

REAL ESTATE RECORD AND BUILDERS' GUIDE

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THE WESTERN CORNER OF THE BRONX.

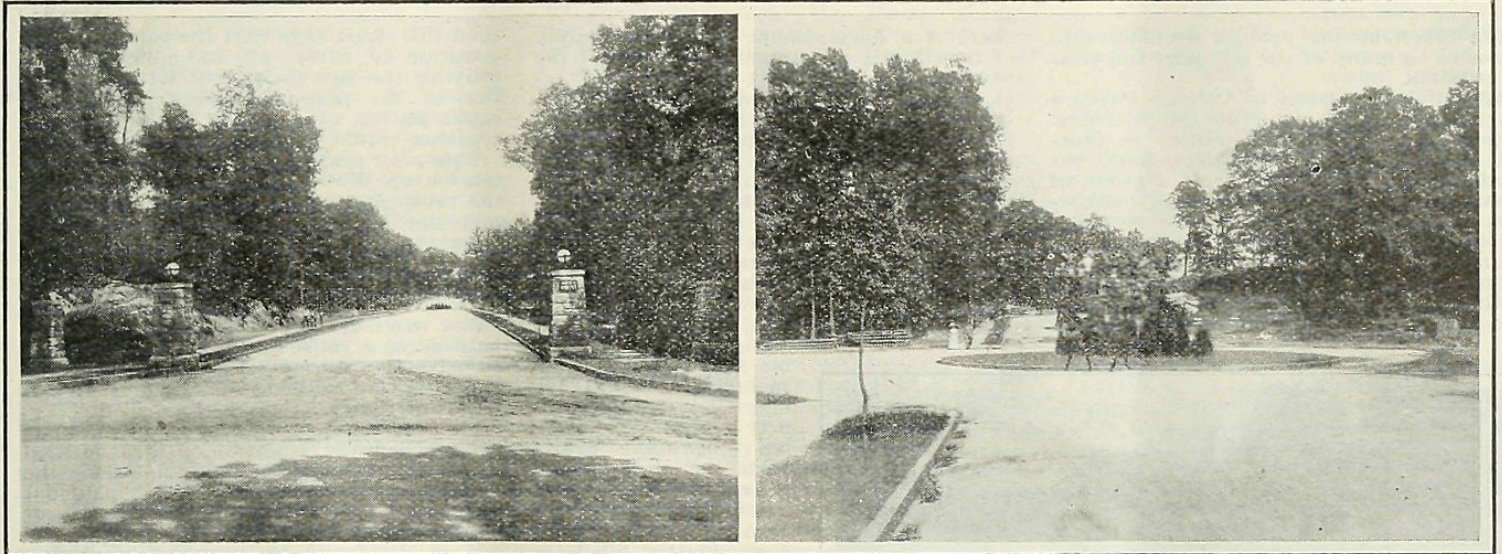
Riverdale, a Suburban Territory of Large Estates and Country Homes Within the City, Has Rapid Transit, Winding Parkways and a Wealth of Fine Old Trees.

THE development and upbuilding of Manhattan and the Bronx have furnished some strange and unusual situations and it has frequently happened that the most desirable residential sections have been the last to be improved. From the standpoint of beautiful scenery, high elevation and healthful air the upper West Side, Morningside Heights and Washington Heights are far superior for residential purposes to any other districts in Manhattan. Notwithstanding their advantages, these sections have been improved only in the last few years, while the upper East Side and Harlem have long been thickly populated. In most instances the advent of the subway and the building of other transit lines have had some immediate effect, but occasionally there is an exception and the extreme western corner of the Bronx furnishes one of the most peculiar situations of this nature. North of Spuyten Duyvil Creek to the city line,

er value and if properly developed would have produced a much better class of buildings than under small individual ownerships.

Among the more prominent owners of acreage in Riverdale are the Delafield family with 300 acres and control of much more; the Van Cortlandt family with about 100 acres; George W. Perkins, 80 acres; the Babcock estate, 40 acres; the Morosini estate, the Goodrich estate, Cleveland H. Dodge, Darwin P. Kingsley and Edmund D. Randolph. With these large property holders are allied others with smaller parcels but with an equally keen interest in keeping this ridge, as it always has been, the abode of the man of means, who enjoys an attractive country home, convenient to the city. Historically, this neighborhood has always been for the comparatively few. A part of Westchester County, until 1874, when as the annexed district it was taken into the city, it has

circular plaza, laid out as a park, with a tall monument in the center. The monument is already nearing completion. Radiating from the plaza like the sticks of a fan are a number of fine roads and three splendid boulevards, each 100 feet or more in width. Riverside Drive will run northwesterly near the river to Yonkers. The Henry Hudson Boulevard is to go north through the center of the region and join with Riverside Drive near the city line. Spuyten Duyvil Parkway, already in existence, runs easterly from the bridge to Van Cortlandt Park, terminating at Broadway, near the subway station. At its Van Cortlandt end, more property than is required for the roadway will be taken up and a small park laid out. These roads will be one of the striking features of Riverdale. Not a straight street exists in the entire section, the highways being laid out to conform with the contour of the land, and in this way many peculiar rock



THE BEAUTIFUL SHADED ROADS IN RIVERDALE ARE ONE OF ITS FEATURES.

at 261st street, between Van Cortlandt Park and the Hudson River, is a high irregular ridge comprising the two settlements known as Spuyten Duyvil and Riverdale.

For four years this wooded countryside, embracing the highest ground, not only of the Bronx, but of the entire city as well, has had the subway at its door and the New York Central within easy reach. In addition the neighborhood has long had the Yonkers and Putnam division, at the Van Cortlandt Park junction, which connects with the elevated at 155th street, and the Broadway surface line to Yonkers. Few if any outlying districts have been so well favored with transit lines, yet the population, until the last few months, has had no considerable increase. It is true that values have increased in the vicinity of the subway and, to some extent, in the more remote parts of the ridge, but much building has not followed and the entire district remains pretty much as it was a decade ago.

A glance at the list of owners and a brief survey of the history of the section will show the reason for this lack of promiscuous building. Practically all of this ridge, a half mile longer than Morningside Heights and a mile or so shorter than Washington Heights, is held by a score of families, some old and some of recent wealth, but all apparently in sound financial health. The only breaks in the ranks have been the auction sales in the last few years of the Waldo Hutchins, the Griswold and the Samler estates, sales regarded by the other owners as premature. It is held that these few properties, representing a comparatively small acreage, would, if intact to-day, be of much great-

shared the character of the whole western border of this county. The physical conditions, as one historian puts it, "render this region one of the most inviting and favored localities in the world for costly residences and grand estates, and from the earliest period of European settlement the Hudson River is obtainable and the tree-crowned Palisades, on the New Jersey shore, furnish a background which reminds one of the hill-surrounded lakes of the Adirondack region. At Riverdale station the hill slopes rather abruptly to the river, and part way up the ridge are a number of costly residences, with a succession of flowered terraces, in front, reaching almost to the river."

No more attractive location for dwellings could be imagined than the riverfront north of Spuyten Duyvil. From the ship canal, the land rises gradually to a considerable elevation and continues in a succession of dips, all the way to Yonkers. From this ridge a magnificent view of the Hudson River is obtainable and the tree-crowned Palisades, on the New Jersey shore, furnish a background which reminds one of the hill-surrounded lakes of the Adirondack region. At Riverdale station the hill slopes rather abruptly to the river, and part way up the ridge are a number of costly residences, with a succession of flowered terraces, in front, reaching almost to the river.

In addition to the natural features enjoyed by the district, the city is planning extensive improvements, which will add attractiveness to the region and render it more accessible. Riverside Drive at present ends at 207th street, but it is planned to carry it across the Inwood gap to the hill on the south bank of Spuyten Duyvil Creek, by means of an immense viaduct, similar to the one at Manhattanville. From here to the top of Spuyten Duyvil Hill, and spanning the creek, will be the Hendrick Hudson Memorial bridge, one of the handsomest viaducts in the city. The terminal of the bridge will be a 200-foot

formations, hillocks and picturesque dells are preserved. Besides this, the roadways are being well and solidly built and will be particularly well adapted for motoring.

Although the large estates predominate, and no doubt will for several generations, some of them are now being opened in part and an interesting effort is being made to shape the development of the entire ridge in such fashion as to leave to the city at least one section where a man may have his own home with grounds about it and where no apartment houses may intrude. For instance, near the Riverdale station, George W. Perkins has recently built houses on a portion of his estate for George B. Cortelyou, Mrs. B. W. Freeman and others of equal standing. Near the bridge plaza at Spuyten Duyvil, a development known as "Along the Hudson" has been opened and a number of attractive dwellings are under way.

The most active work along the ridge is being undertaken by the Delafield estate. Out of their holdings they have set aside 140 acres for a residential park on the crest of the Riverdale hill. Fieldston road, a new 100-foot parkway, runs through the center of the tract, connecting Spuyten Duyvil and Mosholu parkways, and for many years this property has been known as Fieldston. The estate has built excellent roads and laid them out in conformance with the city maps and, as elsewhere in the section, the streets follow the natural lay of the land. A villa development has already begun. Houses on good-sized plots are under construction for Bishop C. S. Burch, Dr. H. H. Janeway, Professor Ashley Thorndike and several others. Two-family houses and apartment houses are shut out by restrictions;

so are business buildings of any kind. Not less than three lots can be bought, and the average price of these is about \$5,000. No dwelling can be erected to cost less than \$8,000. The principal transverse thoroughfare, 246th street, goes through the property. It is an 80-foot roadway and runs from the subway to the Hudson River.

One of the most attractive features of Riverdale is the great number of trees. The hills of Fieldston, the ridge along the river and the crest of Spuyten Duyvil Hill, are all thickly wooded, and care is

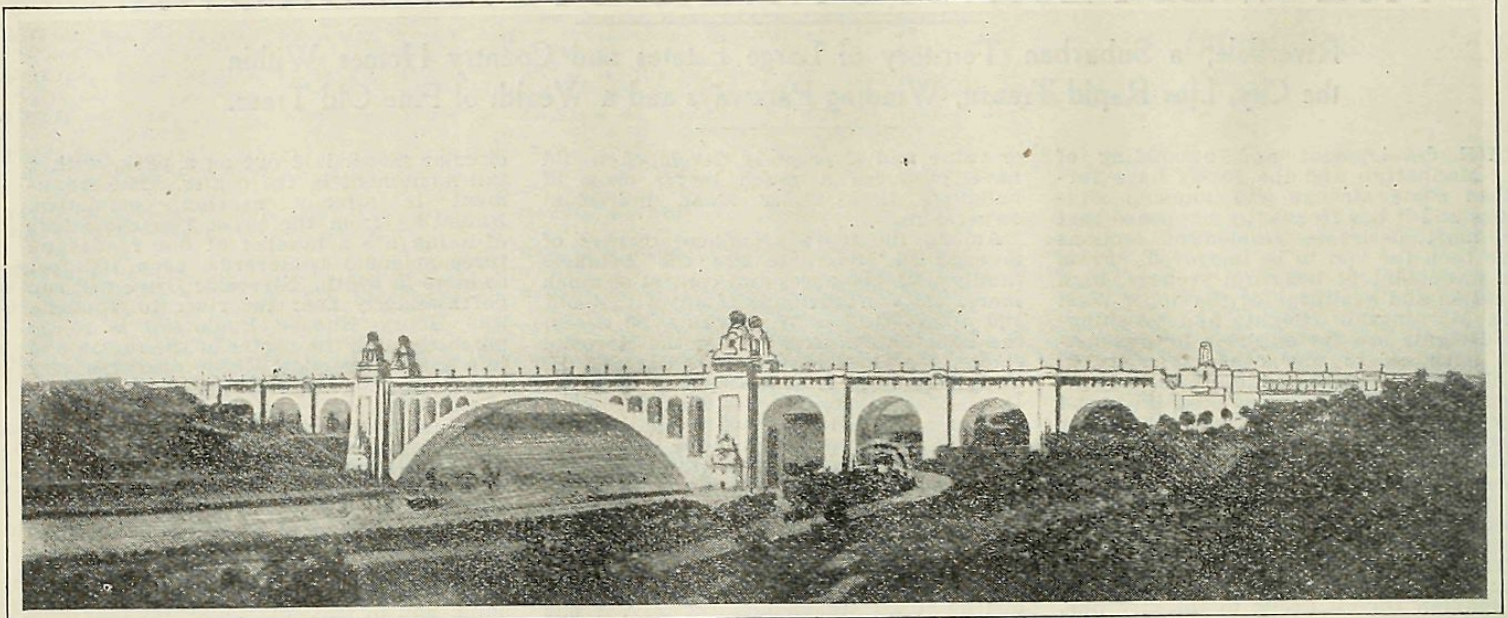
del. Several of these settlements have acquired some local prominence and are popularly known as Finneganville, Yankee Town, Scott Hill and Irish Town.

With the exception of one or two buildings on the lower ground, near Broadway, there are no structures housing more than one family throughout the entire district, and in view of the concerted action on the part of the various land owners there is little probability that apartment houses will gain any considerable foothold for many years to come. Immediately above Riverdale, on the Yonkers side of the line,

RAPID TRANSIT OUTLOOK.

Probability of Interborough Extensions— B. R. T. Thinking About Seventh Avenue.

Although all efforts upon the part of the Interborough Rapid Transit Company to procure the construction of new subways and elevated lines have been rejected by the public authorities, President Shonts in his annual report to the stockholders is-



THE HUDSON MEMORIAL BRIDGE OVER SPUYTEN DUUVIL CREEK.

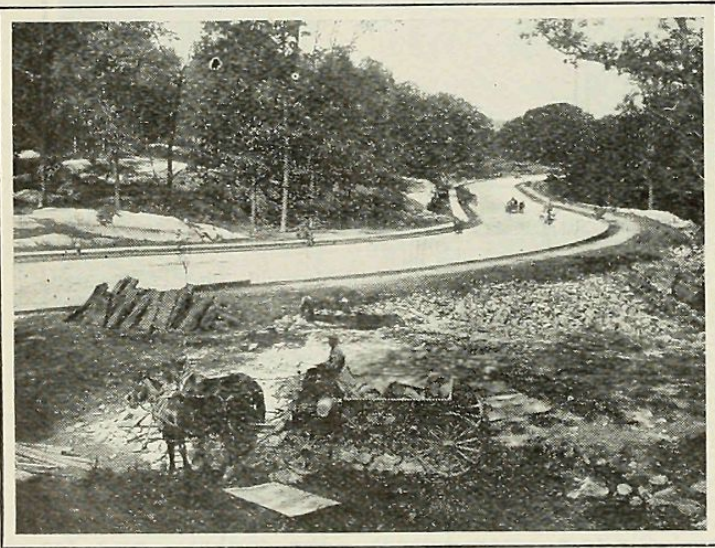
being taken by the various developers to preserve as many of the old oaks and elms as possible.

Adjoining Fieldston is College Park, a tract of nine acres owned by the Teachers' College of Columbia University. At present this is used as an athletic field, but soon the institution is to erect a group of residences for its professors and instructors. The professors will have separate dwellings, and a building typical of the Oxford-Cambridge plan will house the instructors. The buildings are to face the athletic field of the Horace Mann school and will overlook Van Cortlandt Park and

there is a development consisting mainly of two-family dwellings. These are of the very best type possible in such construction and, except for their unusual length, bear all the marks of private residences. Similar buildings may possibly make their appearance in the few unrestricted portions of Riverdale, but if they do they will not prove any drawback to the rest of the territory.

Where Riverdale fronts on Broadway and Van Cortlandt Park, the development is likely to include high class apartments. The uninterrupted view over the park is beautiful, and the walk to the subway or Van Cortlandt station is short. By these means the City Hall may be reached in fifty minutes. The only present drawback is the swamp near the subway, just below the park entrance, and this is soon to be filled in with earth and rock from the new Catskill water tunnel.

The neighborhood offers many forms of recreation. The Van Cortlandt golf links and tennis courts are close at hand. Polo games, football, baseball and cricket may be enjoyed, and the Dunwoodie Golf Club and West Side Tennis Club are not far distant. The Hudson River and the creek offer opportunities for yachting and afford good anchorages. On the whole, it is doubtful if the Greater City affords any other locality so well adapted for the suburban homes of the well-to-do.



ROAD MAKING ON THE DELAFIELD ESTATE.

the Jerome Park reservoir, across the valley. The educational atmosphere thus created will be enhanced by the presence of Manhattan College, which is shortly to erect a number of academic structures on a tract of twelve acres, nearby. The Riverdale Country School for Boys, and a girls school are already in the immediate neighborhood.

An abundance of a fair quality of granite is present throughout the region and many of the dwellings are built of the native stone. On its development, the Delafield estate furnishes building stone free of charge to any of the purchasers, and most of them have availed themselves of the privilege.

As it has been for generations, Riverdale is almost entirely without a middle class of population. It has only two classes. On the one hand are the large landholders, with their big estates, and on the other the farmers, gardeners and small artisans, whose labor is needed by the former and whose homes are to be found tucked away by themselves in some little

New Court House Site Bill.

Senator Stilwell has introduced a bill which, he says, meets with the approval of Mayor Gaynor, and which gives the Board of Estimate and Apportionment exclusive power for a period of six months to select a court house site. If the board fails to act, the Court House Board is then to have exclusive power for six months to determine upon a site for the court house, but not within any public park.

Borough President McAneny said this week that \$5,000,000 of corporate stock would be available for purchasing the required property and that he was confident that the six months provided under the Stilwell bill would be ample time in which to find a satisfactory site.

sued this week says that the company will continue to carry out its policy of improving the service and of adding facilities to the present system to make it equal as far as possible to the ever increasing traffic.

This may possibly mean an elevated extension up White Plains road in time, but the prospect became remote when the city and the company failed to agree upon terms for this and other extensions. In anticipation of an agreement the Interborough obtained control of a tract of 31 acres at the terminal of the proposed elevated extension on White Plains road, to be used as a railroad yard. It was deemed advisable to control it before the then expected improvements resulted in an advance of realty values in that section.

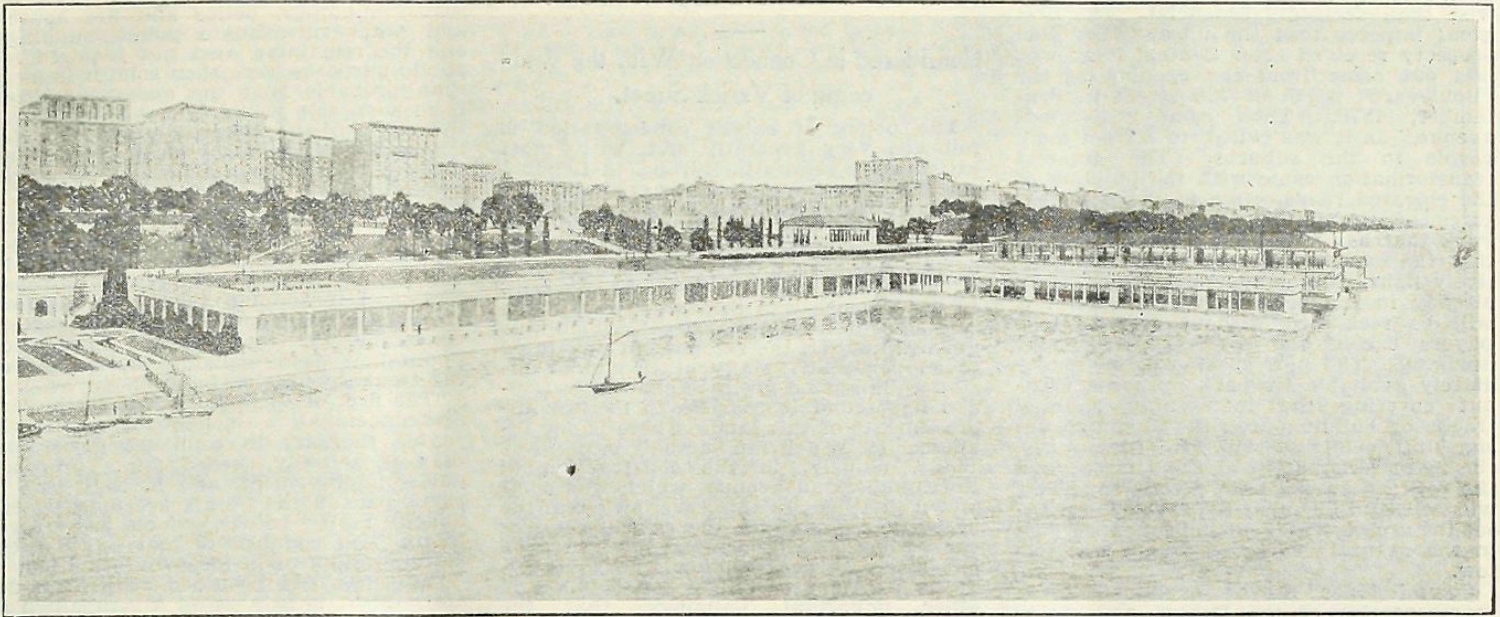
Mr. Shonts now thinks the time has come when the stockholders are entitled to some increased distribution. During the last two years the company has paid out over \$8,000,000 in improvements, or \$2,000,000 in excess of the amount paid out in dividends to stockholders during the same period. In conclusion he makes these prophetic remarks:

"The time has doubtless come when these stockholders are entitled to some increased distribution. Notwithstanding these large expenditures it is manifest that the present system of itself cannot through improvement of service and facilities alone provide for the constantly increasing stream of travel on the Island of Manhattan. The only practical relief seems to be in carrying out the original policy of completing the Subway H, making through trunk lines upon both the East Side and the West Side. Towards the construction and operation of these natural extensions this company should always stand ready to co-operate with the public authorities to the best of its ability and to the limit of its financial resources."

It is learned from the annual report of the Brooklyn Rapid Transit Company that the company has not only made arrangements for financing its share of the new subway construction work, and the rebuilding and extending of the elevated lines that will be connected therewith, but it is also contemplating the building of a subway up Seventh avenue, Manhattan, past the Pennsylvania station and thence up the West Side, paralleling the present subway line of the Interborough on Broadway. The report reads:

"In the event that such a line should not be constructed and operated as a natural extension of the existing rapid transit railroad, it could be made a part of the new system with a northerly extension on the West Side of Manhattan, which within a few years will probably be necessary for the relief of that growing population."

—Home builders at Leonia on the Palisades, have put \$800,000 into new houses in the last eight months. Over two miles of new streets have just been opened there.



UPPER LEVEL OF THE STRUCTURE TO BE ERECTED AT 96TH STREET IN THE SCHEME OF ENLARGING RIVERSIDE PARK.

THE EXTENSION OF RIVERSIDE PARK.

Reclamation of Submerged Lands in Progress—Magonigle's Design for a Later Improvement—Railroad to Be Covered—Spoil From Water Tunnels.

RIVERSIDE PARK, enlarged, beautified and extended out to the channel of the Hudson, is now coming within the domain of realization through a fortunate combination of circumstances. For forty years park commissioners have thought of ways and means of having it actually extended to the waterside. At first the park and the drive were separate interests, and it was on Frederick Law Olmsted's suggestion, in his annual report of 1873, as landscape gardener, that the two were combined. In the public mind they are still considered as essentially one great parkway which has not yet reached its final proportions and beauty.

Years ago land under water between 72d and 129th streets was acquired by the city for an addition to the park proper, but until the present time a good opportunity has not been presented of getting suitable material for the fill. By the construction of the water pressure tunnels from the Catskill aqueduct southward through the west side of the city hundreds of thousands of cubic yards of spoil, consisting entirely of rock, will be made available, and the president of the Park Board, Commissioner Stover, has arranged to utilize this for the fill.

A retaining wall will be necessary, and this will be erected by the Dock Department. The line of the wall is about two hundred feet from the shore, parallel thereto, and extending all the way from 72d to 129th street. In the vicinity of 79th street and 96th street, where there are large city piers under the jurisdiction of the Dock Department, there will be a two-story structure, extending from the shore to the bulkhead line, underneath which will be the landing facilities and the railroad tracks, and on the upper level the park landscape in continuation.

Elsewhere the park will be sloped down to the water's edge, the railroad tracks to be arched over and hidden from public view.

