

REAL ESTATE BUILDERS' RECORD AND GUIDE.
ESTABLISHED MARCH 21st 1868.
DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to

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Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET Treasurer, F. W. DODGE
Vice-Pres. & Genl. Mgr., H. W. DESMOND Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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Vol. LXXXVII.

FEBRUARY 11, 1911.

No. 2239

THE PASSING CRISIS.

DESPITE the extraordinary emigration to Long Island and New Jersey last year, the vacancies in the apartment houses on Manhattan Island are fully ten per cent. less than a year ago. This is the estimate of good authorities. There is a considerable percentage of vacancies still, but it is steadily decreasing under present policies. For builders and operators in apartment houses conditions are, consequently, much improved over a year ago, so far as the aggregate of all the particulars is concerned. For, the proportion of vacancies does not extend equally through all grades of apartments. It is a remarkable fact that in houses which by reason of their location, their elegance and their exclusiveness are rated highest, comparatively few vacancies are to be found. There also are intermediate levels in the scale of costs, and also intermediate locations, where exceptions must be made and building opportunities can be found. During the year 1910 whatever shock the real-estate interests of Manhattan Borough sustained from the opening of great traffic tunnels, bridges, subways and other sluice gates for congested population, must have culminated, and passed its meridian, on the theory of anticipation exceeding expectation. For years Manhattan real-estate interests had anticipated a serious declension in consequence of an enormous emigration from the island that would attend the installation during the period of 1905-1910 of the biggest series of traffic improvements ever invented for depleting the population of a civic center. One of the very foremost men in suburban development warned the Record and Guide that Manhattan would be depopulated. But old New York stood the "shock" and to some extent thrived on it. While the Bronx and Yonkers were getting their subways, Manhattan realized as her share the wonderful building movements in apartment houses on Washington Heights and Morningside; and while New Jersey and Long Island were getting their several tunnels and bridges, central Manhattan obtained its New Fifth Avenue, its New Fourth Avenue and, in a word, the New Midtown Business District. If the "worst" is over, the old borough must be rather sorry than otherwise. The only remaining interurban traffic lines of note to be completed are the Belmont tunnel and the Subway extension in Brooklyn, if the new electric express line to New Rochelle and White Plains is not counted. Builders have now only to exercise a little patience and a little judgment in respect to types and localities, instead of building promiscuously, in order to pass through the remainder of the crisis successfully.

THE SMALLER TENEMENTS.

THE probability of a general resumption, eventually, of the construction of small tenement houses on Manhattan Island is stronger than it was; both because the technical position of the market is improving and because a type of house fairly profitable for builders and real estate operators seems to be in process of evolution. By the smaller class of tenements we mean those which are possible and suitable for construction on inside plots in lateral streets of ordinary width. Among the men of controlling influence in this field the opinion is growing that the six-story non-elevator house is the economic expedient that will be employed to revive small tenement-house work when the existing vacancies are filled. Houses of this kind would not only be suitable on original sites in the northern part of the island, but also on old sites on the far East Side, where

rows of small private dwellings still remain. For some years now comparatively few tenement or apartment houses without elevators have been erected in Manhattan, and for a while it seemed as if no more ever would be. Almost nothing but elevator houses of fine quality have been built in the borough since the panic of 1907. With the passing of the pinching times and also with the moderating of suburban booms, the percentage of overflow from the island is lessening, and it is believed that there will in the next year or so be a real demand for apartments at rates only possible in non-elevator houses,—a demand which Manhattan builders will feel called upon to meet. In the superior locations, as on the lateral streets of the West Side of the city, it is becoming certain that the eight-story elevator house will be largely constructed. "As a builder's proposition," said a large operator this week, "it answers the same purpose as the twelve-story house." But the hour has not yet struck for a general resumption of apartment house construction in Manhattan. The coming season will rather be more notable for the erection of business, public and institutional buildings.

COMPETITION IN SUBWAYS.

ONE of the arguments which the advocates of subway competition at any cost have urged most persistently depends on the assertion that in any event the Interborough Company would be obliged to build an upper East Side and a lower West Side Subway. Such extensions are supposed to be necessary to a rounding out of the Interborough system, and Mr. Belmont's company will be forced to construct them with its own credit. As to the confident prediction that such a course will be adopted, the Record and Guide is not inclined to offer any opinion. It might be that the directors of the company would under such circumstances refuse to invest any more money in New York rapid transit. They might well argue that if the city administration has decided to discriminate against them and turn down their proposal, no matter what its advantages in favor of an independent Subway, they could not count upon fair treatment in the future. The city would be investing so much money in an independent Subway that necessarily it would thereafter continue to strengthen the Triborough system and to discriminate against the Interborough Co. in all its subsequent arrangements. Why, then, should not the company simply stand pat, and be content with the large profits it is now making? But let us assume that the arguments of the Triborough advocates are well founded, and that the Interborough Co. would construct a Madison and Seventh avenue Subway by the use of their own credit. What would be the economic consequence of such an action? In the first place, it would mean that the \$200,000,000 or more borrowed for the construction of the competing subways would be raised at greatly increased cost. The city's money would probably cost $\frac{1}{2}$ of one per cent. more. The company's money would cost probably $\frac{1}{2}$ per cent. more. The cost of borrowing and amortizing the \$200,000,000 would be increased on the average by one per cent. or more a year, or by something like \$100,000,000, before the securities were paid off. This huge sum would have to be contributed by the New York traveling public. It would come out of the profits on these subways, which, hereafter, are to be shared by the city; and this diminution of subway profits would also serve to make the money borrowed for additional subway extensions more costly. Furthermore, the construction of a Madison avenue line would mean that the City's subway would be paralleled throughout the most profitable part of its route, and that the traffic would not for many years be anything like as dense as it is on the existing subway. In short, the immediate construction of the Interborough extensions would increase the cost and diminish the income of the independent subway; and this result would be so necessary, so obvious, that the very men who are now claiming that the Interborough would build anyway, would be determined to prevent that company from building—as soon as an independent subway was once under construction.

THE ROOT OF THE QUESTION.

IT is worth while dwelling on the considerations suggested in the preceding paragraph, because they go to the root of the whole question. The argument in favor of a unified rapid transit system is based absolutely on the economy of such a policy, and considerations of economy ought to be conclusive. Any subways that are constructed, either with the City's credit or by private credit will event-

ually become the property of New York. But before they become the property of New York, the money spent on their construction will have to be repaid; and it will have to be repaid out of the fares collected from the people of the city. Consequently, if the construction account is made unnecessarily high, either by building too rapidly or by building a competitive Subway rather than a non-competitive Subway, which would develop traffic without dividing it—that is, if the Subway system is burdened in any way by unnecessary charges—the public will have to pay for the waste. Either there will be no profit, and the loss will fall on the taxpayer, or the profits will be diminished by just so much, and the interval which must elapse before the City owns the Subway will be increased by just so much. The reason why competition in municipal public services is to be avoided is that competition is wasteful and costly. It taxes the public more money for a poorer service. Every modern text book of economics describes them as natural monopolies, and in providing for such services there are only two economical alternatives. Either the municipality should keep possession of the monopoly and build and operate its own transit lines,

or else it should grant the monopoly to a company under conditions which safeguard the public interests. Of course, if a private company insists on terms which makes its service too costly, and if that company already enjoys certain legal privileges, it may be cheaper to build a competing system. Until the last Interborough proposition was forthcoming the Record and Guide favored a competitive system as the more economical alternative. But now that it looks as if a fair arrangement might be made, a policy of competition, whatever it costs, is sheer economic folly. If it is adopted it will cost the public and the taxpayers of New York very dear, and it will make impossible for a couple of generations any satisfactory metropolitan rapid transit system. Its inconveniences will increase in proportion as the several parts of the city become more closely bound together by economic ties, and as its inconveniences increase, its cost in double fares will augment in the same proportion. New Yorkers of the next generation will point to their Subway system, as they point to their street system to-day, as a crowning illustration of the crude and impracticable methods of their predecessors.

POINTS ABOUT PRIZE WINNING HOUSES

Considered as Examples of What Is Desired in the Street Architecture of New York—The Use of Good Materials and Artistic Masonry Encouraged—Special Commendation for Washington Heights

AT the annual dinner of the New York Chapter of the American Institute of Architects, which will occur in March, there will be a presentation of the medals and certificates of honorable mention to the owners who were adjudged entitled to them in the competition which closed last week with the report of the committee of award and the announcement in the Record and Guide of the committee's decision.

This is the first time in the history of architectural competitions when prizes have gone to owners rather than to architects. And in the announcement of the awards present owners, were named, instead of owners at the time of the planning and construction. In two instances ownership has apparently changed. When the report comes before the Chapter for adoption the changes in ownership will receive consideration, though a member of the committee said that the naming of present owners was the judgment of the committee.

As it was the purpose of New York Chapter, in offering the prizes, to encourage owners to improve the street architecture of the city, only facades were considered, and not interiors or floor plans. Especially was it desired that the facades of the smaller class of houses—the six-story houses—should be well designed, as it was realized that houses of this size would be more numerous than those of any other type, and would therefore have a more determining effect upon the general appearance of the city. The use of tasteful materials of construction was also to be encouraged.

The medal in the class of smaller houses was awarded for the house at 144 East 40th st, which has a facade exemplifying the handsome effects to be obtained from the use of simple materials. The beauty of the composition may be said to reside in its simplicity. The texture and color of the brickwork, in contrast to the white window-frames, and the proportion of the openings to the wall spaces, are the principal elements in the attractive design. Tapestry brick of the "clinker" order is laid in the wall with broad gray joints in the Flemish bond, except that the base of the wall, corresponding to the first story, is laid after a pattern.

With this effect of simplicity the house has also an air of elegance. Architecturally, the facade must be classed as Italian, we suppose, rather than American colonial, which its color scheme suggests. Mr. J. F. A. Clark, the owner, lives in the house. His architects were Walker & Gillette.

COMMENDATION FOR WASHINGTON HEIGHTS HOUSES.

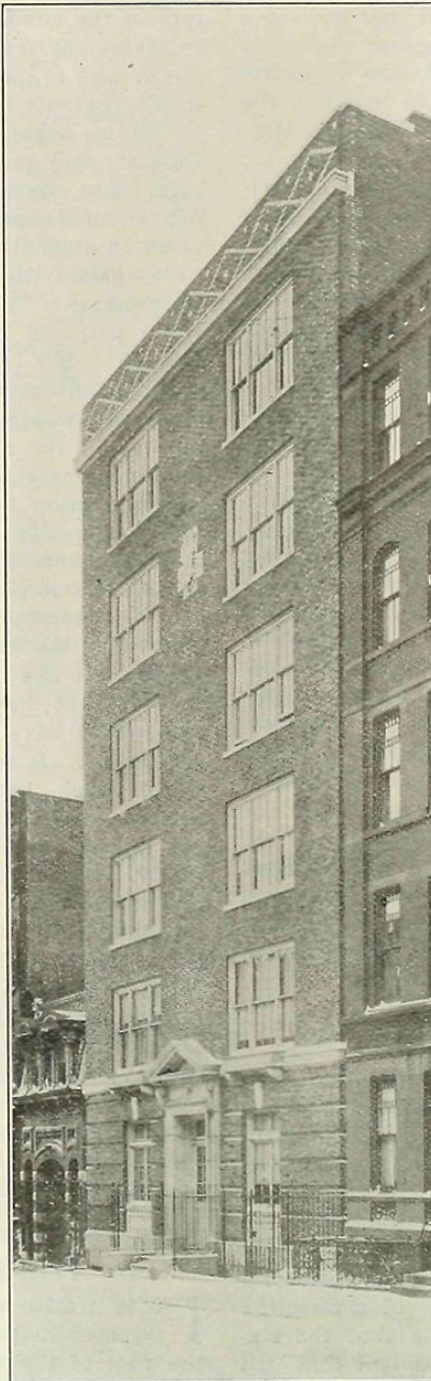
Mr. Butler, of Butler & Rodman, the chairman of the committee of award, said this week, that the members of the com-

mittee had expressed particular commendation of the architectural merit of the newer houses on Washington Heights, which is a section of the city where they had hoped to find artistic feeling manifested. The house at the northwest corner of Wadsworth av and 180th st, owned by Mr. H. T. Weeks, of 105 West 40th st, and designed by F. A. Wright, the architect, of 110 East 23d st, won the First Mention in its class. Good materials and an attractive color scheme, beautiful marble gateposts and stone doorways contribute to a rich ensemble. The committee's judgment indicates that this house is architecturally the best yet finished in the Fort Washington section of the city. It is a co-operative house.

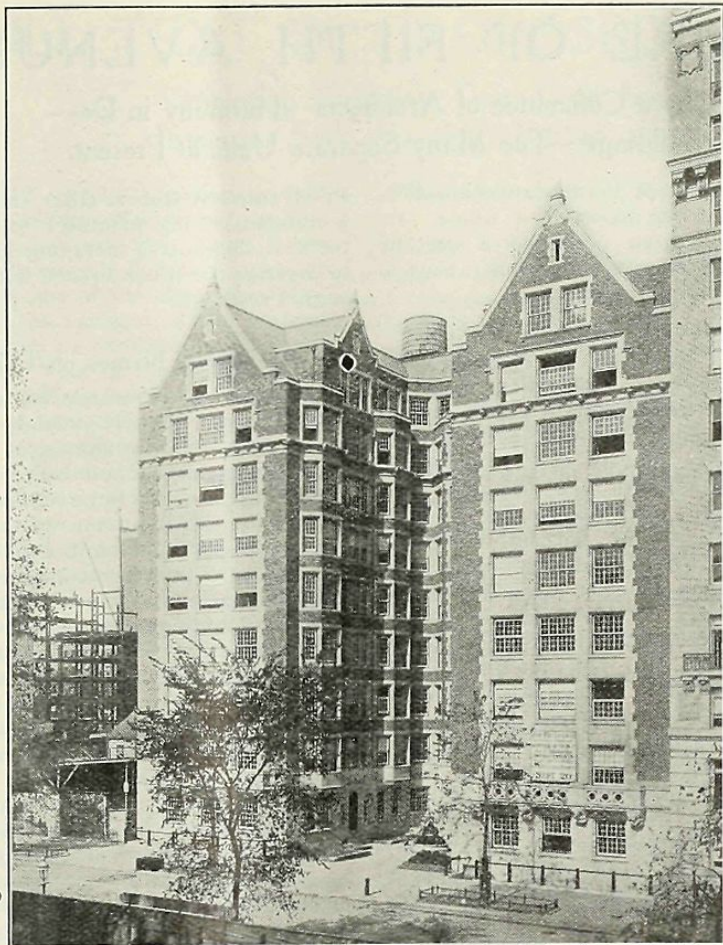
It will be noticed that the prizes have been for the most part well distributed in respect to city sections. The Second Mention in the class for houses of six stories and under went to the "Medford," on Broadway at 163d and 164th sts, the personal honor in this case being due to Mr. Alex Kahn as the president of the "Medford Realty Company," the owner of record.

Mr. Kahn is also one of the owners of the "Hendrik Hudson," on Riverside Drive, which won First Mention in the class for houses over six stories. Mr. George F. Johnson, Jr., was the other principal in the Hendrik Hudson Company, which will be presented with the certificate of honor. The "Hendrik" was built before any of the other winners. It must have set a good example. Rouse & Sloan were the architects of record. In scheme the facade of the "Hendrik Hudson" is that of an Italian villa. The walls are topped by the broad eaves of a tile roof supported by bronze brackets. There is harmony of color in the materials composing the walls; the terra cotta is matched to the brick, instead of to the stone, and the brick is laid in the Flemish bond with full half-inch joints.

On tree-lined Cathedral Parkway another prize winner among the larger houses is situated. This is the "Britannia," which received Second Mention. In this house an effort was made to achieve a home character along the English domestic style of architecture. Although the building is situated on an inside plot it has by means of a broad forecourt almost the advantage of a street corner, so far as sunshine and outlook are concerned. The projecting bay-windows of generous proportions stand at such angles that all the principal rooms have the sunshine through most of the day. The nine-story building is surmounted by a gable roof,



NO. 144 EAST 40TH STREET.
This house was given first place in the class for houses of six stories and under. Owner, J. F. A. Clark; architects, Walker & Gillette.



THE BRITANNIA—Second Mention.

Cathedral Parkway. Alo Realty Company, Owners.

Waid & Willauer, Architects.

and so avoids comparison with its taller neighbors, and also forms a pleasant contrast to them. A rough Tapesty golden-brown brick of beautiful graduations, set on a limestone base, was used in the walls, with terra cotta trimmings. The stone base is coarsely tooled to correspond with the rough texture of the brick and terra cotta. The base of the building is relieved with broad balconies on either wing, and these form a base for the grouping of windows above. The "Britannia" was built and owned by the Gracehull Realty Company, of which J. Charles Wechsler was president and treasurer and Jerome Meyer, secretary. It is now owned by the Alo Realty Company, of 34 Pine st, of which Charles E. Otis is president. The architects were Waid & Willauer.

The "Verona," which took the first prize in the class for houses of more than six stories, had the reputation of being one of the costliest apartment houses in the city. Its apartments are scheduled at \$8,000 to \$9,500 a year. The cost of the building alone was once estimated at \$800,000, which corresponds to about fifty cents per cubic foot. The building is approximately 100x132 ft., 10 stories.

It is a massive structure composed in three horizontal layers of three stories each, reposing on a rusticated basement story. The style of the architecture employed is a modern Renaissance with alternate pairs of windows in vertical rows, treated through two and three stories under a semi-circular discharging arch, after the manner of some Venetian palaces. The device of embracing two bays of windows under a single arch gives an air of largeness to what might otherwise be a commonplace composition. The wall space between the arches is enriched with terra cotta ornament in shields, panels and other forms. The cornice is exceedingly large and far projecting. (A picture of the "Verona" was printed in last week's issue.) The house was built and owned by the Buckley Realty Construction Company, of which Richard W. Buckley, Jr., was president, Arthur G. Kranich, secretary, A. G. Kranich and V. V. Kranich, directors. Mr. Francis L. Leland is named by the committee of

award as the present owner, and the committee is informed that Mr. Leland was interested from the first. William A. Mowbray was the architect.

Summary of the awards:

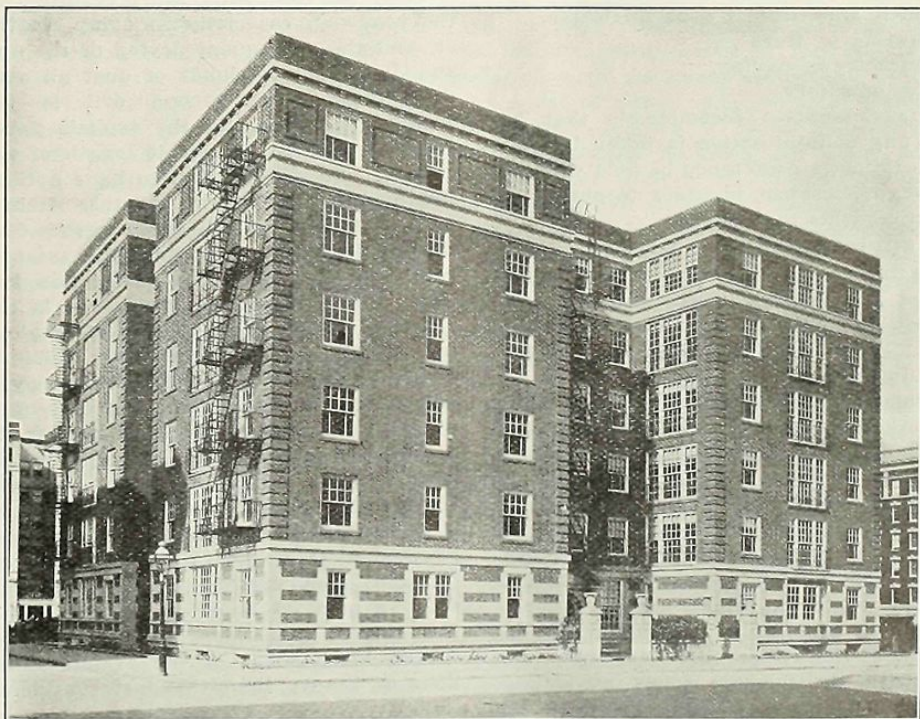
HOUSES OF MORE THAN SIX STORIES:
Medal, "The Verona," on Madison av at 64th st.

First mention, the "Hendrik Hudson," on Riverside Drive, at Cathedral Parkway;
Second Mention, the "Britannia," on Cathedral Parkway.

HOUSES OF SIX STORIES AND UNDER:
Medal, No. 144 East 40th st.

First Mention, No. 140 Wadsworth av;
Second Mention, the "Medford," on Broadway, at 163d and 164th sts.

—It is only an error in judgment to make a mistake, but it shows infirmity of character to adhere to it when discovered.
—Bovee.



NO. 140 WADSWORTH AVENUE.—First Mention.

H. T. Weeks, Owner.

F. A. Wright, Architect.

BUILDING ENCROACHMENTS.

Architect Davis Comes Back at Superintendent Henderson—Covered Areaways Allowed.

Editor Record and Guide:

Superintendent Henderson's letter on "the question of jurisdiction" sounds almost as though it had been written by President Miller himself who, when asked his authority for the order prohibiting projections, replied that I was mentally defective and offered to recommend a good alienist.

Since Superintendent Henderson, who is a builder, is so well posted on the law, he must know that it emanates from the Legislature, whose power is supreme, subject only to the State and U. S. Constitutions. He must also know that there is no law prohibiting stoops, areas, etc., from projecting beyond the building line, but that the right to have them is specifically recognized by Sections 49 and 50 of the City Charter, and also by Chapter 318, Laws of 1897.

In confirmation of the belief that he now knows the law does not sustain his recent order, which specifically prohibited projecting areas, or even footing, he has since, over his own signature, said:

"Areaways covered over with approved walkable grating flush with the sidewalk will be approved by me. I will likewise approve an application for the installation of a trap door with a cover flush with the sidewalk, but not having a stairway leading into cellar."

If he will now rescind the balance of his indefensible order, he will perform a valuable public service.

ALBERT E. DAVIS.

Borough of the Bronx, N. Y., Feb. 9.

Fourth Annual Chicago Cement Show.

The outlook for the success of the Fourth Annual Cement Show in Chicago, February 16-23, is bright. The show will again be held in the big Coliseum. All the main floor, annex and balcony space has been disposed of. A new and very beautiful scheme of ceiling and wall decorations has been designed, and the next show is expected to surpass in beauty any thus far held. The same general equipment for booths will be installed as was used at the New York show, December last. The corner posts and railings will all be made of cement and the show will be truly a cement show. There will be about two hundred exhibitors.

THE ARCHITECTURE OF FIFTH AVENUE

A Comprehensive Recommendation by a Committee of Architects—Harmony in Design, Colors, Styles and Height of Buildings—Too Many Separate Units at Present.

AT a meeting of the Fifth Avenue Association held at the Hotel Victoria this week the Architectural Committee, consisting of Messrs. Arnold W. Brunner, John M. Carrere, of Carrere & Hastings, and William M. Kendall, of McKim, Mead and White, presented their long expected report, which was as follows:

"Your Committee begs to report that it has carefully considered the whole problem of the development of Fifth av on orderly lines of beauty, and it believes that in view of the great development which has already taken place, the control of the future development by individual effort, or even by concerted efforts of individual property owners, would be more or less ineffective.

"It therefore recommends that the existing powers of the Borough President in the matter of the control of the construction of buildings in this city, through the Department of Buildings, be extended by legislative act, in the case of Fifth av from 23d to 110th st, to include the power to approve or disapprove of the design of a new building or of the alteration of an existing building, and to establish such rules and regulations as may be necessary with a view to promoting harmony and beauty; and that he be authorized in the said act to establish a board of expert advisors to act in an advisory capacity as a local art commission to assist him in regulating the development of the avenue as above suggested.

"In view of the comprehensive recommendation that we are making it seems unnecessary at this time to enter into the matter of the many details involved in the schemes of controlling the development of the avenue, such as:

General harmony of design rather than individual effort.

General relation of styles of architecture.

Prevailing materials.

General tone or color scheme.

Limit of the height of buildings.

Treatment of horizontal lines and sky-lines.

Treatment of the exposed sides of buildings.

Proportions of the facade in relation to the size of a lot.

Signs, awnings, projections, marquees.

General treatment of illumination.

Width and character of sidewalks.

Planting of trees

Character of paving.

Isles of safety.

"Your Committee recommends that before any definite action is taken by your Association, a conference be held with the Borough President in order to obtain his views and his co-operation."

SUPPLEMENTARY REMARKS.

At the conclusion of the reading of the report Mr. Brunner spoke in further explanation of its aims and purposes and Mr. Kendall added the following memorandum:

"This committee is concerned chiefly with the beauty of the avenue as a whole, rather than the beauty of each particular building, important though the latter be. The development of Fifth av along the lines of beauty is largely a matter of the willingness of architect and owner to sacrifice their own interests for the benefit of the whole; in other words, to erect buildings which will contribute to the beauty of the avenue in its ensemble, and not with the purpose solely of making conspicuous their own establishment. Let there be no lack of rivalry in the beauty of any building in a particular block,

provided it is kept in due subordination to the rest of the block as a whole. In other words, there must be a certain amount of self-sacrifice to bring about a generally satisfactory effect.

TOO MANY SEPARATE UNITS.

"At present our blocks on Fifth av contain too many separate units, most of them vertical in their main effect, but it is hardly probable that that even can be done away with entirely, so that the more these separate units are brought into proper relation with each other by the carrying through of horizontal strong courses, and by harmony of color, the better; the good effect of any given block may be entirely destroyed by the introduction of a vertical strip of color not in harmony with its surroundings. Of course, a limitation of height would be a very desirable regulation, and would go far to solve the question of unity, but it will undoubtedly be difficult to have an ordinance passed definitely limiting the height. On the other hand, a glance at Fifth av, between 14th st and 23d st, will show that through natural causes a certain new sky line has already been established through the erection of buildings about 12 stories in height. At present, this is by far the finest part of the avenue, and in all probability, this sky line will be prolonged above 23d st. Nothing could be worse at present than the section of the avenue from 23d st on, a jumble of buildings of greatly varying height and greatly varying color, without really any consideration of the neighboring construction.

"The Association is already conducting a successful campaign against the electric signs. This should be extended to signs of any description, the position and size of letters being a question of detail like any other piece of ornamentation.

COLOR TREATMENT.

"It is hardly necessary to refer to the desirability of the sides of the buildings not fronting upon streets being treated in color, so as to carry through the main lines of the facade.

"There are three evils on Fifth av at present, which would go far toward militating against the beautifying of the avenue if they were not done away with. I refer to the frequently filthy condition of the roadway, especially in damp weather, and the subsequent drying of the dirt and dispersion of clouds of dust all over the street. The second evil is the wretched condition of the asphalt pavement throughout the whole length of the avenue. No one can fail to have noticed this during the last two months. It is a very unsightly, as well as dangerous feature of the avenue. Perhaps the greatest evil, and one which the Association has been combatting for a long time, is the loitering of the great crowds of employees, especially at the lunch hour. This is owing to the advent on to the avenue of wholesale establishments, and bids fair, unless something is done very soon, to extend the entire length of our street. It goes without saying that Fifth av will cease to be a great retail shopping street if this nuisance continues. No lady or gentleman is going to plow their way through such crowds of lounging and spitting men. I know of nothing which has a more important bearing upon the future development of the avenue along lines of beauty than this last consideration."

At the end of the discussion a motion was made and carried to authorize the

President, Mr. Robert Grier Cooke, to add a number of lay members to the Architectural Committee including himself, and to arrange for a conference with the Borough President.

Architects' Names on Buildings.

An informal proposal is being discussed by architects that if officially approved will result in the names of architects being engraven on buildings of note. It is not unusual in some cities for large edifices to have the names of the architect and builder perpetuated on the cornerstone or on a tablet, but it is not the custom anywhere in this country to sign ordinary buildings. An apartment house in 105th street east of Amsterdam av bears the name of its architect, who was also its owner. It was a notable house in its class at the time of its construction.

It is said that the question is likely to be brought before a meeting of New York Chapter, on the ground that occasions arise when it is important that the name of the architect of a building should be generally known, and especially to a subsequent buyer. Most of the arguments either for or against the proposition are apparent, and hitherto it seems to have been the prevailing professional opinion that it was better not to. There has been even less signing of notable structures in recent years than in previous generations.

The Firemen's Monument.

Riverside Drive at 100th st has been selected as the site for the Firemen's Monument. At that place there is a fine lawn intervening between the east side of the roadway and the sidewalk, and there the monument will stand, facing the west. H. Van Buren Magonigle, of 7 West 38th st, is the sculptor. The Municipal Art Commission has approved the selection of this location. It seems to be the intention of the authorities, as well as the logic of events, to eventually line the Drive with beautiful memorials. Only last Fall a statue was unveiled to Brownell at the foot of 103d st, and but a few years ago the now familiar equestrian statue of General Sigel at 106th st was acclaimed by a great public demonstration. At 110th st the Robert Fulton Water Gate will be built from Mr. Magonigle's design.

Arbitration in the Trades.

The Emergency Committee of the Building Trades Employers' Association has acknowledged the receipt from the Building Trade Council, the central body for the Journeymen's unions in the building trades, of an overture for a restoration of a general arbitration plan. The Board of Governors will consider the overture at a meeting to be held next Wednesday, the 15th instant.

Views so far expressed by members of the Association are not sufficiently in accord to indicate what the outcome of the negotiations will be. The Building Trades Council has suggested the calling of a convention to either revive and revise the former General Arbitration Plan or draft an entirely new one. While the sentiment in the association, as in the trade unions, strongly favors arbitration, it is being said by the contractors that conditions in the labor organization have changed since the old plan was instituted, and that the new conditions may make it more difficult than before to find a basis of agreement.

FULL TEXT OF PROPOSED VENTILATION LAW.

Ventilating Engineers Gain Long Sought-for Point—Real Estate Interests Seek Practical Rather than Theoretical Legislation.

THE proposed ventilation bill prepared by Commissioner Williams of the Department of Labor and by former Commissioner P. Tecumseh Sherman, both of whom are members of the committee having in charge the revision of the present Ventilation Law, is published to-day for the first time. This is the bill that the special committee, representing the American Society of Heating and Ventilating Engineers, of which committee D. D. Kimball, the consulting engineer, of 437 Fifth avenue, is chairman; approves, and upon which a conference held last week wished to make a favorable majority report.

The real estate interests have prepared no bill on the ground that a practical measure can be drawn only after a thorough investigation of ACTUAL results of installation of ventilating equipment. The investigation now being conducted has so far shown that in a majority of cases ventilating apparatus once installed is not operated.

Another important feature that real estate men wish to have embodied in a bill is a provision against arbitrary placing of violations on factories and lofts. They would have the law expressly state that a recognized standard test be made before ventilating equipment is ordered.

Before this new bill of Commissioner Williams is introduced into the Legislature another conference will be held on the subject at which all parties will be present. In the mean time the Allied Real Estate Interests and the Realty League will strive to reach a common ground. If an agreement among all interests cannot be reached at this meeting, the proposed measure will go to the Legislature as it is, unless intervention of one form or another is successful.

A. R. Bastine, of Webster B. Mabie & Co. said this week that he had prepared no bill in opposition to that of the Commissioner's because the real estate men did not wish to be placed in the position of appearing to oppose a ventilation law. All they want is to be shown whether the object of the law is being satisfied by the installation of ventilating apparatus and their investigations so far have not shown this to be so.

Another real estate authority gave out this statement: "So many owners are the victims of poor advice that they have put in apparatus which would not stand the test of examination for approval by experienced non-interested experts. As far as I understand it, the proposed new law does not remedy this condition."

THE PRESENT VENTILATION LAW.

The present law covering ventilation of factories follows:

"Sec. 86. Ventilation.—The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure the commissioner of labor shall order such ventilation to be provided. Such owner, agent or lessee shall provide such ventilation within twenty days after the service upon him of such order, and in case of failure, shall forfeit to the people of the state ten dollars for each day after the expiration of such twenty days, to be recovered by the commissioner of labor. (As amended by L. 1907, ch. 490)."

What Commissioner Williams Now Proposes.

The bill which Commissioner Williams proposes this year contains some important changes when compared with the bill submitted to the Legislature last year, the full text of which was printed in the Record and Guide of October 22, 1910. The new bill follows. Unchanged text is in parentheses and new matter appears in brackets.

To amend the labor law, in relation to ventilation in factories.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section eighty-six of Chapter Thirty-six of the laws of nineteen hundred and nine entitled "An Act Relating to Labor, constituting Chapter Thirty-one of the Consolidated Laws," is hereby amended to read as follows:

Section 86. Ventilation and temperature. (The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure the commissioner of labor shall order such ventilation to be provided. Such owner, agent or lessee shall provide such ventilation within twenty days after the service upon him of such order, and in case of failure, shall forfeit to the people of the state, ten dollars for each day after the expiration of such twenty days, to be recovered by the Commissioner of Labor.)

[Each and] (every workroom of a factory shall be provided with proper and sufficient) [means of ventilation and shall be kept properly and sufficiently ventilated; and such ventilation shall be provided without causing injurious drafts and without lowering the temperature in the working parts of the room unduly or in any event below sixty degrees Fahrenheit. A workroom shall be deemed insufficiently ventilated if the air in any of the working parts thereof is found to contain more than nine parts of carbon dioxide in ten thousand volumes of air in excess of the proportion in the exterior air. Provided, however, that a workroom shall be deemed to be provided with sufficient means of ventilation, if provided with means of ventilation which will supply constantly throughout the interior of the room at least twelve hundred cubic feet of air per hour for each and every person therein present or employed, and in addition at least one thousand cubic feet of air per hour for each and every cubic feet of gas burned per hour, such air to be taken from an uncontaminated source; and such room shall be deemed to be sufficiently ventilated if such means of ventilation are constantly and properly used. Provided, further however, that if excessive heat is created, or if gases, fumes, vapors, fibre, dust or other impurities are generated or released in the course of the manufacturing process carried on therein the room must be further ventilated in such a manner as to reduce such excessive heat and to remove such gases, fumes, vapors, fibres, dust or other impurities. A temperature in any workroom, except a boiler room, in excess of ninety degrees Fahrenheit shall be

deemed excessive heat, unless the temperature of the exterior air also exceeds that degree.

[It shall be the duty of the Commissioner of Labor to apply and enforce the foregoing tests of the air in any workroom at the time of maximum occupation and when the unobstructed wind velocity in the vicinity of such workroom does not exceed eight miles an hour.

[It shall be the duty of the owner or lessee of a building used in whole or in part for factory purposes, and of the agent of either such owner or lessee, to provide in each factory workroom in such building proper and sufficient means of ventilation, provided, that when the occupier or anyone through whom his right of possession is derived has agreed in writing to comply with the provisions of this section or an order issued thereunder, within his holding, and the owner, lessee or agent before or within twenty days after notice to him to provide such means of ventilation, has furnished to the commissioner of labor a true and full copy of the lease or writing containing such agreement, the occupier instead of the owner or lessee, or their agents, shall be responsible for the performance of the duty herein prescribed.

[It shall be the duty of the occupier, within his holding to maintain proper and sufficient ventilation in each workroom; and if in the course of the manufacturing process carried on therein excessive heat is created or gases, fumes, vapors, dust, fibre, or impurities are generated or released, to provide and use in addition such other and further means of ventilation as may be necessary to reduce such excessive heat and to remove such gases, fumes, vapors, dust, fibre or impurities, and when proper and sufficient means of ventilation have been provided in a workroom, it shall be the duty of the occupier constantly to use such means so as to keep the workroom properly and sufficiently ventilated.

[The term "occupier" as used in this section shall mean the tenant or lessee in actual possession of any part of a building which part is so used as to constitute in law a factory.

[If the commissioner of labor finds that a factory workroom is not provided with proper and sufficient means of ventilation he shall issue or cause to be issued to the owner or lessee of the building wherein such workroom is located, or to the agent of either such owner or lessee, or to the occupier, if he is responsible as hereinbefore provided, an order requiring such person to provide means to properly and sufficiently ventilate such workroom within thirty days from the date of such order. Such order shall be deemed to be served when it has been deposited in the post in a prepaid wrapper directed to such person to be served, at his residence or customary place of business. If the Commissioner of Labor finds that in the course of the manufacturing process carried on in a factory workroom excessive heat is created, or gases, fumes, vapors, dust, fibre or impurities are generated or released, he shall issue or cause to be issued to the occupier, an order requiring him to provide such additional means as may be necessary to properly and sufficiently ventilate such workroom, or to reduce such excessive heat or to remove such gases, fumes, vapors, dust, fibre, or impurities within thirty days from the service of such order; and such order shall be served as hereinbefore prescribed.

[The Commissioner of Labor shall include in the staff of the bureau of factory inspection an experienced heating and ventilating engineer whose duty it shall be under the direction of the Commissioner of Labor to examine and approve or disapprove plans for ventilating factory workroom and to decide engineering questions arising in connection with the administration of this section; such decisions shall be subject to appeal to the commissioner of labor.

[Any person having a duty to perform under the provisions of this section who fails to provide proper and sufficient means of ventilation in a factory workroom within thirty days after the service of the order hereinbefore prescribed, shall forfeit to the people of the state, ten dollars for each day after the expiration of such thirty days, to be recovered by the commissioner of labor. Any occupier who fails to constantly maintain proper and sufficient ventilation in any factory workroom shall be guilty of a misdemeanor.]

BIG WORK AHEAD.

A Few of the Large Buildings That Will Engage Contractors Soon.

Dull as building is at present, the outlook for "big work" is better than in any previous winter for a number of years. If the "small work" comes forward in a pro-

ing in West 36th st, the new Masonic Temple at 6th av and 23d st, and Henry Corn's new loft and office building on North Madison square, will not be long in following.

In buildings of smaller size there are more than a dozen 12-sty apartments or business buildings scheduled, with as many more already under construction. Some other jobs will employ more than a thousand men each at times. The Grand Central Station construction work is giving employment to three thousand men at the present time. Twenty other jobs of the same size would exhaust the supply of Manhattan mechanics and begin to draw from the other boroughs.

FORDHAM IMPROVEMENTS.

High Class Apartment Houses Now Coming Into the Section.

The builders in Bronx Borough continue uniformly active when other parts of the city are sometimes dull. The rapid growth of the sections lying to the eastward of the Subway has often been referred to. Other parts of the borough are growing slower, but steadily. The ridge along which the Grand Boulevard and Concourse runs has been a scene of much activity, and a number of the resulting operations are located in the Fordham section. The Valentine Realty Company of 434 East 91st st, has just finished one interesting

three inside houses have two apartments on a floor of five and six rooms each.

John A. McCarthy, the dealer in building materials, is president of the Valentine Realty Co., W. F. Cunningham treasurer and Philip J. Kearns secretary.

At the southwest corner of Valentine av and Fordham rd, a 7-sty elevator apartment house is being completed for the Le Roy Construction Co, of which Paul M. Pelletreau is president and Clarence C. Burke secretary. It is one of the first elevator houses in the section, and will appeal to families who like to live in a suburban section and at the same time have all the conveniences of a high-class city apartment house.

Increase in January Building.

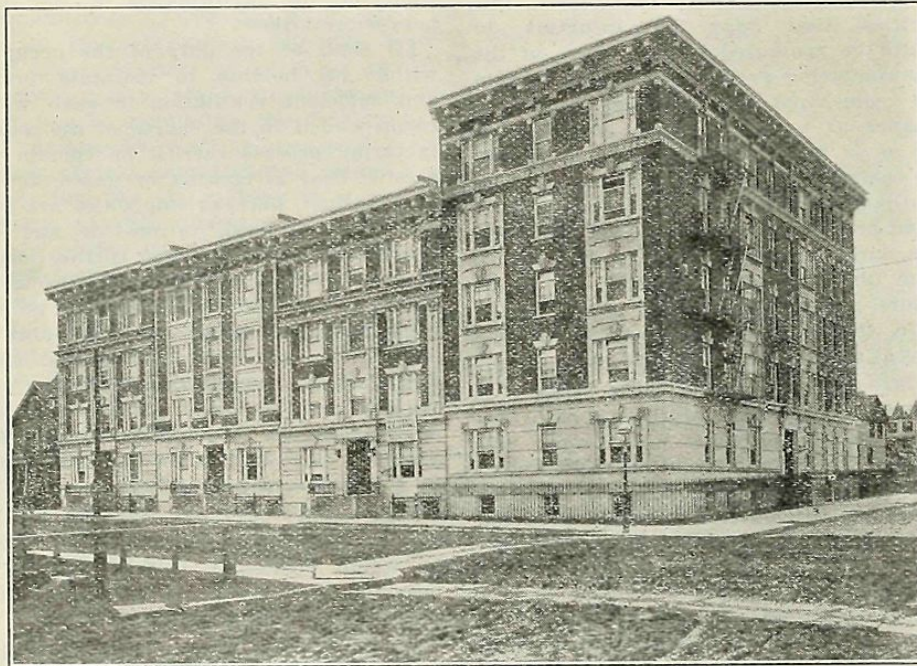
Bradstreet's, Feb. 11, will say:

Returns of building expenditure in January show an increase in activity in that month, the first increase, by the way, reported since last August. For this gain, after such a long period of decreases, the mild weather of January may be held partly responsible, though it is well to remember that comparisons with a year ago are with totals descending from the great boom in building of 1909.

The total expenditures at eighty-eight cities of the United States in January, as reported to Bradstreet's, aggregated \$38,208,049, as against \$33,562,409 at the same cities in December and \$34,190,785 in January, 1910. There is here shown a gain of 13.8 per cent. over December last year and of 11.7 per cent. over January, 1910.

Examination of the detailed returns reveals that expenditures at forty-eight cities were larger in January this year than last, while they were smaller at forty cities, but that the gain at New York City over last year, \$4,338,000, is about the full measure of the increase shown at all cities.

OTIS ELEVATOR CO. — Contracts placed during the last months by the Otis Elevator Co. of 17 Battery place are: Downtown Building, northeast corner Broadway and Exchange place, four traction elevators; the 76th St. and Park Av. Co.'s building, southwest corner 76th st and Park av, two electric passenger elevators, one electric service elevator and one hand power sidewalk lift; the 89-90th St. Co., northwest corner 89th st and Broadway, two electric passenger elevators and one hand sidewalk lift; the Sloane Building, southeast corner 47th st and 5th av, two geared traction passenger elevators and two electric dumbwaiters; Robert Walton Goelet, northeast corner 48th st and 5th av, one electric passenger elevator, one hand power sidewalk elevator and one hand power dumbwaiter.



IN A GROWING SECTION—NEW HOUSES ON VALENTINE AV, AT 187TH ST.
John P. Boyland, Architect.

portionate measure, there are extraordinary busy times ahead. Big work, however, is slow in gaining headway, and months must elapse before some of the jobs can make an impression on the labor market. It is apparent that there will be many starting at the same time, as was the case in the revival that followed the panic of 1907-8. It is better for everybody when work comes along in regular rotation, instead of being bunched.

The Municipal Building, the Bankers' Trust in Wall st, the Underwood Building in Vesey st, the East River Savings Bank on lower Broadway and the Croisic Building on Madison square have each obtained a good lead over the main section of the Grand Central Depot, the U. S. Post Office, the Woolworth Building, the Irving High School, and the Hotel McAlpin on Greeley square, on all of which work has been started.

But the Continental Fire Insurance Building, the Telephone Building, the Cigar Company Building at the northeast corner of Broadway and 42d st, a 25-sty office building at the southeast corner of Broadway and 33d st, opposite the Hotel McAlpin, the 22-sty Browning loft build-

row of apartments on Valentine av, at the southwest corner of 187th st, and is about to start another row on the northwest corner.

The completed series consists of one 5-sty and three 4-sty houses, from plans by John P. Boyland, of 103 East 125th st. These houses are of an attractive design and substantial construction and have apartments of four, five and six rooms each. They are trimmed with oak and have all the appointments of the standard houses of their type. The location is within a short walking distance from the Fordham station, and the new subway on Jerome av is to have a station at Fordham road, less than five minutes' walk from this point. A similar apartment house is being finished for the same owners on the southwest corner of 189th st and Valentine av, and it is their intention to erect many others in the locality.

The operation illustrated was completed in November, since which time thirty-three of the thirty-eight apartments have been rented. The 5-sty house has three apartments of four and five rooms on the upper floors, and two apartments on the ground floor of six and seven rooms. The

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NEW YORK CITY

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx

AN AID TO ALL SALES DEPARTMENTS

INDEX

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

1—Demolishing	8—Reinforced concrete	15—Marble	22—Galvanized iron sky-	28—Electric power
2—Excavating	9—Fireproofing	16—Terra cotta	lights and cornices	29—Electric wiring
3—Foundations	10—Tin roof	17—Mosaic	23—Fire-escapes	30—Lighting fixtures
4—Masonry	11—Roofing other than tin	18—Tile	24—Plumbing	31—Plate glass
5—Carpentry	12—Front brick	19—Metal lath	25—Heating	32—Interior woodwork and trim
6—Terra cotta blocks	13—Granite	20—Plaster partition blocks	26—Elevators	33—Paints
7—Steel and iron work	14—Limestone	21—Coping	27—Dumbwaiters	34—Hardware

Swedish Emigrant Home, 5 Water st, owner; 22.
Mrs Emma L Fuldner, 404 E 14th st, owner; 7, 22.
John J Schmitt, 337 2d av, owner; 27.
Julius Koehler, 1479 Av A, owner; 27.
Estate Nathan Kempner, Riverside Drive & 85th st, owner; 22.
L P Carpenter, 25 Liberty st, owner; 31.
Provident Life Ins Co, 35 Nassau st, owner; 24.
T Browning, 18 W 54th st, owner; 24.
Estate W W Astor, 23 W 26th st, owner; 24.
J M Samilson, 71 E 96th st, owner; all subs.
Joseph Moore, East 7th st & Av U, Bklyn, owner; all subs.

Buchman & Fox, 11 E 59th st, ar'ts; 4, 5.*
Wm Kaufman, 326 Greenwich st, owner; all subs.
Max Muller, 115 Nassau st, ar't; 12, 4, 5, Feb 15.
Paul W Gussow, 23 Duane st, ar't; 4, Feb 15.
Albert E Davis, 258 E 138th st, ar't; all subs.
R Sellite, 580 E 191st st, owner; all subs.
C E Moore, 191 9th av, owner; subs.
Jacob Weil, 777 8th av, owner; 24.
Esther May, 350 E 124th st, owner; 22.
John Nickler, 60 9th av, owner; 22.

Herman Gold, 128 Columbia st, owner; 24.
Albert E Davis, 258 E 138th st, ar't; subs.
Thomas O'Kane, Far Rockaway, L I, ar't; Q C.*
F W Wentworth, 140 Market st, Paterson, N J, ar't; G C.*
H Dongan Const Co, Ft Wadsworth av & 170th st, owner; subs.*
Carlo Rossa, 32 Radde pl, Bklyn; subs.*
Berkshire Const Co, 1783 Union st, Bklyn, owner; subs.*
Wm H Cookman, care Penn R R Co, Phila, Pa, owner; April 1.
J H Howell, care Standard Oil Co, 56 New st, owner; G C March 1.

PROJECTED BUILDINGS.

Manhattan. Dwellings.

54TH ST, No. 558 West, 2-sty brick and stone dwelling and shop, 25x100.5, plastic slate roof; cost, \$9,000; owner, John Rothenhauser, 558 West 54th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 61.

Miscellaneous.

1ST AV, No. 561, 1-sty brick outhouse, 11.2x6.8; cost, \$1,000; owner, W. G. Wagner, 1st av, southwest corner 33d st; architect, Henry Regelmann, 133 7th st. Plan No. 57.

GRAND CENTRAL YARDS, about 50 s of south building line of 48th st, and 375 w of west building line of Lexington av, 1-sty brick interlocking station, 8.10x15., pitch and gravel roof; cost, \$700; owner, N. Y. C. & H. R. R. Co., Grand Central; architect, Grand Central station architects, 314 Madison av. Plan No. 55.

Stables and Garages.

131ST ST, No. 573 West, 2-sty brick stable, 25x97, slag roof; cost, \$6,000; owner, Peter J. Devine, 3099 Broadway; architect, J. C. Cocker, 2017 5th av. Plan No. 60.

Stores, Offices and Lofts.

LEXINGTON AV, n w cor 124th st, 2-sty brick office building, 40x60, tar, felt and tile roof; cost, \$45,000; owner, Provident Loan Society of New York, 344 4th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 56.

C. T. Wills, Inc., 286 5th av, has general contract.

10TH AV, w s, 24.5 w 24th st, 5-sty brick and stone store and loft, 49.7x72x92, tar and gravel roof; cost, \$30,000; owner of land, Katherine E. Moore, 191 9th av; owner of building, S. Goldstein, 14 West 17th st; arch, Louis Allmendinger, 926 Bway. Plan No. 59.

21ST ST, Nos. 133-141 West, 12-sty brick and stone store and loft, 100.6x87, plastic slate roof; cost, \$400,000; owner, Phoenix Holding Co., 160 5th av; architect, Geo. F. Pelham, 507 5th av. Plan No. 62.

Theatres.

DELANCEY ST, n e cor Eldridge st, 3-sty brick and stone theatre, 68x85.10, slag roof; cost, \$150,000; owner, Delancey & Eldridge Theatre Co., Sol Brill, 39 Bond st, president; architect, Thomas W. Lamb, 501 5th av. Plan No. 58.

5TH AV, n e cor 116th st, 3-sty brick and stone theatre, 88x110, slag roof; cost, \$100,000; owner, Ancient Order of Hibernians, 163 East 60th st; architects, Hopkin & Koen, 244 5th av. Plan No. 63.

MANHATTAN ALTERATIONS.

ASTOR PL, Nos. 4-6, install freight elevator, staircase to 7-sty brick store and loft; cost, \$2,900; owner, O. B. Potter Trust, 71 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 226.

McGlyun, Hays & Co., 10 Reade st, elevator work; H. Van Aken, 148 West 4th st, stair work.

BETHUNE ST, No. 39, partitions, cut doors to 3-sty brick tenement; cost, \$700; owner, Zarick Silk Finishing Co., 35 Bethune st; architect, John F. Cleary, 630 Hudson st. Plan No. 265.

DOYER ST, Nos. 11-13, alter windows to two 4-sty stores and lodging house; cost, \$100; owner, J. Alexander, 110 Water st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 234.

GRAND ST, No. 380, 1-sty brick rear extension, 25.2x10, partitions, skylights to 4-sty brick dwelling and school; cost, \$6,500; owners, Jacob Malbin & Moses Silverman, 412 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 256.

GOERCK ST, No. 90, partitions, baths to 5-sty brick tenement; cost, \$1,500; owner, Herman Gold, 128 Columbia st; architect, Jacob Fisher, 296 East 3d st. Plan No. 260.

HAMILTON PL, No. 54, windows, partitions, bath fixtures, stairs to 3-sty brick dwelling; cost, \$2,000; owner, The Holding Co., on premises; architects, Kafka & Lindenmeyer, 37 East 28th st. Plan No. 236.

IRVING PL, n w cor 14th st, iron columns, plate glass show windows to 1-sty brick candy and fruit stand; cost, \$150; owner, Leonard P. Carpenter, 25 Liberty st; architect, W. W. Neuer, Jr., 417 Willoughby av, Brooklyn. Plan No. 237.

MERCER ST, No. 3, Canal st, No. 319, brick piers, walls, windows, stairs to two 3-sty brick stores and lofts; cost, \$1,500; owner, James A. Glover, 80 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 261.

RIVINGTON ST, No. 64, 3-sty brick rear extension, 22.1x34.9, raise upper story, stairs to 4-sty brick tenement; cost, \$8,000; owner, Jacob Rogers, 67 West 125th st; architect, Harold L. Young, 67 West 125th st. Plan No. 280.

RUTGERS ST, No. 37, windows, partitions, skylights to 5-sty brick tenement; cost, \$500; owner, Esther May, 350 East 124th st; architect, O. Reissmann, 30 1st st. Plan No. 252.

RUTGERS ST, No. 35, partitions, skylights to 5-sty brick tenement; cost, \$500;

owner, Esther May, 350 East 124th st; architect, O. Reissmann, 30 1st st. Plan No. 251.

VESEY, WEST, FULTON & WASHINGTON STS, partitions, show windows to 1-sty brick and frame market; cost, \$19,700; architects, Bureau of Public Buildings and Offices, Park Row Building; owner, City of New York, City Hall. Plan No. 262.

WEST ST, No. 60, 1-sty brick rear extension, 19.4x30.6, plumbing, alter walls to 4-sty brick cafe and lodging house; cost, \$10,000; owners, K. E. Mead, Chas. W. Mead, Mary L. Abney, Europe; architect and builder, John Langley, 114 East 23d st. Plan No. 279.

WATER ST, No. 5, partitions, skylights to 4-sty brick emigrant home; cost, \$2,000; owner, Swedish Emigrant Home, 5 Water st; architect, E. A. Ohlson, 340 53d st, Brooklyn. Plan No. 224.

WATER ST, No. 618, 4-sty brick rear extension, 25x12, beams to 4-sty brick stable; cost, \$600; owner, John Dunn, 618 Water st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 274.

WOOSTER ST, Nos. 80-82, show windows, toilets to 7-sty brick store and loft; cost, \$1,000; owner, Provident Life Ins. Co., 35 Nassau st; architect, W. E. C. Bigler, 35 Wall st. Plan No. 238.

WASHINGTON ST, Nos. 466-470, cut openings, electric elevator to 8-sty brick warehouse; cost, \$565; owner, Serbro Co., 295½ Pearl st; architect, Wm. Doughty, 345 7th st, Brooklyn. Plan No. 282.

WASHINGTON ST, No. 26, partitions, windows to 5-sty brick tenement; cost, \$600; owner, James A. Glover, 80 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 241.

3D ST, No. 239 East, partitions, windows to 5-sty brick tenement; cost, \$2,000; owner, Joseph Kunzig, 820 Ritter pl; architect, B. W. Berger & Son, Bible House. Plan No. 275.

7TH ST, No. 193, plumbing, toilets, partitions to 4-sty brick store and tenement; cost, \$500; owner, Abraham Lux, 193 7th st; architect, Fred Ebeling, 506 East 84th st. Plan No. 272.

9TH ST, No. 38 East, 5-sty brick rear extension, 25x41, to 5-sty brick loft; cost, \$6,000; owner of building, G. H. Masten Realty Co., 34 East 9th st; owner of land, Sailors' Snug Harbor, 31 Nassau st; architect, Douglas Brown, 605 West 177th st. Plan No. 269.

18TH ST, Nos. 12-14 West, elevators, store fronts, partitions to 9-sty brick studio and tenement; cost, \$25,000; own-

er, B. L. Const. Co., 1400 5th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 267.

19TH ST, No. 120 East, elevator shaft to 4-sty brick dwelling; cost, \$3,800; owner, Bernard G. Amend, 120 East 19th st; architect, James Spence, 131 East 18th st. Plan No. 245.

23D ST, No. 430 East, erect balcony to 2-sty brick office; cost, \$500; owner, Louis Schultz, on premises; architect, J. H. Knubel, 318 West 42d st. Plan No. 254.

37TH ST, Nos. 440-448 West, windows, store fronts, girders to five 4-sty brick tenements; cost, \$250; owner, Elise T. Underhill, South Orange, N. J.; architect, James W. Cole, 403 West 51st st. Plan No. 273.

46TH ST, No. 602 West, partitions, windows to 4-sty brick tenement; cost, \$500; owner, Bruno Steinel, Highwood Park, N. J.; architect, John H. Knubel, 318 West 42d st. Plan No. 255.

47TH ST, No. 7 East, new stairs, partitions, store fronts to 6-sty brick store and loft; cost, \$4,500; owner, W. B. Dinsmore, 25 Broad st; architect, Donn Barber, 25 East 26th st. Plan No. 264.

50TH ST, No. 47 West, electric wiring, plumbing, windows to 4-sty brick dwelling; cost, \$5,500; owner, Trustees Columbia College, 63 Wall st; architect, J. M. A. Dunach, 10 East 33d st. Plan No. 278.

Cruikshank & Maser, 103 Park av, have contract.

59TH ST, No. 109 East, 2-sty brick rear extension, 20x36.5, partitions, stairs, galvanized iron skylights to 3-sty brick store, office and shop; cost, \$4,000; owner, C. C. Paradise, Andover, Mass.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 257.

81ST ST, No. 111 East, 1-sty brick rear extension, 12.2x16.1, windows to 3-sty brick dwelling; cost, \$500; owner, Gersen Hyman, 111 East 81st st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 266.

93D ST, No. 179 East, install drains, windows, fireproof doors to 4-sty brick tenement; cost, \$1,500; owner, Estate of Herman Jacoby, 220 Broadway; architects, Goldner & Goldberg, 707 Jackson av. Plan No. 223.

130TH ST, No. 122 East, stairs, partitions, girders to 3-sty brick dwelling and store; cost, \$300; owner, Payne Estate, 158 East 126th st; architect, Harry Zlot, 230 Grand st. Plan No. 247.

AV A, No. 1479, partitions, dumbwaiter shaft to 5-sty brick store and tenement; cost, \$500; owner, Julius Koehler, 1479 Av A; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 231.

AV A, No. 184, alter flues to 4-sty brick tenement; cost, \$200; owner, Jacob Lewis, 452 Bedford av, Brooklyn; architect, Harry Zlot, 230 Grand st. Plan No. 248.

AV C, Nos. 20-22, add 1-sty to extension, new stairs, windows to 3 and 4-sty brick store and synagogue; cost, \$1,500; owner, Joseph Burger, on premises; architect, M. A. Cantor, 29 West 42d st. Plan No. 259.

AMSTERDAM AV, No. 792, 1-sty brick rear extension, 18.9x15, to 4-sty brick store and dwelling; cost, \$375; owner, M. Arnstein, 792 Amsterdam av; architect, Bernard Herzbrun, 319 West 116th st. Plan No. 253.

The Walters Contracting Co., 1515 Bryant av, has contract.

BOWERY, Nos. 15½-17, fireproof shaft, columns, skylights to 3-sty brick store and loft; cost, \$5,000; owner, Morris Jacoby, 51 Park Row; architect, Oscar Lowinson, 18-20 East 42d st. Plan No. 277.

BROADWAY, No. 2782, doorways to 7-sty brick tenement and store; cost, \$100; owner, George Rosenfeld, 60 New st; architect, R. Glenn, 311 East 149th st. Plan No. 249.

BROADWAY, No. 1437, erect sign to 1-sty brick store and dwelling; cost, \$100; owner, James Brill, Union Sq. South. Plan No. 270.

BROADWAY, Nos. 418-422, alter show windows, sidewalk elevator, plumbing to 4-sty brick store and loft; cost, \$2,000; owner, Irving T. Smith, 860 St. Mark's av, Brooklyn; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 268.

BROADWAY, No. 1531, erect iron sign to 5-sty brick office and store; cost, \$200; owner, Fred Lewis, 1531 Broadway. Plan No. 263.

BROADWAY, n w cor 29th st, erect sign to 1-sty brick store; cost, \$675; owner, Jos. Weber, 1213 Broadway. Plan No. 227.

BROADWAY, n w cor 74th st, partitions, plumbing to 3-sty brick loft; cost, \$5,000; owner, T. Browning, 18 West 54th st; architect, Wilson Potter, 3 Union sq. Plan No. 242.

COLUMBUS AV, s w cor 101st st, partitions, windows to 6-sty brick store and loft; cost, \$150; owner, H. Markowitz, 228 West 112th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 271.

GREENWICH AV, No. 33, partitions, windows to 3-sty brick store and dwelling; cost, \$600; owner, Geo. W. Cohen, 33 Greenwich av; architect, A. Vendrasco, 1457 Rosedale av, Van Nest. Plan No. 246.

MADISON AV, No. 1786, partitions to 5-sty brick tenement; cost, \$200; owner, Bell B. Wile, 1786 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 250.

1ST AV, No. 1371, partitions, shaft, steel beams, windows, toilets to 5-sty brick tenement; cost, \$2,500; owner, Mrs. Emma L. Fuldner, 404 East 14th st; architect, Henry Regelmann, 133 7th st. Plan No. 229.

2D AV, No. 339, dumbwaiter shaft to 5-sty brick tenement; cost, \$250; owner, John J. Schmitt, 337 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 230.

2D AV, No. 1633, partitions, toilets, windows to 4-sty brick store and tenement; cost, \$350; owner, Jacob Weil, 777 8th av; architect, Chas. P. Rhind, 102 West 48th st. Plan No. 244.

3D AV, n e cor 35th st, store front, skylights, piers to 4-sty brick store and dwelling; cost, \$3,000; owner, Estate Nathan Kempner, Riverside Drive and 85th st; architect, John A. Shady, 554 West 42d st. Plan No. 232.

3D AV, No. 1497, partitions, columns, windows to 5-sty brick store and tenement; cost, \$600; owners, Maas & Kreielseimer, 1006 Westchester av; architect, Paul Hunger, 26 Van Doren st, Glendale, L. I. Plan No. 239.

3D AV, Nos. 1896-1898, partitions, show windows, toilets to 2-sty brick store and tenement; cost, \$500; owner, Thomas Barrett, 500 Broome st; architect, Edwin Wilbur, 120 Liberty st. Plan No. 283.

3DAV, No. 1519, partitions to 5-sty brick tenement and store; cost, \$200; owners, Baumann & Freindlich, 41 Liberty st; architect, H. P. Von Wiedenfeld, 118 East 28th st. Plan No. 225.

5TH AV, s w cor 50th st, partitions, tile flooring, steel beams, iron stairs to 6-sty brick bank and apartment; cost, \$3,500; owner, Estate of Henry S. Redmond, 33 Pine st; architect, Arthur M. Ross, 345 5th av. Plan No. 281.

Richard Deeves & Son, 309 Broadway, have contract.

5TH AV, No. 432, show windows, fireproof passage way to 5-sty brick store and loft; cost, \$300; owner, Burton Brothers, on premises; architects, Hiestand & Baum, 64 West 96th st. Plan No. 233.

5TH AV, n e cor 33d st, windows, show windows, partitions, toilets to 5-sty brick store and loft; cost, \$15,000; owner, Margaret E. Zborowski, Canterbury, England; architects, York & Sawyer, 156 5th av. Plan No. 235.

Marc Eidlitz & Sons, 489 5th av, has general contract.

6TH AV, n e cor 18th st, erect balcony to 6-sty brick store and office; cost, \$1,500; owner, Siegel-Cooper Co., 18th st and

6th av; architect, A. A. Winkler, 316 Av A. Plan No. 240.

STH AV, Nos. 76-78, 14th st, No. 254 West, 1-sty brick side extension, 14x15, cut doors to 3-sty brick store and dwellings; cost, \$400; owner, Estate John Jacob Astor, 23 West 26th st; architect, L. A. Hornum, 145 East 42d st. Plan No. 228.

Louis Weber Bldg Co., 1 Madison av, has contract.

STH AV, n e cor 46th st, alter elevator shaft, partitions, toilets to 6-sty brick store, loft and office; cost, \$1,000; owner, Estate W. W. Astor, 23 West 26th st; architect, Oscar Lowinson, 18-20 East 42d st. Plan No. 243.

9TH AV, No. 60, 1-sty brick rear extension, 17.3x21, partitions, skylights to 3-sty brick store and dwelling; cost, \$1,500; owner, John Nickler, 60 9th av; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 258.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

WILKINS AV, w s, 50.9 n Jennings st, 5-sty brick tenement, slag roof, 50.9x irregular; cost, \$42,000; owners, Dwyer & Carey Const. Co., 926 East 167th st; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 51.

CAMBRELENG AV, w s, from Crescent av to 187th st, 6-sty brick store and tenement, tin roof, 36.3x62.4; cost, \$60,000; owner, Angelo Carretta, 2367 Hughes av; architect, M. D. Del Gaudio, 401 Tremont av. Plan No. 53.

ANDREWS AV, w s, 150 s Fordham rd, 5-sty brick tenement, plastic slate roof, 25x88; cost, \$25,000; owners, M. Leron Realty Co., Hugh McLernon, 128 Fordham road, pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3.

WASHINGTON AV, w s, 177.2 s 182d st, 5-sty brick tenement, tin roof, 50x103; cost, \$60,000; owners, Normal Const. Co., Elias Lapin, 661 Tinton av, secretary; architect, Chas. B. Meyers, 1 Union sq. Plan No. 58.

Dwellings.

NEWTON AV, e s, 169.8 s 256th st, 2-sty brick dwelling, tin roof, 20x53; cost, \$4,000; owner, Henry Kress, 154 East 50th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 47.

BUSSING AV, s s, 50.6 w Ely av, 2-sty brick store and dwelling, tin roof, 22x36; cost, \$3,500; owner, Pasquale Butrico, 3128 Villa av; architect, B. Ebeling, 1136 Walker av. Plan No. 48.

PILGRIM AV, e s, 296.2 n Middletown av, 2½-sty frame dwelling, shingle roof, 22x32; cost, \$3,000; owner, Benedetto Ragusa, Middletown road; architect, B. Ebeling, 1136 Walker av. Plan No. 49.

OVERING ST, w s, 723 n Frisby av, 2½-sty brick dwelling, slate roof, 22x38; cost, \$3,500; owner, Longin P. Fries, Eastchester road; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 45.

223D ST, n s, 355 e White Plains av, 2-sty frame dwelling, tin roof, 20x55; cost, \$4,500; owner, Jas. Mantinelli, 787 East 211th st; architect, John J. Zuelch, 211th st and White Plains av. Plan No. 46.

BARNES AV, n w cor 214th st, 2-sty frame dwelling, tin roof, 19x38; cost, \$3,500; owners, Ruskin Realty Co., Geo. Wilcox, 211th st and White Plains av, president; architect, John J. Zuelch, 211th st and White Plains av. Plan No. 56.

BARNES AV, w s, 25 n 214th st, two 2-sty frame dwellings, tin roof, 19x38; cost, \$7,000; owners, Ruskin Realty Co., Geo. Wilcox, 211th st and White Plains av, president; architect, John J. Zuelch, 211th st and White Plains av. Plan No. 57.

KINGSBRIDGE TERRACE, e s, 562 n Perot st, 2-sty brick dwelling, tar and gravel roof, 38x44; cost, \$7,000; owner,

Mrs. Rose Giaunini & Miss Josephine Vilolo, 167 St. Nicholas av; architect, Frank Vitolo, 16 East 23d st. Plan No. 59.

Miscellaneous.

238TH ST, s s, 200 e Oneida av, 1-sty frame tool house, 12x100; cost, \$135; owner, Samuel Garland, 122 East 238th st; architect, Wm. S. Irving, 3050 Kingsbridge terrace. Plan No. 52.

LACONIA AV, s e cor Adee av, 1½-sty frame shed, 25x70; cost, \$1,500; owner, J. M. Burke Estate; lessee, John Schneider, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 50.

HOUGHTON AV, s s, 380.4 w Castle Hill av, three 2-sty brick dwellings, tin roof, 20x54; total cost, \$15,000; owner, Julia McLoughlin, 639 East 138th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 42.

PARK AV, e s, 108 s 176th st, 1-sty brick shop, paper roof, 39.6x50; cost, \$700; owner and architect, Robt. Moylan, on premises. Plan No. 44.