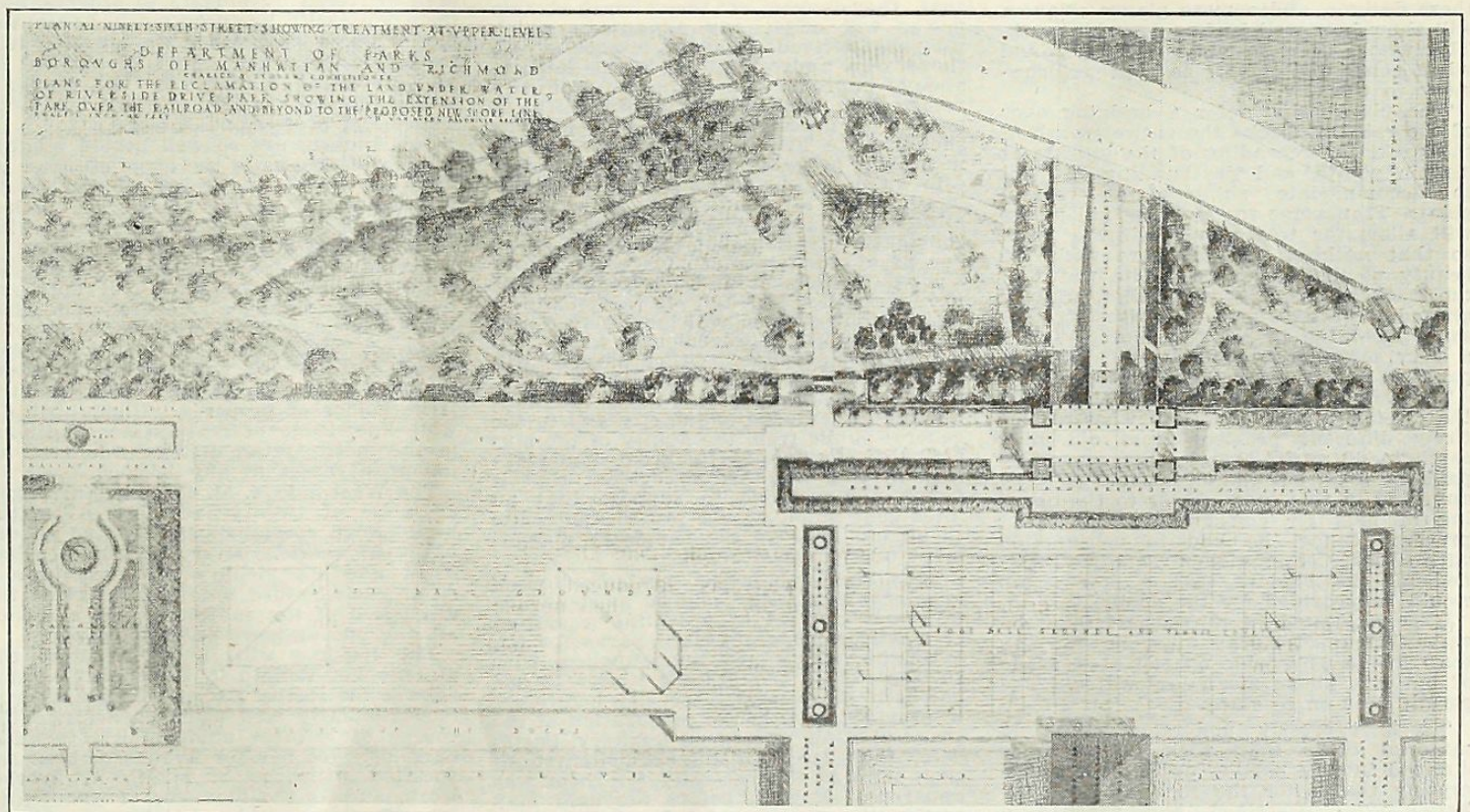
TO HARMONIZE WITH THE FULTON WATER GATE.

Having in mind the fact that a magnificent water gate will be built at the foot of 110th street from plans by H. Van Buren Magonigle as a public memorial to Robert Fulton, Commissioner Stover has had Mr. Magonigle make a design for the arrangement contemplated at the foot of 96th street and in that vicinity to harmonize with the water gate. The accom-

panying illustrations were photographed from Mr. Magonigle's drawings and show the treatment of the piers at 96th street. At other places the layout will be planned in due time by the landscape gardener of the Department of Parks.

The operation of filling in the land under water has already been started at 129th street, with the spoil from the water tunnel excavation, and the engineers of the Dock Department are making soundings for the retaining wall and will soon start dredging. For the dredging an appropriation of \$20,000 in corporate stock has recently been finally authorized. Dredging is necessary in order to make a foundation or bed for the riprap and on account of the remarkable depth of soft mud overlying the solid bottom, averaging about thirty feet.

About three years is the estimate of Commissioner Stover of the time required for the filling-in. The new made land will then be ready for the landscape architects and gardeners. A part of the space will be available for recreation fields, and the opportunities for boating will be greatly appreciated at a time when there is more general interest taken in water sports than ever before. The effect



PERSPECTIVE VIEW SHOWING TREATMENT OF DOCKS AT THE FOOT OF 96TH STREET IN THE SCHEME OF THE PARK DEPARTMENT FOR EXTENDING RIVERSIDE PARK.

upon real estate interests cannot be otherwise than decidedly beneficial. The first great impetus that the upper West Side property received after Central Park was laid out came from the opening of the "Boulevard" north of 72d street in September, 1870. Then came "Riverside avenue," as it was called, to attract more people to the suburbs. The greatest transformation came with the building of the elevated roads. One of the best features of the improvement to Riverside Park that has now been taken in hand is that the expense may be made comparatively light. The land under water being already in the possession of the city, it will be reclaimed without cost to taxpayers except for the expenditure for dredging. The new space will be immediately available for park purposes without covering the intervening railroad tracks or building after the Magonigle design until a later period. In other words, the mere reclamation of the land beyond the railroad tracks now covered by water will constitute a great improvement without the architectural embellishments which in the natural course of events will follow.

Commissioner Stover explained to a representative of the Record and Guide this week the arrangements he had been able to make for obtaining material for the fill:

"One day certain contractors who had to do the work of digging the new water supply tunnel came to me for permission to sink shafts in the city parks. It was work that had to be done, so I struck a bargain with them.

"I told them I would give them the permits if they would let me have the rock they excavated. When I outlined my plan they even agreed to cart the rock to the dump. Rock is more valuable than earth, but it meant something to them to get rid of it easily and cheaply. When the question of filling in the river to the bulkhead line came up from time to time there was always the question of how the city could get around the requirement of the Federal Government that no material must be dumped into the river except behind a rock embankment. I readily saw, when I looked over the situation, that the embankment would have to be built first. The rock from the subways and the water tunnel, it occurred to me, would be the very thing. Now we will build the embankment, at no cost to the city, and after that plenty of material will be found to dump behind the wall and complete the park expansion.

"Of course, I realized that it would not do to go at the proposition in a haphazard fashion; that the whole improvement from beginning to end would have to be logically designed so that, when completed, it would be a harmonious whole. With this end in view I engaged Architect Magonigle, whose design of the Hudson-Fulton Watergate had been accepted, to carry out the whole river improvement along similar lines. He has completed these designs, and a mere glance at them will show how well he has done his work. The whole plan is very beautiful, and when completed it will be a great ornament to the city.

"The plans provide for a bridging over of the railway tracks the entire length of the park, the regrading of the hillside at certain points, and the building of piers to accommodate shipping at certain points. Transverse roads at certain points will allow for traffic to reach the piers, so that nothing will interfere with the beauty of the driveways. The width of the tracks is about sixty-six feet, and the ground to be reclaimed comprises stretches of from 150 to 250 feet more, so that a very large area will be added to the park as it now exists."

The Commissioner emphasized the point that getting rock material was an entirely different problem from obtaining earth to fill with. A price was generally paid for rock, but the city would not pay anything in this case. Prior to the opening of bids for constructing the water pressure tunnel he had in conjunction with Dock Commissioner Tomkins notified all the bidders that a free dump would be provided for the spoil.

It is stipulated in the permit that the embankment of riprap must be not less than fifteen feet wide on top at a grade of ten feet above mean low water. The permit goes on to state:

"It is expressly understood that no material other than rock fill shall be dumped in any portion of this work, excepting that after the rock fill roadway hereinafter described has reached a height of not more than eighteen inches below the level of the flooring of the West 129th street pier, soft earth fill may be deposited thereon."

EXCESS CONDEMNATION.

Considered in Connection With the Widening of Varick Street.

The policy of excess condemnation is followed very generally and with most satisfactory results in Europe. In London, the first improvement made was the creation of Garrick street in 1861, when 72 per cent. of the cost of land and construction was recouped through the sale of the surplus property. In the making of Southwark street in 1864, 37 per cent. of the expense was recovered, and in the case of Queen Victoria street, which was finished in 1871, the recoupment amounted to 53 per cent. Many other similar instances might be given to show how London has found it possible to finance improvements of this kind. There is one instance in which an actual profit was made, namely, in the construction of Northumberland avenue, which was completed in 1876. In this case, although the property required for the new street was very expensive, the demand for what was left after its construction was so great, owing to its availability for hotels and other important buildings, that the amount realized from the sale of the surplusage was nearly \$600,000 greater than the original cost of land and improvement, which involved a total expense of about \$3,500,000, although the new street is only about 1,000 feet in length and is 90 feet in width.

If this policy could be followed in the widening of Varick street, says Chief Engineer Lewis in his annual report to the Board of Estimate, it is extremely likely that the entire cost of the improvement could be realized from the sale of the surplus property, especially if a rapid transit railroad is to be constructed in this street:

"A question might be raised as to whether it would be equitable or even legal to impose any local assessment for benefit in cases where the city were to acquire more land than is actually needed for the proposed improvement. So long as the local assessment bears the same or a less proportion to the total cost as the land actually needed for the improvement bears to the total area required, there would seem to be no injustice involved in such an assessment. In fact, the portion of the expense represented by the land actually needed for the improvement would be far less if computed according to the ratio of the land actually needed to the total land taken than it would be if only the area required for the improvement itself were taken, with the liberal allowance invariably made for the destruction of improvements and the damage by reason of the mutilation of the lots.

In order to exercise this right of excess condemnation an amendment of the State Constitution will be necessary.

"One objection which may be raised is that the power to acquire more property than is actually needed for the physical construction of a public improvement may be recklessly or improperly exercised, and that the danger of the abuse of this power will offset any advantage which may be derived from its exercise. To those who appreciate the great importance of improvements of the kind already referred to and the city's inability at present to finance them, these objections should have little weight. The amendment will probably be opposed by interests which appear to believe that the city has no right to benefit by or share in the increase in values which the city itself is constantly creating, but that the right to benefit by such increase in realty values belongs to them or at least to those who are farsighted enough to anticipate a rise in values which will inevitably follow certain great improvements which the city may undertake. Other motives will probably be alleged as the ground of opposition on the part of these interests, but the advantages to the city and to the general public from the ability of the municipality to finance its great undertakings in this way are so evident that it seems unreasonable to suppose that an intelligent public would fail to appreciate them and approve the necessary amendment to the constitution.

"The right of excess condemnation if granted to the city could be most advantageously applied in providing a system of small or moderate sized parks for the boroughs which are not supplied with such parks at the present time. It has not been the policy of the city heretofore to provide parks in the preparation of the street plan for unmapped territory, but to defer their location and acquisition until such time as the necessity for them was apparent. If even before the final map of the city were completed, acreage property were bought in order to provide future parks, and bought in such quantity as to provide not only the parks which would be ultimately developed by a sur-

plusage which would furnish sites for school buildings, police and fire houses, and other subordinate public buildings, and the remaining area not required for public purposes were then sold, it is more than probable that the amount realized from such sale would not only reimburse the city for the original outlay, but for the actual development of the parks and the erection of such buildings as might be required."

FAVORED BY THE CORPORATION COUNSEL.

Two constitutional amendments will be voted upon next November by the electors, and if adopted they will empower the authorities to put the plan of "excess condemnation" into effect. Corporation Counsel Watson explains the nature of the two measures as follows:

"The first of these is known as the 'excess condemnation amendment, which will enable the city to condemn more land than is actually needed for a proposed public improvement, and in that way to participate in the profits accruing by enhanced realty values, which have heretofore been confined to real estate speculators acting upon inside information.

"The second proposed constitutional amendment is in a sense a companion to the first, and is of almost equal importance to the public. As is well known, Paragraph 7 of Article 1 of the Constitution provides that when private property shall be taken for public use the compensation to be made must be ascertained either by a jury or by not less than three commissioners appointed by a court of record.

"Trial by jury has not been found to be adapted to the ascertainment of land values in condemnation proceedings, so the uniform practice has arisen of appointing three commissioners, often at great and unnecessary expense. A justice of the Supreme Court, sitting without a jury, would be the ideal tribunal for the assessment of damages in condemnation proceedings, and the proposed constitutional amendment will make it lawful for a justice of the Supreme Court to take upon himself the somewhat onerous burden of assessing condemnation damages instead of appointing expensive commissioners.

"Most of the Justices of the Supreme Court have shown a spirit of ready cooperation with me in my efforts to lessen condemnation expenses, and I believe that many of them will be willing, though at some sacrifice, to take up condemnation matters themselves instead of appointing commissioners. This is my earnest hope, and I eagerly await the action of the electors upon this amendment, and also upon the excess condemnation amendment. The two together, if the best is made of them, should yield enormous benefits to the public."

The Real Estate Owner's Message to Brokers.

For several years the real estate lectures at the West Side Y. M. C. A. have been delivered by brokers to brokers, and their popularity has been marked from the first. There is another appropriate side to such talks, which could be handled in an interesting manner by the property owner himself, particularly by the large holder and professional buyer.

Few brokers are so well posted regarding real estate as is the large operator or investor, whose knowledge of real estate is necessarily very intimate. The broker is in a sense the employee of the investor, and it is greatly to the interest of buyers and sellers to speak to the broker with the utmost candor. Not only are there many things about brokerage that operators and investors would find of material advantage to have the broker know, but no one can talk so interestingly about his particular locality as the large holder of property. Undoubtedly a wide knowledge of real estate conditions in the metropolitan district would be an important asset to any broker.

The West Side Y. M. C. A. has arranged a course of twenty-five lectures by the best known specialists in city and suburban real estate. Every section of New York and its vicinity will be covered. After each lecture time will be given for discussion of the subject by the audience and by one or more selected speakers.

The lectures will be given under the direction of Ronald C. Lee, general manager of the Realty Records Company, who is particularly well fitted to arrange the course of lectures and conduct the discussions. He has for five years been associated with the Y. M. C. A. in this work, and as the manager of the Realty Records Company has originated a number of valuable systems for real estate offices. His wide acquaintance among real estate owners and investors has assured an interesting list of speakers.

Douglas L. Elliman Forms New Firm.

Douglas L. Elliman announces that on October 1 he will withdraw as officer and director from the firm of Pease & Elliman, with which he has been connected for over eight years. A new company, to be known as Douglas L. Elliman & Co., has been formed and after October 1 will be located at 421 Madison avenue, between 48th and 49th streets. The new firm will specialize in property in the Fifth and Park avenue sections. Mr. Elliman has long been considered one of the best informed brokers on property in these neighborhoods and has been closely associated with many of the new apartments on upper Park avenue. Argyll R. Parsons, also connected with Pease & Elliman, will be associated with the new firm.

Record Rental for 45th Street.

McCarthy & Fellows leased for Dr. Reginald H. Sayre the four-story dwelling on lot 25x100.5 at 9 East 45th street. The lessee is the newly formed Progressive Construction and Leasing Co. of 542 Fifth avenue. The lease is for a term of twenty-one years at a net annual rental of \$9,000. This establishes a new rental record for side streets in this neighborhood. The lessee will alter the building to a six-story mercantile structure at a cost of about \$25,000.

PRIVATE REALTY SALES.**South of 59th Street.**

BLEECKER ST.—Maxwell E. Butler and other members of the Butler family sold 132 Bleecker st, a 3-sty building, on lot 25x100, near West Broadway. The property is a portion of the estate of A. T. Stewart, and has not changed ownership in more than half a century. William A. White & Sons were the brokers.

WASHINGTON ST.—The Wm. H. Whitney Co. sold for Kantrowitz & Esberg the southwest corner of Washington and Clarkson sts, a plot of 12,500 sq ft, known as 578 to 582 Washington st and 62 and 64 Clarkson st. A fireproof mercantile structure will be erected on the site.

3D ST.—Charles Buermann sold the 5-sty tenement at 126 East 3d st, on lot 25x90, Astor leasehold.

21ST ST.—Jacob Bellak sold the 6-sty tenement at 211 East 21st st, on lot 23.6x98.9, to John Benzans. The buyer gave in part payment a 2-family house, on plot 50x163, in Bronxville.

27TH ST.—Edgar M. Weiss sold for Mary Mead 519 West 27th st, a 5-sty tenement on lot 25x98.9 to the Liederman Realty Co., which gave in exchange 15 lots in Jamaica.

39TH ST.—Pease & Elliman sold for Helen G. Wagner 103 East 39th st, a 4-sty dwelling with a 4-sty extension, on lot 16.8x98.9.

48TH ST.—The West Forty-eighth Street Realty Co., A. H. Pincus, M. L. Goldstone and H. Graff, sold 220 to 228 West 48th st, five old buildings, on plot 100x100.5, to Harry H. Frazee and George W. Lederer. Franklin T. Seaman, the broker in the deal, reports that a theatre, to be known as the Longacre, will be erected on the site, at an estimated cost of \$500,000. Several architects have submitted plans for the new structure, but no award has as yet been made.

48TH ST.—Margaret Hornidge bought from the estate of R. G. L. Dieffenbach 224 East 48th st, a 3-sty dwelling, on lot 18.8x100.5, between 2d and 3d avs. The property was advertised to be sold at public auction this week at the stand of Joseph P. Day.

59TH ST.—Jacob Weiss and Koppel Bros. sold for Weil & Mayer 206 East 59th st, a 5-sty building, to John Condam. This property is located near the approach to the Queensboro Bridge and will be altered for business purposes.

BOWERY.—The estates of Simon and Amelia Herman have sold the 6-sty building at the southwest corner of Bowery and Hester st, on plot 50x100, to Benjamin Davis for \$120,000.

4TH AV.—A. M. Johnson & Co. sold for Mrs. Isabel de P. Kelley, Robert Lee Morrell and Julia B. Peck to Roswell F. Easton, the 1, 2 and 3-sty buildings located on plot 115.10x83.10 x110x83.8, containing 9,500 sq ft, at the southwest corner of 4th av and 32d st. The Tonnele-Martin Realty Co. represented the buyer. The property will immediately be improved with a 12 or 18-sty mercantile building and the new owner reports that negotiations are pending for the leasing of the entire structure to one tenant. The property was offered at auction last year and was bid in by the present sellers. The price paid was \$565,000.

6TH AV.—Ruth M. and Gardner C. G. Smith sold 516 6th av, a 4-sty building with store, on lot 21x60, adjoining the southeast corner of 71st, to Herman Stern for \$85,000.

North of 59th Street.

75TH ST.—William A. White & Sons sold for James W. Halstead to Heilner & Wolf 3 West 75th st, a 4-sty dwelling, on lot 21x102.2, adjoining the Kenilworth apartment house at the northwest corner of Central Park West.

75TH ST.—S. M. Bier sold for Edward S. Steinar, of Kuhn, Loeb & Co., the two 5-sty flats at 103 and 105 East 75th st, on plot 43x102.2; also for John H. Block the two 5-sty flats at 107 and 109 East 75th st, on plot 53.4x102.2. The combined plot has a frontage of 96.4 ft. It is located 100 ft. east of Park av. The entire block front on Park av is improved with two 12-sty apartment houses, with the ex-

ception of the 75th st corner. The buyers are James C. McGuire & Co.

77TH ST.—Frank Griffin is reported to have sold 322 West 77th st, a 3½-sty dwelling on lot 22x102.2, between West End av and Riverside Drive.

83D ST.—William J. Carlin sold 161 to 165 West 83d st, three 3-sty dwellings, on plot 50.9x102.2, and Mary S. Searles sold 167 West 83d st, adjoining, a 5-sty flat, on lot 19x102.3, to an investor who will raze the buildings and erect on the site a structure which will be leased to Locke & Co., carriage manufacturers, now located at 218 West 84th st. The combined properties have a frontage of 69.9 ft. and a depth of 102.29 ft., and are located 175 ft. east of Amsterdam av. Directly opposite is Branch Post Office W.

95TH ST.—The A. & S. Construction Co. sold Valencia Court, a 7-sty elevator apartment house at 317 and 319 West 95th st, on plot 62.6 x100.8. The sellers acquired the property last April in an exchange with Henry P. Gardner for the 12-sty loft building at 28 and 30 West 25th st.

101ST ST.—Frederick Zittel & Sons sold for Sally S. Tefft 325 West 101st st, a 3-sty dwelling, on lot 20x100.8.

113TH ST.—J. P. & E. J. Murray sold for F. G. Kuntze, to Moritz Kornblum, 168 East 113th st, a 3-sty dwelling on lot 16.8x100.11. The buyer owns adjoining property.

121ST ST.—Wm. S. Earle, of San Diego, Cal., sold 518 East 121st st, a 3-sty dwelling, on lot 17x80.

132D ST.—Clarence E. Hutchinson sold for Mrs. Margaret E. Sullivan to the Union Rescue Home Missionary the 3-sty dwelling, on lot 25x100, at 63 West 132d st. The society has now under lease the similar building at 67 West 132d st.

156TH ST.—Kurz & Uren, Inc., sold for Mrs. Caroline Haffen a plot, 75x100, in the south side of 156th st, between Courtlandt and Park avs, to a builder for improvement.

181ST ST.—Negotiations have practically been concluded for the sale by the Ambrose Realty Co., William N. Harte, president, to the Brown Realty Co., of the property at 710 to 716 West 181st st, two new 6-sty elevator apartment houses, each on plot 100x140xirreg, located 140 ft east of Fort Washington av. Each building has accommodations for sixty families. The houses are about 80 per cent. rented. The buyer gave thirty-five lots in 56th st, between 1st and 2d avs, Brooklyn. The deal involves approximately \$775,000.

AMSTERDAM AV.—Sugarman & Kahn sold for William H. Hanlon 1409 Amsterdam av, a 5-sty double flat with stores, on lot 25x100, between 129th and 130th sts.

LEXINGTON AV.—H. C. Senior & Co. sold for T. D. Leonard 1841 Lexington av, a 4-sty building, with stores, at the southeast corner of 114th st, on lot 78x86.

FORT WASHINGTON AV.—T. D. Leonard bought from the Holland Holding Co., Judson S. Todd, president, the 6-sty elevator apartment house at the northeast corner of Fort Washington av and 180th st, on a plot 100x144.5xirreg, known as the Dacorn Dwellings. The structure was erected in 1909 by the Dacorn Realty Co., and last August was sold in foreclosure, being taken over by the selling company in the present deal. In part payment the buyer gave 1,841 Lexington av, a dwelling at the southeast corner of 114th st, on plot 78x86, and a 50-ft plot in the east side of Valentine av, 94 ft south of 196th st, recently reported sold. H. C. Senior & Co. were the brokers.

Bronx.

GILBERT PLACE.—S. Cowen sold 1221 Gilbert pl, a 2-family brick dwelling, on lot 25x100, for the Broad Realty Co.

LORILLARD PL.—Sharrott & Thom sold for Herman Hartman to a builder the vacant plot 50x100 on the east side of Lorillard pl, 221 ft north of 3d av.

TIFFANY ST.—L. M. Mosauer & Co. sold for the Usona Construction Co. to Charles I. Stager, 996 Tiffany st, a 5-sty apartment house, on plot 40x103. The building is one of a row of twelve model apartment houses now in course of construction.

180TH ST.—L. M. Mosauer & Co. sold for Charles P. Hallock the southeast corner of 180th st and Honeywell av, a plot 100x81, and for Dr. Arthur C. Butts, Jr., the southwest corner of 180th st and Daly av, a plot 100x32. The two parcels comprise the entire block front on the south side of 180th st, between Daly and Honeywell avs. The buyer is a speculator, who is negotiating for a resale of the entire property to a builder for improvement. The same firm of brokers have sold for John Henry Schnauer a plot, 38.6x100, on the east side of Daly av, 75 ft. south of 181st st, to Dr. Butts, who will remove to it his residence now on the plot at 180th st and Daly av.

BRIGGS AV.—Alexander Selkin and B. Lichtig sold for Mason E. Levin the private dwelling at 2765 Briggs av, to a client for occupancy.

COURTLANDT AV.—Christina Bohmer sold the northwest corner of Courtlandt av and 160th st, a plot 50x90, to John Weiser for \$14,000.

CRESTON AV.—S. Cowen sold 2100 Creston av, a one-family dwelling on plot 60x85, to W. Bullwinkle.

GRANT AV.—H. S. Carpenter sold to Harry E. Wade the plot, 50x100, on the west side of Grant av, 100 ft. south of University pl, Morris Park.

TREMONT AV.—Arnold, Byrne & Baumann sold for Charles Brogan to Samuel Winters the plot of sixteen lots at the southeast corner of Sedgwick and Tremont avs. On the property is a handsome concrete dwelling, erected several years ago by the seller for his own occupancy.

VALENTINE AV.—H. C. Senior & Co. sold for William J. Kelly the plot, 50x82, on the east side of Valentine av, 94 ft. south of 196th st.

VIREO AV.—The Brown Realty Co. bought from Auletta & Co., 4270 to 4278 Vireo av, at

the northeast corner of 235th st, seven new 2-family houses on plot 110x125, Woodlawn Heights. In part payment the Brown Realty Co. gave a plot of lots in Jamaica. Edgar M. Weiss negotiated the deal.

WHITE PLAINS AV.—Josephine Toepfer sold the northwest corner of White Plains av and 240th st, a plot 184.2x150, with a building, to the Bendheim Construction Co. for \$30,000.

Recent Buyers.

ROBERT McDONNELL is the buyer of the dwelling at 310 West 101st st reported sold recently by Adolph H. Landeker.

E. H. KELLY is the buyer of the dwelling at 165 West 94th st, reported sold recently by Mrs. A. L. Ward through Pease & Elliman.

"Ned" Hanlon, former baseball manager, is the buyer of the Lusitania and Mauretania apartment houses at 402 to 420 West 148th st, the sale of which by Samuel Krulewitch was reported last week.

Leases.

OGDEN & CLARKSON leased the building at 117 West 21st st to Alice Stalb.

ROYAL SCOTT GULDEN leased the store in 49 West 37th st for William Sittenham to B. Gordon.

HERBERT A. SHERMAN leased the dwelling at 159 East 51st st for W. B. Welling to R. Butler.

ROYAL SCOTT GULDEN leased the 2d loft in 19 West 46th st to Mary S. Walsh, a dressmaker.

WILLIAM R. WARE.—William R. Ware leased 122 West 88th st, a dwelling, for J. E. Childs to George Coon.

THE WILLIAM S. ANDERSON CO. leased for the estate of Charles A. Winter to G. Farrelly 122 East 71st st, a 4-sty dwelling.

EDWARD J. HOGAN leased for Dr. Nathan Bozeman the dwelling at 69 West 49th st to Mary F. Smith for a term of years.

GUSTAVE BRITT leased for the estate of William P. Woodcock 2d the 4-sty house, 148 Lexington av, to Frank Previti.

CHARLES KOHLER leased for three years for Victor Weichmann the 3-sty dwelling at 214 West 112th st, to Samuel L. Frey.

E. S. WILLARD & CO. leased for the G. B. W. Construction Co. the tenth loft in 220 to 230 West 19th st, to the Individual Drinking Cup Co.

E. H. WENDELL CO. and A. J. Robertson leased for Amos R. E. Pinchot the entire 2d floor of 21 West 46th st to Arthur H. Scott for a term of years.

THE H. M. WEILL CO. announced that after alterations are completed, it will move its office to the building which it recently leased at 46 West 33d st.

MCCARTHY & FELLOWS and the Cross & Brown Co. leased to the Oakland Motor Car Co. the 3-sty building at 121 West 51st st, for a term of five years.

PEPE & BROTHER leased for Leon C. Giordano the store and basement in 400 West Broadway, and for J. & R. Lamb the store and basement in 25 and 27 6th av to the Casale Import Co.

H. C. SENIOR & CO. leased for the Walton Estate, to John S. Coleman & Brother, the 5-sty stable, on plot 100x100, at the northwest corner of Amsterdam av and 75th st, for a long term of years.

THE J. P. WHITON-STUART CO. rented 67 East 55th st, a dwelling, to J. Randolph Robinson, for the Goadby estate, and 121 East 60th st, a dwelling, to Mrs. Thomas H. Burchell, for Chandler P. Anderson.

WORTHINGTON WHITEHOUSE leased for A. G. Huntington & Co. to the Pittsburgh Contracting Co., of Pittsburgh, Pa., for a term of years, the entire block bounded by Tremont av, Grove lane, East 176th st, and Aqueduct av.

HENRY BARNETT & CO. leased the 3-sty dwelling at 8 East 128th st to Anna Koch; also 10 East 129th st to Richmond Pease; also the 3-sty dwelling at 1997 Madison av to Mrs. Carrie E. Beard, and the dwelling at 2004 Madison av.

PEASE & ELLIMAN leased the 4th loft in 50 West 46th st to Madeleine L. Nitysche, a Parisian dressmaker, and space in the same building to Oscar Cohn, a ladies' tailor, and to Kaufman & Rosenberg, makers of children's dresses.

SIMON, ASCHER & CO. manufacturers of knit goods, now located at 596 Broadway, leased for a long term of years at an annual rental said to be \$20,000 the four upper floors in the Kridel Building, at 390 to 396 4th av, between 27th and 28th sts.

WILLIAM A. WHITE & SONS and the Douglas Robinson, Charles S. Brown Co. leased to the S. M. Robins Co., the store basement in 35 Broadway; also, with the Duross Co., for Elizabeth A. Halligan, to the Autocar Sales Co. the building at 437 19th st.

JOHN H. DEGELMAN leased to Philip Berlinger, La Belle Warshauer and John Strohl for a term of years the buildings at 2148 and 2150 3d av. The plot is about 50x110, and the lessee will erect a modern business structure on the site. The deal involved about \$250,000.

THE PURSELL MFG. CO. has taken a lease of the large store and basement in the building at the southwest corner of 5th av and 37th st from the Goelet estate. The property was recently leased to Frank Widener for three years, with a sixty-days' cancellation clause.

THE CROSS & BROWN CO. leased for A. B. Fox and Julia T. L. Cannon, represented by Horace S. Ely & Co., the 5-sty building at 102 and 104 East 63d st, on lot 50x105, to the Cab and Taxi Co.; also to the Oakland Motor Car Co the 3-sty building at 121 West 51st st.

THE DUROSS CO. leased for A. Sartirana the store in 513 Hudson st to the Lighthouse Gospel Mission; also the 4-sty house at 457 West 22d st to William B. Lovelace; also the 3-sty house at 148 West 13th st to Harriet A. Frazino, and the basement store in 103 West 14th st to J. Barsky.

THE DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased the dwelling at 20 East 48th st to John W. Brett and have sublet the parlor floor to Wm. Arnold, a shoe dealer now located on Madison av; also the 2d floor in 26 East 48th st for M. J. Piper to Madame Allgrunn, a dressmaker.

HEIL & STERN leased in the new building now being erected at 15 to 19 East 26th st, running through to 10 to 14 East 27th st, two lofts containing 35,000 sq. ft. of space, for a term of years, at a total rental of \$125,000. The lessees are Charles M. Cohen & Co. and the Star Skirt Co.

JACOB BERNSTEIN leased for Morris Cohen to a Mr. Modone the 6-sty new law tenement, on plot 40x100, at the southwest corner of Pleasant av and 117th st. The lease is for five years, at an aggregate rental of \$25,000. The house is one of the few new structures in that section of the East Side.

H. C. SENIOR & CO. leased for Valetta H. Bissell the 3-sty dwelling at 255 West 70th st to Manuela Martinez; also, with William R. Ware, the 3-sty dwelling at 167 West 93d st to D. G. H. Zimmerman; and for the Reliant Holding Co., the 3-sty dwelling at 311 West 70th st to Alexander Del Mar.

SENIOR & STOUT leased for the Societe Culinaire Philanthropique, the three upper floors in 113 West 48th st, to Annie Louise Burt; also for Henry Herman the 3-sty dwelling at 325 West 51st st, to Dora Scott, and the 2-sty garage at 123 West 51st st for Frederick Whitridge to William Oakford.

DENZER BROS. leased for a term of years for the estate of Bradish Johnson the store and basement, first and second lofts, in 149 and 151 5th av. The lessees are Max Neuburger & Co., fur dealers, now located at 598 Broadway. The premises at 149 and 151 5th av were formerly occupied by Bonwit, Harris & Co.

DENZER BROS. leased to Charles Josephson the store and basement in 222 5th av; to the Pines Manufacturing Co. the fifth loft in 55 and 57 West 26th st; to H. A. Rohmann & Co. the tenth loft in 140 to 144 West 22d st; to L. Herman the first loft in 24 West 20th st; and to M. Kramer the third loft in 30 Great Jones st.

J. P. WHITON STUART CO. rented the following dwellings: 110 East 55th st to Benjamin Welles; 11 West 49th st to William B. Dinsmore; 55 West 48th st to Frederick A. Snow; 32 West 52d st to Rufus L. Patterson; 59 East 53d st to A. Mansfield Patterson; and the garage at 147 West 54th st to Arthur Curtiss James.

CROSS & BROWN CO. leased the store and basement at the southeast corner of Broadway and 51st st to the Cutting-Larson Co.; also the fourth floor in 510 West 56th st to the Federal Electric Sign System; also space in 250 West 54th st to the American Ever-Ready Co., and space in 373 4th av to McKinley, Stone & Mackenzie.

PEASE & ELLIMAN leased for the Liberty-Nassau Building Co. to the Sieburg's Buffet Co., Charles Sieburg, president, the basement in the new 31-sty Liberty Tower Building at the northwest corner of Nassau and Liberty sts. The lease is for a long term of years, at an aggregate rental of about \$250,000. George R. Reed & Co. were associate brokers.

POST & REESE leased the following dwellings: With J. P. Whiton-Stuart, 18 East 70th st, to Mrs. Thomas Barber; with the Douglas Robinson, Charles S. Brown Co., 58 East 68th st, to E. H. Outerbridge; 136 East 64th st, to Veryl Preston; 49 East 72d st, to J. Parker; 135 East 44th st, to Dr. Reul B. Kimbal, and 213 East 60th st, to Clara M. Brickner.

M. & L. HESS leased the top loft in 239 4th av to William Schroeder & Co.; the first loft in 317 to 323 East 34th st to the A. H. Davenport Co.; the third loft in 147 and 149 West 25th st to Joseph Hamerslag; the first loft in 2642 Broadway to the Superior Underwear Co.; and with James N. Wells Sons, the entire building at 355 West 26th st to the Barker Painting Co.

CARSTEIN & LINNEKIN leased to Spielman & Co., silk merchants, 45,000 sq. ft. of space including the store basement and 1st loft in the new building to be known as the White House, at the southwest corner of 4th av and 31st st. The lease is for a long term of years at an aggregate rental of about \$350,000. The lessees have been located on Greene st for the last sixty years.

H. C. SENIOR & CO. leased for Lillian G. Hamilton the 4-sty American basement dwelling at 111 West 88th st to Benjamin H. Wasserman; also for Elsie L. West the store in 525 Lenox av to J. Wilman; also for the Cordette Realty Co. the 3-sty dwelling at 116 West 111th st to Ida M. McDonald, and for Basil Papanreas & Caros Calogeras the store in 149 Amsterdam av to S. Maschas.

DAVID MAHONY leased 13 East 55th st, a 4-sty dwelling, between 5th and Madison avs, to a dressmaking concern for a period of ten years. The only other business concern on the block is located at the old Woodbury Langdon residence, at the corner of 5th av, which Gienzer & Co. leased last year. The Mahony property is one house east of the building for many years used by Richard A. Canfield as a private club.

MYER BONDY leased for Kempner & Davy a loft in 34 and 36 West Houston st to the Metropolitan Clothing Co.; also a loft to Hugo Freund; also a loft in 134 to 140 West 29th st for E. G. Saltman to Costuma & Zimelbaum; also a loft in 7 and 9 Waverley pl to Harry B. Samuels; also for William F. Donnelly a loft in 39 West 8th st to Samuel Blossver; also a loft to S. Spaziante, and a loft in 23 East 20th st for J. Romaine Brown to J. Margulis.

GEORGE F. BAKER, JR.—George F. Baker, Jr., leased for a term of years to Mrs. John C. Hackett, 15 East 38th st, a 5-sty American basement dwelling. The building, together with a similar structure at No. 13, adjoining, was purchased by Mr. Baker from an operator in March, 1910. The corner property is now being improved with a low building, designed for such professions and businesses as do not require any sign display. Albert B. Ashforth was the broker.

L. M. MOSAUER & CO. leased the following stores in the Bronx: To John Bracker, southwest corner of Westchester av and Fox st, for a term of years at an aggregate rental of \$50,000; to Silverstone Brothers, a store on the south side of Westchester av, between Fox and Tiffany sts, at an aggregate rental of \$45,000; to Kuver Brothers, a store on the same block to A. Wilson & Co.; to John Klinge, the corner store at the junction of Westchester av, Southern Boulevard and West Farms rd, for a term of years; to the Felix Amusement Co. the Nickolet in building at the southeast corner of Westchester and Intervale av, and to Cohen & Kaufman, 949 Westchester av.

THE WHITE HOUSE LUNCH CO. leased the 2-sty building at 133 West 33d st, covering a plot containing 3,300 sq. ft. for twenty-one years, at an aggregate rental of \$139,650 and taxes, assessments, insurance and all repairs. With these items added the rental is approximately \$200,000. After expending \$25,000 in alterations the tenant will open a restaurant. The Charles F. Noyes Co. and S. E. Kelly & Co. were the brokers. The Noyes company remodeled the building, which was at one time a stable, and reports that the expenditure of this money has increased the previous rental 400 per cent., and in addition it obtains for the owners of the property approximately 4½ per cent. on a ground lease basis, subject to a property valuation of \$150,000.

Richmond,

CORNELIUS G. KOLFF sold for Christiana W. Allen to Edgar K. Whitford a plot having a frontage of 137 ft. on Simonson pl, 46 ft. on Bond st and 47 ft. on Grace Church pl, Port Richmond.

THE ESTATE OF CHARLES FISH, at West New Brighton, has been sold by D. T. Cornell. It is one of the largest deals for some time on Staten Island, the property including twenty-six plots, with nineteen houses, on Castleton av, Barker st, Richmond, and on State and John sts and Broadway. The purchasers will improve the property by erecting stores and dwellings on Castleton av and Barker st, and remodeling the other dwellings.

Real Estate Notes,

PEASE & ELLIMAN have been appointed renting agents by the Trust Company of America for their 25-sty office building at 37 Wall st, between Broad and William sts.

PHILIP LEWISOHN, the owner of Mendelssohn Glee Club Hall, at 113 to 119 West 40th st, has empowered Frederick Fox & Co. to sign contracts for the leasing of the hall until January 1, 1912. Negotiations between the Mendelssohn Glee Club and Mr. Lewishon for the leasing of the building for the winter season have been pending for the last three months, but while the deal has not fallen through, still it is more than likely that the Mendelssohn Glee Club will give at least one concert during the coming autumn in its old home.

BRYAN L. KENNELLY, the auctioneer, has been appointed delegate by Governor John A. Dix to represent the State of New York at the fourth International Good Roads Congress, which is now being held in Chicago.

CHARLES T. DESHLER, for several years associated with J. Clarence Davies, has opened offices in the A-RE-CO bldg, 391 E 149th st, where he will conduct a general real estate, mortgage, loan and appraisal business.

ANTHONY F. BERGER, formerly at 391 East 149th st, has moved his offices to 626 Melrose av.

JAS. F. DONNELLY has opened general real estate offices at 1906 Washington av, near 177th st.

AUZE & FORMAN have opened offices at 830 Westchester av for the purpose of conducting a general real estate, insurance and collection business.

ELISHA SNIFFEN, secretary of the Board of Brokers, has returned from his annual vacation trip to Europe.

PEASE & ELLIMAN announce that Francis S. Bancroft, former manager of the agency department, has been elected secretary and a director of the company, to take the place of D. L. Elliman, resigned. The officers of the company now are: President, W. Albert Pease, Jr.; Vice-President and Treasurer, Lawrence B. Elliman; Vice-President, O. De Lancey Coster and Robert A. Grannis, Jr.; Secretary, Francis S. Bancroft. Cyril S. Stephenson and Philip O. Mills have been placed in charge of the apartment and private house business, respectively, of the Madison avenue office.

THE EDENWALD TAXPAYERS ASSOCIATION, at its last regular meeting on September 16, appointed a committee to take up the matter of obtaining proper lighting on Edenwald av, and 233d st, and the installation of a sewer on these streets. The macadamizing of the roadways is also desired. These matters will be before Alderman Sheridan and a report made at the next meeting.

E. L. CUENDET of the Duross Co. has placed for Jos. Paterno, Inc., a 1st mortgage loan of \$400,000 at 5% for 5 years on the Ledor, a new 12-sty apartment house at the southwest corner of Broadway and 115th st.

MUNICIPAL FORECAST.

Hearings for the Coming Week at the Bureau of Street Openings 90-92 West Broadway.

Monday, September 25.

M'GRAW AV.—Opening between Beach av (Classon's Point rd) and Unionport rd; 3 p. m.

DAVIDSON AV.—Opening, etc, from Grand av to West 177th st; 2 p. m.

WADSWORTH TERRACE.—Opening, etc, from West 188th st to Fairview av; 11 a. m.

EAST 177TH ST.—Opening from Fremont to Morris Park avs; 2 p. m.

Tuesday, September 26.

HAVEMEYER AV.—Opening between Lacombe and Westchester avs; 2 p. m.

EAST 172D ST.—Closing from Jerome to Morris avs; 2:45 p. m.

METCALF AV.—Opening, etc, from Bronx River av, near Bronx River, to East 177th st; 11 a. m.

Wednesday, September 27.

HAVILAND AV.—Opening, etc, from Virginia to Zerega avs; 3 p. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 1 p. m.

TREMONT AV.—Opening, from the Eastern end of the proceeding now pending on that av at the Eastern Boulevard to Fort Schuyler rd; 11 a. m.

SEAMAN AV.—Opening from Academy to Dyckman sts; 11 a. m.

HOUGHTON AV.—Opening, from Bolton av to the Bulkhead line of Westchester Creek; 2:30 p. m.

Thursday, September 28.

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; 2 p. m.

PUGSLEY AV.—Opening, from McGraw av to Classon's Point rd; 3 p. m.

Friday, September 29.

MATTHEWS AV.—Opening, from Burke av to Boston rd; 3 p. m.

ZEREGA AV.—Opening, from Castle Hill av, near Hart's st, to Castle Hill av at or near West Farms rd, being the whole length of Zerega av; 1 p. m.

TUNNEL ST.—Opening, from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av; 10 a. m.

Saturday, September 30.

MATTHEWS AV.—Assessment, from Burke av to Boston rd; 10:30 a. m.

Local Board Doings.

CALENDAR FOR THE LOCAL BOARD OF CHESTER, 23D DISTRICT.

Tuesday, September 26, at 8 P. M.
431. Constructing sewer and appurtenances in St. Raymond av, between Parker st and Purdy st; Purdy st, between Parker st and Westchester av; Westchester av, both sides, between Olmstead av and Castlehill av.

434. Sewers and appurtenances in Westchester av, from existing sewer at Westchester sq to Blondell av; and in Blondell av, between Westchester av and Poplar st and in and across property of N. Y., N. H. & H. R. R. Co., between Poplar st and the south end of existing sewer within the right-of-way of the N. Y., N. H. & H. R. R. Co., about 83 feet north of Poplar st; and across property of N. Y., N. H. & H. R. R. Co., from the north end of the existing sewer within the right-of-way of the N. Y., N. H. & H. R. R. Co., about 40 feet south of Sacket av; and in Sacket av, between Hering av and Eastchester rd; and in Eastchester rd, between Sacket av and Seymour av; and in Seymour av, between Eastchester rd and Allerton av; and Allerton av, between Seymour av and Wilson av; and in Wilson av, between Allerton av and Adee av; Adee av, between Wilson av and Throop av; and in Throop av, between Adee av and Burke av; Burke av, between Throop av and White Plains rd; together with all work incidental thereto.

420. Paving with bituminous pavement on a concrete foundation Tremont av, from Westchester av to Ludlow av, adjusting curb and all work incidental thereto. (Chapter 546, Laws of 1910.) Estimated cost, \$49,000; assessed value of real estate included within the probable area of assessment, \$778,800. Title vested Dec. 15, 1903. Protest made by some owners at last meeting of Local Board, on account of lack of water mains and sewer.

377. Widening on map of city, Adams st, between Van Nest av and New Haven R. R., from 50 to 60 feet. Twenty-one lots in favor, owned by Nonpareil Realty Co., one lot owned by B. Busch. Opposition signed by Van Nest Wood Working Co. and 14 others, representing about 623 feet on the street, and the latter request a change of width of Adams st, from Van Nest av to Morris Park av, to the width of 50 feet.

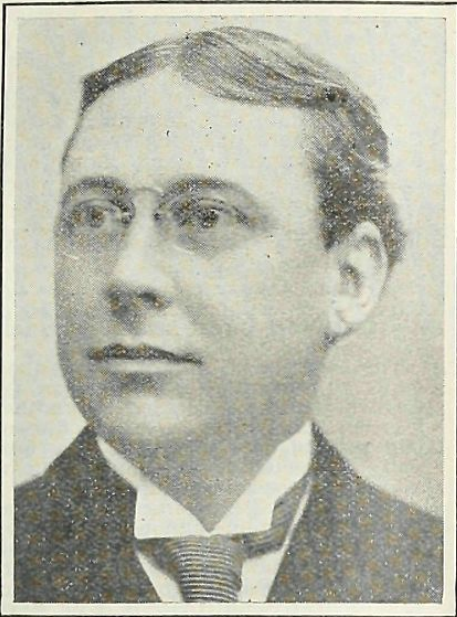
260. Acquiring title to Sacket av, from Bear Swamp rd at Bronxdale av to Colden av.

360. Acquiring title to Pierce av, from Bear Swamp rd to Paulding av. This avenue is fourteen blocks long, of which only four (4) blocks are petitioned for now.

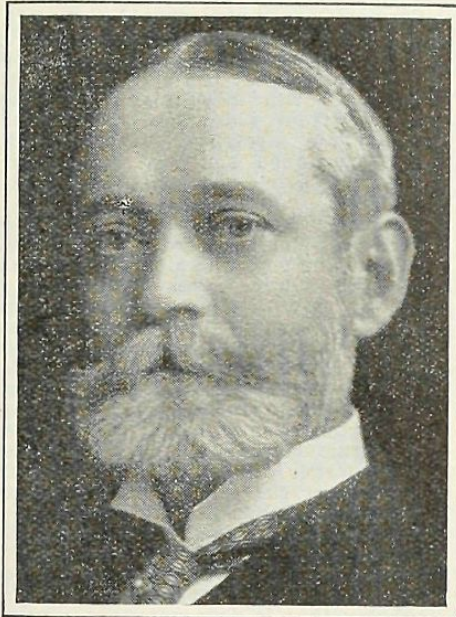
361. Acquiring title to lands necessary for Paulding av, from Pierce av to New Haven Railroad Depot, known as Morris Park Station. This avenue is over 13,000 feet long, of which only 500 feet is covered in petition. There is an old petition also on file (No. 105, 1906, for acquiring title to Paulding av, from Burke av to Tilden st). About 2,200 feet of the total length of Paulding av is covered in a proceeding initiated by Board of Estimate and Appor-

(Continued on page 422.)