GLEBE AV, w s, 165 n Westchester av, 1-sty frame shed, 60x15; cost, \$500; owner, Ernest Beisner, on premises; architect, J. C. Cahill, Jr., 2216 Ellis av. Plan No. 43.

STEPHENS AV, w s, 120 s Cornell av, 1-sty frame stand, 25x16; cost, \$150; owner, Clinton Stephens, on premises; architect, Clinton Stephens, Jr., on premises. Plan No. 54.

BRONX RIVER AV, n s, 50 w Stephens av, 1-sty frame stand, 18x12; cost, \$150; owner, Clinton Stephens, on premises; architect, Clinton Stephens, Jr., on premises. Plan No. 55.

BRONX ALTERATIONS

MACOMBS DAM ROAD, n w cor 170th st, 1-sty built upon 1-sty extension of 2-sty frame dwelling; cost, \$250; owner, Mary Brady, on premises; architect, Arthur Bohner, Arthur av and 178th st. Plan No. 37.

242D ST, s s, 116.43 E. Baker av, move and 2-sty frame extension 12x14½ to 2-sty frame dwelling; cost, \$2,000; owner, Moses Watsky, 240th st and White Plains av; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 38.

242D ST, s s, 416.4 e Baker av, move and 2-sty frame extension 8.6x12.2 to 2½-sty frame dwelling; cost, \$1,500; owner, Moses Watsky, 240th st and White Plains av; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 39.

BELDEN LANE, n s, 39.9 e City Island av, new roof, new partitions, etc., to 2½-sty frame dwelling; cost, \$500; owner, Richard N. Arnow, City Island; architect, Karl F. J. Seifert, 25 West 42d st. Plan No. 45.

CITY ISLAND AV, e s, 17 n Cross st, 2-sty frame extension, 27.10x8.6, to 2½-sty frame dwelling; cost, \$400; owner, Mary Elizabeth Walters, 550 City Island av; architect, Karl F. J. Seifert, 25 West 42d st. Plan No. 46.

NEWBOLD AV, n w cor Castle Hill av, 2-sty frame extension, 42x54.5, to 1-sty frame stores and dwelling; cost, \$5,000; owner, Jos. Wagner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 43.

WILKINS AV, south intersection Intervale av, new beams, etc., to 5-sty brick store and tenement; cost, \$200; owners, D. Herman Const. Co., D. Herman, 1327 Wilkins av, president; architects, Kreymsborg. Archtl. Co., 1330 Wilkins av. Plan No. 40.

WESTCHESTER AV, n s, bet Bronx River & N. Y., N. H. & H. R. R. tracks, 1-sty frame extension, 23x92, to 2-sty frame storage and shed; cost, \$500; owner, P. J. Heaney, 172d st and West Farms road; architect, Henry Nordheim, 1087 Tremont av. Plan No. 41.

WILCOX AV, w s, 125 s Fairmont av, 2-sty frame extension, 17x11, to 2-sty frame dwelling; cost, \$500; owner and architect, Luciano Colanteoni, 303 East 106th st. Plan No. 42.

3D AV, No. 2825, reinforced girder to 2-sty brick store and dwelling; cost, \$100; owner, Samuel Campbell, 443 East 163d st; architect, Max Schlesinger, 208 East 126th st. Plan No. 44.

ADVANCE REPORTS.

Contract for Masonic Building.

6TH AV.—The George A. Fuller Co., No. 111 Broadway, received the general contract during the week for the construction of the new Masonic Building which is to be erected at the northeast corner of 6th av and 23d st, fronting 98.9 ft on 6th av and 141 ft in 23d st, with a wing measuring 89x98 ft. The structure will have a total height of 18 and 19 stories, with an exterior of limestone for the lower part, with red tapestry brick and terra cotta above. There will be a total of seven high-speed electric elevators, four passenger and three freight. The make of the elevators is undecided. The contract for demolition will be awarded immediately. The Old Masonic Temple was constructed in the year 1870, from designs by Napoleon Le Brun, and was at that time considered one of the imposing pieces of architecture in Manhattan. The new building will be a commercial business structure and will cost more than \$1,000,000. The trustees of the Masonic Hall and Asylum Fund, No. 50 West 24th st, are the following: Frank E. Haff, president; Richard H. Thomas, secretary, 71 West 23d st; George T. Montgomery, 105 Fulton st, chairman of the building committee, and George A. Newell, of Medina, N. Y., trustee. H. P. Knowles, 1170 Broadway is the architect. (See also issue Dec. 17, 1910.)

Crow Co. to Erect \$900,000 Warehouse.

GREENWICH ST.—The W. L. Crow Construction Co., 103 Park av, received the general contract this week to erect the three large 8-sty fireproof warehouses, one 200x100 ft and two 100x100 ft each on the block fronting on Greenwich, Washington, Morton and Barrow sts. The structures will be owned by the St. John's Park Realty Co., of which W. Douglas Kilpatrick is president, and James H. Cruikshank secretary and treasurer. Robert E. Moss, 126 Liberty st, is the engineer in charge. Bellas Hess & Co. (clothing) of No. 568 Broadway, have leased one-half of the block, taking in the building 200x100 ft fronting in Washington st. The excavating is now under way by Canavan Bros., and it is said that building operations will be carried out immediately. The cost of the improvement is estimated at about \$900,000 for buildings alone. The Hinkle Iron Works will have the steel work.

Plans Prepared for 43d Street Theatre.

43D ST.—William Albert Swasey, No. 47 West 34th st, has prepared plans for the new theatre and office building which Messrs. Shubert Bros. contemplate erecting, covering Nos. 217-219 West 43d st and Nos. 216-232 West 44th st, through the block, having a frontage of 186 ft. in 44th st and 43 ft. in 43d st. The Shuberts own 80 ft. adjoining in 43d st, and will utilize the whole site for their new playhouse. To carry on the project there has just been incorporated at Albany the Forty-third Street Theatre Company. William Klein, lawyer, 346 Broadway, is attorney for the company. It is said that the playhouse will be larger than either the Nazimova Theatre in 39th st and the Comedy Theatre in 41st st, also owned by the Shubert's. No building contracts have yet been awarded.

New Haven to Erect \$1,300,000 Station.

NEW HAVEN, CONN.—The New York, New Haven & Hartford Railroad Co. announced on Monday that work is to be undertaken immediately on the erection of the new Union Station on Union av, this city, which is estimated to cost \$1,300,000. The plans have been revised, it having been decided to remove considerable ornamentation which was provided for in the original drawings. The frame will be of steel with an exterior of granite. The company has also had plans prepared for

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an addition to the power station at Coscob, Conn., 1-sty, 111x244 ft., with a Spanish tile roof. Plans are by the company's engineers. Edward Gagel, New Haven, is chief engineer for the company.

Big Contracts for Fuller Co.

BOSTON, MASS.—The general contract has been awarded to the George A. Fuller Co., of Boston and New York, for the construction of the hotel building to be built in Copley Square for the Copley Square Trust and to be leased by the Copley-Plaza Operating Co., which is represented by Frederick Sterry, of 111 Broadway, Manhattan. The building will be very costly, approximating \$2,750,000 and will have measurements of 125x200 ft. Henry J. Hardenbergh, of 47 West 34th st, Manhattan, is the architect. The Fuller Co., is also starting work on the new Raleigh Hotel, at 12th st and Pennsylvania av northwest, Washington, D. C., for the Columbia Hotel Co., also from plans by Mr. Hardenbergh. The cost is placed at \$800,000.

McAdoo's Newark Passenger Terminal.

NEWARK, N. J.—It is announced that work will be undertaken probably by May 1, on the new passenger terminal for the Pennsylvania Railroad Co., owners, at Park pl, Saybrook pl and Centre st, Newark, which is estimated to cost \$100,000. The structure will be 2-stys, 100x500 ft in measurements, strictly fireproof, of brick, limestone and terra cotta. William H. Cookman in care of the Pennsylvania R. R. Co., Philadelphia, Pa., is preparing the plans, which will be ready for figures by about April 1. Mr. Bowles, of the Adams Express Building, Newark, will be the engineer in charge. The McAdoo Tunnel Extension, No. 30 Church st, Manhattan, is the lessee of the building.

Building for Schweinler Press.

HUDSON ST.—The Trinity Church Corporation, 187 Fulton st, has commissioned architects Renwick, Aspinwall & Tucker, 320 5th av, to prepare plans for another large loft building to be erected in the Greenwich section covering the Hudson st block, between Clarkson and Leroy sts, being Nos. 405-421 Hudson st, Nos. 100-106 Leroy st, and 29-33 Clarkson st, a plot of nearly 20,000 square feet. The structure is to be ready for occupancy by June, 1912, and has been leased to the Charles Schweinler Press, of 141 East 25th st, for a term of twenty-one years. The building contract has not yet been placed. The lessees will use the structure for printing and publication purposes.

Twelve Story Loft for 27th Street.

27TH ST.—The Realty Holding Company, No. 907 Broadway, of which N. J. Hess is president and E. H. Hess, secretary, will soon begin the erection of a 12-sty loft building to cover the plot Nos. 36-38 West 27th st, two old dwellings measuring 46.6x99.9 ft. The tenants have been notified to vacate the premises and the work of clearing the site will be undertaken immediately. Mr. Hess informed the Record and Guide on Friday that no plans have yet been prepared nor an architect selected. In previous operations plans have been furnished by Buchman & Fox, Rouse & Goldstone, and Goldwin Starrett & Van Vleck.

Proposed Skyscraper for Seattle.

SEATTLE, WASH.—The L. C. Smith estate of Syracuse, N. Y., has had plans prepared by a local architect, for a 41-sty office building, which will be one of the highest office structures in the world outside of New York, to be constructed at Seattle, Washington. It is announced that all arrangements have been completed for the erection of the building and that operations will be undertaken

within the next six weeks. It is understood that the general contract has not yet been awarded. For information address the L. C. Smith Estate, Syracuse, N. Y.

New Ice Plant at Cranford.

CRANFORD, N. J.—F. Stanley, architect, 367 Fulton st, Brooklyn, has completed plans for a 1 and 2-sty brick ice plant, 118x92 ft., to be constructed by the Cranford Ice Company, at a cost of about \$70,000. There will be accommodations for 75 tons. Henry Kroeger, 39 Wall st, Manhattan, is engineer and general contractor. Work will be undertaken about Feb. 18.

A Grand Street Corner.

GRAND ST.—The Turnbull Estate will soon begin the erection of a 10-sty loft and store building, 50x80 ft, at the southwest corner of Grand and Centre sts, to cost in the neighborhood of \$150,000. The plans have been prepared by Chas. B. Meyers, of No. 1 Union sq, and Chas. Mayer, 103 Park av, will be the steel engineer.

To Enlarge Cigar Factory.

62D ST.—Buchman & Fox, architects, 11 East 59th st, have prepared plans and are now ready for figures for a 3-sty brick factory extension to the building No. 315 East 62d st, for Benito Rovira, cigar manufacturer. The cost is estimated at about \$50,000.

Apartments, Flats and Tenements.

AUDUBON AV, N. Y. C.—The Harvey Realty Co., 40 East 22d st, will erect two 5-sty flats, 42x83 and 58x85.6 ft., at the northwest corner of Audubon av and 171st st, to cost \$90,000. J. E. Cocker, 2017 5th av, has plans.

160TH ST, N. Y. C.—Samuel Sass, 32 Union sq, has prepared plans for a 6-sty tenement, 50x86.11 ft., for the Lamer-moor Realty Co., 54 East 122d st, to be erected in the south side of 160th st, 250 ft. west of Amsterdam av, to cost \$50,000.

3D AV, N. Y. C.—Paul W. Gussow, architect, 23 Duane st, will be ready to take bids about Feb. 15, for alterations to the store and tenement southeast corner of 3d av and 23d st, for Frank Tiernin, owner.

COLLEGE PL, N. Y. C.—Schaefer & Jaeger, architects, 1910 Webster av are preparing plans for a 5-sty flat, 29x88 ft, on the south side of College av, 100 ft east of Hoffman st to cost \$30,000. R. Sellite, 580 East 191st st, owner.

CRESTON AV, N. Y. C.—J. J. Vreeland, 2019 Jerome av, has plans in progress for a brick flat, to be erected on the east side of Creston av, 234 ft south of 196th st, for William Kaufman (commission merchant), 326 Greenwich st. The owner builds and will take bids shortly.

FAILE ST, N. Y. C.—J. M. Samilson, 71 East 96th st, owner, will erect a 4-sty tenement, 25x90 ft, at the northeast corner of Faile and Gilbert sts, from plans by Max Muller, 115 Nassau st. The owner buys all materials and builds.

164TH ST, N. Y. C.—E. J. Byrne, 3029 3d av, architect, has plans for a 5-sty tenement, 40x65 ft., to be erected in the south side of 164th st, west of 3d av. Estimated cost is \$40,000.

WADSWORTH AV, N. Y. C.—Excavating has started at the northeast corner of Wadsworth av and 175th st, where the H. Dongan Construction Co., Ft. Wadsworth av and 170th st, will erect a 5-sty flat building, 50x90 ft., to cost about \$55,000. Moore & Landsiedel, 3d av and 148th st, are the architects. The owner is taking all figures.

BROOKLYN.—Carlo Rossa, 32 Reade pl, Brooklyn, has had plans prepared by A. White Pierce, 59 Court st, for four 4-sty brick 8-family tenements, 25x85 ft., to be erected in the north side of Pacific st, 490

ft. east of Saratoga av, to cost a total of \$48,000. The owner is ready for figures on all sub-contracts.

JERSEY CITY, N. J.—George W. Van Arx, 15 Exchange pl, has prepared plans for the construction of a 5-sty brick and limestone apartment house for John Swenson. The estimated cost is \$70,000.

Contracts Awarded.

AMSTERDAM AV, N. Y. C.—The Walters Construction Co., 1515 Bryant av, has the contract for improvements to the 4-sty dwelling No. 792 Amsterdam av for M. Arnstein, premises, the owner.

6TH ST, N. Y. C.—The Jersey Construction Co, 1041 Pacific st, Brooklyn, has received the general contract for interior changes to the store and residence No. 195 6th st, for A. Butler Duncan, of Hempstead, L. I. The general contractor is ready for bids on all sub-contracts.

2D AV, N. Y. C.—J. Schlesinger, 110 W 34th st, has received the contract for alterations to the building No. 633 2d av, from plans by Max Muller, 115 Nassau st.

BROADWAY, N. Y. C.—The Excelsior Wood Working Co., of which J. Schlesinger, 110 W 34th st, is president, has received the contract for the interior woodwork of the new Follies Bergere Theatre, Broadway and 46th st. Herts & Tallant, 113 East 19th st, architects.

LEXINGTON AV, N. Y. C.—Charles T. Wills, Inc., 286 5th av, has the general contract to erect the 2-sty fireproof building for the Provident Loan Society of New York, 344 4th av, at the northwest corner of Lexington av and 124th st, to cost \$45,000. Renwick, Aspinwall & Tucker, 320 5th av, have prepared plans.

5TH AV, N. Y. C.—Marc Eidlitz & Sons, 489 5th av, have received the general contract for \$15,000 worth of interior changes to the 5-sty store and loft building northeast corner of 5th av and 33d st for Margaret E. Zborowski, of Canterbury England. Messrs. York & Sawyer, 156 5th av, prepared these plans.

STH AV, N. Y. C.—The Louis Weber Building Co., 1 Madison av, has the contract for alterations to the 3-sty store and dwelling Nos. 76-78 Sth av for the estate of John Jacob Astor. L. A. Hornum, 145 East 42d st, architect.

ASTOR PL, N. Y. C.—McGlynn, Hays & Co., 10 Reade st, have taken the contract for elevator work, and Charles H. Van Aken, 148 West 4th st, stair work for alterations to be made to the 7-sty store and loft building Nos. 4-6 Astor pl for the O. B. Potter Trust, 71 Broadway. F. H. Kimball, 71 Broadway, architect.

36TH ST, N. Y. C.—The Hay Foundry & Iron Works, will furnish 1,700 tons of steel necessary for the new Browning Building, 22-stys, to be erected at Nos. 141-145 West 36th st, from plans by Buchman & Fox, 11 East 59th st.

LITCHFIELD PARK, N. Y.—F. N. Gobel, of No. 1 East 42d st, Manhattan, has received the general contract to erect a "chateau" building, 4 and 5-stys at Litchfield Park near Tupper Park, N. Y., for Edward H. Litchfield, of No. 44 Wall st, Manhattan. Donn Barber, 56 Madison av, Manhattan, prepared these plans. The cost is in the neighborhood of \$100,000.

BROOKLYN.—Peter Cleary, 115 Marion st, Brooklyn, has obtained the general contract to erect the 2-sty hollow tile and stucco stable and warehouse, 91x32 ft, in the Parkville Yards, for the Edison Electric Illuminating Co, 360 Pearl st, Brooklyn.

ELIZABETH, N. J.—The Aetna Realty Co., 738 Broad st, Newark, received the general contract this week for the new 1 and 2-sty brick stable and warehouse, 60x144 ft., to be erected in West Grand st, Elizabeth, for the National Biscuit Co.,

10th av and 15th st, Manhattan. William E. Lehman, 738 Broad st, Newark, prepared these plans. Estimated cost is \$13,000.

HACKENSACK, N. J.—John Stickle, 329 Main st, owner, has awarded the general contract to Wm. H. Whyte, and J. K. Cooke & Sons, of 213 Central av, Passaic, steel work, for the ice cream plant, 1-sty brick, main building, 48x80 ft, with boiler room, 60x37 ft. The Mayer Ice Machine & Engineering Co, foot of Morris st, Jersey City is the engineer.

HICKORY, N. C.—Connell & Connell, 90 West st, Manhattan, have received the contract for the construction of a fire-proof factory at this place. Louis R. Abel has charge and is resident engineer.

Dwellings.

BROOKLYN.—The Berkshire Const. Co., L. Brooks, president, 1783 Union st, Brooklyn, is taking bids on all sub-contracts for five 2-sty brick residences to be erected on the east side of Troy av, 20 ft. south of Union st, to cost \$30,000. A. White Pierce, 59 Court st, is the architect.

BROOKLYN.—Joseph Moore, East 7th st, and Av U, Brooklyn, owner, will erect four 2-sty brick dwellings, 20x52 ft, at the northwest corner of Lott and Bristol sts, to cost \$20,000. C. R. Van Buskirk, of 180 Montague st, has prepared the plans.

LONG BRANCH, N. J.—Sperry & Bruy-ers, 11 West 36th st, Manhattan, architects, have awarded to R. H. Hughes, 3d av, Long Branch, the general contract and H. H. Vought & Co., 340 Madison av, Manhattan, the masonry for the erection of a \$25,000 residence and garage on Monroe av, this place. Chas. F. Wise is the owner; 2½-stys, 70x33 ft.

LAWRENCE, L. I.—Thomas O'Kane, architect, of Far Rockaway, L. I., is taking bids on the general contract for the 2½-sty frame and stucco residence, 52x96 ft., for Chas. J. Hirsch, also of Far Rockaway, to be erected here. The estimated cost is \$20,000.

GREENWICH, CONN.—Messrs. Blair & Carpenter, 475 5th av, Manhattan, architects, have plans ready for the residence of Miss Laura Robinson. The house will be 90x150 ft., 3-stys, of terra cotta, tile block and stucco, with tile roof.

Factories and Warehouses.

NEW BEDFORD, MASS.—The Soule Mills, of this place, contemplate the erection of three warehouses, 5-stys, 90x100 ft, 2-sty 54x65 ft, and 1-sty 21x49 ft.

MALDEN, MASS.—The Yale Knitting Co. will erect a factory in Jackson st, 3-stys, of concrete construction. The estimated cost of the structure is \$40,000.

PATERSON, N. J.—The Casper Silk Co., 1 Market st, Paterson, L. Schepfer, president, has awarded to P. S. Van Kirk & Co., Fulton st, the general contract, and Wm. H. Platt & Co., 152 Market st, the masonry to erect their factory on Reservoir av, 3-stys, brick, mill construction, 50x115 ft.

Halls and Clubs.

125TH ST, N. Y. C.—Plans will be completed about March 1 for the headquarters building which the Salvation Army, 120 West 14th st, is to erect at Nos. 155½-157 East 125th st, on a plot 33x99 ft. Plans are being prepared privately.

SPRINGFIELD, MASS.—F. E. Elvin, of Springfield, will prepare plans for the new building to be erected in West Springfield for the Young Men's Christian Association.

BOSTON, MASS.—The International Society of Christian Endeavor contemplates the erection of a 4-sty building for its headquarters, on Longwood av. Estimated cost, \$200,000. Brainerd & Leeds and Oscar A. Thayer, Ford Bldg., are the architects.

BOSTON, MASS.—The Armory Commission propose to construct two state armories this year. One will be located in Natick and the other in Milford. The cost of each will be about \$56,000. Gardner W. Pearson, of Boston, is Adjutant-General.

BOSTON, MASS.—The Board of Selectmen will erect a town hall, to be a 2-sty structure of brick construction. The estimated cost is \$66,000. H. C. Wilson is chairman of the building committee.

Hospitals and Asylums.

HAVERHILL, MASS.—A number of buildings to form the new City Hospital are planned. One building will cost \$65,000, to be followed by another, for contagious diseases, to cost \$35,000. Geo. E. Hutchins is city engineer.

BOSTON, MASS.—A new hospital for the care of infants is contemplated by the Thomas Morgan Rotch Hospital Association, Henry W. Palmer, 60 State st, treasurer, in the vicinity of the Harvard Medical College, to cost about \$160,000, 3-stys, 72x100 ft.

Miscellaneous.

COLUMBIA ST, N. Y. C.—Max Muller, 115 Nassau st, will be ready to take bids about Feb 15, for the 5-sty brick stable, 25x95 ft, to be erected at No. 125 Columbia st, to cost \$30,000. There will be stalls for 150 horses. M. Rosenfeld, on premises is the owner.

BEECHWOOD, N. Y.—Rulifson & Wilson, Squire Building, Jamestown, N. Y., architects, are making plans for a hollow tile hotel building, 2 and 3-stys main building, 200x35 ft., with wings 180x32 and 50x80 ft., to cost between \$50,000 and \$75,000. The project is likely to go ahead this summer.

PROVIDENCE, R. I.—Cram, Goodhue & Ferguson, of New York and Boston, have completed plans for extensive alterations and additions to Grace Church. The cost is estimated at about \$125,000.

Stores, Offices and Lofts.

36TH ST, N. Y. C.—Thomas Tryon, 37 East 28th st, architect, will be ready to take bids about Feb. 15, on the general contract for the 8-sty fireproof studio building, 20x99 ft., which Henry R. Drowne, of 45 East 17th st, will erect at No. 147 West 36th st.

ST. ANN'S AV, N. Y. C.—Albert E. Davis, architect, 258 East 138th st, is preparing plans for a 5-sty loft building 50x100 ft, semi-fireproof, on St. Ann's av, near 160th st, to cost \$30,000. Mr. Davis will receive all bids on construction and materials necessary at his office.

WORTH ST, N. Y. C.—Wohr Bros, owners, have had plans prepared by Henry Regelmann, 133 7th st, for remodeling the 7-sty loft building, Nos 125-127 Worth st. No contract has yet been issued.

PINE ST, N. Y. C.—Frederick Putnam Platt, architect, 1123 Broadway, will prepare plans for alterations to the office building of the Northern Assurance Company, No. 38 Pine st.

RIDGEWOOD, N. J.—Fred W. Wentworth, architect, 140 Market st, Paterson, has completed plans for a 3-sty post office and apartment building, 50x80 ft., for the First National Bank of Ridgewood. The architect will take figures on the general contract. The estimated cost is about \$20,000.

NEW ROCHELLE, N. Y.—The Standard Oil Co., 26 Broadway, Manhattan, will erect a brick stable and storage building, 2-stys, 40x90 ft., on the east side of Echo av, 300 ft. from Main st, to cost \$15,000. F. W. Clark, in care of the owner, is completing the plans. About March 1 bids will be taken by J. H. Howell, in care of the Standard Oil Co., 56 New st.

WHITE PLAINS, N. Y.—The Lawyers Title Insurance & Trust Co. has awarded

contracts for the erection of a \$75,000 office building on Railroad av, to be finished by next fall. Work will start in April.

WATERBURY, CONN.—Plans will soon be ready for a 12-sty office building for William Reither. Steel frame and pressed brick front, estimated cost, about \$200,000.

HARTFORD, CONN.—The Hartford National Bank contemplate the erection of a 12-sty office building at the corner of Main and Asylum sts, to cost approximately \$1,000,000. The architect has not yet been announced.

Schools and Colleges.

BOSTON, MASS.—Bids will be received until Feb. 15, for the construction of an elementary school house in the Commissioners District. Chas. Logue, 120 Boylston st, is chairman of the committee.

NEW BRITAIN, CONN.—Plans for an addition to the High School will be ready for bidders very soon; 3-stys, 82x182 ft. W. P. Crabtree, New Britain, is architect.

Theatres.

DELANCEY ST, N. Y. C.—No contract has yet been awarded for the 3-sty theatre building which the Delancey & Eldridge Theatre Co., Sol Brill, 39 Bond st, president, will erect at the northeast corner of Delancey and Eldridge sts, to cost \$150,000. Thomas W. Lamb, 501 5th av, architect.

GLENS FALLS, N. Y.—W. J. Scales, architect, of this place, is preparing plans for a 2-sty brick, stone and concrete moving picture theatre and office building for Bellen Bros. & I. Ginsberg. No contract has yet been made.

Government Work.

MANHATTAN.—Sealed proposals for dredging and rock removal in Harlem River, N. Y., will be received until Feb. 14. Information on application. W. M. Black, Colonel, Engineers.

ATLANTA, GA.—Department of Justice, Office of Superintendent of Prisons, Washington, D. C.—Sealed proposals will be received February 14 for furnishing and delivering at the United States penitentiary, Atlanta, Ga., electric light and power installation in the hospital building. R. V. LaDow, Superintendent of Prisons, Washington, D. C.

FT. WRIGHT, N. Y.—Office of the Constructing Quartermaster, New London, Conn.—Sealed proposals for the construction at Fort H. G. Wright, N. Y., of a brick quartermaster's and ordnance storehouse and the installing of electric wiring and fixtures therein will be received until Feb. 18. Apply to Captain F. T. Arnold, Constructing Quartermaster, New London, Conn.

Municipal Work.

SOUTH AMBOY, N. J.—The appointment of a committee has been recommended by Michael A. Welsh, mayor, to make investigations in regard to establishment of a municipal electric light plant in South Amboy, N. J.

FAR ROCKAWAY, N. Y.—The construction of a sewer system is under consideration. A petition for such a sewer has been presented to the Local Board.

HASTINGS, N. Y.—Bids will be received until Feb. 24, by the Board of Trustees, for the construction of sewers in Warburton av and Farragut road and various other streets.

BROOKLYN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, Feb. 15, for hauling and laying an eight-inch pipe line, for making a connection to the 72-inch steel pipe and for constructing a concrete weir chamber at Unqua Pond, and erecting an iron fence and a concrete retaining wall at the East New York repair yard, Brooklyn.

PERSONAL NEWS AND TRADE GOSSIP

JOHN E. KERBY, architect, formerly of No. 481 Fifth av, has moved to No. 18 East 42d st.

CHARLES T. BOWEN, of the American Bridge Co., has returned from a European trip.

HENRY MAURER & SON'S teams are drawing fireproof material for the Banker's Trust Building.

JOHN L. COCHRAN has moved his lumber offices to 1 Madison av. His new telephone address is 4861 Gramercy.

M. D. SLOANE has been elected secretary of the Eastern Steel Co., with headquarters at 71 Broadway, New York.

CHARLES AHERTON, formerly salesman for Robert G. Kay, of Philadelphia, opened a lumber office of his own this week at 71 Franklin st.

THOMAS M. SIZER, of R. R. Sizer & Co., pine dealers, of 17 William st, has returned from a pleasure trip to Virginia, where he enjoyed some shooting.

CHAS. MAILLARD, a contractor of 352 East 143d st, Bronx, died on Wednesday, February 1, 1911. Mr. Maillard had been suffering greatly of rheumatism.

ALLEN J. HUKÉ, formerly of the Rockland-Rockport Lime Co., is now identified with the Jamaica Paragon Plaster Co., of Prospect st, Jamaica, L. I.

ROBERT E. EUHLE, formerly with the Rockland-Rockport Lime Co., Fifth Avenue Building, is now with the Atlas Portland Cement Co., of 30 Broad st.

THE NEW YORK TERRAIN AND BUILDING CO, general contractors, of No 489 5th av, have taken larger quarters on the fifth floor at the same address.

JOHN B. MALTESTA, contractor, who received the contract for the grading of Boston rd between Pelham Parkway and the city line, has 350 days to complete the improvement.

MASTER SHEET METAL WORKERS.—The annual convention of the Master Sheet Metal Workers of Brooklyn, will be held in Prospect Hall, Brooklyn, on Wednesday, February 15.

GEORGE A. FULLER COMPANY captured two big prizes this week in the Copley Square Hotel at Boston, to cost \$2,750,000, and the Masonic Temple in this city, estimated to cost considerably over \$1,000,000.

CALLAN BROS., contractors and truckmen of 135th st and Mott Haven Canal, have erected storage sheds for the storing of cement, face brick, and fireproofing for the convenience of manufacturers who do business in the Bronx and have no yards.

HAROLD KIRSCHBERG, Assoc. Inst. E. E., formerly illuminating engineer for the Pennsylvania Railroad Co., has been promoted to be chief engineer, and has opened an office at East York, Pa., as engineer for the Henry Lamp Co., of 1733 Broadway, New York.

NAVIGATION.—The Cornell tug Hercules, with a consort, tried unsuccessfully to open navigation to Newburgh. They fought their way almost as far as Storm King Mountain, but could go no farther. They had a tow of empty brick barges which they brought back to New York.

THE GOODSSELL ELECTRIC & MANUFACTURING CO. stockholders meet at No. 2 Wall st on Monday, February 27, for the purpose of voting on the question as to whether this company be dissolved. The meeting is called for 10 o'clock. The call is issued by Ralph M. Stauffen, secretary.

INTERNATIONAL TILE AND MANTEL DEALERS ASSOCIATION has its annual convention at the Hotel Astor on Monday, Tuesday and Wednesday, February 13, 14 and 15. The president is James W. Lantry, of 29 East 17th st. The session will end in a conference on Thursday, Feb. 16.

THE PATERNO CONSTRUCTION CO. will build two fine 12-sty apartment houses on the south side of Cathedral Parkway, east of Broadway, having purchased a site from Amos F. Eno. There are two firms of Paternos and both have distinguished themselves as builders of a fine grade of houses in the Morningside section.

UNION MILL & LUMBER CO.—At the offices of this company, 2d av and 8th st, Brooklyn, this week it was stated that insurance adjusters were about ready to adjust losses arising from the recent fire which visited the plant. The plant will be re-established with a larger line of lumber than before. The company placed its loss at \$30,000.

NEW YORK METAL CEILING CO., 537 West 24th st, held a stockholders' meeting on February 2 at its offices, in which time Lee McCallum, president; Fred W. Green, vice-president, and John C. S. Upton, secretary and treasurer, were re-elected directors and officers. William H. Reitmeier succeeded D. M. Upton as a member of the board of directors at this meeting.

THE NEW HOME of the Hebrew Infant Asylum, which has just been completed at a cost of \$500,000 on Kingsbridge road and Aqueduct av, will be opened and dedicated on February 22. The buildings are of limestone and brick, which were designed by Edward Necarsulmer, architect. The entire property covers over 60 city lots. The institution will be known as "The Ivan M. Stettenheim Memorial Isolation Buildings."

EAST RIVER BANK BUILDING.—Eighteen solid stories, approximating 10,000 pieces of terra cotta, have been delivered to the George A. Fuller Company for the construction of the East River Bank building at the northwest corner of Broadway and Reade st by the Atlantic Terra Cotta Company. Not a single piece was delayed or missing.

J. DOUGLAS MOIR, formerly identified with the Christy, Moir Co., spruce dealers, of 149 Broadway, engaged in the lumber business on his own account on February 1. He has opened a wholesale office with his brother, E. H. Moir, also formerly of the Christy, Moir Co., at 40 Morningside av, Manhattan. He will handle Canadian spruce, white pine, North Carolina pine and hemlock. The Christy, Moir Co. will continue in business as heretofore.

GARDEN POTTERY.—People so fortunate as to have private gardens will be pleased to know that the Atlantic Terra Cotta Company of 1170 Broadway is issuing a catalogue on garden pottery. Of late years a great fancy for ornaments of this kind has been evidenced, so much so that the Atlantic company prepared this book on the subject. Large jars, vases, sunlials, etc., come in five colors, namely: marble white, antique green, pompeian red, colonial yellow and limestone grey.

THE MECHANICS AND TRADERS EXCHANGE, 30 West 33d st, has elected the following officers for the ensuing year: For president, Francis N. Howland; for vice-president, Frank E. Conover; for treasurer, Isaac A. Hopper; for secretary, Charles E. Cheney; for trustees, Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Edwin Outwater, Lewis Harding, Francis M. Weeks, Ronald Taylor. For representatives on Board of Examiners, building department, Lewis Harding and William Crawford.

PECK, STOW & WILCOX CO., Southington, Conn., has applied to the Nutmeg State Legislature for permission to extend its capital stock from \$1,250,000 to \$1,500,000. The increase is to be used in the erection of a new factory in Southington

village, to which the business now carried on by the Plantville factory may later be transferred by way of concentration. This company has a capital stock of \$1,500,000 some years ago, but retired stock to the amount of \$250,000, reducing it by that much.

HUDSON COUNTY RETAIL LUMBER DEALERS' ASSOCIATION.—Clarence G. Meeks, of Gardner, Meeks & Co., Hoboken; Allan Church, of A. W. Booth & Bro., Bayonne, and Charles E. Hendrickson, Jr., Jersey City, were elected president, vice-president and secretary, respectively, at the annual meeting of the Hudson County Retail Lumber Dealers' Association in Jersey City recently. The regular monthly meeting date was changed from the second to the third Wednesday in each month at 4 p. m.

AMERICAN BRIDGE CO.—The resignation of James A. Hustin, division contracting manager of the American Bridge Co. at Pittsburgh, has been followed by the transfer of R. W. Bailey from Philadelphia to Pittsburgh and of W. B. Ogram from Buffalo to Philadelphia. C. W. Bryan, who has been chief engineer and contracting manager of the Eastern division for several years, relinquishes the contracting department to A. L. Davis, formerly assistant to the president, but remains chief engineer with headquarters at 30 Church st.

WHITEHALL BUILDING.—The new extension to the Whitehall Building, built by the George A. Fuller Co. for the United States Realty Co., 115 Broadway, has been joined to the old building by individual bridges at each of the twenty floors. The bridges span the old elevator well which will be entirely removed so that the whole building may be served by the twenty-nine Otis elevators installed in the new structure. The patent, export and other departments of the company will occupy the entire west side of the sixth floor in the new building.

AMERICAN RADIATOR CO.—President Wooley said that the business handled by this company last year will compare favorably with other years. The new plant at Kansas City, costing \$500,000, is almost completed and the output from this plant will be distributed in the territory between the Mississippi and the Rockies. Frederick N. Garvin has been elected a director of the company. The annual meeting will be held on Wednesday, March 1, in Newark, N. J. The offices of the company in this city are at 104 West 42d st.

ALLAN ROBINSON, President of the Allied Real Estate Interests of the State of New York, which have taken up the question of modifying the present laws, regarding encroachments, is desirous that builders, architects and others who may be interested in the subject shall communicate with him and make any suggestions which may seem proper for incorporation in the bill. When such a measure has finally been put in shape and given a form that will be constitutional, the bill thus framed will be sent to Albany for introduction at the present session of the Legislature.

MR. ELI BENEDICT, architect, who has conducted classes in architectural drawing and in plan reading and estimating at the night school of the 23d St. Y. M. C. A., and who has given individual atelier instruction in his drafting room at 1947 Broadway for several seasons, will continue this work at the Y. M. C. A. during the Spring and at 1947 Broadway during both Spring and Summer. The atelier instruction is largely individual and covers such subjects as architectural drawing, architectural design, architectural perspective, water color rendering,

freehand drawing, life class, plan reading and estimating.

LEVERING & GARRIGUES CO.—At the offices of this company this week, a statement was given out to the effect that articles of incorporation have recently been filed with the Secretary of the State of New Jersey for the Levgar Structural Co., which has been incorporated to take over the business heretofore conducted by the Levering & Garrigues Co. at Dunellen, N. J. The latter company will hereafter confine itself entirely to its contracting operations, with offices as heretofore, at 552 West 23d st, while the manufacturing or fabricating end of the business will be conducted by the new Levgar Structural Co. The same parties are interested in both companies. It was stated that the change was made as a matter of convenience. No statement was made regarding the extent of the new capitalization.

THE GLIDDEN VARNISH CO., of 636-638 West 34th st, has sent a special representative to South America to place their concrete finishes and waterproofings among architects and engineers there. Their Mr. Tornero, a native of South America, sailed on the 25th of January to locate permanently in Buenos Ayres where he will have entire charge of the development of the concrete coating business of the Glidden Varnish Co. as pertaining to South American countries. Demands for Glidden varnish, according to an official of this company, are coming in from all parts of the globe and their export business during the last year in concrete finishes was enormous, through their principal sources of outlet, India, China, South America, and the North American continent.

THE NEW WEST POINT.—The Military Committee of the House of Representatives declined to incorporate in the Military Academy appropriation bill an allowance of \$3,000,000 for continuing the work of reconstruction. But the War Department authorities will make another effort to obtain the appropriation. Major General Barry, the new superintendent of the Academy, has had under consideration the final specifications for work necessary to complete the project. He was surprised to find that so much remained undone, and that the limit of cost imposed by Congress would not cover much construction which is absolutely necessary. Failure to authorize this work will leave the Academy in an uncompleted condition, and if nothing is accomplished during this session the effort will have to be renewed next year.

POLYCHROME CONCRETE.

BY ALBERT MOYER.*

A material which hardens into permanent stone, the component parts of which may be pre-selected and modeled into shape to meet the requirements of the use and fancy of the designer, has the distinct advantage of obtaining both color and texture at a cost far below that of cut stone.

This is illustrated by the Polychrome Concrete Vase exhibited at the Architectural League, Fine Arts Building, New York, during February, 1911, as per illustration.

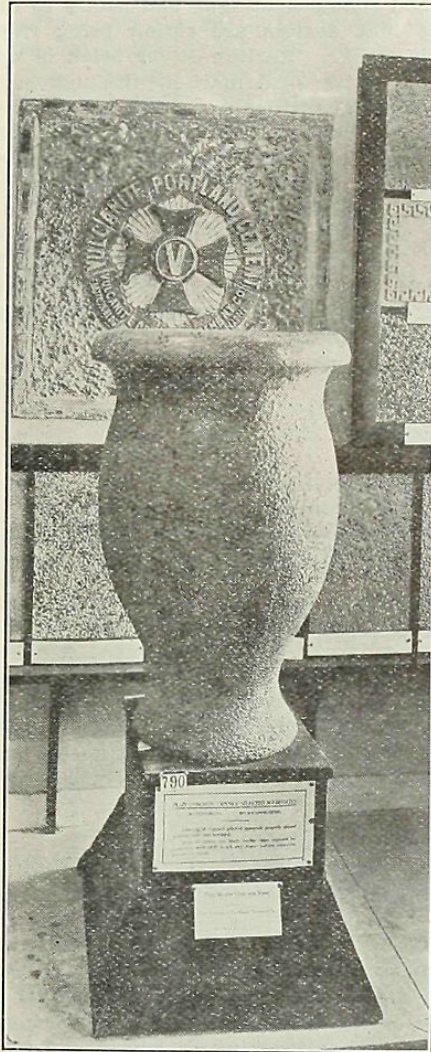
The Materials were "Vulcanite" Portland Cement, crushed black and crushed yellow marble screenings all passing through a No. 8 screen (1½ inch mesh), black and yellow marble chips, all passing through a half inch and all collected on a quarter inch screen.

These aggregates were mixed medium wet and moulded in a plaster mould. As soon as the concrete was hard enough to

hold in shape, which took about 48 hours, the inside core was removed. Inspection would then show as to whether it was safe to remove the outside mould. If sufficiently hard the outside mould was removed and the surface immediately scrubbed with a stiff house scrubbing brush and water. If this failed to remove the surface coating of cement, a wire brush was used. The concrete was brushed until the larger aggregates all appeared, and in order to obtain texture the brushing was continued until they were thrown slightly in relief.

The vase was then cleaned off with water and kept damp for a couple of weeks, after which it was washed off with a solution of diluted muriatic acid, 5 parts water. The acid was left on for a couple of minutes and then scrubbed off with clear water and a scrubbing brush.

The effect as to color, texture and form is permanent. The bonding material (Port-



POLYCHROME CONCRETE VASE.

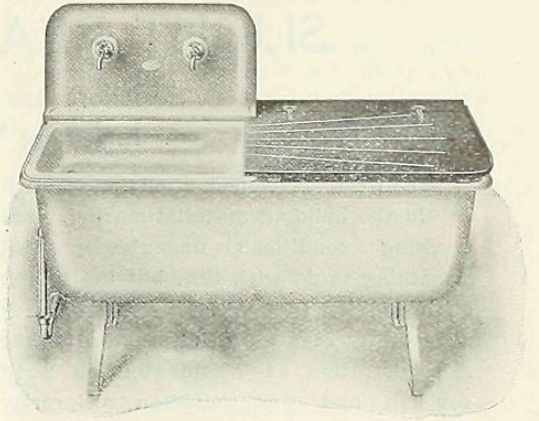
(Duplicate of the one at Architectural League.)

land Cement) is removed from each particle of stone, there being no artistic, practical or technical reason why the bonding material alone should be displayed to the eye.

This opens up a wide field for garden ornaments, decorative panels and balustrades for bridges, etc. The method and effect undoubtedly comply with all the fundamental principles of art.

Conservation of Kitchen Space.

The Shively Sanitary Tenements, at 77th and 78th sts and Av A, and other operations where space conservation is an important factor in quick renting, are equipped with kitchen devices manufactured by The Space Saving Appliance Co. of 135 West 20th st, Manhattan. They have been investigated by architects and sanitary engineers and have been endorsed as being the fulfillment of one of the needs of the time. One architect spoke of it as being somewhat in the relation of the elevator to the skyscraper.



SPACE-SAVING SINK AND DRAINBOARD IN USE.

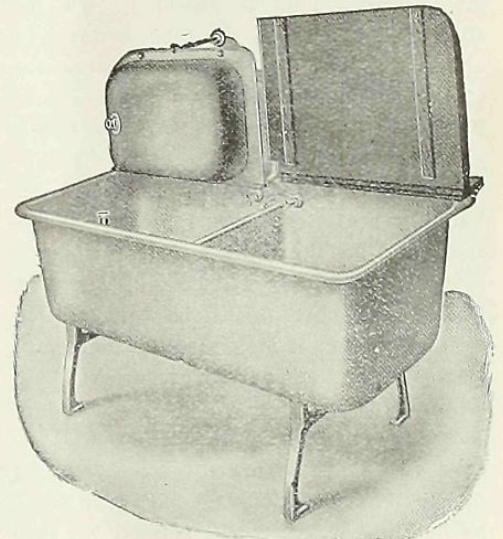
"Without the elevator," he said, "the skyscraper would not be possible. Without space-saving appliances the sanitary tenement or average modern medium-priced apartment would not be successful."

Space savers are actually what their name implies. One, for instance, is a sink with a large hardwood drainboard. When wash-day comes the sink and drainboard, which form the covers to the tubs, are lifted by a hinge at the back, out of the way and the center partition can be removed, thus permitting the use of the tubs for bathing purposes.

The sanitary feature is achieved by having a separate drain for the sink water so that none of it gets into the wash or bath tubs. It effects a real saving of valuable space as the whole appliance can be tucked away in an area, 26 by 28 inches. It also effects an economy in plumbing, for the three fixtures can be connected with two lines of pipe, one vent and one trap.

"The feature that most appeals to the homeseeker," said one builder, "is that the sink is higher than usual, hence backaches, so common to women who wash their own dishes, are unknown when these appliances are used. Both sink and drainboard are detachable so that they can be scrubbed and scalded to secure perfect cleanliness and to keep out incipient insect colonies."

The use of steel in the manufacture of the sink brings its weight down to only a few pounds. All metal is enameled white and baked so that it can stand almost the wear of real porcelain. Apartment and tenement-house builders find in this appliance great economy because it entails only one first cost. There is nothing about it to get out of order, the drain pipe is detachable so that it cannot become clogged, and it permits of wonderful cleanliness. The Space Saving Appliance Co. will send to any address literature regarding this and other space conservation appliances.



SINK AND DRAINBOARD RAISED TO PERMIT USE OF TUB.

*Assoc. Am. Soc. C. E. and manager of sales department Vulcanite Portland Cement Co.

SLIGHT REACTION IN BUILDING MATERIALS.

Effort to Strengthen Prices for Common Brick Checked by Inclement Weather—Cement Firmer—The Situation Analyzed.

THE week developed a slight reaction in the building material market. Bad trucking conditions undoubtedly had something to do with this, but the falling off in inquiry was caused by a temporary uncertainty regarding the program of the Administration at Washington on tariff revision and the Canadian reciprocity proposition. If the tariff is to be tinkered with again, a fluctuation in the security market is not unlikely and this will, in turn, be reflected in building projects.

Fundamental business conditions have not changed, but are in a period of readjustment. Slight variations from either State or National legislative programs will result in hesitation, and the ultimatum of tariff revision by the present House or a special session of Congress could cause prospective builders to revert to the policy of ultra-caution which prevailed early in January.

There are counteracting influences at work in this city, however. An exceptionally large supply of common brick is reported up the Hudson River and there is a large available supply of Portland cement, both of which are at exceptionally advantageous prices for immediate delivery. Sand has been sold as low as 25 cents a cubic yard this Winter. Last Fall it was from ten to twenty cents higher. Crushed stone is readily obtainable at low prices and structural steel men are anxious for business. Lumber supplies in this market are large and all grades can be bought at prices considerably below those which ruled last year.

The suburban market for building materials was somewhat different from that prevailing in Manhattan. Brooklyn dealers were in the market for materials early in the week, but were not so prominent later on. New Jersey purchases were here with inquiries for moderate quantities, but no contracts of importance were reported for immediate shipments save one for cement in the water supply district. Window glass interests are still supplying large quantities of material.

Efforts are now being made to hold prices firm. This is especially true of structural steel, and wire products have actually moved up a dollar a ton. Some of the mills have increased their capacities slightly. Whether this move will prove successful depends upon the developments of February and March. If building projectors accept present conditions and go ahead with their plans, the present over-supply will be taken care of, but if the curtailment in consumption continues long, it may result in a retraction of production with resultant high Summer prices.

Architects, therefore, will do well to take advantage of present prices and let prospective operations go ahead as early as building weather will permit, whether they be in Manhattan, Queens, Brooklyn, Bronx or the suburbs.

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

Snow Makes Business Light.

Common brick was not in active demand this week. This was due in part to bad riding conditions and partly to the fact that dealers are riding brick from their stacks. Raritan River brick is not in an active local market, although considerable quantities are going out on contract. Hudson River common brick are moving out slowly, although the sales last week were a little more than the arrivals. Prices are without change, from last week, Hudsons bringing \$5.25 to \$5.50 and Raritans are still held at \$5.50 to \$6 per M. nominal. Transactions at the West 52d st market for the week ending February 4, follow:

	Arrivals.	Sales.	Covered.
Left over, Jan. 30, 11.			
Monday	6	4	0
Tuesday	0	1	0
Wednesday	0	2	0
Thursday	0	1	0
Friday	0	0	0
Saturday	0	1	0
Total	6	9	0
Left over, Feb. 6, 8.			
Prices, \$5.25 to \$5.50.			
Quotations on covered cargoes, \$5.50.			

Conditions were ripe at the close of last week for a decided strengthening in the brick market, but the inclement weather and consequent slight reaction in construction work brought the price back to the former level. Enamel brick are held at \$60 a thousand for American size and \$70 to \$75 for English size, f. o. b. Perth Amboy.

Portland Cement Feels Spring Uplift.

Several manufacturers in the local market reported this week a more encouraging inquiry from dealers in the suburbs. This was particularly true of Queens. In the local market there was no perceptible change in demand, owing to inclement weather, but trucking was hard and material piled up in the New Jersey freight yards.

The present price level seems to be well sustained. There was a feeling of renewed confidence among the various companies and there is now reason to believe that prices will not drop any farther for the present, although no normal announcement was made during the last fortnight of the adoption of such a policy. Most of the companies are awaiting developments in the present crisis and for that reason are not aggressively in the local market for long term orders.

Building Lumber Reactionary.

A canvass of the building lumber trade shows a slight reaction. This is probably due, in part, to bad carting conditions. The reappearance of snow always has the effect of retarding new building projects and encourages postponement of operations. The inquiry continues to be steady, however, and this fact makes dealers believe that the reactionary movement is only temporary.

Architects will find cypress obtainable in lots of any size at easy prices. This

is because cargo purchases are very light, but this material probably will not continue at the present low levels when the building movement is fairly started. Yellow pine is steady as to demand and prices, but the tendency is for a better demand, and better demand in this material will mean stiffer prices on short notice. North Carolina pine, on the other hand, is going out briskly in small lots, although there was a decided falling-off in this business during the last few days. Weather conditions were undoubtedly responsible for this.

The hardwood market could be stronger, but February is a dull month for this material and that is why dealers are not worried. One authority said he expected a decided change in market conditions by the middle of the month, because he expected an early suburban building movement. Spruce prices should be easier. The long needed sledding snow has fallen throughout Canada and the Eastern Spruce regions, and the mills are able to work up to their full capacities, according to dispatches received by some houses this week. At present most of this supply is coming from Pennsylvania and as the demand is steady and somewhat above winter normal, prices have been on a \$23 basis.

A slight advance is reported in medium grades of white pine. Orders are fairly steady and for fair sized quantities. Stocks are light, therefore buyers will find prices firm.

SUBURBAN BUILDING PLANS LIGHT.

The week did not develop any increased strength as far as building plans were concerned, although the headway which has so far featured the new year was maintained. In Newark there was a decided falling-off in tenement house plans, the total value for last week being \$54,000 less than in the preceding week. Records show fifteen filings as compared with 25 the week before.

Paints and Colors in Normal Market.

White lead is finding a larger outlet as the season advances and prices are maintained at former firm levels. Red lead is seasonably quoted. Varnish interests have showed a tendency to develop strength this week, and most of this increasing business is for out-of-town architects, retailers taking a liberal supply in anticipation of better building conditions in the spring than featured last February. Standard can paint may be bought at moderate prices considering the fact that linseed oil still holds the position of between 94c. and 95c. a gallon, and turpentine is stiffening at 87c., a slight gain over last week.

Steel Men Hungry for Business.

All fabricators are aggressively seeking new business and little of it came out this week. In consequence, even the small orders are being canvassed. Contracts for about 50,000 tons are said to be pending which are expected to come out within the next few weeks. The tendency thus far in February has been for smaller business.

A representative of Levering & Garrigues Co. said this week that conditions in the local market were such that fabricators are looking more to keeping their organizations together than to large margins in new business. For that reason architects are finding good buying conditions, providing they can take prompt shipments.

On the other hand, the United States Steel Corporation has increased its ca-

capacity to 56%. Requirements for this city include the Cruikshank warehouse, the Post Office, the Woolworth Building and the Hotel McAlpin, only two of which, the Cruikshank operation and the Hotel McAlpin project, are going ahead. The Hay Foundry & Iron Company topped out the building at the northwest corner of 5th av and 26th st.

One authority in the tin situation this week said: "The continued downward tendency of pig tin is taking from the manufacturers of tin plate their plea for an advance of ten cents a box. Considering the decline of \$4 a ton in the price of tin plate bars and a net advance in pig tin, now equivalent to only 20 cents a box, the productive cost of tin plate has increased little or nothing since November 12, 1909. In the meantime much higher prices have been paid for pig tin, and the recent active demand for it, coupled with the heavy consumption, seems to warrant some increase in the selling prices of tin plate, and interests are now asking \$3.70 a box."

Reference to the change in name of the fabricating department of Levering & Garrigues Co. will be found in the Trade Notes.

Building Stone in Better Demand.

Granite has been sold in fair quantities during the last two weeks in this market. There is a very fair prospect that business will continue satisfactory and prices continue without change at 40c. to 45c. a cubic foot for promiscuous shapes, yard run of quarries in quantities, while Melford pink is in fair demand and unchanged at \$1 a cubic foot in promiscuous shapes. Limestone is quoted at 80c. a cubic foot from alongside on the dock, New York.

There has been quite a revival in blue stone, a large quantity of which is going into the suburbs. Slate flooring, one inch thick, can be had at \$1.20 a cubic foot for common and clear black is sold at 35c. and 40c. Vermont brings the same price. Vermont marble flooring, finished, ready to lay, brings from 50c. to 70c. a square foot. Italian marble can be had at from 70c. to 90c. Ordinary stair work, such as slate steps, is obtainable at 24c. a square foot.

Crushed stone is in very light demand at this time and few inquiries are in the market. There is unrest in the sand market. One of the largest shippers quoted 25c a cubic foot for sand here in New York City. There is almost an unlimited quantity at this price for nearby delivery. Special arrangements are possible for contracts running throughout 1911. The prospects in this specialty seems to be good for the remainder of the year.

Window Glass.

The condition of the glass market this week showed a little stiffening in regard to current supply, but it did not develop strength sufficient to warrant higher prices. Discounts are made to-day at ninety and fifteen per cent. from jobbers lists for all sizes of single and double strength. The net prices per box, 50 sq. ft. at the discounts made are as follows:

Size of Glass, Ins.	Single thickness.	
	A.	B.
6 x 8 to 10 x 15.....	\$2.27	\$2.16
11 x 14		
12 x 13 to 14 x 20.....	2.37	2.27
10 x 26 to 16 x 24.....	2.55	2.40
18 x 22		
20 x 20 to 20 x 30.....	2.70	2.50
15 x 36 to 24 x 30.....	2.80	2.55
26 x 28 to 24 x 36.....	2.95	2.65
26 x 34		
28 x 32 to 30 x 40.....	3.27	2.85
30 x 30		
32 x 38 to 30 x 50.....	3.80	3.25
34 x 36		
30 x 52 to 30 x 54.....	4.05	3.55

Private Ice Plants.

Many large apartments and hotels maintain private ice plants, or refrigerators, which amount to the same thing. A small motor circulates the brine and ammonia gas, and the temperature of the refrigerator is controlled automatically.

The new refrigerator is operated by electricity. In place of ice a "cooling liquid" is circulated by a small motor-driven pump. The scheme for keeping the refrigerator cool is the same as is used to make artificial ice. With the motor-driven pump ammonia gas is compressed to the point at which the gas liquefies (for pure ammonia is gas) and the heat generated by this compression is extracted with water jackets. This liquefied gas is conducted to the cooler through a pipe and allowed to expand in a coil. Of course as the gas expands it absorbs just as much heat from its surroundings as was generated in compressing it. This lowers the temperature of the interior nearly to the freezing point. From the expansion coil the gas is conducted back to the compressor ready for another cycle.

The beauty of the electric refrigerator is that it works absolutely automatically and with the perfection of economy. When the temperature in the "ice box" rises above a certain point a tiny electric device starts the electric motor which circulates the cooling liquid. As soon as the temperature drops to the desired point the same device, called a thermostat, stops the motor. The automatic devices control the apparatus indefinitely and there is no waste of electric power. So simple is the new refrigerator that it requires practically no attention except an occasional oiling of the electric motor and the compressor.

In many cases the amount formerly spent for ice would pay for the new refrigerator and the amount saved by keeping vegetables, meat, milk and other

things in the ice box will more than compensate for the cost of keeping a private ice plant.

The iceless ice box has been successfully used for some time in hotels, meat markets, fruit stores, creameries and in wholesale and retail houses where perishable goods are handled. Now it is to be made in sizes suitable for the home.—Electric News Service.

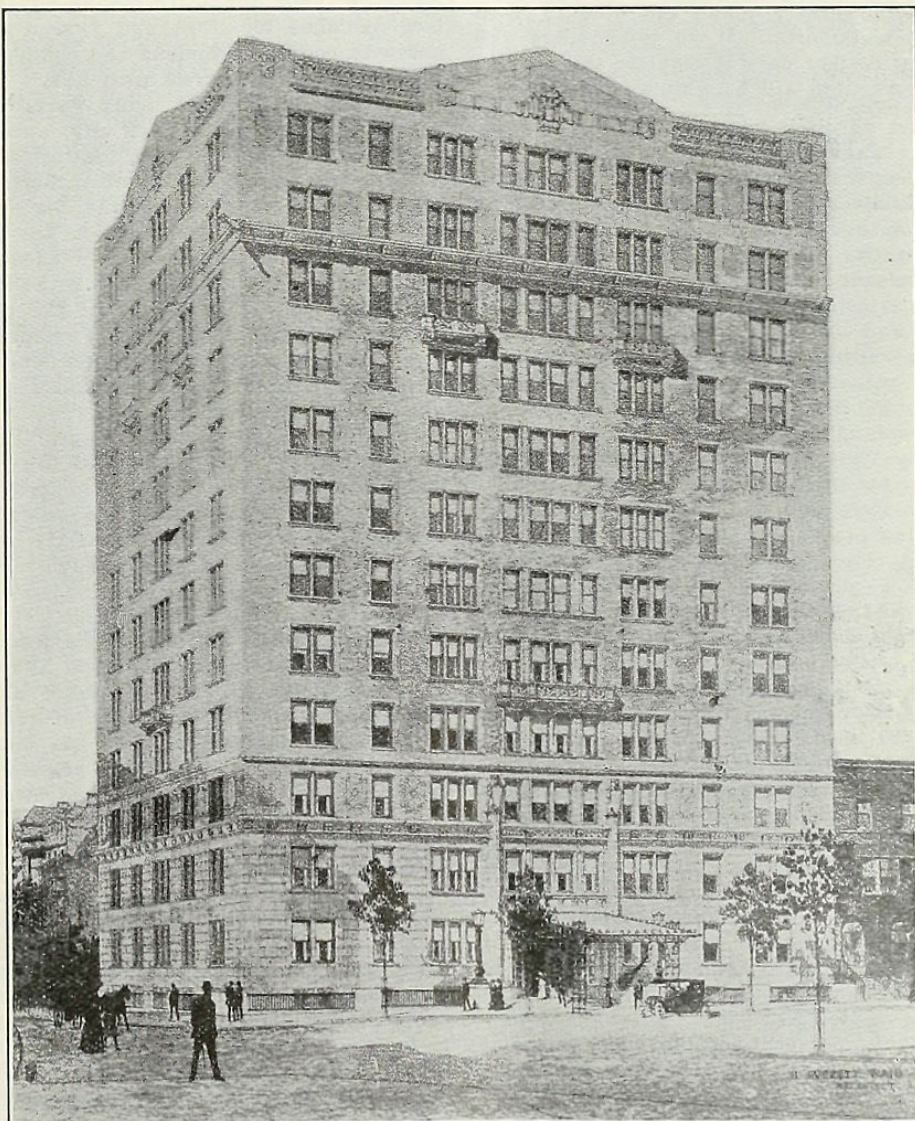
Glass Houses a Possibility.

Glass bricks are coming into use in France because they are hygienic and of easy make. The glass brick does not crumble or receive the noxious ambient dust found in the worn earth brick of ordinary manufacture, and it can be made of refuse glass, old window panes, broken bottles and the like.

In the best method, according to a local glass manufacturer who has just returned from France, the molten glass is run into molds capable of resisting the different heating and cooling degrees. The finished brick presents a smooth impervious surface. This new brick is used in walls, pavements, the side walls and flooring of bathrooms and hospitals, the waiting-rooms of railway stations and places of similar character in France.

For use in laboratories it offers the advantage of being immune from the influence of chemical products. In Grenoble, France, and in Germany (Hamburg and Berlin) houses are being built entirely of glass bricks. In Dresden and in other cities of Saxony they are coming into use in theatres, museums and other public buildings.

In Hamburg they are used in meat markets where they convey an impression of dazzling purity. In Milan the hospitals have adopted their use, and the schools use them because rooms walled with glass bricks receive more light.



UNDER CONSTRUCTION ON WEST END AVENUE.
Northwest corner of 82d street. D. Everett Waid, Architect.

—Demand not that events should happen as you wish, but wish them to happen as they do, and you will go on well.—Epicurus.

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

EVERY auction sale of real estate located in sections of Manhattan which have been or are at all likely to be active demonstrates that there is always a market for this commodity. This was again demonstrated this week by the auction of the King estate properties, which Bryan L. Kennelly so successfully sold. The offerings, while not large, were well located and brought many of the old-time operators and speculators to the auction rooms, the result being active competition and good prices. The particulars are given in another column. It might be added that one reason, and a very important one, for the success of the sale was the fact that the buyers, or rather the prospective buyers, felt that the property would actually be sold and that it was not put up simply to let go if prices were high enough; and that the highest bidder would get the property, no matter what the price. Owners and auctioneers have not yet learned this lesson, but when they do there will always be an active auction market.

The private sales market continues along conventional lines, with some indication of buying for Spring building. That there are many plots in Manhattan which builders can profitably improve is certain, BUT THEY MUST BE CAREFUL TO AVOID THE OVERBUILT SECTIONS, of which there are several. This can be readily done if the builder keeps in mind the fact that there has been over-building and does not charge at the first site offered simply because it carries a big building loan. While the building loan may be important, it will not procure tenants; neither does it regulate the amount of rent they will be willing to pay.

ESTATES AT AUCTION.

Joseph P. Day will offer in the Vesey st salesroom next Thursday, Feb. 16, at absolute executors sale, by instructions from the executors of the last will and testament of Claus Doscher, deceased, ten parcels, two of which are in Manhattan and eight in Brooklyn. Claus Doscher was considered one of Brooklyn's shrewdest pioneer operators, and was listed among the largest realty owners in Brooklyn.

On Thursday, Feb. 23, Mr. Day will offer by order of the executors to be sold absolutely to the highest bidder the following properties:

To close the ESTATE OF JULIA S. LOEW, deceased, 25 West 57th st, a 4-sty and basement brownstone and brick private dwelling on a lot 25x100. The sale of this property, which is close to the Vanderbilt and Whitney mansions on the 5th av corners of this block, will be viewed with considerable interest by the operators in the 5th av section, as 57th st is thought to be the logical termination of 5th av's business advance, and also in view of the fact that 57th st is being invaded by business.

To close the Estate of DAVID CHRISTIE there will be offered two 3-sty and basement cement and brick 3-family dwellings on lots 25x78.32x irreg. each, on the west side of Boscobel av, 24 ft. west of Plympton av.

Eighty per cent. of the purchase price may remain on bond and mortgage for three years at 5 per cent.

Title policy of the Title Guarantee & Trust Company will be given free to the purchasers.

David Christie was one of the largest building operators of his day; a pioneer of Harlem and the West Bronx.

An Absolute Executors' Sale to close an Estate 69 East 55th st, 4-sty and basement brown stone and brick private dwelling on a lot 16x100. This parcel also will be viewed with interest by the 5th av operators, as it is close to the rapidly changing 5th av section.

An Executors' Sale to close the Estate of Feist Samuels, deceased, includes 940 1st av, 4-sty and cellar brick tenement

with stores on a lot 25.1x74, and 1071 1st av, 4-sty and cellar brick tenement with stores on a lot 25.1x75.

The voluntary offerings include: 230-232 East 56th st, two 5-sty brick and brownstone tenements to be sold separately, on lots 25x100.5 each; 53 East 73d st, 4-sty and basement brownstone and brick private dwelling on lot 17.6x102.2; 210-212 West End av, two 5-sty brick tenements on lots 25x82 each, and 106 West 63d st, 4-sty and cellar brick tenement with stores on lot 25x100.

AMENITIES OF THE TORRENS LAW FIGHT.

Libel Suit Brought Against Mr. Lindner of the Title Guarantee & Trust Company.

Editor of the Record and Guide:

In your issue of Feb. 4, you published a communication from Mr. Walter Lindner, Chief Solicitor and Examiner of the Title Guarantee & Trust Company, wherein he attempts to answer a letter of mine in a previous issue with respect to the constitutionality and operation of the Torrens Land Title Registration Law. Evidently, Mr. Lindner was under considerable excitement when he penned his communication, as in his zeal to further the interests of his corporation and discredit the Torrens Law, he so far forgot himself as a gentleman and an attorney, as to attack me personally and professionally without justification or excuse. My reply to that portion of his communication is an action against him in the Supreme Court for Fifty Thousand Dollars damages for libel, and I send you herewith copy of summons and complaint which have been served upon him.

Mr. Lindner has had many years' experience at the bar of this city, and he ought to know by this time that abuse is not argument, and that vituperation and villification cannot supply the place of logic and reason. Such tactics are not permissible even in defence of a client.

Turning to that portion of Mr. Lindner's communication which is not personal and merely abusive, it is remarkable to find so many misapprehensions of law and fact from so learned and distinguished an attorney.

For example, Mr. Lindner says, "It is an element of every system of Torrens Title Registration, except that in force in this State, that there shall be an independent judicial investigation of the title which the applicant desires to have registered before a decree of registration and certificate of the title is issued."

If Mr. Lindner had taken the trouble to examine Section 391 of Article XII. of the Real Property Law he would have discovered that "No judgment of registration shall be made unless the Court is satisfied that the title to be registered accordingly is free from reasonable doubt." If the English language has any meaning this clearly indicates that the Court must make "an independent judicial investigation," before final decree is signed and such practice has been uniformly followed in this State.

Mr. Lindner also argues that rightful owners may be robbed of their land because "the registration vests an absolutely indefeasible title which is not open to attack from common-law wives, posthumous children, infant heirs, people with unrecorded mortgages, blackmailing strikers or from any source whatsoever." But of course, this means only that people

with unrecorded instruments or fictitious claims cannot attack the title after registration, and after the six months' period has expired within which they can come in and set up any legitimate claim which they may have to any right or interest in the premises sought to be registered. There is no record of any case in any of the States where the Torrens Law is in operation of a "true owner" who has been deprived of his property.

Mr. Lindner falls into a more serious error when he ventures to give a concrete example and states that in the Torrens Registration suit of Armstrong vs. Harlem Savings Bank et al, "the State interposed an answer showing that Mr. Hawes' client did not have title to this part of the premises but that the title was outstanding in other persons. Notwithstanding this answer, Mr. Hawes persuaded the former Attorney General not to defend the case when it came to trial, and the Court signed the judgment without familiarizing itself with the title, apparently believing itself to be authorized to register in plaintiff any title which she claimed."

This is a gross perversion of the facts and an unjustifiable reflection upon the Attorney General, as well as upon the Court which is not far removed from contempt. What makes Mr. Lindner so bitter probably, is the fact that the Title Guarantee & Trust Company rejected this title which was afterwards registered under the Torrens Law. The dispute arose over a small triangular gore which was left after the widening and straightening of the Old Kingsbridge Road. Mrs. Armstrong was the true owner of this gore of land adjoining the rest of her property and she had a quit claim deed from the city to the same, and had paid taxes thereon for many years. The People of the State of New York answered through the Attorney General and claimed an escheat to the State. When the case came to trial the Attorney General who had the burden of proof upon him to dispute plaintiff's claim found that he had no evidence to support his contention, and therefore submitted the matter to the Court. It is not true that "the Court signed the judgment without familiarizing itself with the title," as Mr. Justice Seabury, who is noted as one of our most careful and conscientious judges on the bench, took several weeks to go over the papers, including abstract of title, searches, and official examiner's report before he signed the final decree.