NOTABILITIES IN THE CURRENT NEWS



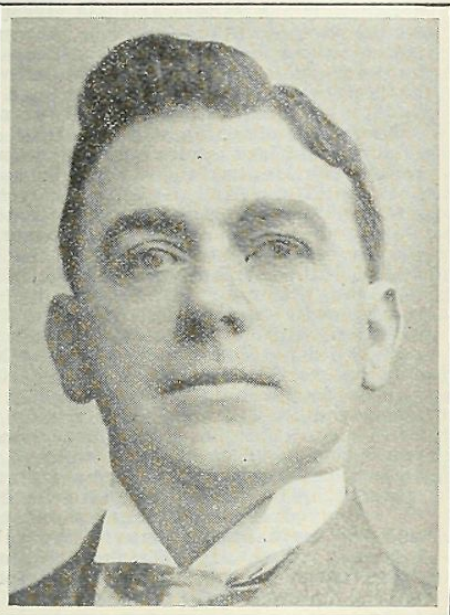
ALBERT N. CHAMBERS
Treasurer



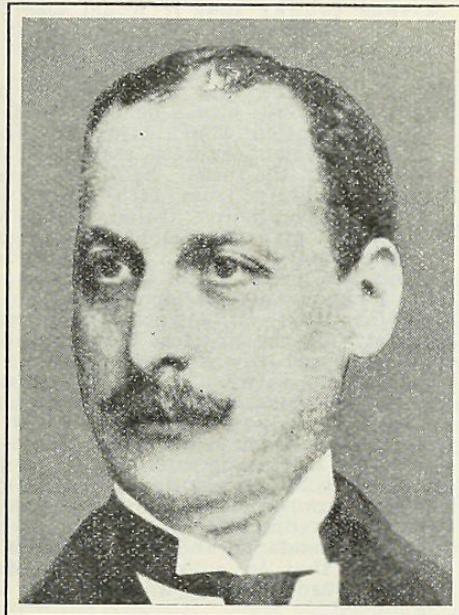
FRANK E. CONOVER
Governor



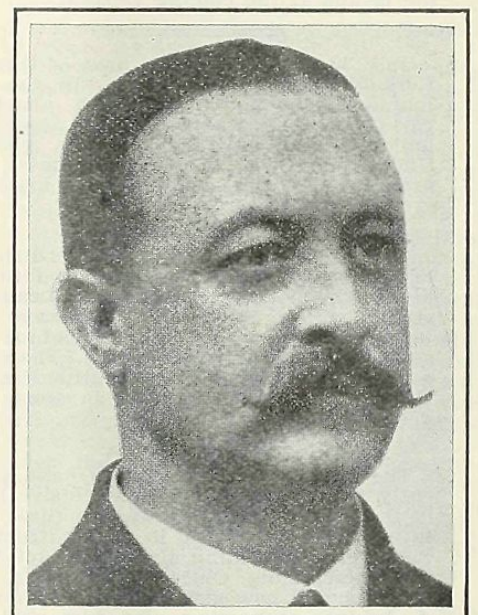
C. G. NORMAN
Chairman Board of Governors



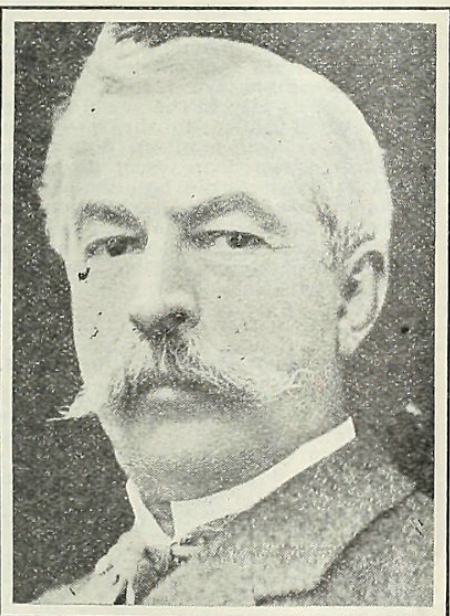
CHARLES J. KELLY
First Vice-President



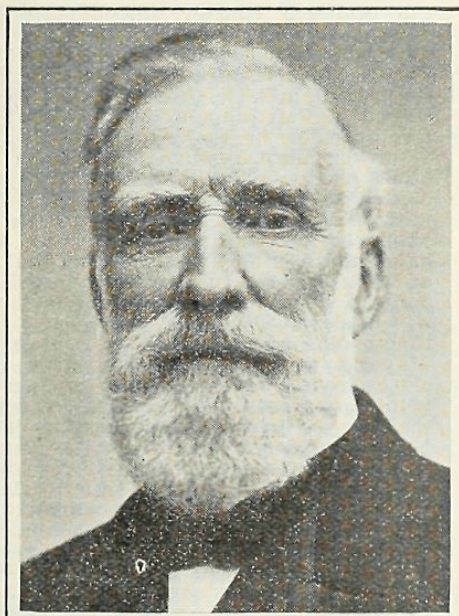
BENJAMIN D. TRAITEL
President



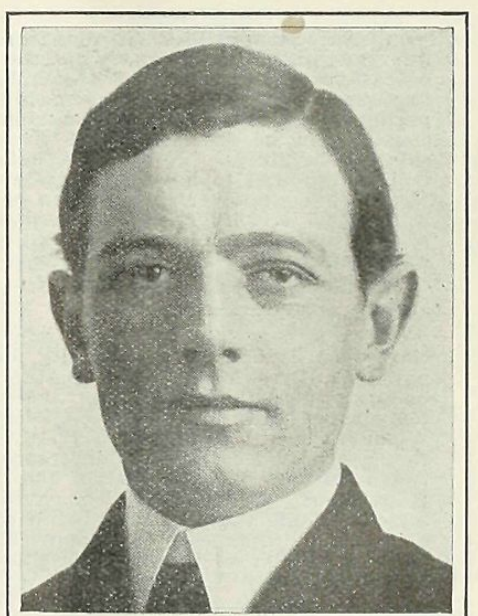
HARRY STEVENSON
Second Vice-President



EDWIN OUTWATER
Governor



ROBERT CHRISTIE
Governor



WILLIAM J. HOLMES
Secretary

Representatives of the Building Trades Employers' Association

The membership of the Building Trades Employers' Association comprises the principal firms engaged in the 37 trades having to do with the erection of buildings in Greater New York. Each trade association is represented on the board of governors of the big association, which has been a powerful and consistent influence for industrial peace and prosperity. The headquarters of the association are in the Builders' Exchange, 30 West 33d street.



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The Fire Department is a strong advocate of outside fire-escapes, for the reason that they not only provide a means of exit for tenants in a great emergency, but also a way for fire-fighters to get into a burning building.

Excess condemnation of property needed for great public improvements is favored by municipal authorities. A constitutional amendment to make such condemnation possible will be submitted to the people at the coming election.

Only 30 per cent. of the area of Queens Borough has been mapped. In the remainder no one knows with absolute certainty just where he can erect a building and have it properly placed. Under such adverse circumstances, the progress of the borough in material growth has been remarkable.

When present plans for sewage disposal are carried out by the cities and towns along the Passaic, that once beautiful stream will be delivered from sewage pollution and be a blessing instead of the opposite upon the whole region. The same relief should be afforded to the Hudson River, which is so honored in story and desecrated in practice.

The Windy City expects to have presently the "finest and most exclusive hotel in the world." A novel architectural feature will be introduced in its construction. Between the building already occupied by the enterprising Chicago proprietor and the proposed new structure lies a theatre. A bridge connecting the two will be thrown across the roof of the theatre, and the art of the horticulturist will be called upon to transform the passageway into an Oriental hanging garden.

Superintendent Miller, of the Manhattan Bureau of Buildings, with the co-operation of the heads of the building bureaus in the other boroughs, is preparing a new set of regulations for the construction of fire-escapes on the outside of buildings. Not every building will be required to have an outside fire-escape, but wherever the erection of one is directed it is intended that it shall be a safe and certain means of exit in a great emergency—an iron stairway instead of a mere ladder.

Under a new law there are now two classes of pavements in this city, designated as Class A and Class B, the first being a permanent and the second a temporary and less costly pavement. When a Class A pavement is finally laid, the law provides that the difference between its cost and the cost of the Class B pavement previously laid may be assessed. While the plan may be an equitable one, there appears to be some difference of opinion as to what constitutes a permanent Class A pavement.

The committee appointed by Mayor Gaynor to arrange for a civic celebration of Columbus Day asked the Board of Estimate on Thursday for an appropriation of \$50,000. The request was opposed by Dr. Korn, president of the Harlem Property Owners' Association and vice-president of the Allied Real Estate Interests, on the implied ground that our indebtedness to the first Italian immigrant has been sufficiently expressed by dedicating October 12 to him as a State holiday. The question of the appropriation was laid over until next week's meeting.

Necessity of a Lower West Side Subway.

In relation to the discussion in the Record and Guide of last week of the isolation of the Pennsylvania Terminal, a correspondent suggests that the Public Service Commission should accept in part the lower West Side route laid out by the old Rapid Transit Commission. It will be remembered that the old commission proposed to run a subway down Seventh avenue from 42d street to a point just above 23d street, where it turned east and continued south along a line just west of Broadway. Our correspondent suggests, consequently, that the new Broadway subway should turn west at 14th or 23d street, cross over to Seventh avenue and continue along Seventh avenue to 59th street. This plan would have certain advantages over the alternative plan of turning the Lexington avenue subway west at 34th street and continuing it down Seventh avenue to Varick street. Of the two routes it is more important for operating purposes that the Lexington avenue subway should be kept free from curves, because it will carry a much larger proportion of through traffic.

Moreover, the transfer of the Broadway subway to Seventh avenue from 14th street or 23d street north would be attended with an increase of traffic. The section of Broadway from 14th street to 23d street is so convenient to the present subway that it does not need a new subway so much as does the district farther west. On the other hand, the section of Broadway between 34th and 42d streets would be so well served by a Seventh avenue subway that it would lose little by the change. The only part of Broadway which would be hurt would be the blocks between Madison square and Greeley square, and even of this small area the several blocks nearest the Pennsylvania station would enjoy the benefit of a convenient express station at that point. On the other hand, a Seventh avenue subway from 14th street north would have many traffic advantages.

It would give the people of Brooklyn a closer connection with the department stores on lower Sixth avenue and with the Pennsylvania station itself. It would go far, that is, towards supplying a remedy for the greatest single defect in the proposed new transit system—a defect which, as we pointed out last week, looks irremediable for a period of ten or fifteen years, unless it is dealt with immediately. During the discussion which preceded the laying out of a lower West Side route by the old Rapid Transit Commission, the comparative advantages of Seventh avenue and Broadway were thoroughly considered, and the conclusion was reached that in spite of certain drawbacks Seventh avenue was decidedly to be preferred.

The Mayor and the Charter.

The changes recently introduced into the proposed charter amendments have done away with many of the superficial objections urged against the earlier draft. The Board of Education is reduced from its present number to fifteen, but is continued as an unpaid body. The City Chamberlain is to be appointed. The Governor may remove the Mayor and other elective local officials. The jurisdiction of the State Civil Service Commission over the local commission will probably be continued. On the other hand, there is no announcement that any of the proposed new offices have been omitted or that the Board of Aldermen will be deprived of its proposed new functions. The new draft also continues the Mayor's veto over rapid transit franchises, routes and contracts; and on this point, apparently, the chief fight will be made at Albany. The question is not being considered on its merits, but entirely in reference to the possible effect of the possession of the veto by Mayor Gaynor upon the proposed contract with the Brooklyn Rapid Transit Company.

Considering the Mayor's specific responsibility as the head of the city administration, and his general responsibility to the people for good government, it seems only proper that his consent should be received to any transit improvements. This general responsibility has been recognized in previous legislation in respect to franchise grants and routes. Nevertheless, the insurgents at Albany have declared war on this provision, and a great deal of doubt exists whether the new draft will ever get through until the objectionable veto is eliminated. On the other hand, the Mayor seems determined to insist upon the preservation and the clearer definition of his existing power of obstruction, and he may well himself

veto any charter amendments which take it away from him. The Record and Guide devoutly hopes that the dispute will become so irreconcilable that the whole group of charter amendments will be killed. The discussion which has been excited by the subject has indicated a hopelessly confused condition of public opinion in relation both to the fundamentals and details of a satisfactory charter for New York City. The matter is not ripe for legislation, and, inasmuch as such is the case, mere tinkering is not only useless but expensive and dangerous. It breeds more tinkering, from which no one will benefit but the politicians. Let the Legislature follow William F. Sheehan's advice and postpone the whole business.

The Next Great Exhibition Hall.

The extremely interesting announcement is made that the Madison Square Garden is to be succeeded by another exhibition hall of even larger dimensions and seating capacity. The new building will be erected by a company in which all the associations interested in large exhibitions will have a share. Its site is not definitely announced, but it is stated that it will be situated south of 59th street and west of Broadway, that it will contain seventy or eighty thousand square feet, and that it will have an entrance on Broadway. Apparently a site which would meet these conditions would necessarily be located north of Times Square, because it would be practically impossible to obtain such a large area between Times Square and 23d street that would include the advantage of an entrance on Broadway. To all appearances, however, the exhibiting associations would be making a grave mistake in case they built a huge exhibition hall too far north.

The most advantageous site they could select would be the one nearest the traffic center of Manhattan, which is located between Times and Greeley squares. A site north of 48th street and Broadway would be inconvenient for travelers on the New Jersey tunnels and on the Long Island Railroad; and the number of people who will reach Manhattan by these routes will constantly increase. The question will be asked why these companies did not combine to save the Madison Square Garden, which could certainly have been purchased for less money than the new hall will cost. The reason must have been that a much larger income could be figured out from a building more economically planned and more centrally situated. The Madison Square Garden is far removed from the amusement center and the main lines of travel, the subway alone excepted. It obtains little custom except from people who visit it for the special purpose of seeing what it contains.

A building with an entrance on Broadway would obtain a great increase of custom from casual passersby, and it could be made to yield both directly and indirectly a larger income. The new building can be planned also so that it will be more convenient for its purpose, and can obtain rent from shops and from other subsidiary uses. It is certain, however, that no city in the world except New York could afford to throw a structure like the present Madison Square Garden into the scrap heap, erect a presumably profitable mercantile building on its site, and provide another exhibition hall in a better location. The announcement of the location of the new hall and of the details of its plans will be awaited with lively interest.

Revival of Building Operations.

The real estate news of the week has given evidence of an approaching revival of activity. A number of interesting and important transactions have taken place. These do not indicate a new tendency in Manhattan real estate speculation, but after the dearth of the past summer it is something to have old tendencies confirmed. Only one fact of any importance has emerged during the past few weeks—which is that the coming season will witness a moderate revival of apartment-house construction. The estimated cost of the projected buildings has of late been running ahead of the corresponding figures of last year, chiefly because more plans are being filed for new apartment-houses on the West Side and on Washington Heights. The type of eight or nine-story fireproof buildings erected on a side street of the ordinary width is becoming increasingly prevalent, and is established as a regular type of construction. It is more popular on the West than on the East Side, because the land values on West Side residential streets

are lower; and the movement indicates that little by little the private dwellings west of Central Park will give way to these eight or nine-story buildings. Another interesting fact is that at the present time practically no tenements, as distinct from apartment houses, are now being erected in Manhattan. There is, indeed, no land left on which they can be built. There may be some of them located on certain blocks in the Dyckman tract adjacent to the Harlem Ship Canal, but even here there is room for only a few of them. So far as Manhattan is concerned, the day of the six-story tenement is practically over. The day of the five-story "walk-up" is almost over. Soon the only type of residential building erected in Manhattan will be the fire-proofed elevator apartment house; and the year is not so very remote when the announcements of even these buildings will be few and far between; and when new construction in Manhattan will be limited to business buildings, hotels, theatres and the like.

The Week in Real Estate.

The volume of this week's real estate trading was not greatly in excess of that of last week, but the character of the transactions was somewhat improved. The feeling still prevails that general business conditions are not sufficiently good to warrant the expectation of an active and widely distributed selling market for the fall and winter, but that there are enough large investors, with sufficient faith in Manhattan real estate, to absorb many of the high-class properties still on the market. The nature of several of this week's transactions would seem to bear out this feeling. Several sales of half a million or more were closed, and rumors of others still larger were rife, and some new high prices were established. Fourth avenue and the midtown section were best represented, but several fair-sized deals were closed on the West Side and Washington Heights. Some of the sales foreshadowed large building operations, and are more significant on this account. General leasing continued to be good, and the prediction made recently by several brokers that this end of the business would be most profitable this season, seems to be in a fair way toward fulfillment. Owners in the active sections are becoming more and more loath to part entirely with their holdings, and long leases are becoming more common with every passing year. After all, it matters little to the broker, as leasing for a term of years is as profitable as selling, and reliable tenants are easier to find than buyers.

Of the sales which were made this week, the most interesting was that of the southwest corner of Fourth avenue and 32d street. This property, which is one of the few large plots remaining unimproved on this thoroughfare, was bid in by the estate at an auction last spring. Since then there have been numerous negotiations, but up to the present time the financing of it has always proved a stumbling-block. The present buyers have already been identified with several large building operations, and it is understood that the Metropolitan Life Insurance Co. will finance the new building. The price paid was \$565,000, which comes close to being a record for this particular location. The only disadvantageous feature of the site is the soft bottom which exists at this point, old Sunfish Pond being almost directly beneath it. Modern building methods, however, are sufficient to offset this, and the added cost of foundations on soft ground is not as great to-day as in former years. The demand for space in this section is apparently not yet exhausted, as a large amount of room was taken this week in the new building at the 31st street corner. Incidentally, this lease marks a still further exodus of the silk trade from the Greene street district. On Washington Heights, two large sales were reported. One was an exchange involving two elevator apartments on 181st street, near Broadway, and the other had to do with a similar house on the corner of Fort Washington avenue and 180th street.

One or two dwellings changed hands on the middle West Side, and a plot on 83d street was bought for improvement. The latter sale marks the passing of several old frame dwellings that have long been landmarks on this street. Lexington avenue furnished one sale, and the upper East Side was represented in the purchase by a firm of builders of a large plot on 75th street, adjoining Park avenue.

The only transaction in the Pennsylvania zone was the lease of a plot on 33d street, near Seventh avenue. The rental was said to be about \$6,500, net. Considering the fact that the owners paid only about \$75,000 for the plot last year,

this rental is extremely good. Another lease which makes a record for the locality was made on 45th street, just east of Fifth avenue. The property involved was a twenty-five-foot dwelling, and the lease shows an annual rental of \$9,000, net. While this may seem high at the present moment, the prospects of increased business on 45th street, by reason of the new Grand Central Depot, are so great as to foreshadow an ultimate value of \$200,000 a lot for this property.

The furthering of the Seventh avenue extension plan by the Board of Aldermen was very gratifying to property owners on the lower West Side. An appropriation of \$3,000,000 was made, and it was said that the area of assessment has already been partly mapped out.

The Building Department was not unusually active this week, but several rather interesting plans were filed, and other contemplated improvements, which have not yet reached the department, were reported. The most important of the filed plans were those for a \$1,000,000 apartment on the site of the old Rudd mansion at Riverside Drive and 114th street, and for a similar building to cost \$600,000 at Central Park West and 91st street. Plans are being prepared by Colonel Astor for a large building on 33d street, opposite Astor Court, and an improvement for the old Steinway piano factory on Park avenue is contemplated.

The most active department in the building material market this week was common brick; ninety-four cargoes were sold, as against thirty-three the week before. This almost breaks the weekly sales record for a market that is not active. The reason for this buying movement was the announcement that prices of common brick would move up 25 cents a thousand to-day. The report was also current that it is the plan of the Greater New York Brick Company to increase prices 25 cents a week until a seven-dollar quotation for brick has been reached. Inasmuch as the manufacturers expect to close down their plant on October 23, a month earlier than usual, this has resulted in a very much inflated market.

When sales of common brick reach a total of ninety-three million a week, and the normal consumption is not more than ten million, it stands to reason that unwholesome conditions are prevailing. There is a spirit of protest among dealers, as voiced in a letter to the editor of this paper from Francis N. Howland. The defense of the company so far is not convincing to those who are buying brick, and it would appear that a deliberate movement is on foot to inflate the market next year by actually restricting the supply through artificial stimulation of the market at the close of the manufacturing season.

Quotations on Portland cement show wide fluctuations. Some companies quote \$1.43 a barrel in five-hundred-barrel lots at public dock in the central part of the city, while other companies quote \$1.33 in wood and \$1.38 in cotton, with a 10-cent rebate on all good bags returned, which is equivalent to 40 cents off on a barrel. It is probable that this condition will not long obtain, and that higher prices will be fixed for New York City within the near future. There are no other changes in other departments of the building material market, although there are rumors of slight advances in steel, sand, pig iron and some grades of lumber.

An Omission Supplied.

Editor of the RECORD AND GUIDE:

In your issue of the 16th you published a rather full article about the concrete fountain recently erected at West Side Park, Jersey City. In that article not a word of mention was made of us, who constructed the monument. Do you not think that your readers would be interested to know who did this rather novel piece of work?

THE ERKINS STUDIOS.

New York, Sept. 19.

The Price of Brick.

Editor of the RECORD AND GUIDE:

Your article in the last issue of the Record and Guide on Troubles of the Brick Men was read with great interest. Judging by results, the dealers of New York were quite correct in their inference that the manufacturers organized for the purpose of raising the price of brick. In the face of present conditions in our trade, the enormous use of cement, old brick and other materials that are used in the construction of buildings, tending to limit the use of common brick when prices are above the usual rates, I am of the opinion it would have been wise and a good stroke of business for

the directors of the Greater New York Brick Company to have listened to the advice of those who thought the last raise of the price of brick a mistake. As a dealer, I want to see the manufacturer get a fair profit for his product, but I do not think it is for the best interests of all concerned to crowd the mourners at the present time.

FRANCIS N. HOWLAND.

New York, Sept. 19.

CITY SEWERAGE PLANS.

Various Municipal Boards Trying to Organize One Great Drainage System.

The sewerage problem in this city is an exceedingly difficult one. Sewers can readily be designed for separate districts here and there, but to make these various plans adaptable to the one great drainage system which the city or contiguous boroughs, or even a single borough, will ultimately require, is especially difficult when the general features of that ultimate plan have not yet been determined. The President of each borough is vested with the sole responsibility of preparing the drainage plans for his borough. These plans are not official until they have been approved by the Board of Estimate and Apportionment. The board therefore possesses a veto power, but little more. It cannot prepare plans itself; it can only refuse to approve those submitted to it by the Borough Presidents, and in doing so it can explain its objections to the plans presented and indicate such modifications as are necessary to secure its approval.

There is the same dual responsibility with respect to drainage plans that exists as to the street plan. The Metropolitan Sewerage Commission, created by Chapter 639 of the Laws of 1906, was authorized to continue the work of the New York Bay Pollution Commission created by Chapter 530 of the Laws of 1903, and is charged with the special duty of making further investigations into the present and future sanitary condition of the waters of the harbor, to consider the best means of protecting these waters, to study the methods of collecting and disposing of sewage and other wastes, and to consider the establishment of a metropolitan sewerage district, including this and other cities whose natural drainage would come to the harbor, and to consider the best means for the administrative control of such a district. There is, therefore, still a third board which is given a certain degree of responsibility for the sewerage plans, although its duties and functions are not clearly defined.

At the close of the year 1909 the Board of Estimate retained Colonel William M. Black, Corps of Engineers, U. S. A., to make an investigation and to report upon the proper location of sewer outlets and the effect upon the waters of the harbor of the discharge into them of the city's sewage, and of the necessity for treating this sewage before its discharge. Colonel Black was selected for this purpose owing to his intimate connection with the work of the Harbor Line Board, and also in view of his successful work in connection with the drainage of the cities of Cuba during the American occupation of that island. He associated with himself in these investigations Professor Earle B. Phelps, of the Massachusetts Institute of Technology, and a number of progress reports have been submitted by them during the past year, their final report having been presented in January, 1911. In making their investigations they were obliged to outline a general plan of drainage for those parts of the city where a sewerage plan had not yet been prepared, and these plans, with the proposed outlets and suggestions for such treatment of the sewage as they thought necessary, were referred to the several Borough Presidents for their consideration. These plans were purely tentative and were intended as suggestions only, but they will doubtless prove of much value in the preparation of final plans.

As to the harbor waters, it was proposed that the standard of purity which the city should attempt to maintain—or, to put it more accurately if less attractively, the degree of pollution which might be tolerated—should be expressed in the percentage of the saturation value of dissolved oxygen, this indicating the capacity of the harbor waters to assimilate sewage discharged into them without making them offensive. It must be assumed, however, that the sewage will be so discharged as to insure the greatest amount of dispersion and avoid its concentration in relatively still water.

tionment, May 17, 1907, from 222d to 233d sts. Map is filed to cover present petition.

Note.—A number of proceedings for acquiring title to streets and avenues in the Eastchester District, which appeared on Calendar of August 2, 1911, have not been placed on this Calendar for the reason that new petitions are about to be presented by owners covering larger limits.

56. Allerton av, acquiring title, from Bronx Park to Gun Hill rd.

130. Allerton av, acquiring title, from Bronx Park to Eastchester rd (from year 1906).

116. Allenton av, from Bronx Park to Hutchinson River (from year 1908).

CALENDAR OF LOCAL BOARD OF VAN CORTLANDT, 25TH DISTRICT.

Tuesday, September 26, at 8.15 P. M.

Regulating, grading, etc., building steps and appurtenances in West 238th st, from Cannon pl to Bailey av, and all work incidental thereto.