Mr. Lindner also refers to "cases (without naming them) in the Second Department which have gone through, registering as valid titles which were unmar-

ketable and in some cases (without specifying) absolutely defective," etc.

Probably Mr. Lindner refers to the celebrated case of Smith vs. Martin, where again the Title Guarantee & Trust Company was responsible for rejecting the title because forsooth in a foreclosure suit some 38 years ago, certain non-resident infants were not served personally, but appeared in the action by their guardian ad litem. This the Title Guarantee & Trust Company declared to be an incurable defect.

But the Appellate Division of the Supreme Court held unanimously to the contrary (Taylor vs. Emmett, 112 N. Y. Supp. 66) Code of Civil Procedure, Section 473.

It might be well to note here that the Title Guarantee & Trust Company through its own carelessness and negligence recorded a deed to this property wherein the name of one grantee appeared in the opening clause and the name of another grantee in the habendum clause, and when it was asked to rectify its mistake refused to do so unless it were paid Fifty Dollars (\$50) to obtain quit claim deed. It is hardly necessary to add that this money was not paid, but the defect was cured by the Torrens Registration proceeding.

Mr. Lindner also misstates the facts with regard to the case of American Land Company vs. Zeiss, and in one breath declares the United States Supreme Court did not decide the Torrens Law to be constitutional and in the next breath denounces the Court for deciding it to be constitutional.

The underlying principle of the suit to register titles to land, with publication of notice to all unknown claimants and a short statute of limitations under the Torrens Law is the same in all States where it has been adopted, and in sustaining the California statute the United States Supreme Court also upheld the Torrens Law in this State. It is impossible in the space of this letter to quote the long and exhaustive opinion of Chief Justice White, but I would recommend that Mr. Lindner peruse the same carefully and he may then take a different view of the case. It was claimed that under the Torrens Law a person could be deprived of his property without due process of law, which was inimical to the Fourteenth Amendment of the Constitution of the United States, but the Court, speaking through Chief Justice White, says in conclusion:

"These views dispose of all the contentions concerning the repugnancy of the statute to the Fourteenth Amendment which we think it necessary to separately consider."

Mr. Lindner also says that in this same case, "Zeiss improperly and by using the forms of law to cloak his theft, deprived the true owner of the reversion."

This is a remarkable statement coming from the representative of the Title Guarantee & Trust Company when the United States Supreme Court declared in this same case that "there is no claim that fraud, actual or constructive, was employed by Zeiss in obtaining the judgment complained of."

But Mr. Lindner soars to the heights of temerity, when he, as a mere attorney, attacks the august tribunal known as the United States Supreme Court and asserts that its decision in the Zeiss case "resulted in a land robbery."

Possibly, Mr. Lindner in his anxiety to avoid being enrolled in the famous "Ananias Club" has thought it safer to join the ranks of those who denounce our Supreme Court Judges as "fossilized," "obsolete" or "behind the spirit of the times." But let him beware lest a worse fate befall him and the Title Guarantee & Trust Company which cannot hope to withstand the onward progress of the Torrens System of Land Title Registration.

GILBERT RAY HAWES.

REAL ESTATE PROSPECTS BRIGHT.

Foreign Money May Be Secured to Finance Manhattan Realty.

Frederick R. Wood, of F. R. Wood & Co., Broadway and 80th st, places a discount on the talk that is current concerning the future of the real estate market in Manhattan. In a recent interview he declared emphatically that he desired to controvert any statements about any protracted dormant condition of the market. As a matter of fact, Mr. Wood believes that the prospects of real estate are exceedingly bright.

In his talk with the Record and Guide reporter, Mr. Wood particularly emphasized the fact that he was referring to big propositions. He admitted that it was somewhat difficult at present to determine the status of the market where big parcels were concerned. Here is the way he outlined the situation from his viewpoint:

"The builder who desires to dispose of his building in a growing section is confronted with many difficulties. His property is ready for occupancy or it is already occupied, and he wants to sell it. He must pay his workmen, and he needs the ready cash. What are the chances of his getting this money? He meets a prospective purchaser who owns property on, let us say, Spring st, Broome st or Grand st. The purchaser offers the equity in one or all of these properties and some additional cash for the new building. The builder is forced to take it. He is not conversant with the value of the buildings he is getting in return for his property, and in taking over three pieces of property at different points he really destroys his own market.

MUST MAKE A MARKET.

"The big problem therefore resolves into this: A market must be created for the handling of big propositions. The public must be infused with confidence, and I believe that we are coming to a time when the market for such a class of property will be created through the issuance of stock and bonds in denominations of \$100 to \$1,000. Now the probabilities are that capitalists from abroad will be interested in property in Manhattan and in other parts of the country and an international organization will be formed for the purpose of handling these securities.

"The trouble is that the public is too dependent upon the title companies, insurance companies, and the savings banks. They have a monopoly of the field, and the object of this organization would be to deal in first mortgages, and to finance the really big propositions in the real estate market."

Mr. Wood was asked whether as a matter of fact the nucleus of such an organization already existed, and if capitalists from abroad were ready to come forth with their money to engage in the real estate business in this country. In reply, he declined to commit himself, asserting that he was not in a position to say anything definite at present.

"But assuming that such an organization will come into existence it can readily be conceived what splendid benefits would accrue to the real estate market in Manhattan. Here would be the solution to the problem, for there would be plenty of money forthcoming and the entire market would receive a new and excellent impetus. The public would have greater confidence in realty values.

"Now, I know of a case where a certain building was erected and sold, a company having been organized to finance it. Shares were distributed and the building brought profits. Yet when certain parties tried to sell some shares of the company owning the building, shares

on which dividends had been declared regularly for a number of years, no market could be found for them. Here are securities that are gilt-edged, yet people will not buy them, but are perfectly willing to invest their money in railroad stocks, in industrial stocks and what not.

"The influx of foreign capital would prove a wonderful help to the men who are doing their utmost to improve the market. Its tendency would be to unloosen the funds that are tied up in buildings; funds that could be used for additional enterprises.

"It will readily appeal to those who are seeking to create a broader and healthier real estate field. That is the reason that I am a firm believer in the future of the market. I think that any movement looking toward the solicitation of foreign capital for real estate in this city and country should receive the hearty sanction and cooperation of every broad-minded real estate man."

DEBATE SUBWAY AGREEMENT

Special Estimate Board Committee and Interborough Officials Hold Several Conferences.

The principal feature of the subway situation this week was the inauguration of conferences between the Special Committee of the Board of Estimate and the officials of the Interborough Company. Incidentally, Mayor Gaynor in a message to the Board of Aldermen reiterated the stand that he has taken in the subway matter, and once more urged the feasibility of a single system. Mr. Gaynor took occasion to defend himself against attacks made upon him in which it was charged that he pledged himself during the campaign to advocate an independent system. He says that if an independent system were built, the public would later be sorry for it, and that during the campaign he promised to look after the best interests of the public.

Following the first conference between the Interborough officials and the committee it was intimated that the former would positively not agree to any modifications presented by the committee. This news, however, was not accurate or in any way authenticated, but the general impression obtained that the modifications were too radical to satisfy or meet with the approval of the Interborough Company.

Among other things, the Mayor in his message said: "The difference in the Board of Estimate is whether the city shall complete the system planned and laid out gradually from the beginning and partly built or abandon it, and build what is called by some an 'independent' system. As I have already pointed out we cannot build any system except the city system. And the phrase 'independent system' means independent and separate from the present system. The vast majority of the people are opposed to it. A double fare is a serious thing to most people. It seems to be an indisputable case that we should have one system connecting all the boroughs with a single fare all over the system.

"And when the principal routes of this so-called 'independent' system are traced out on the map, they are found to be the principal routes made out and established several years ago, as I have said, to complete the present subway system. If they should now be detached and made into a new system, with a new fare to pay the people would never cease to regret it."

CHARLES STRAUSS, a member of the law firm of Strauss, Reich & Boyer, has been appointed a member of the Board of Water Supply, by Mayor Gaynor. He succeeds Charles A. Shaw. This completes the reorganization of the Board of Water Supply.

DINNER OF THE BOARD OF BROKERS

Governor Dix Says City's Problems Cannot be Solved in Albany or Washington—Receiver Whitridge Attacks Press and Public Service Commission—Comptroller Says City Will Receive Its Rights and Defends President Mitchel.

GOVERNOR DIX in his speech Wednesday night at the fifteenth annual dinner of the Real Estate Board of Brokers at the Waldorf Astoria, by a chance remark, almost promised that he would see that New York City should have home rule, at least so far as was within his power. He said "Home rule for New York" is what he stood for and Comptroller Prendergast in his address was not slow to remind him of where the greatest danger to "home rule" came from, and to draw to his attention the fact that a bill had already been introduced in the Legislature creating the office of Vice-Mayor of the city and curtailing the powers of the President of the Board of Aldermen.

Francis E. Ward, the toastmaster, in introducing the speakers was in his usual happy and entertaining vein. In introducing the Governor he said that he knew Mr. Dix was an optimist after his own heart.

THE GOVERNOR'S SPEECH.

The Governor made a business-like speech, laying great stress upon the necessity for rigid economy. He said:

"I have not come to your feast to charm you with rhetoric, nor to attempt to entertain you with anecdotes, nor to instruct you by imparting wisdom and the multiplying of words.

"I am not an orator or a statesman. Like the members of the Real Estate Board of Brokers, I am a plain ordinary New York business man. It is a privilege to come into personal contact with a body of keen and successful business men whose optimism and enthusiasm and largeness of vision have made their calling a means of profit to themselves, but in far greater measure a benefit to the community in which they live.

"It is not enough to live in New York. You should also live for New York, giving to the city and to the State that which is of far greater value than the taxes you pay—personal service for the common good, by personal participation in the affairs of government. Never has there been a time when the need was more urgent for the application of the highest business integrity and the best business methods to the conduct of the public business.

"In the State of New York governmental extravagance has grown apace until the estimated annual cost of the State government approximates \$50,000,000, and is \$13,000,000 in excess of the estimated revenues of the State. I need not tell you that such a condition is deplorable and full of danger. It is, however, the condition that confronts the present State administration, and in the efforts I am making and will continue to make to establish a policy of drastic retrenchment and reform without impairing the efficiency of any department of the State government I expect your aid and co-operation regardless of your political faith and party affiliations.

"Let me be frank with you. When the pruning knife is inserted, hostile influences at once become active at the behest of the beneficiaries of extravagance. These influences seek to thwart and defeat by appeals to personal and political prejudice and by misrepresentation of facts and conditions.

"The theory of economy in administering public affairs is one we all accept, but when we establish economy through the abolition of useless offices and wasteful commissions then comes the tug of war. Let us take an example: The State

Highway Commission is building boulevards instead of good roads. This absolutely independent and irresponsible commission is adding enormously to the cost of road construction by importing material from outside the State instead of utilizing the resources of the localities where the roads are built. It is spending 20 per cent. of the cost of roads in engineering fees and salaries for supervision. Extravagance runs riot. Yet the Governor of the State is helpless to effect reforms except as he can obtain amendment to existing laws. When the attempt is made to amend the laws with the purpose of establishing a rational system that will increase the mileage of road construction and yet save money to the taxpayer, the influence of the beneficiaries of the present system is felt even in high places and in a hundred ways. Personal attacks and calumny are not disdained as weapons. But neither one nor the other will swerve the present Executive from doing his duty as he understands it.

"Expenditures of Government are at best largely unproductive. But when they are unnecessary or extravagant they become doubly wasteful. They then decrease the facilities of employment for both capital and labor, and thereby inflict loss and damage on employer and employee. To me this seems to be an elementary proposition, and is the reason why I stand for an administration of State affairs based on the simple principle of honesty, economy and efficiency. This State Government of ours has no independent source of income out of which the cost of State Government can be paid. Every dollar comes from the pocket of the citizen, and the welfare and the rights of the community demand that not a dollar shall be taken except for a legitimate and an honest purpose."

F. W. Whitridge, receiver for the Third Avenue Railway Co., was very pessimistic concerning our city government; he said he wanted to talk about our New York City because its human interest "makes it the most marvellous city which exists." He spoke of its cosmopolitan character, its charities and then made the following (complimentary?) reference to the Public Service Commission:

"We have here a comic supplement to the city government known as the Public Service Commission. They have dedicated themselves to the axe, with the almost unanimous approval of everybody who knows anything about them, yet a considerable number of people who do not know about them look upon them with the sort of approval they look upon the chronicles of Buster Brown or Little Nemo. In a much more serious case we lately had in this town a series of strikes. Murder was done, people were taken out of cabs, the cabs wrecked, and men and women repeatedly stoned and insulted, and the authorities seemed to think it would all come out right, and public opinion acquiesced, but one night a friend met a policeman who ought to be here to-night, for he had real courage and did real thinking. He was asked how long this sort of strike was going on. He answered, 'Well, we have an extra detail of 300 and act under orders.' 'How long would it last if you were told to stop it?' my friend asked. 'About twenty minutes,' he answered."

Mr. Whitridge had a few words to say about the newspapers and the Associated Press, saying:

"The papers in this town have an association among themselves called the Associated Press, which because of its means and the circumstances of the case

is a real monopoly. Its object is to collect news and it operates in restraint of everybody's trade in that article, except its own, in a manner which must make the Standard Oil and the Tobacco Trust green with envy. This whole land is now waiting with bated breath for the decision of the Supreme Court in the cases of those two corporations. Should it be in favor of the Government I suggest to all the trust busters that the first case to be taken up should be against the Associated Press. That will show courage. It will be amusing, because for the first time the Government will have an opponent who can talk back. It will be popular, and even you gentlemen (to the reporters) will be tranquil in the thought that your proprietors, who have grown enormously rich on the fruit of your labors, are to be brought back from their luxurious resting places in the Old World and docked beside the ordinary capitalists you have been employed for so many years to denounce."

Comptroller Prendergast had some trouble in getting out of the hole in which the toastmaster had put him, but did so by saying "we will let the dead past bury its dead and get down to the present."

"I have to take inspiration from much that has been said here by Gov. Dix and Mr. Whitridge. I commend the Governor most heartily for his utterance on the subject of home rule and I commend to you as your best thought his splendid defence of that principle. I believe in New York governing itself. But while we are so anxious to protect New York City from the ravages of legislation attributed to St. Lawrence or Saratoga counties, for instance, let us not forget that in every Legislature we are in extreme peril from the representatives of New York itself.

"Most, if not nearly all, of the legislation which tends directly or indirectly to the suppression of home rule for this city originates with our own representatives at Albany," he continued. "To-day a bill regulating the pay of street sweepers in New York City is up before the Legislature and that bill was introduced by a New York member. Last year it was another New York member who introduced a measure dealing with the vacation period of per diem employees in the city of New York. That is one example and here is another:

"A year ago the people of this city elected a President of the Board of Aldermen [cheers for Mitchel] and they did so presumably with full knowledge of the powers the Charter gives him and with a full appreciation of his capacity to fill that office. To-day in direct violation of the very fundamentals of home rule it is proposed to deprive that official of one of the most important of his prerogatives in a bill introduced in the Legislature by a member of the New York delegation.

"Now that for specious reasons, which cannot be discussed in public, it is proposed to deprive this officer of his powers I hope that Gov. Dix will stick by what he has said about home rule here to-night and prevent in the final instance, if it gets to him, this political enormity.

"These people propose to give us a vice-mayor. What we want is not a vice-mayor but a Mayor, who can stop vice. John Purroy Mitchel showed us last fall that he could stop vice. We want it so that if for any reason, unavoidable or otherwise, the present incumbent of the Mayor's chair should retire before the end of his term we may have in his place a man who can stop vice, a man not shorn of his prerogatives."

Among those at the guests' table were U. N. Bethell, Harry S. Black, George C. Boldt, Edward B. Boynton, George G. De Witt, Robert E. Dowling, Abram I. Elkus, Edgar J. Levy, L. S. Miller, President Ralph Peters of the Long Island Railroad, Lawson Purdy, James A. Roosevelt, B. Aymar Sands and Corporation Counsel Archibald A. Watson.

The Attendance.

Wm. Crittenden Adams, Saml. F. Adams, Jr., Robert Adamson, Harry Ahern, John W. Ahern, A. W. Allen, Frederic H. Allen, Moses Altman, Leon S. Altmayer, Frank D. Ames, Alfred V. Amy, J. S. Anderson, Chas. E. Annett, Richard A. Anthony, Wm. H. Archibald, Collin Armstrong, Harry T. Arnold, George D. Arthur, Albert B. Ashforth, Albert H. Atterbury, D. C. Atwood.

R. G. Babbage, Austin L. Babcock, W. Willard Babcock, Joseph Bailey, Louis M. Bailey, H. D. Baker, Wm. S. Baker, Geo. E. Baldwin, Wright Barclay, G. W. Barney, Henry R. Barrett, Thomas Barrett, James V. Barry, Walter H. Barry, Thos. H. Baskerville, Ernest T. Bauer, A. M. Baumann, Mr. Beal, A. Beinhauer, Edwin Q. Bell, Edwin C. Benedict, Julian Benedict, Russell Benedict, Edgar L. Benjamin, Wray A. Bentley, Joseph Berger, Benjamin Bernstein, Louis Bernstein, Chas. A. Berrian, Chas. B. Best, U. N. Bethel, Leo S. Bing, Harry Birnbaum, Mortimer Bishop, Miltford Bishop, Harry S. Black, Franklin Black, R. P. Bliss, Adolph Bloch, Henry Bloch, Walter Bloer, Edward Blum, George Blum, Chas. J. F. Bohlen, Geo. C. Boldt, Wm. J. Bolger, Enos S. Booth, Chas. L. Borck, G. D. Borden, Middleton S. Borland, Henry Boschen, J. Fred Boss, R. V. Bourke, Frank A. Boyle, Edward B. Boynton, H. D. Brennan, Robert Bridgman, Louis V. Bright, Wm. H. Britigan, Thos. F. Brogan, Robert Brooks, Ward Brower, E. W. Browning, Geo. F. Brown, Geo. S. Brown, Gerald R. Brown, Jos. F. Brown, Lathrop Brown, M. F. Brown, Thaddeus L. Brown, Wm. I. Brown, Harry C. Bryan, Charles Buckbee, G. E. Buckbee, Frank Bulkeley, B. G. Burnett, Cyril H. Burdett, Elton Burroughs, George Burling, Jas. I. Burke, John P. Butler.

C. Alfred Capen, David P. Canavan, John C. Canavan, Wm. B. Cardozo, Jas. A. S. Carpenter, Hon. Edw. J. Carr, Frank E. Carstarphen, W. H. Case, S. Cederstrom, Barton Chapin, M. S. Chappelle, R. O. Chittick, John J. Clancy, W. H. Class, Pierre M. Clear, J. Wray Cleveland, Walter H. Clough, Albert S. Coffin, Edwin W. Coggeshall, John P. Cohalan, Max Cohen, Samuel Cohn, Wm. A. Cokeley, Geo. S. Coleman, Frederick P. Condit, Arthur R. Conkling, John Conron, F. L. Cooke, Samuel H. Combs, S. D. Cooper, Geo. J. Corbett, Geo. W. Cornell, Geo. B. Corsa, Jas. T. Cortelyou, John T. Couch, E. D. Coulter, Sherman Cox, Geo. H. Creasey, Jos. D. Cremin, W. A. Crosby, Chas. E. Crowley, J. D. Cronan, Chas. E. Crowell, Jr., Wm. M. Cruikshank, A. B. Cruikshank, Warren Cruikshank, Mr. Cruikshank's guest, Norman Crystal.

Herbert J. Dahn, Clark G. Daily, John J. Danhar, Remsen Darling, Wm. A. Darling, Hon. Wm. E. Davis, J. Clarence Davies, Floyd W. Davis, G. Richard Davis, H. B. Davis, James R. Day, Joseph P. Dav. Ricardo M. De Acosta, A. L. Dean, W. L. De Bost, Maurice Deiches, Lieut. E. G. De Kay, John H. Delamater, William Ray De Lano, Frank Demuth, Garret Z. Demarest, Guy Carleton Dempsey, Sidney W. Denzer, Edward DeNoyelles, Henry W. Desmond, Herman De Selding, Joel S. De Selding, Edwin J. Devlin, Edward De Witt, Wm. G. De Witt, Geo. G. De Witt, Clarence C. Dickinson, Charles Dietz, A. B. Diller, Hon. John A. Dix, Chas. P. Doelger, Peter Doelger, Jr., P. F. Dolan, W. H. Dolson, John T. Dooling, Jos. W. Doolittle, Hon. Victor J. Dowling, J. Hampden Dougherty, Robt. E. Dowling, Geo. W. Drennan, J. D. Drew, Geo. F. Drew, W. J. Drummond, Geo. B. Dunning, A. N. DuMahaut, Chas. E. Duross, Elmer Dwigings, Jas. J. Dwyer.

Frank Eberhart, Marcus Eberhart, Clarence W. Eckardt, J. A. Eckert, Franklin Edson, Chas. W. Eidl, L. Eisenberg, B. F. Einstein, Abram I. Elkus, Lawrence B. Elliman, Edgar Ellinger, Millard H. Ellison, J. K. Emmet, Jos. L. Ennis, Amos F. Eno, D. V. Eskell, Mr. Evans.

W. B. Falconem, Jos. H. Fargis, Eugene Fay, Byron M. Fellows, Hon. Barr Ferree, Frank Harvey Field, E. S. Fink, Edward R. Finch, Geo. Finck, Leon O. Fisher, Jacob J. Fischer, Fred Fischer, John Fitzgerald, G. W. Flater, Samuel Fleisch, Geo. A. Fleury, Henry Fliegenheimer, Chas. H. Focht, Wm. Henry Folsom, Geo. H. Folwell, Chas. F. Forman, Chas. S. Fowler, Girard S. Fox, Jas. Frank, Frank B. French, Chas. P. Fries, Kerwin H. Fulton, F. C. Furlow.

E. P. Gaillard, Foster T. Gains, Chas. E. Gallagher, C. G. Galston, John F. Galvin, Louis Geib, P. A. Geoghegan, Robt. Gibson, Jas. M. Gifford, F. H. Gilchrist, Geo. J. Gillespie, A. N. Gitterman, J. R. Glendenning, A. F. Gloyer, S. P. Goldman, Wilbur C.

Goodale, A. Gorsch, Daniel F. Gordon, R. A. Grannis, Jr., Ernest R. Graham, Thos. P. Graham, Wm. G. Green, Harold Grey, Jacob Green, F. W. Gridley, Wm. G. Grossman, C. R. Guerin, Chas. Gulden.

Louis Haas, Nelson B. Hadley, J. Hagerup, A. M. Haigh, Arthur W. Hall, W. W. Hall, Chas. V. Halley, Chas. Hammel, S. Carman Harriot, E. C. Harding, Chas. J. Hardy, Clarence C. Harmstad, Jos. M. Harson, Wm. N. Harrie, C. A. S. Hatfield, Geo. B. Hayes, Morris H. Hayman, Saml. Hecht, Emmanuel Heilner, C. E. Heitman, Frank Hendrick, Wm. F. Hencken, Geo. K. Herr, Edwin H. Hess, N. J. Hess, Mr. Hess's Guests, Wm. B. Hincley, Stuard Hirschman, Nathan Hirsch, F. G. Hobbs, E. O. Holter, Chas. E. Hollister, Harry Hooker, Michl. J. Horan, Jas. F. Horan, John G. Horgan, Henry Hotchner, Philip I. Hover, Geo. S. Hubbell, Brian G. Hughes, Brian G. Hughes, Jr., Robt. Huntley, Richard M. Hurd, Randolph Hurry, Charles Hvass, David H. Hyman.

John Irving, Jr., Isidor R. Isaacs, A. H. Ivins, Saml. E. Jacobs, R. Jemison, Jr., Edwin Jenks, Chas. H. Jewell, Willard H. Johns, Frank E. Johnson, Jr., Le Roy W. Johnson, Luman W. Johnson, Chas. Jones, Louis M. Jones, Thos. W. Jones, Aleck Kahn, Alleck Kahn, Fredk. D. Halley, Max Katz, Theodore A. Kavanagh, John J. Kavanagh, Geo. Keegan, Chas. G. Keller, Hugo P. Keller, Bryan L. Kennelly, Geo. Ketchum, Gerhard Keuhne, Patk. Kiernan, Francis H. Kimball, Edw. L. King, Thos. J. King, Wm. H. King, A. P. W. Kinnan, John P. Kirwan, Benj. Klee, Jos. F. Knight, A. L. Knoepke, Chas. S. Kohler, Wm. Kohn, Dr. Abraham Korn, Chas. G. Koss, Thos. Krekeller, Wm. J. Kuder, John C. Knight.

Peter C. La Forge, Wm. A. Lambert, J. W. Lawrence, Robt. H. Lawder, Edw. Leach, A. E. Lefcourt, Chas. B. Lefcourt, Dr. Geo. A. Leitner, C. A. Leidy, M. V. Lenane, Chas. J. Leslie, Warren Leslie, Edw. A. Lester, Wm. C. Lester, Edgar J. Levy, M. A. C. Levy, Harold Lewis, Walter Lindner, Richard T. Lingley, Chas. E. Littlefield, J. H. Livingston, Jr., Wm. H. Locke, A. G. Lockett, Frederic I. Lockman, Chas. C. Lockwood, Harry J. Luce, Jas. B. Ludlow, Ira A. Lurie, Jas. A. Lynch, W. J. T. Lynch.

F. E. McAvoy, Edw. D. McAvoy, Frank McCabe, W. F. McClelland, John H. McCooey, J. A. McCormick, J. S. McCulloh, Frank W. McDonald, Robt. E. McDonnell, Frank B. McGay, Jos. L. McGee, Jas. A. McGrath, Jas. A. McGroff, J. C. McGuire, L. M. D. McGuire, R. K. McGuire, Martin McHale, J. Ross McKee, Wm. A. McLaughlin, Morgan D. McMonegal, M. McNamara, Wm. Maalister, Jas. V. Macdonald, Ronald H. Macdonald, E. D. MacMannus, Alfred J. Madden, Edw. M. Maguire, Dudley Field Malone, Fredk. Mark, Henry A. Mark, F. Marquardt, Russell Marston, Chas. J. Martin, Newell Martin, Robt. A. Martin, Saml. H. Martin, W. M. Martin, J. Edw. Mastin, Warner B. Matteson, Chas. E. Mayer, Jacob H. Mayers, G. Halsey Meeker, Jesse T. Meeker, Wm. H. Mehlich, Louis F. Menage, Maurice B. Mendham, Wm. A. Merriman, Fredk. J. Middlebrook, Henry F. Miller, L. S. Miller, Philip O. Mills, Louis Moeschel, Chas. Molesphini, Gilbert H. Montague, D. Monod, Jas. A. Mooney, Kneeland Moore, J. W. Mooyer, Henry Morgenthau, J. C. Morgenthau, Maximilian Morgenthau, Maxmilian Morgenthau, Jr., Wm. Morgenthau, Wm. G. Morrisey, Geo. T. Mortimer, Arthur G. Muller, Geo. Muller, Michl. J. Mulqueen, Hon. John J. Murphy, Jas. R. Murphy, Wm. Murphy, Timothy Murray, Joseph J. Mooyer.

Wm. R. Nash, Benj. Natkin, Edw. W. Nestler, Arthur T. Nicholson, H. M. Norris, Wm. J. Norton, Chas. H. Northrop, Chas. F. Noyes, Jas. C. Nugent, John P. O'Brien, Chas. D. Olendorf, Harold A. Olsen, John F. Oltrogee, Chas. E. O'Malley, Hamilton C. O'Neill, John F. O'Reilly, Simon E. Osserman, Leon Ottinger.

J. Wallace Page, W. Palmer, Rex L. Paris, John W. Paris, Franklin L. Partridge, Wm. B. Parker, Arthur D. Payne, Walter F. Peacock, Edw. A. Pearsall, W. Albert Pease, Jr., Wm. Peiser, Chas. C. Perry, Jas. K. Perry, J. P. H. Perry, Robt. G. Perry, Curtis A. Peters, Ralph Peters, John J. Pheelan, John J. Phelan, Isaac Phillips, A. H. Pincus, Chas. Pincus, Louis Pincus, H. H. Pittinger, Hon. Wm. Popham Platt, W. H. Polhemus, David Porter, E. Clifford Potter, Jos. L. Prager, W. E. Preble, Hon. W. A. Prendergast, Geo. Price, Wm. F. Prince, Seward Prosser, Hon. Lawson Purdy, Mr. Purdy, Wm. M. Quinby, Jas. Quinlan, Wm. H. Quinlan, Jos. J. Quinn.

L. J. Rabbage, Louis Rader, Henry Rafalsky, Robt. R. Rainey, Clarence J. Ramsey, James Rascover, Edw. Rascover, Capt. Russell Raynor, F. H. Reeve, Dr. Chas. A. Richardson, Edw. Riegelmann, W. P. Robbins, Allan Robinson, Raymond P. Roberts, Harold Roberts, J. Brewster Roe, Harry Rogers, Noah C. Rogers, W. H. Rohrback, Jas. A. Roosevelt, Wm. D. A. Rose, Harry L. Rosen, Arthur Rosenberg, Alex. Rossner, John M. Ruck, F. S. Rufmer, Irving Ruland, A. R. Rowantree.

Randall Salisbury, Fredk. M. Sanders, B. Aymar Sands, Lewis S. Samuel, Chas. P. Sawyer, H. Schieffelin Sayres, John V.

Schaefer, Chas. J. Schaeffler, Jr., Henry A. Schenck, Jos. Martin Schenck, Chas. H. Schenle, E. P. Schinsky, Emil H. Schintz, Conrad Schlosser, Chas. A. Schrag, Louis Schrag, Martin H. Schrenkeisen, Otto S. Schuloff, Chas. E. Schuyler, D. G. Scott, John F. Scott, Thos. E. Scowcroft, Jos. P. Scully, Thos. F. Scully, Wm. Seeligberg, I. Lincoln Seide, Horatio J. Sharrett, Wm. H. Shaw, Jr., W. J. Shearer, Dr. B. D. Sheedy, Isaac W. Sherill, Wm. Shields, Geo. W. Short, Wm. Allaire Shortt, Robt. E. Simon, Francis H. Sisson, A. M. Slaughter, Hugh Slevin, J. A. Slicher, Fenwick B. Small, C. Imbrey Smith, Frank E. Smith, Frank I. Smith, Percy F. Smith, Thos. F. Smith, Moses J. Sneudaira, Elisha Sniffen, Henry O. Sniffen, A. L. Snyder, T. W. Spear, Jas. B. Speyer, Walter Stabler, Morris R. Stang, Paul Starrett, Robt. L. Stanton, Henry Steers, Wm. H. Steinkamp, Cyril S. Stephenson, J. B. Stewart, Nathan Stern, A. E. Stilger, Edw. J. Stiner, John M. Stoddard, J. J. Storms, Jr., S. M. Strock, M. J. Strock, W. S. Sullivan, Harold Swain, J. Edw. Swanstrom, Frank J. Sinnott, S. G. Stewart.

S. T. Teets, Wm. C. Tegethoff, F. B. Tench, Hon. Henry S. Thompson, Jno. M. Thompson, Raymond B. Thompson, Howard F. Thurber, Henry N. Tift, Fredk. W. Tollev, E. W. Townsend, E. A. Tredwell, Rudolph Troest, Arthur Truslow, Chas. E. Trotter, Jos. R. Truesdale, Anton L. Trunk, G. Owen Tucker, Wm. J. Tully, Geo. B. Turrell, Wm. H. Turrell, A. B. Turner, Arthur S. Tuttle, Frank H. Tyler.

Harvey I. Underhill, Thos. T. Uren, A. J. Van Beuran, C. Van Hise, Chas. M. Van Kleeck, Wm. J. Van Pelt, T. A. Van Wickle, Thos. F. Viator, Chas. F. E. Vogler, Edw. C. H. Vogler, John Volz.

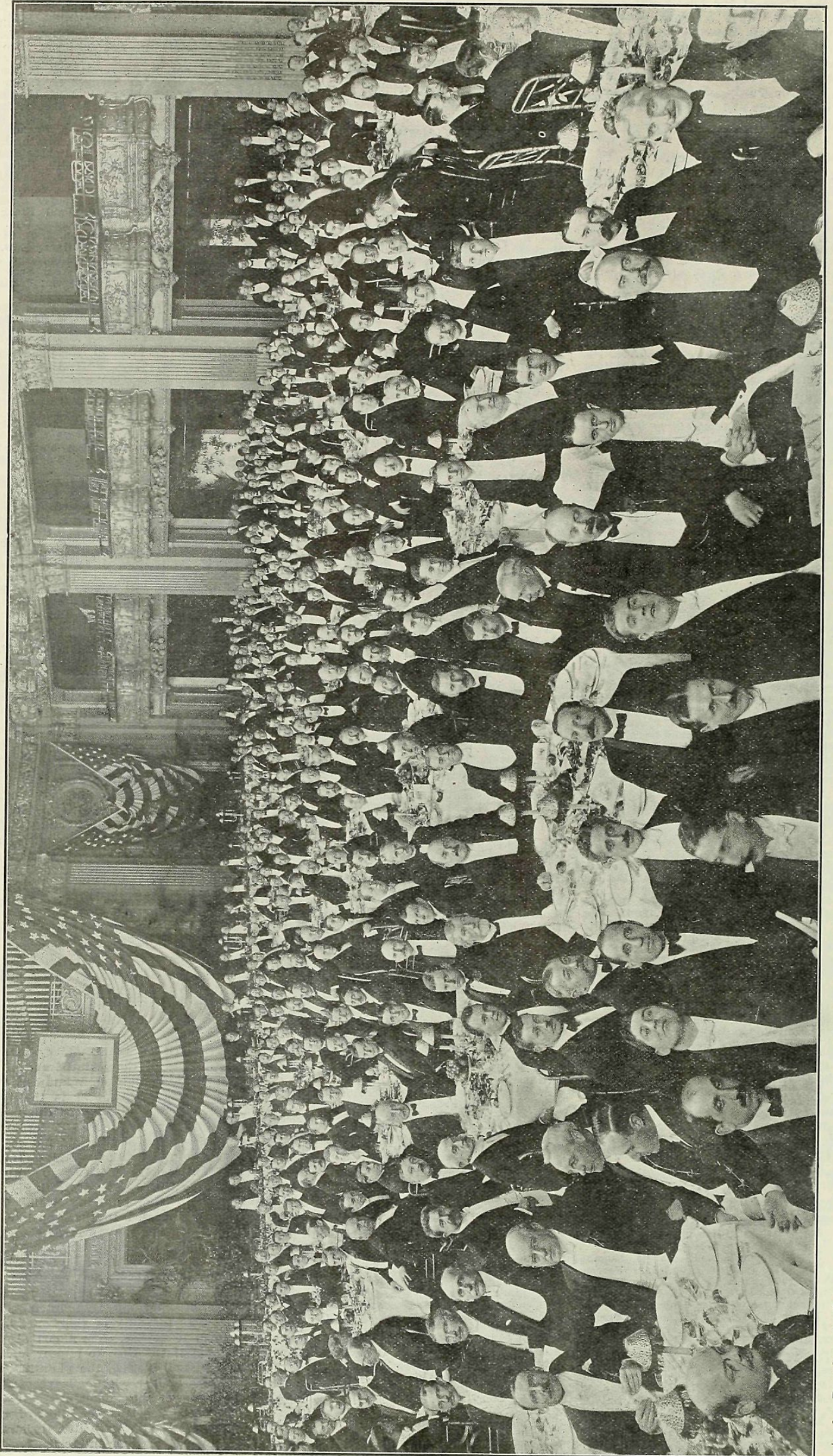
E. E. Waite, Hon. Edmund W. Wakelee, David Wallace, J. Irving Walsh, M. P. Walsh, Francis E. Ward, Jos. H. Ward, Geo. Flint Warren, Jr., T. Ward Wasson, Hon. Arch. R. Watson, I. Stewart Watson, Thos. Watson, F. P. Weaver, Danl. T. Webster, Walter M. Wechsler, Nathan H. Weil, Benj. Weiss, Col. J. Hollis Wells, Jas. L. Wells, Dr. Geo. Wenner, Jos. Wenner, Dr. J. V. E. Westfall, Jas. H. Westcott, John J. Whalen, Edw. G. Whitaker, J. G. White, Irving S. Whiting, W. H. Whiting, Henry H. Whitman, Percival J. H. Whittaker, F. W. Whitridge, J. A. Wigmore, W. R. Whittingham, Ransom E. Wilcox, Nathan Wilson, Jesse Wineburgh, F. R. Wood, T. I. Wood, F. S. Woodruff, F. O. Woodruff, S. H. Woodruff, Herman Wurm, J. Edw. Wyckoff, Harlan P. Young, Chas. R. Young, Edwin E. Zittel, Chas. H. Zehnder.

Torrens Law Decision.

The Appellate Division of the Supreme Court has just decided on an interesting phase of the Title Registration Law. This decision affects the first title registration certificate issued in this county. Gertrude D. Hawes applied for registration of the title to property which she claims to own, and Samuel J. Clarke and Joseph F. Snipes, who own adjoining property tried to make themselves parties to the proceeding through their attorneys, Cowing, White and Wait. Gilbert Ray Hawes, attorney for Mrs. Hawes, returned the notice of appearance and resisted the attempt of the adjoining property owners who applied to be allowed to become parties to the suit, so that they might protect the interests which they claimed to have in a retaining wall.

This wall is on the boundary between the properties of the plaintiff and of the two applicants. Cowing, White and Wait moved for leave to appear in the action on behalf of their clients and this motion was denied by the Court. According to the opinion, these parties did not seek to oppose the registration of Mrs. Hawes' title, but only desire to appear for the purpose of protecting their interests in the retaining wall. They thereupon appealed to the Appellate Division, which has just reversed the Court below, holding that any party asserting an interest or easement in the premises, title to which is sought to be registered, has the right to appear in the action for the purpose of guarding that interest, and that it was the duty of the Court to allow them to appear. The Court also decides that if the time to appear and answer had not expired, the plaintiffs were entitled to appear without leave of Court and to answer the complaint.

This decision settles the right of adjoining owners to appear in title registration cases to protect their interests.



DINNER OF REAL ESTATE BOARD OF BROKERS, WALDORF-ASTORIA, 1911.

Photo by Drucker & Co.

PRIVATE REALTY SALES.**SOUTH OF 59TH STREET.****Interesting Transaction in the John Street District.**

DUTCH ST.—The Charles F. Noyes Company reports another interesting transaction in the John st neighborhood. For Colgate & Co. it has sold the leasehold and buildings covering 4-6-8-10 Dutch st, a plot of 7,300 square feet directly in the rear of the 16-sty Hilliard Building now in course of construction. The leasehold is for a period of eighty years, and the aggregate rental reserved under the lease is approximately \$500,000. The Noyes Company states negotiations are well advanced towards the erection of an individual fireproof marble front building at 4-6 Dutch st, and that this building will be connected with the Hilliard Building and occupied by a prominent insurance company. The entrance to this building will be through the Hilliard Building, and the Hilliard Building will furnish full service to this building. Nos. 8-10 Dutch st will be rented by the Noyes Company to separate tenants. It is also stated that leases aggregating over \$1,000,000 in rents have been made in the Hilliard Building.

GRAND ST.—The Douglas Robinson, Charles S. Brown Co. sold for Reginald Ronalds the vacant lot, 23x80, at the southwest corner of Grand and Thompson sts, to Max J. Kramer, who will erect a 6-sty loft building.

18TH ST.—Pease & Elliman sold for Mrs. Henry R. Beekman 119 East 18th st, 3-sty dwelling, on lot 21.9x92, to a client, who will alter for business. The property is located between 4th av and Irving pl and was purchased by Mrs. Beekman in 1882. It will be altered for business purposes.

24TH ST.—Hubert & Gobel sold for the McQuade estate 234 East 24th st, a 5-sty tenement, on lot 24x98.9, to George J. Saffer.

24TH ST.—The Century Holding Co. (Lee & Fleischmann) sold 117 and 119 East 24th st, two 3-sty dwellings, on plot 46x98.9. The buyer, Charles Cooley, intends improving the site with a 12-sty loft building.

27TH ST.—Leopold Weil reports the sale of 36 and 38 West 27th st for the estate of L. G. Bloomingdale and Samuel G. Bloomingdale, as individual, to the Realty Holding Co. There are two 4-sty buildings on the plot, which measures 46.6x100. Announcement was made last November that Bloomingdale Brothers had commissioned Buchanan & Fox to prepare plans for a 12-sty structure. Subsequently these plans were filed. It is understood that the purchasing company will improve the property with a similar structure.

27TH ST.—The Realty Holding Co. has purchased from Samuel J. Bloomingdale and the estate of Lyman Bloomingdale through Leopold Weil, 36 and 38 West 27th st, a plot 46x98.9 adjoining their present holding at 40 and 42. It is understood that a new building similar to 40 and 42 West 27th st, will be erected giving this company a frontage of 92 ft. The property to the east, 34 West 27th st, being tied up with a lease to L. & A. Pincus for ten years at \$2,500 per annum gives the new structure exceptional light and air facilities.

Twenty-Ninth Street Improvement.

29TH ST.—M. & L. Hess sold for William P. Dixon to Judson S. Todd, 131 West 29th st, and 1, 3 and 5 and 4 and 6 Pacific pl, including the fee of Pacific pl, and also 137 to 141 West 29th st. Mr. Dixon began buying this plot in 1886 by the purchase of a plot of land running diagonally from 6th av through to Pacific pl, which was formerly used as a rope walk. He has owned a greater part of the plot for a period of twenty-

five years; they have also sold for Mary R. Heather, represented by Geo. W. Mercer & Son to Mr. Todd, 129 West 29th st. This property has been in the Heather family for a period of about fifty years. By this purchase the buyer now controls a combined plot of about 13,000 square feet which foreshadows an improvement of the plot with a modern loft building, which by reason of existing conditions will have the benefit of exceptional light, owing to the way in which the easterly half of the block is divided. This improvement will wipe out one of the few remaining blind alleys in New York now known as Pacific pl. The property is opposite 134 to 140 West 29th st, 100x98.9 which M. & L. Hess sold for Harry Samstag to Aaron Coleman and resold for Mr. Coleman to the 29th Street Realty Co., who have improved the same with a 12-sty building which has been leased to one tenant for a term of 21 years at a net rental of about \$40,000 per annum.

29TH ST.—Innes & Center sold for William H. Schmohl, to a client, 121 East 29th st, 5-sty and basement single flat, size of lot 25x98.9.

31ST ST.—The Alliance Realty Company is reported to have sold its large holdings on West 31st and 32d sts, near the Pennsylvania depot. The deal involves 116 and 118 West 32d st and 119 to 123 West 31st st, having a frontage of 70.10 feet on each street, with a depth of 187.6 feet. The property is located about 200 feet west of 6th av, opposite the Gimbel store, and is on of the choicest parcels adjacent to the new depot. The buyer is said to be a well-known builder, who plans the erection of a tall business building on the site. The seller acquired the site several months ago from the Hoffman estate and the New York Cab Co., and removed the old building on the property.

32D ST.—James Kennedy is reported to have sold 28 West 32d st, a 4-sty and basement dwelling, on lot 22.6x98.9, between 5th av and Broadway.

Three Forty-fifth Street Buildings.

45TH ST.—N. A. Berwin & Co. sold for the estate of Cornelia B. Kip to a client represented by Jacob Wolf as attorney, the premises 124 to 128 West 45th st, two altered buildings and a 5-sty apartment, on plot 61.8x100. The property is situated on the south side of 45th st, between 6th av and Broadway, and has been held at \$190,000.

47TH ST.—Donald Mitchell has sold 120 and 122 West 47th st, a 6-sty flat, on a plot 37.6x100.5, between Broadway and 6th av. Mr. Mitchell bought the property in 1897 from David Crear. The Taylor-Sherman Co. were the brokers in the present sale.

49TH ST.—Geo. R. Read & Co. sold for Mrs. Eugenie Martin to an investor 222 East 49th st, a 5-sty single flat, on lot 21x100.5, between 2d and 3d avs.

51ST ST.—Herman Arns Company sold for Marie L. Beebe, of Riverside, Conn., to a client for investment, the property at 408-410 West 51st st, 150 ft. west 9th av, being two 5-sty and basement 4-family 14-room tenements, on a plot 50x100.5.

56TH ST.—Ennis & Sinnott resold through Fred B. Wilson 109 East 56th st, a 5-sty single flat, on a lot 20x100, adjoining the northeast corner of Park av. The buyer, Cornelius Poillon, will remodel the building after the style of 111, which he also owns.

11TH AV.—W. S. Reade bought the northeast corner of 11th av and 33d st, a 4-sty building, on plot 98.9x63.

NORTH OF 59TH STREET.

68TH ST.—Mrs. Matilda Seligman sold through Post & Reese 58 East 68th st, a 4-sty dwelling, on a lot 20x100.5. The house is located twenty feet west of the southwest corner of Park av.

75TH ST.—The Douglas Robinson, Charles S. Brown Company resold for

Harriet K. Welles to George C. Heck, of Smith, Heck & Co., 11A East 75th st, a 4-sty dwelling, on lot 17x102.2. The property was acquired by the seller last week through the same brokers.

79TH ST.—T. Scott & Son sold for J. Fessenden 179 East 79th st, a 3-sty and basement dwelling, on a lot 22x102.2, to a buyer for occupancy.

80TH ST.—Ida Binge sold 68 East 80th st, a 4-sty and basement dwelling, on lot 19.6x81.2, near Park av.

85TH ST.—B. Crystal & Son sold to Sarah A. Seaman Nos. 328 and 330 West 85th st, a 6-sty apartment house, on plot 50.5x100.2. In part payment the buyer gave 100 West 90th st, southwest corner of Columbus av, a 5-sty flat, on plot 30x100.8.

88TH ST.—Albert E. Toussaint sold for Sophie Sterns the 3-sty dwelling 256 West 88th st, on lot 18x100.8, to a client for occupancy.

89TH ST.—Slawson & Hobbs sold for Mary H. Conover to Mary B. Crook the 4-sty dwelling 332 West 89th st, on a lot 20x55x102.2.

138TH ST.—The Brown Realty Co. sold to M. Cohen 609 West 138th st, a 3-sty and basement dwelling, on lot 16x99.11. The buyer will occupy.

140TH ST.—E. D. McManus sold for the City Real Estate Co. to William M. Moore the vacant plot, 75x99.11, in the south side of 140th st, 150 feet west of Amsterdam av.

162D ST.—Barkin Construction Co. sold 543 and 545 West 162d st, two 6-sty elevator apartment houses, on a plot 132.6x100, just east of Broadway. The buyer is the Gerberloux Co. who give in exchange 1486 Lexington av, southwest corner of 96th st, a 5-sty flat on plot 100.8x36; 45 and 47 East 131st st, a 6-sty new law house on plot 50x99.11 near Madison av and 235-237 East 51st st, a 5-sty tenement on plot 33.4x100.5.

AUDUBON AV.—McVickar, Gaillard Realty Co. sold for the McMorrow Engineering and Construction Co. to Mrs. Julie E. McCutcheon the Farnon House, a 6-sty elevator apartment building, on a plot 100x100, at the northwest corner of Audubon av and 170th st. Mrs. McCutcheon gives in part payment, Oakwood, one of the show places at Plainfield, N. J. The brokers report that the Audubon av house was held at \$235,000 and the Plainfield property at \$125,000.

BROADWAY.—It is reported that Loring R. Gale, of Galeton, Pa., has sold the Ostend apartment house, at the northeast corner of Broadway and 112th st, a 7-sty structure, on a plot 100x100.11. No verification of the rumor could be obtained. Adjoining, at the southeast corner of 113th st, is the Yorkshire apartment house, and the southwest corner of 112th st is improved with the Devonshire, built by A. C. & H. M. Hall and sold by them to John W. Butler. At 111th st is the Rockfall, which was sold by the Hutchins estate a few months ago.

BRADHURST AV.—The Brown Realty Co. sold to Samuel Floersheimer the southeast corner of Bradhurst av and 147th st, a 6-sty apartment house, on plot 50x100. Property at Jamaica, L. I., was given in part payment.

CATHEDRAL PARKWAY.—Amos F. Eno has sold to the Paterno Construction Co. a plot, 200x70.11, on the south side of Cathedral Parkway, 275 feet east of Broadway, together with an abutting plot, 55.8x100.11, on the north side of 109th st, 375 feet east of Broadway. Frederick Zittel & Sons were the brokers. The buyer will erect two 12-sty apartment houses on the parkway frontage. Mr. Eno acquired four of the Cathedral Parkway lots in 1905 for \$62,000; in 1902 he bought two on the same street and one on 109th st for \$38,000.

CENTRAL PARK WEST.—The New York Building Loan Banking Co. resold the group of six 5-sty apartment houses

at the northwest corner of Central Park West and 101st st, on plot 100.11x225, to Franklin C. Albee for \$309,500. David H. Hyman, receiver of the company, has applied to the court for permission to sell the property. The houses were acquired by the company in foreclosure proceedings last July on bids aggregating \$316,844.

RIVERSIDE DRIVE.—Maud M. Snow sold 103 Riverside Drive, a 5-sty dwelling, on lot 26.5x66.10x24x55.11, between 82d and 83d sts. The house is the former home of the late "Joe" Jefferson, the actor, and was acquired by Mrs. Snow from his estate in 1906 for \$45,000.

7TH AV.—Alfred J. Koch sold for Charles Laue to Charles F. Bedell 2130 7th av, a 5-sty building, on lot 20.4x80, between 126th and 127th sts. The property was held at \$40,000.

8TH AV.—Alfred J. Koch resold for Henry Tishman to Edward Bach the triangular building known as 2269 to 2281 8th av and 240 to 252 St. Nicholas av, at 122d st. The plot has frontages of 100.11 ft. on 8th av, 118.5 ft. on St. Nicholas av and 28.6 ft. on 122d st, and measures 90.5 ft. on the northerly side. This is the property sold at private sale by the Edward J. King estate to Mr. Tishman about two weeks ago.

9TH AV.—Paul Halpin sold to Ennis & Sinnott the plot, 50x100, on the east side of 9th av, 50 feet south of 216th st; also the plot on the east side of Broadway, 130 feet north of Sherman av, 50x202x53.6x220.5.

BRONX.

AQUEDUCT AV.—David Vogel sold for a client to the Clayton Realty Co. 2336 to 2344 Aqueduct Av East, five 3-sty and basement dwellings, near 174th st.

CLAY AV.—The O. J. Schwarzler Co. sold 1202 Clay av to Adolph Bloch, through William H. Mehlich, and 1206 Clay av to a Mr. Hoffman. These are two of a row of twelve 5-sty houses, each 40x100, recently completed by the Schwarzler Co. all of which have now been sold.

FORT SCHUYLER RD.—L. N. Levy sold through F. M. Weiss & Co. two lots on the west side of Fort Schuyler rd, 100 ft. south of Latting st, known as Lots 36 and 37 Seton estate; also sold Lot 36 to Peter P. Polchinski and Lot 37 to E. E. Shaffer.

HOE AV.—William F. O'Brien sold for Mrs. Mary P. Kieley 1522 Hoe av, a 2-family house, on lot 25x100.

MORRIS AV.—B. G. Burnett sold for the Modena Realty Co. the northeast corner of Morris and Burnside avs, four 2-family houses, with stores, on plot 60x93, to an investor.

MADISON AV.—Duff & Brown Co. sold for James F. McCarry a plot, 200x94, on the west side of Madison av, about 100 ft. south of Railroad av, to Geo. C. McCartney, who will improve the parcel with several detached dwellings.

TELLER AV.—The Meister & Bache Realty Co. bought 1067 and 1073 Teller av, two 3-family brick houses, each on lot 20x100.

TAYLOR AV.—P. M. Nebeling sold for Paul Schmitz 1722 Taylor av, a frame dwelling, on lot 25x95; also sold the lot 25x95, on the south side of Taylor av, 400 feet east of Morris Park av; also for Charles Ringelstein a lot 25x100, at Dean and Barkley sts.

WEBSTER AV.—C. Alfred Capen sold to a builder for improvement, through Brooks & Schneider, a vacant plot 100x121 ft. on the east side of Webster av, south of 171st st.

WEEKS AV.—The Meister & Bache Realty Co. resold 1656 and 1658 Weeks av, two 2-family houses, on lot 40x95.

3D AV.—Kirpatrick & Urquhart sold for a client to Maurice Myers the 6-sty apartment house, known as Franklin

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Messrs. ROUNDS, HATCH, DILLINGHAM & DEBEVOISE,
Attorneys, 62 Cedar st., New York city.

Absolute Executors' Sale

To Close the ESTATE of DAVID CHRISTIE, Deceased.

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Two 3 story and basement concrete and brick three family Dwellings, each containing one apartment of six rooms and bath, and two apartments of seven rooms and bath. To be sold as one parcel. Size of lots 25x78.32x irreg, each.

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RUSSELL BENEDICT, Esq., Attorney, 44 Wall st., New York city.

Absolute Executors' Sale

To Close the ESTATE of JULIA F. LOEW, Deceased.

NO. 25 WEST 57TH ST.

Four story and basement brown stone and brick private Dwelling, containing 20 rooms, four baths and five toilets. Size of lot, 25x100.

JOHN S. MONTGOMERY, Esq., Attorney, 2 Wall St., New York city.

Absolute Executors' Sale

To Close an Estate.

NO. 69 EAST 55TH ST.

Four story and basement brown stone and brick private Dwelling, containing 10 rooms, three baths and three toilets. Size of lot 16x100.

Executors' Sale

To Close the ESTATE OF FEIST SAMUELS, Deceased.

NO. 940 FIRST AVE.

Four story and cellar brick Tenement, with two stores, containing two apartments of four rooms on each floor. Size of lot 25.1x74.

Messrs. HEYMANN & HERMAN,
Attorneys for Executors, 35 Nassau st., New York city.

NO. 1071 FIRST AVE.

Four story and cellar brick Tenement, with two stores, containing two apartments of four rooms on each floor. Size of lot 25.1x75.

SAME DAY.

NO. 53 EAST 73D ST.

Four story and basement brown stone and brick private Dwelling, with a two story extension, containing 12 rooms, three baths and three toilets. Size of lot, 17.6x102.2.

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210-212 WEST END AVE.

Two 5 story and basement brick double Flats, each containing two apartments of five rooms and bath on each floor. Size of lots 25x82 each.

NO. 106 WEST 63D ST.

Four story and cellar brick Tenement, with two stores, containing two apartments of four rooms on upper floors. Size of lot 25x100.

Further Particulars from
Above Attorneys, or

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Court, at 3368 to 3374 3d av, running through to 1071 to 1079 Franklin av, at the junction of 165th st. It has a frontage of 98 ft. on Franklin av and 82 ft. on 3d av. There are stores on the 3d av end of the house. The structure faces a small triangular block owned by the city, and which is to be turned into a park.

LEASES.

CHARLES I. FLECK & CO. have leased for Gerdes Bros. the two 6-sty apartments 332-334 West 26th st for a term of five years at an aggregate rental of \$65,000.

WORTHINGTON WHITEHOUSE has leased for a term of years to Ma Lada, importers of French millinery, the store and basement in the recently improved building 543 Madison av.

SENIOR & STOUT have leased for Mrs. B. Brown 3-sty dwelling for a term of years to Margaret Livingston; also a 4-sty business building 143 West 51st st for G. M. Rosemier to Clark & Kendrick for a term of years.

WARREN & SKILLIN have rented to the Hirsch Lumber Co. for a term of years the entire thirteenth floor in the Stock Quotation Telegraph Building 26 Beaver st; also to J. N. Jacobson & Co. part of the fifth floor in 177 Broadway, 14 West 17th st. Plan No. 59.

WM. A. WHITE & SONS have leased to Wm. A. Higgins & Co. the buildings 386-388 Greenwich st and 371 Washington street for a term of years at an aggregate rental of \$75,000. Also for the

Progressive Cycle Company space in the building 79 Chambers st.

THE CHARLES F. NOYES COMPANY has leased for William Cruikshank's Sons the entire ninth floor of the Glackner Building, 192 Greenwich st, to the New York Tanning Extract Co. for a term of five years; also offices in 95-7 Liberty st for the Spencer Realty Co. to John J. Storms and to Henry W. Lyman.

HARRIS & VAUGHAN leased for the Astor estate for a term of sixty-three years to Lee & Jacob Shubert, 217 to 219 West 43d and 216 to 232 West 44th st, making a plot fronting 186 on 44th st and 43 ft. on 43d st; the Shuberts own 80 ft. adjoining on 43d st, and will improve the entire plot with a theatre and office building.

LEON S. ALTMAYER has leased for a client the store and basement in building known as 952-954 Park av, being the southwest corner of 82d st and Park av, for a term of five years to the Eldorado Market. The tenant after making very extensive alterations will occupy the same. The Eldorado Market has large stores at Far Rockaway and at 3d av and 78th st.

FREDERICK FOX & CO. have leased the Regent Construction Co. 10,000 sq. ft. of space for a long term of years at 44-50 West 28th st, to Wm. Neaderthal & Co., mfg. furriers; for the Irvell Realty Co., 5,000 sq. ft. of space at 37-39 West 28th st, to Nathan Newman, mfg. furriers, and for the Gibson-Steingart Construction Co., 5,500 sq. ft. of space at 146-

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TO THE

RECORD AND GUIDE

Vol. LXXXVI.

JULY to DECEMBER, 1910

PRICE, \$1.00

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

150 West 25th st, for a term of years, to B. Friedman & Bros. Co., mfg. furriers.

TRINITY CORPORATION recorded a lease on Wednesday to the Charles Schweinler Press of the block front on the west side of Hudson st from Clarkson to Leroy st and 35 and 37 Clarkson st, new 8-sty buildings are to be erected. The term of the lease is 21 years from June, 1912, the annual rental being \$51,900 net. Cross & Brown Co. were the brokers.

H. C. SENIOR & CO. have leased for the estate of W. T. Walton the store and basement 324 Amsterdam av, northwest corner of 75th st, to the Colonial restaurant for a term of years. This completes the renting of the stores recently altered in the building occupied by the New York Cab Company. To Martin & DeBow, of New Orleans, for Walter A. Wells, the property 3470 Broadway at 141st st for a term of years, which after an extensive alteration will be occupied as a moving picture theatre.

M. & L. HESS have leased for the Riley & Brice Realty Co. the ninth and tenth

lofts, containing 14,000 ft., in the building 136-140 West 21st st; for M. Bloch & Co. the corner part of the fourth loft in the building at the northeast corner of University pl and 11th st to F. & J. Berkovitz and Michael Bros.; for Regent Construction Co. the ninth loft in 44-50 West 28th st to William Freystadt; for Security Mortgage Co. the eleventh loft in 148-150 West 24th st to Goldberg Cloak & Suit Co.; for J. W. Riglander the corner part of the ninth loft in the building at the northeast corner of University pl and 11th st to Berg Bros; for J. C. Cady (Theo. J. Avery, agent) the fourth loft in 39 East 20th st to Theo. Jaffe, and for Alois Habisreiting the third floor in 24 West 20th st to Julius Lasner.

THE BUSH TERMINAL CO. has leased to Saul Levin, a manufacturer of picture frames and kindred metal goods, 18,000 square feet of space on the fourth floor of Model Bush Loft Building No. 6 at the foot of 34th st, South Brooklyn. Mr. Levin, whose present establishment is located at 382 Throop av, Brooklyn, will move his entire plant to the new quarters

and enlarge the scope of his operations. Another lease made this week with the Bush Terminal Co. will bring the Auto Robe and Rubber Co., of 13 East 16th st, Manhattan, to the Bush Colony, where the firm has rented 5,840 square feet in Loft Building No. 5. Both these new arrivals were prompted to remove to South Brooklyn by the exceptional shipping facilities of that locality, as the greater number of their consignments is sent to out of town points.

RICHMOND

CONCORD, S. I.—Mary Kreiss, of Concord, has sold through Cornelius G. Kolff to Otto Kley, a druggist, now doing business at the corner of Vanderbilt av and Van Duzer st, Stapleton, three lots comprising a plot, 75x100, on the Richmond rd opposite Oak st, Concord, and also a block of three lots comprising a block, 75 x100, in the rear of these lots facing on Rhine av, Concord, Staten Island. Mr. Kley expects to erect on the property purchased a drug store and dwelling.

BUFFALO REAL ESTATE ASSOCIATION

Holds Banquet—President Makes Report—Officers for 1911.

(Correspondence of the Record and Guide)

BUFFALO, N. Y.—The Real Estate Association of the Chamber of Commerce and Manufacturers Club of Buffalo got together during the last week of January at its annual banquet. The affair was held in the Hotel Statler and was attended by about 100 real estate men, men interested in real estate and many of the prominent figures in civic organization work all over the city.

President John B. Squire, his second year having expired, handed the reins over to his successor, C. F. Warner, who is a relatively new man in the real estate field in Buffalo, having but recently left the hardware business. In the development of Central Park, an exclusive residence section within the city limits, Mr. Warner has had marked success resulting in a rapid rise in the local realty circles.

In Mr. Squire's annual address he reviewed the association's work of the year 1910, showing it to be the most successful of any in the history of the association. His survey of the building operations in the city during 1910 showed that the fiscal year ending June 30, found the building record broken by some \$600,000.

S. T. Betts, president of the New York State Real Estate Association, addressed the banquet on "Real Estate Associations in New York State." H. G. Anderson of the West Side Business Men's Association spoke on the project of erecting a bridge over the Niagara River to connect Buffalo with Canada as a memorial in celebration of the centennial of peace with Great Britain. Fred. W. Zander described the project of the East Side Business Men's Associations to open up one of the arterial avenues in that section so as to facilitate access to the main thoroughfare.

In the absence of W. E. Robertson, the recently re-elected president of the Chamber of Commerce and Manufacturers Club, which is the parent organization to which the Buffalo Real Estate Association is subsidiary, John W. Van Allen, a young attorney, chairman of the committee in charge of the Chamber's new Industrial Bureau, explained the workings of that department. The new bureau has been agitated by the realty men for years, and was made possible by the raising of a fund for development purposes, over \$100,000 being raised in six days last Spring. Mr. Van Allen announced that the first four months' effort of the department had resulted in the acquisition of four new industries.

Following is a list of the officers and governors for 1911: Charles F. Warner, president; L. W. Simpson, vice-president; Frederick W. Danforth, treasurer; A. F. Osborn, secretary. Board of Governors, David F. Boechat, Frederick W. Danforth, John W. Gibbs, Allen E. Klopp, Wm. J. J. Kunzie, Donald C. Sweet, L. W. Simpson, Jno. B. Squire, Charles F. Warner.

DAMAGE AWARDS.

Interest Must Be Paid From Date of The Damage—Decision By Justice Page.

The question of the right of property owners to collect interest at the rate of 6 per cent. upon the award from the time when the property was actually damaged, by a change of grade (which in the case just decided was in 1893), was decided by Justice Page this week, the following being his decision:

The contention that this law is a special city act requiring the assent of the Mayor, by virtue of section 2, Article XII., of the constitution, cannot be seriously considered. The act must be held to be constitutional. The corporation counsel also urges that this act does not apply to changes of grade within the City of New York, for the reason that it is an amendment to the Highway Law, which, he urges, deals with State, county and town highways, of which there are none within this municipality, and cites section 3 of that law in support of his contention. That section, however, is not a limitation upon the effect of that law generally, but provides, "Highways, the construction, improvement or maintenance of which is provided for in this act, are hereby divided into three classes: (1) State highways * * *; (2) County highways * * *; (3) Town highways," and there is an elaborate provision contained in the Highway Law covering this class.

But there are other provisions of the law that do apply to the City of New York and other municipalities in which there are none of the three classes of highways, viz., Article XI. thereof. "The Motor Vehicle Law," and sections 327 and 329 of Article XII. City streets and avenues are highways, and the Highway Law applies to them unless limited in particular portions thereof to a particular kind of highway as above indicated. The corporation counsel further argues—from the insertion of chapter 701 in the Highway Law as a portion of Article IV., which is headed "Town Superintendents; General Powers and Duties," and that the preceding section (59) deals with the change of grade in town highways—that section 59a applies only to damages occasioned by a change of grade of town

highways. But if this were the intention of the Legislature apt words would have been used to so express its meaning, as, for instance, "whenever awards shall be made as provided in the last section" or "in this article." To adopt such a construction would make ineffective the words "pursuant to any statute of the State" and "any change of grade in any street, avenue or road."

It is a well settled rule of construction that effect must be given to every part of the statute, and a construction that would not accomplish that result must be rejected. Finally, it is evident that the wrong which the Legislature sought to remedy was the inflicting of damage on the property owner without giving him full and adequate compensation. Where a considerable period of time had elapsed between the infliction of the damage and the award of compensation the interest for the deferred period of payment should be allowed. The fact that this deficiency in the law as it existed in relation to the very change of grade that is the subject of our present consideration had, but shortly prior to the introduction of this statute, been declared by the Appellate Courts (People ex rel. Central Trust Co. vs. Stillings, supra) was undoubtedly the occasion of legislative action. To give such construction to this act as would deprive the very persons of the redress the Legislature intended to afford would be to defeat the legislative intent. The corporation counsel expresses fears that this statute may lead to the imposition of interest on awards already declared. As to this I express no opinion. When the question is properly raised it will be considered. This award was made subsequent to the statute's taking effect and is clearly within the terms thereof. Motion granted.

JOHN CROSBY BROWN, who died last June, left a net estate of \$1,976,377, according to an appraisal filed Thursday by Deputy State Controller Julius Harburger in the transfer tax office. Of this, \$170,000 was realty. The appraisal fixed the value of 36 East 37th st at \$130,000 and a building at 3 Hanover st at \$40,000. The estate is left to the widow and three daughters.

CHARLES F. NOYES COMPANY has been appointed renting agents by the C. & M Envelope Co., which is about to commence the erection of a 10-sty loft building at the southwest corner of Reade and Elm sts, covering plot 50x75, from plans of Goldwin Starrett & Van Vleck. Contract for the erection of the building was awarded to the Geo. A. Fuller Construction Company.

NEWS CULLED FROM THE WEEK'S DOINGS

OPPOSITION TO NEW ASSESSMENTS IN YORKVILLE.

Real Estate Owners to Make Public Protests Against New Lists Affecting This Section.

The opposition to the assessments for 1911 has reached such a stage among the members of the 12th and 19th Ward Real Estate Owners' Association that the organization is determined to register a public protest. A committee of three, consisting of Charles E. Schnelle, Arthur G. Muhlker and Charles Eidt, is at work gathering data to prove that the assessment figures are unjust.

The organization, which is one of the leading members of the United Real Estate Owners' Associations, is composed of real estate owners of the Yorkville section. It is the firm belief of most of the members that particularly in the Yorkville section assessments are entirely too high.