Constructing receiving basins and appurtenances on the east and west sides of Walton av, at the north line of the New York Central & Hudson River Railroad right-of-way, and all work incidental thereto.

Constructing sewer and appurtenances in Liebig av, between West 259th st and West 260th st, and a temporary connection at Liebig av and West 260th st, and in West 260th st, between Liebig av and Riverdale av, and all work incidental thereto.

Constructing sewer and appurtenances in Plympton av, between Boscobal av and Featherbed la, and all work incidental thereto.

CALENDAR OF LOCAL BOARD OF CROTONA, 24TH DISTRICT.

Tuesday, September 26, at 8.45 P. M.

S. Constructing receiving basin and appurtenances at the southeast corner of Crescent av and Hughes av, and all work incidental thereto. In accordance with Chapter 712 of the Laws of 1911.

29. Placing in proper and safe condition for travel the north side of 164th st, 208 feet west of 3d av, by erecting 52 linear feet of guard rail, placing filling between the flagging and retaining wall on the said north side of 164th st, 208 feet west of 3d av, and running westerly 52 feet, and all work incidental thereto.

36. Constructing a sewer and appurtenances in Trafalgar pl, between West 176th st and 175th st, and all work incidental thereto.

27. Constructing sewer and appurtenances in East 181st st, between Mapes av and Southern Boulevard, and all work incidental thereto.

42. Paving with asphalt blocks on a concrete foundation East 178th st, from Crotona av to Southern Boulevard, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546, Laws of 1910, as Class 'A' pavement.

CONDEMNATION PROCEEDINGS.

Assessments.

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 cent per annum from the date when such assessments become liens to the date of payment.

Unless otherwise stated, the area of assessment is both sides of streets, given within the limits stated and to extent of half block at intersecting streets.

SHERIDAN AV.—Regulating, grading, etc., from 165th to 169th st. Nov. 11.

SIMPSON ST.—Sewer between 167th st and a point about 251 ft southerly therefrom. Area of assessments affects blocks 2726 and 2727. Nov. 11.

TINTON AV.—Paving, etc., from Southern Boulevard to 149th st. Nov. 11.

204TH ST.—Receiving basin and appurtenances north side at the approach to the Grand Boulevard and Concourse at Valentine av. Area of assessment affects block 3311. Nov. 11.

22D ST.—Restoring asphalt pavement in front of Nos. 20 to 26. Area of assessment, south side of 22d st, bet 5th and 6th avs, known as lot 55 in block 823. Nov. 12.

142D ST.—Restoring asphalt pavement at southwest corner of Lenox av. Area of assessment, known as lot 36 in block 2010. Nov. 12.

81ST ST.—Paving and curbing from East End av to the East river. Area of assessment extends 100 ft north and south of 81st st, along the easterly side of East End av. Nov. 11.

129TH ST.—Receiving basin at northeast corner of 7th av. Area of assessment affects south side of 129th st, bet 7th and 8th avs, and west side of 7th av, bet 128th and 129th sts. Nov. 11.

Production of Drain Tile.

Since 1905 the manufacture of cement drain tile has had a remarkable growth. From one factory in 1905 to 372 to-day; from a production of nothing in 1905 to a total of 148,800,000 feet of tile per year; from a value of nothing in 1905 to \$5,300,000 per annum, is a surprising rate of growth. There has been a market for practically all that the combined tile plants of the country could turn out, but the greatest demand was for a frost-resisting and true-shaped tile, and these are inherent properties of the cement tile.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN CONVEYANCES

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
Total No.....	143	127
Assessed value.....	\$8,072,500	\$6,291,000
No. with consideration..	11	5
Consideration.....	\$910,017	\$97,925
Assessed value.....	\$622,000	\$105,500

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
Total No.....	6,920	7,742
Assessed value.....	\$386,571,825	\$451,997,730
No. with consideration..	590	687
Consideration.....	\$35,937,746	\$38,580,029
Assessed value.....	\$32,153,575	\$32,904,200

MORTGAGES

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
Total No.....	97	111
Amount.....	\$3,133,577	\$2,742,072
To Banks & Ins. Cos.....	28	28
Amount.....	\$1,852,500	\$1,341,400
No. at 6%.....	43	48
Amount.....	\$679,477	\$944,850
No. at 5½%.....	1	3
Amount.....	\$425,000	\$393,000
No. at 5%.....	20	25
Amount.....	\$930,500	\$361,350
No. at 4½%.....	12	2
Amount.....	\$819,000	\$135,000
No. at 4%.....	1	4
Amount.....	\$900	139,000
Unusual rates.....	1	1
Amount.....	.....	\$69,000
Interest not given.....	20	28
Amount.....	\$278,700	\$699,872

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
Total No.....	5,463	6,246
Amount.....	\$240,915,904	\$230,488,986
To Bank & Ins. Cos.....	1,211	.....
Amount.....	\$138,954,519	.....

MORTGAGES EXTENSIONS

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
Total No.....	28	25
Amount.....	\$1,032,000	\$1,014,500
To Banks & Ins. Cos.....	7	7
Amount.....	\$577,000	\$662,500

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
Total No.....	1,686	1,735
Amount.....	\$65,381,542	\$73,884,509
To Banks & Ins. Cos.....	582	.....
Amount.....	\$36,442,705	.....

BUILDING PERMITS

	1911 Sept. 16 to 22	1910 Sept. 17 to 23
New buildings.....	21	11
Cost.....	\$2,887,000	\$1,483,500
Alterations.....	\$173,233	\$69,681

	1911 Jan. 1 to Sept. 22	1910 Jan. 1 to Sept. 23
New buildings.....	650	660
Cost.....	\$73,703,100	\$80,912,895
Alterations.....	\$9,515,746	.....

BRONX CONVEYANCES

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
Total No.....	155	118
No. with consideration..	7	8
Consideration.....	\$59,950	\$105,800

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
Total No.....	5,205	5,053
No. with consideration..	352	.....
Consideration.....	\$3,495,185	\$4,128,386

MORTGAGES

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
Total No.....	116	89
Amount.....	\$846,522	\$552,867
To Banks & Ins. Cos.....	7	10
Amount.....	\$80,000	\$144,250
No. at 6%.....	48	50
Amount.....	\$308,857	\$272,322
No. at 5½%.....	12	3
Amount.....	\$52,550	\$14,000
No. at 5%.....	20	18
Amount.....	\$254,750	\$183,010
Unusual rates.....	1	4
Amount.....	.....	\$20,000
Interest not given.....	35	14
Amount.....	\$210,365	\$64,635

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
Total No.....	4,546	4,912
Amount.....	\$41,131,145	\$46,658,879
To Banks & Ins. Cos.....	535	.....
Amount.....	\$9,513,850	.....

MORTGAGES EXTENSIONS

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
Total No.....	11	10
Amount.....	\$133,000	\$134,300
To Banks & Ins. Cos.....	2	3
Amount.....	\$33,000	\$102,000

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
Total No.....	467	452
Amount.....	\$7,709,144	\$6,051,850
To Banks & Ins. Cos.....	93	.....
Amount.....	\$3,252,350	.....

BUILDING PERMITS

	1911 Sept. 16 to 22	1910 Sept. 17 to 23
New buildings.....	21	39
Cost.....	\$237,525	\$553,850
Alterations.....	\$8,608	\$9,800

	1911 Jan. 1 to Sept. 22	1910 Jan. 1 to Sept. 23
New buildings.....	994	1,376
Cost.....	\$17,439,360	\$29,389,865
Alterations.....	\$950,290	.....

BROOKLYN CONVEYANCES

	1911 Sept. 14 to 20	1910 Sept. 15 to 21
Total No.....	468	492
No. with consideration..	24	17
Consideration.....	\$219,095	\$123,445

MORTGAGES

	1911 Jan. 1 to Sept. 20	1910 Jan. 1 to Sept. 21
Total No.....	18,501	19,744
No. with Consideration..	1,145	.....
Consideration.....	\$9,520,907	\$10,813,550

BUILDING PERMITS

	1911 Sept. 14 to 20	1910 Sept. 15 to 21
Total No.....	339	413
Amount.....	\$1,203,492	\$1,365,203
To Banks & Ins. Cos.....	65	.....
Amount.....	\$324,150	.....
No. at 6%.....	199	236
Amount.....	\$630,652	\$590,297
No. at 5½%.....	50	75
Amount.....	\$184,345	\$309,165
No. at 5%.....	76	82
Amount.....	\$364,880	\$395,117
Unusual rates.....	.....	2
Amount.....	.....	\$10,000
Interest not given.....	14	17
Amount.....	\$23,615	\$60,624

	1911 Jan. 1 to Sept. 20	1910 Jan. 1 to Sept. 21
Total No.....	16,234	18,487
Amount.....	\$72,220,934	\$86,722,474

BUILDING PERMITS

	1911 July 1 to Sept. 20	1910 Jan. 1 to Sept. 21
To Banks & Ins. Cos.....	1,316	.....
Amount.....	\$7,455,457	.....

BUILDING PERMITS

	1911 Sept. 14 to 20	1910 Sept. 15 to 21
New buildings.....	55	119
Cost.....	\$373,850	\$994,850
Alterations.....	\$76,789	\$47,098

	1911 Jan. 1 to Sept. 20	1910 Jan. 1 to Sept. 21
New buildings.....	3,650	4,616
Cost.....	\$24,193,143	\$27,916,289
Alterations.....	\$3,819,597	\$3,394,369

QUEENS BUILDING PERMITS

	1911 Sept. 15 to 21	1910 Sept. 16 to 22
New buildings.....	100	61
Cost.....	\$361,345	\$225,471
Alterations.....	\$4,750	\$8,580

	1911 Jan. 1 to Sept. 21	1910 Jan. 1 to Sept. 22
New buildings.....	4,258	3,055
Cost.....	\$17,648,823	\$11,236,191
Alterations.....	\$599,442	\$541,269

RICHMOND BUILDING PERMITS

	1911 Sept. 15 to 21	1910 Sept. 17 to 22
New buildings.....	10	.....
Cost.....	\$23,250	.....
Alterations.....	\$1,855	.....

Experimental Pavements.

In September, 1910, the President of the Borough of Queens requested Arthur S. Tuthill, the engineer in charge of the Division of Public Improvements for the Board of Estimate, to act as chairman of a committee to make plans for and supervise the construction of a series of experimental bituminous macadam pavements on a portion of Hillside avenue, Jamaica. Associated with him on this committee are L. W. Page, Director of the Office of Public Roads, United States Department of Agriculture, and John M. Goodell. The committee believed that it would be impossible to complete these pavements during the year 1910 without serious risk of cold weather, which would make the results inconclusive, and it was decided to defer the work until June of the current year. The committee has associated with it John H. Weinberger, Engineer of Highways of the Borough of Queens, and a sub-committee consisting of Arthur H. Blanchard and Prevost Hubbard, both connected with the office of Public Roads, and Edwin H. Thomes, assistant engineer in the Bureau of Highways of the Borough of Queens, has been appointed to take charge of the details of the work. A somewhat similar plan is being carried out in the Borough of the Bronx, where a number of sections of experimental bituminous macadam pavements have been laid by the President of the Borough on a portion of White Plains road. An opportunity is thus being afforded to study the relative merits of the various pavements of this kind.

—Mrs. Rose Hawthorne Lathrop's hospital, to be built on the northwest corner of Front and Jackson streets, will cost \$100,000. It will be Saint Rose's Free Home for Incurable Cancer. The facades will be of brick with ornamentations in marble and terra cotta.

BUILDING SECTION

SYSTEM AND ORGANIZATION IN BUILDING

How to Ascertain Cost Data and Tabulate Progress at Little Expense—Some Helpful Hints on Bids and Bidding Methods

ACCURATE cost knowledge enables the speculative builder to buy good material cheap; it insures him against slow or wasteful construction, and it guarantees him profits on his investment.

There are several ways of obtaining this information. One is to invite competitive bids on the operation; another is to follow closely the market reports in building papers, and still another way is to shop. None of these methods is reliable. Combined, they might be effective were it not such a time-consuming, not to mention expense-incurring, task to procure data of this kind. Besides, the greatest value in possessing cost data is in procuring the information secretly and at a moment's notice.

Competition among contractors and building material supply houses is now so keen that quotations frequently are so low as to leave small margins for profit. Instances could be cited to show that contractors and supply companies are often played against one another by builders until one or the other finally takes the contract below cost merely to keep his organization together during a dull period. Nine times out of ten it is the builder and not the contractor or supply man who pays the concealed profit which, not infrequently, is more costly in the long run than if he had not been so insistent in the beginning for bargain prices.

Every operator should be in a position to know just what share of the loss, where severe competition has characterized the figuring on a project, the winning company will try to foist upon the builder. Under such conditions reference to his competitive bids will avail him little or nothing, because one bid may be balanced while another will be unbalanced. A study of trade paper market reports will not serve him under such an emergency, because they apply only to current fluctuations and are compiled principally for estimating purposes and to guide the retailer in his buying. Shopping is equally futile because, by his insistence upon low prices, he has upset the established trade lists. He must, therefore, devise a way for ascertaining the facts he needs when they are most required.

Many an inexperienced builder becomes alarmed at this point in his career. He starts out with the idea of doing business on a small scale and suddenly finds himself confronted with the necessity of establishing an office and introducing into it an elaborate system of cost accounting. If he has followed rule-of-thumb methods in his original operation, he will find that this is an impassable barrier, because his profits on his operations will not be as large as he had expected and he cannot afford the outlay he thinks necessary to install such a system. The condition of his credit, or many other contingencies, may militate against further continuance in the speculative building business. My advice to those contemplating entering the speculative building business is to wait until they have sufficient capital to go into it right, because if they go in before they have ample funds to take care of every detail of the enterprise, they are almost sure to fail.

We shall see that organization is not a serious obstacle to the speculative builder who has launched himself upon a career only after he has amassed sufficient capital to carry his overhead charges and working plant. Incidentally I will endeavor to show that there is a very great difference between system and red tape.

The aim of the speculative builder should be toward economy and efficiency. If a builder can buy common brick today at \$7.50 a thousand instead of \$8.50, which he paid a year ago, it would not be economy for him to buy them at that figure if 60 per cent. of the bricks were bats. It would be economy, on the other hand, to pay \$8.50 or even more a thousand, if they were selects, hard burned

and would be delivered at job, because the builder would be able to figure closer to requirements owing to the fact that the element of waste would be less and the finished wall would be stronger and more sightly.

A builder compelled his \$5-a-day carpenters to carry their own material. Stop watch observations showed that only one-quarter of the actual time of these high-priced men was actually employed in construction. Two unskilled laborers at \$2.50 a day each were employed to carry material for the skilled laborers and the \$5-a-day carpenters immediately made four times the progress they had previously made. This is an example of efficiency.

Economy insures judicious expenditure of money, while efficiency, in the accepted modern meaning of the word, guarantees the builder against waste of time, material and labor. Comparative building statistics always on hand and ready for instant reference, is the only way to obtain these two requisites to success, and such data, reliable enough to be practical, can be obtained only through the employment of systematic tabulation.

AN INEXPENSIVE OFFICE ORGANIZATION.

The builder will find that most of his time will be required on the job, whether he gives the construction to a general contractor or supervises the building himself. He cannot very well keep his own books under such circumstances, and neither can he find time to compile his data and tabulate it for future use. A year ago he may have been able to get along without this information, but the rapid increase in the number of building material supply companies, specialty houses, contracting companies and speculative builders has so changed business methods as to make imperative some sort of a detail record system in conjunction with his office headquarters.

The first requisite, therefore, is to have an office within easy access by street car or rapid transit to his operation and so located that it will be central to future construction work. If an operation, for instance, is in the Mapleton section of Brooklyn, his office should be in Brooklyn. If, on the other hand, it is a Washington Heights improvement, Manhattan is the place for his office, and as near the central part of the island as possible; somewhere, we will say, around 42d street. It is no longer practicable to have headquarters in a little shed at the job. In case of a strike or a fire it is almost sure to prove a fatal mistake. But there are other reasons why the builder's headquarters should be within easy reach of other business houses. These are so obvious that it is not necessary to state them in detail here.

The personnel of an office depends largely upon the size of the company's operations and upon the ability of the builder or officers of the company, which ever the case may be, to divide his or their time between the job and headquarters. One competent clerk is sufficient, if the operator be an individual or if a small company is carrying on the business. Such a clerk should have a business college or commercial high school education. Pay him a fair salary and lay out for him a high standard of service. Cheap help is worse than no help.

In this age of invention it is not necessary for the clerk to be a stenographer. A phonographic dictating machine will permit the builder to leave all his dictation for the day on a wax roll to be typed by the clerk at odd moments. At, say 4 o'clock in the afternoon, the builder can return to his office and read over and sign the dictation he has given, take up new business matters and keep business appointments made for him by the clerk during the day. The builder, will, of course, be in touch with his headquarters

at all times by the temporary telephone he has had installed at the job.

This clerk at \$15 to \$20 a week, in addition to handling correspondence, will combine cost accounting with bookkeeping. He will be supplied with a card index equipment which can be purchased for \$10 or \$100, according to the elaborateness of cabinets, etc., and he will proceed to tabulate the various materials, kinds of labor, loans, available building sites and their respective sale conditions, selling costs and names of prospective homeseekers. In addition to this he will have under separate index a construction progress chart. The builder can, if he chooses, be his own timekeeper, by punching or marking a prepared daily card, showing each day's progress in the buildings he is erecting, these cards being turned in each evening and placed in their proper position in the file.

In tabulating information of this kind it is, of course, necessary to procure reliable intelligence. In the case of rougher material, such as brick, front and common; cement, lime, plaster, timber plumbing, roofing and sheathing, the market reports in his building paper will give him basic figures. They will probably be wholesale prices to dealers, but with this information he will be able to discover whether the supply man is putting in an unbalanced bid or whether he is paying too much or too little, according to the kind of material he is buying. This information will inform him as to the quotations he receives and especially the amount of interest charged him on credit and other leakages.

Once these cards have been prepared they can be kept up indefinitely by noting in them the market fluctuations and the days when they became effective. In a short time the builder will be in possession of data that should enable him to gauge the probable trend of the material market almost before the producers themselves know it, and can save large sums by making his requisitions in advance of a rise.

The New York Building Trades Council sends out at stated intervals, usually once a year, the prevailing rate of wages for various kinds of labor from rock excavators to finishers. This list will be sent to any builder on request. The condition of the loan market may be obtained and tabulated from the Record and Guide's weekly summary of the mortgage market and by reference to any good commercial newspaper.

Land values may be procured by reference to the land value maps printed in the Record and Guide on September 16, or from the tax department's annual report, in which assessed valuations by sections are given. The average speculative builder is interested primarily in the development of certain localities. These values may be procured by watching the realty transactions in the Record and Guide each week.

From these he can note trend of values and the names of parties buying and selling in a given neighborhood. It will be only a short time before these records will be the surest guide to the speculative builder in noting which sections are developing the most activity, hence which are the most susceptible to profitable development. It will be a wonderful help in obtaining loans, too.

Inquiry among brokers will give the builder information regarding terms of sale for particular properties he is interested in. The Record and Guide contains the rulings of the Building Department, and its text pages keep the builder conversant with any change in the building loan laws that may apply to him.

Under the heading of construction progress, the builder's time cards will be tabulated by days and job number. The value of this index lies in its ability to indicate whether one job is lagging behind a previous one on any given number of days from date of breaking ground. If there have been delays the cause will be

noted and also the losses. If greater speed has been shown in construction, it forms a good reference for selecting future contractors or artisans. This is the only check-off the builder has upon a contractor or upon any of his sub-contractors. Its importance lies in its ability to guarantee efficiency. If selling data is included under this tabulation the builder can find out, once the system has been properly worked out, just what financial standing he has in relation to the completed operation and what his prospects are for clearing the enterprise. In addition it will inform him as to his cost of selling the finished structures and give him comparative data on the profits of one operation over those of another.

BALANCED AND UNBALANCED BIDS.

Reference has been made to two kinds of bids, balanced and unbalanced. A bid is said to be unbalanced when too high a price is purposely put upon one or more items, accompanied by an offsetting low price on one or more of the remaining items. Thus, if a fair bidding price on earth excavation is 25 cents per cubic yard and for rock \$1 a cubic yard, the following form of a bid would be balanced:

1,000 cu. yds. rock at \$1.....	\$1,000
20,000 cu. yds. of earth at \$0.25..	5,000
	\$6,000

An unbalanced bid for the same work would read about as follows:

1,000 cu. yds. rock at \$2.....	\$2,000
20,000 cu. yds. of earth at \$0.20..	4,000
	\$6,000

It will be seen that the total bid \$6,000 is the same in both cases. In the second case, however, the \$2 bid on rock is altogether too high and the 20 cents bid on earth is too low, hence the bid is unbalanced.

There may be three different reasons for unbalancing a bid. The contractor may wish to secure an abnormally high profit on any item the yardage or quantity of which is likely to be increased after the contract has been let; he may wish to secure a large profit on the items of work that must be done first, thus skimming the cream off the contract in the very beginning, or he may wish, for certain reasons, to conceal from competitors what each item of work is actually worth.

The builder has several ways of preventing the unbalancing of bids, and, if he is keeping a cost index, it is most important that he know the actual cost of each item from this source, and also to know as soon as possible which contractors make a practice of thus distorting their proposals.

HOW TO OBTAIN BONA FIDE TENDERS.

The expedients most generally used to obtain bona fide bids are these: the insertion of a clause in the invitations for bids warning bidders that an unbalanced proposal will result in its rejection; by requiring a lump sum bid on the work; compiling the builder's schedule of items required in the operation and placing the builder's estimated price (obtained from his index system) opposite each one and then requiring that each contractor shall bid a uniform percentage on all items or that the contractor shall bid his own price on each item, no unit price being in excess of a certain percentage of the builder's estimated unit price. The first of these two methods is called the percentage method of bidding.

A fourth method of preventing unbalancing of bids on small items likely to be increased may be suggested. It would consist of naming a definite unit price that will be paid on each of the minor items and leaving the contractor free to bid his own prices on the other items.

The greatest danger from unbalanced bids lies in subsequent changes of quantities. Suppose that in the foregoing example actual work discloses that a far greater quantity of rock exists than the 1,000 cu. yds. given in the bidding sheet. Suppose the actual quantities in the final estimate are reversed, and that there are 20,000 cu. yds. of rock and 1,000 cu. yds. of earth, a condition frequently encountered by speculative builders in the Bronx and in the Washington Heights section of New York. We then have these results in a balanced bid:

20,000 cu. yds. rock at \$1.....	\$20,000
1,000 cu. yds. earth at \$0.25..	250
	\$20,250

and this result in an unbalanced bid:

20,000 cu. yds. rock at \$2.00....	\$40,000
1,000 cu. yds. earth at \$0.25..	200
	\$40,200

If the unbalanced bid is accepted the work costs in the end almost twice as much as it would have cost had the balanced bid been accepted; yet the two bids were the same, \$6,000, according to the preliminary estimate. It might be stated that this is an extreme example, but the principle seemed to be best illustrated by using large figures.

An unbalanced bid is a two-edged sword. It may actually ruin the contractor who makes it, if it happens that he has erred and that the quantities on which he has bid too low have been increased, without a corresponding increase in the quantities on which he has bid too high. Like all tricky practices, it is a dangerous one.

PREPARING BIDS AND ESTIMATES.

In estimating a unit price for any kind of building work, contractors often place too much reliance upon published prices for similar work. There are several sources of error in preparing bids on this plan. The conditions may greatly vary in places only a few miles apart. These conditions include haulage, accessibility of site to distributing yard and dock arrangements for unloading material in large quantities. The rates of wages or the available supply of labor may vary. Specifications and the interpretation of identical specification clauses by different contractors vary greatly. Contractors inexperienced in the particular work in question often bid prices altogether too low. The bidding prices may be purposely unbalanced. A unit price that is fair for a large operation is generally too low for a small one and lastly, a contractor already equipped with an organization that he can transfer from one job immediately to another can often afford to bid lower than the contractors not so equipped.

While previous bidding prices may be used as a guide, they should never be relied upon implicitly if the work is of any size. Here is where the cost index will supply an important need and give the builder a distinct advantage over other builders. He can estimate in detail while the other fellow is making and doing his initial work on tentative estimates and he could supply his prospective contractors with a systematically worked out plan that would enable him to make concise and safe proposals: safe for himself and safe for the builder.

The cost of any operation may be listed in units about as follows:

- 1.—Development expenses.
- 2.—Plans, surveying and excavating.
- 3.—Materials.
- 4.—Labor.
- 5.—Superintendence, general expense and selling.

Development expenses include the cost of option on site, search, loans and arranging credit.

Plans, surveying and excavating explain themselves.

Materials include those which actually go into the operation and the wastage of materials due to breakage and cutting is included in the cost. The cost usually includes haulage and freight, if the material is brought from a distance or purchased f.o.b. mill.

Labor includes skilled and common except superintendent, clerk and office men.

Superintendence and general expense includes foremen, managers, time keepers, watchmen, bookkeepers, selling costs and other general overhead charges.

THE SURETY BOND QUESTION.

It is becoming more and more the practice to require contractors to furnish the bonds of a surety company rather than the bonds of an individual for the faithful performance of the work. This has proved a wise course, not only from the builder's point of view, but because it is

to the best interest of the contractor that his security be of the highest.

No man should put in jeopardy the property of his friends by asking them to go on his bonds for a contract. It matters not how sure he may be of himself and of his ability to execute the work at a profit, for he should bear in mind that a strike beyond his control might upset all his calculations. The builder will always do well to insist upon a company bond rather than an individual's for the reason, not to mention many other obvious ones, that he can place more confidence in a company's security than he can in that of the average individual.

Experienced builders know their contractors almost as well as they do their own company affairs. They have commercially cultivated certain contractors until they know perfectly that the confidence they repose in them is as firm as rock itself, but with the inexperienced builder there is mutual distrust, as a rule between operator and contractor. Both are working upon narrow margins and it is only natural that they should watch for every opportunity that promises larger profits. Careful supervision is therefore vital to the success of the average operation, and the next article will consider this important part of speculative construction.

—A plan is being worked out by E. P. Goodrich, consulting engineer of Borough President McAneny's office, with the cooperation of the Public Service Commission, whereby an underground walk for pedestrians will stretch under the middle of 42d street between Fifth and Lexington avenues. It will be between thirty and forty feet in width and will be used not only by passengers to and from the train, but by any one who wishes to get away from the hurry and burly of 42d street. Mr. Goodrich also has in mind relieving the traffic in Nassau street by building some pedestrian subways there.

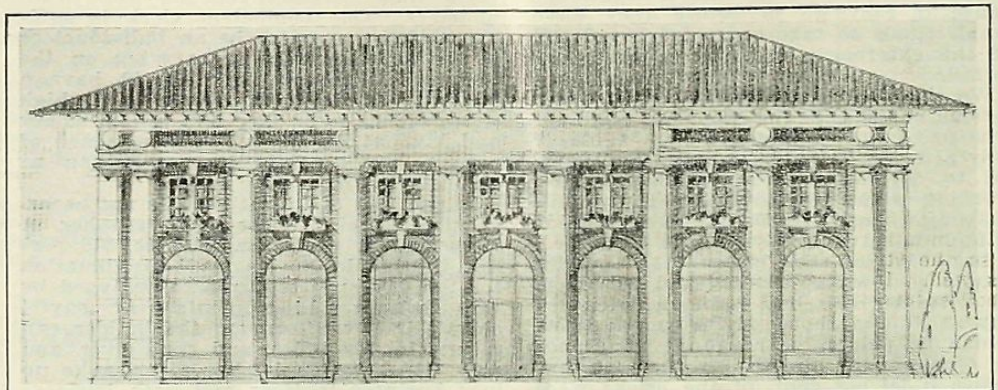
Improvements at Fordham Square.

(Subject of Illustration.)

For two years property owners of Fordham have made numerous efforts to obtain necessary improvements in and about Fordham square. The present administration in the Bronx has finally succeeded in bringing about these improvements. It has been proposed to construct a plaza, and in furtherance of this plan the present station of the Harlem Railroad which is on the south side of Fordham road will be removed and a new one constructed on the north side of Fordham road spanning the tracks.

A bridge will be constructed over the railroad tracks from Fordham road south to Welsch street, a distance of some 600 feet or more. The pavement will be carried over this bridge and will make the width of the street at this point about 200 feet, bringing Third and Park avenues together. There will also be a change in the grade of the street of six feet on the east side and ten feet on the west, which will flatten the grade of 189th street on the east (which is now an incline to Third avenue) and take away the hollow of Welsch street on the west side, bringing all to one at grade. The elevated station stairway will also be removed to the north side of Fordham road, and the Third avenue trolley line track which at present makes two sharp turns at this point will be straightened out.

Work on this improvement, together with the widening of Fordham road from Webster avenue west to the Harlem River, will be under way shortly. Herewith is a perspective of the new railroad station to be erected on the square by the New York and Harlem Railroad Company.



Warren & Wetmore, Architects.

PROPOSED RAILROAD STATION FOR FORDHAM.

A NEW CIVIC CENTER.

Fort Washington Attracts New Elements of Social and Religious Life.

The importance of the newly built Fort Washington section as a civic center is attested by the fact that a theatre building quite worthy of the name is under construction there from plans by McElfratrick. The site is at the southwest corner of 181st street and Wadsworth avenue, close to the business hub of one of the most remarkable developments that Manhattan Island has ever seen. There will be three stories of steel skeleton construction with outer walls of brick and stone. C. L. Lawrence, of 2228 Broadway, is the owner and he has given a lease to an amusement company.

The picturesque churchyard which once made the Holyrood chapel at 181st street and Broadway so attractive has disappeared and two-story brick taxpayers cover the site. The old edifice is still standing, but without the green lawn its beauty has departed. A new "Holyrood" has been built farther up the street, at the northeast corner of Fort Washington avenue. It was announced last week that the Fourth Church of Christ, Scientist, now worshipping in 82d street, would move to 181st street. The former Chelsea Methodist Church has commenced the erection of a large stone building on Fort Washington avenue.

The development of the section has now advanced in a westerly direction to Northern avenue, next east of Riverside Drive. All the buildings west of Fort Washington avenue are six-story elevator apartments of first-rate quality. The uniformly excellent architectural effects, united to substantial construction and large areas, impress the public with the remarkable ability and resource of metropolitan builders. It is also a matter of some public pride that the builders have had respect for the general fitness of things, as prominent locations have not been desecrated with inferior buildings, and the appearance of the section as a whole is as if there had been some special supervising architect to direct the work as a unit. Often in the history of new sections a development which at the outset gave every promise of a consistent architectural treatment has been seriously injured by the erection of some incongruous building.

A FUTURE MOVEMENT INDICATED.

Building operations continue in the section, but not at the same rate as for years past, as the available sites have become restricted in number, and there has come a natural pause. Hitherto in the parts west of Broadway the operations have all been south of the middle line of 181st street, but a new avenue is now being graded along the foot of Fort Washington Ridge northerly from 181st street and next west of Broadway, the completion of which will no doubt signalize the beginning of a new building movement. Five years ago a map for a system of streets on the eastern slopes of the ridge was officially adopted, but the grading has not proceeded very rapidly. Bennett avenue will be the principal entrance to the new section.

A large number of real estate operators made good money on the Heights along in the years 1904 to 1906. Then came a period when over-production was a serious problem to contend with, and now latterly there is a returning tide of prosperous conditions. A few years ago Depot lane and Fort Washington Ridge road were the only streets between Broadway and the River road, south of 181st street. The area so bounded was entirely without improvements of any kind. The Fort Washington and Buena Vista syndicates bought large tracts, leveled off the rough places, opened streets and built sewers, and finally, in the year 1909, disposed of the last of their holdings at public auction. Two hundred and thirty-nine lots were sold at an average price of \$7,300, and no doubt every one of them has netted its buyer a profit. The highest prices at the sale were paid by Sonn Brothers for the northwest corner of Fort Washington avenue and 177th street, and the southwest corner of 178th street and the same avenue.

All these new streets are now lined with handsome six-story apartments, and also the streets to the eastward of them as well. In the newer and finer houses good success has been had with three and four-room apartments. In the last two years there has sprung up a remarkable demand for small apartments in first-class houses. One reason is because the rooms are generally larger than in old houses, and somehow it is becoming easier to adapt domestic arrangements to small apartments than it was years ago. Oftentimes there is now a larger home

in the country where the family lives part of the year. On the whole, this final aspect of the development of Washington Heights presents a most unusual subject of study for students of real estate and residential construction as representing the highest standard an exclusively tenement house development has yet attained to in so brief a period. Moreover there is every probability that in time the Fort Washington section, by which is meant all that part of the Heights north of 177th street, between the Hudson and Harlem Rivers, will become a civic center as distinct and nearly as important as Harlem. It will have, in due time, churches, schools societies and all the desirable elements of a self-centered community.

New Railroad Station for White Plains.

It has been announced officially that the terminal station of the New York, Westchester & Boston R. R. at White Plains will be at Bloomingdale road and Westchester avenue, and that the edifice will cost about \$150,000. The idea to have a station at Livingston street in the Carhart tract has been abandoned. The station at Mamoroneck avenue is under construction.

The work on the main station will be started within the next two weeks, and it will be so constructed that it can be used for the Westchester Northern Railroad, which is planned to run from White Plains to Danbury, Conn. Surveyors are now at work on the route, and it is said that contracts for the road will be let early next year.

Building Matters in the Charter.

Chairman Foley of the joint legislative committee which is revising the city charter has informed Superintendent Miller of the Bureau of Buildings in Manhattan that the provisions for a consolidation of the five building bureaus into one city department have been stricken out, and the organization will continue as at present.

The reason for the action is not known. At the public hearing no objection was made to the proposed consolidation. It is understood that the Master Builders' Association, which was organized last year, has entered a protest to Mayor Gaynor against the later action of the legislative committee and in favor of combining the bureaus into one department.

—A decision on the question of widening the roadway of lower Montgomery street, in Jersey City, will be reached in a few weeks, is the official statement. Real estate interests, headed by Frank Stevens, are urging that three feet be cut off the side-walk on either side.

A Clubhouse for the Bronx.

The problem that was presented to the architects of a club house for the Workmen's Educational Association at Washington avenue and 162d street, was to design a building that would offer workingmen all of the comforts and conveniences that could be given. The building had to be planned with economy and at the same time be architecturally pleasing. The construction will be of reinforced concrete throughout, and fireproof in every possible way, and when the building is completed, it is intended to serve as a model for future workingmen's institutes.

The basement will contain bowling-alleys, card rooms, a billiard-room to have ten tables, a cafe, and a mechanical plant, etc. In conjunction with the bowling alleys the architects have provided a large locker and shower room.

The first floor will contain a large cafe and restaurant with numerous clubrooms, which can be opened up together at any time to form meeting-rooms for the different workingmen's clubs and organizations which will meet here from time to time. In the rear a large gymnasium will be found, containing every facility. On this floor will also be coatrooms and parlors that will lead by a private stair to the large auditorium on the second floor, which will be used on certain occasions for public festivals and dinners.

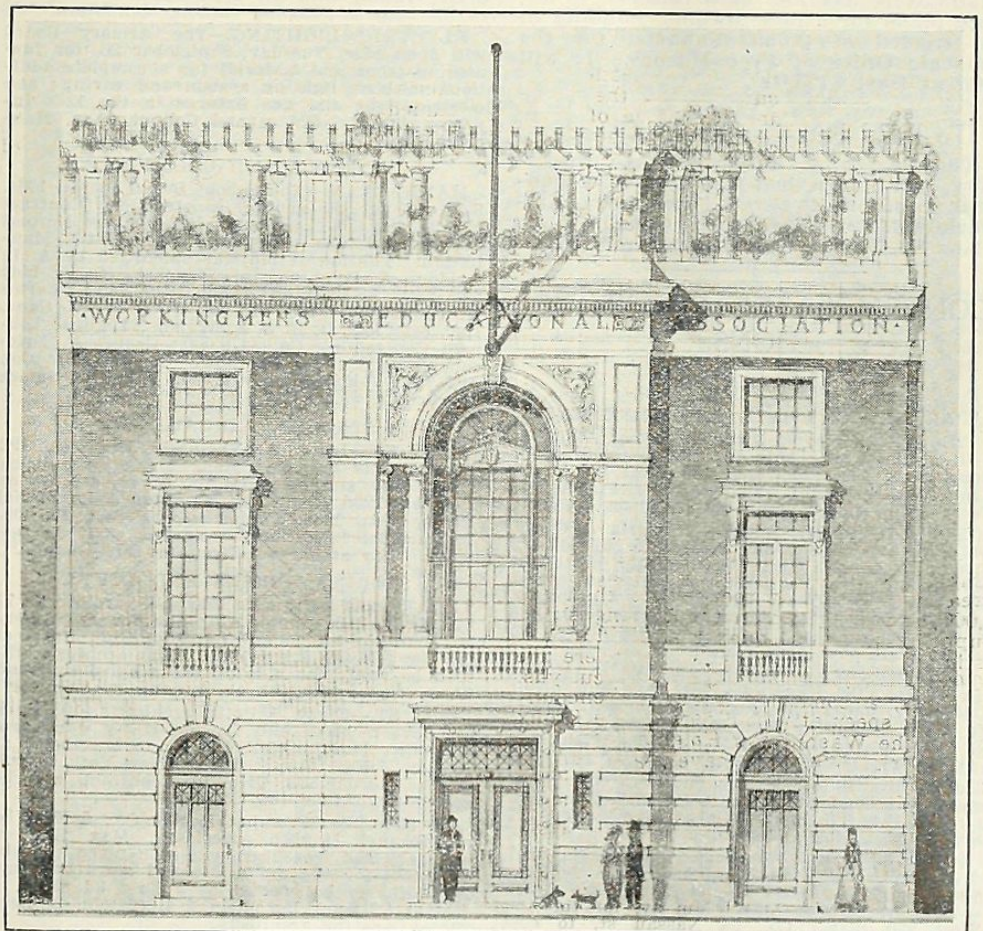
This auditorium will be the largest one in the borough devoted exclusively to the use of workingmen. It will be amply provided with fire-escapes and stairs, and it will have a stage that will seat comfortably one hundred people.

The second floor is devoted to meeting-rooms and assembly halls besides the auditorium. On the third floor has been provided numerous clubrooms for the use of singing and athletic societies, and from a large promenade will open a gallery around the auditorium.

EDUCATIONAL FEATURES.

Topping the building is to be a roof garden, which will be treated architecturally to resemble as nearly as possible the open-air gardens found abroad. During the summer months entertainments and educational features will be provided for the working class and their families, and it is hoped that this novel feature will tend a great deal to improve the conditions and inspire the workingman advantageously.

The architects have striven to present a dignified facade and one that will express the strength and seriousness of the modern thinking workingman, who will be the foundation of this new institution. The architects are Louis Allen Abramson and H. L. C. Gall, associated, of 37 Liberty street.



Washington Avenue, at 162d Street.

L. A. Abramson and H. L. C. Gall, Architects.

A CLUBHOUSE FOR WORKINGMEN.

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

May Build in 33d Street.

Col. John Jacob Astor has plans under consideration for the improvement of the property 22 to 28 East 33d street with a loft and office structure, probably twelve stories in height. The site is directly opposite Astor Court, and if erected will be the first modern building in the south side of 33d street, between Fifth avenue and Greeley square, with the exception of the Builders' Exchange and the Martinique Hotel. Although the project is practically assured, nothing definite can be announced for at least another week. Charles A. Platt, of 11 East 24th street, has already been consulted with reference to plans.

Baltimore & Ohio Pier at St. George.

The Baltimore & Ohio Railroad Co. has just placed contracts for the construction of the new steel and galvanized iron pier at St. George, Staten Island. It will have a length of 435 ft. by 85 ft. in width. The superstructure will be erected by the Baltimore Bridge Co., of Bush and Wicomico streets, Baltimore, Md., while the substructure will be constructed by the Phoenix Construction Co., of 41 Park row, Manhattan.

Proposed Building Near Fifth Avenue.

Dr. Reginald Sayre has leased for a twenty-one year term the four-story and basement residence at 9 East 45th street to the Progressive Construction and Leasing Company, for immediate improvement with a six-story store and office building. It was stated on Friday that no plans have yet been drawn or an architect selected. The site adjoins on the west the nine-story Home Club.

New Building for Carriage Builders.

Alfred H. Taylor, 138 West 65th street, has been commissioned to prepare plans for a new eight-story fireproof business building, to be erected for Locke & Co., carriage manufacturers, of 218 West 84th street, at 161 to 167 West 83d street, a plot fronting 69.9x102.2 feet. Estimates for the general construction will be received by the architect about September 30.

Masonic Temple at Panama.

Henry P. Knowles, of 1170 Broadway, Manhattan, has just been retained to design plans for a new Masonic building to be erected at Colon, Panama, for the Masonic Order of Free Masons. It will cost at least \$125,000.

To Build Ritz-Carlton In Canada.

The George A. Fuller Co., 115 Broadway, Manhattan, has just signed the general contract to erect the new Ritz-Carlton Hotel at Montreal, Canada, from plans by Warren & Wetmore, architects.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

72D ST.—Charles I. Birge, architect, 29 West 34th st, is taking bids for the 7-sty fireproof apartment to be erected at 133 West 72d st for Cluny Realty Co., of which Frank J. Fisher, 148 West 72d st, is president. Estimated cost, \$75,000.

CENTRAL PARK WEST.—Schwartz & Gross, 347 5th av, have plans ready for the 12-sty apartment house, 120x100.8 ft., at the northwest corner of Central Park West and 91st st, to cost \$600,000. The Midas Realty Co., on premises, is the owner. Edgar M. Levy is president; Leo S. Herzog, secretary; E. M. Levy, treasurer. No subcontracts have been placed.

47TH ST.—H. A. Smith and W. P. Miller, architects, 1182 Broadway, will take bids about October 1, for the 6-sty model tenement, 100x90 ft, to be erected by Mrs. Helen Harily Jenkins, of 232 Madison av, at 525-531 West 47th st.

60TH ST.—J. M. Darrach, architect, 10 East 33d st, is still taking bids on the 9-sty duplex apartment house to be erected at 128 East 60th st, for the 128 East 60th Street Co., of 111 Broadway, to cost \$100,000.

93D ST.—Neville & Bagge, architects, 217 West 125th st, have completed plans for the 8-sty apartment house in the north side of 93d st, 168 ft. east of Amsterdam av, for the 163 West 93d Street Co., 34 Nassau st, to cost \$150,000.

182D ST.—Moore & Landseidel, 148th st and 3d av, have completed plans for the 5-sty tenement to be erected in the south side of 182d st, 150 ft. west of Amsterdam av, for Mary Halley, 516 West 182d st. Estimated cost, \$40,000.

VERMILYE AV.—Moore & Landseidel, architects, 148th st and 3d av, have completed plans for the 5-sty tenement to be erected on Vermilye av, 150 ft west of Academy st, for the Bendheim Construction Co., 128 Broadway. The cost is estimated at \$100,000.

LENOX AV.—John Brandt, architect, 271 West 125th st, has completed plans for alterations to the two 7-sty tenements, 54 and 56 Lenox av, for the Triangle Waist Co., of 79 5th av. Cost, \$7,500.

BROADWAY.—G. & E. Blum, architects, 505 5th av, have completed plans for alterations to the 6-sty tenement at the northwest corner of Broadway and 113th st, for the Morewood Realty Co., of 71 Broadway.

FACTORIES AND WAREHOUSES.

CROSBY ST.—A. Weissenberger, 55 Duane st, has completed plans for alterations to the 4-sty brick sub-station at 55 Crosby st, for the New York Edison Co., 55 Duane st, to cost \$20,000. The owner will build by day's labor.

HALLS AND CLUBS.

LEXINGTON AV.—Donn Barber, 25 East 26th st, is preparing plans for the 10-sty fireproof Y. W. C. A. building, to be erected at the northwest corner of Lexington av and 52d st for the Young Women's Christian Association, of 7 East 15th st. Figures will be taken about Oct. 12.

HOSPITALS AND ASYLUMS.

FRONT ST.—Contracts have not yet been issued for the 5-sty hospital, 70.3x69.6 ft., which the Servants' Relief for Incurable Cancer, of Hawthorne, N. Y., is to erect at the northwest corner of Jackson and Front sts, at a cost of \$100,000. James W. O'Connor, 1123 Broadway, is architect.

MUNICIPAL WORK.

REPAIRS.—Estimates will be received by the Department of Public Charities, Monday, September 25, for labor and materials required to make certain alterations and repairs to the gas works on Randalls Island.

MATERIALS.—The Department of Public Charities will open bids, Monday, September 25, for lumber, paints, oils, hardware, fiber, cordage, cement, laundry machinery, gasoline and other miscellaneous supplies.

FIELD HOUSE.—Bids will be received by the Park Board, Thursday, September 28, for labor and materials required for the erection and completion of a field house in the West 59th st playground, located on the north side of West 59th st, 400 ft. west of Amsterdam av.

SOUNDING BOARDS.—Estimates will be received by the President of the Borough of Manhattan, Thursday, September 28, for construction and installation of ten sounding boards in the Judges' Chambers, County Court House, located in City Hall Park, Manhattan.

FORCED DRAFT SYSTEM.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, September 27, for furnishing, delivering and installing a forced draft system, with all appurtenances complete, in the 98th st pumping station, Manhattan.

ELECTRIC LIGHTING.—The Armory Board will open bids, Tuesday, September 26, for furnishing labor and material for a complete additional electric lighting system and wiring; and electric light and gas fixtures in the 12th Infantry Armory, 62d st and Columbus av, Manhattan.

SCHOOLS AND COLLEGES.

MANHATTAN.—The School Board opened bids, Sept. 19, for the general construction (Contract No. 2) for the first portion of the new Normal College buildings (Thomas Hunter Hall), Manhattan. The lowest bid was submitted by A. L. Guidone & Co., Inc., at \$449,900. Other bids were: P. J. Brennan & Son, \$497,740; Charles H. Peckworth, \$493,744; W. H. & F. W. Cane, Inc., \$499,855; J. F. & A. Walsh, \$474,940; Libman Contracting Co., \$479,000; George F. Driscoll, \$516,988; H. C. Stowe Construction Co., \$465,700; John Kennedy & Co., \$512,870; James MacArthur, \$522,851.

STABLES AND GARAGES.

123D ST.—Louis A. Sheinart, architect, 192 Bowery, has prepared plans for a 4-sty brick stable and storage building, to be erected at 235 East 123d st, for the Kaufman & Lowenthal Realty Co., 206 Division st, to cost \$20,000. The architect will take estimates early in October. The stable will contain thirty stalls.

STORES, OFFICES AND LOFTS.

PEARL ST.—Francis Kimball, architect, 71 Broadway, has completed plans for the 12-sty loft building to be erected at 122-124 Pearl st for the Storage Record Co. The architect will soon be ready for bids on the general contract. W. C. Tucker, 156 5th av, is sanitary engineer.

61ST ST.—Kirby & Petit, architects, 103 Park av, have received bids for the 11-sty warehouse and office building, 100x100 ft., to be erected at 18 and 24 East 61st st for the New York branch of the Locomobile Co. The contract will be awarded within a few days.

3D ST.—The Wyoming Realty Co., 5 East 3d st, Samuel Hauben, president, Max Hauben, secretary and treasurer, will soon place all subcontracts for the 8-sty loft and store building, 25x90 ft., to be erected at 5 East 3d st, at a cost of \$85,000. Bernstein & Bernstein, 24 East 23d st, are the architects.

BLEECKER ST.—L. A. Sheinart, architect, 192 Bowery, is preparing plans for an 8-sty fireproof loft building, 25x100 ft, to be erected

in the south side of Bleecker st, 50 ft east of West Broadway. Estimated cost is \$35,000.

MADISON AV.—The Cauldwell-Wingate Co., 381 4th av, general contractor for the new 20-sty business structure, 74x175 ft., to be erected by A. Fillmore Hyde, 55 Liberty st., at the southeast corner of Madison av and 25th st, are now taking figures on all sub contracts including structural steel. The cost is placed at \$1,300,000. Chas. A. Valentine, is architect.

33D ST.—Lewis A. Sheinart, architect, 194 Bowery, has been commissioned to prepare plans for \$25,000 worth of alterations to the building 133 West 33d st, for the White House Lunch Co., of 834 Broadway, for restaurant purposes.

46TH ST.—A. M. Gray, architect, 116 West 39th st, is preparing plans for alterations to the 5-sty store and loft building, 18 East 46th st, for the R. W. Golet estate. The architect will take estimates on the general contract about Oct. 7.

THEATRES.

48TH ST.—No plans have yet been prepared or architect selected for the proposed theatre building which Frazee & Lederer, of 1482 Broadway, contemplate erecting at 220-228 West 48th st, on the site of five old dwellings, 100x100 ft. The announcement was made on Monday, the capacity to be 300 people.