It is now proposed to hold a series of meetings, the first of which was held last night, to express publically the sentiments of those who are interested in this matter. One of the members of the investigating committee found that a certain piece of property which was assessed at \$24,000 can be purchased from a willing owner at \$17,000. When this member was asked whether this was a criterion of the general situation, he replied that it was, and that figures gathered thus far indicate that assessments are entirely too high.

That the owners of real estate are determined to take some action is evident from statements made by many of them. To say that indignation among them is at a high pitch, would be putting it rather mildly, for the opinion is expressed on all sides that the Yorkville section has been discriminated against.

It has been announced that the organization will begin an investigation into the affairs of the Board of Education on the ground that the expenditures of the Board are entirely extravagant.

THE CHARLES F. NOYES CO. has been appointed managing agents for the 12-story Wolfe Building, occupying the block front on William st, from Maiden lane to Liberty st.

M. & L. HESS leased to Rogers & Thompson, Givernaud Co. the store and basement in the Ashland Building, at the southeast corner of 4th av and 24th st for \$30,000 per annum.

MILTFOR BISHOP, having severed his connection of 21 years with Frederick Zittel and Messrs. Frederick Zittel & Sons, has now associated himself with the Gross & Gross Co., of 18 John st, as manager for its real estate and mortgage department.

THE TREMONT TAXPAYERS' ASSOCIATION, who held their annual meeting on January 31, elected the following officers for 1911: William T. Matthus, president; Wm. A. Schmidt, first vice-president; Gustave Kornemann, second vice-president; William Begg, third vice-president; Theo. Roehrs, treasurer; F. W. Raebel, financial secretary; John J. Paulsen, recording secretary; Rufus R. Randall, corresponding secretary. A delegation of 14 members were elected to the Taxpayers' Alliance of the Bronx. A resolution was adopted by the Association expressing confidence in Borough President Miller and Public Service Commissioner John Eustis in their handling of the subway question, also one favoring the erection of a new bridge over the Harlem from Morris Heights, in the Bronx, to Dyckman st, Manhattan.

HENRY SIEGEL has transferred his residence at 26 East 82d st to the H. S. Realty Company.

MR. JUSTICE GOFF of the Supreme Court has appointed John Kirkpatrick, of the firm of Kirkpatrick & Urquhart, 2856 8th av, receiver of 2180 8th av.

GOODWIN & GOODWIN have been appointed agents for the "Lafayette," a 6-story elevator apartment house at 251 to 255 West 129th st; also for the houses 8-10 Morningside Av East, and 352 West 115th st.

PROPERTY OWNERS of Kingsbridge, Spuyten Duyvil and Riverdale are about to protest against the filling-in of streets in their sections with cinders. A recent fire on one of these streets which spread very rapidly, was caused by these cinders, is the reason for this action.

THE BUREAU OF HIGHWAYS of the Bronx is now constructing the railings on both sides of the roadway of the approach to the span which carries Baychester av across the tracks of the N. Y., N. H. & H. R. R. Upon completion of these railings the structure will be opened to traffic. The span is sixty feet in width.

STREET IMPROVEMENT.—Dyre av, in the Bronx, will shortly have water and gas mains installed. Up to the present time the residents of Dyre avenue have been using well-water for drinking and the Standard Oil products for lighting. They are now delighted to know they are about to receive both the Croton and the gas supply.

CITY ISLAND REALTY OWNERS will soon have to meet their first heavy assessment since the annexation of the Island to the City in 1895. There will be three separate assessments, one for the widening of City Island av, from a 40-ft. to a 80-ft. street, which costs \$500,000, half of which will be paid by the city; another for a sewer constructed in City Island av, which costs \$200,000; and another assessment for the paving of City Island av, which costs \$54,000.

WALTER RIPPEL of 1419 Vyse av, a wealthy realty owner in the Bronx and son-in-law of Robert Wallace, oldest real estate dealer of Williamsbridge, was killed on Saturday last by falling from the 5th floor of one of his apartment houses at No. 1317 Wilkens av. Mr. Rippel was informed by one of his tenants that burglars were working into an apartment on the 5th floor, at which he climbed up the fire-escape in the rear of the building with the intention of taking the burglars by surprise. On reaching the fifth floor he lost his footing and fell five stories to the cellar.

Harlem Property Owners Meeting.

An interesting and well-attended meeting of the Harlem Property Owners' Association was held on Thursday, at which many matters of importance to property owners in that section were discussed. Among other things, Dr. Abraham Korn, president of the association, pointed out that owing to the stringency exercised by officials of the Labor Department manufacturers who occupy lofts are removing to Jersey and other suburbs. Dr. Korn said that lofts on the West Side were being emptied in a "hurry-up" fashion.

Another proposed order from the Labor Department which the association will combat is that which makes it incumbent upon the landlord of a dwelling to remove the wall paper and kalsomine the walls after a tenant has moved out. It was pointed out that in many cases where tenants only remain a week, it would be a hardship upon a landlord. Most of the members expressed the opinion that such an order would be grossly unjust.

NECESSITY FOR SALES MANAGERS.

As Factors in Real Estate Offices—Y. M. H. A. Talk.

At the real estate forum of the Young Men's Hebrew Association, Tuesday evening, Ronald C. Lee, spoke on the necessity of a sales manager in the real estate offices of this city. He said in part:

"If one could stand over the City of New York as Abraham stood over Sodom and Gomorrah, and try to select ten offices conducted on strictly modern business methods, and according to scientific principles, he would be grievously disappointed. Successful offices, with few exceptions, are built around the dynamic personality of some one man. A few are successful on account of the weight of age. The rest are either prosperous on the flood-tide of a boom, or stranded on the ebb. It is impossible for a man who concentrates as intensely as the work of selling real estate requires, to also think and map, and plan the work of an office.

"The result is that the goods a real estate man has to display are chaotic, confused and ill-digested. The brokers are employed with the certitude that they will be failures. It is axiomatic in real estate offices that it is impossible to retain the services of the successful broker. As soon as they are successful they establish their own offices. And why? What has the real estate office to offer in exchange for one-half or two-thirds of the earnings of the successful broker? A few records, the aforesaid mass of undigested information, desk room and the problematical value of the firm's name.

"This condition could be changed with the greatest ease. First, there is the necessity of the sales manager. This necessity is recognized in every mercantile industry in the country, and could be applied to real estate with the same success. He is the link between the factory and the sales force, to determine what kind of goods shall be manufactured, and to whom they shall be sold.

"There are twenty indications of property that must be sold, and a canvasser should be put in charge of a territory, and be made absolutely responsible, and every piece of property that was sold by any one in that territory should be properly listed on the books of the office.

"There are at least a billion dollars of real estate contracts made every year in the Borough of Manhattan alone. It is possible to determine in advance from what source these enormous funds will come. Is it not a logical thing that the planning of such a campaign should be matured in the brain of one high class business man?

"It is not possible for every one to occupy such a position. It requires a man with magnetism, enthusiasm, and the ability to impart his enthusiasm. He must have a knowledge of men, and a thorough knowledge of real estate conditions in the section in which he works. He must be a man who understands thoroughly the handling of real estate records; who knows how to group and classify his information in a way that it will unerringly register itself in the various departments of the business. It should not be necessary for him to go out and do the actual work of selling himself. No man who must give his time and energy to the white-heat con-

centration of selling goods is in a mental or physical condition to allow his imagination and his intellectual powers to take a broad survey of the work before him.

"There are many ways of perfecting this system. It is obviously neither easy nor simple, and it is quite beyond the reach of any one but the highest class of business man. However, the man who can do so is in a strategical position from which no one can dislodge him without equal brains, equal information, industry and capital. Such men are rare, and their reward is high."

THE HEIGHTS TAXPAYERS' ASSOCIATION, which was organized for the purpose of advancing the interests of the West Bronx from High Bridge to Kings Bridge, has elected the following officers for the year 1911: President, Charles E. Moles; 1st vice-president, James P. Haight; 2d vice-president, Albert E. Davis; 3d vice-president, Timothy Rear-don; secretary, George C. Kalle; treasurer, Edwin F. Branning. The Association is making good progress in its efforts to secure a new bridge across the Harlem connecting Morris Heights in the Bronx with Washington Heights in Manhattan, in which it has the support of the Washington Heights Taxpayers' Association and the Taxpayers' Alliance of the Bronx, and for which the Department of Bridges has prepared preliminary plans.

R. DAVIS ANDERSON, for some time with William A. White & Son, is now connected with Carstein & Linnekin in the American Woolen Building at 221 4th av.

WM. A. WHITE & SONS have leased to Birdsong Bros, the building 428 to 432 Greenwich st for a term of years at an annual rental of \$7,000; also to J. E. Rhoads & Sons, of Philadelphia, the store and basement at 287 Pearl st.

THE MEETING of the 23d Ward property owners' association, which was held at their meeting rooms at 152d st and Courtlandt av on February 3, 1911, was largely attended. The executive board made a favorable report for the month of January and also reported progress on the actions taken by the association on various needed improvements of the Borough.

LOUIS F. KUNTZ, real estate dealer of 391 East 149th st, was married on Feb. 1, 1911, to Miss Marie Selma, daughter of Mr. Alphonse Weiner the Commissioner of the Board of Education in the Bronx.

THE TITLE GUARANTEE & TRUST CO. loaned to Simax Realty Co., \$110,000 on the 7-sty brick flat property located on the east side of Broadway and north side of 124th st. The mortgage is for 5 years at 4½%.

SAMUEL COWEN, real estate broker of 784 East 156th st, has been re-appointed a notary public.

Willis Av. Rent-payers Organize.

William J. O'Gorman, a former coroner of the Bronx, who is the owner of considerable real estate in the lower part of the Bronx, has organized the "Willis Ave. Rentpayers' Association." They now have a movement underway to secure better transportation facilities on Willis av. At the present time the Union Railway Co. runs two cars on the Willis av. line, from 128th st to 149th st. The organization has suggested a plan to run the new auto cars (which have been tested on 125th st for over a year), from 1st av and 125th st to 3d av and 149th st, on Willis av. The laying of but a few hundred feet of rail across the Willis av bridge is all that is necessary to put the line in operation. The new line if put into operation will make quick transit from the Bronx to East Harlem.

Board of Brokers to Make Change in Name—Committee to Report Feb. 15.

A special meeting of the entire membership of the Real Estate Board of Brokers of the City of New York will be held on the afternoon of Feb. 15, to consider the report of a special committee on the change of name to the "Real Estate Board of the City of New York" and on permitting the sale of real estate securities on the board.

The committee, it is said, has found that there is a demand for securities with real estate as a basis of security and that this class of investment is being taken up by people of moderate means; it believes that the organization should open its doors to this sale.

To provide a way for this the committee recommends the admission to associate membership with voting privileges of a number of men interested in real estate who are not brokers. It is believed these changes will widen the scope of the board and increase its facilities for the handling of securities issued by real estate corporations.

One of the prominent real estate men interested in the question is William E. G. Gaillard, president of the McVickar-Gaillard Realty Co. and vice-president of the New York Real Estate Security Co.

"I am in favor," said Mr. Gaillard when spoken to of the proposed change, "of the recommendation of the committee. If they are indorsed by the Real Estate Board of Brokers it will be the beginning of a new era in the real estate profession and will bring it in closer touch with the investing public. Real estate securities are acknowledged to be the very best class of investment and the demand for them is steadily increasing because, I am glad to say, of their non-speculative character.

THE TRUSTEES of Columbia College this week made 28 leases for twenty-one years with renewals on property in 48th, 49th, 50th and 51st sts, between 5th and 6th avs. The total net income from these leases per year is \$63,379.

A CONTRACT made August 2, 1910, for the sale of the plot fronting 102.2 on Park av and 55 ft. on 76th st, was filed in the Register's office on Wednesday. The W. A. Clark Realty Co. is the seller and Percy Griffin the buyer, the consideration being \$175,000.

THE BRAZILIAN government in its estimate of revenue for 1911 expects to receive \$808,000 from the tax for the transfer of property in the Federal District; and \$1,132,000 from the general tax on business.

The Realty League's Dinner.

The Realty League has invited the principal taxpayers associations in Greater New York to a subscription dinner at the Park Avenue Hotel on Tuesday, Feb. 28, at 6.30 p. m. They will consider some of the bills injurious to real estate interests now pending in the Legislature, but the main thing is to organize for mutual protection for the real estate owners seem to be almost the only class of property owners that are not organized to protect their interests. The Realty League represents realty and personality in Greater New York of the value of nearly one billion dollars the greater part of which is real estate in the Borough of Manhattan. Members of all the large free-holding families will be invited to sit at the speakers table. The addresses will, of course, be non-political and the board of directors includes free-holders prominent in both the Democratic and Republican parties. This gathering will be a quasi town meeting. Alfred R. Conkling, the president of the Realty League, will preside.

ALERT FOR TAX WRONGS.

Staten Island Chamber of Commerce to Watch Public Improvements Involving Assessments.

With a view of extending the usefulness of the Staten Island Chamber of Commerce and serving the interests of the members, the Directors at their last meeting perfected a plan for the establishment of a system which is intended to report to those members of the chamber who are property owners in the Borough of Richmond, any contemplated public improvements, which carry assessments with them.

It is assumed that during the next few years, if not for an indefinite period, the progress and development of the island will necessitate a constantly-increasing number of public improvements such as the construction of sewers, sidewalks, curb and gutters, street crossings, storm water catch basins, the widening, straightening, extension and change of grade of existing streets and other improvements which involve assessments on the properties affected by these improvements.

Under the present system in vogue, hearings on these contemplated improvements before the Local Board of Public Improvements, are advertised by the municipal authorities in the official advertising columns of local papers and in the City Record, but as no notice is served on the property owners themselves, the latter frequently fail to acquaint themselves with the measures that are affecting their property, and the first information they receive is in the shape of a bill for the assessments levied against their property. The opportunity for protests has by that time expired and property owners have no alternative but to pay the assessments.

In consideration of these facts, it is suggested that members who wish to avail themselves of the service mentioned fill out a blank that has been sent them with a description of the properties owned by them and mail it to the Staten Island Chamber of Commerce, Crabtree Building, New Brighton, N. Y., and they will thereupon be notified of any contemplated public improvements affecting their property in so far as the same may come to the knowledge of the Chamber.

President William S. Van Clief says it is expected that the service rendered will be of great advantage to members and as it will involve no expense to them aside from the usual annual dues of the Chamber of \$10, it is hoped that property owners generally will avail themselves of the advantages and protection thus offered, by becoming members of the Chamber, the usefulness, strength and influence of which will by these means be greatly increased.

THE HARLEM RAILROAD will soon begin work on the removal of the Fordham station from the south side of Pelham rd to the north side of Pelham rd. The change is to be made so that the entire railroad cut from that point south to 189th st, a distance of 400 ft., can be roofed over. The improvement will necessitate the change of grade on 189th st, Pelham rd and Kingsbridge rd. The Pelham Road station of the 3d Av "L" will also be removed. The plaza will comprise about 80,000 sq ft or 32 city lots, a space of approximately two acres. The improvement when finished will cover a space 200 ft in width and 400 ft in length.

THE CLAREMONT HEIGHTS PROPERTY OWNERS' ASSOCIATION will hold their annual entertainment and reception at Niblo's Garden on Thursday, Feb. 16, 1911.

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☞ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☞ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 WEST BROADWAY.

Tuesday, Feb. 14.

BRONX BOULEVARD, from Old Boston Post road to East 242d st; 2.30 p. m.

BUENA VISTA AV, from Haven av to East 176th st; 4 p. m.

ZEREGA AV, from Castle Hill av, near Hart's st, to Castle av, near West Farms road; 1 p. m.

WEST 178TH AND 179TH STS, from Haven av to Buena Vista av; 3 p. m.

Wednesday, Feb. 15.

CLASON POINT ROAD, from Westchester av to the East River; 2 p. m.

EAST 161ST ST, from Brook av to 3d av; 3 p. m.

EAST 174TH ST, from West Farms road to Bronx River av; 1 p. m.

Thursday, Feb. 16.

BOSTON ROAD, from White Plains road to north line of city; 4 p. m.

FAILE ST (assessment), from Garrison av to Whitlock av; 10 a. m.

Friday, Feb. 17.

EAST 222D ST, from 7th av to Hutchinson av; 2.30 p. m.

WESTCHESTER AV, from Bronx River to Main st; 2 p. m.

THROGS' NECK BOULEVARD, from Eastern Boulevard to Shore Drive; 11 a. m.

TAYLOR ST, from East River to Westchester av; 10.30 a. m.

TAYLOR ST (assessment), from East River to Westchester av; 10.30 a. m.

GLEBE AV, from Westchester av to Overing av; 4 p. m.

GLEBE AV (assessment), from Westchester av to Overing av; 10.30 a. m.

UNNAMED ST (assessment), from Amsterdam av to Audubon av; 2 p. m.

UNNAMED ST, from Amsterdam av to Audubon av; 2.30 p. m.

EAST 174TH ST (assessment) from West Farms road to Bronx River av; 1.30 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL IN CONDEMNATION PROCEEDING, 258 BROADWAY.

Tuesday, Feb. 14.

PIERS 32 AND 33, East River, 10 a. m.

LOOP 1; 2 p. m.

Wednesday, Feb. 15.

18TH TO 23D ST; 10.30 a. m.

15TH TO 18TH ST; 2.30 p. m.

Thursday, Feb. 16.

LOOP 1; 2 p. m.

Friday, Feb. 17.

15TH TO 18TH ST; 2.30 p. m.

PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

Wednesday, February 15.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at 18th st, Whitestone.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at 5th av, Whitestone.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at Merrick road, Springfield.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossings at Fresh Pond road, and Metropolitan av, Bushwick Junction.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at Farmers av, Hollis.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at Hamilton st, Hollis.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at Hempstead and Jamaica turnpike, Queens.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Alteration of grade crossing at Lawrence, Old Lawrence, and Bridge sts, Flushing.—Commissioner Bassett; 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—Rate for Gas.—Commissioner Maltbie; 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—Rate for electricity.—Commissioner Maltbie; 2.30 p. m.

KINGS COUNTY ELECTRIC LIGHT & POWER CO.—Application for approval of convertible debenture bonds for \$5,000,000.—Commissioner Maltbie; 2.30 p. m.

Thursday, February 16.

INTERBOROUGH RAPID TRANSIT CO.—Rehearing as to general and Broadway subway service.—Commissioner Eustis; 2.30 p. m.

Friday, February 17.

BROOKLYN BOROUGH GAS CO.—Informal hearing as to rates for gas in the 31st Ward, Brooklyn.—Commissioner Maltbie; 2.30 p. m.

LOCAL BOARD DOINGS.

WASHINGTON HEIGHTS DISTRICT.

218TH ST.—Sewer between Broadway and Seaman av. A resolution to construct sewer in this street from Broadway to the summit west was adopted by the Local Board on January 11, 1911. The Consulting Engineer reports that plans are in the course of preparation for the sewer of this entire district north of 215th Street, and that, pending completion of these plans, no sewer work should be authorized. Laid over as was also the resolution for sewer in Park Terrace East.

163D ST.—Regulating and grading from Amsterdam av to St Nicholas av. Laid over for two weeks pending receipt of report from the Bureau of Highways.

SEAMAN AV.—Regulating and grading from a point 100 feet south of 215th st to the southerly side of Isham st. The Consulting Engineer reports that the Isham Estate has requested permission to do this work at its own expense. Laid over

HUDSON DISTRICT.

12TH AV.—Paving with granite block pavement on concrete foundation 12th Av between 42d and 44th sts. Estimated cost, \$18,055; assessed valuation of property affected, \$781,000. The street is at present without water mains. A report has been received from the Department of Water Supply, Gas and Electricity to the effect that mains will be laid during the coming summer. Approved.

PIER 36 NORTH RIVER.—Extension to

barrel sewer under pier at 36th st, North River. Estimated cost, \$5,000; assessed valuation of property affected \$7,079,000. Approved.

Local Board Calender for Feb. 15.

The following improvement matters will be taken up by the various Local Boards at Bronx Borough Hall.

CHESTER DISTRICT.

TELARD AV.—Regulating, grading, etc, from Westchester to Gleason Avs.

RIVER AV.—Acquiring title to Bronx from Walker to Rosedale av to East 174th St.

BRONX RIVER AV.—Regulating, grading, etc., from Walker to Rosedale Avs to 174th St.

SACKETT AV.—Acquiring title from Bronxdale to Colden Ave.

PAULDING AV.—Regulating, grading, etc., from 222d St to 233d St.

BARNES AV.—Acquiring title from Tilden north to the City line, and from Tilden to Baychester Av. Property owners interested in the above are invited to attend the meeting.

BOARD OF ESTIMATE.

The following proposed changes in the city maps were adopted:

McCLELLAN ST.—In the matter of changing the map or plan laying out an extension of McClellan st, from Morris av to East 167th st.

EAST 173D ST.—In the matter of changing the map or plan by changing the grade of East 173d st, between Eden av and the Grand Boulevard and Concourse.

WEBSTER AV.—In the matter of changing the map or plan by changing the grade of the street within the territory bounded by Webster av, Pelham av, Washington av, East 188th st, 3d av and East 189th st.

BRADY AV.—In the matter of changing the map or plan by establishing the lines and grades of Section 36 of the Final Maps, bounded approximately by Brady av, Bronx Park East, Boston rd, Arnow av and the New York, Westchester & Boston Railway.

Favorable action was recommended for the following proposed changes in the city map, March 9, being set as a date for a public hearing:

EAST 177TH ST.—Final map of Section 37, Borough of The Bronx. Communication from the Commissioner of Public Works.

This map relates to the territory bounded approximately by East 177th st, Devoe av, Bronx Park, Brady av, Muliner av, Rhineland av, Wallace av, Morris Park av, White Plains rd, West Farms rd, Bronx River av and Noble av. The streets shown on this map have all been laid out upon final or tentative maps of the borough.

SEDGWICK AV.—Changing the grade of Sedgwick av, from a point about 336 ft. southerly from Fordham rd to Bailey av; changing the grade of Bailey av, from Sedgwick av to Albany rd; changing the grade of Albany rd, from Bailey av to Van Cortlandt Park, South, with a corresponding modification in the grade of the intersecting streets; changing the

grade of West 130th st, from Bailey av to Broadway; changing the line of West 230th st, between Bailey av and Heath av; changing the line and grade of West 238th st, from Broadway to Albany rd; laying out Summit pl, from Bailey av to Heath av; laying out a public park at the junction of Sedgwick av with Bailey av; and laying out a public park at the junction of Heath av with Bailey av.

STREET AND PARK OPENINGS.

A question of title was recommended in the following, March 9 being set as a date for public hearing:

OVERLOOK TERRACE.—Amending the proceeding for acquiring title to Overlook terrace, from West 184th st to Fort Washington av, and to West 184th st, from Broadway to Overlook terrace, as required to make it conform with a modification recently made in the lines of these streets and by including short adjoining unacquired sections of West 186th st and West 187th st.

CONSTRUCTION WORK.

Preliminary authorizations in the following were recommended:

WEST 143D ST.—Grading, curbing, re-curbing, flagging and re-flagging West 143d st, from Riverside Drive to a point 331 ft. west of Broadway.

WEST 230TH ST.—Sewer in Corlear av, from West 230th st to West 232d st, and in West 231st st, from Corlear av to Kingsbridge av.

RIVERDALE AV.—Sewer in Riverdale av, from West 259th st to the summit southerly therefrom.

VAN CORTLANDT AV.—Regulating and grading Van Cortlandt av, from Mosholu parkway south to Jerome av.

QUARRY RD.—Paving with asphalt block and curbing and re-curbing Quarry rd, from 3d av to Arthur av.

WEBB AV.—Paving with asphalt block and curbing where necessary, Webb av, from West 188th st to Kingsbridge rd.

FINAL AUTHORIZATIONS.

The following final authorizations were made:

PARK TERRACE.—Regulating and grading Park Terrace East, from West 218th st to a point about 100 ft. south of West 215th st, excepting a small triangular area on the westerly side, located about 40 ft. south of West 218th st.

WEST 132D ST.—Paving with granite block, curbing and re-curbing West 132d st, from Broadway to 12th av.

BAYCHESTER AV.—Regulating and grading Baychester av, from Boston rd to Pelham Bay Park, and constructing bridges where necessary.

ROCHAMBEAU AV.—Regulating and grading Rochambeau av, from East 212th st to a point about 210 ft. south of Van Cortlandt av.

WESTCHESTER AV.—Completing the regulating and grading of Westchester av, from Main st to Eastern Boulevard.

SPUYTEN DUYVIL PARKWAY.—Sewers in the easterly side of Spuyten Duyvil Parkway, from West 244th st to Fieldston av, in the northerly side, from Fieldston av to Riverdale av, and across its intersection with Av Von Humboldt.

ROADWAY AND SIDEWALK WIDTHS.

CANAL PL.—Fixing the roadway of Canal pl, from East 138th st to East 144th st.

EAST 187TH ST.—Fixing the roadway width of East 187th st, from Tiebout av to Marion av.

BOARD OF ASSESSORS HEARING.

The Board of Assessors hereby give notice to all persons claiming to have been injured by a change of grade in the regulating and grading of the following-named streets to present their claims, in writing,

to the Secretary of the Board of Assessors, 320 Broadway, on or before February 21, 1911, at 11 o'clock a. m., at which place and time the Board will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

169TH ST., from Fort Washington to Haven av.

SENECA AV., from Whittier st to a point 100 feet east of Edgewater road.

BAYCHESTER AV., from White Plains road to Boston road.

COMMONWEALTH AV., from West Farms road to Westchester av.

LYON AV., from Zerega av to Castle Hill av.

WALES AV., between 141st and St. Joseph's sts, and 142d st, from College av to Southern boulevard.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

GRAND BOULEVARD AND COURSE.—Acquiring title from 158th to 164th st. Area of assessment: Beginning at the point of intersection of a line parallel to and distant 100 feet westerly from the westerly line of Jerome av with a line parallel to and distant 100 feet northerly from the northerly line of West 170th st; running thence easterly along said last mentioned parallel line and along a line distant 100 feet northerly from the northerly line of East 170th st and parallel thereto its intersection with the middle line of the blocks between Morris av and College av, thence southerly along said middle line of the blocks to its intersection with a line parallel to and distant 100 feet northeasterly from the northeasterly line of East 167th st, thence southeasterly and easterly along said line parallel to East 167th st to its intersection with a line parallel to and distant 100 feet easterly from the easterly line of Webster av, thence southerly along said line parallel to Webster av, and along a line parallel to and distant 100 feet easterly from the easterly line of Melrose av to its intersection with the middle line of the blocks between East 156th st and East 157th st; thence westerly along said middle line of the blocks to its intersection with a line parallel to and distant 100 feet westerly from the westerly line of Courtlandt av, thence southerly along said line parallel to Courtlandt av to its intersection with a line parallel to and distant 100 feet southerly from the southerly line of East 149th st, thence westerly along said line parallel to East 149th st to its intersection with a line parallel to and distant 100 feet westerly from the westerly line of Exterior st, thence northerly along said line parallel to Exterior st to its intersection with the southerly prolongation of a line parallel to and distant 100 feet westerly from the westerly line of Ogden av, thence northerly along said prolongation and line parallel to Ogden av to its intersection with a line parallel to and distant 100 feet northerly from the northerly line of Jerome av, thence easterly and northerly along said line parallel to Jerome av and always distant 100 feet northerly and westerly therefrom to the point or place of beginning. The Commissioners of Estimate and Assessment have completed their estimate and assessment and deposited the same with the Bureau of Street Openings for inspection. Objections must be filed on or before February 27; hearings will begin March 2; report will be submitted to the Supreme Court for confirmation April 21.

CITY BRIDGE.—Easterly approach. The Commissioners of Estimate and Assessment in the above proceeding have completed their estimate of damage and deposited the same with the Bureau of Street Openings for inspection; objections must be filed on or before March 2, hearings will begin March 6, report will be submitted to the Supreme Court for confirmation April 10.

205TH ST.—Opening from White Plains rd to Boston Post rd. Area of assessment: Bounded on the north by a line midway between Adee av and Burke av; on the east by a line parallel with and always distant 100 ft. easterly from the easterly line of Boston Post rd, the said distance being measured at right angles to the line of Boston Post rd; on the south by a line midway between Adee av and Arnov av, and on the west by a line distant 100 ft. westerly from and parallel with the westerly line of White Plains rd. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and filed their report with the Bureau of Street Openings for inspection, objections must be filed on or before March 2; hearings will begin March 7; report will be submitted to the Supreme Court for confirmation April 25.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment.

BAXTER ST.—Paving in front of No. 4. Area of assessment same. April 4.

BELMONT ST.—Regulating, grading, setting curbstones, etc., from Webster av to clay av. April 1.

CROTONA PARK EAST.—Paving, from Crotona Park South to the Southern boulevard. April 1.

185TH ST.—Regulating, grading, etc., from Prospect av to Southern boulevard. April 1.

CANNON PL.—Regulating, grading, etc., from Giles pl to West 238th st. April 1.

DEKALB AV.—Regulating, grading, etc., from East 208th st to Gun Hill road. April 1.

210TH ST.—Regulating, grading, etc., from DeKalb av to Wayne av. April 1. Area of assessment for all the above, is both sides of streets named within limits stated and to extent of half the block at intersecting streets.

230TH ST.—Sewer between Broadway and Corlear av. Area of assessment: Affects Blocks Nos. 3402, 3403, 3404 and 3406.

ASTOR AV.—Regulating, grading, etc., from Olinville av to White Plains av. April 1.

ROSEWOOD AV.—Regulating, grading, etc., between White Plains road and Cruger av. April 1.

26TH ST, EAST RIVER.—Reconstructing sewer under the foot of 26th st and East River. Area of assessment affects Blocks Nos. 931, 932, 933, 957, 958 and 981.

HAVEN AV (now NORTHERN AV).—Sewer, between 177th and 178th sts. Area of assessment affects Block No. 2177.

—Builders' hardware and tools exported in 1910 represented a total value of \$158,000,000 as compared with \$129,000,000 in 1909. Pipes and fittings exported in 1910 totaled \$500,000 as compared with \$400,000 in 1909. Sheets and plates of iron and steel exported in 1910 figured up to \$13,900,000 and in 1909 \$9,300,000. The timber exports in 1910 totaled \$100,000,000 as compared with \$78,000,000 in 1909.

New Real Estate Corporations.

Albertina Realty Co.; inc. Jan. 31, 1911; capital, \$1,000; directors, John L. Miller, John L. Miller, Jr., Geo. H. Miller, 1947 Broadway, N. Y.

Anglo-Saxon Realty Co., 46 William st, N. Y.; inc. Jan. 27, 1911; capital, \$1,000; directors, James Blewett, 663 Lex. av, N. Y.; Wm. Lutz, 663 Lex. av, N. Y.; Alfred R. Bunnell, 76 William st, N. Y.

Blower Realty Corp, 57 Dey st, N. Y.; inc. Jan. 26, 1911; directors, Leon G. Blower, Sydney H. Blower, Frank Blower, 57½ Dey st, N. Y.

Bombay Realty Co.; inc. Jan. 31, 1911; capital, \$5,000; directors, Alfred J. Simmons, 215 West 62d st, N. Y.; Philip W. Jones, 221 West 61st st, N. Y.; Joseph S. Williams, 225 West 40th st, N. Y.

Bryant Contracting Co., 140 Nassau st, N. Y.; inc. Jan. 31, 1911; capital, \$10,000; directors, Morris Baumann, 489 Pennsylvania av, Brooklyn; Wm. Shapiro, 211 Wyona st, Brooklyn; Sam Posner, 608 Dumont av, Brooklyn.

City Fire-Proof Homes Investing Co., 309 Broadway, N. Y.; inc. Jan. 29, 1911; capital, \$110,000; directors, John J. Halloran, 241 West 125th st, N. Y.; Wm. E. Cook, 309 Broadway, N. Y.; Victor Emanuel, 78 West Houston st, N. Y.

Clarkson Land & Mortgage Co., 60 Liberty st, N. Y.; inc. Jan. 31, 1911; capital, \$50,000; directors, Harry Harris, Henry A. Friedman, Fanny H. Edelman, 31 Nassau st, N. Y.

Continental Public Works Co.; inc. Jan. 27, 1911; capital, \$5,000; directors, John S. Hamilton, New Rochelle, N. Y.; E. Sydney Phelps, 114 So. Parkway, East Orange, N. J.; Fred. R. Schwartz, 858 Fox st, Bronx.

A. Frankel & Co.; inc. Jan. 30, 1911; capital, \$500; directors, Annie Frankel, 1230 Boston rd, Bronx; Jonas Samuels, 3209 Fulton st, Brooklyn; Annie Robinson, 118 Cleveland st, Brooklyn.

Harvey Realty Co., 40 East 22d st, N. Y.; inc. Jan. 27, 1911; capital, \$12,000; directors, Wm. R. Harvey, 546 West 156th st, N. Y.; Robt. F. Archibold, 468 Riverside Drive, N. Y.; Gilbert P. Brush, 60 Wall st, N. Y.

Jeano Leasehold Co., 115 Broadway, N. Y.; inc. Jan. 26, 1911; capital, \$10,000; directors, Morris Berkowitz, M. Schoureck, Stewart H. Jones, 115 Broadway, N. Y. C.

The Thomas Johnson Realty Co.; inc. Jan. 31, 1911; capital, \$1,000; directors, Thomas Johnson, 214 West 42d st, N. Y.; Maurice Runkle, 1851 7th av, N. Y.; Bernard J. Douras, 336 West 95th st, N. Y.

Josoco Realty Co.; inc. Jan. 28, 1911; capital, \$5,000; directors, Joseph Cohen, 1051 Home st, N. Y.; Lizzie Cohen, 1051 Home st, N. Y.; Edward A. Brown, Rutherford, N. J.

Kingsley Contracting Co., 1439 St. Nicholas av, N. Y.; inc. Jan. 30, 1911; capital, \$1,000; directors, M. C. Wilkes, Geo. Rosendale, F. Roling, 52 Broadway, N. Y.

Kelley Street Improvement Co.; inc. Jan. 27, 1911; capital, \$3,000; directors, Samuel Gordon, 2120 Valentine av, Bronx; Ida Gordon, 2120 Valentine av, Bronx; Matthew B. Larkin, 2118 Valentine av, Bronx.

A. Koepfel (Inc.), 608 Stone av, Brooklyn; inc. Jan. 26, 1911; capital, \$2,000; directors, Abraham Koepfel, Uziel Koepfel, Annie Koepfel, 608 Stone av, Brooklyn, N. Y.

Lunigiani Realty Co.; inc. Jan. 27, 1911; capital, \$15,000; directors, Massimigliano Rioli, 1156 1st av, N. Y.; Antonio Gabrielli, 336 East 63d st, N. Y.; Domenico Fontana.

Nagrom Realty Co.; inc. Jan. 27, 1911; capital, \$1,000; directors, Louis B. Fordan, 1427 Madison av, N. Y.; Frank W.

Harris, 619 West 143d st, N. Y.; Joseph Melcer, 301 Gold st, Brooklyn.

Naples Building & Contracting Co., 938 40th st, Brooklyn; inc. Feb. 1, 1911; capital, \$1,000; directors, Michael A. Abbazia, Antonio Abbazia, Filomena Abbazia, 938 40th st, Brooklyn.

Rosemary Realty Co., 116 Nassau st, N. Y.; inc. Jan. 28, 1911; capital, \$5,000; directors, Otto A. Gillig, 15 Glenada pl, Brooklyn; Frank Doudera, 141 Lott st, Brooklyn; James B. Collins, 745 Washington st, N. Y.

S. H. & H. Realty Co.; inc. Jan. 26, 1911; capital, \$15,000; directors, John J. Sigrist, 56 Harmon st, Brooklyn; Henry Held, 197 Maple st, Brooklyn; Ludwig Henrichs, 60 Debevoise av, Evergreen, L. I.

S. W. S. Realty Co.; inc. Jan. 30, 1911; capital, \$1,000; directors, Samuel W. Steel, Frances Steel, Harry Rokofsky, 2 West 14th st, N. Y.

Segonia Building Co.; inc. Jan. 28, 1911; capital, \$1,000; directors, Elias T. Hatch, 221 Bay Ridge pl, Brooklyn; Robt. Bell, Sea Cliff, L. I.; Myrtle Bell.

Seventeen Central Park West (Inc.); inc. Jan. 29, 1911; capital, \$500,000; directors, Robt. L. Moffett, 471 Park av, N. Y.; N. Egbert Adams, 125 East 24th st, N. Y.; Margaret Ogg, 297 Arlington av, Jersey City.

Southern Idaho Development Co., 261 B'way, N. Y.; inc. Jan. 24, 1911; capital, \$100,000; directors, Chas. M. Patterson, White Plains, N. Y.; Fredk. R. Rich, Ft. Wash. av & 181st st, N. Y.; Myer Nussbaum, 54 W. 40th st, N. Y.

Staples Estate Co.; inc. Jan. 5, 1911; capital, \$100,000; directors, James H. Bailey, 14 East 28th st, N. Y.; Ephraim S. Johnson, 77 Stewart av, Mamoroneck, N. Y.; Orman R. Collins, 324 West 55th st, N. Y.

Stephen M. Smith Co., 99 Varick st, N. Y.; inc. Feb. 1, 1911; capital, \$5,000; directors, Stephen M. Smith, 99 Varick st, N. Y.; Havilah M. Smith, 121 East 76th st, N. Y.; Wm. E. Smith.

Stock Realty Co.; inc. Jan. 31, 1911; capital, \$5,000; directors, Philip Manger, 63 Park Row, N. Y.; Augusta Manger, 2595 Bedford av, Brooklyn; John G. Austin, 134 Reid av, Brooklyn.

The Stockton Supply Co.; inc. Jan. 30, 1911; capital, \$15,000; directors, Chas. B. Helffrich, 674 N. Broadway, Yonkers; Edwin C. Biddle, 1427 36th st, Brooklyn; Whitney R. Truman, 8 East 47th st, N. Y.

Louis Tanewitz (Inc.), 794 8th av, N. Y.; inc. Jan. 26, 1911; capital, \$1,500; directors, Nathan Lichtenstein, 534 West 55th st, N. Y.; Beckie Tanewitz, 794 8th av, N. Y.; Leon Greenberg, 380 Adelphi st, Brooklyn.

M. Tiernan Construction Co.; inc. Jan. 13, 1911; capital, \$1,000; directors, Joseph V. Mitchell, 256 Broadway, N. Y.; James W. Anderson; Wm. B. Hogan, 271 West 125th st, N. Y.

Title Real Estate Co.; inc. Jan. 24, 1911; capital, \$1,000; directors, Samuel Willin, 515 Sutter av, Bklyn, N. Y.; Morris Schnitman, 425 Stone av, Bklyn, N. Y.; Mary Goell, 1400 Eastern Parkway, Bklyn, N. Y.

The Tondun Construction Co.; inc. Jan. 9, 1911; capital, \$1,000; directors, Theo. F. Endress, Sheepshead Bay, N. Y.; Lillian M. Endress, Katherine Endress.

Troy Metal Lath Co.; inc. Jan. 26, 1911; capital, \$5,000; directors, James H. Troy, 311 West 46th st, N. Y.; Mary F. Forster, 343 West 47th st, N. Y.; John C. Forster.

Twenty West Thirty-sixth Street Co.; inc. Jan. 14, 1911; capital, \$3,000; directors, Joseph Ravitch, 120 East 93d st, N. Y.; David Ravitch, 34 West 115th st, N. Y.; Gustavus A. Beyers, Scarsdale, N. Y.; Daniel W. Richman, N. Y.

Twenty-first Avenue Realty Co.; inc. Jan. 20, 1911; capital, \$40,000; directors, Mil-

ton S. Kistler, 125 Pacific st, Bklyn; Abram F. Bucher, 18th av & 66th st, Bklyn; Peter E. Seib, 87 Hanson pl, Bklyn.

Two Sixty-three Thompson Street Co.; inc. Jan. 12, 1911; capital, \$5,000; directors, Abraham Kassel, 120 East 73d st, N. Y.; David C. Kassel, Jacob Jurin, 68 William st, N. Y.

Tuxedo Construction Co.; inc. Jan. 16, 1911; capital, \$2,000; directors, John Pansing, 544 State st, Brooklyn, N. Y.; Frank Marius, 597 President st, Brooklyn; Chas. E. Copello, 544 State st, Brooklyn.

BUILDING LOAN CONTRACTS.

Feb. 4.

Webster av, e s, 134.4 n 173d st, 75x155.10 to Brook st, x75x157. Bronx Investment Co loans Westchester Avenue Realty Co to erect a -sty bldg; - payments.....47,000

Feb. 6.

164th st, s s, 101.6 e Washington av. 40x100. Enoch C Bell loans Kingsley Contracting Co to erect a -sty bldg; - payments.....28,000

164th st, s s, 141.6 e Washington av, 40x100. Same loans same to erect a -sty apartment; 10 payments28,000

114th st, n s, 125 w Bway, 100x100.11. Germania Life Ins Co loans Carnegie Construction Co to erect a -sty apartment; - payments270,000

Feb. 7.

72d st, s s, 100 e Amsterdam av, 59x102. Bronx Investment Co loans Brown Bros Inc, Owners & Builders, to erect -sty lofts; - payments370,000

175th st, s s, whole front between Concourse & Eastburn av, 9.5x59.1x irreg. Excelsior Mortgage Co loans Nathan B Levin Co to erect a 5-sty apartment; 11 payments...47,000

4th av, Nos 450 to 454. Robt Goelet loans Peano Leasehold Co to erect a -sty bldg; 8 payments140,000

Feb. 8.

Ellison av, e s, 300 n Marion st, 25x100. Abraham & Rosalie Seh loan L P Fries Co to erect a - sty bldg; - payments.....32,000

Feb. 9.

Southern Boulevard; w s, 115 n 167th st, 50x 100. Margaret Knox loans James C Gaffney; to erect a -sty bldg; - Payments.....10,000

Feb. 10.

Hughes av, e s, 70 n 187th st, 25x87.6. James G Wentz loans Russo-Barba Realty Co; to erect a -sty bldg; 7 payments.....10,500

Washington av, e s, 162 n Fitch st, 46x110. Alexander Pfeiffer loans Psaty Construction Co; to erect a 6-sty tenement; 11 payments30,250

Madison av, n w cor 82d st, 204.4x60 to 3d av. Sender Jarmulowsky loans Princeton Construction Co; to erect a -sty bldg; - payments200,000

Westchester av, s w s, whole front, bet 156th st & Forest av, 262.6x97.11x-158.2. American Mortgage Co loans Meehan Construction Co; to erect a -sty bldg; - payments100,000

167th st, e s, 66.3 s Lind av, 25x68.11x27x 79.3. Central Mortgage Co loans Frank E Claassen; to erect a -sty bld; - payments8,000

ATTACHMENTS.

Feb. 2.

Paul Enochs & Co; L Spiegelberg & Sons; \$591.81; E E Spiegelberg.

Hallam, Willard F; Chas D Gibbons; \$3,301.54; A M Higgins.

Foscato, Carlo, Giovanni Cristofoli & Massimiliano Garrati; John B Owens; \$1,630.54; Foulds & Gallard.

W R Howard & Co; Henry H Downes; \$1,170; Murphy & Fultz.

Feb. 3.

Allerton, D Hitch & Co; J Spencer Turner Co; \$5,160; Strong, Smith & Strong.

Maxwell, Geo S; George E Armstrong; \$1,595; N T M Melliss.

Feb. 4, 6 and 7.

No Attachments filed these days.

Feb. 8.

Ball & Wood Co; Hermann Boker & Co; \$3,997.11; Carell & Henkel.

CHATEL MORTGAGES.

Feb. 2, 3, 4, 6, 7 and 8.

AFFECTING REAL ESTATE.

Alexander Development Co. Bathgate av, s e cor, & 183d st..Colonial Mantel & Ref Co. Refrigerators. \$285

Alexander, Henri P. 1520 3d av..Silver Construction Co. Fixtures, &c. 258

Brook Ave Construction Co. N e cor 170th st & Brook av, bet Barretto st & Hunts Point rd..N Reiser. Iron Work. 4,050

Fackner-Coates Const Co. 55 West 36th..National Elevator Co. Elevator. 8,500

Jos King Construction Co. N s 187th st, 100 w Amsterdam av..Consolidated Chandelier Co. Chandeliers & Fix. 1,332

Lennon, Wm F & Co. N e cor 170th st & Brook av..A Weinstock. Mantels. 255

133 West 19th St Co. 133 & 135 West 19th..Otis Elevator Co. Elevator. 6,380

Siebrecht, Henry A..A B See Electric E Co. Elevator. (R) 350

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1911.		1910	
Feb. 8 to 9, inc.		Feb. 4-10, inc.	
Total No. for Manhattan	166	Total No. for Manhattan	213
No. with consideration	8	No. with consideration	19
Amount involved	\$518,080	Amount involved	\$1,119,898
Number nominal	158	Number nominal	194
1911.		1910	
Feb. 3 to 9, inc.		Feb. 4-10, inc.	
Total No. for the Bronx	145	Total No. for the Bronx	108
No. with consideration	6	No. with consideration	5
Amount involved	\$85,500	Amount involved	\$20,675
Number nominal	139	Number nominal	103
1911.		1910	
Feb. 3 to 9, inc.		Feb. 4-10, inc.	
Total No., The Bronx, Jan. 1 to date	897	Total No., The Bronx, Jan. 1 to date	773
Total Amt., The Bronx, Jan. 1 to date	\$404,654	Total Amt., The Bronx, Jan. 1 to date	\$256,096
Total No. Manhattan and The Bronx, Jan. 1 to date	2,055	Total No. Manhattan and The Bronx, Jan. 1 to date	2,065
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$5,989,849	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$5,780,193

Assessed Value Manhattan.

(From assessment roll of 1910)

1911.		1910	
Feb. 3 to 9, inc.		Feb. 4-10, inc.	
Total No. with consideration	8	Total No. with consideration	19
Amount involved	\$518,080	Amount involved	\$1,119,898
Assessed value	\$460,000	Assessed value	\$1,016,000
Total No. nominal	153	Total No. nominal	194
Assessed value	\$6,852,900	Assessed value	\$11,947,600
Total No. with consid., from Jan. 1 to date	90	Total No. with consid., from Jan. 1 to date	96
Amount involved	\$5,585,195	Amount involved	\$5,524,097
Assessed value	\$5,183,000	Assessed value	\$5,763,500
Total No. nominal	1,068	Total No. nominal	1,198
Assessed value	\$56,818,500	Assessed value	\$88,409,900

MORTGAGES.

1911.		1910.	
Feb. 3 to 9, inc.		Feb. 4 to 10, inc.	
Manhattan.	Bronx.	Manhattan	Bronx
Total number	140	Total number	146
Amount involved	\$8,080,514	Amount involved	\$6,095,822
No. at 6%	59	No. at 6%	51
Amount involved	\$798,724	Amount involved	\$1,654,527
No. at 5½%	6	No. at 5½%	5
Amount involved	\$147,500	Amount involved	\$42,500
No. at 5%	1	No. at 5%	31
Amount involved	\$135,000	Amount involved	\$470,287
No. at 4½%	31	No. at 4½%	1
Amount involved	\$1,016,190	Amount involved	\$25,000
No. at 4%	10	No. at 4%	21
Amount involved	\$487,500	Amount involved	\$1,142,000
No. at 3½%	1	No. at 3½%	8
Amount involved	\$50,000	Amount involved	\$34,000
No. at 3%	1	No. at 3%	1
Amount involved	\$5,000	Amount involved	\$20,000
No. at 2½%	1	No. at 2½%	1
Amount involved	.....	Amount involved	\$686
No. at 2%	1	No. at 2%	1
Amount involved	.....	Amount involved	\$8,670
No. with interest not given	31	No. with interest not given	24
Amount involved	\$440,600	Amount involved	\$114,980
No. above to Bank, Trust and Insurance Companies	29	No. above to Bank, Trust and Insurance Companies	22
Amount involved	\$1,146,450	Amount involved	\$369,550

1911.		1910.	
Feb. 3 to 9, inc.		Feb. 4 to 10, inc.	
Total No., Manhattan, Jan. 1 to date	854	Total No., Manhattan, Jan. 1 to date	1,081
Total Amt., Manhattan, Jan. 1 to date	\$25,728,209	Total Amt., Manhattan, Jan. 1 to date	\$56,869,208
Total No., The Bronx, Jan. 1 to date	777	Total No., The Bronx, Jan. 1 to date	779
Total Amt., The Bronx, Jan. 1 to date	\$6,647,651	Total Amt., The Bronx, Jan. 1 to date	\$6,944,190
Total No., Manhattan and The Bronx, Jan. 1 to date	1,631	Total No., Manhattan and The Bronx, Jan. 1 to date	1,860
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$32,373,860	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$63,813,398

EXTENDED MORTGAGES

1911.		1910.	
Feb. 3 to 9, inc.		Feb. 4-10, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx
Total number	27	Total number	39
Amount involved	\$1,321,750	Amount involved	\$2,610,900
No. at 6%	2	No. at 6%	12
Amount involved	\$20,750	Amount involved	\$97,400
No. at 5½%	4	No. at 5½%	2
Amount involved	\$73,000	Amount involved	\$19,000
No. at 5%	12	No. at 5%	11
Amount involved	\$333,000	Amount involved	\$313,000
No. at 4½%	8	No. at 4½%	16
Amount involved	\$881,000	Amount involved	\$2,200,500
No. at 4%	1	No. at 4%	3
Amount involved	.....	Amount involved	.....
No. with interest not given	1	No. with interest not given	3
Amount involved	\$14,000	Amount involved	\$12,100
No. above to Bank, Trust and Insurance Companies	6	No. above to Bank, Trust and Insurance Companies	14
Amount involved	\$799,500	Amount involved	\$1,292,000
1911.		1910	
Feb. 3 to 9, inc.		Feb. 4-10, inc.	
Total No. Manhattan, Jan. 1 to date	287	Total No. Manhattan, Jan. 1 to date	283
Total Amt., Manhattan, Jan. 1 to date	\$12,433,568	Total Amt., Manhattan, Jan. 1 to date	\$14,968,425
Total No., The Bronx, Jan. 1 to date	80	Total No., The Bronx, Jan. 1 to date	91
Total Amt., The Bronx, Jan. 1 to date	\$1,109,279	Total Amt., The Bronx, Jan. 1 to date	\$1,833,832
Total No., Manhattan and The Bronx, Jan. 1 to date	367	Total No., Manhattan and The Bronx, Jan. 1 to date	374
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$13,542,847	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$16,802,257

PROJECTED BUILDINGS.

1911		1910	
Feb. 4 to 10, inc.		Feb. 5-11, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	9	Manhattan	12
The Bronx	21	The Bronx	42
Grand total	30	Grand total	54
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$741,700	Manhattan	\$1,449,800
The Bronx	216,125	The Bronx	838,080
Grand total	\$957,825	Grand total	\$2,387,880
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$161,865	Manhattan	\$111,850
The Bronx	10,950	The Bronx	48,080
Grand total	\$172,815	Grand total	\$159,930
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	66	Manhattan, Jan. 1 to date	76
The Bronx, Jan. 1 to date	65	The Bronx, Jan. 1 to date	168
Mhntn-Bronx, Jan. 1 to date	131	Mhntn-Bronx, Jan. 1 to date	244
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$14,848,150	Manhattan, Jan. 1 to date	\$9,408,700
The Bronx, Jan. 1 to date	857,475	The Bronx, Jan. 1 to date	3,614,080
Mhntn-Bronx, Jan. 1 to date	\$15,705,625	Mhntn-Bronx, Jan. 1 to date	\$13,022,730
Total Amt. Alterations:		Total Amt. Alterations:	
Mhntn-Bronx, Jan. 1 to date	\$873,052	Mhntn-Bronx, Jan. 1 to date	\$1,119,275

BROOKLYN.

CONVEYANCES.

1911.		1910.	
Feb. 2 to 8, inc.		Feb. 3 to 9, inc.	
Total Number	524	Total Number	452
No. with consideration	26	No. with consideration	20
Amount involved	\$172,955	Amount involved	\$153,262
Number nominal	498	Number nominal	432
Total number of Conveyances, Jan. 1 to date	2,788	Total number of Conveyances, Jan. 1 to date	2,859
Total amount of Conveyances, Jan. 1 to date	\$1,378,704	Total amount of Conveyances, Jan. 1 to date	\$1,101,795

MORTGAGES.

1911.		1910.	
Feb. 2 to 8, inc.		Feb. 3 to 9, inc.	
Total number	408	Total number	433
Amount involved	\$1,470,954	Amount involved	\$1,860,241
No. at 6%	224	No. at 6%	229
Amount involved	\$569,438	Amount involved	\$934,410
No. at 5½%	108	No. at 5½%	76
Amount involved	\$562,005	Amount involved	\$290,885
No. at 5%	58	No. at 5%	100
Amount involved	\$255,257	Amount involved	\$503,046
No. at 4½%	1	No. at 4½%	1
Amount involved	.....	Amount involved	.....
No. at 4%	1	No. at 4%	1
Amount involved	.....	Amount involved	\$6,000
No. at 3%	1	No. at 3%	1
Amount involved	.....	Amount involved	.....
No. with interest not given	17	No. with interest not given	27
Amount involved	\$81,254	Amount involved	\$125,900
Total number of Mortgages, Jan. 1 to date	2,306	Total number of Mortgages, Jan. 1 to date	2,627
Total amount of Mortgages, Jan. 1 to date	\$7,792,936	Total amount of Mortgages, Jan. 1 to date	\$10,481,272

PROJECTED BUILDINGS.

1911		1910	
Feb. 3 to 9, inc.		Feb. 4 to 10, inc.	
No. of New Buildings	51	No. of New Buildings	129
Estimated cost	\$909,000	Estimated cost	\$721,800
Total Amount of Alterations	\$57,700	Total Amount of Alterations	\$48,850
Total No. of New Buildings, Jan. 1 to date	276	Total No. of New Buildings, Jan. 1 to date	574
Total Amt. of New Buildings, Jan. 1 to date	\$2,162,163	Total Amt. of New Buildings, Jan. 1 to date	\$2,555,060
Total Amount of Alterations, Jan. 1 to date	\$240,713	Total Amount of Alterations, Jan. 1 to date	\$726,965

QUEENS.

PROJECTED BUILDINGS.

1911		1910	
Feb. 3 to 9, inc.		Feb. 4 to 10, inc.	
No. of New Buildings	90	No. of New Buildings	51
Estimated cost	\$283,433	Estimated cost	\$152,945
Total Amount of Alterations	\$7,170	Total Amount of Alterations	\$12,015
Total No. of New Buildings, Jan. 1 to date	450	Total No. of New Buildings, Jan. 1 to date	229
Total Amt. of New Buildings, Jan. 1 to date	\$2,254,291	Total Amt. of New Buildings, Jan. 1 to date	\$1,100,404
Total Amount of Alterations, Jan. 1 to date	\$40,370	Total Amount of Alterations, Jan. 1 to date	\$48,681

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 46, of which 16 were below 59th st, 19 above, and 11 in the Bronx. The sales reported for the corresponding week last year were 81, of which 29 were below 59th st, 26 above, and 26 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 140 as against 136 last week, and in the Bronx 140, as against 106 last week. The total amount was \$4,247,959, as against \$11,482,626 last week.

The amount involved in the auction sales this week was \$1,028,060, and since January 1 \$4,142,808. Last year the total for the week was \$1,976,580, and from January 1 \$6,637,612.

CHARLES A. BERRIAN.

*76th st, No 226, s s, 230 w 2d av, 25x102.2, 4-sty bk tnt & str. (Amt due, \$16,317.08; taxes, &c, \$796.88.) Catharine E Weber.....17,000
 *76th st, No 228, s s, 205 w 2d av, 25x102.2, 4-sty bk tnt & str. (Amt due, \$16,338.01; taxes, &c, \$816.33.) Catharine E Weber.....17,000
 *Monroe st, No 294, on map Nos 294 & 296, s s, 264.2 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty bk tnt & str. (Amt due, \$5,450.68; taxes, &c, \$1,050; sub to a mt of \$39,000.) Leon Tuchmann.....40,897
 *Monroe st, No 292, s s, 301.5 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty bk tnt & str. (Amt due, \$5,590.25; taxes, &c, \$1,050; sub to a mt of \$39,000.) Leon Tuchmann.....40,897

SOLOMON DE WALLTEARSS.

5th av, e s, 100.9 s 106th st, two inches x 100, vacant. (Executor's sale of all right, title, &c.) B Shaw.....100

SAMUEL MARX.

134th st, Nos 45 & 47, n s, 385 w 5th av, 50x99.11, bk church. (Amt due, \$19,150.50; taxes, &c, \$133.98.) Withdrawn.....

HERBERT A. SHERMAN.

99th st, No 257, n s, 192 w Bway, 17x100.11, 3-sty & b stn dwg. (Amt due, \$17,633.46; taxes, &c, \$246.37.) Withdrawn.....

DANIEL GREENWALD.

Barry st n w cor Longwood av, 65.2x20.2x63.11x20.3, 2-sty Longwood av, No 1129 fr dwg & str. Sheriff's sale of all right, title, &c. Adj to Feb 24.....

Total.....\$1,028,960
 Corresponding week, 1910.....1,976,588
 Jan. 1, 1911, to date.....4,142,808
 Corresponding period, 1910.....6,637,612

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A. \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

February 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Broome st, No 22, n s, 50 w Mangin st, 25x100, 5-sty bk tnt & str. Benj J Weil to Rosie Joseph, 708 Cauldwell av. All liens. Jan 31. Feb 3, 1911. 2:322—28. A \$14,000—\$21,000. O C & 100
 Chrystie st, No 218, e s, 224.3 s Houston st, 25x75, 6-sty bk tnt & str. FORECLOS, Dec 28, 1910. Maurice S Cohen referee to Sydney Kasnowitz, 965 Fox st. Mts \$38,750 on this & No 220. Jan 30. Feb 3, 1911. 2:422—3. A \$22,000—\$32,000. 7,700
 Chrystie st, No 220, e s, 199.3 s Houston st, 25x75, 6-sty bk tnt & str. FORECLOS, Dec 28, 1910. Maurice B Cohen referee to Sydney Kasnowitz, 965 Fox st. Mts \$38,750 on this & No 218. Jan 30. Feb 3, 1911. 2:422—4. A \$22,000—\$32,000. 7,700
 Chrystie st, No 220, e s, 199.3 s Houston st, 25x75, 6-sty bk tnt & str. Sydney Kasnowitz to Julius Mendelson, 167 Westminster road, Bklyn, & Prudential Bond & Mortgage Co, 35 Nassau st. B & S. Mt \$28,000. Feb 3. Feb 7, 1911. 2:422—4. A \$22,000—\$32,000. nom
 Canal st, Nos 337 to 341, n s, abt 25 w Greene st, 40.10, bounded n in rear by land Geo Lorillard 40.4, w by land Mrs Murray 94.5 & e by land Marcellus Van Giesen 97 ft. TRUSTEES of the Presbytery of N Y to Neptune Realty Co, at New Rochelle, N Y. All title. Jan 24. Feb 4, 1911. 1:229—2. A \$115,000—\$175,000. 19,334
 Same property. Neptune Realty Co to Adrian Iselin, 711 5th av, N Y, & Henry G Barbey, at Mt Kisco, N Y, EXRS, &c, Henry I Barbey. ½ part of right, title & interest. Feb 3. Feb 4, 1911. 1:229. 9,667
 Chrystie st, No 97, w s, 100.3 s Grand st, 25x74.10, 5-sty bk tnt & str. Barak G Coles to Anna C Knowles, 17 W 32d st. & Adelaide P C Hand, at Glen Cove, L I, & Eliz C Hegeman, 24 Montgomery pl, Bklyn. ¼ part. All title. C a G. Dec 21. Feb 4, 1911. 1:304—24. A \$19,000—\$29,000. O C & 1,000
 Chrystie st, No 218, e s, 224.3 s Houston st, 25x75, 6-sty bk tnt & str. Sydney Kasnowitz to Julius Mendelson, 167 Westminster road, Bklyn, & Prudential Bond & Mortgage Co, 35 Nassau st. B & S. Mt \$28,000. Feb 3. Feb 7, 1911. 2:422—3. A \$22,000—\$32,000. nom
 Eldridge st, No 113, n w s, abt 90 s Broome st, 25x119.10, 5-sty bk tnt & str with 5-sty bk tnt in rear. Tarsus Realty Co, 1 E 106th st, to Isaac Lipschitz, 1 E 106th st. All liens. Dec 20. Feb 7, 1911. 2:418—45. A \$23,000—\$35,000. 100
 Emerson st, e s, 100 n Vermilyea av, 80x100, vacant. Henry R Mygatt to Richard R Maslen, 2312 Aqueduct av. Mt \$12,000. Feb 7. Feb 8, 1911. 8:2236—31. A \$—\$. O C & 100
 Elizabeth st, Nos 53 & 55, w s, 99.10 s Hester st, 50.4x94.8, 5 & 7-sty bk loft & str bldg. Otto F Strobel to Herman C Strobel, 262 W 81st st & Richard W & Carrie S. Freedman, 90 Neptune av, New Rochelle, N Y. 1-20 part. Feb 9, 1911. 1:204—20. A \$36,000—\$73,000. 3,750
 Front st, No 220, w s, abt 105 n Beekman st, 25x72.10, 5-sty bk loft & str bldg.
 Liberty st, No 115 (103), n s, abt 110 e Greenwich st, 25x105, 5-sty stn loft & str bldg.
 Bond st, No 22 n s, abt 35 e Lafayette st, 25.8x200 to s s Great Jones st, No 25 Great Jones st, 5-sty bk loft & str bldg & 3-sty stn loft & str bldg.
 Also land at Poughkeepsie, N Y.
 Also all other lands or undivided interest whereby the said Frederic R Newbold, party of 2d part was seized or entitled to on Sept 28, 1892, etc, except therefrom No 12 W 28th st.
 Thos Newbold of Hyde Park, Dutchess Co, N Y, as TRUSTEE under Declaration of Trust to Frederic R Newbold at Poughkeepsie, N Y. All title. Feb 1, 1911. Feb 8, 1911. 1:97—39. A \$8,800—\$16,500; 60—6. A \$80,000—\$95,000; 2:530—19 & 57. A \$52,000—\$61,000; 3:829. nom
 Forsyth st, Nos 103, w s, 99.5 s Broome st, 25x100, 4-sty bk tnt & str & 4-sty bk tnt in rear. Louis B Schram to India Wharf Brewing Co, 60 Hamilton av, Bklyn. Feb 7. Feb 9, 1911. 2:418—17. A \$21,500—\$27,000. nom

Front st, No 74, n w s, 19.1 s w Old slip, runs n w 33.6 x n e 0.4 x n w 52.9 x s w 19 x s e 85.9 to st x n e 19.2 to beginning, 4-sty bk loft & str bldg. Harry K Grigg to Wilhelm Knauth, at No — Barrett av, Arrochar, Borough of Richmond, Mt \$20,000. Feb 4. Feb 7, 1911. 1:32—20. A \$17,200—\$23,000. nom
 Greenwich st, No 163, e s, 104.9 s Courtlandt st, 25.8x88.9x25x90.10, 5-sty bk loft & str bldg. Jas H Spencer et al to Greenwich Bldg Co, 163 Greenwich st. Mt \$10,000. Dec 24. Feb 3, 1911. 1:160—11. A \$20,800—\$32,500. O C & 100
 Greene st, No 170, e s, 150 s Bleeker st, 24.4x100, 6-sty bk loft & str bldg. Emma M Raymond to Jas Prausnitz, 957 Whitlock av. Mt \$20,000 & all liens. Feb 3. Feb 6, 1911. 2:523—7. A \$24,000—\$42,000. nom
 Goerck st, No 62, e s, 150 n Delancey st, 25x99, 5-sty bk tnt. Louis Lass to Jennie Gordon, 2026 7th av, Sarah Levy, 36 W 115th st, & Sophia Gruenstein, 60 W 95th st. Mt \$21,000. Jan 25. Feb 6, 1911. 2:323—4. A \$14,000—\$23,000. O C & 100
 Grand st, Nos 584 & 586, n s, 50 w Mangin st, 50x75 to alley, 5-sty bk tnt & str & 3-sty fr (bk ft) tnt & str; also property at Babylon, L I. Release dower. Jennie M Foster to J Stanley Foster or Jay S Foster, at Babylon, L I. All title. Q C. Dec 2, 1910. Feb 7, 1911. 2:321—23 & 24. A \$31,000—\$41,000. nom
 Hester st, No 175 n e cor Mott st, 26.6x45.2x25.10x45.5, 5-sty Mott st, No 116 bk tnt & str. Frank Teti to Giuseppe Molea, 212 Lafayette st. Feb 6. Feb 7, 1911. 1:238—40. A \$20,000—\$28,000. nom
 Hancock st, e s, 76 s Bleeker st, 22x25, 2-sty bk stable. Laemmle Dairy Co to Jos Laemmle, 2424 7th av. B & S & C a G. All liens. Feb 1. Feb 6, 1911. 2:526—part lot 18. A \$—\$. nom
 Henderson pl, No 8, e s, 70.9 n 86th st, runs e 46 x s 16.6 x w 10.2 & 4.8 x s 5.4 x w 12 x s w 5.6 x s 1.4 x w 1 x s 4.3 x w 14 to pl x n 30.8 to beg, 2 & 3-sty bk dwg. Alice G Alling to C N Shurman Investing Co, 43 Exchange pl. Mt \$6,000 & all liens. Feb 7. Feb 8, 1911. 5:1583—25A & 25B. A \$5,000—\$7,500. O C & 100
 Hawthorne st, n e s, 125 n w Bway, 75x100, vacant. Thos H Backerville to Max Marx, 419 Convent av, B & S. Feb 9, 1911. 8:2241—41 to 43. A \$9,000—\$9,000. nom
 Hester st, No 112, s s, 50 w Forsyth st, 25x50, 5-sty bk tnt & str. Jos Kleitman to Bernard Frankel, 106 Rivington st. All liens. Feb 1. Feb 9, 1911. 1:302—16. A \$20,000—\$27,000. nom
 Houston st, No 55, s s, 75 e Wooster st, 25x95, 4-sty bk loft & str bldg with 1-sty bk extension. Jas R Walsh et al EXRS &c, will Saml J Wertheim to Bertha & Pauline Wertheim, both at Glenwood, Nassau Co, L I HEIRS, &c, under said will. ½ part. Jan 31. Feb 9, 1911. 2:514—18. A \$29,000—\$35,000. nom
 Same prop. Bertha & Pauline Wertheim to Jas R Walsh, 332 Tompkins av, New Brighton, S I. ½ part. All title. Feb 2. Feb 9, 1911. 2:514. O C & 100
 Lewis st, No 177, w s, 97.5 s 5th st, 24.2x92.9x24.8x90.3, 4-sty bk loft & stable. Edward Goett to Lignum Chemical Works, 257 Meeker av, Bklyn. B & S. Mt \$13,000. Feb 4. Feb 7, 1911. 2:360—22. A \$10,000—\$16,000. nom
 Lewis st, No 53, w s, 150 n Delancey st, 25x100, 4-sty bk tnt & str & 3-sty bk tnt in rear. Selma Alexander to Mever Jarmulowsky, 1186 Lex av. All liens. Jan 18. Feb 9, 1911. 2:328—26. A \$17,000—\$22,000. O C & 100
 Mulberry st, No 223, w s, abt 115 n Spring st, 24.10x74.3, 1 & 3-sty bk stable. Otto F Strobel to Herman C Strobel, 262 W 91st st. Richard W & Carrie S Freedman, 90 Neptune av, New Rochelle, N Y. 1-20 part. Feb 9, 1911. 2:495—37. A \$14,000—\$14,500. 750
 Monroe st, No 286, s s, 175.7 e Jackson st, 25.5x97.7, 6-sty bk tnt & str. Mary Tuchmann to Leon Tuchmann, 1990 7th av. Jan 31. Feb 6, 1911. 1:263—7. A \$14,000—\$32,000. O C & 100
 Madison st, No 328.
 Madison st, No 352.
 Release rents, &c, given to secure notes. Israel Rosenblum to Samuel Birnbaum, 415 E 75th st. Feb 6. Feb 8, 1911. 1:266. nom
 Old lane (closed), bounded w by line 250 e Riverside av, n by line 113.11 s 92A st, e by line 275 e Riverside av & s by land of party 2d part. Lucy R Ball to Esther Miles, 305 W 91st st. Q C & C a G. Feb 4. Feb 6, 1911. 4:1251. O C & 100
 Same property. Ezra O McDowell to same. Q C & C a G. Jan 24. Feb 6, 1911. 4:1251. O C & 25