MADISON AV.—J. Goldstein, general contractor, 229 East 12th st, is taking bids on masonry for the 2-sty brick moving-picture theatre, store and loft, 50x95 ft., to be erected at the northwest corner of Madison av and 102d st, for J. & C. Fisher, of 417 West 28th st, Henry J. Feiser, 150 Nassau st, is the architect. Estimated cost, \$12,000.

BOWERY.—W. H. McElfrick, architect, will be ready for bids in about one week, on the general contract for the 8-sty theatre and office building, 100x200 ft, to be erected at 50-54 Bowery, for J. Kramer's Sons.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

174TH ST.—Foundations have been completed for the 6-sty tenement house, 50x100 ft., in the north side of 174th st, between Washington and Park av, for the Ettar Realty Co., of 826 Bathgate av. Estimated cost is \$45,000.

WEBSTER AV.—L. F. J. Weiher, 271 West 125th st, has completed plans for two 5-sty tenements, 37x88 ft., on the west side of Webster av, 225 ft. north of 179th st, for the Gerard Building Co., 1328 Broadway. Estimated cost, \$70,000.

HOLLAND AV.—William H. Meyer, architect, 1861 Carter av, is preparing plans for a 4-sty brick tenement, 25x73 ft., to be erected on the east side of Holland av, 50 ft. north of 213th st, for Guiseppa Nardi, 443 West 39th st, to cost \$12,000.

BEAUMONT AV.—M. W. Del Gaudio, architect, 1910 Webster av, is preparing plans for a 5-sty flat house, 50x90 ft., on the northeast corner of Beaumont av and 187th st, for Mungo & Sculzo, of 660 East 187th st. Estimated cost, \$50,000.

VERMILYEA AV.—Moore & Landsidel, 148th st and 3d av, are preparing plans for two 5-sty flats, 50x90 and 50x88, for T. G. Galardi & Co., 30 Emerson st, to be erected at the southeast corner of Vermilyea av and Carmine st, to cost \$110,000.

DWELLINGS.

DALY AV.—Dr. Arthur C. Butts, Daly av and 180th st, will receive bids for the removal of his residence to a plot on the east side of Daly av, 75 ft. south of 181st st.

STORES, OFFICES AND LOFTS.

3D AV.—Chas. Shaefer, Jr., architect, 1910 Webster av, will take bids about Sept. 25 on all labor and materials necessary for the erection of a 1-sty store, 75x95 ft., on the west side of 3d av, 50 ft. north of 183d st, for W. W. Ettinger, owner. Estimated cost, \$30,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—Reilly & McDonald, 183 Foxhall st, Ridgewood, L. I., have received the mason contract for two 4-sty brick tenements on Fresh Pond rd, 54 ft. and 89 ft. south of Hughes st, for the Ring & Gibson Co., of Hughes st, Ridgewood, L. I. L. Berger & Co., Myrtle and Cypress avs, are the architects. Estimated cost is \$14,000.

21ST ST.—I. Book, 1133 Broadway, has received the general contract for alterations to the 4-sty brick tenement, 46 East 21st st, for Adelaide K. Rhineland and William D. King. Estimated cost, \$10,000. O. Reissmann, 30 1st st, is the architect.

GRAND ST.—Jacob Kerner, 31 East 1st st, has received the general contract for alterations to the 2-sty brick tenement, northeast corner of Grand and Eldridge sts, for Kamlet & Klar, 34 East 12th st, to cost \$6,000. Horenburger & Bards, 122 Bowery, are the architects.

170TH ST.—Morris Simon, 94 Audubon av, has received the contract to erect the 6-sty flat house at the southeast corner of 170th st and Audubon av, to cost \$20,000. The Morris Simon Construction Co., 94 Audubon av, is the owner. Max Zipkes, 103 Park av, architect.

CONCORD AV.—Williams & Amtir, excavating contractors, 1899 Crotona av, have received the contract for excavating the northeast corner of Concord av and 152d st, a plot 150x94 ft. Three 5-sty apartments are to be erected on the site.

CHURCHES.

EDGEMERE, L. I.—P. J. Brennan, 624 Madison av, N. Y. C., has received the general contract to erect the 1-sty frame church, 30x87 ft, on the southwest corner of Grandview and Edgemere avs, for St. Mary Star of the Sea Roman Catholic Church, of which the Rev. Father H. H. Farrell, Clark av, Far Rockaway, L. I., is pastor. Plans are by Lehman & O'Kane, Mott av, Far Rockaway. Estimated cost is \$15,000.

DWELLINGS.

49TH ST.—S. Niewenhaus, Inc., 1 Madison av, has received the general contract to erect the 2-sty brick parish house in the north side of 49th st, 311 ft, west of 9th av, for the Roman Catholic Church of the Assumption, 425 West 48th st, Rev. E. M. Sweeney, pastor, Henry A. Koelble, 71 Nassau st, is the architect. Estimated cost, \$15,000.

MASSAPEQUA, L. I.—Santoro & Henry, 1 Madison sq, N. Y. C., have received the general contract for the five 2½-sty terra cotta block and stucco residences to be erected for the Queens Land & Title Co., of which George Haight, Times Building, 42d st and Broadway, N. Y. C., is president. W. S. Moore, 501 5th av, N. Y. C., has prepared plans.

GRAND CONCOURSE.—J. Robinson, 1391 Clinton av, has received the masonry for the 2½-sty terra cotta block and stucco residence, and 2-sty garage, at the northeast corner of 182d st and Grand Concourse, for Alexander Wilson, owner. Ronald McAdams, of 707 East 175th st, has received the carpenter work. Fred. Jaeger, 441 Tremont av, is architect.

BROOKLYN.—Herman Veit, 258 Devoe st, has received the masonry and carpenter work for the 3-sty rectory, 64x37 ft, in the north side of 14th st, near 4th av, Brooklyn, for the Holy Family R. C. Church, of which the Rev. F. X. Bettinger, 236 13th st, Brooklyn, is pastor. F. J. Berlenbach, Jr., 260 Graham av, is architect.

GLENDALE, L. I.—C. Noltz, 55 Madison av, Glendale, has received the painting work on ten residences to be erected by Talmon & Jalck, at this place, to cost a total of \$10,000. L. Berger & Co., Brooklyn, prepared the plans.

FACTORIES AND WAREHOUSES.

GUTTENBERG, N. J.—John T. Brady, 103 Park av, N. Y. C., has received the general contract to erect the 2-sty brick factory building on the Boulevard, between Park and Bellevue avs, for K. V. Lutz, of Park av, Guttenberg.

PARK AV.—Thomas Kennedy & Co., 431 East 154th st, have received the contract for excavating the site on the west side of Park av, between 122d and 123d sts, for improvement with an 8-sty factory building, 80x200 ft, for the Terry & Tench Co., owners.

120TH ST.—Adam Happel, 408 East 93d st, has received the contract for steel work necessary for the warehouse addition in the south side of 120th st, 169 ft, west of the East River, for the Standard Oil Co., of 26 Broadway. E. A. Ellis, 26 Broadway, prepared these plans. R. W. Smith, 242 East 51st st, is general contractor. Estimated cost, \$45,000.

MYRTLE AV.—Peter Guthy, 926 Broadway, Brooklyn, has received the general contract to erect an addition to the 2-sty brick storage building at Myrtle and Wyckoff avs, for Welz & Zerweck, 1562 Myrtle av. H. A. Koelble, 73 Nassau st, N. Y. C., is the architect.

ROCHESTER, N. Y.—The Industrial Engineering Co., 100 State st, Albany, N. Y., has received the general contract to erect the 4-sty fireproof reinforced concrete manufacturing plant, 50x100 ft, in Jones st, near Brown sq, for the Rochester Stamping Co., George W. Robeson, president. John W. Vickert, 300 Sibley Bldg., Rochester, is the architect. Estimated cost, \$50,000.

SPARROWS POINT, MD.—The Raymond Concrete Pile Co., of New York and Chicago, has received the contract for the reinforced concrete crane track foundations at the works of the Maryland Steel Co., at Sparrows Point, Md. Geo. C. Shepard, Chief Engineer, marine department.

HALLS AND CLUBS.

COENTIES SLIP.—The Foundation Company, 115 Broadway, has just received the contract for installing the foundations of the Seamen's Church Institute, Coenties Slip and South st. The architects are Warren & Wetmore; engineers, Opdike & Deutsch, and John Downey, general contractor. The contract will consist of installing caisson cofferdams around the entire lot, which is approximately 90x100 ft.

HOSPITALS AND ASYLUMS.

MALONE, N. Y.—The contract for the erection of the new buildings of the Northern New York Deaf Mute Institution, at Malone, has been let to Maurice Kantrowitz, of Albany, who offered to do the work for \$113,000. Work will be started as soon as the contractor can get his machinery on the ground, and must be completed within one year.

HUDSON, N. Y.—Bogert & Carlbough, of Paterson, N. J., have received the steel contract for the Nurses' Homes and Surgical Hospital to be erected here from plans by Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C. J. B. Roberts & Co., 1 Madison av, N. Y. C., have the general contract.

CASTLETON, S. I.—Luke A. Burke & Son's Co., 25 West 42d st, N. Y. C., have received the general contract to erect the Seaview Convalescent Hospital, at this place, from plans by R. F. Almirall, 185 Madison av, N. Y. C.

HOTELS.

MONTREAL, QUE.—The George A. Fuller Co., 115 Broadway, N. Y. City, has just received the general contract to erect the Ritz-Carlton Hotel at this place, from plans by Warren & Wetmore, 3 West 33d st, N. Y. City.

PUBLIC BUILDINGS.

5TH AV.—The supervising architect, Washington, D. C., has accepted the bid of the Van Wagoner Construction Co., 1133 Broadway, N. Y.

C., for the installation of a conduit and electric wiring system in the new post office building, Manhattan, at \$55,720.

WALLINGFORD, CONN.—The contract for the construction of the U. S. public building at Wallingford, Conn., has been awarded to the Westchester Engineering Co., 103 Park av, N. Y. C., at \$71,800; less for alternate B, substituting limestone for all exterior marble, \$4,578; alternate G, substituting shingle tile for copper, \$300; net amount, \$66,922; time to complete Nov. 1, 1912.

SCHOOLS AND COLLEGES.

189TH ST.—The Bottsford Dickinson Co., 1170 Broadway, has received the general contract to erect the 5-sty fireproof Public School, No. 45, at 189th st, Hoffman st and Lorillard pl, for the City of New York, Board of Education, 500 Park av, to cost \$400,000. C. B. J. Snyder, Park av and 59th st, drew the plans.

STAPLETON, S. I.—J. F. Walsh, 193 Lexington av, N. Y. C., has received the general contract to erect the Academy of Our Lady of the Blessed Sacrament at this place, from plans by Boring & Tilton, 32 Broadway, N. Y. C.

12TH ST.—L. Marcus, 310 Front st, has received the contract for excavating the site in the south side of 12th st, about 82 ft, east of Av B. The plot is to be improved with new Public School No. 61. Richard E. Henningham, 1 Madison av, holds the general contract.

62D ST.—Wm. Young Co., 550 West 41st st, has received the general contract for enlarging the 5-sty school building, 35-37 East 62d st, for Cleveland H. Dodge, 90 Park av, from plans by Parish & Schroeder, 12 West 31st st. Estimated cost is \$20,000.

POMFRET, CONN.—The Anderson-Martin Electric Co., 1 Madison av, N. Y. C., has received the electrical contract for underground feeder system and transformer work on the Pomfret School gymnasium building, at this place, from plans by Ernest Flagg, architect, 35 Broadway, N. Y. C. The foundations have been completed.

STABLES AND GARAGES.

AV A.—Contracts have not yet been placed for the garage, stable and shelter, 98.9x81.5 ft., which the American Society for the Prevention of Cruelty to Animals will erect at the southwest corner of Av A and 24th st, from plans by Renwick, Aspinwall & Tucker, 320 5th av. Estimated cost is \$40,000.

STATIONS.

CATSKILL, N. Y.—The Anderson-Martin Electric Co., 1 Madison av, N. Y. C., has received the electric work on the new Catskill station for the New York Central & Hudson River Railroad Co., from plans by Warren & Wetmore and Reed & Stern, N. Y. C.

STORES, OFFICES AND LOFTS.

47TH ST.—Cramp & Co., 23 East 26th st, has received the contract for extensive interior changes to the 5-sty store building, 315-317 West 47th st, for Anna W. H. Nichols, of Brookline, Mass. Stuckert & Sloan, 23 East 26th st, architects.

5TH AV.—The Anderson-Martin Electric Co., 1 Madison av, has received the electrical contract for alterations to the 5-sty store building, 718 5th av and 2 West 56th st, for "Charles," of London, interior decorator. Carrere & Hastings, 225 5th av, prepared these plans.

BROADWAY.—Herbert M. Baer, architect, has awarded to F. D. Green & Co., 1123 Broadway, the general contract to erect the new building at 1626 Broadway for the Cyrus Clarke Estate.

4TH ST.—Walter S. Timmis, architect, has awarded to F. D. Green & Co., 1123 Broadway, the general contract for remodeling the DeVinne Press Building at 4th st and Lafayette pl.

MOUNT VERNON, N. Y.—Jenks & Plume, 19 Prospect st, Mount Vernon, have received the general contract to erect the 3-sty fireproof addition to the brick and stone bank and office building at the corner of West 1st st and 5th av, for the First National Bank of Mount Vernon. A. G. C. Fletcher, 103 Park av, N. Y. C., is the architect.

BEACH ST.—Fountain & Choate, 110 East 23d st, has received the general contract to erect the 8-sty loft building at 8 Beach st for S. Charles Welsh, of 256 Broadway. F. R. Kelley, 3 West 29th st, is the architect.

40TH ST.—H. H. Oddie, 30 Church st, has received the general contract to erect the 12-sty loft building at 15 East 40th st for Mrs. Lillie E. Hyde, Athorp Apartments, 78th st and Broadway. N. C. Mellen, 29 West 34th st, is the architect. Falk & Hager, 30 Church st, steel engineers. The Anderson Auction Co., 12 East 64th st, is the lessee.

4TH AV.—Mulliken & Moeller, 103 Park av, are preparing plans for the new mercantile building to be erected at the southwest corner of 4th av and 32d st, opposite the Park Avenue Hotel. The corner has been bought by Roswell F. Easton, who has been interested in several high-class improvements in the downtown loft building section. The sellers were the Morrell Estate, the chief beneficiaries being Robert Lee Morrell, Julia B. Peck and Isabel de P. Kelley. It has a frontage on the avenue of 115.10 ft. and on 32d st 83.8 ft. Negotiations, it was stated, are pending for a lease of the proposed building to one tenant. No building contract has yet been issued.

MADISON AV.—Riley & Corrigan, 140 West 42d st, has received the masonry for the 6-sty brick store and loft building, to be erected at 143 Madison av, for the Terry & Tench Co., of Lexington av and 131st st. The owners will do the carpenter work.

FAR ROCKAWAY, L. I.—R. H. Carman, Myrtle av, Jamaica, L. I., has received the general contract to erect the 2-sty brick, limestone and terra cotta bank building, on the Plaza, for the National Bank of Far Rockaway. H. G. Heyson is president and chairman of the building committee. Joseph L. Steinam, 10 East 33d st, N. Y. C., prepared these plans. The estimated cost is \$100,000.

5TH AV.—The Geo. A. Just Co., 239 Verona av, Greenpoint, has received the iron work necessary for \$30,000 worth of alterations to

the store and loft building, 184 5th av, for Louis M. Gerry, of 2 East 61st st. J. C. Westervelt, 36 West 34th st, is architect.

BROADWAY.—The Jones Construction Co., 1 Union sq, has received the general contract for alterations to the office building, northeast corner of Broadway and 4th st, for the E. C. Schermerhorn Estates, 25 Liberty st, from plans by Geo. B. Post & Sons, 341 4th av.

21ST ST.—The Madison Iron Works, 449 East 120th st, has received the steel work for the 12-sty store and loft building, 99x100 ft., at 133-141 West 21st st, for the Phoenix Holding Co., from plans by George Fred Pelham, 507 5th av.

5TH AV.—The A. B. See Elevator Co. has received the contract to furnish elevators necessary for the two store buildings, 657 and 661 5th av, for the Leasehold Investors Corporation, of 165 Broadway, to cost \$400,000. John H. Duncan, 208 5th av, is architect.

LAFAYETTE ST.—The A. B. See Elevator Co. has received the elevator contract for the 11-sty loft building, southeast corner of Lafayette and Howard sts, to cost \$125,000. The steel work is now up to the fifth story. The Inverness Realty Co., T. G. Day, 49 Wall st, is president; F. H. Quinby, 99 Nassau st, architect; B. F. Golden, 508 Pearl st, general contractor; C. Blayer, 20 Bradhurst av, roofing; Grassi Bros., 33 East 27th st, plastering; Jacob Minsky, 508 Pearl st, painting.

NEWARK, N. J.—The B. & W. Concrete Co., 1607 Firemen's Bldg., Newark, N. J., and York av, Paterson, N. J., has received the general contract to erect the 10-sty brick and reinforced concrete loft building at Academy and Plane sts, for the Industrial Building Co. Frederick Phelps, Union bldg., Newark is architect and engineer.

THEATRES.

POUGHKEEPSIE, N. Y.—A contract was closed last week between the O'Donnell Construction Co. and M. S. Rosen and Simon King for the erection of a new theatre here. The building will be fireproof, and cost in the neighborhood of \$25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

127TH ST, n s, 37.7 e of Convent av, two 5-sty brick tenements, 44x87.11, slag roof; total cost, \$80,000; owner the Schuck Realty & Construction Co., 19 St. Nicholas pl; architect, J. C. Cocker, 2017 5th av. Plan No. 593.

5TH AV s w cor 111th st, 6-sty brick and stone tenement, 50x90, plastic slate roof; cost, \$65,000; owner, Chas. I. Weinstein, 17 West 120th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 594. Owner builds.

CENTRAL PARK WEST, n w cor 91st st, 12-sty brick apartment house, 120x100.8, slag roof; cost, \$600,000; owner, Midas Realty Co., n w cor 91st st and Central Park West; architects, Schwartz & Gross, 347 5th av. Plan No. 595. Edgar M. Levey, 505 5th av, president; Leo S. Herzog, secretary; E. M. Levey, treasurer.

170TH ST, s e cor Audubon av, 6-sty brick tenement, 24.11x85.6; cost, \$20,000; owner, Morris Simon Construction Co., 94 Audubon av; architect, Max Zipkes, 103 Park av. Plan No. 597. Morris Simon, 94 Audubon av, has contract.

RIVERSIDE DRIVE, n e cor 114th st, 12-sty brick and stone apartment house, 76.1x184.4, slag roof; cost, \$1,000,000; owner, Riverside Drive Realty Co., Broadway, s w cor 112th st; architect, G. Ajello, 1 West 34th st. Plan No. 599. Not let.

WEST END AV, No. 436, 12-sty brick and stone apartment house, 70x102, slag roof; cost, \$525,000; owner, 86th Street & West End Av. Co., 2 Wall st; architects, Mulliken & Moeller, 103 Park av. Plan No. 609. Harry B. Mulliken, pres.; Fred C. Kronmeyer, secy.

ENGINE HOUSES.

111TH ST, s s, 80 w 2d av, 3-sty brick and stone engine house and dormitory, 60x80; extension, 23x20; tile and slag roof; cost, \$76,700; owner, Fire Dept., City of N. Y.; architects, Hoppin & Koen, 244 5th av. Plan No. 604.

FULTON ST., n s, 33 w Church st, 3-story brick and stone engine house and dormitory; cost, \$34,500; owner, Fire Dept., City of N. Y.; architects, Hoppin & Koen, 244 5th av. Plan No. 605.

181ST ST., n s, 100 e Audubon av, 3-sty brick and stone engine house and dormitory, 70x75; extension, 23x19; cost, \$83,500; owner, Fire Dept., City of N. Y.; architects, Hoppin & Koen, 244 5th av. Plan No. 606.

LEXINGTON AV, s e cor 50th st, 3-story brick and stone engine house and dormitory, 45x75; extension, 27x25; cost, \$53,800; owner, Fire Dept., City of N. Y.; architects, Hoppin & Koen, 244 5th av. Plan No. 607.

FACTORIES AND WAREHOUSES.

46TH ST, Nos. 511-513 West, 1-sty brick factory, 20x40, slag roof; cost, \$1,800; owner, Mrs. A. Bouthin, Passaic, N. J.; architect, M. A. Cantor, 29 West 42d st. Plan No. 592. Standard Cleaning & Dyeing Co., 145 West 45th st, lessee.

HORATIO ST, Nos. 105-107, 7-story brick and reinforced concrete storage warehouse, 52.1x81.8, felt, concrete and tile roof; cost, \$65,000; owner, Estate Eugene A. Hoffman, 258 Broadway; architect, J. Graham Glover, 166 State st, Brooklyn Plan No. 608. Manhattan Refrigerating Co., Horatio, West and Gansevoort sts, lessee. Not let.

HOSPITALS AND ASYLUMS.

FRONT ST, n w cor Jackson st, 5-sty brick and stone hospital, 70.3x69.6, waterproofed concrete roof; cost, \$100,000; owner, Servants' Re-

lief for Incurable Cancer, Hawthorne, N. Y.; architect, James W. O'Connor, 1123 Broadway. Plan No. 590. Not let.

MISCELLANEOUS.

22D ST, No. 330 East, 1-sty brick outhouse, 11.6x8.8; cost, \$600; owner, P. F. Walsh, 330 East 22d st; architect, A. V. Bourke, 220 Broadway. Plan No. 596.

MADISON AV, Nos 2171-2173, 1-sty, brick and concrete firewall; cost, \$500; owner, J. S. Cram, 47 Cedar st; architect, Frank Hausle, 81 East 125th st. Plan No. 602.

22D ST, No. 208 East, 1-sty brick outhouse, 6.8 11.2; cost, \$600; owner, Mrs. Rosanna Dunne, 208 East 22d st; architect, Henry Regelmann, 133 7th st. Plan No. 603.

STABLES AND GARAGES.

96TH ST, No. 327 West, 1-sty brick garage, 100x90, gravel and asphalt roof; cost, \$20,000; owner, Louise P. Mahoney, 76 West 68th st; architect, Robert T. Lyons, 1493 Broadway. Plan No. 598.

AV A, s w cor 24th st, 1 and 2-sty brick garage, stable and shelter, 98.9x81.5, tar, felt and gravel roof; cost, \$40,000; owner, the American Society for the Prevention of Cruelty to Animals, Madison av and 26th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 600.

STORES, OFFICES AND LOFTS.

3D ST, No. 5 East, 8-sty brick and stone loft and store, 25x90, plastic slate roof; cost, \$85,000; owner, Wyoming Realty Co., 5 East 3d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 591. Samuel Elzer, president; Max Hauben, secretary and treasurer.

17TH ST, n s, 300.3 e 5th av, 7-sty brick lofts, 25x67.10; cost, \$35,000; owner, J. A. Damsey Construction Co., 27 West 114th st; architects, George & Edw. Blum, 505 5th av. Plan No. 601. Owner builds.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WEBSTER AV, w s, 225.4 n 179th st, two 5-sty brick tenements, tin roof, 37.6x88; total cost, \$70,000; owners, Girard Bldg. Co., Emil Elur, 1328 Broadway, pres; architect, Lorenz F. J. Weiher, 271 W 125th st. Plan No. 703.

CRESCENT AV, s w cor Hughes av, three 4-sty brick tenements, slag roof, sizes irregular; total cost, \$75,000; owner, Jos. Tesoro, 189th st and Crotona av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 714.

23D ST, n s, 381.3 e White Plains rd, three 3-sty brick stores and tenements, slag roof, 33.33x75.6; total cost, \$51,000; owner, Morris Improvement Co., Morris Margovitz, 34 West 112th st, president; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 712.

DWELLINGS.

ONEIDA AV, w s, 100 s 235th st, two 2-sty frame dwellings, tin roof, 22x55; total cost, \$9,000; owners, Oneida Construction Co., J. B. Boust, 319 E 149th st, pres; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 700.

BASSETT AV, w s, 98.6 s McDonald st, 2-sty frame dwelling, tin roof, 21x50; cost, \$4,500; owner, Abraham Mink, 115 Bassett av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 708.

FACTORIES AND WAREHOUSES.

221ST ST, n s, 50 e Carpenter ave, 1-sty frame storage, 7x10; cost, \$50; owner, Wilhelmina Schmidt, 324 E 157th st; architect, M. J. Garvin, 3307 3d av. Plan No. 707.