Orchard st, Nos 158 & 160, e s, 125 s Stanton st, 50x87.6, two 5-sty bk tnts & str & two 5-sty bk tnts in rear. Abraham M Levy to Chas M Levy, 1864 7th av. All liens. Feb 6, Feb 7, 1911. 2:411-7 & 8. A \$44,000-\$58,500. O C & 100

Park Terrace W, land in bed of st, bet 215th and 218th sts. Release mt. Arthur Essing to City of N Y. Q C. Dec 12, 1910. Feb 6, 1911. 8:2243. nom

Same property. Release mt. Otto Horwitz to same. Q C. Dec 12, 1910. Feb 6, 1911. 8:2243. nom

Same property. Release mt. Lawrence Drake to same. Q C. Aug 22, Feb 6, 1911. 8:2243. nom

Same property. Edward Benneche to same. All title. June 1, 1910. Feb 6, 1911. 8:2243. nom

Same property. Margt C wife Thos Dwyer et al to same. All title. June 1, 1910. Feb 6, 1911. 8:2243. nom

Same property. Thos Dwyer et al to same. All title. June 1, 1910. Feb 6, 1911. 8:2243. nom

Same property. Kate C McAvoey et al to same. All title. June 1, 1910. Feb 6, 1911. nom

Reade st, Nos 80 & 82 n e cor Church st, 38.9x36.4, except part for Church st, No 175 | Reade st, 5-sty bk loft & str bldg. Geo H Stege, 186 Hewes st, Bklyn, N Y to Charlotte Droste, 188 Hewes st, Bklyn, N Y. Mt \$70,000. Feb 9, 1911. 1:150-13. A \$45,000-\$57,000. nom

Reade st, Nos 80 & 82 n e cor Church st, 38.9x36.4, except part for Church st, No 175 | Reade st, 5-sty bk loft bk str bldg. Charlotte Droste to Geo H Stege & Ida C his wife as tenants by entirety, 186 Hewes st, Bklyn. Mt \$70,000. Feb 9, 1911. 1:150-13. A \$45,000-\$57,000. nom

Suffolk st, No 95, w s, 250.10 s Rivington st, 25.1x100, 5-sty bk tnt & str. Selma Alexander to Meyer Jarmulowsky, 1186 Lex av. All liens. Jan 18, Feb 9, 1911. 2:353-71. A \$25,000-\$39,000. O C & 100

Stanton st, Nos 183 to 187 | s w cor Attorney st, runs w 56.2 x s Attorney st, Nos 141 & 143 | 63.4 x e 16.5 x n 0.10 x e 40 to w s Attorney st, x n 62.6 to beg, 6-sty bk tnt & str. Mary Jacobs to Martha Hirsch, 159 Rodney st, Bklyn. 1/2 part. Mts \$90,750. Feb 2, Feb 8, 1911. 2:349-54. A \$50,000-\$95,000. nom

Same property. Martha Hirsch to Ike Buss, 158 Ross st, Bklyn. 1/2 part. Mts \$90,750. Feb 7, Feb 8, 1911. 2:349. nom

Waverly pl | n e s, 47.3 n w 5th av, runs n w 42 x n Washington sq N, No 15 | e 149.9 x n w 20.10 to alley x n e 15 x Macdougall alley | s e 63.11 x s w 167.7 to beginning, with rights to alley leading to Macdougall st, 3-sty & b bk dwg & 2-sty bk stable in rear. Susan S Francklyn to Rhinelander Real Estate Co, 31 Nassau st. Feb 2, Feb 3, 1911. 2:551-3 & part lot 4. A \$-\$. O C & 100

Waverly pl, Nos 14 & 16, s s, 49.4 w Mercer st, 67.4x81.10x67.4x 82.5, two 6-sty bk loft & str bldgs. Wm Lauterbach & Mattie his wife to Helen Lauterbach, 301 W 106th st. 1/4 part. Mts \$115,000. Feb 1, Feb 7, 1911. 2:547-15 & 16. A \$92,000-\$156,000. nom

5th st E, No 327, n s, 325 e 2d av, 25x97, 5-sty bk tnt & str. Lena Sadowsky & ano to Sarah Sadowsky, 526 E 5th st. B & S. All liens. Jan 11, Feb 3, 1911. 2:447-45. A \$19,000-\$28,000. nom

10th st E, No 240, s s, 72 w 1st av, 28x92.3, 5-sty bk tnt & str. FORECLOS, Feb 1, 1911. Leon Kronfeld referee to Maurice Simmons, 1314 53d st, Bklyn. Feb 2, Feb 3, 1911. 2:451-31. A \$21,000-\$30,000. 1,500

11th st E, No 519, n s, 245.6 e Av A, 25x103.3, 5-sty bk tnt & str. FORECLOS, Jan 31, 1911. Jas A Hawes referee to Mary L Jenkins, 407 Central Park West. Mt \$30,000. Feb 1, Feb 3, 1911. 2:405-52. A \$18,000-\$35,000. \$2,000 over & above mt

14th st W, No 46, s s, 270 e 6th av, 25x103.3, 6-sty bk loft & str bldg. PARTITION, Jan 10, 1911. Abraham R Lawrence ref to S W S Realty Co, 2 E 14th st. Feb 9, 1911. 2:577-17. A \$95,000-\$140,000. 46,000

15th st E, No 314, s s, 167 e 2d av, 26x103.3, 4-sty stn tnt. Solomon Reiner to Patk Kenney, at Cliffside, N J. All liens. Feb 6, Feb 8, 1911. 3:921-56. A \$18,000-\$27,000. nom

16th st E, No 619, n s, 288 e Av B, 25x92, 5-sty bk tnt & str. South Jersey Land Co to Ricka Kaufman, 1425 Mad av. Mt \$21,000 & all liens. Jan 31, Feb 3, 1911. 3:984-14. A \$7,500-\$21,000. nom

19th st W, No 337, n s, 375 e 9th av, 24.9x91.11 the land, 3-sty bk & fr tnt & str & 2-sty fr bldg in rear. Kath T Moore to Casimir de R Moore, 109 E 38th st. Sub to a lease. Feb 1, Feb 9, 1911. 3:743-20. A \$12,000-\$14,000. nom

19th st E, No 235, n e s, 166 w 2d av, 22x92, 3-sty & b bk dwg. Michl McGovern to Anna McGovern. B & S & C a G. July 20, 1898. Feb 9, 1911. 3:900-22. A \$12,200-\$15,500. nom

25th st W, Nos 308 & 310, s s, 122.6 w Sth av, 40x98.9, two 4-sty bk tnts. Dennis McEvoy to Leo J Kreshover, 130 W 34th st. Mt \$24,000. July 17, 1906. Feb 7, 1911. 3:748-49 & 50. A \$17,000-\$22,000. O C & 100

25th st W, Nos 214 & 216, s s, 155.9 w 7th av, 31x98.9, 5-sty stn tnt. Fanny C & Chas I Hawkins TRUSTEES Abial M Hawkins to Geo B Everitt, 325 E 239th st. Mt \$27,500. Feb 7, Feb 8, 1911. 3:774-49. A \$18,000-\$45,000. O C & 100

27th st W, s s, bet Bway & 6th av, —x—. Release from restrictions. Wm Buchan, owner of 34 W 27th st, to whom it may concern. Apr 2, 1909. Feb 9, 1911. 3:828. nom

31st st E, No 111, n s, 144 e 4th av, 22x98.9, 4-sty stn tnt & str with 1-sty bk extension. Chas L Hesselbach, 111 E 31st st, to Chas V Hesselbach, 111 E 31st st. Feb 9, 1911. 3:887-9. A \$24,300-\$29,500. O C & 100

Same property. Chas V Hesselbach to Chas L Hesselbach & Katharine his wife, 111 E 31st st. Feb 9, 1911. 3:887. O C & 100

32d st E, Nos 14 to 18, s s, 116.6 w Mad av, 65.6x98.9, 12-sty bk loft & str bldg. Geraty Constn Co et al to John J Geraty, 202 Edgecombe av. Mts \$450,000. Feb 6, Feb 9, 1911. 3:861-66 to 68. A \$195,000-\$—. O C & 100

34th st W, No 474, s s, 39.4 e 10th av, 19.4x88, 4-sty stn dwg. Wm J Wollman to Jules S Bache, S E 67th st, & Henry Wollman, 1 W 70th st. All title. B & S. Jan 31, Feb 3, 1911. 3:731-84. A \$13,000-\$16,000. O C & 100

36th st W, No 517, n s, 250 w 10th av, 25x98.9, 1 & 3-sty bk stable. Jos A Gavagan to Rosemary Realty Co, 116 Nassau st. Mt \$5,000. Feb 7, 1911. 3:708-23. A \$7,000-\$9,000. O C & 100

36th st W, No 517, n s, 250 w 10th av, 25x98.9, 1 & 3-sty bk stable. Bridget J Galway to Jos A Gavagan, 438 W 38th st. Mt \$5,000. Feb 2, Feb 6, 1911. 3:708-23. A \$7,000-\$9,000. 100

38th st E, Nos 13 & 15, n s, 100 w Mad av, 47.6x98.9, two 4-sty & b stn dwgs. Edw W Sheldon to Holland Holding Co, 11 Pine st. Feb 6, 1911. 3:868-14 & 15. A \$150,000-\$200,000. O C & 100

41st st W, No 243, n s, 250 e 8th av, 25x98.9, 4-sty brk tnt & str & 4-sty fr tnt in rear. Aaron Coleman to Mary Reiser, 527 East 148th st. Mts \$28,500. Feb 1, Feb 8, 1911. 4:1013-11. A \$32,000-\$35,000. nom

Same property. Mary Reiser to Aaron Coleman, 50 W 68th st. Mt \$28,500. Feb 8, 1911. 4:1013. nom

44th st W, Nos 133 & 135, n s, 350 w 6th av, 40x100.5, two 5-sty stn dwgs. Caroline Rullman to Whitney Lyon, at Larchmont, N Y. Mt \$47,000. Dec 30, Feb 7, 1911. 4:997-18 & 18 1/2. A \$92,000-\$94,000. O C & 100

46th st E, No 18, s s, 100 w Mad av, 20x100.5, 4-sty & b stn dwg. Mortimer Bishop to Robt W Golet at Newport, R I. B & S. Mts \$36,000. June 28, 1907. Feb 9, 1911. 5:1281-60. A \$60,000-\$66,000. O C & 100

47th st W, No 6, s s, 142.11 w 5th av, 21.5x100.5, 4-sty & b stn dwg. Interstate Land Holding Co to Fredk Ayer at Beverly, Mass. All liens. Feb 6, Feb 9, 1911. 5:1262-43 1/2. A \$68,000-\$75,000. O C & 100

47th st W, No 256, s s, 175 e 8th av, 25x100.5, 5-sty bk tnt & str. Hattie Korn to Henry H Korn at cor Primrose & Fulton avs, Mt Vernon, N Y. All liens. Dec 23, Feb 4, 1911. 4:1018-57. A \$29,000-\$32,000. O C & 100

47th st W, No 256, Release asst of rents. Fundy Co to Henry H & Hattie Korn at cor Fulton & Primrose avs. Mt Vernon, N Y. Jan 28, Feb 9, 1911. 4:1018. 750

48th st W, Nos 155 to 161, n s, 125 e 7th av, 95x92.8x95.10x105.3, two 5-sty bk tnts. Edw T Davis, Phila, Pa, to Felix Isman, 417 South Broad st, Phila, Pa, & Jules E Mastbaum, 1827 North Broad st, Phila, Pa. Mts \$210,000. Feb 4, 1911. 4:1001-6 & 9. A \$161,000-\$201,000. 272,500

49th st W, No 134, s s, 450 w 6th av, 25x100, 3-sty bk stable. Ess Eff Realty Co to John J Mahony, 51 W 94th st. B & S & C a G. Mt \$20,000. Feb 7, 1911. 4:1001-51. A \$32,000-\$34,000. O C & 100

49th st W, No 521, n s, 300 w 10th av, 27x100.5, 5-sty stn tnt & str. Jos Huls to Jno Huls at Ridgefield Park, N J & Geo Huls, 521 W 49th st. 1-3 part. Mt 1-3 of \$7,000. Feb 9, 1911. 4:1078-20. A \$9,500-\$19,000. O C & 100

49th st E, Nos 153 to 157, n s, 140 w 3d av, 60x100.5, 3, 4-sty stn tnts. Michl McGovern to Anna McGovern. B & S & C a G. July 20, 1898. Feb 9, 1911. 5:1304-29 to 30 1/2. A \$36,000-\$55,500. nom

53d st E, No 38, s s, 270 w Park av, 20.8x100.5, 4-sty & b stn dwg. Thos H Burchell to Mary E Gardner at Sharon Springs, N Y. Emma J Harwood, 38 E 53d st, N Y; Susan B Adams at Bay Shore, L I; Henry J Burchell, Jr, 29 E 63d st & Jas Burchell, 38 E 53d st. 1-6 part. All title. B & S & C a G. Feb 9, 1911. 5:1288-47 1/2. A \$41,000-\$48,000. nom

54th st E, No 235, n s, 125 w 2d av, 25x100.5, 4-sty bk tnt. Release judgment. Jno F Lambias to Margt W Mark, 248 E 61st st. Feb 8, 1911. 5:1328-19. A \$10,000-\$16,000. nom

54th st W, No 315, n s, 237.6 w 8th av, 29.2x100.5, 5-sty stn tnt & str. Fredk & Amelia Pfltschinger to Louise Kissling, 38 N 10th av, Mt Vernon, N Y. Feb 2, Feb 3, 1911. 4:1045-22. A \$17,000-\$27,000. 100

Same property. Release dower. Louisa A Pfltschinger widow to same. Q C. Feb 2, Feb 3, 1911. 4:1045. 2,039.85

56th st W, No 324, s s, 313 w 8th av, 20.8x100.5, 4-sty & b stn dwg. Jos N Collins to Adeline R Robinson, 324 W 56th st. All liens. Oct 31, Feb 8, 1911. 4:1046-45. A \$13,500-\$20,000. nom

56th st E, No 109, n s, 90 e Park av, 20x100.5, 4-sty & b stn dwg. Michl McGovern to Anna McGovern. B & S & C a G. July 20, 1898. Feb 9, 1911. 5:1311-5. A \$24,000-\$31,000. nom

57th st W, No 461, n s, 175 e 10th av, 16.8x100.5, 4-sty & b stn tnt. Lizzie A Steers to Edith S Vogler, 180 W 81st st. All liens. Feb 1, Feb 4, 1911. 4:1067-8. A \$8,000-\$13,000. O C & 100

58th st E, Nos 326 & 328, s s, 328 e 2d av, 44x100.5, 6-sty bk tnt & str. Hamilton Holding Co to Harry C Williams, 33 W 128th st. Mt \$48,000. Feb 1, Feb 3, 1911. 5:1350-38. A \$19,000-\$57,000. O C & 100

58th st W, No 337, n s, 460.8 w 8th av, 21.5x100.5, 4-sty & b stn dwg. Rose Londner to Henry Moeller, 341 W 57th st. Mt \$20,000. Feb 6, 1911. 4:1049-13 1/2. A \$18,000-\$24,000. nom

60th st E, No 205, n s, 95 e 3d av, 20x100.5, 3-sty & b stn dwg. Mary A B Hildebrand to Millicent T Roelker, 70 W 87th st. Mt \$15,800 & all liens. Feb 4, Feb 6, 1911. 5:1415-4 1/2. A \$12,000-\$16,000. O C & 100

60th st E, No 244, s s, 135 w 2d av, 20x100.5, 4-sty & b stn dwg. Release judgment. Jno F Lambias to Margt W Mark, 248 E 61st st. Feb 8, Feb 9, 1911. 5:1414-30. A \$12,000-\$17,500. 607.86

61st st W, No 119, n s, 195 w Col av, 20x100.5, 4-sty & b stn dwg. Ernest H Meyer to Julia T McKenna, 155 W 91st st, Mary L Harlin, 149 W 86th st, & Marcella O'Connell, at Passaic, N J, & Eliz J Harlin, at Montclair, N J. 1-5 part. Feb 3, 1911. 4:1133-24. A \$10,000-\$14,000. O C & 100

64th st W, No 227, n s, 350 w Ams av, 25x100.5, 3-sty bk garage. Abram L Libman to Libman Constructing Co, 1968 Bway. Feb 6, Feb 8, 1911. 4:1156-18. A \$6,000-\$6,500. 100

66th st W, Nos 153 to 157, n s, 182.2 e Ams av, 92.9x100.4, three 5-sty bk tnts. Agt correcting, confirming & ratifying bonds & mts recorded Oct 3, 1910, & Oct 22, 1906. Annie Alexander with Sadie G Spero, address not given. Oct 31, 1910. Feb 8, 1911. 4:1138-9 to 11. A \$60,000-\$105,000. nom

66th st E, Nos 213 to 227, n s, 190 e 3d av, 320x100.5, eight 6-sty bk tnts with str in Nos 219 & 221. Harris Mandelbaum & Fisher Lewine to Samuel Werner, 316 W 94th st, & Solomon Frankel, 128 W 111th st. B & S & correction deed. Feb 1, Feb 6, 1911. 5:1421-8 to 20. A \$160,000-\$408,000. nom

66th st W, No 155, n s, 213.2 e Ams av, 31x100.4, 5-sty bk tnt. FORECLOS, Feb 6, 1911. Jos R Truesdale ref to Betsie Greenstone, 41 Union av, Bklyn. Feb 9, 1911. 4:1138-10. A \$20,000-\$35,000. 38,000

71st st E, No 120, s s, 200 e Park av, 16.8x100.5, 4-sty & b stn dwg. Johanna Poggenburg et al to Operating Realty Co, 137 E 78th st. Feb 3, Feb 6, 1911. 5:1405-64. A \$21,000-\$27,000. O C & 100

73d st W, No 167, n s, 152 e Ams av, 16x102.2, 4-sty & b stn dwg. John C Coleman to Rose McC wife John C Coleman, 167 W 73d st. Mt \$14,500. Feb 7, 1911. 4:1145-7. A \$11,000-\$18,000. nom

74th st E, No 156, s s, 288.9 w 3d av, 18.9x102.2, 3-sty stn dwg. Henry S Herrman & Julius J Frank EXRS Simon Adler to Gertrude Kaufman, 156 E 74th st. Correction deed. Jan 28, 1911. Feb 8, 1911. 5:1408-49. A \$12,500-\$17,000. nom

Same property. Abraham H Kaufman et al to same. Q C. Dec 2, 1910. Feb 8, 1911. 5:1408. nom

Same property. Gertrude Kaufman to Helen M Post, at Ridgefield, Conn. Mt \$8,000 and all liens. Jan 3, Feb 8, 1911. 5:1408. O C & 100

74th st E, Nos 508 & 510, s s, 173 e Av A, 50x102.2, 2-sty bk bldg & str. H C Clausen Iron Works, a corpn, to Hans C Clausen, 522 Trinity av. All title. All liens. Feb 2. Feb 3, 1911. 5:1485-45. A \$11,000-\$19,000. nom

75th st W, No 19, n s, 498.2 e Columbus av, 23x102.2, 4-sty & b stn dwg. Margt T Kelly to Thos Kelly, 19 W 75th st. Mt \$30,000. Nov 17, 1909. Feb 3, 1911. 4:1128-21. A \$22,500-\$44,500. O C & 100

75th st W, No 50, s s, 182 e Col av, 18.6x102.2, 4-sty & b stn dwg. Christine E wife Abraham Goldsmith to Samson Lachman, 313 W 106th st. Feb 3. Feb 4, 1911. 4:1127-57. A \$18,500-\$33,000. O C & 100

Same property. Samson Lachman to Abraham Goldsmith & Christine E his wife, 50 W 75th st. Feb 4, 1911. 4:1127. O C & 100

76th st E, No 228, s s, 205 w 2d av, 25x102.2, 4-sty bk tnt & str. FORECLOS, Feb 7, 1911. Jas Kearney ref to Cath E Weber, 1 W 72d st. Feb 9, 1911. 5:1430-33. A \$11,000-\$20,000. 17,000

76th st E, No 226, s s, 230 w 2d av, 25x102.2, 4-sty bk tnt & str. FORECLOS, Feb 7, 1911. Jas Kearney ref to Cath E Weber, 1 W 72d st. Feb 9, 1911. 5:1430-34. A \$11,000-\$20,000. 17,000

76th st E, No 34, s s, 81 e Mad av, 19x85.8, 4-sty bk dwg. Aaron A Fishel to Irving M Dittenhoefer, 96 Bway, TRUSTEE in bankruptcy of Aaron A Fishel. Q C. Jan 27. Feb 6, 1911. 5:1390-49. A \$26,000-\$33,000. O C & 100

77th st E, Nos 21 to 27, n s, 70 w Mad av, 50x102.2, four 4-sty stn dwgs. Isaac L Kip former TRUSTEE Wm V Brady to Chas C Bull, 34 Gramercy Park, sub TRUSTEE Wm V Brady for Adelaide B Harris. 1/2 part. Nov 23, 1909. Feb 3, 1911. 5:1392-12 1/2 to 14. A \$132,000-\$152,000. nom

Same property. Same et al to Adelaide K Rhineland, 16 E 55th st, & Wm V B Kip, The Osborne, 57th st & 7th av. 1/2 part. Jan 31, 1911. Feb 3, 1911. 5:1392. nom

82d st W, No 228, s s, 283.4 w Ams av, 16.8x102.2, 3-sty & b bk dwg. Mortimer C Mack et al to Leicestershire Realty Co, 2 Wall st. Mt \$13,000. Feb 1. Feb 8, 1911. 4:1229-44. A \$9,500-\$13,500. O C & 100

83d st W, No 17, n s, 250 w Central Park West, 20x102.2, 4-sty & b bk dwg. Isaac L Kipp et al TRUSTEES, &c, Wm V Brady to Adelaide K Rhineland, 16 E 55th st, & Wm V B Kip, 205 W 57th st. Jan 31. Feb 3, 1911. 4:1197-22. A \$14,000-\$26,000. nom

85th st E, No 430, s s, 375 e 1st av, 25x102.2, 5-sty bk tnt. Josef Kabatnik, 149 E 84th st, to Anna De Castro or Castro, 5126 Whitley av, Phila, Pa. Feb 1. Feb 3, 1911. 5:1564-35. A \$8,500-\$18,500. nom

86th st W, No 152, s s, 247 e Ams av, 23x106.10, 5-sty stn dwg. Leon Marie to Kath A Kruger, 122 Schaeffer st, Bklyn. Mt \$35,000. Feb 4. Feb 6, 1911. 4:1216-54. A \$19,000-\$45,000. O C & 100

86th st E, Nos 230 to 234, s s, 180 w 2d av, 80x102.2, six 4-sty stn tnts. Wm Jasie to Margt F Johnson, 344 W 72d st. B & S & C a G. All liens. Jan 31. Feb 7, 1911. 5:1531-29 to 34. A \$90,000-\$144,000. O C & 100

89th st W, No 332, s s, 221.3 e Riverside Drive, 20x100.8, 4-sty & b bk dwg. Mary H Conover to Mary B Crook, 318 W 89th st. Feb 1. Feb 6, 1911. 4:1250-55. A \$13,000-\$32,000. O C & 100

90th st W, No 20, s s, 284 w Central Park West, 21x100.8, 4-sty & b stn dwg. Wm I Rosenfeld to Geo W McAdam & Janet his wife, at Tarrytown, N Y, as tenants by entirety. Jan 18. Feb 3, 1911. 4:1203-44. A \$14,000-\$26,000. O C & 100

94th st E, No 179, n s, 100 w 3d av, 18.9x100.8, 3-sty stn dwg. Alfred Zache to Augusta Fichtner, No - Anderson av, Palisade, N J. Mt \$14,000 & all liens. Jan 30. Feb 3, 1911. 5:1523-32. A \$9,000-\$13,000. 100

94th st E, No 18, s s, 255.6 e 5th av, 19.8x100.8, 5-sty stn dwg. Henry McAleenan to Henry A McAleenan, 266 W 73d st; Arthur McAleenan, 70 W 68th st; Jos McAleenan, 20 W 87th st; Jno & Ella McAleenan, 18 E 94th st & Josephine Creamer, 207 W 56th st. Jan 9. Feb 9, 1911. 5:1505-62. A \$39,000-\$59,000. nom

101st st W, No 104, s s, 100 w Columbus av, 25x100.11, 5-sty bk tnt & str. Fannie M Singer et al to Milton Goldstein, 174 Garfield av, Long Branch, N J. Mts \$26,000. Jan 9. Feb 8, 1911. 7:1855-37. A \$12,000-\$24,000. O C & 100

103d st E, No 58, s s, 140 w Park av, 40x100.11, 6-sty bk tnt. Alfred Weil et al to Celia Stern, 393 E 153d st. Mt \$42,900. Feb 4. Feb 6, 1911. 6:1608-45. A \$17,500-\$50,000. O C & 100

112th st E, Nos 328 to 332, s s, 325 e 2d av, 75x100.10, two 4 & one 3-sty bk tnts & str. Giuseppe Molea et al to Frank Teti, 141 Mott st. Mts \$36,000 & all liens. Dec 1. Feb 7, 1911. 6:1683-37 to 39. A \$21,000-\$36,500. O C & 100

114th st W, No 530, s s, 360 e Bway, 20x100.11, 4-sty bk dwg. John J Donovan to Virginia T Hardy, 530 W 114th st. B & S & C a G. Apr 30, 1906. Feb 7, 1911. 7:1885-48 1/2. A \$12,000-\$23,000. nom

115th st E, No 16, s s, 245 e 5th av, 25x100.11, 5-sty bk tnt & str. Louis Starr et al to Meister & Bache Realty Co, 220 Bway. 1/2 right, title & interest. All liens. Jan 31. Feb 3, 1911. 6:1620-62. A \$12,000-\$23,000. O C & 100

118th st W, No 280, s s, 75 e 8th av, 25x100.11, 5-sty bk tnt & str. Fannie Glick to Hyman Glick, 21 E 129th st. Mts \$24,000. Feb 2. Feb 3, 1911. 7:1923-60 1/2. A \$13,000-\$23,000. 100

119th st E, No 135, n s, 333.9 e Park av, 18.9x100.11, 4-sty bk tnt, Minnehaha A Junker to Hattie Portman, 543 W 146th st, N Y. Mt \$9,500 & all liens. Dec 5. Feb 3, 1911. 6:1768-15. A \$6,000-\$11,000. O C & 100

Same property. Hattie Portman, of Bklyn, to Jennie Rosenthal, 128 W 117th st, 2-3 parts. Mt \$9,500 & all liens. Jan 30. Feb 3, 1911. 6:1768. omitted

119th st E, Nos 422 to 426, s s, 300.6 w Pleasant av, 62.5x100.11, two 2 & one 3-sty bk & stn dwgs. Francesco Mattucci to Jerome H Koehler, 322 W 78th st, as RECEIVER in bankruptcy of Jos Rubano INDIVID & as firm F Rubano & Son. Feb 3. Feb 7, 1911. 7:1806-36 to 38. A \$17,000-\$24,500. nom

120th st E, No 69, n s, 150 w Park av, 16.8x100.11, 4-sty bk dwg. Meyer Shapiro, 69 E 120th st to Clara Brooks, 69 E 120th st. 1/2 part. All liens. Feb 9, 1911. 6:1747-11. A \$7,000-\$10,500. nom

121st st E, No 520, s s, 225 e Pleasant av, runs s 80 x e 1.5 x s 20.11 x e 21.7 x n 100.11 to st x w 23 to beginning, vacant. Ella Senior to Sarah E Carr, 472 2d av. Feb 4. Feb 7, 1911. 6:1817-26. A \$4,500-\$4,500. O C & 100

122d st E, No 174, s s, 150 w 3d av, 26x75.1, 5-sty bk tnt. Geo W Brettell, New Rochelle, N Y, to Geo Brettell, 54 W 126th st. Mt \$14,000. Jan 30. Feb 3, 1911. 6:1770-43. A \$9,000-\$21,000. O C & 100

122d st W, No 236, s s, 287 e 8th av, 34x100.11, 5-sty stn tnt. Emanuel M Maas to Gustav Otto, S E 9th st. Mt \$35,500. Feb 3. Feb 4, 1911. 7:1927-52. A \$17,600-\$36,000. O C & 100

123d st W, No 526, s s, 300 w Ams av, 33.2x100.11, 5-sty bk tnt. Helen L Gray to Laura L Grey, 1980 7th av. All title. B & S. Mt \$25,000. Oct 28. Feb 8, 1911. 7:1977-45. A \$16,000-\$33,000. 5,000

123d st W, No 204, s s, 96 w 7th av, 16x100.11, 3-sty & b stn dwg. Caroline L Burnap & ano HEIRS, &c, Wm H Burnap to Adelaide G Hoyt, 141 W 123d st. Q C & correction deed. Mt \$10,000. Feb 7. Feb 9, 1911. 7:1928-37 1/2. A \$8,300-\$12,000. 100

124th st W, s s, 300 w Ams av, 100x100.11, vacant. FORECLOS, Jan 5, 1911. Jas A Allen referee to Solomon Jacobs, 3 East 86th st. Feb 2. Feb 3, 1911. 7:1978-45 to 48. A \$36,000-\$36,000. 20,000

127th st E, No 72, s s, 140 w Park av, 25x99.11, 3-sty fr dwg & 2-sty fr bldg in rear. Harold E Fine to Etta Solomon. Mts \$13,750. Feb 10, 1910. Feb 7, 1911. 6:1751-43. A \$10,000-\$12,000. nom

128th st W, Nos 71 to 75, n s, 153.9 e Lenox av, 56.3x99.11, three 5-sty stn tnts. Lewis St, No 11, w s, 158.4 n Grand st, 16.8x100, 6-sty bk loft & str bldg. Otilie Block of Phila, Pa, to Klara Israel, 312 Oxford st, Phila, Pa. All right, title & interest to life estate. B & S & C a G. Dec 23, 1910. Rerecorded from Jan 30, 1911. Feb 7, 1911. 6:1726-8 to 9 1/2. A \$27,000-\$57,000; 2:326-19. A \$9,000-\$22,000. nom

128th st W, Nos 46 to 50, s s, 297.6 e Lenox av, 62x99.11, three 3-sty & b stn dwgs & 2-sty bk rear bldg of No 50. Harry C Williams to Hamilton Holding Co, 149 Bway. Mt \$29,000. Jan 26. Feb 3, 1911. 6:1725-58 to 59 1/2. A \$28,900-\$40,000. nom

129th st W, No 213, n s, 162.6 w 7th av, 18.9x102.2, 3-sty & b stn dwg. Maria E Seryoss to Carrie F Merkle, 2164 7th av. Feb 1. Feb 3, 1911. 7:1935-24 1/2. A \$8,200-\$11,000. nom

134th st W, Nos 114 & 116, s s, 262.6 w Lenox av, 55.11x99.11, two 5-sty stn tnts with str in No 114. FORECLOS, Dec 30, 1910. Roswell C Otheman referee to Wm E Jackson, 57 W 98th st. Mt \$36,000. Feb 4. Feb 6, 1911. 7:1918-44 & 46. A \$24,600-\$52,000. 6,800

144th st W, Nos 140 & 142, s s, 334.11 e 7th av, 40.1x99.11, 6-sty bk tnt. Emma L Ackerman to Isidor Bleiman, 656 Bway, 1/2 part. Mt 1/2 of \$44,000. Jan 12, 1910. Feb 3, 1911. 7:2012-49. A \$16,000-\$48,000. O C & 100

159th st W, Nos 514 & 516 on map No 514, s s, 183.4 w Ams av, 41.8x99.11, 5-sty bk tnt. Melle Hylkema to Irene Brobst, North Branch, Hunterdon Co, N J. Mts \$45,000. Feb 3. Feb 9, 1911. 8:2117-28. A \$14,700-\$45,000. 100

174th st W, No 509 on map Nos 507 to 511, n s, 150 w Ams av, 75x90, 5-sty bk tnt. Helene Realty & Constn Co to Freda Ostermeyer, 162 E 91st st. Mts \$76,000. Feb 8. Feb 9, 1911. 8:2131-55. A \$18,000-P \$49,000. O C & 100

174th st W, No 509. Cancellation of asst of rents. Helene Realty & Constn Co to Mary Ehrmann, 208 W 114th st. Feb 7. Feb 9, 1911. 8:2131. nom

177th st W, n s, 100 w Audubon av, 150x94.11, vacant. Maurice Myers to John K McAfee, 339 W 84th st. Mt \$30,000. Feb 8, 1911. 8:2133-84. A \$36,000-\$36,000. O C & 100

184th st W, n s, 150 w Ams av, 50x99.11, 5-sty bk tnt. Van Orden Const Co to Edith C Van Orden, 515 W 181st st. Mts \$55,000. Jan 31. Feb 4, 1911. 8:2156-25. A \$12,000-\$. O C & 100

Av A, No 214, e s, 51.9 n 13th st, 22x96, 4-sty bk tnt & stn & 3-sty bk tnt in rear. Ciro Greco to Antonio Capace, 232 E 29th st. 1/2 part. Mts \$16,800 & all liens. Feb 7. Feb 9, 1911. 2:407-3. A \$17,000-\$22,000. nom

Amsterdam av, Nos 1492 & 1494, w s, 40 s 134th st, 40x100, 6-sty bk tnt & str. Geo McAneny & ano EXRS, &c, Julius I Livingston to Jas B Reynolds, 151 Central Park West. Mts \$53,500. Jan 21. Feb 6, 1911. 7:1987-34. A \$24,000-\$60,000. 58,000

Amsterdam av, No 605, e s, 50.3 n 89th st, 25.3x80, 5-sty bk tnt & str. Mary A Reilly to Margt A McGrath, 119 W 96th st. All title. All liens. Dec 28. Feb 3, 1911. 4:1220-3. A \$17,000-\$26,000. nom

Broadway, No 1330 s e cor 35th st, 18.9x60, 5-sty bk tnt & str. 6th av Henry McAleenan to Henry A McAleenan, 266 35th st, No 76 W 73d st; Arthur McAleenan, 70 W 68th st; Jos McAleenan, 20 W 87th st; Jno & Ella McAleenan, 18 E 94th st & Josephine Creamer, 207 W 56th st. Mt \$125,000. Jan 9. Feb 9, 1911. 3:836-83. A \$135,000-\$148,000. nom

Broadway, Nos 3160 to 3164 e s, 21 n 126th st, runs n 94.9 x s e 126th st 106.5 x s w 72.5 to n s 126th st, x w 17.9 x n w 42.6 to beg, 1 & 2-sty bk & fr stable. Robt J & Geo B Prior EXRS Mary A Prior to Walstein S Reade, 434 Clermont av, Bklyn. Mt \$19,000. Feb 1. Feb 9, 1911. 7:1981-2 to 4. A \$50,000-\$53,000. 63,580.56

Same property. Jno T Prior to same. Q C. Feb 1. Feb 9, 1911. 7:1981. nom

Same property. Kath B Shaughnessy et al to same. Q C. Feb 2. Feb 9, 1911. 7:1981. nom

Same property. Jas B Prior to same. Q C. Feb 1. Feb 9, 1911. 7:1981. nom

Same property. Alex P Prior et al to same. Q C. Feb 1. Feb 9, 1911. 7:1981. nom

Broadway, Nos 3160 to 3164 e s, 21 n 126th st, runs n 94.9 x s e 126th st 106.5 x s w 72.5 to n s 126th st, x w 17.9 x n w 42.6 to beg, 1 & 2-sty bk & fr stable. Walstein S Reade to Robt J Prior, 2276 Hughes av; Geo B Prior & Emily J Firth both at 3164 Bway & Alex P Prior, 510 W 133d st. B & S. Mt \$36,000. Feb 8. Feb 9, 1911. 7:1981-2 to 4. A \$50,000-\$53,000. O C & 100

Columbus av, No 491, e s, 46.2 s 84th st, 27x100, 5-sty bk tnt & str. Jacob Lowenstein to Vincent & Jos Caso, 130 W 83d st. Mts \$42,000 & all liens. Feb 7. Feb 8, 1911. 4:1197-63. A \$28,000-\$40,000. O C & 100

Lexington av, No 1084, w s, 34.2 n 76th st, 17x72.10, 3-sty stn dwg. John H Bonnell to Eliz C Creasy, 933 Park av. Mt \$14,000. Feb 7. Feb 8, 1911. 5:1411-15. A \$11,000-\$15,000. O C & 100

Lexington av, No 2135, e s, 99.11 n 128th st, 20x60, 4-sty bk tnt & str. John E Kehoe & ano EXRS Thos Farrell to Helen T Garcia, 720 Av J, Bklyn, Margt O'Reilly, 173 Morningside av, Thos F Farrell, at Nyack, N Y, & Peter Farrell, 336 7th av, & Mary Farrell, 720 Av J, Bklyn. Mt \$7,000. Jan 11. Feb 6, 1911. 6:1777-52 1/2. A \$7,000-\$11,500. omitted

Lenox av | w s, 79.10 n 145th st, 120 to s s 146th st x100, vacant. 146th st | American Exchange Realty Co to Drake Const Co, 149 Bway. Mt \$50,000. Jan 31. Feb 4, 1911. 7:2014-36. A \$67,000-\$67,000. O C & 100

Madison av, Nos 1772 & 1774, w s, 60 n 116th st, 40.11x110, two 5-sty bk tnts & str. Alfred C Bachman to Augusta Chaimowitz, 2-5 parts, & Annie, Pauline & Sadie Chaimowitz, each 1-5 part, all at 151 2d av. B & S. Mts \$75,000. Feb 1. Feb 4, 1911. 6:1622-16 & 17. A \$31,000-\$56,000. O C & 100

Madison av | s w cor 82d st, 102.2x35, 4 & 5-sty bk dwg. Henry 82d st, No 26 | Siegel to H S Realty Co, 307 6th av. Mt \$130,-000. Nov 28. Feb 3, 1911. 5:1493-56. A \$100,000-\$200,000. O C & 100

Madison av, No 1320, w s, 84.8 n 93d st, 16x87.9, 3-sty stn dwg. Nellie Shulman to Samson Mayer, 115 E 89th st. B & S. Mt \$19,000. Jan 23. Re-recorded from Jan 27, 1911. Feb 8, 1911. 5:1505-19½. A \$21,000-\$25,000. nom

Madison av, Nos 1596 & 1598 | n w cor 107th st, 44.2x110, 6-sty bk 107th st, No 23 | tnt & str. Saml Richards to National Butchers & Drovers Bank, 683 Bway. Mts \$103,000. Dec 31. Feb 9, 1911. 6:1613-15. A \$45,000-\$90,000. nom

Park av, No 840 | n w cor 76th st, 102.2x55, 1-sty fr str & vacant. 76th st | CONTRACT. Waclark Realty Co, 20 Exchange pl, with Percy Griffin. Aug 2, 1910. Feb 8, 1911. 5:1391-34 to 37. A \$135,000-\$135,000. 175,000

Park av, No 1748, w s, 75.11 n 122d st, 25x80, 5-sty bk tnt & str. Ida H Hodges to Clara Freygang, 104 Bruen st, Newark, N J. 1-6 part. Q C. All liens. Dec 19. Feb 3, 1911. 6:1747-57. A \$8,000-\$18,000. nom

Pinehurst av, Nos 28 & 30, w s, 50 n 178th st, 55x100, 5-sty bk tnt. Degenhardt Const Co to Fredk E Straub, 6 Hamilton Terrace, & Geo J Schreiner, 104 W 123d st. Mt \$50,000. Feb 1. Feb 4, 1911. 8:2177-part lot 66. A \$-\$. 100

Sherman av, s s, 200 e Dyckman st, 50x160, vacant. Thos L Reynolds Co to Lydia A Reynolds, 2767 Decatur av. Mt \$10,000. Feb 7. Feb 9, 1911. 8:2220-9. A \$10,000-\$10,000. O C & 100

Wadsworth av | s e cor 187th st, 50x100, vacant. Isaac Boehm et 187th st | al to Crest Realty Co, 71 Nassau st. Jan 31. Feb 8, 1911. 8:2166-68 & 69. A \$15,000-\$15,000. 100

1st av, Nos 21 & 23, w s, 75.3 n 1st st, runs w 75 x s 50.3 x w 25 x n 86.11 x e 100 to av, x s 36.7 to beg, 7-sty bk tnt & str. Saml Richards to National Butchers & Drovers Bank, 683 Bway. Mts \$70,500. Dec 31. Feb 9, 1911. 2:443-35. A \$40,000-\$80,000. nom

2d av, No 2047 | n w cor 105th st, 24.5x94. Assignment of rents. 105th st, No 253 | Cantiaque Development Co, 185 Mad av, to Morris R Stang, 130 Broome st. Feb 4. Feb 6, 1911. 6:1653. 800

2d av, No 2456, e s, 19.11 s 126th st, 26.8x100, 5-sty stn tnt & str. Chas A Person to Flora Bachrach, 22 E 90th st, & Rebecca Bachrach, 24 E 96th st. Mt \$20,500. Dec 28. Feb 6, 1911. 6:1802-50. A \$11,500-\$25,000. O C & 100

5th av, e s, 100.9 s 106th st, strip 0.2x106, vacant. U S Trust Co of N Y EXR, &c, Edw A Hammond to N Y Real Estate Security Co, 42 Bway. Feb 7, 1911. 6:1611. 100

5th av | n e cor 105th st, runs n 201.10 to 106th st x e 150 x s 105th st | 100.11 x w 50 x s 100.11 to 105th st x w 100 to beg. 106th st | 1 & 2-sty fr bldgs & vacant. Release mt. Empire Trust Co as TRUSTEES to New York Real Estate Security Co, 42 Bway. Feb 7. Feb 8, 1911. 6:1611-1 to 4 & 67 to 70. A \$233,000-\$233,000. nom

5th av, No 1361, e s, 50.11 n 113th st, 25x100, 5-sty bk tnt & str. Madison av, Nos 1586 to 1590, w s, 50.11 s 107th st, 75x100, three 5-sty stn tnts & str. Wm Holzwasser to Lena Holzwasser, 204 E 69th st. All liens. Feb 7. Feb 8, 1911. 6:1619-3. A \$18,000-\$31,000; 1612-17, 56 & 57. A \$48,000-\$84,000. nom

6th av, No 124, e s, 65.6 s 10th st, 26.9x78.6, 2-sty bk tnt & str with 1-sty fr extension. Harry W Unger to Isabella Unger his wife, 139 W 130th st. ½ part. B & S. All liens. Feb 6. Feb 8, 1911. 2:573-5. A \$25,000-\$26,000. gift

6th av, No 810, e s, 25.7 s 46th st, 18.7x75x18.9x75, 4-sty bk tnt & str with 1-sty bk extension. Christian Buckman, 800 6th av, to Lillie Bohm, 224 W 137th st, & Annie Marder, 222 W 122d st. Jan 4, 1911. 5:1261-72. A \$25,000-\$31,000. nom

Same property. Lillie Bohm to Harriet D Potter, at Pau, France. Jan 3. Jan 4, 1911. 5:1261. Corrects error in issue of Jan 7, when property given was 6th av, No 808, e s, 44.2 s 46th st, 18.7x75, &c; also lot No was 72½. nom

7th av, No 2130, w s, 79.7 s 127th st, 20.4x80, 5-sty stn tnt & str with 1 & 2-sty bk extension. Chas Laue to Chas F Bedell at Alicedell Farm, Salisbury Mills, Orange Co, N Y. Mt \$22,-000. Feb 7, 1911. 7:1932-33. A \$14,000-\$20,000. O C & 100

7th av | n w cor 123d st, ½ blk x200. Declaration & agreement 123d st | as to release covenants of restriction, &c. John H Springer, 135 Riverside Drive, with John H Springer Realty Co, 2068-2070 7th av. Feb 6. Feb 7, 1911. 7:1929. nom

7th av, No 2254, w s, 49.11 s 133d st, 25x100, 5-sty bk tnt & str. Michl T Daly to Daniel R & Genevieve M Daly. June 19, 1907. Feb 4, 1911. 7:1938-34. A \$16,000-\$24,000. nom

8th av, No 194, s e s, 25 s w 20th st, 25x100, 2 & 5-sty bk str. Henry McAleenan to Henry A McAleenan, 266 W 73d st; Arthur McAleenan, 70 W 68th st; Jos McAleenan, 20 W 87th st; Jno & Ella McAleenan, 18 E 94th st & Josephine Creamer, 207 W 56th st. Jan 9. Feb 9, 1911. 3:769-68. A \$19,000-\$22,000. nom

8th av, Nos 231 & 231½, n w s, 140.3 n e 21st st, 28x77, the land, 2 3-sty bk tnts & str. Casimir de R Moore & Harriet F his wife to Kath T Moore, 108 E 36th st. Sub to lease. Feb 1. Feb 9, 1911. 3:745-38. A \$17,000-\$20,000. nom

8th av, No 16, or | s e s, abt 60 s w 12th st, runs s e 110.4 x n e Abington sq, No 23 | 32 x n w 7 x s w 10 x n w 103.3 to av x s w 22 to beginning, 3-sty bk tnt & str. Geo Place to Henry Rousby, 277 Hewes st, Bklyn, N Y. Mt \$12,000. Jan 26. Feb 3, 1911. 2:624-36. A \$17,500-\$22,000. O C & 100

8th av, Nos 2269 to 2281 | n w cor 122d st, 100.11x90.5 to n e St Nicholas av, Nos 240 to 252 | s St Nich av x118.5 to n s 122d 122d st, No 301 | st x28.6 to beginning, 1-sty bk str. David J King et al EXRS, &c, Edw J King to Henry Tishman, 316 W 112th st. All liens. Feb 2. Feb 6, 1911. 7:1949-29. A \$55,000-\$58,000. O C & 100

11th av, w s, abt 100 n 23d st, 24.8x75, the land Kath T Moore to Casimir de R Moore, 109 E 38th st. Sub to lease. Feb 1. Feb 9, 1911. 3:669-21. A \$12,000-\$12,500. nom

MISCELLANEOUS.

Certified copy adjudication of bankruptcy and order of reference in matter of Alfred M & Chas Y Judson & Percy W Sherman, INDIVID and as firm Judson & Judson, alleged bankrupts, Seaman Miller, ref. Feb 8, 1911.

Deed of appointment. Isaac L Kip TRUSTEE Wm V Brady for Cornelius B Kip to Philip Rhinelander & Wm V B Kip as TRUSTEES under same will, &c. Nov 23, 1909. Feb 3, 1911. nom

Power of attorney. Rudolf G Neidlinger to Geo F Neidlinger, 423 E 50th st. Jan 10. Feb 3, 1911.

Revocation of power of attorney. Emma R wife Saml S Lincoln to Saml S Lincoln. Feb 3. Feb 6, 1911. P A.

Release and receipt for legacy under will of Peter C Badeau. Kath B Hale to Millie C Bragdon as EXTRX under said will. Nov 4, 1901. Feb 8, 1911. 2,850

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Adams pl, No 2206 | n e cor 182d st, 49.1x80x75.10x84.4, 5-sty bk 182d st, No 891 | tnt & str. Release mt. Lincoln Trust Co to Weiher Const Co, 76 E 86th st (?), Bronx, should be on premises. Feb 6. Feb 7, 1911. 11:3071. 43,000

*Burch st, e s, 450 s Chester av, 75x100. Minnie Conroy INDIVID & ADMRX Jas E Conroy to Lena Heyman, 687 E 238th st. Dec 29. Feb 9, 1911. 1,200

Beck st, No 822, e s, 136.11 n Longwood av, 37.3x100, 4-sty bk tnt. Release mt. Moritz L & Carl Ernst to Beck St Realty Co, 805 Prospect av. Feb 3. Feb 7, 1911. 10:2709. O C & 100

Beck st, No 834, e s, 248.8 n Longwood av, 37.3x100, 4-sty bk tnt. Release mt. Moritz L & Carl Ernst to Beck St Realty Co; 805 Prospect av. Feb 7. Feb 8, 1911. 10:2709. O C & 100

Beck st, No 834, e s, 248.8 n Longwood av, 37.3x100, 4-sty bk tnt. Beck St Realty Co to Morris H Goldstein, 820 E 155th st. Mts \$18,000. Feb 1. Feb 8, 1911. 10:2709. nom

*Dean st | s w cor Barkley av, 25x100. Chas Ringelstein to Barkley av | Paul J Schmitz, 1820 Trafalgar pl. Mt \$900. Feb 4. Feb 6, 1911. O C & 100

*Delancey pl, e s, 136 n Morris Park av, 50x90. Parsons Marble Works to Maria Curti, widow, 184 Sullivan st. Feb 4. Feb 9, 1911. 100

Darke lane, e s, 355.11 n e Boston av (Hub terrace), 100x95.10x 100x97, vacant. Robt J & Geo B Prior EXRS &c, Mary A Prior to Jno T Prior, 258 W 107th st; Kath B Shaughnessy, 321 or 326 St Nich av; Jane B Galbraith, 3273 Hull av & Ruth N Lederer, 75 Manhattan st. Mt \$1,500. Feb 8. Feb 9, 1911. 12:3257. 5,500

Same property. Robt J Prior et al to same. Q C. Feb 8. Feb 9, 1911. 12:3257. nom

Fox st, No 1132, w s, 142.5 n 169th st, 25x84.11, 3-stv fr tnt. Henry D Tiffany to Henry Finzi. Nov 19, 1890. Feb 6, 1911. 10:2719. nom

Faile st, No 1016, e s, 160.8 n Aldus st, 20x100, 3-sty bk dwg. Henry Frohwitter to Frank A Spencer, Jr, 1051 Faile st. Mts \$10,500. Jan 28. Feb 6, 1911. 10:2748. O C & 100

Fox st | s s, 518.11 e Prospect av, 100 to w s Av St John, Av St John | x50, vacant. Maurice J Kraus to Beck St Realty Co, 836 Westchester av. B & S. All liens. Feb 7. Feb 8, 1911. 10:2683. nom

*Hobart st, w s, 195.4 n Kingsbridge rd, 50x102.6. Wm B Hogan to Sarah V Carroll, 6 Convent av. Oct 18. Feb 7, 1911. O C & 100

Jennings st, No 851, (843), n s, 143.9 n Wilkins av, late pl, 37.6 x100.1x32.7x100, 5-sty bk tnt. Jennie Wormser to Isaac G Fischer, 814 E 163d st. Mts \$28,000. Jan 5. Feb 4, 1911. 11:2965. O C & 100

Loring pl, No 2262, e s, 105.11 n 183d st, 35x108.2x35x105.11, 2-sty bk dwg. Wm C Bergen to Wm J Lahey, 455 5th st, Bklyn. Mt \$10,500. Feb 9, 1911. 11:3225. O C & 100

*Seddon st, s w s, 79.6 n w Fuller st, strip, 8x100. Annie A Shea to Krabo Ernst Realty Co, 2122 Bryant av. Sub to right of way &c. Feb 7. Feb 9, 1911. O C & 100

*Silver st, n s, 150 w Main st, 100x108.8x99.9x102, Westchester. Geo H Ehrhgart to Thos B Watson, 2619 Walker av. Mt \$10,000. Feb 2. Feb 3, 1911. O C & 100

*Storrow st | s w cor Benedict av, 59.5 to n s Public pl x 184.2 x Benedict av | 95.11 to s s Benedict av x e 149.2 to beg. Sivel Realty Co to Akron Bldg Co, 505 5th av. ½ part. Mts \$18,460 & all liens. Feb 2. Feb 7, 1911. O C & 100

Tiffany st, No 1027, w s, 93.3 n 165th st, 25x100, 5-sty bk tnt. Irving Roberts to Jos G Abramson, 920 St Johns av. Mt \$22,-000 & all liens. Feb 1. Feb 4, 1911. 10:2716. O C & 100

*Taylor st, e s, 230 n Col av, 25x100, except part for Taylor st. Paul J Schmitz to Chas Ringelstein, 851 E 222d st. Mt \$3,-500. Feb 4. Feb 6, 1911. O C & 100

*Van Cortlandt (Grove) st, n s, lots 96 & 97, map Givan Homestead at Westchester, 306x236.8x260x204.11. Corn Exchange Realty Co to Lydia A Reynolds, 2767 Decatur av. Mt \$3,500. Feb 7. Feb 9, 1911. O C & 100

138th st, Nos 221 & 223 | n s, 50 w Rider av, 50 to Canal pl (Mott Canal pl | Haven Canal) x100, vacant. Julie wife Wm G Alger to Jas P Kernochan. Q C. June 8, 1888. Feb 9, 1911. 9:3240. nom

Same property. Jas P Kernochan to Wm G Alger, 44 Pine st. Q C. June 8, 1888. Feb 9, 1911. 9:2340. nom

140th st, No 602, s s, 392.9 e St Anns av, 38x100, 5-sty bk tnt. Thos J Adams to Alex Rankin, 270 Riverside Drive. Mt \$24,-000. Dec 15. Feb 8, 1911. 10:2552. O C & 100

143d st, No 347, n s, 156.6 e Alexander av, 25x100, 3-sty fr tnt & str. Fredk L Flynn et al to Sarah Flynn, 328 E 198th st. Q C. Jan 17. Feb 7, 1911. 9:2306. nom

145th st, s s, 78 e Wales av, 22x27, 1 & 2-sty bk & fr bldg. Herman Goossen to Cath Zuck, 442 Wales av. June 27, 1910. Feb 8, 1911. 10:2576. nom

147th st, No 532 (812), s s, 224.6 w St Anns av, 25x99.9, 5-sty bk tnt. Dominick Bernero to Mary Bernero, 532 E 147th st. Mt \$13,-500 & all liens. Jan 27. Feb 7, 1911. 9:2273. O C & 100

147th st, No 437, n s, 340 w Brook av, 47.9x100x42.11x99.11, 5-sty bk tnt. Robt Rankin to Hannah J Rankin his wife, 333 Central Park West. Mt \$30,000. Feb 8, 1911. 9:2292. 100

148th st, No 243, n s, 250 w Morris av, 25x106.6, 4-sty bk tnt. Jno Zemek Assn to Jno Zemek, 423 E 75th st. Mt \$16,750 & all liens. Jan 21. Feb 9, 1911. 9:2337. nom

154th st, No 388, s s, 100 w Melrose av, 25x100, 2-sty & b fr dwg. Louisa Renz to Adam Renz, Sr, 388 E 154th st. Feb 6, 1911. 9:2400. nom

161st st, No 276, s s, 57 e Morris av, 44x60, 5-sty bk tnt. Marie Q Peters to Henry Bohlen, 1392 Prospect av. Mts \$23,000. Feb 1. Feb 3, 1911. 9:2420. nom

164th st, s s, 101.6 e Wash av, 80x100, vacant. Rockland Realty Co to Kingsley Contracting Co, 1439 St Nich av. Feb 4. Feb 6, 1911. 9:2368. O C & 100

168th st, Nos 747 to 755, n s, 131.8 e Boston rd, runs n 72.8 x e 12.6 x n 37.8 x e 15 x n 38.2 x e 97.2 x s 148.3 to st x w 124.9 to beg, 3 6-sty bk tnts. Edw Goett to Lignum Chemical Wks, 257 Meeker av, Bklyn. B & S. Mts \$113,000. Feb 4. Feb 7, 1911. 10:2663. nom

169th st (Arcularius pl), s s, 249.7 e Gerard av, 50x100, except part for 169th st, vacant. Michl J Cavanaugh to Michl J Leonard, 51 Bradhurst av. Mts \$4,750 & all liens. Feb 4. Feb 6, 1911. 9:2481. nom

170th st | s e cor Teller av, 29.7x104.10, being lot 39 on map Teller av | annexed to a deed of Ephraim B Levy recorded July 26, 1897, vacant.

College av, e s, 25 n 171st st, 25x100, vacant.

College av, e s, 100 s 171st st, 25x100, vacant.

Jos Pavia INDIVID & EXR Gregorio Di Lorenzo to Annie Lamberti, 1369 Lyman pl. Q C. Feb 6, 1911. Feb 7, 1911. 11:2782, 2784, 2786 & 2787. O C & 100

173d st, No 452, s s, 100 e Park av, 50x100, 2-sty fr dwg & vacant. Sarah Hillson to Sarah R Grossman, 1408 Bergen st, Bklyn. 1/2 part. Mts \$12,000 & all liens. Feb 3, 1911. 11:2905. nom

174th st, s s, 152.9 e Webster av, 13 to Mill Brook x—44.8x313.4, with all title to Mill Brook, vacant. Isaac N Heberd to Eliz Schwarzer. May 29, 1909. Feb 7, 1911. 11:2898. nom

175th st, No 713, n s, 119 w Clinton av, 30.10x90, 4-sty bk tnt. Wiedhopf Const Co to Francis Hoffman, 24 North Johnson av, Richmond Hill, Borough of Queens. Mts \$19,500. Feb 8, 1911. 11:2949. O C & 100

198th st, No 352, s s, 25 e Marion av, 20x75, 3-sty bk dwg. Wm C Bergen to Leonard H Lang, 352 E 198th st. Mt \$6,500. Jan 14. Feb 3, 1911. 12:3283. O C & 100

202d st (Tower pl), n s, 185 e Webster av, 28.11x100x28.5x100, vacant. Michl J Rush to Margt F Rush, 498 W 55th st. Mts \$2,400. Jan 26. Feb 6, 1911. 12:3330. nom

*214th st, No 841 (32)*East (Shiel st), n s, abt 302 w Bronxwood av, & being lot 295 map Wakefield, begins at s s lot 295 adj lot 296, runs n 109.6 to point 87.6 s 215th st (1st av), x e 28.8 x s 109.6 to n s Shiel st or 214th st x w 28.8 to beginning. Sophia M Woessner to Wm G Von Dwingelo, 544 E 83d st. Mt \$2,500. Oct 31. Feb 3, 1911. O C & 100

*215th st (1st av), s s, 276 w Bronxwood av, 80x87.6, Wakefield. David F Wright to Alice W wife Geo S Peters, 736 E 218th st. Jan 28. Feb 4, 1911. O C & 100

*228th st (14th av), n s, 155 w 5th av, 25x114, Waekfield. Adam Renz Jr to Emma Busch, 677 Eagle av. Feb 6, 1911. nom

*229th st, n s, 230 e Bronxwood av, 25x114, Wakefield. Melrose Realty Co to Giovanni Di Puma, 2097 2d av. Mt \$500. Feb 7. Feb 9, 1911. O C & 100

*230th st (16th av), n s, 256.3 e 4th av or st, 50x114, Wakefield. Besse M McQuade to Anthony McQuade, 2070 5th av. Mt \$1,500. July 23. Feb 8, 1911. nom

*231st st (17th av) | s s, 280 e White Plains road, 100x228 to n s 230th st | 230th st (16th av), Wakefield. Bridget Hoffmann widow to Magdalena Hoffman her daughter, 239 1/2 2d st, Jersey City, N J. All title. B & S. Jan 30. Feb 8, 1911. nom

236th st (Opdyke st) | s s, 100 w Keppeler av, 50x200 to n s 235th st | 236th st (Willars st)?, should be 235th st, vacant. Emma R Lincoln to John E O'Brien as TRUSTEE, 723 St Nich av, in trust for Emma R Lincoln et al. Feb 3. Feb 6, 1911. 12:3370. nom

254th st | s w cor Sylvan av, 75x80.8x76.6. Sylvan av |

Newton av | s w cor 254th st, 50x100.

254th st |

Broadway | s w cor 256th st, 56x99x62.11x100.

256th st |

Broadway, w s, 260 s 256th st, 26.10x95x26.9x97.4.

Irene A Therry to Evangeline H Therry, 1992 Mad av. Feb 3. Feb 4, 1911. 13:3421. O C & 100

*Ash av, s s, 301 e Elm st, 25x100, Laconia Park. Release mt. Workmens Sick & Death Benefit Fund of the U S of A to Vincenzo Agresti, 174 Thompson st. Jan 19. Feb 8, 1911. 400

Arlington av (Troy st), n w s, 310 n e 227th st (Sidney st), 75x150.6, 2-sty bk dwg. Alpheus H Favour to Ethel L Favour, on Arlington av, Spuyten Duyvil. Feb 3, 1911. 13:3407. nom

Alexander av, No 164 | n e cor 135th st, 20x81.6, 3-sty bk tnt & 135th st, No 331 | str with 1-sty extension. Adolph G Hupfel to A Hupfels Sons, 842 St Anns av. Mt \$10,000. Feb 1. Feb 3, 1911. 9:2298. O C & 100

Albany rd late Old Albany Post rd, w s, abt 505 s 238th st, 25x136.10x25x135, 2-sty fr dwg. Geo Murray to Danl McCarthy, 2110 Walton av. All title. Q C. Feb 4. Feb 7, 1911. 12:3270. nom

*Brady av, n s, 75 e Barnes av, 25x100. CONTRACT. Fidelity Development Co with Nora M Moran, 1082 Lex av & Sarah O'Halloran. July 7, 1908. Feb 9, 1911. 2,000

*Barker av, e s, 150 s Elizabeth st, 25x125. Wm F J Stegen, Jr, to Luigi Andreotti, 50 Grand st & Luigi Pignone, 165 W 4th st. Mt \$2,500. Feb 8, 1911. O C & 100

*Bronx Park av, e s, 75 s Lebanon st, 25x100.

Bronx Park av, e s, 125 s Lebanon st, 25x100.

Fanny Shapiro (Sturmlauffer) to Sally Sturmlauffer, 108 Ammerman av, Arverne, L I. 2-3 parts. All liens. Feb 2. Feb 4, 1911. nom

*Balcom av, w s, 400 n Marrin st, 50x100. Lewis F Salathe to Wm E Salathe, of East Stroudsburg, Pa. 1/2 part. Jan 31, 1910. Feb 6, 1911. 500

Briggs av, No 2807, n w s, 98 s w 198th st, 23.4x107.4x23.3x106.10, 3-sty fr tnt. Fredk Kemmler to Marie Kemmler, 2837 Briggs av. 1/2 part. All title. Mt \$7,000. Feb 1. Feb 7, 1911. 12:3301. O C & 100

Boscobel av | n w cor 169th st, 139.9x112.7x100.6x82.11, vacant. 169th st | Thos H Ray to Geo H Bensen at Ocean Pkway & Av P, Bklyn. Mts \$11,400. Jan 18. Feb 7, 1911. 9:2506. 100

*Boston Post rd | s e cor Delavelle av, 25.2x104.6x25x101.6. Hud-Delavelle av | son P Rose Co to Alphonse Jehl, 300 W 54th st. All liens. Jan 19. Feb 4, 1911. nom

*Bassett av, w s, 300 s Saratoga av, 25x100. Jas Lista to Mary Lista, on Bassett av near Eastchester road. Mt \$3,000. Oct 10. Feb 8, 1911. nom

Clay av, No 1112, e s, 147.8 n 166th st, 38.11x80, 5-sty bk tnt. Kate Schick to Annie D Klippel, 435 E 14th st. Mt \$22,000. Feb 1. Feb 4, 1911. 9:2426. nom

Courtlandt av, No 679, w s, 75 s 154th st, 24.4x100, 3-sty bk tnt & str. Julius Deich to Albert C Deich, 679 Courtlandt av. All title. Mt \$6,000. Feb 2. Feb 3, 1911. 9:2413. O C & 100

Crotona av, No 2340, e s, 400 n 183d st, 20x100, 2-sty bk dwg. Jas E Begley et al to Geo Herlich, 103 E 113th st. Mt \$8,500. Jan 27. Feb 8, 1911. 11:3102. nom

Cambreleng av, No 2307, w s, 134.3 n 183d st, 15.9x100, 2-sty fr dwg. Chas H Iskiyan to Frank L Ditscherlein, 1338 Stebbins av. Mt \$2,500 & all liens. B & S. Feb 7. Feb 8, 1911. 11:3088. nom

*Commonwealth av, e s, 96.6 s Westchester av, 21.2x50. Irving Realty Co to Fridolin Weber, 372 E 155th st. Q C. Feb 8. Feb 9, 1911. O C & 100

Carter av, No 1835, late William st, w s, abt 238 n Prospect pl & being lot 18, map of land lying w of Mill brook, belonging to Wm Weeks at West Farms, runs n w 198 x n e 130 x e 196 to Carter av (Wm st) x s w 124.5 to beg, except part for Carter av, 2-sty fr dwg, 2-sty fr bldg & vacant. Annie S & Annie P Watt to Agnes Douglas, 174 Grand av. Jan 30. Feb 3, 1911. 11:2892. 8,000

Same property. Annie S Watt GUARDIAN Thos L Watt et al to same. B & S. Jan 30. Feb 3, 1911. 11:2892. 8,000

Same property. Agnes Douglas to Wm Nelson, 2461 Washington av. Jan 30. Feb 3, 1911. 11:2892. O C & 100

*Classon Point rd | w s, 115.4 s Metcalf av, 50x95.3 to Metcalf av | Metcalf av | 50x70.

Classon Point road, w s, 165.4 s Metcalf av, 50x58.11x51x46.2.

Classon Point road, w s, 265.4 s Metcalf av, 131 to Fteley av x 18.11x100x203.9x71.6.

Metcalf av, e s, 275 n Ludlow av, 175x93.8x183x49.3.

Metcalf av, w s, 250 n Ludlow av, 200x100.

Saml Cohen to Benno Cohen. 1-3 of 1/2 part. B & S. All liens. July 1, 1908. Feb 7, 1911. nom

*Doon av, e s, 350 n Jefferson av, 25x100, Edenwald. Ester S Lipovsky to Barnet Gottlieb, 20 E 100th st. Feb 6. Feb 7, 1911. 100

*Drive, c l, at e s road from Westchester to Eastchester, runs e along Drive 397.7 x n — x w — to road x s 202.10 to beginning.

Drive, c l, 397.7 e road from Westchester to Eastchester, runs n — x e & n e 134 x s e 179 to said c l x w 253.3 to beginning.

Road from Westchester to Eastchester, s e s, 285 n from c l Grove st, runs s e 363 x n e 350 x n w 350.6 to road x s w 350.6 to beginning.

Robert Davis & Emma L his wife to Sarah F Davis. 1-6 part. All title. Mt \$16,000. May 4, 1909. Feb 8, 1911. O C & 100

Eden av | n e cor 173d st, 43.3x95, 1-sty fr bldg & vacant. 173d st, No 417 | Edward Fisher to Wm B Smith or Winchell Smith, 59 W 44th st. 1/2 part. Mt \$2,100. Feb 3. Feb 4, 1911. 11:2824. O C & 100

*Ellison av | e s, 150 s Latting st, 50x81.5 to s w s Edwards av | Edwards av | x53x63.7, Westchester. Lewis F Salathe to Wm E Salathe, of East Stroudsburg, Pa. All title. Mar 26, 1910. Feb 6, 1911. nom

Eagle av, No 629, w s, abt 72 n Westchester av, 25x97.1x25x94.10, s s, 3-sty bk tnt & str. Anna C Friedrich & ano to Henry E Johnson, 707 E 156th st. Mt \$8,000. Jan 20. Feb 7, 1911. O C & 100

*Fordham av | s w cor Billar pl, 32x100, City Island. Release mt. Billar pl | Pauline Spindler to Elsie A wife of & Herman Oetjen, 258 City Island av, City Island. Jan 2. Feb 6, 1911. nom

*Same property. Elsie A wife Herman Oetjen to said Herman Oetjen, 258 City Island av, City Island. 1/2 part. Jan 2. Feb 6, 1911. nom

Franklin av, Nos 1064 to 1070, e s, 345.4 s 161th st, 109.8x201.5 x109.8x201.9, 2 5-sty bk tnts. Young Realty & Const Co to Michl F Burns, 270 Henry st, Bklyn. Mts \$110,500 & all liens. Feb 7, 1911. 10:2607. O C & 100

*Fairmount av, s s, 50 e Fairfax av, 25x100.

Ellison av, e s, 300 n Marrin st, 25x100.

Lampart av, s s, 275 w Ft Schuyler road, 25x100.

William st, e s, 100 n Dudley av, 25x100.

Dudley av, n s, 75 e George st, 25x100.

Chester Impt Co to L P Fries Co, 1680 Eastchester road. Mt \$7,990. Dec 30, 1910. Feb 8, 1911. O C & 100

Fulton av | s w cor 171st st, 25x91, vacant. John A Kelly et al 171st st | HEIRS Rebecca Kelly to Lawrence Kelly, 458 W 42d st. Feb 7. Feb 8, 1911. 11:2927. nom

Grand Boulevard & Concourse | s e s, at s w s 203d st, 100x69x100x203d st | 67.2, vacant. Maria D Behrman to Eliz L Fox, 448 E 178th st. Jan 3. Feb 6, 1911. 12:3308. O C & 100

Grand Boulevard & Concourse | s e cor 175th st, runs e 9.4 to East-Eastburn av | burn av, x s 126.7 x w 50 x n 83.8 to Concourse, x n e 59 to beg, vacant. Winton Realty Co to Nathan B Levin Co, 1910 Webster av. Jan 31. Feb 7, 1911. 11:2795. O C & 100

Grand Boulevard & Concourse late | e s, 339 s 165th st, 20.17 to Mott or Walton av | 164th st, x380x200x351.10, except part for Concourse & 164th st, 2-sty fr dwg & vacant. Henry McAleenan to Henry A McAleenan, 266 W 73d st; Arthur McAleenan, 70 W 68th st; Jos McAleenan, 20 W 87th st; Jno & Ella McAleenan, 18 E 94th st & Josephine Creamer, 207 W 56th st. Mt \$15,000. Jan 9. Feb 9, 1911. 9:2461. nom

Hughes av, No 2410, e s, 100 n 187th st (Jacob st), 25x87.6, 2-sty fr dwg. Release mt. Gerolomo di Menna et al EXRS & Angelo di Ciocca to Madelena Ciocca, 2412 Hughes av. Feb 8. Feb 9, 1911. 11:3076. 2,600

Same property. Madelena Ciocca to Russo-Barba Realty Co, 627 E 187th st. Feb 8. Feb 9, 1911. 11:3076. O C & 100

Heath av, No 3039, w s, 112 n Hub Terrace (Boston av), 25x95.8x25x96.6, 2-sty fr dwg. Release mt. Robt B Johnston to Thos H Johnston, 3007 Hub Terrace. Feb 6, 1911. 12:3261. nom

Same property. Thos H Johnston to Chas W Sturges, 1816 Anthony av. Feb 6, 1911. 12:3261. nom

Intervale av, No 991, w s, 268.10 n Westchester av, 25x100, part 2-sty fr shop; also lots 39, 129 & 150, on map annexed to deed Ephraim B Levy, recorded on July 26, 1897; 170th st, s e cor Teller av, 29.7x104.10, vacant, being lot 39.

College av, e s, 100 s 171st st, 25x100, being lot 129 as recited above, vacant.

College av, e s, 25 n 171st st, 25x100, being lot 150, as above, vacant.

Lucia Albano widow to Annie Lamberti, 1369 Lyman pl. All liens. Jan 23, 1907. Feb 7, 1911. 10:2699 & 11:2782, 2784, 2786 & 2787. 100

Intervale av, No 1118 | e s, 140.8 s Kelly st, runs s e 55.11 x e 51.1 Kelly st | to e s Kelly st x s along w s Kelly st 17.5 x w 58.4 x n w 61.5 to av x n 20 to beginning, 3-sty fr tnt. Emidio De Blasi to Maria M Palmieri, 99 High st, Newark, N J. Mt \$8,800 & all liens. Oct 21. Feb 6, 1911. 10:2706. O C & 100

Intervale av, No 1020 | n e cor 165th st, 34.3x97.10x27.4x90, 2 & 165th st, Nos 1101-1111 | 3-sty fr tnt & str. Anna M wife Hermann D A Heidgerd et al to Margaretha Becker widow, 923 E 165th st. B & S. All liens. Jan 18. Feb 3, 1911. 10:2705. gift

Intervale av, No 1104 | n e cor 167th st, 81.5x78.6x62.6x90, vacant. 167th st, No 1077 | Maria O'Connor DEVISEE Roderic O'Connor to O'Connor Const Co, 1270 Boston road. Mt \$4,000. Feb 2. Feb 4, 1911. 10:2706. nom

- Jackson av, No 1112, e s, 158.3 n 166th st, 20x87.6, 3-sty bk dwg. Portia Horwitz to Edmund Forde, 128 W 100th st. Mt \$7,500. Feb 2, 1911. 10:2651. O C & 100
- Jerome av n w cor 177th st, 221.11x—x105.3, vacant. Jerome Holding Co to Holland Holding Co, 11 Pine st. Mt \$25,000. Feb 3, 1911. 11:2862. nom
- Kingsbridge road, No 261 (561) e s, 261.11 n Briggs av, 27.9x167.9 Briggs av to Briggs av x24.4x153.7, 2-sty fr dwg. Louis F Kuntz to Louisa K Kuntz, 192d st & Grand Concourse. Mt \$5,180. Feb 3, 1911. 12:3293. 100
- Lincoln av, Nos 165 & 167 n w cor 135th st, 51x100, two 5-sty bk 135th st, Nos 259 & 265 tnts & str & 1-sty bk str in st. Moritz Weiss to Max Weiss, 139 1st av. B & S. All liens. Feb 7, 1911. 9:2318. nom
- Morris av, No 603 s w cor 151st st, 33.7x100, 3-sty fr tnt & str. 151st st, No 260 Sarah M Stiassny to Giovanni Sarracino, 603 Morris av. Mt \$10,000 & all liens. Feb 1. Feb 4, 1911. 9:2440. O C & 100
- *Morris Park av, s s, 125 e Mad st, 25x100. John Snyder to Valentine Ernst, 660 Morris Park av. Feb 3. Feb 4, 1911. O C & 100
- Morris av, Nos 551 to 555 n w cor 149th st, 80x200, except part 149th st, Nos 261 & 263 for 149th st, four 4-sty bk tnts with str & vacant. J Clarence Davies et al to Geo F Moody, 62 W 71st st. Mt \$70,000. Feb 6. Feb 8, 1911. 9:2338. nom
- Morris av, Nos 551 to 555 n w cor 149th st, 80x200, except part 149th st, Nos 261 & 263 for 149th st, four 4-sty bk tnts with str & vacant. Geo F Moody to J Clarence Davies, 14 E 81st st, & Chas S Sykes, 701 Mad av. Mt \$75,000. Feb 7. Feb 8, 1911. 9:2338. nom
- Mapes av, No 2063. Agreement that north wall is a party wall. David Goodstein, 58 E 94th st, with Abr J Hoffman, 22 E 89th st, & Morrisdale Realty Co, 160 Bway. Feb 8, 1911. 11:3109. nom
- Ogden av, e s, 100 n 170th st, 50x110.4x50x110, and being lots 49 & 50 parcel 20 map subdivision estate Wm B Ogden at High-bridge filed May 24, 1907, vacant. Sterling St John to John F Kaiser, of Mt Vernon, N. Y. B & S. All liens. Mar 19, 1909. Rerecorded from June 14, 1909. June 22, 1910. 9:2522. Corrects error in issue of June 25, when description of property was Ogden av, e s, 100 n 176th st, &c. nom
- Park av, No 3140 (Terrace pl), s s, 56.6 e 159th st (Waverly st), runs s 126.6 x e 50 x n 100 to pl x w 56.6 to beginning, except part for Park av, 3-sty bk dwg & vacant. Wm Sherwood to Grace E Brady, 52 W 36th st. Mt \$6,000. Feb 4. Feb 6, 1911. 9:2419. O C & 100
- Prospect av, No 2448, e s, 480 n 187th st, runs e 95 x n 14 x n e 6.6 x w 98.6 to av x s 20 to beginning, 2-sty bk dwg. Chas H Zumbuhl to Chas J Morrell, 378 E 147th st. Mt \$6,000. Feb 2. Feb 3, 1911. 11:3115. O C & 100
- Prospect av, No 2168, e s, 32.8 s 182d st, 37.8x86.2x37.6x90.1, 5-sty bk tnt. Wirth Realty & Const Co to Dora Faven, 1026 Faile st. Mts \$31,000. Feb 1. Feb 3, 1911. 11:3110. O C & 100
- Prospect av, No 1392, e s, 57.9 s Jennings st, 19x91.4x19.2x88.6, 3-sty fr tnt & str. Henry Bohlen to Marie Q Peters, at Arlington, N. J. Mt \$8,000. Feb 1. Feb 3, 1911. 11:2971. O C & 100
- Park av, No 3544, s e s, 208 n e 168th st, 32.5x150, 3-sty fr dwg & 1 & 2-sty fr stable in rear. Bernard J Kelly et al to Mary C Kelly. Q C. Aug 18, 1908. Feb 8, 1911. 9:2390. nom
- *Pierce av, s s, 225 e Deane pl, 25x—, & being lot 80 map (No 913) of partition of estate Maria F Pierce et al at Westchester. Raffaele Guglielmo to Richd D Morse, at Roseland, Essex Co, N. J. Mt \$1,000. Jan 25. Feb 8, 1911. O C & 100
- Plimpton av s w cor 170th st, 75x100, vacant. FORECLOS, Dec 170th st 1, 1910. Adam Wiener referee to Katherine Merkel, 690 Elmore pl, Bklyn. Feb 2. Feb 8, 1911. 9:2522. 8,100
- Robbins av s e cor 152d st, 41.8x104, 5-sty bk tnt & 152 st, Nos 720 to 728 str. Brenner Realty Co to Herman Menaker, 428 E 157th st. Mt \$45,000. Feb 6. Feb 7, 1911. 10:2643. O C & 100
- Robbins av, No 447, w s, abt 400 s 147th st, 25x144.6 to e s N Y & Harlem R R x25.4x147.8, 3-sty fr tnt & str & 2-sty bk dwg in rear. Mary Hill to Carlo de Chiara, 357 W 46th st. All liens. Oct 11. Feb 7, 1911. 10:2557. O C & 100
- *Rosedale av, w s, & being lot 475 amended map (No 514) of Mapes estate, 25x—x—x80. Mt \$1,500.
- Rosedale av, w s, being lots 473 & 474 blk P same map, 50x— Mts \$1,400.
- Harry Mendelson to Wm B Logan, 439 W 24th st. Feb 1. Feb 3, 1911. O C & 100
- Steuben av, c l, 180 n of c l 210th st, runs w 130 x n 50 x e 130 x s 50 to beginning.
- Steuben av, c l, 130 n of c l 210th st, runs w 130 x n 25 x e 130 x s 25 to beginning.
- Steuben av, c l, 155 n of c l 210th st, runs w 130 x n 25 x e 130 x s 25 to beginning, vacant, except parts for av.
- Jas B Powers to Andrew J Mulcahey, 201 E 198th st. Mts \$14,315. Feb 2. Feb 3, 1911. 12:3327. nom
- Sputyen Duyvil rd, n w s, at intersec s e s Johnson av; also at s w cor land of Sophia Dillon, runs n w along land of Dillon — to e s Johnson av x s, s e & e on curve to n w s said road x n e 18.4 to beg, vacant. Chas R Demarest to Edgehill Terraces Co, 84 William st. Jan 11. Feb 3, 1911. 13:3407. nom
- Southern Boulevard, n w s, 180 s w Tiffany st, strip, 5x100. Jas F Meehan Co to Marcus Weyl, 897 Cauldwell av. All liens. Jan 16. Feb 8, 1911. 10:2722. 100
- *Shore drive, w s, abt 234 n Philip av, 52x184.6x50x170.6. Also 37a & 38a block 20 adj above on e map No 1443 of Bruce-Brown Land Co at Throggs Neck.
- Robt C Kraft to Louis M Ebling, 760 St Anns av. Mt \$2,800. Feb 6, 1911. nom
- Topping av, No 1768, e s, 215 s 175th st, 20x95, 2-sty bk dwg. Jennie Harvey to Marie Q Peters, at Arlington, N. J. Mts \$8,500. Feb 1. Feb 3, 1911. 11:2799. nom
- Teller av, No 1067, w s, 249.5 n 165th st, 20x100.1.
- Teller av, No 1073, w s, 309.5 n 165th st, 20x100.1.
- two 3-sty bk dwgs.
- Louis Schwartz to South Jersey Land Co, 220 Bway. Mts \$17,750 & all liens. Feb 1. Feb 3, 1911. 9:2433. nom
- Topping av, No 1768, e s, 215 s 175th st, 20x95, 2-sty bk dwg. Henry Bohlen to Jennie Harvey, 483 E 144th st. Mt \$7,500. Feb 1. Feb 3, 1911. 11:2799. O C & 100
- Townsend av, w s, 70 n 175th st, 60x100, vacant. Release mt. Dora Gartelman to John C Gartelman, 2521 Grand av. Jan 16. Feb 3, 1911. 11:2850. nom
- Same property. John C Gartelman to Brandt & Gartelman, a corpn, 2521 Grand av. Jan 16. Feb 3, 1911. 11:2850. nom
- Tinton av, No 1125, w s, 230 n 166th st, 40x127.3, 5-sty bk tnt. Jennie Wormser to Henry Kohner, 499 6th av. Mts \$39,000. Jan 16. Feb 4, 1911. 10:2661. O C & 100
- Teller av, No 957, on map No 953, w s, 45 n 163d st, 40x100, 5-sty bk tnt. Wm Simpson Const Co to Wm Sherwood, 1000 Woodycrest av. Mt \$28,000. Feb 4. Feb 6, 1911. 9:2423. O C & 100
- Tinton av, No 916, e s, 154.5 s 163d st, 26.7x135, 2-sty & b fr dwg. Nicholas Lopard to Jas Casalo at Bethel, Conn. Mt \$6,000. Feb 2. Feb 7, 1911. 10:2668. O C & 100
- *Tremont av s e cor Public pl, runs e 112.7 x s w 149.6 x w 29.1 177th st x n e 80.10 x n w 107.7 to e s of pl x n e 45.8 to Public pl beg. Sivel Realty Co to Akron Bldg Co, 505 5th av. ½ part. Mt \$11,500. May 13, 1910. Feb 7, 1911. nom
- Tremont av, No 200, s e cor Mt Hope av (Monroe av), 24.6x60.11, vacant. John W Haaren EXR John W Haaren to John A Prigge, 234 W 130th st. Feb 7. Feb 8, 1911. 11:2804. 4,700
- Tremont av, No 244, s s, 190 w Anthony av, 24x107.10x24x107.8, 4-sty bk dwg. Laura Schroder to Annie C Clinton, 127 Lincoln pl, Bklyn. Mts \$19,500 & all liens. Dec 22. Feb 8, 1911. 11:2804. nom
- Tremont av or 177th st, s s, 250.6 w Southern Boulevard, 25x100, vacant. C Adelbert Becker to Wm C Bergen, 180th st & Andrews av. All liens. Jan 3. Feb 8, 1911. 11:2960. O C & 100
- Union av, No 993, w s, 266.2 s 165th st, 45.7x164.5, 5-sty bk tnt. Fannie Temmer INDIVID & as EXTRX David Temmer to Moe Rosmann, 736 Harrison st, Syracuse, N. Y. Mt \$52,000. Feb 6, 1911. 10:2669. O C & 100
- Valentine av, No 2218, e s, 22.11 n 182d st, 16.8x61.9x16.9x60.6, 2-sty bk dwg. Emma Lazarus to Sarah Cohn, 612 W 115th st. Mt \$5,000. Feb 6, 1911. 11:3145. nom
- Vyse av, No 1475, w s, 200 n Jennings st, 25x100, 2-sty fr dwg. Caroline Beattie to Jas J Beattie, 510 W 15th st. Mt \$1,500. Feb 4, 1911. Feb 6, 1911. 11:2988. O C & 100
- *White Plains rd, w s, 100.3 n Nereid av, 38.10x137.10x30.5x135.10. Augusta M de Peyster et al to Edw H Kelly, 2971 Valentine av. Q C. Feb 2. Feb 9, 1911. nom
- Walton av late Berrian av, w s, abt 175 n 182d st, 50x100, vacant. Fannie M wife Geo H Lowerre to Wilmore Realty Co, 115 Bway. Feb 8, 1911. 11:3186. nom
- Waldo av, in front of lots 174 to 177 map No 1345 of Waldo Hutchins Estate. Thos A O'Keefe to City of N. Y. Nov 25. Feb 9, 1911. 13:3406 & 3414. nom
- Same property. Release mt. Aldus Realty Co to same. Nov 28. Feb 9, 1911. 13:3406 & 3414. nom
- Wilkins av, Nos 1464 to 1474, e s, 262.6 n 170th st, 237.6x100, 6, 5-sty bk tnts. Jos Cohen to Joseco Realty Co, 50 Church st. All liens. Jan 28. Feb 9, 1911. 11:2966. nom
- Wilkins av or pl, w s, 101.7 n Jennings st, 76.1x141.4x75x158.4, vacant. Patk J Mitchell to Mitchell-McDermott Constn Co, 1094 Southern Boulevard. All liens. Feb 9, 1911. 11:2965. nom
- Weeks av, No 1650 (1654), e s, 135 s 173d st, 20x95, 2-sty bk dwg. Emma Starr et al to Meister & Bache Realty Co, 220 Bway. All liens. Jan 31. Feb 3, 1911. 11:2792. O C & 100
- Wales av, No 540 (Tinton av) easterly cor or n e cor 149th st 149th st, Nos 781 & 791 (Westchester R R st), runs s e along n e s of st 105 x n e 50 x n w 105 to s e s of av x s w 50 to beginning, except part for 149th st, 2-sty & b fr dwg. Cath Hahn to Ferdinand McManus, 515 Tinton av, & Wm McManus, 724 E 156th st. 1-7 part. All title. Feb 1. Feb 3, 1911. 10:2653. O C & 100
- Same property. John McManus to same. 1-7 part. All title. Feb 1. Feb 3, 1911. 10:2653. O C & 100
- Walton av, e s, 102.11 n Tremont av, 100x100, vacant. Maverick Const Co to Harry C Benline, 1531 Vyse av. Mt \$16,000. Feb 6, 1911. 11:2829. O C & 100
- Woodycrest av, No 1000 n e cor 164th st, 50x100, 2-sty & b fr 164th st dwg. Wm Sherwood to Grace E Brady, 52 W 36th st. Mt \$15,000. Feb 4. Feb 6, 1911. 9:2508. O C & 100
- *White Plains rd s e cor 212th st, 100.4x33.5x100x25.4. Bur-212th st chard Arens to Minnie A Blanchard, 501 W 121st st. Feb 7, 1911. O C & 100
- *White Plains rd s e cor 212th st, 100.4x33.5x100x25.4. Minnie A 212th st Blanchard to Chelsea Realty Co, 135 Bway. Mt \$6,000. Feb 7, 1911. O C & 100
- Washington av, s e s, abt 248 n 169th st, also 58.4 n e from s w cor lot 63, runs n e 49.8 x s e 104.3 x s w 49.8 x n w 104.3 to beg, being part lot 63, map of Morrisania, 6-sty bk tnt & str. Fanny Gruen to Jonas Weil, 36 E 75th st & Bernhard Mayer, 41 E 72d st. Mt \$40,000. Feb 3, 1911. 11:2910. O C & 100
- Same property. Jonas Weil et al to Fanny Gruen, 401 E 52d st. Mt \$9,000. Feb 3, 1911. 11:2910. O C & 100
- Webster av, No 2342, e s, 159.3 n 184th st, 33.4x90, 4-sty bk tnt. Crotona Constn Co to Jno Esselborn, 1788 Ams av. Mt \$15,000. Feb 6. Feb 7, 1911. 11:3031. O C & 100
- Washington av, w s, at line bet lots 96 & 97 map Central Morrisania, part Bathgate farm, a strip, runs w 90.1 x s 0.8 to point 100 n 173d st x e 90.1 to av x n 0.9 to beginning. Minnie Miller to Trablame Realty Co, 4077 Park av. Q C. All liens. Feb 8, 1911. 11:2906. nom
- Same property. Bernhard M Miller et al HEIRS, &c, Jacob Miller to same. Q C. All liens. Jan 30. Feb 8, 1911. 11:2906. nom
- 3d av, Nos 3368 to 3374 n e cor 165th st, 82x70.7 to w s Franklin Franklin av, No 1071 av x96.7 to n s 165th st x31.1, 6-sty 165th st bk tnt & str. John K McAfee to Maurice Myers, 59 E 93d st. Mt \$60,000. Feb 8, 1911. 10:2608. O C & 100
- 3d av, No 3044, e s, 25 n 156th st, 25x96, 5-sty bk tnt & str. Louisa Renz to Adam Renz, Sr, 388 E 154th st. Feb 6, 1911. 9:2364. nom
- 3d av, Nos 4691 to 4701 s w cor 189th st or Welch st, runs s Park av, Nos 4700 to 4708 104.1 to n s 188th st x w 263.5 to e Welch or 189th st, No 440 s Park av x n 105.1 to s s 189th st x 188th st. Nos 441 to 463 e 212.10 to beg, two 4-sty bk tnts & str & 3 5-sty tnts on Park av. Geo Keller Const Co to Geo Keller, 970 Prospect av. All liens. Jan 2. Feb 7, 1911. 11:3041. O C & 100
- *All lots in blk 39 map No 599 in Westchester Co of Pelham Park with all title to Givan Creek. Thomas L Reynolds Co to Lydia A Reynolds, 2767 Decatur av. Mt \$3,700. Feb 7. Feb 9, 1911. O C & 100
- Interior lot, abt 119.8 e Webster av & 111.1 s 174th st, & being Part lot 140 map Mt Hope begins at line bet lots 139 & 140 at point 250 e Worth av, runs e 34.6 x s 100 x w 30.3 x n 100 to beg, vacant.
- Ella L Heberd to Eliz Schwarzler. B & S. May 29, 1909. Feb 7, 1911. 11:2898. nom

*Lots 47 & 48 map No 1061 map made by Chas A Mapes, Westchester. Nettie J Jones to Mary R Ulton at 1855 4th st, San Diego, Cal. Feb 2. Feb 9, 1911. nom

*Lots 297 partition map estate Wm Adee at Westchester. Bella Mackintosh to Anna R daughter of Bella Mackintosh, 1540 Eastchester rd. Mt \$3,100. Jan 26. Feb 9, 1911. nom

*Plot begins 690 e White Plains rd at point 1000 n along same from Morris Park av, runs w 100 x n 25 x e 150 x s 25 to beginning with right of way over strip to Morris Park av. Jno V Walsh to Patk J McSorley, 974 Rogers pl. Mt \$3,500. Feb 8. Feb 9, 1911. O C & 100

13th st, No 406 | s s, 80 e 1st av, runs s 71.3 to c l Stuyvesant st, Stuyvesant st | x - 25.10 x n 53.6 to st x w 20 to beg, the land. Chas V T & John A Foley INDIVID & EXRS, &c, Arthur M Foley to Santa M Acritelli; 21 yrs, from May 1, 1910. Feb 4, 1911. 2:440.....taxes, &c, & 577.50

14th st, No 103 W, all. Susan L Vivian & John F Patterson TRUSTEES Marshall O Roberts (decd) to Emiline Colville & J Wesley Rosenquest, 108 W 15th st; 5 yrs, from Jan 1, 1911. Feb 4, 1911. 3:7905,000

14th st, n s, - w 6th av, adj above on west, "14th Street Theatre." Susan L Vivian & John F Patterson TRUSTEES Marshall O Roberts to Emiline Colville & J Wesley Rosenquest, 108 W 15th st. Extension of lease for 3 7-12 yrs, from June 1, 1912. Feb 4, 1911. 3:79020,000

14th st, No 34 E, str & b. Henry Metcalfe EXR, &c, Jno T Metcalfe to Arthur L Braus, 232 6th av; 5 yrs from Feb 1, 1911. Feb 9, 1911. 2:5717,500 to 8,000

19th st, No 457, n s, 125 e 10th av, 25x91.11. Assign lease. Gustave Lippmann to Albert E Straker, 315 W 127th st. Dec 1. Feb 3, 1911. 3:717100

27th st, Nos 122 to 130, s s, 271.3 w 6th av, 98.9x98.9, all. Rockton Const Co to Inter-City Holding Co, 149 Bway; 21 yrs, from Feb 1, 1911. Feb 8, 1911. 3:802.....taxes, &c, & \$40,000 to \$44,000

29th st, No 312, s w s, 156.3 n w 8th av, 18.9x98.9. Consent to assign lease. Marie M I de Courval to Jane Daly of Ridgefield, Conn. All title. Jan 27. Feb 8, 1911. 3:752. nom

34th st, Nos 21 & 23 W, all, except str & basements. Bernard Crystal to London Feather Novelty Co, 23 W 34th st; 7 yrs, from Mar 1, 1911. Feb 7, 1911. 3:836.....21,000 & 22,000

35th st, Nos 147 to 151, n s, 208.4 e 7th av, runs n 98.9 x e 16.8 x n 1.3 x e 50 x s 100 to st x w 66.8 to beg, all. Innovation Realty Co to Jas D Racos, 147-151 W 35th st; 10 yrs, from Mar 1, 1911. Feb 3, 1911. 3:811.....taxes, &c, & 7,500 to 12,000

43d st, No 541 W, all. Motor Mart of N Y to Harry D Stevens, 223 8th av, & John H Carr, 156 8th av; 4 5-12 yrs, from May 1, 1911. Feb 8, 1911. 4:1072.....3,250

Same property. Geo Reichard et al to same; 5 yrs, from Nov 1, 1915. Feb 8, 1911. 4:1072.....3,500

45th st, No 252, s s, 133.4 e 8th av, 16.8x100.5. Assign lease & bldg. Eugenia B Townsend to Wm W Astor, 8 Carlton Terrace, London, Eng. All title. Feb 3. Feb 7, 1911. 4:1016.....nom

45th st, No 234, s s, 310 e 8th av, 20x100.5. Assign lease & bldg. Darwin G & Emma L French to Wm W Astor, 8 Carlton Terrace, London, Eng. All title. Feb 3. Feb 7, 1911. 4:1016.....nom

48th st, No 13, n s, 250 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Wm G McAdoo, 61 Clinton av, Irvington on Hudson, N Y; 21 yrs, from Feb 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 3,300

48th st, No 17, n s, 300 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Fannie M Constable, 17 W 48th st; 21 yrs, from Jan 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 3,200

48th st, No 19, n s, 325 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Helen S Armstrong, 19 W 48th st; 21 yrs, from Jan 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 3,150

48th st, No 29, n s, 450 w 5th av, 22x100.5, the land. TRUSTEES Columbia College to Lizzie V Vanderhoef HEIR, &c, Susan A Hoagland, 29 W 48th st; 21 yrs, from Dec 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 2,540

48th st, No 55, n s, 691 w 5th av, 21.6x100.5, the land. TRUSTEES Columbia College to Henry W Ford, 55 W 48th st; 21 yrs, from May 1, 1909, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 1,776

49th st, No 29, n s, 395 w 5th av, 22x100.5, the land. TRUSTEES Columbia College to Evelena F Dixon, 29 W 49th st; 21 yrs, from Nov 1, 1909, with option of renewal. Feb 6, 1911. 5:1265.....taxes, &c, & 2,319

49th st, No 32, s s, 430 w 5th av, 19.6x100.5, the land. TRUSTEES Columbia College to Nannie F wife Chas Steele, 34 W 49th st, & Pauline D wife Louis L Stanton, 30 W 49th st; 21 yrs, from July 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....2,250

49th st, No 44, s s, 552 w 5th av, 16.4x100.5, the land. TRUSTEES Columbia College to Dr Harmon Smith, 44 W 49th st; 21 yrs, from Sept 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 1,796

49th st, No 19, n s, 289 w 5th av, 22x100.5, the land. TRUSTEES Columbia College City N Y to Elizabeth & Maria Babcock, 19 W 49th st; 21 yrs from Nov 1, 1908 privilege of 21 yrs renewal. Feb 9, 1911. 5:1265.....taxes &c, & 2,502

49th st, No 52, s s, 622.10, w 5th av, 20.10x100.5, the land. TRUSTEES Columbia College City N Y to M Louise P Dixon, 52 W 49th st; 21 yrs from Oct 1, 1908, 21 yrs renewal. Feb 9, 1911. 5:1264.....taxes &c & 1,855

49th st, No 54, s s, 643.8 w 5th av, 20.10x100.5, the land. TRUSTEES Columbia College City N Y to M Louise P Dixon 52 W 49th st; 21 yrs from Oct 1, 1908, privilege 21 yrs renewal. Feb 9, 1911. 5:1264.....taxes &c, & 1,829

49th st, No 30, s s, 410 w 5th av, 20x100.5, the land. TRUSTEES Columbia College to Priscilla S Barclay, 14 E 48th st; 21 yrs, from July 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 2,350

49th st, No 24, s s, 350 w 5th av, 20x100.5, the land. TRUSTEES Columbia College to Mary B Lane, 25 W 49th st; 21 yrs, from July 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....2,470

49th st, No 18, s s, 275 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Augustus G Paine, Hotel Plaza, 5th av & 59th st; 21 yrs, from Jan 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....3,280

49th st, No 20, s s, 300 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to estate of Ellen M McAnerney, 20 W 49th st; 21 yrs, from Jan 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....3,230

49th st, No 15, n s, 239 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Sarah P Dixon, 15 W 49th st; 21 yrs, from Dec 1, 1907, with option of renewal. Feb 6, 1911. 5:1265.....taxes, &c, & 3,365

49th st, No 56, s s, 664.6 w 5th av, 20.10x100.5, the land. TRUSTEES Columbia College to Clara E Thornell, at Monmouth Beach, N J; 21 yrs, from Oct 1, 1908, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 1,802

49th st, No 14, s s, 225 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Mary S Dominick, 14 W 49th st; 21 yrs, from Jan 1, 1907, with option of renewal. Feb 6, 1911. 5:1264.....3,360

49th st, No 58, s s, 685.4 w 5th av, 20.10x100.5, the land. TRUSTEES Columbia College to John M Wing, 58 W 49th st; 21 yrs, from Oct 1, 1908, with option of renewal. Feb 6, 1911. 5:1264.....taxes, &c, & 1,776

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

February 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Bleecker st, Nos 213 to 219, all, except the shoe str. Rocco M Marasco to Luigi Bracco et al, all at 211-215 Bleecker st; 3 3-12 yrs, from Feb 1, 1911. Feb 4, 1911. 2:542.....16,618

Crosby st, No 59, str. Michele Brigante to John Pavese & Peter Cirigliano, 59 Crosby st; 7 yrs, from Feb 1, 1911. Feb 6, 1911. 2:482.....1,440

Christopher st, No 33 cor Waverly pl, bill of sale & assign lease. Waverly pl | Eliz O'Brien INDIVID & as ADMRX Thos O'Brien to Wm J O'Brien, 67 Horatio st, & ano. All title. Feb 2. Feb 6, 1911. 2:610.....6,656.11

East Broadway, No 42, all. Clarence R Conger to Morris Wisoff & Samuel Bronerwein, on premises; 10 1-12 yrs, from Apr 1, 1909. Feb 3, 1911. 1:281.....1,975

Franklin st, No 45, 2-sty bk bldg. Adelaide M Jones et al EXRS, &c, Morgan Jones to Edward Herzog, 45 Franklin st; 5 yrs, from May 1, 1911. Feb 3, 1911. 1:171.....1,350 & 1,500

Forsyth st, No 199, all. Rebecca Wolper & ano to Abraham Altman, on premises; 3 yrs, from Dec 1, 1909. Feb 3, 1911. 2:422.....9,800

Goerck st, No 70, south str & part cellar. Bernard A Ottenberg AGENT to Carnelo Naso, 68 Goerck st; 3 yrs, from Oct 1, 1911. Feb 3, 1911. 2:323.....420

Hudson st, Nos 405 to 421 | w s, from Clarkson to Leroy st, 200.8 Clarkson st | x100x200.7x100, all. Leroy st

Clarkson st, Nos 35 & 37, n s, 100 w Hudson st, runs n 200.7 to s s Leroy st, No 108, x w 25.2 x s 100 x w 24.10 x s 100.9 to n s Clarkson st x e 50.4 to beginning, all, new bldgs to be erected. Rector, &c, of Trinity Church to The Charles Schweinler Press, a corpn, 141 E 25th st; 20 11-12 yrs, from June 1, 1912. Feb 8, 1911. 2:601.....taxes, &c, & \$50,212.50 & 51,900

Houston st, Nos 161 & 163 W, str & b. Michl Girardi & ano to Jos Tomasulo, 163 W Houston st; 5 yrs, from Jan 1, 1911. Feb 8, 1911. 2:520.....960 & 1,020

Houston st, No 280 E, str & b. Max Schwartz to Henry Fuchs, 280 E Houston st; 3 yrs, from May 1, 1911. Feb 7, 1911. 2:397.....1,560

Houston st, No 314 E, str & b. Max Schlanger to Morris Wanderer, 193 2d st; 5 yrs, from Feb 1, 1911. Feb 3, 1911. 2:384.....1,500

Hester st, No 17 | n w cor Suffolk st, str, part basement & 3 rooms Suffolk st | above store. Jacobs-Green Realty Co to Abraham Morgenstern, 17 Hester st; 3 yrs, from May 1, 1911. Feb 3, 1911. 1:312.....1,704

John st, Nos 51-57, 14th floor & space in s w cor of ground floor & space in basement. Underwriters Bldg Co to Northern Assur Co, Ltd, 1 Moorgate st, London, Eng (N Y office 38 Pine st); 18 yrs, from May 1, 1911. Feb 8, 1911. 1:78.....14,600

Leonard st, No 31. Assign lease. Agnes A Lauben to Thos B Russell, 667 Ocean av, Bklyn. All title. Mt \$14,500. Dec 24. Feb 4, 1911. 1:179.....nom

Mangin st, Nos 93 & 95, w s, 230 n Rivington st, 60x100. Agreement correcting description in lease recorded Jan 15, 1908, Mary J & Henry M V Connelly TRUSTEES Edmund C Connelly to Fanny Friedman, 93 Mangin st. Jan 31. Feb 6, 1911. 2:324.....nom

Mulberry st, No 206, str, &c. Michael Brigante to Teresa Ciotala, 206 Mulberry st; 3 yrs, from Jan 1, 1911. Feb 6, 1911. 2:480.....1,020

Madison st, Nos 330-336, cor str. Ludwig Zodikier to Dora Brill, on premises; 5 yrs, from May 1, 1911. Feb 6, 1911. 1:266.....1,080

Manhattan st, No 58, str & b. Ernest A Fairbanks to Sol Unger, 251 W 112th st; 10 yrs, from May 1, 1911. Feb 7, 1911. 7:1966.....1,500 to 2,000

Montgomery st, No 73 | cor Cherry st. Re-assign lease. John D Cherry st | Haase to Jacob Weisbarth, 75 Montgomery st. All title. Mts \$2,354.30. Jan 23. Feb 3, 1911. 1:259.....nom

Orchard st, No 178, all. Harry Wallfisch to Louis Dicker, 216 E Houston st; 3 yrs, from Jan 1, 1911. Feb 8, 1911. 2:412. 4,520

Pine st, No 38, all. Northern Assurance Co of London, Eng et al to Underwriters Building Co, 57 John st; 18 yrs from May 1, 1911. Feb 9, 1911. 1:44.....taxes &c & 8,000

South st, No 185-x- | to Water st, surrender lease. Nicholas V Water st | Cantasano to Susan E Davis, 61 Sewell av. Brookline, Mass, & Wm D Lockwood, 484 Rugby rd, Bklyn. EXRS, &c, Silas Davis. All title. Jan 28. Feb 9, 1911. 1:110. nom

South st, No 8, 1/2 interest in whole premises. John E Landers to Herman H & Fredk Fagen firm Fagen & Co, S South st; 5 yrs, from May 1, 1911. Feb 3, 1911. 1:4.....1,800

Thompson st, No 204, str. Giovanni Lordi to Charley Wong, on premises; 5 yrs, from May 1, 1911. Feb 7, 1911. 2:537.....576

West st, No 57 | n e cor Rector st, all. Harriet D Potter et al to Rector st | John Speckman, Jr, 367 W 48th st; 5 4-12 yrs, from Jan 1, 1911. Feb 8, 1911. 1:55.....3,000

9th st, Nos 811-817 E. Assign lease. Pauline Dauere & ano to Passman & Dauere Co, 809 E 9th st. Jan 31. Feb 6, 1911. 2:366.....nom

11th st, Nos 534 & 536 E, all. Jacob Rothman to Max & Dora Rostolder, 600 E 13th st; 3 yrs from Feb 1, 1911. Feb 9, 1911. 2:404.....5,352

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49th st, No 60, s s, 706.2 w 5th av, 20.10x100.5, the land. TRUSTEES Columbia College to Wm H Dixon, 29 W 49th st; 21 yrs, from Oct 1, 1908, with option of renewal. Feb 6, 1911. 5:1264. taxes, &c, & 1,750

50th st, No 13, n s, 285 w 5th av, 15x100.5, the land. TRUSTEES Columbia College to Dr Robert Abbe, 11 & 13 W 50th st; 21 yrs, from Feb 1, 1907, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 1,820

50th st, No 25, n s, 399 w 5th av, 21x100.5, the land. TRUSTEES Columbia College to Dr Chas T Dade, 25 W 50th st; 21 yrs, from Jan 1, 1907. Feb 6, 1911. 5:1266. taxes, &c, & 2,485

50th st, No 11, n s, 270 w 5th av, 15x100.5, the land. TRUSTEES Columbia College to Dr Robert Abbe, 11 & 13 W 50th st; 21 yrs, from Feb 1, 1907, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 1,845

50th st, No 15, n s, 300 w 5th av, 18x100.5, the land. TRUSTEES Columbia College to Caroline F Hastings, 15 W 50th st; 21 yrs, from Nov 1, 1906, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,250

50th st, No 6, s s, 152 w 5th av, 25x100.5, the land. TRUSTEES Columbia College to Thos E Greacen, 6 W 50th st; 21 yrs, from Nov 1, 1907, with option of renewal. Feb 6, 1911. 5:1265. taxes, &c, & 3,475

50th st, No 21, n s, 357 w 5th av, 21x100.5, the land. TRUSTEES Columbia College to Walter J Morgan, 18 W 50th st, Edw A Morgan, 21 W 50th st, & Herbert A Morgan, 300 Central Park West; 21 yrs, from Jan 1, 1907, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,520

50th st, No 51, n s, 621 w 5th av, 15x100.5, the land. TRUSTEES Columbia College City N Y to F A Patterson, 51 W 50th st; 21 yrs, from Aug 1, 1910, with option of renewal. Feb 9, 1911. 5:1266. taxes, &c, & 1,251

50th st, No 67, n s, 775 w 5th av, 18.8x100.5, the land. TRUSTEES Columbia College City N Y to Carrie B Fisher, 67 W 50th st; 21 yrs from Nov 1, 1910, privilege 21 yrs renewal. Feb 9, 1911. 5:1266. taxes, &c, & 1,418

50th st, No 35, n s, 497 w 5th av, 19x100.5, the land. TRUSTEES Columbia College City N Y to Delia A Fay, 35 W 50th st; 21 yrs from Mar 1, 1910, 21 yrs renewal. Feb 9, 1911. 5:1266. taxes, &c, & 1,803

51st st, No 38, s s, 538 w 5th av, 21x100.5, the land. TRUSTEES Columbia College to Fanny M Murray, 38 W 51st st; 21 yrs, from July 1, 1910, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,001

51st st, No 34, s s, 496 w 5th av, 21x100.5, the land. TRUSTEES Columbia College to Henry L Thornell at Monmouth Beach, N J, Lewis T Thornell at East Orange, N J, & Eliz Thornell & Adelaide T Koren both at Princeton, N J; 21 yrs, from June 1, 1910, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,056

51st st, No 6, s s, 181 w 5th av, 22x100.5, the land. TRUSTEES Columbia College to Emily V Forsyth, 6 W 51st st; 21 yrs, from Jan 1, 1909, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,660

51st st, No 36, s s, 517 w 5th av, 21x100.5, the land. TRUSTEES Columbia College to Emily F Barker, 36 W 51st st; 21 yrs, from July 1, 1910, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,030

51st st, No 18, s s, 315.6 w 5th av, 22.6x100.5, the land. TRUSTEES Columbia College to A Alex Smith, 18 W 51st st; 21 yrs, from Apr 1, 1909, with option of renewal. Feb 6, 1911. 5:1266. taxes, &c, & 2,520

51st st, Nos 246 & 248 E, all. Strause Realty Co & ano to Moses Schoffel, 246 E 51st st; 3 yrs, from Nov 1, 1909. Feb 6, 1911. 5:1324. taxes, &c, & 4,400

72d st, Nos 430-432 E, all, 1 house. Jos Golding to Morris or Moses Schoffel, 246 E 51st st, & Abraham Solomon, 171 Norfolk st; 3 yrs, from Feb 1, 1910. Feb 6, 1911. 5:1466. taxes, &c, & 4,850

80th st, No 219, n s, 275 w Ams av, 50x102.2, Surrender lease. Alfred E Cortis to Jno L Taylor, 245 Prospect av. Mt Vernon, N Y. All title. Feb 9, 1911. 4:1228. taxes, &c, & 3,504.50

Same property. Power of atty. Same to Llewelyn R Jones, 109 Woodland av, Summit, N J. Jan 31. Feb 9, 1911. 4:1228

81st st, Nos 444 to 450 E, 2 houses. Jos Golding to Morris or Moses Schoffel, 246 E 51st st, & Abraham Solomon, 171 Norfolk st; 3 yrs, from Feb 1, 1910. Feb 6, 1911. 5:1560. taxes, &c, & 8,796

99th st, n s, 100 w Col av, 75x100, the land. Louis M Morrison & ano INDIVID & EXRS Zipporah Morrison to Harburg Realty & Amusement Co, all title; from Jan 13, 1910, to Jan 1, 1931. Feb 3, 1911. 7:1854. taxes, &c, & 3,600

99th st, No 166 W, all. John P Kohler et al to Jacob Abrams & Brother, 825 10th av; 5 yrs, from Feb 15, 1911. Feb 3, 1911. 7:1853. taxes, &c, & 600

109th st, Nos 67 & 69 E. Assign lease. Max Weisberg & ano to Louis Siegman, 1642 Mad av. Feb 1. Feb 3, 1911. 6:1615. nom

113th st, Nos 127 & 129 E, all. Jacob Moersfelder to Max Chast, 1546 Park av; 3 yrs, from Feb 1, 1911. Feb 8, 1911. 6:1641. taxes, &c, & 3,660

113th st, No 6 W, str & b.

113th st, No 8 W, basement.

Samuel Grodinsky to David Roemer, 217 E 98th st; 10 yrs, from Apr 1, 1911. Feb 6, 1911. 6:1596. taxes, &c, & 2,100

115th st, No 415 E. Assign lease. Antonio & Peppina Tufaro to Vincenzo Tufaro. All title. Feb 2. Feb 3, 1911. 6:1709. nom

115th st, No 415 E, str & part b. Chas A Pecora to Antonio & Peppina Tufaro, on premises; 3 yrs, from Nov 1, 1910. Feb 3, 1911. 6:1709. taxes, &c, & 600 to 720

116th st, Nos 55 & 57 W, all. Adolph Scheibel to Max Raymond & Aaron I Raisman, both at 1781 Clay av; 4 11-12 yrs, from Nov 1, 1907. Feb 8, 1911. 6:1600. taxes, &c, & 6,500

125th st, No 109 E, str & b. Emily R Mitchel to David Davidson, on premises; 5 yrs, from Oct 1, 1910. Feb 4, 1911. 6:1774. taxes, &c, & 1,800 to 2,400

Av B, Nos 45 to 51. Assign lease. Barnet Klar to Saml Klar, 1164 47th st, Bklyn. 1/4 part. Jan 23. Feb 8, 1911. 2:386. O C & 100

Av B, No 219, str & bake shop, &c. Margarethe Klinger to Emanuel Wuchter, 219 Av B; 3 1/2 yrs, from Nov 1, 1910. Feb 4, 1911. 2:396. taxes, &c, & 684

Av C, No 90 n e cor 6th st. Reassign lease. Davies J Marshall 6th st to Henry Syrop, 382 E 3d st. All title. Mt \$2,000. Jan 30. Feb 6, 1911. 2:376. taxes, &c, & nom

Av C, No 6, all. Paul Heftler to Jacob Herskowitz; 4 2-12 yrs, from July 1, 1910. Feb 8, 1911. 2:371. taxes, &c, & 2,000

Amsterdam av, No 1746. Assign lease. Alter Geller & ano to Jas E Brady, 507 W 147th st. Dec 7, 1910. Feb 8, 1911. 7:2078. taxes, &c, & nom

Same property. Assign lease. Jas E Brady & ano to W Lewis Burk, 707 State st, Watertown, N Y. Feb 7. Feb 8, 1911. 7:2078. taxes, &c, & nom

Amsterdam av, No 2022, str & part cellar. Ella R Cassidy EXTRX Bridget Scallon to Philip Dinkel, 2022 Ams av; 3 yrs, from May 1, 1910. Feb 7, 1911. 8:2119. taxes, &c, & 820 & 920

Amsterdam av, No 44, south str & part cellar. Hannah Abraham to Fred W Kaiser, 128 W 61st st; 5 yrs, from May 1, 1911. Feb 7, 1911. 4:1153. taxes, &c, & 900

Broadway, No 473 begins Bway, w s, 133.8 n Grand st, 26.4x200 to Mercer st, No 46 Mercer st. Assign lease. Josephine R Little to Jos J Little, 47 W 68th st. All title. Feb 3. Feb 6, 1911. 2:474. taxes, &c, & nom

Broadway | s cor 100th st, coat & hat rooms in Cafe Royal, Cafe 100th st | Royal (inc) to Geo Abrams, 327 W 4th st; 2 yrs, from Feb 1, 1911. Feb 3, 1911. 7:1871. taxes, &c, & 1,000 & 1,500

Lenox av, No 100, double window store. Jacob Gordon to Jos Weinberg, 69 W 115th st; 5 5-12 yrs, from Dec 1, 1910. Feb 8, 1911. 6:1599. taxes, &c, & 1,675 to 1,800

Madison av, No 1774, 1st floor with gas, electricity, repairs, &c. Alfred C Bachman to Rebeka Chaimowitz, 151 2d av; 99 yrs, from Feb 1, 1911. Feb 4, 1911. 6:1622. O C & \$10 for full term

Same property, 2d floor, with gas, electricity, repairs, &c. Same to Malvina Jerchower, 41 Spruce st, New Haven, Conn; 99 yrs, from May 1, 1911. Feb 4, 1911. 6:1622. taxes, &c, & O C & \$10 for full term

Madison av, Nos 1604 & 1606, north str & b. Chas Lowenfeld to John & Egon Roggenkamp, 1501 Mad av; 5 yrs, from Mar 1, 1911. Feb 6, 1911. 6:1613. taxes, &c, & 1,200

Park row, No 122, s 1/2 of str. Archibold C M I Stewart to Max Schwarzberg, 155 Park row; 3 yrs, from May 1, 1911. Feb 7, 1911. 1:159. taxes, &c, & 1,200

Park av, No 1304, str & b. Chas G Herbermann to Max Korner, 64 E 99th st; 5 yrs, from Feb 1, 1911. Feb 7, 1911. 6:1605. taxes, &c, & 660 to 780

St Nicholas av, No 1497 n w cor 185th st, Agreement as to payment of \$1,500 under lease. John J White to Harry Nevelson. Nov 13, 1909. Feb 8, 1911. 8:2166. taxes, &c, & nom

1st av, No 1881, str floor. Julia Mehrbach to Leo Shack, 1440 1st av; 5 yrs, from Jan 1, 1911. Feb 8, 1911. 6:1669. 900 & 1,080

1st av, No 387, str & front b. Carl Schoeppy to Meyer Goldsmith, 116 E 114th st; 7 yrs, from Jan 1, 1911. Feb 7, 1911. 3:928. taxes, &c, & 660 & 720

1st av, No 1502, south str & b. Samuel Davis to Jas Bienenthal, 533 E 84th st; 1 yr, from Feb 1, 1910 (2 yrs renewal). Feb 3, 1911. 5:1473. taxes, &c, & 780

2d av, No 632, str floor, &c. Louis Drescher to Mrs Elise Wanner; 5 yrs, from July 1, 1910. Feb 6, 1911. 3:940. 540 & 600

2d av, No 1390, south str & b. Sadie Eppinger to Chas E Sittig, on premises; 3 yrs, from May 1, 1911. Feb 7, 1911. 5:1446. taxes, &c, & 840

2d av, No 2452, north str, also rooms in rear on n & s sides, 4 rooms on 1st floor, n s, front, also b. Benj J Weil to Margt Dietz, 2452 2d av; 5 yrs, from May 1, 1911. Feb 7, 1911. 6:1802. taxes, &c, & 960

3d av, Nos 744 & 746, w s, 50.5 n 46th st, 2 lots, each 25x100. Assigns 2 leases. Lippman Deutsch to Harry Wasserman, 375 Grand st, Bklyn. All title. Jan 25. Feb 6, 1911. 5:1301. nom

3d av, No 1349. Assign lease. Fenton Lalor to John H Harkins, 1349 3d av. Feb 8, 1911. 5:1432. taxes, &c, & nom

3d av, No 852, all. Frederic B Jennings to Geo Griot, 606 Lex av & Henry Fischer, 445 E 86th st; 5 yrs from May 1, 1911. Feb 9, 1911. 5:1306. taxes, &c, & 4,000 to 4,500

4th av, Nos 450 to 454, w s, 74 n 30th st, 60.3x80, the land, new bldgs to be erected. Mary R Goelet et al TRUSTEES, &c, Ogden Goelet to Jeano Leasehold Co, 115 Bway; 20 yrs, from Feb 1, 1911, with option of renewal. Feb 8, 1911. 3:860. taxes, &c, & 13,425

5th av, Nos 564 to 568. Assign lease. Lawyers Title Ins & Trust Co to Arpinee & Ardemis Tavshanjian, both at 158 W 72d st. Feb 1. Feb 7, 1911. 5:1262. taxes, &c, & nom

5th av, No 1362, 3-sty bldg. Max Fertig to Samuel C Winstian, 53 Bay 26th st, Bklyn, N Y; 4 yrs, from Mar 1, 1911. Feb 3, 1911. 6:1597. taxes, &c, & 3,000 & 3,125

5th av, No 1362, floor above str. Saml C Winstian to Gus J Paul Democratic Assoc; 4 yrs, from Mar 1, 1911. Feb 6, 1911. 6:1597. taxes, &c, & 750

6th av, No 876, front part of store floor. Virginio Caselli & ano to Filando Pillone, 877 6th av; 5 yrs, from Mar 1, 1911. Feb 6, 1911. 5:1265. taxes, &c, & 720

6th av, No 276, all. Gustave L Morgenthau to Max Michel, 306 W 100th st, and Jos Michel, 308 W 93d st; 5 yrs, from Feb 1, 1911. Feb 3, 1911. 3:819. taxes in excess of \$1,043.35 & 10,000

8th av, Nos 2745 & 2747.

8th av, Nos 2749 & 2751.

147th st, No 304 W.

146th st, No 303 W.

185th st, Nos 556 & 558 W.

185th st, Nos 552 & 554 W.

147th st, No 300 W.

Assigns 7 leases. Aaron F Kurzman, 510 W 144th st, to Henry Segall, 101 W 115th st. All title. Mar 8, 1910. Feb 8, 1911. 7:2045, 8:2157. taxes, &c, & nom

9th av, No 690. Assign lease. Fredk A Roth to Wm C Krause, 100 W 77th st. Feb 6, 1911. 4:1038. taxes, &c, & nom

BOROUGH OF THE BRONX.

Jennings st | n w cor Charlotte st, str & b. Cotoba Realty & Charlotte st | Const Co, 1509 Bryant av, to David Sweeze, 760 Tinton av; 5 yrs, from Apr 1, 1911. Feb 6, 1911. 11:2977. taxes, &c, & 600 to 840

Alexander av, No 132, str floor. Jos Bierhoff to Louis Gamson, on premises; 3 3-12 yrs, from Feb 1, 1911. Feb 6, 1911. 9:2296. taxes, &c, & 420

Clinton av | e s, 193.2 n McKinley sq, runs s e 113.2 x n e 28 x Boston road | s e 46 to w s Boston road x e 52 x n e 45 x n w 124.9 to av x - 102.1 to beginning. Assign lease. Saml A Cunningham to McKinley Sq Co, 2 Wall st. Jan 17. Feb 3, 1911. 11:2934. taxes, &c, & nom

*Road from N Y to Boston, s e s, near junction of road from Bear-swamp to White Plains, the hotel property. Susan H Wilkinson to Jos Sormani, at White Plains road near Pelham Parkway; 8 yrs, from May 1, 1908. Feb 6, 1911. taxes, &c, & 660

Trinity av, Nos 815-819-823-327 | 5 bldgs. Seattle Realty Co to 160th st, No 664 E | Jacob Peskin, 233 Madison st; 3 yrs, from Dec 1, 1910. Feb 6, 1911. 10:2630. taxes, &c, & 15,750

Westchester av, No 714, south str & b. Saml E Jacobs to Jos Borstein, 690 Westchester av; 3 yrs, from May 1, 1911, with 2 years renewal. Feb 9, 1911. 10:2644. taxes, &c, & 840

3d av, No 2935, str & part cellar. Eliz Meise & ano to Edward Friedman, 168 Lenox av; 5 yrs & 2 1/2 months, from Feb 15, 1911. Feb 8, 1911. 9:2374. taxes, &c, & 2,400 to 3,000

*Lot 86 map No 1, Olinville. Order cancelling tax lease in matter of application of Mary A Thompson. Feb 8. Feb 9, 1911. Miscel. taxes, &c, & nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgages against Bronx property will be found altogether at the foot of this list.

February 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

- American Exchange Realty Co to CENTRAL TRUST CO, 54 Wall st. 138th st, Nos 14 & 16, s s, 161.8 w 5th av, 41.8x99.11. Feb 6, 5 yrs, 5%. Feb 7, 1911. 6:1735. 30,000
Same to same. Same property. Certificate as to above mt. Feb 3. Feb 7, 1911. 6:1735. —
Same & Julius Liberman with same. Same property. Feb 3. Feb 7, 1911. 6:1735. nom
- American Mortgage Co with Dell Realty Co, 115 Bway. Lispenard st, No 12. Extension of mt for \$20,000 to Feb 6, 1916, at 4½%. Feb 6. Feb 7, 1911. 1:192. nom
- Andrews, Genevieve B widow & Genevieve K B Andrews, both at 138 E 40th st, to METROPOLITAN SAVINGS BANK, 61 Cooper sq E. 38th st, No 155, n s, 65.10 w 3d av, runs n 32.3 to s s former Susan st x w 29.5 x n 60.8 to n s Susan st x w 4.10 x s 97 to 38th st x e 34 to beginning. Feb 7, 1911, 5 yrs, 5%. 3:894. 15,000
- Astor, John J et al exrs Caroline W Astor with Canavan Investing Co. 94th st, No 124 W. Extension of \$30,000 mt until Mar 13, 1914, at 5%. Feb 4, 1911. 4:1224. nom
- Bernstein, Samuel with MANHATTAN SAVINGS INSTN, 644 Bway. Lenox av, s e cor 112th st, No 56, 60x100. Subordination agreement. Feb 1. Feb 3, 1911. 6:1595. nom
- Bliss, Ernest F, 135 E 49th st, Otto J Bliss & Louis E Bliss, both at 1664 Lex av, & Henry E Bliss, 1078 Park av, Bklyn, N Y, to Fredk F Roth, 123 E 82d st & ano. 108th st, No 115, n s, 180 e Park av, 25x100.11. Given as collateral security for mort of \$8,000, covering No 1664 Lex av. Prior mt \$—. Feb 1, due Jan 10, 1914, 5½%. Feb 3, 1911. 6:1636. 4,000
- Bachman, Alfred C to Lulu Benedict, 200 E 68th st. Madison av, Nos 1772 & 1774, w s, 60 n 116th st, 40.11x110. Prior mt \$65,000. Feb 1, due May 1, 1931, 6%. Feb 4, 1911. 6:1622. 10,000
- Borsuk, Max to Jacob Saron, 63 W 143d st. Norfolk st, No 121, w s, 60 s Rivington st, 20x50. Prior mt \$—. Feb 1, 3 yrs, 6%. Feb 3, 1911. 2:353. 3,500
- Bliss, Ernest F, 135 E 49th st, & Otto J & Louis E Bliss, both at 1664 Lex av, and Henry E Bliss, 1078 Park av, Bklyn, N Y, to Fredk F Roth, 123 E 82d st, & ano. Lexington av, No 1664, w s, 67.7 s 105th st, 16.8x55. Feb 1, 3 yrs, 5½%. Feb 3, 1911. 6:1632. 8,000
- Barnett, Emma to Barbara Eisenbarth, 239 Lenox av, 127th st, No 126, s s, 275 w Lenox av, 25x99.11. Feb 7, 1911, 3 yrs, 6%. 7:1911. 5,500
- Bragdon, Millie C, Mabel E Bishop & Millicent Schnitzpahn, all at 321 St Nicholas av, to Edgar S Appleby & ano at Glen Cove, L I. Broadway, No 901, s w cor 20th st, 27.6x103.2x26.3x94.11. Feb 7, 3 yrs, 6%. Feb 8, 1911. 3:848. 60,000
- Bachrach, Wm & Julius to Emanuel Libman, 180 E 64th st. 129th st, Nos 117 to 123, n s, 240 e Park av, 75x99.11. Sept 19. due Mar 19, 1911, 6%. Feb 9, 1911. 6:1778. 4,250
- Buss, Ike, 158 Ross st, Bklyn, N Y to Martha Hirsch, 159 Rodney st, Bklyn. Stanton st, Nos 183 to 187, s w cor Attorney st, Nos 141 & 143, runs w 56.2 x s 63.4 x e 16.5 x n 0.10 x e 40 to Attorney st x n 62.6 to beg. P M. Prior mt \$—. Feb 7, 5 yrs, 6%. Feb 9, 1911. 2:349. 6,000
- Brown, Geo L to Geo W Rennert, 366 W 120th st & ano exrs & Rosina Rennert. 156th st, n s, 125 e 8th av, 25x98.9. Feb 9, 1911, due, &c, as per bond. 8:2105. 3,000
- Cary, Mig Co to Long Island Investment & Impvt Co, 19 Roosevelt st. Certificate as to mt for \$35,000 mt covering land in Kings Co, N Y. Feb 7. Feb 9, 1911. —
- Cunningham, Mary B wife of & Sym F Cunningham, 251 W 99th st to Bronx Investment Co, 128 Bway. 99th st, No 257, n s. 192 w Bway, 17x100.11. Feb 8, 2 yrs, 5½%. Feb 9, 1911. 7:1871. 18,500
- Same to Evelyn C Manley, 49 W 44th st. Same property. Prior mt \$18,500. Feb 8, 1 yr, 6%. Feb 9, 1911. 7:1871. 3,500
- Contardi or Contard, Michael, & Antonio, at 63d st & 13th av, Bklyn, N Y, to Jos Yoel, 868 Myrtle av, Bklyn, N Y, & ano. Sullivan st, No 60, w s, abt 62 n Broome st, 21x43x23x52.10 n s; Sullivan st, No 62, w s, 96 n Broome st, runs s 12 x w 52.10 x n 13.3 x e 58.10 to beginning; Sullivan st, No 62½, w s, abt 110 n Broome st, runs w 59 x n 11.7 x e — x s 5.1 x e — x — to beginning, all known as Sullivan st, Nos 60 & 62. Prior mt \$43,500. Jan 26, due, &c, as per bond. Feb 7, 1911. 2:490. 1,000
- Cavagnaro, Louis to Lion Brewery. Pearl st, No 504. Saloon lease. Feb 2, demand, 6%. Feb 6, 1911. 1:166. 1,000
- Crook, Mary B to Mary H Conover, 243 Rich av, Mt Vernon, N Y. 89th st, No 332, s s, 221.3 e Riverside Drive, 20x100.8. P M. Feb 1, 3 yrs, 4½%. Feb 6, 1911. 4:1250. 26,000
- Corporation for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church with Chas D Ward. St Nicholas av, No 702. Extension of \$12,000 mt until Dec 1, 1913, at 5½%. Dec 27. Feb 4, 1911. 7:2053. nom
- Cooper, Ella A to TITLE INSURANCE CO OF N Y. 64th st, No 34, s s, 250 w Park av, 17.6x100.5. Feb 3, 1911, 3 yrs, 4½%. 5:1378. 40,000
- De Castro or Castro, Anna, of Phila, Pa, to LAWYERS TITLE INS & TRUST CO. 85th st, No 430, s s, 375 e 1st av, 25x102.2. Feb 1, 5 yrs, 5%. Feb 3, 1911. 5:1564. 14,000
- Donohue, Thos H with Eduard Winter, 24 Pearsall av, Jersey City, N J. 1st av, No 76, e s, 65 s 5th st, 21.6x87.11. Subordination agt. Dec 31. Feb 3, 1911. 2:432. nom
- Dahn, Josephine to Luke Kouwenhoven, Shore road, Steinway, L I. 2d av, No 1544, e s, 101.11 s 81st st, 25.5x100. Feb 7, 1911, due May 1, 1916, 5%. 5:1543. 25,000
- Diva Realty Co to Sound Realty Co, 128 Bway. 141st st, n s, 100 w Lenox av, 100x99.11. Building loan. Prior mt \$115,000. Feb 1, due July 1, 1911, 6%. Feb 3, 1911. 7:2010. 5,000
- Same to same. Same property. Certificate as to above mt. Feb 1. Feb 3, 1911. 7:2010. —
- Dacorn Realty Co to State Realty & Mortgage Co, 11 Pine st. Riverside Drive, s e cor 145th st, 100x124.4x99.11x120. Prior mt \$—. Feb 3, 1911, 1 yr, 6%. 7:2091. 40,000
- Same to same. Same property. Certificate as to above mt. Feb 3, 1911. 7:2091. —
- de Plasse, Ella G & Violet B Klopman heirs Georgina E B Lear to John C R Eckerson & ano exrs, &c, Jos H Snyder, 35 W 30th st. 6th av, Nos 472 & 474, e s, 63.5 s 29th st, 40x75. Dec 9, 1910, 3 yrs, 4½%. Feb 7, 1911. 3:830. 80,000
- Edgars (Geo C) Sons & Co to Philip Ruprecht, 26 Bway. 84th st, Nos 53 & 55, n s, 150 e Mad av, 50x204.4 to 85th st, Nos 48 & 50. Prior mt \$108,500. Feb 8, 2 yrs, 6%. Feb 9, 1911. 5:1496. 5,500
- Eagan, Anna M to TITLE GUARANTEE & TRUST CO. Lex av, No 461, e s, 20 n 45th st, runs e 65 x n 9 x e 5.6 x n 11 x w 70.6 to av x s 20 to beginning. Prior mt \$13,000. Feb 4, due, &c, as per bond. Feb 6, 1911. 5:1300. 3,000
- First Warshower Congregation of City N Y, 58 Rivington st, & Esperanto Mortgage Co with Jos C Levi, 50 W 91st st. Rivington st, Nos 58 & 60. Extension of 2 mts aggregating \$43,000. to Dec 29, 1915, at 5½%. Feb 3 1911. 2:416. nom
- Fulton, Robt C to FRANKLIN SAVINGS BANK, 656 8th av. 45th st, No 544, s s, 203 e 11th av, 22x100.5. Feb 7, 1911, 1 yr, 5%. 4:1073. 8,000
- Glasheim, Nathan & Paul Braus, 468 Riverside dr to Roman Catholic Orphan Asylum in City N Y, 470 Madison av. 99th st, Nos 66 & 68, s s, 262.6 e Madison av, 37.6x100.11. Feb 7, 3 yrs, 5%. Feb 8, 1911. 6:1604. 34,000
- Same & Anna S & Henry Stemme & Fredk Steil exrs Jno Stemme. 99th st, Nos 66 & 68 E. Subordination agreement. Feb 8, 1911. 6:1604. nom
- Grabowski, Adolph & Laura L wife of & Louis Grey to Helen L Gray, 49 W 46th st. 123d st, No 526, s s, 300 w Ams av, 33.2x 100.11. Prior mt \$25,000. Oct 28, 1910, 3 yrs, 6%. Feb 8, 1911. 7:1977. 2,000
- Golde & Cohen, a corpn, to Wm A Spencer, — Eastern Boulevard, Throgs Neck, N Y. Houston st, No 98, n s, abt 98 e Bowery, runs n e 35.2 x w 3.2 x n 24.3 x e 5.10 x n e 40.6 x s e 22.6 x s w 100 to Houston st x n w 22.6 to beginning. Feb 3, 5 yrs, 5%. Feb 6, 1911. 2:456. 38,500
- Same to same. Same property. Certificate as to above mt. Feb 3. Feb 6, 1911. 2:456. —
- GREENWICH SAVINGS BANK with Sanders Gutman, 12 E 80th st. Greene st, No 111. Extension of \$22,000 mt until Jan 17, 1914, at 4½%. Jan 19. Feb 6, 1911. 2:500 nom
- GREENWICH SAVINGS BANK with Abraham Gutman, 6 E 80th st. Greene st, No 107. Extension of \$22,000 mt until Jan 17, 1914, at 4½%. Jan 19. Feb 6, 1911. 2:500. nom
- GREENWICH SAVINGS BANK with Emma Gutman widow, 285 Central Park West, Abraham L Gutman, 142 W 87th st, Miriam G wife Eugene S Benjamin, 1019 Mad av. Leonard E Gutman, & Carrie G wife Harry L Wasserman both of 285 Central Park West. Greene st, No 109. Extension of \$22,000 mt until Jan 17, 1914, at 4½%. Feb 6, 1911. 2:500. nom
- Greenstone, Betsie, 41 Union av, Bklyn, N Y to Wm A Butler at Southampton, L I & ano trus for Cassie M M J James. 66th st, No 155, n s, 213.2 e Ams av, 31x100.4. Feb 9, 1911, 3 yrs, 5%. 4:1138. 31,500
- Same to Gotham Mort Co, 38 Park Row. Same property. Prior mt \$31,500. Feb 9, 1911, 2 yrs, 6%. 4:1138. 5,000
- Hall, Louis R 59 E 75th st to Paul L Kiernan, 50 W 45th st & ano. 75th st, No 59, n s, 68.4 w Park av, 20x102.2; 37th st, No 207, n s, 105 e 3d av, 25x102x25.3x106.6; 37th st, No 209 & 211, n s, 130 e 3d av, 50x95.8x50.6x102.11; also land at New Rochelle, N Y, given to secure note for \$4,000. Feb 4, demand, —%. Feb 9, 1911. 3:918. 4,000
- Home Circle Realty Corpn to Bertha Goldfrank, 12 E 81st st. Certificate as to mt for \$20,000. Feb 6. Feb 9, 1911. —
- Hines, Frank H to Aline Bernheim, 64 E 79th st et al trus Gustav Bernheim. 124th st, No 128, s s, 281.3 w Lenox av, 18.9x 100.11. Feb 8, due, &c, as per bond. Feb 9, 1911. 7:1908. 11,000
- Same to Laura Muldoon with same. Same property. Subordination agreement. Feb 8. Feb 9, 1911. 7:1908. nom
- Huls, Jno of Ridgefield Park, N J & Geo Huls of N Y to Anna Heins, 120 E 82d st. 49th st, No 521, n s, 300 w 10th av, 27x 100.5. Feb 9, 1911, 3 yrs, 5%. 4:1078. 5,000
- Haller, Emma, Emma Briggs, Annie L Pinkerton & Eugene, Caroline L & Nellie F Lauber heirs Kath Vogt to FARMERS LOAN & TRUST CO, 22 William st. Allen st, No 79, w s, 137.6 n Grand st, 25x87.6. Feb 1, 3 yrs, % as per bond. Feb 3, 1911. 2:413. 10,000
- Hamilton Terrace Co to Clementine M Silverman, 1391 Madison av. Hamilton Terrace, e s, 504.6 n 141st st, 27.5x75x257.11x 96.6. Prior mt \$316,000. Feb 1, 2 yrs, 6%. Feb 3, 1911. 7:2050. 2,965
- Harris, Isaac & Max Blanck, of Bklyn, N Y to MANHATTAN SAVINGS INSTN, 644 Bway. Lenox av, s e cor 112th st, No 56, 60x100. Jan 28, due, &c, as per bond. Feb 3, 1911. 6:1595. 117,000
- Harris, Sarah to Fredk Lewisohn, 524 5th av et al exrs Leonard Lewisohn. 157th st, Nos 602 to 608, s s, 101.9 w Broadway or Audubon pl, 112.6x99.11. Feb 3, 5 yrs, 5%. Feb 4, 1911. 8:2134. 175,000
- Holland Holding Co to Edw W Sheldon, 46 Park av. 38th st, Nos 13 & 15, n s, 100 w Mad av, 47.6x98.9. P M. Feb 6, 1911, 3 yrs, 4½%. 3:868. 157,500
- Hunter, Edna H, of Pleasantville, N Y, to Anton Larson, 826 Ams av. Col av, No 49, e s, 75.4 s 62d st, 25.1x100. Prior mt \$24,000. Feb 6, 1911, 3 yrs, 6%. 4:1114. 5,000
- Hines, Frank H, 104 W 124th st, to Albert Franke, 35 Mt Morris Park West. 124th st, No 232, s s, 400 e 8th av, 25x100.11. Prior mt \$12,000. Feb 7, 1911, 3 yrs, 6%. 7:1929. 4,000
- Hance, Isabel M to J Westervelt Clark, 130 W 73d st. 73d st, No 130, s s, 298 w Col av, 15x ½ blk. Jan 24, due, &c, as per bond. Feb 7, 1911. 4:1144. 3,600
- Hirsch, Miriam G, Rachel Hyman, Fredk Phillips, & Miriam G Hirsch trustees Fredk Phillips with Adolph B Ansbacher. Lex av, No 834. Extension of \$9,000 mt until Mar 8, 1914, at 5%. Feb 6. Feb 7, 1911. 5:1398. nom
- Hastorf, Harry, 247 W 131st st, with WEST SIDE SAVINGS BANK, 110 6th av. Christopher st, No 75. Subordination agreement. Feb 3. Feb 8, 1911. 2:619. nom
- Hutton, Amy S with Gertrude H Pilot. 56th st, No 116, s s, 132 e Park av, 21x100.5 Extens mt for \$35,000 to Mar 23, 1914, at 5%. Dec 23, 1910. Feb 7, 1911. 5:1310. nom

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Isaacs, Gertrude to LAWYERS TITLE INS & TRUST CO. 87th st, No 213 n s, 154.8 e 3d av, 19.10x100.8. Feb 6, 5 yrs, 5%.
 Feb 7, 1911. 5:1533. 8,000

Isman, Felix, 417 South Broad st, Phila, Pa, & Jules E Mastbaum, at 1827 North Broad st, Phila, Pa, to Edward T Davis, at 11 South 38th st, Phila, Pa. 48th st, Nos 155 to 161, n s, 125 e 7th av, 95x92.8x95.10x105.3. P M. Prior mt \$145,000. Jan 30, due Apr 22, 1914, 5%. Feb 4, 1911. 4:1001. 65,000

Jacobus, Kath C, of Wyoming, N J to TITLE GUARANTEE & TRUST CO. Washington st, Nos 611 to 615, s e cor Morton st, No 98, runs e 67.2 x s 37.1 x w 2.9 x s 19.4 x w 64.10 to st x n 56.4. 1/4 part. All title. Feb 3, due, &c, as per bond. Feb 4, 1911. 2:602. 3,200

Jordan, Jas & Mary A Moriarty widow to Louis Masbach. 266 Lenox av. 23d st, Nos 155 to 159, n s, 84 w 3d av, 78x98.9. Prior mt \$146,000. Feb 6, 1911, 3 yrs, 6%. 3:879. 10,000

Jordan, Jas & Mary A Moriarty widow to UNION TRUST CO, 80 Bway. 23d st, Nos 155 to 159, n s, 84 w 3d av, 78x98.9. Feb 4, 5 yrs, 5 1/2%. 3:879. 135,000

Jackson, Wm E, 57 W 98th st, to Wilhelmina Gronholz, 266 Av A. 134th st, No 114, s s, 262.6 w Lenox av, 27.11x99.11. P M. Prior mt \$18,500. Feb 4, 3 yrs, 6%. Feb 6, 1911. 7:1918. 2,500

Jackson, Wm E, 57 W 98th st, to Wilhelmina Gronholz, 266 Av A. 134th st, No 116, s s, 290.6 w Lenox av, 28x99.11. P M. Prior mt \$16,000. Feb 4, 3 yrs, 6%. Feb 6, 1911. 7:1918. 2,500

Justa Realty Co, 2 Rector st, to Caroline A Gattile, 2345 Bway. Lex av, Nos 181 to 187, e s, 20 n 31st st, runs n 78 x e 100 x s 18 x e 3.11 x s 80 to 31st st, No 137, x w 18.6 x n 20 x w 85.5 to beginning. Prior mt \$—. Jan 30, 3 yrs, 6%. Feb 7, 1911. 3:887. 10,000

Same to same. Same property. Certificate as to above mt. Jan 25, Feb 7, 1911. 3:887. —

Kamsler, Henry & Julia Levy with Ike Buss, 158 Ross st, Bklyn, N Y. Stanton st, Nos 183 to 187, s w cor Attorney st, Nos 141 & 143, 56.2x63.4x irreg x62.6 on Attorney st. Extension of \$12,000 mt until Feb 1, 1914, at 6%. Feb 1. Feb 9, 1911. 2:349. nom

Same with same. Same property. Extension of \$8,750 mt until Jan 31, 1914 at 6%. Feb 1. Feb 9, 1911. 2:349. nom

Kasnowitz, Sydney to John B Longworth, at Hewlett, L I. Chrystie st, Nos 218 & 220, e s, 199.3 s Houston st, 2 lots, each 25x 75. 2 P M mts, each \$5,000. 2 prior mts \$23,000 each. Feb 2, 3 yrs, 6%. Feb 3, 1911. 2:422. 10,000

Kasnowitz, Sydney, 965 Fox st, to National Academy of Design, at Ams av, cor 149th st. Chrystie st, No 218, e s, 224.3 s Houston st, 25x75. Feb 2, due, &c, as per bond. Feb 3, 1911. 2:422. 23,000

Kasnowitz, Sydney to American Mortgage Co, 31 Nassau st. Chrystie st, No 220, e s 199.3 s Houston st 25x75. P M. Feb 2 5 yrs, 5%. Feb 3 1911. 2:422. 23,000

Kissling, Louise, 38 North 10th av, Mt Vernon, N Y, to Louise Connors, 224 W 79th st. 54th st, No 315, n s, 237.6 w 8th av, 29.2x100.5. P M. Feb 2, 5 yrs, 5%. Feb 3, 1911. 4:1045. 24,000

Kneeland, Bertha F, 313 17th st, Bklyn, & Lizzie Crouse, 363 6th st, Bklyn, N Y, to Max Barth, 10 Pitt st. Broome st, No 15. Given to secure agreement as to alterations. Feb 3, due May 1, 1911, —. Feb 3. Feb 4, 1911. 2:321. 1,450

Korn, Henry H, of Mt Vernon, N Y, to EXCELSIOR SAVINGS BANK, 79 W 23d st. 47th st, No 256, s s, 175 e 8th av, 25x 100.5. Dec 15, 1910, 3 yrs, 5 1/2%. Feb 4, 1911. 4:1018. 4,000

Kirschbaum, Max to Isaac Frank, 109 W 68th st. 102d st, No 155, n s, 291.8 w Columbus av, 25x100.11. Feb 2, 5 yrs, 4 1/2%. Feb 4, 1911. 7:1857. 12,000

Kirschbaum, Geo, 408 Manhattan av, with Isaac Frank, 109 W 68th st. 102d st, No 155, n s, 291.8 w Columbus av, 25x100.11. Subordination agreement. Feb 2. Feb 4, 1911. 7:1857. nom

Kahn, Jos J, 25 St Nicholas av, to Herman Shulof, 142 W 93d st. 2d av, No 1592, e s, 78.8 s 83d st, 27.8x100. Prior mt \$25,000. Feb 1, 1 yr 5 1/2%. Feb 4, 1911. 5:1545. 5,000

Krause, Wm C to Geo Ehret, 1197 Park av. 9th av, No 690. Saloon lease. Feb 6, 1911, demand, 6%. 4:1038. 1,500

Kuretsky, Jennie to Annie Roberts, 18 E 109th st. 144th st, No 313, n s, 199.6 w 8th av, 26x99.11. Prior mt \$15,000. Feb 4, 2 yrs, 6%. Feb 6, 1911. 7:2044. 3,500

Korn, Henry H, 43 Elm st, Mt Vernon, N Y, & Albert T Scharps & Harriet A Boyd with EXCELSIOR SAVINGS BANK, 79 W 23d st. 47th st, No 256, s s, 175 e 8th av, 25x100.5. Subordination agreement. Feb 4. Feb 7, 1911. 4:1018. nom

Korn, Henry H, of Mt Vernon, N Y, & Morris Levy with EXCELSIOR SAVINGS BANK, 79 W 26th st. 47th st, No 256, s s, 175 e 8th av, 25x100.5. Subordination agreement. Dec 22. Feb 7, 1911. 4:1018. nom

Kellogg, Antoinette to Alice M Ridley at Lewiston, Me. 37th st, No 222 & 224, s s, 265 w 2d av, 45x34.8x45x41.10. Feb 8, 3 yrs 5%. Feb 9, 1911. 3:917. 1,000

Lauben, Agnes A, 667 Ocean av, Bklyn, with Thos B Russell, 667 Ocean av, Bklyn, & Grace E Rupp, 287 E 18th st, Bklyn. Leonard st, No 31. Extension of mt for \$14,500 to Feb 1, 1916, at 5%. Dec 24, 1910. Feb 4, 1911. 1:179. nom

LAWYERS TITLE INS & TRUST CO with Clarence J Luce, Spring st, Nos 321 & 323. Extension of \$8,000 mt until Nov 1, 1913, at 5%. Jan 3. Feb 4, 1911. 2:596. nom

Lorsch, Moses S, 266 Lenox av, with UNION TRUST CO, 80 Bway. 23d st, Nos 155 to 159, n s, 84 w Lex av, 78x98. Subordination agreement. Feb 6, 1911. 3:879. nom

Leaman, Leonard, 332 St Nich av, with Helen Adams, at Lawrence L I. 2d av, Nos 2305 & 2307. Extension of \$28,000 mt until Nov 22, 1913, at 5%. Jan 27. Feb 7, 1911. 6:1783. nom

Libman Contracting Co to Arthur G Hays at New Rochelle, N Y, & ano, trus for Laura Hays. 64th st, No 227, n s, 350 w Ams av, 25x100.5. Prior mt \$15,000. Feb 7, 2 yrs, 6%. Feb 8, 1911. 4:1156. 5,000

Leicestershire Realty Co, 2 Wall st, to Mortimer C Mack, 440 Riverside dr, & ano. 82d st, No 228, s s, 283.4 w Ams av, 16.8x 102.2. Prior mt \$13,000. Feb 1, 2 yrs, 6%. Feb 8, 1911. 4:1229. 4,000

Llewellyn Realty Co to Rose Murray, 29 E 55th st. Broadway, w s, 690.10 n 187th st, 37.1x100.3x37.3x100.4. Feb 6, due, &c, as per bond. Feb 8, 1911. 8:2180. 6,000

Same to same. Same property. Certificate as to above mt. Feb 6. Feb 8, 1911. 8:2180. —

Lawyers Realty Co with EMIGRANT INDUSTRIAL SAVINGS BANK. Grand st, Nos 408 & 410, n e cor Clinton st, Nos 158 & 160, 50x100. Subordination agreement. Feb 7, 1911. 2:346. nom

Montgomery, Edwd L Jr, 568 Park av, to Theo E Lane, 25 Franklin pl, Flushing, N Y. 31st st, No 208, s s, 470 w 2d av, 20x 98.9. Prior mt \$11,000. Feb 1, 1 yr, 6%. Feb 3, 1911. 3:911. 3,500

McAdam, Geo W, of Tarrytown, N Y, to Wm I Rosenfeld, 42 W 87th st. 90th st, No 20, s s, 284 w Central Park West, 21x 100.8. P M. Feb 3, 1911, due Feb 3, 1913, 4 1/2%. 4:1203. 20,000

Same to same. Same property. P M. Prior mt \$20,000. Feb 3, 1911, due Nov 1, 1911, 5%. 4:1203. 4,000

Mayer, Sophie to TITLE GUARANTEE & TRUST CO, 120th st, Nos 123 & 125, n s, 265 e Park av, two lots, each 25x100.10. Two mts, each \$16,000. Feb 3, 1911, due, &c, as per bond. 6:1769. 32,000

Meyers, Rose individ & as extrx Lena Meyers & Chas & Jesse Meyers to Rachel Corn, 2631 3d av. 123d st, No 423, n s, 256.3 e 1st av, 18.3x100.11. Prior mt \$4,000. Feb 1, due, &c, as per bond. Feb 3, 1911. 6:1811. 500

McBreen, Peter & Patk to Geo Ehret, 1197 Park av. 10th av, No 785, s w cor 53d st, No 500, 24.2x59.11. P M. Prior mt \$24,000. Feb 1, 1 yr, 5%. Feb 3, 1911. 4:1081. 20,000

McMann, Eliza W to TITLE GUARANTEE & TRUST CO. 87th st, No 315, n s, 207 w West End av, 18x100.8. Feb 3, due, &c, as per bond. Feb 4, 1911. 4:1249. 7,000

McGrane, Hugh A, of Troy, N Y, to Mary A McGlynn, at Schenectady, N Y. 9th av, No 485, n w cor 37th st, No 401, 18.8x64.1. Jan 3, 5 yrs, 5%. Feb 4, 1911. 3:735. 16,000

Menken, S Stanwood, 34 W 52d st, with Leah Goldstein, 2390 2d av, & Ida Walker, 23 W 111th st. 3d st, No 66, s s, 25 w West Bway, 25x100. Extension of \$30,000 mt until Jan 16, 1914, at 4 1/2%. Jan 16. Feb 3, 1911. 2:537. nom

Minister, Elders & Deacons of Reformed Protestant Dutch Church in Garden st, commonly known as South Church, to FARMERS LOAN & TRUST CO, 22 William st. Park av, Nos 1008 to 1016, s w cor 85th st, Nos 66 to 74, runs w 133.4 x s 102.2 x e 51.1 x n 5 x e 82.2 to av x n 97.2 to beginning. Feb 6, 1911. 1 yr, % as per bond. 5:1496. 130,000

Minturn, Robt S to Scholle Bros, a co-partnership, 5 Nassau st. 22d st, No 11, n s, 570.6 w 4th av, 26.2x98.9. Prior mt \$65,000. Jan 27, 5 yrs, 4 1/2%. Feb 7, 1911. 3:851. 15,000

Miller, Carrie A to TITLE INS CO of N Y. 128th st, No 172, s s, 119.6 w 3d av, 19.3x99.11. Feb 7, 1911, 3 yrs, 5%. 6:1776. 5,250

Middle Village Bldg Co to Fanny Cherey. 3 declarations as to 3 mts for \$1,750 each covering land in Queens Co, N Y. Jan 31. Feb 7, 1911. Misc. —

Maslen, Richd R. 2312 Aqueduct av, to Henry R Mygatt, 507 W 138th st. Emerson st, e s, 100 n Vermilyea av, 80x100. P M. Feb 7, 1 yr, 5%. Feb 8, 1911. 8:2236. 4,500

Mark, Margt W, 248 E 61st st, to Chas Bohmfalk, 851 Lexington av. 54th st, No 235, n s, 125 w 2d av, 25x100.5. Prior mt \$—. Feb 8, 1911, 3 yrs, 6%. 5:1328. 2,800

Mark, Margt W, 248 E 61st st to Chas W Bohmfalk, 851 Lexington av. 60th st, No 244, s s, 135 w 2d av, 20x100.5. Prior mt \$—. Feb 8, 1911, 1 yr, 6%. 5:1414. 1,000

May, Joanna wife Wm D, 135 W 70th st, with Estelle Scholle, indiv & gdn Edith Scholle. 70th st, No 135 W. Extens of \$25,000 mt until Feb 8, 1916, at 5%. Feb 7. Feb 8, 1911. 4:1142. nom

Munz, Sol, 2601 5th av & Emil Melchner, 306 E 73d st, to Henry Oppenheimer, 1211 Mad av. 105th st, No 62, s s, 230 w Park av, 25x100.5. Feb 6, 5 yrs, 5%. Feb 8, 1911. 6:1610. 17,500

McCreery (Jas) Realty Corp with SEAMENS BANK FOR SAVINGS, 76 Wall st, N Y. 23d st, Nos 64 to 76, s e cor 6th av. Nos 368 to 374, runs e 184 x s 98.9 x w 120 x n 19.9 x w 64 to e s 6th av x n 79 to beg. Extens mt for \$700,000 to May 15, 1913, at 4 1/2%. Feb 3. Feb 7, 1911. 3:824. nom

McAfee, Jno K, 339 W 84th st to Wm Rankin, 119 w 77th st. 177th st, n s, 100 w Audubon av, 150x94.11. Prior mt \$30,000. Feb 8, 1911, 3 yrs, 5%. 8:2133. 4,200

Minturn, Robt S & Susanna S to U S TRUST CO of N Y. 45 Wall st. 34th st, Nos 43 & 45, n s, 150 e 6th av, runs n 98.9 x e 3 x n 98.9 to s s 35th st, Nos 62 & 64, x e 30 x s 98.9 x e 17 x s 98.9 to n s 34th st, x w 50 to beg. Supplemental to three mts aggregating \$600,000. Feb 9, 1911, due May 1, 1914, at 4 1/2%. 3:836. 50,000

Molloy, Maude E at Paine Heights, Lyncroft rd, New Rochelle, N Y to Zaidce Williams, 205 W 54th st. Ams av, No 1403, n e cor 129th st, No 499, runs n 24.9 x e 100 x s 17.9 x s w 8.1 x w 96.3. Prior mt \$—. Feb 9, 1911, 1 yr, 6%. 7:1969. 700

Newton Realty & Construction Co to Louis Baumann, 562 7th av, Bklyn, N Y. 92d st, Nos 405 & 407, n s, 134 e 1st av, 45x100.5. Prior mt \$38,000. Feb 3, 1911, installs, 6%. 5:1572. 1,500

Same to same. Same property. Certificate as to above mt. Feb 1. Feb 3, 1911. 5:1572. —

Naso, Carmelo & Alberto Navarra to Lion Brewery, 960 Col av. Thompson st, No 231, w s, 80.4 s 3d st, runs w 25 x n 11 x w 50 x s 25 x e 75 to Thompson st, x n 24.1 to beg. Prior mt \$26,000. Feb 2, demand, 5%. Feb 3, 1911. 2:539. 7,740

Norwood, Margt M & Catherine to METROPOLITAN LIFE INS Co. Park av, Nos 933 & 935, s e cor 81st st, No 100, 51.1x 100. Feb 6, 1911, due Apr 1, 1916, 5 1/2%. 5:1509. 110,000

New York Real Estate Security Co, 7 Pine st, to NY LIFE INS CO, 346 Bway. 5th av, n e cor 105th st, runs n 201.10 to s s 106th st x e 150 x s 100.11 x w 50 x s 100.11 to 105th st x w 100 to beginning. Feb 7, 1911, 3 yrs, 6%. 6:1611. 200,000

Same to same. Same property. Certificate as to above mt. Feb 7, 1911. 6:1611. —

Same to Chas A Moran, at Bernardsville, N J, et al trustees Anson Blake, Jr, for Virginia Clark. Same property. Prior mt \$200,000. Feb 7, 1911, 1 yr, 6%. 6:1611. 30,000

Same to same. Same property. Certificate as to above mt. Feb 7, 1911. 6:1611. —

NEW YORK LIFE INS & TRUST CO trus Louis C Hamersley with Maud B Prentice. 2d st, No, 114 E. Extension of \$32,500 mt until June 23, 1913, at 5%. June 17, 1910. Feb 8, 1911. 2:430. nom

New York Real Estate Security Co to EMPIRE TRUST CO. Certificate as to supplemental mt dated Dec 17, 1908, covering land in Westchester Co, N Y. Feb 7. Feb 8, 1911. —

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- New York Real Estate Security Co. 42 Bway to EMPIRE TRUST CO trus 42 Bway. 5th av, n e cor 105th st, runs n 201.10 to s s 106th st x e 150 x s 100.11 x w 50 x s 100.11 to 105th st x w 100 to beg. Prior mt \$230,000 supplemental to mt recorded Dec 17, 1908. Feb 8, 1911. 6:1611.
- Same to same. Same property. Certificate as to above mt. Feb 7, Feb 8, 1911. 6:1611.
- Otto, Gustav, 8 E 9th st. to Emanuel M Maas, 344 E 49th st. 122d st, No 236, s s, 287 e 8th av, 34x100.11. P M. Prior mt \$35,500. Feb 3, 1 yr, 6%. Feb 4, 1911. 7:1927. 1,000
- Oeters, Henry M at s e cor 182d st & Audubon av, to Vahan Z M Boyajian 29 Clafemont av & N Henry W Schutt, 32 Eldorado pl. Weehawken, N J. Edgecombe av, No 127. Assignment of rents to secure loan of \$500. Jan 17, Feb 4, 1911. 7:2048. nom
- Operating Realty Co to TITLE GUARANTEE & TRUST CO. 71st st, No 120, s s, 200 e Park av, 16.8x100.5. P M. Feb 3, due, &c, as per bond. Feb 6, 1911. 5:1405. 20,000
- Ogden, Gertrude H with LAWYERS TITLE INS & TRUST CO. Lex av, No 246. Extension of \$15,000 mt until Jan 1, 1914, at 5%. Feb 6, 1911. 3:890. nom
- Ostermeyer, Freda, 162 E 91st st to Helene Realty & Constn Co. 277 Bway. 174th st, No 509, n s, 150 w Ams av, 75x90. P M. Prior mt \$—. Feb 8, 5 yrs, 6%. Feb 9, 1911. 8:2131. 6,000
- Prior, Robt J, Geo B, Alex P & Emily J Firth to Ruth N Lederer, 75 Manhattan st. Bway, Nos 3160 to 3164, e s, 21 n 126th st, runs n 94.9 x s e 106.5 x s w 72.5 to 126th st, x w 17.9 x n w 42.6 to beg. Prior mt \$36,000, equal lien with three mts for \$2,000 each. Feb 8, 5 yrs, 6%. Feb 9, 1911. 7:1981. 2,000
- Same to Jno T Prior, 258 W 107th st. Same prop. Prior mt \$36,000 equal liens with 3 mts for \$2,000 each. Feb 8, 5 yrs, 6%. Feb 9, 1911. 7:1981. 2,000
- Same to Jane B Galbraith, 3273 Hull av. Same property. Prior mt \$36,000, equal lien with 3 mts for \$2,000 each. Feb 5, 5 yrs, 6%. Feb 9, 1911. 7:1981. 2,000
- Same to Katharine B Shaughnessy, 321 St Nich av. Same prop. Prior mt \$36,000, equal lien with 3 mts for \$2,000 each. Feb 8, 5 yrs, 6%. Feb 9, 1911. 7:1981. 2,000
- Princeton Constn Co to Sender Jarmulowsky, 16 E 93d st. Mad av, n w cor 82d st, 204.4 to 83d st x 60. Prior mt \$295,000. Bldg loan. Feb 9, 1911, 1 yr, 6%. 5:1494. 200,000
- Same to same. Same property. Certificate as to above mt. Feb 9, 1911. 5:1494.
- Palermo, Carmela to Ebling Brewing Co, 760 St Anns av. 2d av, No 2250, e s, 80.11 s 116th st, 20x80; 115th st, No 338, s s, 175 w 1st av, 25x100.11. Jan 12, demand, 6%. Feb 7, 1911. 6:1687 & 1686. 1,500
- Peto Realty Co to David Gordon, 952 Leggett av. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. Prior mt \$—. Feb 4, due, &c, as per bond. Feb 6, 1911. 8:2177. 10,000
- Same to same. Same property. Certificate as to above mt. Feb 4, Feb 6, 1911. 8:2177.
- Redfern, Cora B & Wm W, 236 W 42d st, to Eliz Fleming, 199 8th av. Broadway, No 3147, w s, 100 n 125th st, 41.8x100. Prior mt \$50,000. Jan 30, 1 yr, 6%. Feb 8, 1911. 7:1993. 1,100
- Revenue Realty Co, 320 Bway, to Jacques Lobel, 10 W 93d st. 140th st, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 x n 99.8 x n e 0.4 to 140th st x e 124.9 to beg; also 134th st, Nos 65 & 67, n s, abt 258 e Lenox av, ——. Prior mt \$—. Feb 8, 1911, due, &c, as per bond. 6:1732 & 1737. 3,000
- Realty Holding Co to ALBANY SAVINGS BANK, at Albany, N Y. 26th st, Nos 15 & 17, n s, 500 e 6th av, runs n 98.9 x e 32.4 x s e 34.3 x s 66.6 to 26th st x w 44 to beginning. Feb 6, 5 yrs, 5%. Feb 7, 1911. 3:828. gold, 260,000
- Same to same. Same property. Certificate as to above mt. Feb 6, Feb 7, 1911. 3:828.
- Robinson, Herman, 34 E 32d st, with Chas Henry Phelps, 324 W 103d st, trustee Saml W Truslow. 12th st, Nos 358 to 362, s s, 70.2 e Washington st, 49.8x80x44.10x irreg. Extension of \$14,000 mt until May 1, 1914, at % as per bond. Feb 6, 1911. 2:640. nom
- Rosenthal, Marcus & Hattie to Harold Nathan, 149 W 85th st. Park av, Nos 1380 & 1382, n w cor 103d st, No 79, 75x27. Prior mt \$26,000. Feb 4, due, &c, as per bond. Feb 7, 1911. 6:1609. 2,000
- Russell, John J & Edw J to Hyman Starr, 217 W 110th st. Gouverneur st, No 62, e s, 53.5 n Cherry st, 25x99.6x25x98.10. 2-3 part. Feb 1, 3 yrs, 6%. Feb 4, 1911. 1:261. 5,500
- Ritaro Realty Co, 150 Nassau st, to Jas W McElhinney, at Wayne, N J. 22d st, Nos 140 to 144, s s, 300 e 7th av, 62.6x98.9. Feb 3, due, &c, as per bond. Feb 4, 1911. 3:797. 3,350
- Same to same. Same property. Certificate as to above mt. Feb 3, Feb 4, 1911. 3:797.
- Reinert, Ferdinand to Helen E McDowell, committee Eliza S L McDowell, at Orangetown, N Y. 65th st, No 246, s s, 100 w 2d av, runs s 31.10 x n w — x s 68.6 x w 25 x n 100.5 to st x e 30 to beg. Feb 1, 3 yrs, 4½%. Feb 3, 1911. 5:1419. 7,000
- Rhineland Real Estate Co to American Mortgage Co, 31 Nassau st. Waverly pl or Wash sq North, No 15, n e s, 47.3 n w 5th av, runs n w 42 x n e 149.9 x n w 20.10 to alley x n e 15 x s e 63.11 x s w 167.7 to beg, with right to alley. P M. Feb 1, 5 Rath, Henry C of Borough of Queens, N Y to Albt Schiffers, 105 Sheridan av, Bklyn, N Y. Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7. Prior mt \$—. Feb 6, due Aug 6, 1912. 6%. Feb 9, 1911. 2:482. 8,000
- Rosenthal, Chas S, 301 Broome & Chas L Singer, 157 Clinton st & Louis Rosenthal, 1878 7th av with Drayton Burrill of Summit, N J, trus Henry K Bogert for Mary A Steward. Pitt st, No 55. Subordination agreement. Feb 7, Feb 9, 1911. 2:343. nom
- Reade, Walsstein S of Bklyn, N Y to BOWERY SAVINGS BANK, 128 Bowery. Bway, Nos 3160 to 3164 e s, 21 n 126th st, runs n 94.9 x s e 106.5 x s w 72.5 to n s 126th st, x w 17.9 x n w 42.6 to beg. Feb 8, 5 yrs, 5%. Feb 9, 1911. 7:1981. 17,000
- Simon, Solomon with Simon Impt Co, 175th st, Nos 519 & 521, n s, 50 e Audubon av, 50x89.3x50.2x94. Extension of \$45,000 mt until Feb 9, 1916 at 5%. Feb 9, 1911. 8:2132. nom
- Smedley, Emma Z of Williamstown, Mass to BROADWAY SAVINGS INSTN, 5-7 Park pl. 98th st, No 140, s s, 350 w Col av, 25x100.11. Feb 9, 1911, due May 1, 1914, 5%. 7:1852. 21,000
- Sillon Constn Co to Geo W Weill, 371 W 119th st. Riverside Drive n e cor 151st st, 103.9x173.1x99.11x145. Prior mt \$300,000. Feb 9, 1911, due &c, as per bond. 7:2098. 60,000
- Same to same. Same prop. Certificate as to above mt. Feb 9, 1911. 7:2098.
- Solinger Realty Co, 27 W 119th st to Alexander Pfeiffer, 50 E 96th st. 2d av, No 87 & 89, n w cor 5th st, Nos 239 & 241, 48.6x100. Prior mt \$129,000. Feb 8, due July 1, 1911. 6%. Feb 9, 1911. 2:461. 12,000
- Same to same. Same property. Certificate as to above mt. Feb 8, Feb 9, 1911. 2:461.
- Simon Impt Co, 277 Bway to Solomon Simon, 23 W 120th st. Audubon av, No 201, n e cor 175th st, No 525, 98.9x50.2x94x50. Prior mt \$65,000. Feb 9, 1911, 5 yrs, 6%. 8:2132. 12,000
- Same to same. Same prop. Certificate as to above mt. Feb 9, 1911. 8:2132.
- Same to Chelsea Realty Co. Same prop. Certificate as to mt for \$65,000. Mar 1, Feb 9, 1911. 8:2132.
- Simon Impt Co, 277 Bway to Solomon Simon, 23 W 120th st. 175th st, Nos 519 & 521, n s, 50 e Audubon av, 50x89.3x50.2x94. Prior mt \$45,000. Feb 9, 1911, 5 yrs, 6%. 8:2132. 10,000
- Same to same. Same prop. Certificate as to above mt. Feb 9, 1911. 8:2132.
- Same to Chelsea Realty Co. Same prop. Certificate as to mt for \$45,000. Mar 1, Feb 9, 1911. 8:2132.
- Simon, Solomon with Simon Impt Co. Audubon av, No 201, n e cor 175th st, 98.9x50.2x94x50. Extension of \$65,000 mt until Feb 9, 1916 at 5%. Feb 9, 1911. 8:2132. nom
- Sandrowitz, Bernard to Peter Sandrowitz, 742 E 6th st. 5th st, No 811, n e s, 138 s e Av D, 26.8x97. Feb 9, 1911, installs, 6%. 2:360. 720
- Yrs, 4½%. Feb 3, 1911. 2:551. 80,000
- Sammert, Joel, 662 West End av, with Henrietta Rosen, 152 Norfolk st, Annie Rosen, 52 E 103d st & Ida Rosen, 233 South 2d st, Bklyn, N Y. Norfolk st, No 152. Agreement as to assignment of rents to secure notes. Feb 2, Feb 3, 1911. 2:354. nom
- Shiman, Isaac, of Cleveland, O, with Frida Heidelberger, 115th st, No 69, n s, 225 e Lenox av, 25x100.11. Extension of mt for \$18,000 to July 1, 1913, at 5½%. Apr 21, 1908. Feb 9, 1911. 6:1599. nom
- Simon, Solomon, 23 W 120th st & Caroline Maync extrx Chas Maync with LAWYERS TITLE INS & TRUST CO. 120th st, No 23, n s, 100 e Lenox av, 20x100.11. Subordination agreement. Jan 25, Feb 3, 1911. 6:1720. nom
- Sengens, Wm E, 57 E 86th st, to Eduard Winter, 24 Pearsall av, Jersey City, N J. 1st av, No 76, e s, 65 s 5th st, 21.6x87.11. Jan 5, due, &c, as per bond. Feb 3, 1911. 2:432. 15,000
- Summit Park Realty Co to Abraham L Werner. Certificate as to mt for \$2,500 on property at Flushing, L I. Jan 30, Feb 3, 1911.
- Salzman, Lillian at Roselle Park, N J, to Adolph Bloch, 911 Park av, & ano exrs John Schefer. 80th st, No 324, s s, 300 w 1st av, 25x102.2. P M. Jan 4, 5 yrs, 4½%. Jan 6, 1911. 5:1542. 6,500
- Corrects error in issue of Jan 14 when st No was 326.
- Smith, Wm H, 57 W 75th st, to Thomas C Smith, 337 Halsey st, Bklyn, N Y. 19th st, No 316, s s, 199 w 8th av, 26x92. Feb 2 5 yrs, 4%. Feb 3, 1911. 3:742. 5,000
- Straub, Fredk E & Geo J Schreiner to Degenhardt Const Co, 821 W 178th st. Pinehurst av, Nos 28 & 30, w s, 50 n 178th st, 55 x100. P M. Prior mt \$50,000. Feb 1, 2 yrs, 6%. Feb 6, 1911. 8:2177. 10,000
- Sparks, Wm H to TITLE GUARANTEE & TRUST CO. 3d av, No 418, w s, 24.8 n 29th st, 24.8x95. Prior mt \$13,000. Feb 3, due, &c, as per bond. Feb 6, 1911. 3:885. 3,000
- Springer (John H) Realty Co to LAWYERS TITLE INS & TRUST CO. 123d st, Nos 211 to 215, n s, 153.1 w 7th av, runs n 100 x w 15.7 x n 0.11 x w 6.4 x s 0.11 x w 25 x s 100 to st x e 46.11 to beginning. Feb 6, 5 yrs, 5%. Feb 7, 1911. 7:1929. 25,000
- Same to same. Same property. Certificate as to above mt. Feb 6, Feb 7, 1911. 7:1929.
- Simax Realty Co to TITLE GUARANTEE & TRUST CO. Bway, No 3120, n e cor 124th st, 101.10x75. Feb 2, due, &c, as per bond. Feb 7, 1911. 7:1979. 110,000
- Same to same. Same property. Certificate as to above mt. Feb 2, Feb 7, 1911. 7:1979.
- 76th St & Park Av Co to CENTRAL TRUST CO. Park av, s w cor 76th st, Nos 54 to 58, runs w 133 x s 102.2 x e 81.8 x s 102.2 to n s 75th st, No 63, x e 17 x n 102.2 x e 34.4 to av x n 102.2 to beginning. Certificate as to mt dated Feb 1, 1910. Feb 1, Feb 3, 1911. 5:1390.
- Schwarz, Fredk A O, 207 E 61st st, with Wm Kalish, at Nyack, N Y. 111th st, No 307 W. Extension of \$26,000 mt until Mar 16, 1914, at 5%. Jan 31, Feb 7, 1911. 7:1846. nom
- Seymour, Chas W & Edo E Mercelis, exrs Kate P Stevens to Grace Williams, 884 Park av, gdn of Lesta Ford. 102d st, Nos 313 & 315, n s, 212.6 e 2d av, 37.6x100.11. Release, surrender & discharge from all liability under bond & mt. Feb 7, 1911. 6:1674. nom
- Sikelianos, Evelina P of Lefkas Santa Mura Io I Ionian Islands, Greece, to Cath A B Abbe, 11 West 50th st. Union Square East, or 4th av, s e cor 15th st, No 100, 92.6 x 123; 8th av, Nos 500 to 514, n e cor 35th st, Nos 269 & 271, runs e 94 x n 98.9 x e 6 x n 73.9 x w 100 to av x — 179.6 to beg; 4th av, No 361, s e cor 26th st, No 100, 19.9x 90; Bway, Nos 848 to 858, s e cor 14th st, Nos 50 & 52, runs s 157 to s s private lane x e — to outer line of w s Union sq Theatre x n 138.10 to st x w — to beg; 14th st, Nos 58 to 62, s s, 27.9 w 4th av, 60x113.3 to n s private lane x 57x95.7; 4th av, w s, being plot 10 ft 6 ins wide, partly in rear of land last above described, being part of said private lane, being 10.6 wide x 103.6 on each side; 14th st, Nos 54 & 56, s s, 65 e Bway, runs s 128 x s e 55 x n 112.10 to st x n w 55 to beg, with lane or alley in rear 10 ft wide; 36th st, No 268, s s, 100 e 8th av, 24x 98.9; also all title in purchase money mt for \$410,000. Prior mt \$—. Jan 21, due Mar 1, 1916, 6%. Feb 8, 1911. 2:565; 3: 785, 870 & 881. 20,000
- Speckman, Jno, 367 W 48th st to F & M Schaefer Bwg Co. West st, No 57, n w cor Rector st. Saloon lease. Feb 8, 1911, demand, 6%. 1:55. 4,414.46
- Seide, Esther to 17 E 97th St Co, 100 Bway. 63d st, No 163, n s, 200 e Ams av, 25x100.5. Jan 27, due, &c, as per bond. Feb 8, 1911. 4:1135. 5,000
- Siegel, Abraham to Mark C Meltzer. 774 Clifton av, Newark, N J. Lexington av, Nos 752 to 764, s w cor 60th st, No 138, 100.5x 22.6. Prior mt \$—. Feb 8, 1911, 3 yrs, 6%. 5:1394. 20,000

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- Singer, Chas L & Chas S Rosenthal to Drayton Burrell, Summit, N J trus Henry K Bogert for Mary A Steward. Pitt st, No 55, w s, 150 n Delancey st, runs w 100 x n 24.10 x e 37 x s 6.2 x e 63 to Pitt st x s 18.8 to beg. Feb 6, 3 yrs, 5%. Feb 8, 1911. 2:343. 14,000
- Shurman (C N) Investing Co, 43 Exchange pl, to Orville C Alling, 85 Elliott av, Yonkers, N Y. Henderson pl, No 8, e s, 70.9 n 86th st, runs e 46 x s 16.6 x w 10.2 x w 4.8 x s 5.4 x w 12 x s w 5.6 x s 1.4 x w 1 x s 4.3 x w 14 to pl x n 30.8 to beg. P M. Prior mt \$6,000. Feb 7, 1 yr, 6%. Feb 8, 1911. 5:1583. 1,000
- Scholle Bros., a co-partnership, 5 Nassau st, with Robt S Minturn, 22d st, No 11 E. Extens of \$65,000 mt until Feb 3, 1916, at 4½%. Jan 30, Feb 8, 1911. 3:851. nom
- Schack, Leo, 1440 1st av to Franklin Bwg Co, 414 Flushing av, Bklyn, N Y. 1st av, No 1440. Saloon lease. Jan 26, demand, 6%. Feb 8, 1911. 5:1469. 2,500
- Teti, Frank to Giuseppe Molea, 212 Lafayette st, 112th st, Nos 328 to 332, s s, 325 e 2d av, 75x100.10. P M. Prior mt \$—. Feb 1, 5 yrs, 6%. Feb 7, 1911. 6:1683. 6,000
- Thompson, Albert L, 217 W 71st st, to Alonzo Hornby, at Redlands, Cal. 42d st, Nos 511 & 513, n s, 175 w 10th av, 50x100.5. Feb 4, 5 yrs, 4¼%. Feb 6, 1911. 4:1071. 50,000
- Taylor, Ella A, of Mt Vernon, N Y, to Israel Willis, 257 W 112th st, 131st st, Nos 48 & 50, s s, 235 e Lenox av, 37x99.11. Prior mt \$41,000. Feb 3, 3 yrs, 6%. Feb 6, 1911. 6:1728. 6,000
- Tishman, Henry to David J King, 541 Mad av, et al exrs, &c, Edw J King, 8th av, Nos 2269 to 2281, n w cor 122d st, No 301, runs n 100.11 x w 90.5 to n e s St Nich av, Nos 240 to 252, x s e 118.5 to 122d st x e 28.6 to beginning. P M. Feb 6, 1911. 3 yrs, 5%. 7:1949. 51,000
- "The Church at Harsenville, According to the Doctrine & Discipline of The Synod of Dorth," usually called Bloomingdale Reformed Church in City N Y to MUTUAL LIFE INSURANCE CO OF N Y, 32 Nassau st. West End av, No 949, w s, 75.11 n 106th st, 75x100. Prior mt \$—. Feb 3, 1911, due, &c, as per bond. 7:1992. 10,000
- Urban, Adolph H to Herm n Schumacher, 205 w 85th st, 88th st, No 213, n s, 150 w Ams av, 25x100.8. Prior mt \$25,000. Feb 3, 1911, due Aug 3, 1913, 6%. Feb 3, 1911. 4:1236. 3,000
- Von Bartenfels, Anna A Cordts-Esser (formerly Anna A Cordts), of West Rupert, Vt, to WEST SIDE SAVINGS BANK, 110 6th av, Christopher st, No 75, n s, 101 w 4th st, 25x106.2x25x106.1. Feb 8, 1911, due, &c, as per bond. 2:619. 27,000
- Van Derveer, John, 1319 Taylor av, to METROPOLITAN SAVINGS BANK, 1st av, No 340, s e cor 20th st, Nos 400 & 402, 23x96. Estoppel certificate. Feb 6, Feb 7, 1911. 3:951. —
- Wolinsky, Chas, 52 Lenox av, to Solomon J Jacobs, 31 W 70th st, 3d av, No 1422, w s 54.4 s 81st st, 25x100. Feb 7, 1911, due Mar 1, 1916, 5%. 5:1509. 28,500
- Wolinsky, Chas & Jos L Bittenwieser with Solomon J Jacobs, 31 W 70th st, 3d av, No 1422, w s, 54.4 s 81st st, 25x100. Subordination agreement. Feb 7, 1911. 5:1509. nom
- Warner Realty Co to Robt J Horner, 170 W 73d st, 25th st, Nos 516 to 524, s s, 200 w 10th av, 125x98.9. Prior mt \$65,000. Feb 1, installs, 6%. Feb 2, 1911. 3:696. Corrects error in last issue when property given was on n s 25th st. Feb 1, 1911. Same to same. Same property. Certificate as to above mt. Feb 1, 1911. 3:696. —
- Williams, Harry C, 33 W 128th st, to Hamilton Holding Co, 149 Bway, 58th st, No 326 and 328, s s, 328 e 2d av, 44x100.5. P M. Prior mt \$48,000. Feb 1, 5 yrs, 6%. Feb 3, 1911. 5:1350. 7,000
- Wendt, Jno to Albt H Ranken, 368 Greene av, Bklyn, N Y. 114th st, No 16, s s, 175 e 5th av, 25x100.11. Feb 3, 1911, 3 yrs, 6%. 6:1619. 2,000
- Whitney, Henry N to FARMERS LOAN & TRUST CO, 22 William st, 72d st, No 358, s s, 125 e West End av, 25x112.3. Feb 6, 1911, 3 yrs, % as per bond. 4:1163. 42,000
- Welcome, Jennie T to Lena A Johnson, 17 W 132d st, 134th st, No 223, n s, 233.4 w 7th av, 16.8x99.11. Prior mt \$8,610. Feb 2, due June 2, 1911, 6%. Feb 6, 1911. 7:1940. 275
- Wiener, Henry, of Phila, Pa, with Cath Demarest. Ams av, No 943, e s, 25.11 n 106th st, 25x100. Extension of \$24,000 Omt until May 25, 1916, at 4½%. Jan 30, Feb 6, 1911. 7:1861. nom
- Walsh, Jas R of New Brighton, S I to Bertha Wertheim at Glenwood, L I & ano. Houston st, No 55 s s, 75 e Wooster st, 25x95. Feb 2, 20 yrs, 5%. Feb 9, 1911. 2:514. 23,500
- Waso Realty Co to Herman Wasserman, 161 E 65th st. Certificate as to mt for \$15,000 mt covering land in Queens Co, N Y. Feb 8, Feb 9, 1911. —
- Zwerdling, Annie J to TITLE GUARANTEE & TRUST CO. Delancey st, No 170, n s, 75 e Clinton st, 25x100. Feb 3, due, &c, as per bond. Feb 4, 1911. 2:348. 20,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the nw Annexed District (Act of 1895).

- Auerbach, Sarah B, 599 Jackson av to Wm A Daly, 209 W 104th st, Jackson av, No 699, w s, 235.6 s 156th st, 18.1x73.10x18.1x73.11. Feb 7, 3 yrs, 5%. Feb 8, 1911. 10:2635. 6,000
- Amolsky, David to LAWYERS TITLE INS & TRUST CO. Wash av, n w s, at n e s 169th st, 48x100. Feb 6, 1911, 5 yrs, 5%. 11:2901. 50,000
- Same & Max Cohen with same. Same property. Subordination agreement. Feb 6, 1911. 11:2901. nom
- *Andreotti, Luigi & Luigi Pignone to Wm F J Stegen, Jr, 3242 Barker av, Barker av, e s, 150 s Elizabeth st, 25x125, Olinville. P M. Prior mt \$2,500. Feb 8, 2 yrs, 5½%. Feb 9, 1911. 1,000
- Bishop, Ella E to TITLE GUARANTEE & TRUST CO, Dawson st, No 780, s e s, 210 s w Longwood av, 25x100. Feb 6, 1911, due, &c, as per bond. 10:2701. 6,500
- Burbridge, Chas J to Jas M Anderson, 128 2d st, Mt Vernon, N Y, trustee Jas W Anderson. Cypress av, n e cor 137th st, 43x100. Feb 6, 1911. 3 yrs, 5%. 10:2566. 8,000
- Blakesley, Margt E to Lillian W White, at White Plains, N Y, Morris av, w s, 83.9 n w 142d st, 29.9x31.4x26.5x45. Feb 4, due July 1, 1911, 6%. Feb 6, 1911. 9:2334. 600
- *Borgmann, Alwin H A, at Wallkill, N Y, to Henry P Clark, at Massena, N Y. Van Buren st, e s, 175 n Van Nest av, 25x100; Van Buren st, e s, 200 n Van Nest av, 25x100. Feb 3, 1911, 3 yrs, 5½%. 3,000
- Bilrite Realty Co to Saml Bernstein, 102 W 119th st, Crotona av, s e cor Fairmount pl, 40x90. Jan 31, 1 yr, 6%. Feb 3, 1911. 11:2950. 5,000
- Bloch, Adolph & Henry, 911 Park av, with Isaac L Kip & Philip Rhinelander exrs, &c, Cornelia B Kip. Mapes av, w s, 145.2 n Tremont av or 177th st, —x—. Agreement as to share ownership in mt. Feb 3, Feb 4, 1911. 11:3106. nom
- Byars, Robert to Harold Swain, 199 Belmont st, Walton av, n e cor Hawkstone st, 42.9x6.8x57.5x38.11. Prior mt \$750. Feb 3, due Jan 25, 1912, 6%. Feb 4, 1911. 11:2838. 500
- Beck St Realty Co to Isidor Kassel, 135 W 143d st & ano. Beck st, e s, 136.11 n Longwood av, 37.3x100. Prior mt \$18,000. Feb 6, due Jan 1, 1914, 6%. Feb 7, 1911. 10:2709. 5,000
- Beck St Realty Co to Isidor Kassel, 135 W 143d st. Beck st, No 822, e s, 136.11 n Longwood av, 37.3x100. Certificate as to above mt. Feb 6, Feb 7, 1911. 10:2709. —
- Bradley, Patrick J, Peter J, Kath T & Anna L, and Mary A Duffy to Mary A Mooney, 564 E 137th st, Worthen st, late 144th st, n e cor Barry st, lots 108 & 109 map Westchester property of Edw T Young, Springhurst, N Y, 50x100, except part for st. Feb 4, due July 1, 1914, 5½%. Feb 6, 1911. 10:2736. 1,500
- Busher, Eugene J to DOLLAR SAVINGS BANK, 2808 3d av, 149th st, n s, 250 e Courtlandt av, 25x80. Dec 15, 1910, 1 yr, 5%. Re-recorded from Dec 15, 1910. Feb 7, 1911. 9:2328. 5,500
- Bellino, Ralph to American Mortgage Co, 175th st, n s, 100.10 w Crotona av, 100x195.7, except part for st. Feb 3, 1 yr, 5½%. Feb 7, 1911. 11:2945. 25,000
- Belmar Investing Co, 79 W 181st st, to Julia E Cameron, 31 E 38th st, Aqueduct av E, n e cor 181st st, 101.3x21.2x100x37.4. Feb 7, 1911, due, &c, as per bond. 11:3207. 26,000
- Same to same. Same property. Certificate as to above mt. Jan 28, Feb 7, 1911. 11:3207. —
- Blaine, Lazarus to Solomon Rogers, 39 Brookside pl, Halcyon Park, New Rochelle, N Y. Morris av, No 1056, e s, 230 n 165th st, 20x92.6. Feb 6, 4 yrs, 5½%. Feb 7, 1911. 9:2437. 7,000
- *Blanchard, Minnie A to Burchard Arens, 237 W 43d st, White Plains road, e s, at s s 212th st, 100.4x33.5x100x25.4. P M. Feb 7, 1911, 5 yrs, 5%. 6,000
- Beck St Realty Co to American Mortgage Co, 31 Nassau st, Av St John, s w cor Fox st, 50x100. Feb 7, 3 yrs, 6%. Feb 8, 1911. 10:2683. 6,000
- Same to same. Same property. Certificate as to above mt. Feb 7, Feb 8, 1911. 10:2683. —
- Broadway & Cathedral Parkway Co to LAWYERS TITLE INS & TRUST CO, Intervale av, e s, 125 n 163d st, Two lots, each 43.5x100. 2 mts, each \$30,000. Feb 8, 1911, 5 yrs, 5%. 10:2703. 60,000
- Clare, Mary E, Annie S, Kath M, Charlotte G & Helen A to Chelsea Realty Co, 135 Bway, Crotona av (Washington av), w s, 275 n 187th st (Clay av), 25x100, except part for Crotona av. Feb 2, 3 yrs, 6%. Feb 4, 1911. 11:3105. 1,125
- Charlotte St Corp to Geo F Johnson et al. Charlotte st, e s, 115.3 s Boston road, —x—. Certificate as to above mt. June 24, Feb 4, 1911. 11:2966. —
- Cruikshank, Wm M & Henry K Vingut trustees Benj Van Horn Vingut with James L Van Sant, Bergen av, No 496, Extension of mt for \$15,000 to Nov 18, 1913, at 5½%. Dec 23, Feb 4, 1911. 9:2292. nom
- Crowe, Bridget to Frances A Bryan, 600 E 164th st, Av St John, No 911, e s, 92.5 s Prospect av, 16.4x92.1x20.4x93.4. Feb 3, 3 yrs, 5½%. Feb 4, 1911. 10:2686. 4,500
- Same to Harry C Bryan, 600 E 164th st. Same property. Prior mt \$—. Feb 3, 2 yrs, 6%. Feb 4, 1911. 10:2686. 750
- Cornish (John W) Const Co to Isaac L Kip, 448 5th av, & ano exrs, &c, Cornelia B Kip. Mapes av, w s, 145.2 n Tremont av or 177th st, 45x108.11. Feb 3, 1911, 3 yrs, 5%. 11:3106. 40,000
- Same to same. Same property. Certificate as to above mt. Feb 3, 1911. 11:3106. —
- Creston Co to TITLE GUARANTEE & TRUST CO, Tremont av, No 405, n s, 32.7 e Webster av, 24.7x100. Feb 4, due, &c, as per bond. Feb 6, 1911. 11:3027. 20,000
- Same to same. Same property. Certificate as to above mt. Feb 1, Feb 6, 1911. 11:3027. —
- Cohen, Max with David Amolsky, 1475 Wash av, Wash av, n w s, at n e s 169th st, 98x150. Agreement modifying terms of mt. Feb 6, 1911. 11:2901. nom
- Codae Realty Co, 160 Bway, to Edgar A Landauer, 133 W 120th st, 3d av, s e cor 175th st, 100.1x32x100x35.10. Feb 6, 1911. 3 yrs, % as per bond. 11:2930. 50,000
- Same to same. Same property. Certificate as to above mt. Feb 6, 1911. 11:2930. —
- Same to same. 175th st, s s, 74.10 e Fulton av, 39x100. Feb 6, 1911, 3 yrs, % as per bond. 11:2930. 35,000
- Same to same. Same property. Certificate as to above mt. Feb 6, 1911. 11:2930. —
- Same & Chas M Rosenthal, 241 Fort Wash av, with same. 175th st, s s 78.10 e 3d av, 39x100. Subordination agreement. Feb 6, 1911. 11:2930. nom
- Same with same. 3d av, s e cor 175th st, 100.1x32x100x35.10. Subordination agreement. Feb 6, 1911. 11:2930. nom
- Codae Realty Co to Michael Piel, Lake Parlin, Somerset Co, Me, 175th st, s s, 35.10 e 3d av, 39x100. Prior mt \$—. Feb 2, 3 yrs, % as per bond. Feb 7, 1911. 11:2930. 35,000
- Same to Gustave Possehl, 230 E 15th st. Same property. Prior mt \$35,000. Feb 6, due Aug 6, 1911, 6%. Feb 7, 1911. 11:2930. 5,000
- Same to same. Same property. Certificate as to above mort. Feb 6, Feb 7, 1911. 11:2930. —
- Same & Chas M Rosenthal with same. Same property. Subordination agt. Feb 6, Feb 7, 1911. 11:2930. nom
- Codae Realty Co to Michael Piel, at Lake Parlin, Somerset Co, Me, 175th st, s s, 35.10 e 3d av, 39x100. Certificate as to mt for \$35,000. Feb 6, Feb 7, 1911. 11:2930. —
- Same & Chas M Rosenthal with same. Same property. Subordination agt. Feb 6, Feb 7, 1911. 11:2930. nom
- Corby, Chas A to Lizzie Van Riper, 207 W 111th st, Beaumont av, e s, 116.5 s 183d st, 23.5x64x23.7x66.6. Feb 7, 1911, 2 yrs, 6%. 11:3101. 1,500

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

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- Cohen, Max to Solomon Rogers, 39 Brookside pl, Halcyon Park, New Rochelle, N. Y. Morris av, No 1058, e s, 250 n 165th st, 20x92.6. Feb 6, 4 yrs, 5½%. Feb 7, 1911. 9:2437. 7,000
- *Di Puma, Gaetano & Guiseppa Nicaastro to STATE SAVINGS BANK, 1927 3d av. 4th av, n w cor Randall st, 52.8x—x50x 114.8. Feb 3, due Nov 1, 1911, 6%. Feb 6, 1911. 5,800
- *Dux, August, Emma C, Philip & August Dux, Jr, & Regina De Pasquale to Regina Krumsick, 47 W 90th st. 4th av, s e cor 215th st (1st av), 31.2x122.1x30x130.7, Wakefield. Jan 10, due, &c, as per bond. Feb 3, 1911. 1,700
- *Di Puma, Giovanni to Melrose Realty Co, 2775 Webster av, 229th st, n s, 230 e Bronxwood av, 25x114, Wakefield. P. M. Feb 7, due July 7, 1912, without interest. Feb 9, 1911. 200
- Emoh Realty Co & Hattie S Steele with Saml Cowen, 778 Beck st. Lots 81 to 86 map 162 lots Gilbert homestead. Agreement as to priority of mt. Dec 27, 1910. Feb 3, 1911. 10:2761. nom
- *Ernst, Valentine, 660 Morris Park av, to John Snyder, 1715 Matthews av. Morris Park av, s s, 125 e Madison st, 25x100. P. M. Feb 3, due, &c, as per bond. Feb 4, 1911. 1,200
- Eggers, Jno, 571 E 140th st, with Thos F Somers, 12 W 96th st. 3d av, Nos 3344 & 3346 & Franklin av, No 1046. Extens of \$5,000 mt until Jan 30, 1912, at 6%. Feb 7, 1911. 10:2607. nom
- *Fries (L P) Co, 160 Eastchester rd to Abraham Seh, 121 W 115th st. Ellison av, e s, 300 n Marrin st, 25x100. Bldg loan. Feb 2, 3 yrs, 5½%. Feb 8, 1911. 3,200
- *Same to same. Same property. Certificate as to above mt. Feb 2, Feb 8, 1911. 9:2423.
- Fay, Patk at Hastings N Y to Jno Fink, 3095 Heath av. Lots 26 & 27, map No 468, property Est Benj Richardson. Feb 8, 1911, 3 yrs, 6%. 12:3257. 1,000
- Fox, Eliz L, 1908 Bathgate av, to Maria D Behrman, 453 Putnam av, Bklyn, N. Y. 203d st, s w s, at s e s Grand Boulevard & Concourse, 67.2x100x69x100. P. M. Feb 4, 5 yrs, 5%. Feb 6, 1911. 12:3308. 5,000
- Forde, Edmund, 128 W 100th st, to Portia Horwitz, 1112 Jackson av. Jackson av, No 1112, e s, 158.3 n 166th st, 20x87.6. P. M. Prior mt \$7,500. Feb 2, 3 yrs, 6%. Feb 3, 1911. 10:2651. 2,250
- Frisco Realty Co to Fredericka H E Zimmermann, 442 E 165th st. College av, n e cor 163d st, 85x120. P. M. July 6, 1910, due &c, as per bond. Feb 9, 1911. 9:2423. 3,000
- Same to Columbia Constn Co. Same prop. P. M. July 6, 1910, due &c as per bond. Feb 9, 1911. 3,000
- Goldsmith, Theresa, 29 E 79th st with Edw D Farrell, 18 w 86th st. Melrose av, Nos 730 to 734; 156th st, No 662 E. Extension of \$30,000 mt until Mar 1, 1916 at 5%. Feb 6, Feb 9, 1911. 9:2377. nom
- Goldberg, Meyer & Abraham Greenberg & Jno J Brady with Stephen Garl, 1737 Holland av. Grote st, late rd from Fordham to West Farms, n s, 24.10 w Old Clinton av, or n e cor Crotona av, 21x107.6x17.9x108.2, except part for Crotona av. Subordination agreement. Feb 4, Feb 9, 1911. 11:3101. nom
- Goldberg, Meyer & Abraham Greenberg to Stephen Garland, 1737 Holland av. Grote st late Road leading from Fordham to West Farms, n s, 24.1 w Old Clinton av or n e cor Crotona av, 21x 107.6x17.9x108.2. Feb 3, due Jan 1, 1914, 6%. Feb 8, 1911. 11:3101. 2,000
- Grosso, Vincenza to Eliz H Childs of Rye, N Y. Hoffman st, s w cor 188th st, 29.6x96.11. Feb 2, due, &c, as per bond. Feb 3, 1911. 11:3056. 22,500
- Gribben, John, of Hastings, N Y, to DOLLAR SAVINGS BANK, 2808 3d av. 149th st (Westchester Railroad st), s w cor Robbins av, 29x100; 149th st, s s, 59 w Robbins av, 50x100. Feb 3, 1911, due June 1, 1912, 5%. 10:2557. 12,500
- Gaffney, Jas C to Margt Knox, 478 Mott av, Southern Boulevard, w s, 115 n 167th st, 50x100. Bldg loan. Feb 1, 1 yr, 6%. Feb 3, 1911. 10:2728. 10,000
- Giannone, Guerino & Josef Farfone to Emil Hornig, 515 E 86th st. 184th st, s s, 134 w Webster av, 21.11x82.5x30.8x84.2. Feb 4, 3 yrs, 5½%. Feb 6, 1911. 11:3143. 5,000
- Galiani, Giasue to Bazena T D Merriman, 27 North st, Milford, Conn. Prospect av, e s, 128 s 180th st, 56.3x150.3. Prior mt \$—. Oct 21, 1910, 2 yrs, 5½%. Feb 7, 1911. 11:3109. 5,000
- Gruen, Fanny to LAWYERS TITLE INS & TRUST CO. Washington av, s e s, abt 248 n 169th st, also 58.4 n e from s w cor lot 63, runs n e 49.8 x s e 104.3 x s w 49.8 x n w 104.3 to beg, being part lot 63 map Morrisania. Feb 3, 1911, 5 yrs, 5%. 11:2910. 40,000
- Goldstein, Morris H to Beck St Realty Co, 836 Westchester av. Beck st, No 834, e s, 248.8 n Longwood av, 37.3x100. P. M. Prior mt \$18,000. Feb 1, 3 yrs, 6%. Feb 8, 1911. 10:2709. 2,000
- Gerleit, Aug, 471 E 145th st, to Gustav Bartel, 738 E 150th st. Oak Terrace, n s, 150 w Beekman av, 50x100. Prior mt \$—. Feb 1, 3 yrs, 5½%. Feb 8, 1911. 10:2555. 5,000
- Hoffman, Francis of B of Q, N Y to Saml Seiniger at n e cor Central & Cedarhurst avs. Cedarhurst, L I. 175th st, No 713, n s, 119 w Clinton av, 30.10x90. P. M. Prior mt \$—. Feb 8, 1911, due July 8, 1912, 6%. 11:2949. 1,700
- Harrison, Abraham E to LAWYERS TITLE INS & TRUST CO. Morris av, e s, 210 n 165th st, 20x92.6. Feb 6, 5 yrs, 5%. Feb 7, 1911. 9:2437. 7,000
- Hyam, Wm A with Patk W Valley, 83 Nassau st. Webster av, s s, 575 n e Woodlawn road, 25x123.7x25.3x127.2. Extension of \$1,400 mt until Jan 22, 1914, at % as per bond. Feb 3, Feb 6, 1911. 12:3357. nom
- Herbst, Charlotte J, 803 E 166th st, to Dorothea Taylor, 202 Grandview av, Plainfield, N J. 170th st, No 580, s s, 90.7 e Fulton av, 16.9x65.10x17.4x109.8; Stebbins av, s e s, at n s 167th st, 62.6x19x61.2x25. Jan 20, 1 yr, 6%. Feb 6, 1911. 11:2931. 1,000
- Hermalgus Realty Co to LAWYERS TITLE INS & TRUST CO. Franklin av, e s, 100 s 166th st, 37.6x105. Feb 4, 5 yrs, 5%. Feb 6, 1911. 10:2607. 25,000
- Hard, Belle C, of East Orange, N J, to TITLE GUARANTEE & TRUST CO. Clay av, No 1755, w s, 275 n 174th st, 75x95. Feb 3, 1911, due, &c, as per bond. 11:2799. 6,500
- Harvey, Jennie to Henry Bohlen, 1392 Prospect av. Topping av, No 1768, e s, 215 s 175th st, 20x95. Prior mt \$7,500. Feb 1, due, &c, as per bond. Feb 3, 1911. 11:2799. 1,000
- Helbing, Rudolph J to Wm W Niles exr Wm W Niles, at Woodlawn road & 205th st. Woodlawn road, e s, 25.5 s 207th st, 25.11x100. Prior mt \$5,000. Feb 3, 111, 3 yrs, 6%. 12:3342. 1,000
- *Herold, Geo to DOLLAR SAVINGS BANK, 2808 3d av. Walker av, Castle Hill av, Green Lane & Lyvere pl, The blk 221.3x406x 29.8x529, except part for Walker & Castle Hill avs. Feb 8, due June 1, 1914, 5½%. Feb 9, 1911. 25,000
- *Heyman, Lena to Jno W Kreutziger, 447 E 137th st. Lots 48 to 49, revised map Seneca Park. P. M. Feb 8, due &c as per bond. Feb 9, 1911. 800
- Interne Const Co to John Eggers, 571 E 140th st. Intervale av, s w cor 165th st, 111.2x84.9x126.11x40.3, except part for st. Prior mt \$54,000. Feb 2, due, &c, as per bond. Feb 4, 1911. 10:2699. 9,000
- Same to same. Same property. Certificate as to above mt. Feb 1, Feb 4, 1911. 10:2699.
- Johnson, Henry E to Anna C Friedrich, 21 Edgemont road, Montclair, N J. Eagle av, No 629, w s, abt 72 n Westchester av, 25x97.1x25x94.10. P. M. Prior mt \$8,000. Jan 20, 5 yrs, 6%. Feb 7, 1911. 10:2617. 1,850
- Johnson, Geo F, Alex Kahn & Wm H Frame with LAWYERS TITLE INS & TRUST CO. Charlotte st, e s, 115.3 s Boston road, ——. Agreement as to right to assign 7 mts. Feb 3, 1911. 11:2966. nom
- *Jehl, Alphonse to Hudson P Rose Co, 32 W 45th st. Boston post road, s e cor Delavelle av, 25.2 x 104.6 x 25 x 101.6. P. M. Jan 19, 3 yrs, 5%. Feb 4, 1911. 500
- Klippel, Annie D to Kate Schick, 1112 Clay av. Clay av, No 1112, e s, 147.9 n 166th st, 38.11x80. P. M. Feb 1, 4 yrs, 5½%. Feb 3, 1911. 9:2426. 2,900
- Kingsley Contracting Co to Enoch C Bell, at Nyack, N Y. 164th st, s s, 101.6 e Wash av, 2 lots, each 40x100. 2 bldg loan mts, each \$28,000. Feb 4, due Aug 4, 1911, 6%. Feb 6, 1911. 9:2368. 56,000
- Same to same. Same property. 2 certificates as to above mts. Feb 4, Feb 6, 1911. 9:2368.
- Kerby, Mary J, 2038 Bathgate av, to Mt St Vincent Co-operative Bldg & Loan Assoc, 531 East Tremont av. Hull av, w s, 182 s Gun Hill road, 50x100. Feb 4, due, &c, as per bond. Feb 6, 1911. 13:3348. 3,000
- Kudlich, Helen A, 119 W 57th st, with Robt P Erbsmehl, 531 Courtlandt av. 156th st, s s, 219.5 e Tinton av (Beach av), 25 x121. Extension of \$13,000 mt until Mar 11, 1913, at % as per bond. Feb 4, Feb 6, 1911. 10:2665. nom
- Krause, Arthur F, Waldemar A & Oscar, & Henry B Cook to Jos Zacharzowsky, 639 Courtlandt av. 152d st, Nos 277 to 285, n s, 70.3 e Morris av, 100x100. Prior mt \$—. Feb 3, due, &c, as per bond. Feb 7, 1911. 9:2412. 2,500
- Kolb, Emma to Geo Dunigan, 429 E 123d st. Morris av, s e cor 146th st, 102.7x37.3x101.2x19.10. Jan 4, 2 yrs, 6%. Feb 7, 1911. 9:2325. 6,000
- Kelly, Mary C to Mary Brady, 75 w 100th st. Park (Railroad), av, No 3544, s e s, 208 n e 168th st, 32.5x150. Feb 7, 5 yrs, 5%. Feb 8, 1911. 9:2390. 2,500
- *Kolbe, Andrew, 1380 Edwards av to Georgiana O'Grady, 1477 Commonwealth av. Edwards av, w s, — n Marrin st & being lot 197 map No 401 Seton Homestead. Feb 7, due &c as per bond. Feb 8, 1911. 200
- *Larsen, Lizzie at Macdonald st near Eastchester rd, Westchester, N Y to Anders C Andersen, 122 W 114th st. Stillwell av, e s, 50 n Saratoga av, 25x100. Feb 6, 1911, due &c as per bond. 600
- Lilly, Harry to Park Mort Co, 41 Park Row. Heath av, s w cor Boston av, or Hub terrace, 100x84.11x95.3x75.7. Feb 7, 2 yrs, 5½%. Feb 8, 1911. 12:3260. 8,000
- *Lorch, Fredk W to Jno F Condon, 1403 Washington av. Edison av, e s, 100 n Tremont av, 50x125. Feb 8, due &c as per bond. Feb 9, 1911. 1,000
- LAWYERS TITLE INS & TRUST CO with Charlotte Street Corp. Charlotte st, e s, 115.3 s Boston rd, 3 lots, each 36.4x100; Charlotte st, e s, 292.7 s Boston rd, 2 lots, each 36.4x100. Extension of 5 mts for \$17,500 each to Feb 3, 1916, at 5%. Feb 3, Feb 8, 1911. 11:2966. nom
- LAWYERS TITLE INS & TRUST CO with same. Charlotte st, e s, 224.3 s Boston rd, 2 lots, each 34.2x100. Extension of 2 mts for \$17,000 each to Feb 3, 1916 at 5%. Feb 3, Feb 8, 1911. 11:2966. nom
- Levin (Nathan B) Co 1910 Webster av to Excelsior Mort Co, 507 East Tremont av. Grand Boulevard & Concourse, s w cor Eastburn av, runs s 126.7 x w 50 x n 83.8 to Grand Boulevard & Concourse, x n e 59 x e 9.4 to beg. Bldg loan. Jan 31, 1 yr, 6%. Feb 7, 1911. 11:2795. 47,000
- Same to same. Same prop. Certificate as to above mt. Jan 11, Feb 9, 1911. 11:2795.
- Same to Winton Realty Co, 507 East Tremont av. Same prop. P. M. Prior mt \$47,000. Jan 31, due as per bond. Feb 7, 1911. 11:2795. 5,500
- Lang, Leonard H, 352 E 198th st, to Wm C Bergen, at 180th st & Andrews av. 198th st, No 352, s s, 25 e Marion av, 20x75. P. M. Prior mt \$6,500. Jan 14, due July 14, 1912, 5½%. Feb 3, 1911. 12:3283. 1,500
- Lundergan, Hugh, 12 E 236th st, to Mary J F Pratt, 179 New York av, Bklyn, N Y. 236th st, s s, 100 w Napier av, 62x100. Feb 2, 3 yrs, 6%. Feb 3, 1911. 12:3364. 1,800
- LAWYERS TITLE INS & TRUST CO with Concord Av Realty Co, Concord av, e s, 40 n 150th st, 45x94. Extension of \$26,000 mt until Jan 31, 1916, at 5%. Jan 31, Feb 3, 1911. 10:2642. nom
- Larsen, Wm to Jno B Dunklee, 35 Fairview av, So Orange, N J. 134th st, No 580, s s, 130 e St Ann's av, 16.8x95. Feb 8, 1911, 5 yrs, 5½%. 10:2546. 5,500
- *Lenaise, Louis, 114 Madison st to Kath B Dillon, 74 W 102d st. 212th st, s s, 75 w Holland av, 25x100. Feb 8, 1911, 3 yrs, 6%. 900
- Mosser, Isabel E wife of & Fredk L Mosser to Margt Knox, 478 Mott av. Dawson st No 784, s e s, 160 s w Longwood av, 25x 100. Prior mt \$7,500. Feb 3, due Aug 1, 1912, 6%. Feb 4, 1911. 10:2701. 1,000
- Martire, Michl to Margt S Hull, at Owego, N Y. Clarke pl, s s, 255.7 w Walton av, 25x100, except part for pl. Prior mt \$—. Feb 1, 2 yrs, 6%. Feb 3, 1911. 11:2389. 1,000

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North 10th, 11th and 12th Streets

BROOKLYN,**NEW YORK****Architectural Bronze
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- Mangin, James, 469 E 145th st, to Geo H McGuire, 339 E 142d st. 145th st, n s, 225 w Brook av (Clifton av), 25x100. Feb 2, 1 yr, 5%. Feb 3, 1911. 9:2290. 800
- Mestaniz, Emma M S to Max Cohen, 1185 Fulton av, & ano. Forest av, n w cor 160th st, 48.8x96. Prior mt \$—. Feb 1, demand, 6%. Feb 4, 1911. 10:2647. 3,000
- Same & Esther Cohen & Mollie Glauber with same. Same property. Subordination agreement. Feb 1. Feb 4, 1911. 10:2647. nom
- Mestaniz, Emma M S to Chas Knapp, 105 Wilson st, Bklyn, N Y. Same property. Prior mt \$—. Feb 1, demand, 6%. Feb 4, 1911. 10:2647. 3,000
- Same & Max Cohen & Emanuel Glauber with same. Same property. Subordination agreement. Feb 1. Feb 4, 1911. 10:2647. nom
- Morrell, Chas J to Chas H Zumbuehl, 127 E 236th st. Prospect av, No 2448, e s, 480 n 187th st, runs e 95 x n 14 x n e 6.6 x w 98.6 to av x s 20 to beginning. P M. Feb 2, 1 yr, 6%. Feb 3, 1911. 11:3115. 800
- Mulcahy, Andrew J, 201 E 198th st, to Jas B Powers, at Napier av & 236th st. Steuben av, c l, 180 n c l 210th st, runs w 130 x n 50 x e 130 to c l Steuben av x s 50 to beginning, except part for av; Steuben av, c l, 130 n c l 210th st, runs w 130 x n 25 x e 130 to c l Steuben av x s 25 to beginning, except part for av; Steuben av, c l, 155 n c l 210th st, runs w 130 x n 25 x e 130 to c l Steuben av, c l, 155 n c l 210th st, runs w 130 x n 25 x 130 to c l Steuben av x s 25 to beginning, except part for av. P M. Prior mt \$10,000. Feb 2, due Aug 2, 1913, 6%. Feb 3, 1911. 12:3327. 4,315
- Montgomery, Caryl A, 1857 Anthony av, to Clement H Smith, 1773 Clay av. Webster av, e s, 40.10 n 179th st, runs e 54.7 x n 7 x e 47.9 x n 7.1 x w 2.1 x n 50 x w 100 to av x s 59.2 to beginning. Jan 5, due Jan 5, 1912, 6%. Feb 3, 1911. 11:3029. 10,000
- Morrisdale Realty Co, 160 Bway to Abraham J Hoffman, Hotel Brunswick, 89th st & Madison av; Mapes av, No 2063, w s, 272.5 s 180th st, 44x145. Prior mt \$32,000. Feb 8, 1911, 3 yrs, 6%. 11:3109. 7,500
- Same to same. Same property. Certificate as to above, mt. Feb 8, 1911. 11:3109.
- Moody, Geo F, 62 W 71st st, to Richard E Thibaut, 166 W 86th st. Morris av, Nos 551 to 555, n w cor 149th st, Nos 261 & 263, 80x200, except part for 149th st. Feb 7, 3 yrs, 5½%. Feb 8, 1911. 9:2338. 75,000
- *Morse, Richard D of Roseland N J to Frank Guiri, 58 Pierce av. Pierce av, s s, 225 e Deane pl, 25x— & being lot 80, map Est Maria F Pierce et al. P M. Prior mt \$1,000. Jan 25, 1 yr, 6%. Feb 8, 1911. 1:300
- *Mallett, Wm A to Geo F Buckenham, 148 W 119th st. Halperin st, n s, 100 w Blondell av, 25x100. Prior mt \$—. Jan 14, 1 yr, 6%. Feb 6, 1911. 1,000
- *Same to same. Halperin st, n s, 125 w Blondell av, 25x100. Prior mt \$3,500. Jan 14, 1 yr, 6%. Feb 6, 1911. 1,000
- *Same to same. Balcom av, e s, 75 s Latting st, 25x100. Prior mt \$3,000. Jan 13, 1 yr, 6%. Feb 6, 1911. 750
- *McCoy, Rosina F to Geo W Smith, 2559 St Raymonds av. Herschel st, No 1350, e s, 33x100. Prior mts \$3,000. Jan 24, due as per bond, 6%. Feb 9, 1911. 150
- Nelson Black Constn Co to Sophie Prager, 1045 Tinton av. Honeywell av, e s, 76.10 s 179th st, 44x100. Feb 8, 1911, 3 yrs, 5½%. 11:3122. 28,000
- Nelson, William to TITLE GUARANTEE & TRUST CO. Carter av, No 1835, w s, abt 210 n Prospect pl, 124.4x196x130x198, except part for av. P M. Feb 2, due, &c, as per bond. Feb 3, 1911. 11:2892. 7,500
- Nelson Black Constn Co to Sophie Prager. Honeywell av, e s, 76.10 s 179th st, 44x100. Certificate as to mt for \$28,000. Feb 8, Feb 9, 1911. 11:3122.
- NORTH SIDE SAVINGS BANK with Amelia Isele. Weeks av (Clinton av), w s, 6 n 173d st, 30x100, except part for Weeks av. Agreement changing rate of interest from 5½ to 6%. Jan 28, Feb 9, 1911. 11:2793. nom
- O'Toole, Mary A widow to Edgar T Weed, 117 W 121st st. 236th st, No 259, n s, 300 w 2d st, 50x100. Prior mt \$3,500. Feb 3, 1 yr, 5%. Feb 4, 1911. 12:3377. 1,500
- *Oetjen, Elsie A wife of & Herman, 258 City Island av, City Island, N Y, to Pauline Spindler, 61 Fordham av, City Island, N Y. Fordham av, s w cor Billar pl, 32x100. Jan 2, 5 yrs, 5%. Feb 6, 1911. 3,000
- *Ochsner, Emelie, 151 Luqueer st, Bklyn, N Y, to Sadie B Clocke, 520 W 183d st. Gray st, w s, 250 n McGraw av, 25x100. Feb 7, 1911, 5 yrs, 6%. 600
- Osmansky, Morris to GERMAN SAVINGS BANK, 157 4th av. Washington av, e s, 125.2 n 166th st, runs e 48.5 x e 73.2 x n 66.1 x w 46.7 x w 75.5 to av, x s 65.8. Feb 9, 1911, 5 yrs, 5%. 9:2371. 48,000
- Perlman, Dora to Simon Meyer, 31 Floyd, Bklyn, N Y. Jackson av, No 758, e s, 154 n 156th st, 26x87.6. Prior mt \$6,769. Feb 6, 1 yr, 6%. Feb 8, 1911. 10:2646. 500
- *Peters, Alice W wife Geo S, 736 E 218th st, to David F Wright, 461 Washington av, Bklyn, N Y. 1st av, s s, adj lot 260 map Wakefield, runs s 87.6 x w 80 x n 87.6 to av x e 80 to beginning, part lots 295 & 296 same map. P M. Feb 2, 5 yrs, 5%. Feb 4, 1911. 3,200
- *Purcell, James to Jas Kelly, 1225 2d av. Lot 15 map (No 1130A) of N Y Catholic Protectors. Feb 1, 3 yrs, 6%. Feb 3, 1911. 600
- Petitmangin, Chas, Marie & Sadie to Chas Hickson, 61 W 74th st, plot begins at w s New York & Harlem R R, 56.4 s from end of a stone fence dividing lands now or late of John Bussing from land lately conveyed to Jeanne F O Jacquemod, x n w 235.1 x s w 53 x s e 236.6 x n e 53.3 to beg; N Y & Harlem R R, e s, 56.4 s line bet land now or late Jno Bussing & land lately conveyed to Jeanne F O Jacquemod, runs s e 83 to c l Bronx River x s w — x n w 115 to N Y & Harlem R R x n e 53.3 to beg, except part for Berrian av. Feb 3, 3 yrs, 6%. Feb 9, 1911. 12:3357. 1,200
- Pollak, Arnold, 452 E 135th st to TITLE GUARANTEE & TRUST CO. 135th st, No 452, s s, 514.6 e Willis av, 16x100. Feb 8, 1911, due &c as per bond. 9:2279. 5,500
- Quinn, Chas J admr of Wm T & Sarah M Quinn with Margt Knox, 478 Mott av. 146th st, No 471 E. Subordination agreement. Sept 10, 1910. Feb 3, 1911. 9:2291. nom
- Rockland Realty Co with Sophie Prager, 1045 Tinton av. Honeywell av, e s, 76.10 s 179th st, 44x100. Subordination agreement. Feb 7, Feb 9, 1911. 11:3122. nom
- Russo-Barba Realty Co, 625 E 187th st to Madelena Ciocca, 2412 Hughes av. Hughes av, e s, 100 n 187th st late Jacob st, 25x 87.6. P M. Prior mt \$—. Feb 8, due Aug 8, 1912, 6%. Feb 9, 1911. 11:3076. 2,600
- Rich, Michl P with Francis A Curry et al trustees, &c, for Julia A Nagle will of Wm O'Gorman. 141st st, No 453 E. Extension of mt for \$4,000 to Feb 15, 1916, at 5½%. Jan 17. Feb 4, 1911. 9:2286. nom
- Reid, Isabel C to Charles V Ryer, Jr, 1920 Belmont av. Southern Boulevard, w s, 160.5 n Kingsbridge road, 50x100. Jan 30, 3 yrs, 5%. Feb 3, 1911. 11:3100 & 3113. 7,250
- Same to same. Decatur av, w s, lots 167 & 168 map No 1021 of Norwood, 55.2x100.11x41.4x100. Jan 30, 3 yrs, 5%. Feb 3, 1911. 12:3352. 4,000
- Redmond (Michl) Constn Co to Wm Kuhn, 508 W 142d st. Bathgate av, No 1869, w s, 70.6 n 176th st, 37.6x106. Prior mt. \$50,150 on this & other property. Jan 10, 2 yrs, 6%. Feb 8, 1911. 11:2924. 3,681.25
- Ryan, Lanty, 1698 Weeks av, to Mary A McKenney, at Highland Falls. Washington av, s w cor 168th st, runs w 150 x s 42.7 x e 50 x n 33 x e 100 to av x n 9.7 to beginning. Nov 15, 1906. due Mar 4, 1907, 6%. Feb 3, 1911. 9:2389. 1,000
- *Ringelstein, Chas to Paul John Schmitz, 1820 Trafalgar pl. Taylor st, e s, 230 n Col av, 25x100, except part for Taylor av or st. P M. Prior mt \$3,500. Feb 4, 3 yrs, 6%. Feb 6, 1911. 2,350
- Siemers, Louis F to Henry Siemers. 144th st, No 533, n s, 325 e Brook av, 25x100. Prior mt \$11,000. Mar 30, 1910, 3 yrs, 6%. Feb 8, 1911. 9:2271. 5,000
- Siemers, Henry J to Henry Siemers. 144th st, No 531, n s, 300 e Brook av, 25x100. Prior mt \$9,000. P M. Mar 30, 1910, 3 yrs, 5½%. Feb 8, 1911. 9:2271. 5,000
- Sackett, Fredk, 1758 Topping av, to Fredk A Brusius, 565 Courtlandt av. 142d st, n s, 405.7 e Alexander av, 25x99.8. Prior mt \$15,500. Feb 4, due, as per bond. Feb 7, 1911. 9:2305. 2,750
- Same to Robt J Illwitzer, at Bronxwood Park, N Y. 142d st, No 629, n s, 430.7 e Alexander av, 25x99.8. Prior mt \$15,500. Feb 4, due, &c, as per bond. Feb 7, 1911. 9:2305. 2,500
- Schwarzler, Eliz to Isaac N Hebbard, 1 W 83d st. 174th st, s s, 152.9 e Webster av, runs s 113.4 x w 35.11 x s 100 x e 30.3 x s 100 x e 44.8 to former c l Mill Brook x n — to st x w 13 to beg, all title to Mill Brook. June 9, 1909, 3 yrs, 5%. Feb 7, 1911. 11:2898. 4,000
- Symmers, Lena with A Julia A Bumsted, — Villa av, Borough of Queens. Briggs av, e s, 394.8 s 194th st, 19.6x98.11 to c l Poe pl x 19.1x97.4. Extension of \$7,000 mt until Feb 25, 1914, at 5%. Jan 27. Feb 4, 1911. 12:3293. nom
- Sandusky, Isaac, 25 Market st, Saml Finesilver, 122 W 114th st, & Alex Simmons, 1314 53d st, Bklyn, N Y, to Adam Kernes, at Ghent, N Y. Crotona av, s e cor 181st st, 40x102. Jan 27, 5 yrs, 6%. Feb 6, 1911. 11:3096. 6,000
- Sturges, Chas W to Thos H Johnston, 3007 Hub Terrace, Bronx. Heath av, No 3039, w s, 112 n Hub Terrace, 25x95.8x25x96.6. P M. Feb 6, 1911, 3 yrs, 6%. 12:3261. 2,750
- Smith, Clement H to Charlotte A Williams, 875 West End av. Wash av, w s, 14.6 s Tremont av, 14.6x91.5x0.7x90.5. Prior mt \$12,000. Feb 6, 1911, 3 yrs, 6%. 11:2909. 3,500
- Spinelli, Antonio & Teresa Giallorenzo, 320 E 113th st, to Wm R Rose, 309 W 81st st. Austin pl, s e s, 257.2 n e 144th st, 200x100. Feb 3, 1 yr, 6%. Feb 4, 1911. 10:2601. 6,000
- *Stilwell, Stephen J to American Temperance Life Insurance Assoc, 253 Bway. 3d av, s e s, at s w s 1st st, 100x100, Olinville. Jan 30, due, &c, as per bond. Feb 3, 1911. 5,000
- Sarracino, Giovanni, 603 Morris av, to Sarah M Stiassny, 1851 7th av. Morris av, No 603, s w cor 151st st, No 260, 33.7x100. P M. Feb 1, 5 yrs, % as per bond. Feb 4, 1911. 9:2440. 12,000
- Security Holding Co to Charlotte Ohle, at Maywood, N J. Prospect av, s e s, 242.10 n e Tremont av, runs s e 150.2 x s w 0.4 x s e 150.2 to n w s Mapes av, late Johnson av x n e 52 to 178th st x n w 150.2 x n e 0.4 x n w 150.2 to Prospect av x s w 52 to beginning, except part taken by city. P M. Jan 5, due Apr 11, 1912, 5%. Jan 6, 1911. 11:3106. Corrects error in issue of Jan 14, when description of property extended to 187th st. 18,000
- Schneider, Katharina to Otto F Krehbiel, 911 Park av. Tinton av, No 711, w s, 50.4 n Dawson st, 24.10x100. Feb 8, 5 yrs, 5%. Feb 9, 1911. 10:2654. 12,000
- Schmidt, Arthur to Jno J Hynes, 2366 Davidson av. Proposed new st, e s, 295.2 s 169th st (Orchard st), 50.1x117.2x50x106.1. Nelson av, e s, 120.2 n 168th st, 75x116x85.10x135.2. Feb 7, 1 yr, % as per bond. Feb 9, 1911. 9:2517. 425
- Tuttle, Susan C, 716 Oakland pl, to Eliz Gifford, 275 Central Park West. 235th st, s s, 177.9 w Webster av, 25x100. Feb 3, 3 yrs, % as per bond. Feb 4, 1911. 12:3396. 2,100
- Teller Realty & Const Co to Henry Ludwig. Teller av, n w s, 333.10 n e 169th st, 3 lots, each 25x100. 3 certificates as to 3 mts for \$1,833.33 each. Feb 1. Feb 4, 1911. 11:2782 & 2783.
- Same to whom it may concern. Teller av, n w s, 358.10 n e 169th st, 25x100. Certificate as to mt for \$600. Feb 1. Feb 4, 1911. 11:2782 & 2783.
- Same to Laura Jacobi. Teller av, n w s, 333.10 n e 169th st, 25x100. Certificate as to mt for \$7,500. Jan 25. Feb 4, 1911. 11:2782 & 2783.
- Same to John V Irwin. Teller av, n w s, 358.10 n e 169th st, 25x100. Certificate as to mt for \$7,500. Jan 25. Feb 4, 1911. 11:2782 & 2783.
- Same to Herman Dutschke & ano. Teller av, n w s, 383.4 n e 169th st, 25x100. Certificate as to above mt. Jan 25. Feb 4, 1911. 11:2782 & 2783.
- Teller Realty & Const Co, 215 W 147th st, to Laura Jacobi, 19 E 47th st. Teller av, n w s, 333.10 n e 169th st, 25x100. Jan 21, 3 yrs, 5%. Feb 3, 1911. 11:2782 & 2783. 7,500
- Same to Henry Ludwig, 775 Carroll st, Bklyn, N Y. Same property. Prior mt \$—. Feb 1, 2 yrs, 6%. Feb 3, 1911. 11:2782 & 2783. 1,833.33
- Same to John V Irwin, 130 E 67th st. Teller av, n w s, 358.10 n e 169th st, 25x100. Jan 21, 5 yrs, 5½%. Feb 3, 1911. 11:2782 & 2783. 7,500

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Same to Henry Ludwig, 775 Carroll st, Bklyn, N Y. Same property. Prior mt \$—, Feb 1, 2 yrs, 6%. Feb 3, 1911. 11:2782 & 2783. 1,833.33

Same to Henry Raabe, at Audubon av, s w cor 182d st. Same property. Prior mt \$9,333.33. Feb 1, 1 yr, 6%. Feb 3, 1911. 11:2782 & 2783. 600

Same to Hermann Dutschke, 1172 Park av. Teller av, n w s. 383.10 n e 169th st, 25x100. Jan 26, 5 yrs, 5½%. Feb 3, 1911. 11:2782 & 2783. 7,500

Same to Henry Ludwig, 775 Carroll st, Bklyn, N Y. Same property. Prior mt \$—, Feb 1, 2 yrs, 6%. Feb 3, 1911. 11:2782 & 2783. 1,833.33

*Tubridy, Alice, 154 W 136th st, to Jane Lloyd, 1817 Topping av. Schofield av, n s, 273 e from w shore of City Island, runs n 107.1 x e 25 x s 107.2 to av x w 25 to beginning. Jan 5, 1 yr, 6%. Feb 6, 1911. 400

Vanderpoel, Nannie S with Francis A Curry et al trustees for Julia A Nagle will Wm O'Gorman, 141st st, No 473 E. Subordination agreement. Jan 17. Feb 4, 1911. 9:2286. nom

Vanderpoel, Nannie S with Edw M O'Gorman. 141st st, No 455 E. Extens mt for \$4,000 to Feb 15, 1916, at 6%. Feb 3, 1911. 9:2286. nom

*Wagner, Joseph, 2172 Westchester av, to Frank Gass, 2248 Powell av. Castlehill av, e s, 75 s Hermany av, 94.5x105.10x107.4x 105; 2d st, s s, 105 e Castle hill av, 144x200x145.2x182.3 to beginning. Feb 1, due, &c, as per bond. Feb 6, 1911. 2,000

Weiber Construction Co to Rosa F Huyler gdn John S Huyler, 301 W 72d st. Adams pl, No 2206, n e cor 182d st, No 891, 49.1x80x75.11x84.4. Feb 6, due, &c, as per bond. Feb 7, 1911. 45,000

Same to same. Same property. Certificate as to above mt. Jan 30. Feb 7, 1911. 11:3071.

Wenigmann Const Co to Jas B Kilsheimer, Jr, 1980 7th av. Clay av, n w cor 165th st, No 361, 49.11x106; plot begins at n w cor premises above described, runs n 0.1 x e 6 x s 0.1 x w 6 to beginning. Prior mt \$50,000. Feb 1, 2 yrs, 6%. Feb 3, 1911. 9:2428. 7,000

Same to same. Same property. Certificate as to above mt. Feb 1. Feb 3, 1911. 9:2428.

Same to same. Teller av, n e cor 165th st, No 355, 50x102.2x50x 103. Prior mt \$50,000. Feb 1, 2 yrs, 6%. Feb 3, 1911. 9:2428. 7,000

Same to same. Same property. Certificate as to above mt. Feb 1. Feb 3, 1911. 9:2428.

Wenigmann, Ernest to Elizabeth Walter, 1935 Grand Boulevard & Concourse. Creston av, s e s, 31.10 n e Bush st, 64.10x77.6x 62.4x99.3. Feb 6, due, &c, as per bond. Feb 7, 1911. 11:2808. 5,000

*Ward, Mary F to Henry Dickert. 222d st, n s, 405 e Carpenter av, 100x100, Wakefield. Extension of \$2,800 mt until Sept 30, 1913 at 6%. Feb 6, 1911. nom

*Wiesenthal, Israel with Jos & Jas H Johnson, 6 Walnut st, New Rochelle, N Y & ano. Commonwealth av, e s, 96.6 s Westchester av, 21.2x50. Subordination agreement. Feb 7. Feb 9, 1911. nom

*Weber, Fridolin to Jos & Jas H Johnson both at 6 Walnut st, New Rochelle, N Y & ano. Commonwealth av, e s, 96.6 s Westchester av, 21.2x50. Feb 8, due June 1, 1914, 5%. Feb 9, 1911. 1,750

Zeigler, Mary H to Edgar G Disney, 63 W 35th st. 236th st, n s, 200 e Keppler av, 50x100. Feb 6, due, &c, as per bond. Feb 8, 1911. 12:3377. 1500

JUDGMENTS IN FORECLOSURE SUITS.

Feb. 2.

60th st, Nos 100 to 104 East. Clifton G Marshall agt Park Avenue Holding Co; Geo H Abbott, att'y; Abraham R Lawrence, ref. (Amt due, \$76,883.00.)

Wyse av, w s, 150 s Jennings st, 25x100. Henry R Sutphen agt Magdalena Mencke; John V Irwin, att'y; Anthony J Griffin, ref. (Amt due, \$4,215.74.)

143d st, No 240 West. Anna L Bachman agt Elias Feinberg; James M Tully, att'y; Warren Leslie, ref. (Amt due, \$28,842.67.)

Feb. 3 and 4.

No Judgments in Foreclosure suits filed these days.

Feb. 6.

10th av, n w cor 27th st, 24.8x100. James Devline agt Bertha Kimmel; Bernard Zwinze, att'y; Edw J McGeane, ref. (Amt due, \$41,394.44.)

Elizabeth st, w s, 75 s Grand st, 40x94. Washington Trust Co of N Y agt Mary Fuchs et al; Wilson M Powell, att'y; Warren Leslie, ref. (Amt due, \$6,541.00.)

Feb. 7.

45th st, n s, 375 e 11th av, 25.3x100.5. Franklin Savings Bank agt Philip Westenfelder Jr et al; Wilson M Powell, att'y; Standish Chard, ref. (Amt due, \$10,432.50.)

117th st, n s, 250 e 2d av, 25x100.11. Louis E Lahens et al agt Jacob Hertzberg; Cary & Carroll, att'ys; Benjamin W B Brown, ref. (Amt due, \$18,922.50.)

Feb. 8.

107th st, n s, 250 e 2d av, 50x76.10. Samuel Rouse agt Hyman Manheim; G H Breillier, att'y; Wm H Van Benschoten, ref. (Amt due, \$5,247.78.)

Road from Fordham to West Farms, lots 99 & 100, map of South Belmont, Bronx; Catherine A McGuire agt Hagemann Construction Co; Wm G Mulligan, att'y; Albert P Nassey, ref. (Amt due, \$6,000.00.)

LIS PENDENS.

Feb. 4.

Wales av, e s, 202.6 s 155th st, 37.6x100x irreg. Wales av, e s, 139.11 s 155th st, 37.6x100x irreg. East Broadway, n s, lot 11, map of Estate of Hendrick Rutgers; two actions.

Harry H Kutner agt Harry Levin et al; two actions to declare deeds void, &c; att'ys, Foster & Cunningham.

11th st, Nos 504, 508 & 510 East. Pine Moon Realty Co agt Selig Feldman et al; partition; att'y, W B Marx.

Feb. 6.

7th av, n e cor 24th st, 86.11x79.2. Milliken Bros (Inc) agt Manhattan Office Building Co; action to foreclose mechanics lien; att'ys, Gardner, Van Amringe & Kohler.

Broadway, No 115. Tiffany Studios agt Carnegie Safe Deposit Co et al; action to foreclose mechanics lien; att'ys, De Forest Bros.

Lexington av, e s, 18.11 n 51st st, 18.10x67. Gustav Staats et al agt Mary Schieffer; specific performance; att'ys, Salter & Steinkamp.

38th st, No 310 East. Lillian Lipstadt agt Marie Carroll et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

Feb. 7.

12th st, No 20 East. Jno M Dempsey et al agt Jos R Potter et al; counterclaim; att'ys, Franc, Neuman & Newgass.

Willett st, No 31. Tenement House Dept agt Edw Mandel; notice of levy; att'y, A R Watson.

Cherry st, s w cor Jefferson st, 75x94x irreg. Mary E Hazelton agt Jno M Dempsey et al; partition; att'y, A Thain.

Feb. 8.

127th st, n s, lots 2 to 5, map of Tiemann Tract, Bronx. Abraham E Bockmann et al agt Faultless Construction Co; action to foreclose mechanics lien; att'ys, Thompson & Ballantine.

6th st, No 415 East. Wolf Gelband agt Jos Bernstein et al; action to foreclose mechanics lien; att'y, M Silverstein.

54th st, s s, 350 w 6th av, 50x100.4x irreg. Maurice J Engel et al agt Thos G Corvan; action to foreclose mechanics lien; att'y, O Englander.

13th st, n e s, 325 n w 8th av, 25x103.1. Chas W Van Pelt agt Gertrude Mundy et al; partition; att'y, T W Dobbie.

16th st, n s, 220 e 6th av, 21x92 & property in Kings County. Julia U Van Hise agt Richard A Underhill et al; amended partition; att'ys, Maloney & Harding.

134th st, No 539 East. Wolf Gelband agt One Hundred and Thirty-Fourth Street Co et al; action to foreclose mechanics lien; att'y, M Silverstein.

Washington av, s e s, Lot 113, map of Bassford Estate, Bronx. Church E Gates & Co, Inc, agt Poldow Construction Co et al; action to foreclose mechanics lien; att'y, A Knox.

Feb. 9.

Chamber st, No 96. Julius E Seigel agt Alexander Reiman; notice of levy; att'y, J W Pollette.

Maple av, w s, lots 61 & 62, map of New Village of Jerome, Bronx. Antonio Lamberti et al agt Nina Muller; action to set aside deed; att'y, J H Corn.

Pearl st, s e cor City Hall pl, 15.6x47.8x22.8x55 & other property in Kings County. Wm G Reinecke agt Francis C Feldmann et al; partition; att'y, E Goldschmidt.

57th st, Nos 32 & 34 E. August H Hillers agt Maria B Chapin; action to foreclose mechanics liens; att'ys, Cahn & Nordlinger.

Feb. 10.

Ridge st, w s, 125 n Stanton st, 25x100. Rosie Tucker agt Bella Woolf et al; action to remove cloud; att'y, I Grunstein.

175th st, Nos 525, 519 & 521 West. Empire City-Gerard Co agt Simon Improvement Co et al; action to foreclose mechanics lien; att'ys, Pressinger & Newcombe.

FORECLOSURE SUITS.

Feb. 4.

St Ann's av, No 738. Katz-Polacek Realty & Construction Co agt Harris Seff et al; att'ys, Arnstein, Levy & Pfeiffer.

131st st, Nos 28 & 30 W. Jas Blaine et al agt Moses Schreyer et al; att'y, H S Hyman.

124th st, No 146 West. Babette Bachrach et al agt Carl Fetsch et al; att'y, J McBrien.

Feb. 6.

54th st, s s, 80 w 9th av, 20x80.2.

54th st, No 402 W; two actions.

Chas F Myers agt Margaret E Weill; att'y, S A Singerman.

2d av, No 1994. Geo S Runk et al agt Flora Pick et al; att'y, G Meyer.

Jackson av, w s, part of lots 12 & 13, map of Village of Woodstock, Bronx. Geo M Sallinger et al agt Ram Realty Co et al; att'y, O E Davis.

138th st, Nos 680 to 702 E.

137th st, Nos 681 to 705 E.

Knickerbocker Trust Co agt Llewellyn Realty Co; amended; att'ys, Davies, Auerbach, Cornell & Barry.

221st st, n s, 50 e 2d st, 27.6x105. Julius Wolf agt Irene F Briggs et al; att'ys, Wager & Acker.

Feb. 7.

Parcel of land adj land of Estate of Wm W Fox, 50x122.7x irreg, Bronx. Rose W Crissey agt Oscar W Freidenrich et al; att'ys, Morgan, Breckenbridge & Marvin.

Hughes av, e s, 171 s 188th st, 24x87.6. Laura Marion agt Belmont Realty & Construction Co et al; att'y, W D Leonard.

Boone st, e s, 187.7 s 172d st, 143.9x57.6x irreg. Saml Keeler agt Benj Viau et al; att'y, S Keeler.

Lexington av, n e cor 120th st, 100.11x49.11. Julius Lichtenstein agt Chas A Reiser et al; att'y, I M Levy.

Amsterdam av, No 685. Jacob Leberman agt Anna N Cooper et al; att'ys, McLaughlin & Stern.

Brook av, No 998. Empire City Savings Bank agt Edw H Burns et al; att'y, C W Dayton Jr

Walton av, e s, 102.11 n Tremont av, 100x100. Wm L Phelan agt Harry C Benline et al; att'ys, R S Patterson.

Feb. 8.

Cathedral Parkway, n s, where a prolongation in a southerly direction of the line of the e s of Sub-station No 4 of the Interborough Rapid Transit Co would intersect said line of Cathedral Parkway, 22x60, leasehold. Florence E Pelletreau agt Lounet Leasehold Co; att'y, J H Winans.

Union av, n s, lot 23, map of Village of Morrisania, Bronx, 40x101. Henry Hahnfeldt et al agt Ellis L Amdur et al; att'ys, Elfers & Aberley.

Audubon av, n w cor 183d st, 25x74.11. Minnie Glokner agt Andrew J Larkin et al; att'y, A D Pape.

92d st, Nos 292 & 294 West; two actions. Irving Savings Institution agt Thos A Sperry et al; att'y, Deyo & Bauerdorf.

Lot 179, Amended Map of Gleason Property, Bronx. Henry Pollock agt Wm Heinrich et al; att'y, O E Davis.

Norwood av, e s, 330.7 s Gun Hill rd; two actions.

Norwood av, e s, 355.8 s Gun Hill rd, 25x80. Lorin S Bernheimer et al agt Vincent Avalone et al; att'y, S Wechsler.

Lewis st, w s, 60 s Rivington st, 19.4x47.2. John T Willetts, treas, agt Fannie Tabel et al; att'y, W M Powell.

Union av, w s, 266.2 s 165th st, 45.7x164.6. Fredk McCarthy et al agt Fannie Temmer et al; att'y, C H Friedrich.

Home st, n s, 86.5 e Longfellow st, 50x100. Max Stahl agt Home St Realty Co et al; att'y, J C Brand.

119th st, Nos 310 & 312 East; two actions; Manhattan Life Ins Co agt Jacob Doll et al; att'y, Holmes, Rapallo & Kennedy.

Central Park West, n w cor 93d st, 125.8x173.4 x irreg. Metropolitan Life Ins Co agt Louis M Jones et al; att'ys, Woodford, Bovee & Butcher.

Feb. 9.

56th st, No 231 East. Alfred Mixsell admr agt Irene Goldberger et al; att'y, I Katz.

9th av, w s, 61.9 n 26th st, 18.6x70. Ada B Gardiner et al agt Ellenora Dunne; att'y, C T Adams.

Brook av, n e cor 170th st, 45.7x100. Martha H Day agt Brook Avenue Construction Co; att'ys, Fletcher, McCutchen & Brown.

Feb. 10.

170th st, No 412 East. Bungay Co of N Y, inc, agt Jos Zeller et al; att'y, F C Hiramman.

Madison st, No 390. Adam Muller agt Saml C Baum et al; att'ys, Deyo & Bauerdorf.

49th st, No 319 East. Minnie Roche admr agt Jas F Roche et al; att'y, J J O'Connell.

200th st, s s, 57.7 s e Marion av, 50.2x100.5. Jennie E Kies agt Katherine Le Brun et al; att'y, A S & W Hutchins.

Minetta st, Nos 16 to 22.

Minetta Lane, No 21.

Emma R Harbaugh agt Thos Rosson et al; att'ys, Arrowsmith & Dunn.

8th st, s s, 155 w Av B, 25x126, Bronx. August J Freutel agt Caroline Keller et al; att'y, C P Hallock.

132d st, n s, 250 e 7th av, 25x99.11. Theodore N Straube agt Henry J Kelly; att'ys, Harris Corwin, Gunnison & Meyers.

Division st, Nos 28 & 30. Chas L Kellner agt Louis Rappaport et al; att'y, B Abraham.

41st st, No 424 W. Theodore Greentree agt Rose C Bracelin et al; att'y, W Leslie.

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Trading Co...2,656.75 10 Jekyll, Arthur B et al—B O Bobeth...681.92 10 Jacobs, Margaret—Matthew Wilson & Co...40.46 10 Joline, Adrian H et al, rec'rs—M Goulding...342.67 4 Koch, Lydia—Caldois Belgium Corset Co...40.65 4 Kleinberger, Isaac—H Tannenbaum et al.47.89 4 Koch, Jennie—C Mayer...21.41 6 Klein, Beatrice—N Y Telephone Co...28.40 6 Kinsman, Chas F et al—H N Fall et al...costs, 96.49 6 Kerns, Dennis J—C Poletto et al...121.84 6 Knapp, Clyde D Jr—United States Realty & Improvement Co...325.19 6 Kassoff, Philip et al—G S Males...1,025.47 6*Kaestler, Jacob et al—F Finkel et al.164.70 7 Kohn, Alexander—N Y Edison Co...40.81 7 Kusodo, Bessie C—W H Wood et al...209.41 7 Kaufman, Harry—L S Kaiser...270.91 7 Krieger, Leo—C Schwed et al...37.94 7 Korn, Tobias—R M Manley...279.41 7 Kerwin, Stephen J—C A Brown...265.80 7 Kisselburgh, Wm E Jr et al—N Y Telephone Co...93.92 7 Kraus, Otto J—Manhattan Stove Co...94.81 7 Kantrowitz, Hadassa—J Lubliner...1,023.57 8 Kalil, Said A et al—N Y 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- 7 Thompson, Edw M G—R B Shalvey51.07
- 7 Twidole, Arthur et al—G Lebuart et al121.41
- 8 Talcott, Frank L et al—N Y Telephone Co66.85
- 8 Tiftickjian, Dikrans—A Timoureausetiak et al539.42
- 8 Torne, Percy M—O Oestreicher75.19
- 8 Tose, Wm H—C W Hogan et alcosts, 107.70
- 8 Terrill, Blanche B et al—People of State, &c1,000.00
- 9 Thompson, Walter—Colonial Development Co308.71
- 10 Torrey, Chas H—N Y Edison Co39.37
- 10 Thompson, Edw M—W Hudson et al387.66
- 10 Torri, Jos—S Piana103.39
- 10 Tabel, Fannie—Meyer & Nelson159.81
- 10 Trizza, Felice et al—W J Reilly et alcosts, 124.90
- 6 Uslander, Jacob J* & Esther* et al—M Bernstein28.01
- 7 Uri, Morris—N Levy1,528.05
- 8 Uhlenhoff, Wm Jr—E Moyses et al1,087.12
- 8 the same—the same2,245.36
- 6 Von Hagen, Oscar—A Klipstein & Co45.89
- 7 Vet, Geo—B K Bloch108.57
- 8 Van De Mark, Chas J—Ludlow Day Realty Co695.72
- 8 Verini, Michael A—S Tommasone110.00
- 8 Viteli, Vincent* & Alphonse—G A MacGregor et al45.21
- 9 Vandegrift, Jos A—J Frankel Co147.15
- 9 Vetter, John A—J Froehlich1,902.62
- 10 Vermilyak, Frank B—Middlesex Title Guarantee & Trust Co293.73
- 10 Van Vliet, Fredk—W Kirkpatrick Jr64.41
- 4 Wais, Philip—Holmes Electric Protective Co71.27
- 4 Wilkins, Leroy—E R Williams30.06
- 4 Woodbury, Elmer F—Frank Pape Silver Co234.57
- 6 Wilson, Ellis—Theo E Sergeant (Inc)649.94
- 6 Ward, Michael—City of N Y243.90
- 6 Weltecks, Wm—City of N Y89.96
- 6 Wilson, Chas T—the same243.65
- 6 Wohlstetter, Philip—New York Telephone Co69.61
- 6 Wollins, Leo L—Remington Typewriter Co114.74
- 6 Weidig, Geo A—A Weidig277.53
- 6 Wilson, Monmouth B—Jno Budd Co313.40
- 6 Wait, Geo M et al—W G Willman20.72
- 6 Wakefield, Wm H et al—G Henschel231.18
- 7 Watman, Geo—N Y Edison Co67.26
- 7 Wittenberg, Jos—the same69.80
- 7 Wolf, Harry—the same41.45
- 7 Wynne, Margaret—the same55.03
- 7*Weller, Chas W et al—N Y Telephone Co49.26
- 7 Ward, Louis De L & G Clarence B—D M Gerard et al937.62
- 7 Wohlrab, Anna M et al—S Bender429.31
- 7 Weinberger, Louis—Pleasant Valley Wine Co19.29
- 7 Witherbee, Alfred S & Sidney A—L Dilworthcosts, 150.30
- 7 Woolf, Nathan L—I Hamberger et al517.97
- 7 Warren, Mira et al—S Druck147.81
- 7 Worden, Edson G—C P Gray54.41
- 7 Weidenfeld, Camille—G W Fischer7,650.50
- 7 Weber, Chas—J E Eron71.75
- 8 Wasserman, Adolph S—N Lassman et alcosts, 110.50
- 8 Weissberger, Jos et al—R C Haight271.54
- 8 Wainwright, Wm—C L Van Spiegel44.67
- 8 Woythaler, Erich—P C Kuypercosts, 68.60
- 8 Wyatt, Merritt T—F MacNee et al126.48
- 8 Weissberger, David—Ivy Courts Realty Co121.21
- 8 Wilson, Martha—People, &c80.00
- 8 Weiss, Chas—L Levy32.92
- 8 Winkler, Dorothy—A Santini554.40
- 8 Wall, Frank J et al—T Foley34.41
- 8 Wilmont, Hazel—E Niglutschcosts, 149.09
- 8 Wagner, Albt et al—N B Cohen112.57
- 9 Weston, Everett L—J Dreyfuss534.51
- 9 Weltz, Moses et al—People, &c3,000.00
- 9 Weinblatt, Chas—Lawyers Co-operative Pub Co48.91
- 9 Williams, Sidney A—S Littman44.41
- 9 Wieler, Ferdinand Jr—W P M Van Iderstine et al559.03
- 9 White, Saml et al—D Mandelowitz163.22
- 9 Walker, David S et al—A P Mayhew, Jr654.64
- 10 Wicker, Cassius M—C E Teets313.68
- 10 Weinstein, Wm—N Y Edison Co45.12
- 10 Wollbrink, Franz—the same30.09
- 10 White, Jos W—A D Shaw et al497.21
- 10 Wegler, Nathan—Commercial Shirt Co328.96
- 10 Wagner, S Harrison—Forty-two Broadway Co807.85
- 10 Watson, Harriet—W A Houghton et al1,125.18
- 10 Wallace, Frank—B Jacobs47.85
- 9 Youngs, Henry—I Lowenstein1,084.88
- 10 Yerrington, Fredk B—J Franklin299.96
- 6 Zaiden, Anna—N Y Telephone Co29.48
- 6 Zimmerman, Chas—L Foreman Fechtman & Co108.43
- 7*Zangwill, Hyman et al—American Steel Frame & Band Iron Co47.18
- 8 Ziegfeld, Florenz, Jr—L Englander778.03
- 8 the same—Cammemeyer616.15

CORPORATIONS.

- 4 Irish Industrial & Exposition Amusement Co—City of N Y45.91
- 4 Jos Lehrkinder & Sons—City of N Y36.86
- 4 Jones & Gross Electrical Co—the same70.01
- 4 Kahn & Elterman Co—the same71.71
- 4 Lawrence Garment Co—the same22.36
- 4 Le Barton Hotel Co—the same27.80
- 4 Standard Tile Co—N Y Telephone Co107.94
- 4 German Improvement Co—W Shotwell et al421.41
- 4 Delaware Realty Co—L W Ensign266.34
- 4 Pacific Paint Co—M Shalita et al226.72
- 4 Westhampton Estates—D P Doremus24.41
- 4 American Can Co—H Quick et al11,849.98
- 4*Astor & Co et al—F E Taylor132.65
- 4 City of N Y—F P Shek637.60
- 4 Arizona Morensi Copper Co—N Y Bank Note Co62.56
- 4 42d Street, Manhattanville & St Nicholas Avenue Railway Co—R Levinson750.00
- 6 Robert H Mathews & Co et al—M L Berliner112.86
- 6 Weisbord Coal Co—N Y Telephone Co28.10
- 6 Pacific Paint Co—H M Ward342.68
- 6 Max Kest Tapestry Co—City of N Y27.80
- 6 Ideal Water Purifying Co—the same27.80
- 6 Van Cortlandt Hotel Co—Halwood Co518.67
- 6 American Ceramic Corp—N Y Telephone Co96.81
- 6 Jno Matthews (Inc)—F G Habicht et al294.60
- 6 Willsum Realty & Construction Co—Sanatitle Co178.40
- 6 Pundt, Baking Co—Meyer & Nelson468.56
- 6 Goldsmith & Goldberg Co—W H Golding et al94.68
- 6 Vlissenden Development Co—U S Realty & Improvement Co483.59
- 6 Manhattan Rolling Mill—White Iron Works70.27
- 6 Cohon Drug Corp et al—American Drug-gists Syndicate280.44
- 6 Poldow Construction Co et al—F Finkel et al164.70
- 6 Association Realty Corp—F Kreisberg et al2,862.02
- 6 International Fuel & Power Co—C S Parsons40,129.28
- 7 Apex Realty Co—N Y Edison Co22.59
- 7 Frawleys Stables—the same29.61
- 7 Independent Kazower Congregation—the same15.72
- 7 Madison Press—N Y Edison Co22.74
- 7 Paris Waist Co—the same93.22
- 7 Fordham Construction Co—N Y Telephone Co77.93
- 7 7 Globe Importing Co—N Y Telephone Co86.93
- 7 Imperial Motor Vehicle Co—C A Bruhns171.62
- 7 Trotter & Pacer Co—M McDonaldcosts, 23.89
- 7 Poldow Construction Co—P P Hopp78.72
- 7 Nathan Davis & Co—F Feldman303.81
- 7 Reid & Sons Mfg Co—House Furnishing Review Co383.88
- 7 Yarmouth Construction Co—R Meyer85.10
- 7 Duane Paper Box Co—T D Kauffer21.89
- 7 City of N Y—L Schneider40.00
- 7 Edw A Godding Co et al—H J Susskind217.24
- 7 Orion Knitting Mills—G Haender et al27.40
- 7 Great Eastern Telephone Co—L F Messer et al1,359.02
- 7 Paramount Film Co—M Spinard58.15
- 7 Dominion Construction Co et al—European American Bank1,581.56
- 7 Sherman Securities Co et al—the same1,581.56
- 7 Columbia Shade Cloth Co—N S Hill Jr3,489.63
- 8 American Painless Dentists—N Y Telephone Co37.41
- 8 Edward P Sperry Co—the same34.45
- 8 Electric Brick Enameling Machine Co—the same47.47
- 8 International Engagement Bureau—the same86.06

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J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Table listing various construction and real estate companies with their names and associated values or dates.

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Table listing various construction and real estate companies with their names and associated values or dates.

SATISFIED JUDGMENTS.

Feb. 4, 6, 7, 8, 9 and 10.

Table listing satisfied judgments with names of individuals and companies, and their respective values.

CORPORATIONS.

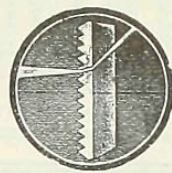
Table listing corporations with their names and associated values.

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MECHANICS' LIENS

Feb. 4.

- 64—195th st, No 380 East. Harry Scher agt Emily E Boyle\$57.00
- 65—Bathgate av, No 2280. Wm E Lyons agt Alexander Development Co.....777.21
- 66—Elsmere pl, s s, 262 e Prospect av, 100x100. Philip Simpson agt Home Street Realty Co & H Levin225.00
- 67—20th st, Nos 38 & 40 East. Jacob Hecht agt Frederick H Thorne.....88.50

Feb. 6.

- 68—Laight st, No 36.....| Vestry st, No 15.....| Stanley-Gollick Co agt Saml Weil & Deisler & Stevenson1,500.00
- 69—221st st, n s, 225 e Barnes av, 25x114. Jas H Ceburree agt Dante Impeatrice & Jane Impeatrice110.00
- 70—Bathgate av, s e cor 183d st, 94x55. Saverio Guidera agt Alexander Development Co.....3,317.00
- 71—221st st, n s, 230.6 e Barnes av, 25.1x114.4. Francesca Merendino agt Dante Imperatrice.....3,134.00
- 72—Laight st, No 36.....| Vestry st, No 15.....| John Gaynor agt Saml Weil & Deisler & Stevenson380.00
- 73—Audubon av, No 165. Louis Handelson agt Frank T Kee92.35
- 74—St Nicholas av, e s, 50 n 178th st, 100x100. Saml Goldstein agt Tacoma Construction Co & Theodore & Harry Jaffe120.96
- 75—28th st, Nos 37 & 39 West. Thos & Buckley Operating Co agt Rexton Realty Co & Deisler & Stevenson244.71
- 76—Bassett av, w s, 525 s Saratoga av, 25x100. Van Nest Wood Working Co agt Filippo Capozzola & Carmine Capozzola & Vincenzo Rossano335.00
- 77—3d av, s e cor 175th st, 100x113. Chas Buchalter et al agt Codac Realty Co & Standard Flooring & Contracting Co.....468.80
- 78—Byron av, e s, 175 n 236th st, 25x100. Robt A Nolan agt Jas E Donnelly.....329.00
- 79—So Boulevard, No 1472. Wm Barron agt Geo J Elliott & David Allan Sr.....445.00
- 80—Laight st, n s, 145.6 e Hudson st, 23x175 to Vestry st. Manhattan Sand Co agt Saml Weil & Deisler & Stevenson.....146.63
- 81—Broadway, s e cor 43d st, 104.5x193.4. Manhattan Sand Co agt Mary Fitzgerald, Geo M Cohen Theatre Co & Broadway & 43d Street Building Co.....108.05
- 82—74th st, Nos 210 to 214 East. Morris Klahr agt Ellen Poess & Isaac Portman.....41.85
- 83—14th st, No 114 East. Jos Moreng agt City Theatre, Timothy D Sullivan & Geo J Kraus60.00
- 84—Riverside Drive, n e cor 98th st, 106.5x 99.11x irreg. Richard E Thibaut Inc agt Barkin Construction Co.....482.17
- 85—162d st, Nos 543 & 545 West. Richard E Thibaut, Inc, agt Barkin Construction Co.....24.00
- 86—Andrews av, s e s, 200 n e University av, 55x115. Hooker & Co agt Mrs Collins P Bliss & Bliss & Griffiths800.00

Feb. 7.

- 87—Bathgate av, No 2280. Chas Shapiro agt Alexander Development Co.....500.00
- 88—Seneca av, No 5. Byrne Engineering Co agt M S A Wilson Construction Co.....700.00
- 89—19th st, Nos 133 & 135 West. Chas V Gilmer agt 133 West Nineteenth Street Co1,800.00
- 90—Pinehurst av, n w cor 177th st, 125x98. Fowler & Hopkins agt Helene Construction Co.....2,109.49
- 91—35d st, Nos 43 to 47 West. Wm G Clark agt Jno Doe & Leon C Riggs.....750.00
- 92—Riverside Drive, n e cor 98th st, 106.5x 96.11x irreg. Richard E Thibaut, Inc, agt Barkin Construction Co.....482.17
- 93—162d st, Nos 543 & 545 West. Same agt same24.00
- 94—Mohegan av, s e cor 180th st, 70x118. Morris Frank agt N Rubenstein.....441.73
- 95—Bathgate av, No 2280. Fiske Fixture Co agt Alexander Development Co.....427.00
- 96—4th st, Nos 293 to 297 West. Wolf Gelband agt Christin Ycre.....1,500.00

Feb. 8.

- 97—Satisfied.
- 98—184th st, s s, 116.2 w Washington av, 50x 100. Wm S Warren agt Cerre Realty & Construction Co.....49.70
- 99—44th st, Nos 149 & 151 West. Douglas Faulkner et al agt Francis M Barnes & E A Noblett.....62.00
- 100—10th av, n e cor 207th st, 99x50. Jno Trainor agt Regan Collender Co, University Heights Hotel Co & Jas H Walsh.....96.50
- 101—13th st, No 30 West. Chas F Plumacher agt Chas Francis Press Co & Hughes Bros.324.00
- 102—Concord av, No 347. Wm Boeckell agt Frank J Neuberger204.00
- 103—Bathgate av, No 2280. Irving A Bogan agt Alexander Development Co & Jas Fanning166.50
- 104—36th st, Nos 25 & 27 West. Jas A Clark et al agt Dwight Ruggels & P Heaton 2,543.77
- 105—3d av, Nos 4065 to 4071. W & R Iron Works agt Leopold Guttag & Tiger Construction Co & Jacob Cohen.....425.60

Feb. 9.

- 106—221st st, n s, 230.6 e Barnes av, 25.1x 114.4. David Shapiro agt Dante & Jane Imperatrice & Francisca Merendino.....67.85

- 107—Mohegan av, s w cor 180th st, 118x70. Morris Frank agt M Rubenstein441.73
- 108—Lexington av, No 437. Auguste V Nemours agt Elbridge T Gerry & J F Carey & Co33.50
- 109—Stilwell av, e s, 50 n Saratoga av, 25x 100. Patrick J Twomey agt Lizzie Larsen.279.00
- 110—8th av, Nos 972 to 982. Brooklyn Metal Ceiling Co agt Columbus Circle Arcade Co & S Fox & Co.....155.00
- 111—Bridge Drive, n e cor 231st st, 71.8x85.6x irreg. Along The Hudson Co agt Chas H Ayres3,084.21
- 112—Audubon av, n e cor 175th st, 98.9x100. Empire City-Gerard Co agt Simon Improvement Co3,800.00

Feb. 10.

- 113—Riverside Drive, n e cor 151st st, 103x 173x100x145. Central Chandelier Co agt Sillon Construction Co & Silverman & London.2,650.00
- 114—Bathgate av, No 2280. Wm E Lyons agt Alexander Development Co.....777.21
- 115—Webster av, n w cor 194th st, 100.6x72.6 x irreg. Lewis H Woods agt Fredk M Melkert194.13
- 116—Riverside Drive, n e cor 151st st, —x—, Pittsburgh Plate Glass Co agt Sillon Construction Co743.61
- 117—Robbins av, w s, 376 s Dater st, 25x150. Angelo Lasany agt Poldow Construction Co600.00
- 118—Riverside Drive, n e cor 151st st, 104x 145. Lockwood Co agt Sillon Construction Co1,170.50
- 119—Pinehurst av, n w cor 177th st, 125x98. Nathan H Brandt agt Helene Realty & Construction Co1,000.00
- 120—175th st, Nos 521 to 525 West. Same agt Simon Improvement Co3,900.00
- 121—233d st, w s, 25 s White Plains rd, 75x 100. Raffaele Malango agt Deudicibus Building Co108.00
- 122—Riverside Drive, n e cor 151st st, 103.9x 173.1. Richard N Spiers agt Sillon Construction Co & Geo W Weil.....500.00
- 123—134th st, Nos 11 to 17 East. Louis Rosen agt Henry Bronner & Cohen & Poluskv.....50.00
- 124—27th st, Nos 118 & 120 West. Colwell Lead Co agt A & S Construction Co & Harold L Rockmore395.08
- 125—Broadway, w s, 147.8 n Waverly pl, 39.7 x100. Stewart Lumber Co agt Almy G F Gallatin, Kahn, Wertheimer & Smith Co & J Karis Jr & Co.....95.35
- 126—Audubon av, n e cor 175th st, 98.9x100. Theodore C Wood agt Simon Construction Co423.40
- 127—Riverside Drive, n e cor 151st st, 104x 145. Kutscher & Co agt Sillon Construction Co9,650.00
- 128—Audubon av, n e cor 175th st, 100x100. P & F Corbin of N Y agt Simon Improvement Co525.00
- 129—Riverside Drive, n e cor 151st st, 103.9x 145x irreg. Anton Larsen & Son agt Sillon Construction Co & Geo W Weil.....725.00
- 130—Wilkins av, w s, 75 s 170th st, 75x100. Antonio Marano agt Harry H Hess & Pucci Contracting Co31.95
- 131—233d st, s s, 25 w Barnes av, 75x100. Raffaele Gargaro agt Deudicibus Building Co85.00
- 132—Riverside Drive, n e cor 151st st, 104x 145. Moritz Arnstein agt Sillon Construction Co593.32
- 133—Kingsbridge rd, n e cor Morris av, 92x 72. Same agt Wm Guggolz Construction Co96.50
- 134—Clinton st, Nos 58 to 62. Kemlein & Leahy (Inc) agt Clinton Street Theatre Co & Deisler & Stevenson.....583.00
- 135—Beaumont av, e s, 200 n 187th st, 100x 100. Michael Cerussi agt Jacob Cohen Construction Co200.00
- 136—Longfellow av, s w cor Freeman st, 110 x135. Moritz Arnstein agt Longfellow Realty Corp52.71

SATISFIED MECHANICS' LIENS.

Feb. 4.

- Teller av, w s, 333 n 169th st. A Pardi Tile Co agt Teller Realty & Construction Co et al. (Feb 2, 1911)180.00
- Same property. G Zibelli & Son agt same. (Jan 27, 1911)600.00
- Same property. Edw S Barbic agt same. (Jan 27, 1911)1,480.00
- Same property. David Shapiro agt same. (Jan 30, 1911)145.00
- Same property. Church E Gates & Co agt same. (Jan 26, 1911)238.08

Feb. 6.

- So Boulevard, No 1472. Wm Barrow agt Geo J Reynolds et al. (Jan 13, 1911).....445.00
- White Plains av, e s, 75 n Batholdi st, Julius Oehrlein agt C Marescis Sons et al. (Nov 21, 1910)115.00
- Baxter st, No 20. Sam Feldstein agt H Prince et al. (Sept 6, 1910).....25.00
- Same property. Romualdo Palmieri agt L G Bozzo et al. (Nov 21, 1910)273.00
- White Plains av, e s, 50 n Batholdi st, Luciano Minutello agt Marcesco & Co et al. (Dec 30, 1910)135.00
- Same property. Pasquale Cerbone et al agt same. (Nov 2, 1910)450.00
- Same property. Hudson Woodworking Co agt same. (Dec 7, 1910)400.00
- Same property. Jno Tedeschi agt same. (Dec 20, 1910)155.00
- White Plains av, w s, 45 n 221st st. Chas E Staker agt Frederick W Trumpler et al. (Dec 3, 1910)2,318.00

- *Riverside Drive, Nos 416 & 417. Traitel Marble Co agt Jno J Hearn Construction Co et al. (Dec 15, 1910).....3,760.78
- *Woodlawn rd, e s, 25.5 s 207th st. Hudson Wood Working Co agt Rudolph J Helbing et al. (Jan 26, 1911)383.00

Feb. 7.

- 21st st, No 209 West. W & R Iron Works agt Philip Goldberg et al. (Nov 3, 1910).....40.00
- 49th st, No 412 West. Same agt same. (Nov 5, 1910)10.00
- 177th st, Nos 503 to 517 East. F Zambetti & Bros agt Perlman, Berch & Orr et al. (Jan 17, 1911)85.00
- 43d st, No 7 West. Daniel J Skelton agt Century Assn et al. (Sept 23, 1910)18.00
- 44th st, No 540 West. Same agt Jacob Hirsch et al. (Sept 23, 1910)35.00
- 36th st, No 409 West. Same agt Nathan Coleman et al. (Sept 23, 1910)30.00
- 35th st, No 102 East. Same agt Katherine K Rhoads et al. (Sept 28, 1910)15.00
- 3d av, No 4067. Saml Moskalkoff agt Leopold Guttag et al. (Dec 8, 1910)200.00
- 25th st, n s, 300 e 9th av. Goulds Mfg Co agt Roman Catholic Church of St Columba et al. (Jan 11, 1911)176.00
- *Same property. Jno Trageser Steam & Copper Works agt same. (Jan 11, 1911)60.75
- *Division st, No 99. Bregman, Rosenberg & Rotner Co agt Geo W Moore et al. (Aug 8, 1910)150.00
- 3d av, s e cor 175th st. H Herrmann Lumber Co agt Codac Realty Co et al. (Jan 14, 1911)7,750.00
- 125th st, No 454 West. Rafal Thatch agt Morris Weiss et al. (Dec 23, 1910).....122.70

Feb. 8.

- 5th st, No 420 East. Alberene Stone Co agt John Doe et al. (Dec 5, 1910).....140.00
- Same property. Same agt Henrietta Wunderlich et al. (Dec 14, 1910)199.50
- 130th st, Nos 278 & 280 West. Jacob Kosofsky agt Alphonse E Voss et al. (Jan 14, 1911)71.65
- 8th av, Nos 2420 & 2422. Same agt Johannes M Johannsen et al. (Jan 14, 1911)71.65
- Alexander av, No 225. Chas H Fenichel agt Henry C Entrup et al. (Nov 18, 1910)615.30
- 26th st, Nos 244 to 260 West. Carnegie Steel Co agt Wells, Fargo & Co et al. (Feb 1, 1911)4,125.34
- Clinton st, Nos 58 to 62. Louis Wiedersman agt Clinton Amusement Co et al. (Nov 29, 1910)24.30
- Lexington av, No 253. Carnegie Steel Co agt Packard Commercial School Co et al. (Feb 1, 1911)1,785.92
- 26th st, Nos 244 to 250 West. Same agt Wells, Fargo & Co et al. (Jan 21, 1911)4,126.34
- 165th st, Nos 757 & 759 East. Henry C Griffin agt Gustav Ernst et al. (Sept 26, 1906)1,602.41
- *Jackson st, Nos 79 & 81. Teddy Connolly agt agt Church of St Mary et al. (Jan 18, 1911)876.50
- *Division st, No 99. Bregman, Rosenberg & Rotner Co agt Geo W Moore et al. (Aug 8, 1910)70.00

Feb. 9.

- White Plains road, e s, 45 n Bartholdi st. Morris Marks agt Joseph Pistone et al. (Dec 3, 1910)160.00
- *Crotona Parkway, s e cor 178th st. Federal Title Co agt Katonah Construction Co et al. (Dec 8, 1910)720.00
- *Southern Boulevard, w s, 193.5 s 182d st. Howell Mapes agt same. (Nov 29, 1910)115.50
- *Lexington av, s w cor 79th st. John T Martin agt I Westar Kendall et al. (Jan 26, 1911)1,123.60
- Mohegan av, s w cor 180th st. Bartelstone Bros agt Nathan Rubenstein et al. Feb 8, 1911)127.50
- 187th st, n s, 140 w Bathgate av. G B Raymond & Co agt Mountain Construction Co et al. (Jan 12, 1911)66.80
- 187th st, Nos 517 to 521 East. Nicholas F Peterson agt same. (Jan 6, 1911)145.00
- 64th st, No 218 West. Rider Ericsson Engine Co agt Jennie Freid et al. (Feb 2, 1911)130.00
- Clinton av, n w cor 175th st. George Jung agt Wiedhopf Construction Co et al. (Jan 25, 1911)2,556.37
- 187th st, n s, 160 w Bathgate av. John H Kingston agt Mountain Construction Co et al. (Feb 19, 1910)132.00
- White Plains av, w s, 45 n 221st st. Chas E Staker agt Frederick W Trumpler et al. (Dec 3, 1910)2,318.00

Feb. 10.

- Intervale av, s e cor Beck st. Nathan Hirschhorn et al agt Winne Realty & Constn Co et al. (Feb 14, 1910)600.00
- *Riverside Drive, s e cor 114th st. Chas H Parsons agt John J Hearn Constn Co et al. Nov 2, 1910.1,515.50
- 26th av, Nos 31 to 39| Cornelia st, Nos 2 to 12| Ogden & Wallace agt Sixth Avenue & Fourth St Realty Co et al. (Dec 30, 1910).....611.72

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

See page 277 for Building Loan Contracts, Attachments, and Chattel Mortgages Affecting Real Estate.

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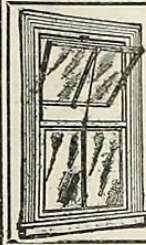
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