ARNOLD AV, w s, 275 n Laurie av, 1-sty frame shop, 25x20; cost, \$350; owner, Nick Falcone, on premises; architect, Chas. R. Baxter, 2283 Westchester av. Plan No. 711.

HALLS AND CLUBS.

BROOK AV, e s, 51.9 1/2 s St Pau's pl, 1-sty brick amusement hall, plastic slate roof, 21.3x 97.0 1/2; cost, \$7,000; owners, Kitchen Imp Co., Andrew Kitchen, 2009 Brondale av, pres; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 702.

MISCELLANEOUS.

AQUEDUCT AV, n w cor Sedgwick av, 2-sty frame lodging house, 40x100; cost, \$3,000; owner, Mary L. Hillhouse, 2 Rector st; architect, M. J. Garvin, 3307 3d av. Plan No. 706.

PROSPECT AV, w s, 90 s 182d st, 1-sty frame shed, 8x40; cost, \$25; owner, National Lace & Embroidery Co., on premises; architect, Henry Nordheim, 1987 Tremont av. Plan No. 709.

STABLES AND GARAGES.

BELMONT AV, e s, 155 n 181st st, 1-sty brick garage, tin roof, 28x140; cost, \$5,000; owners, Crontona Park Realty Co., M. Montefiorie Henschel, 2142 Belmont av, pres; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 701.

223D ST, n s, 391.3 e White Plains av, 2-sty frame stable, slag roof, 33.65x18; cost, \$1,800; owners, Morris Improvement Co., Morris Margovitz, 34 West 112th st, president; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 713.

STORES AND DWELLINGS.

BARTHOLDI ST, s s, 50 e Cedar av, 3-sty brick store and dwelling, tin roof, 25x52; cost, \$8,000; owner, Raffaella Paouessa, 1038 Eoston rd; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 710.

STORES, OFFICES AND LOFTS.

152D ST, No 419, 1-sty brick store, slag roof, 22x40; cost, \$1,800; owner, Stanley Ginsberg, 795 E 160th st; architects, Ginsberg & Resnyk, 1328 Bway. Plan No. 704.

AQUEDUCT AV, s w cor Van Courtlandt Park South, 1-sty frame store, 40x100; cost, \$1,000; owner, Chas. Dickinson, 2 Rector st; architect, M. J. Garvin, 3307 3d av. Plan No. 705.

Richmond.

DWELLINGS.

AMBOY RD, s s, 1010 w Barclay av, Annadale, 2-sty frame dwelling and store, 24x32 ft.; cost, \$3,000; owner, Jacob Stern, Annadale; architect, H. A. Hasenstein, N. Y. C.; builders, Hesse & Offenjost, Stapleton. Plan No. 573.

HENRY ST, West New Brighton, 2-sty frame dwelling, 25x30 ft.; cost, \$2,000; owner, John Fabisceski, New Brighton; architect, John Davies, Tompkinsville; builders, Cauchrow Bros., New Brighton. Plan No. 581.

PELTON AV, e s, 39 s Henderson av, West New Brighton, 2-sty frame dwelling, 29x35 ft.; cost, \$4,000; owner, Mrs. Blanchey, West New Brighton; architect and builder, F. W. Berry, Tompkinsville. Plan No. 580.

5TH ST, Midland Beach, e Lincoln av, 1-sty frame dwelling, 10x20 ft.; cost, \$150; owner, Julius Cecil, Midland Beach. Plan No. 574.

NEW YORK AV, n s, 295 e Jewett av, New Brighton, 2-sty frame dwelling, 29x29 ft.; cost, \$4,700; owner, Elizabeth S. B. Rebman, on premises; architect, James Whitford, Port Richmond. Plan No. 575.

TURNPIKE, s s, 700 e Todehill rd, Four Corners, 2-sty frame dwelling, 19x35 ft.; cost, \$2,300; owner, G. W. Pitney, Four Corners; architect and builder, H. M. Stocking, Four Corners. Plan No. 577.

EVELYN PL, n s, 75 e Home av, Rosebank, 2-sty frame dwelling, 24x19 ft.; cost, \$5,000; owner, Mrs. Anna Kunath, Rosebank, architect, James Thompson, Rosebank. Plan No. 578.

MISCELLANEOUS.

BLOOMFIELD RD, n s, 400 e Water st, Mariners Harbor, 1-sty frame poultry house, 110x30 ft.; cost, \$300; owner, architect and builder, Fred Hauswater, Mariners Harbor. Plan No. 572.

STABLES AND GARAGES.

RICHMOND RD, e s, 76 n Four Corners rd, 2-sty brick stable and garage, 25x25 ft.; cost, \$1,000; owner, Martin C. Flor, Four Corners; architect, James E. Grunert, Grant City; builder, C. Peters, Four Corners. Plan No. 576.

STORES, OFFICES AND LOFTS.

BENNETT ST, n s, 58 w Jewett av, Port Richmond, 1-sty brick bakery, 20x25 ft, cost \$800; owner, James J. Brown, Port Richmond; art, O. H. Lee, bldr, S. Johnson. Plan No. 579.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ATTORNEY ST, No 159, partitions, stairs, to 4-sty brick loit; cost, \$500; owner, S. Ginsburg, 2199 8th av; architect, Louis A. Scheinart, 194 Bowery. Plan No. 2555.

CROSBY ST, No. 35, change stairs, new toilets, to 7-sty brick tenement and store; cost, \$400; owner, A. Delli Paoli, 387 Broome st; architects, Horenburger & Bards, 122 Bowery. Plan No. 2565.

GRAND ST, n w cor Orchard st, steps to 3-sty brick store, loft and club; cost, \$600; owner, Fordon Amusement Co., premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2533.

LAFAYETTE ST, No. 419, alter sidewalk to 8-sty brick loit; cost, \$500; owner, Albert M. Rau, 155 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2562.

LAFAYETTE ST, No 434, change window frames, new stairs, to 4-sty brick office building; cost, \$468; owner, R. N. Mallory, premises; architect and builder, Hynd Bros, 30 Church st. Plan No. 2561.

LIBERTY ST, No 55, stairway to 30-sty brick and stone office and stores; cost, \$850; owner, Liberty Nassau Building Co., 2 Rector st; architect, Henry Ives Cobb, 55 Liberty st. Plan No. 2539.

PIKE ST, No 67, partitions, beams, windows, to 3-sty brick dwelling; cost, \$1,000; owner, Miss Florence Flaherty, premises; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2568.

STANTON ST, Nos. 294-296, cut opening to two 6-sty brick lofts and stores; cost, \$40; owner, Elias Diamond, on premises; architect, David Bleier, 99 Mangin st. Plan No. 2528.

WEST ST, No 75, windows, toilets, to 4-sty brick tenement; cost, \$500; owner, A. D. Russell, care Cruickshank Co., 141 Broadway; architect, John H. O'Rourke, 137 E 47th st. Plan No. 2531.

1ST ST, No. 95, partitions, toilets, to two 5 and 6-sty brick store and tenements; cost, \$2,500; owner, B. Erskowsky, 153 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 2509.

3D ST, No 312 E, 1-sty brick front extension, 3.8x9.6, to 6-sty brick loit; cost, \$350; owner, Fannie Fried, 370 E 4th st; architect, Jacob Fisher, 296 E 3d st. Plan No. 2545.

4TH ST, No 100 E, iron beams, girders, to 3-sty brick clubrooms, office and dwelling; cost, \$175; owner, John H. Iden, 228 W 136th st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2544.

14TH ST, Nos 107-109 E, new front wall, steps, columns, to 2, 3 and 4-sty brick offices; cost, \$3,500; owner, Steinway & Sons, 107 E 14th; architect, W. K. Benedict, 133 Broadway. Plan No. 2536.

14TH, No 113 E, change store front, to 4-sty brick store; cost, \$750; owner, August Luchow, 110 E 14th st; architect, Godfrey Knoche, 516 E 72d st. Plan No. 2530.

14TH ST, Nos. 106-112 East, new stairs, store fronts, to three 3 and 4-sty brick hotel; cost, \$3,500; owner, August Luchow, 110 East 14th st; architect, G. Knoche, 516 East 72d st. Plan No. 2524.

17TH ST, No 127-133 W, partition, doors, to 2-6-sty brick store and lofts; cost, \$1,500; owner, Oscar Willgerodt, 2295 Aqueduct av; architect, Geo. Dress, 1436 Lexington av. Plan No. 2542.

26TH ST, No. 305 East, tank, beams, brick piers, to 5-sty brick tenement; cost, \$100; owner, Chas. J. Hesse, 217 East 26th st; architect, O. Stuhmer, 329 E 10th st. Plan No. 2522.

28TH ST, No 20 E, 1-sty brick rear extension, 25x34.5, partitions, front wall, to 5-sty brick dwelling and apartment; cost, \$4,500; owner, L. A. Mitchell, 35 Nassau st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2538.

34TH ST, No 161 W, show windows, steps to 4-sty brick store and office; cost, \$600; owner, Thomas J. Powers, Jr., to Grace Powers, Peekskill, N. Y.; architects, Hill & Stout, 1123 Broadway. Plan No. 2548.

36TH ST, No. 214 East, 5-sty brick rear extension, partitions, windows, tubs, fire-escapes, to 5-sty brick tenement; cost, \$3,500; owner, James M. Fitzsimons, 125 West 122d st; architect, John H. Friend, 148 Alexander av. Plan No. 2523.

39TH ST, Nos 238-240 E, 1-sty brick side extension, 14x38, to 4-sty brick boiler and engine room; cost, \$1,000; owner, Hupfel Brewing Co., 229 E 38th; architect, A. G. Huppel, 9 W 86th st. Plan No. 2540.

46TH ST, No. 29 West, 5 1/2-sty brick rear extension, 20.10x32.10, add 1-sty, partitions, flooring, front wall to 5-sty brick residence; cost, \$40,000; owner, Ellay Realty Co., 422 Fulton st, Brooklyn; architect, Henry B. Herts, 35 West 31st st. Plan No. 2560. Not let.

48TH ST, No. 500 West, partitions, windows, toilets; cost, \$1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2516.

4TH ST, Nos. 315-317 West, change floor beams, toilets, vault lights, smokestack, to 5-sty brick store; cost, \$8,500; owner, Anna W. H. Nichols, Brookline, Mass.; architects, Stuckert & Sloan, 23 East 26th st. Plan No. 2525. Cramp & Co. 23 East 26th st, has contract.

62D ST, Nos 35-37 E, 2-sty brick rear extension, 28.3x15.5, partitions, windows, to 5-sty brick school; cost, \$20,000; owner, Cleveland & Dodge, 90 Park av; architects, Parish & Schroeder, 12 W 31st st. Plan No. 2532. Wm Young Co., 550 W 41st st., has contract.

64TH ST, No. 4 E, new columns, girders, partitions, to 5-sty brick residence; cost, \$500; owner, General Howard Carroll, premises; architect, J. H. Duncan, 208 5th av. Plan No. 2557.

68TH ST, No. 256 East, partitions, windows, toilets, to 5-sty brick tenement; cost, \$3,000; owner, Ellen S. Auchmuty, Lenox, Mass; architect, C. H. Dietrich, 1112 2d av. Plan No. 2512.

72D ST, No 151 E, iron beams, new floors, to 1-sty brick church; cost, \$350; owner, the Hellenic Orthodox church, 151 E 72d st; architect, R. H. Brewster, 116 Nassau st. Plan No. 2541.

104TH ST, Nos. 419-429 East, 2-sty brick extension, 129x50, skylights, walls, to 2-sty stable; cost, \$6,500; owner, Frank De Rosa, 423 E 104th st; architect, M. W. Del Gaudio, 401 East Tremont ave. Plan No. 2527.

114TH ST, No. 18 East, windows, plumbing, partitions, to 5-sty brick store and tenement; cost, \$3,500; owner, Sam Gordon, 62 East 110th st; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 2511.

116TH ST, Nos. 75-79 East, 3-sty brick front and rear extension, 50x43.6, partitions, to 3 3-sty brick dwellings; cost, \$25,000; owner, Mary L. Bell, 75 East 116th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2563.

116TH ST, No. 68 West, toilets, partitions, to 5-sty brick tenement; cost, \$800; owner, Ivan Bernheimer, 2566 Broadway; architect, Harry Zlot, 230 Grand st. Plan No. 2510.

116TH ST, No 430 W, partitions, plumbing, baths, to 7-sty brick tenement; cost, \$1,500; owner, Arthur S. Luria, 430 W 161st st; architect, J. C. Campbell, 976 Woodycrest av. Plan No. 2543.

137TH ST, No. 100 West, toilet to 5-sty brick store and tenement; cost, \$50; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2515.

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AMSTERDAM AV, n w cor 171st st, partition, doors, to 5-sty brick tenement; cost, \$100; owner, Sterling Realty Co., 2086 Amsterdam av; architect, Fred Reuschle, 2086 Amsterdam av. Plan No. 2558.

AMSTERDAM AV, No. 784, partitions, to 5-sty store and tenement; cost, \$500; owner, Nathan Grabenheimer, 409 East 46th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2569.

BROADWAY, No. 53, install lift, to 5-sty brick o. ces; cost, \$500; owner, R. W. Goellet, 9 West 17th st; architect, Vernon Jarbol, 238 12th st, Brooklyn. Plan No. 2566.

BROADWAY, n w cor 82d st, new stage, exits to 2-sty brick church, stores and office; cost, \$1,000; owner, Herbert Dupuy, premises; architect, M. J. Garvin, 3307 3d av. Plan No. 2559.

BROADWAY, No. 1164, partitions to 3-sty brick store and loft; cost, \$300; owner, Caroline Johnstone, 30 Broad st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 2513.

BROADWAY, Nos 1769-1787, erect sign to 3-sty brick store and office; cost, \$200; owner, Paul Byck, 176 Broadway; architect, Walter A. Faxon, 2376 3d av. Plan No. 2534.

BROADWAY, Nos 3230-3234 partition, store fronts, to three 4-sty brick tenement; cost \$4,000; owner Kohring Realty Co., 3236 Broadway; architect, J. H. Knubel, 318 West 32d st. Plan No. 2547.

COLUMBUS AV, No. 163, partitions, store front, to 2-sty brick store and loft; cost, \$200; owner, Mary E. Boyce, St. Louis, Mo.; architect, John H. Knubel, 318 West 42d st. Plan No. 2567.

LEXINGTON AV, No 2186, sign to 2-sty brick cafe; cost, \$50; owner Felix Fribau 2183 Lexington av; architect, Walter A. Faxon, 2376 3d av. Plan No. 2535.

MADISON AV, No 600, partitions, stairs, toy 5-sty brick store and dwelling; cost, \$1,000; owner, Est Mary F. Thomas, 19 Liberty st, architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2537.

MADISON AV, No. 1667, windows, partitions, to 3-sty brick store and dwelling; cost, \$1,500; owner, A. H. Sarashon, 31 West 115th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2518.

2D AV, No. 156, iron columns, stairways, to 3-sty brick restaurant and club; cost, \$10,000; owner, Rosenfeld Realty Co., 156 2d av; architect, Emery Roth, 20 East 42d st. Plan No. 2529.

2D AV, No. 219, toilets, windows, partitions, to 4-sty brick dwelling and store; cost, \$500; owner, Eberhardt Schneider, on premises; architect, David W. King, 427 East 118th st. Plan No. 2521.

2D AV, No. 215, toilets to 4-sty brick tenement; cost, \$500; owner, F. Jurist, on premises; architect, O. Reissmann, 30 1st st. Plan No. 2520.

2D AV, s w cor 5th st, 1-sty front extension, 7x2, stair, store front, to 3-sty brick store and dwelling; cost, \$600; owner, Michael J. Adrian Corp., 137 E 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 2546.

2D AV, Nos. 1424-1428, partitions, windows, to 3 4-sty tenements; cost, \$3,000; owner, Cordelia S. Stewart, 109 East 69th st; architect, O. Reissmann, 30 1st st. Plan No. 2564.

2D AV, No. 471, toilets, to 5-sty brick tenement; cost, \$400; owner, Clinton P. Lovell and others, 183 Keap st, Brooklyn; architect, Clinton P. Lovell, 12 East 42d st. Plan No. 2556.

2D AV, No. 774, partition, windows, to 5-sty brick tenement; cost, \$1,200; owner, P. M. Schell, 74 Fulton st; architect, B. W. Berger & Son, Bible House. Plan No. 2551.

2D AV, Nos 145-147, partitions, windows, toilets, to 7-sty tenement; cost, \$1,200; owner, Jennie Faber, 200 5th av; architect, R. Berger, 309 Broadway. Plan No. 2552.

2D AV, s w cor 48th st, walls to 4-sty brick tenement; cost, \$200; owner, T. J. Tabin, 899 2d av; architect, James J. Aielle, 1123 Broadway. Plan No. 2553.

2D AV, No 897, alter rear extension to 4-sty brick tenement; cost, \$50; owner, T. J. McMahon, 897 2d av; architect, James J. Aielle, 1123 Broadway. Plan No. 2554.

3D AV, No 2285, partitions, windows, plumbing, to 3-sty brick store and loft; cost, \$3,000; owner, James Everard, 12 E 133d st; architect, John H. Kunbel, 318 W 42d st. Plan No. 2577.

4TH AV, No 300, show windows, piers, partitions, to 4-sty brick store and hotel; cost, \$3,500; owner, Woulff Bros, premises; architect, Geo. Hof, Jr., 1436 Webster ave, Plan No. 2549.

5TH AV, No. 1366, windows to 3-sty brick store and hall; cost, \$500; owner, Louis Maar, premises; architect, Samuel Sass, 32 Union st. Plan No. 2519.

7TH AVE, No 260, toilets, partitions, to 4-sty brick tenement; cost, \$1,000; owner, Framor Realty Co., 207 W 24th st; architect, Max L. Bloom, 20 E 42d st. Plan No. 2530.

8TH AV, No 2339, windows, steel beams, to 2-sty brick store and dwelling; cost \$350; owner, Chas. Adrian, 447 2d av; architect, O. Reissmann, 30 1st st. Plan No. 2526.

11TH AV, No 609, partitions to 5-sty brick store and tenement; cost, \$350; owner, Peter McGin, premises; architect, Paul W. Gussaw, 250 E 82d st. Plan No. 2514.

Bronx.

ALBANY RD, w s, 335 s 238th st, move 2-sty frame dwelling; cost, \$600; owner, Estate of Wm. F. Thorn, West 239th st; architects, Abie-man & Younkheere, 3320 Bailey av. Plan No. 427.

FOX ST, No 1018, new columns, new girders, new partitions, to 3-sty brick hotel and dwell-

ing; cost, \$500; owner, John Hoffman, 870 Rogers pl; architect, Wm. A. Kinny, 420 W 259th st. Plan No. 426.

MATILDA ST, e s, 166.8 s 242d st, 2-sty frame extension, 24.3x24, to 2 1/2-sty frame dwelling; cost, \$1,200; owner, Margaret Auger, on premises; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 429.

169TH ST, s s, 180 e Park av, new steps, etc., to 5-sty brick tenement; cost, \$400; owner, Minna Allinger, on premises; architect, O. Reissmann, 30 1st st. Plan No. 428.

231ST ST n s, 146 e Broadway, 1-sty frame extension, 25x10, to 3-sty frame hotel; cost, \$1,500; owner, Elizabeth Volze, Kingsbridge; architect, Wm. A. Kenny, 420 W 259th st. Plan No. 420.

MORRIS AV, w s, 25 n 148th st, new girders, new posts, etc., to 2-sty frame lofts; costs, \$500; Amodeo Di Toro, 633 Morris av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 422.

NEWBOLD av, No. 2351, 1-sty frame extension, 22x18, to 1-sty frame dwelling; cost, \$300; owner and architect, Terence Donohue, on premises. Plan No. 430.

RIVERDALE AV, Randolph lane, 261st st, Hudson river and City Line, 1-sty brick extension, 19x18, to 4-sty brick hall; cost, \$2,000; owners, Sisters of Charity of St. Vincent de Paul, Margaret E Cullin, on prem, pres; architect, I. E. Ditmars, 111 5th av. Plan No. 421.

UNION AV, e s, 16.8 s 161st st, 1-sty frame extension, 11.3x10, to 2-sty frame dwelling; cost, \$400; owner, Henry Miller, 818 E 161st st; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 423.

WESTCHESTER AV, n s, 125 e Intervale av, new store front, new toilets, to 1-sty brick stores; cost, \$1,000; owner, Philippine Zinsmeister, 982 Intervale av; architect, B. Ebeling, 1136 Walker av. Plan No. 424.

OAK POINT R R YARD, 132 s Leggett av, 1-sty frame extension, 8x12, to 1-sty frame passenger station; cost, \$200; owners, N. Y., N. H. & H. R. R. Co., 132d st and Willis av; architect, F. K. Irwin, New Haven, Conn. Plan No. 425.

Richmond.

DANUBE AV, w s, 250 s DeKalk st, Concord, frame extension, 10x15, to residence; cost, \$150; owner, E. Rotz, 800 Danube av; architect, August Steiner, 118 Steuben st. Plan No. 422.

EGBERT AV, w s, 200 n Richmond rd, Egbertville, frame extension, 8x12, to residence; cost, \$275; owner, Mrs. M. B. Nugent, 28 Egbert av; architect, L. W. Williamson, 195 Richmond rd. Plan No. 423.

LOCKMAN AV, w s, 669 n Richmond Terrace, Mariners' Harbor, addition 1 1/2-stys, to stable and carriage house; cost, \$200; owner and architect, Jesse H. Lessenden, Mariners' Harbor. Plan No. 418.

METCALF ST, s s, 125 s Van Duzer st, Stapleton, new brick cellar to 2-sty frame residence; cost, \$500; owner, Alphonse De Matteo, 14 Metcalf st, Stapleton; architect, Tony Forlenzo, Stapleton. Plan No. 419.

PLEASANT VALLEY AV, s s, 140 w Van Duzer av, Stapleton, new foundations, shingle roof, to frame residence; cost, \$650; owner, James Martin, 16 Pleasant Valley av; architect, James Thompson, Fort Wadsworth. Plan No. 420.

5TH AV, w s, 200 s Jersey st, New Brighton, frame porch to residence; cost, \$80; owner, Scandinavian Evangelical Lutheran Church; architect, Conrad Larsen, 25 Castleton av, Tompkinsville. Plan No. 421.

Personal and Trade Notes.

DR. PATERNO, of the Paterno Construction Co., is completing his place on Northern avenue with a beautiful fence of large marble posts and iron palings.

THOMAS HASTINGS' new place at Westbury, L. I., has a curious and interesting plan. The house, with a stable and brick wall, enclose a large court, the entrance to which is through a small covered gate in the wall. The stable is of the same general architecture as the house.

THE T. B. LEAHY BUILDING CO., now at 1 East 42d st, will move on October 1st to 122 and 124 East 25th st.

ARTHUR J. HORGAN, aged 43 years, well known in the architectural profession, died at the Dewood Hotel at Purling, N. Y., on Sunday, August 10, of heart disease. Until only a year ago Mr. Horgan was associated with V. J. Slattery, under the firm name of Horgan & Slattery. He leaves a widow and four children.

JOHN H. TURTON, formerly of Marvin, Davis & Turton, architects, 303 5th av, has retired from that firm and taken up the general contracting business, with an office at 303 5th av.

HENRY B. HERTS, architect, formerly of 113 East 19th st, has moved his offices to 35 West 31st st.

JOHN J. MURPHY, president of the New York Contracting and Trucking Company, which excavated the site for the Pennsylvania Station and has executed many other large contracts, died at Liberty, N. Y., September 21, aged 43. He was a brother of Charles F. Murphy, leader of Tammany Hall. With Mr. Murphy when he died were his brother, his sister, Mrs. P. J. Cray, wife of Captain Cray, of the East 35th st station, and his young children, two girls and a boy. In the city Mr. Murphy lived at No. 309 East 17th st.

S. LEVINGSON and M. A. CANTOR, architects, will form a partnership on Oct. 1st, and practice under the firm name of Canton & Levingson, with offices at 29-31 West 42d st.

W. S. AUSTIN, M. Am. Soc. M. E., of the Westinghouse, Church, Kerr & Co., N. Y. C., has resigned his position as Mechanical Engineer, to take a position with the Eastman Kodak Co, at Rochester, N. Y.

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ticulars; satisfactory results assured.
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THE RECORD AND GUIDE
Is the oldest paper representing the interests
of Real Estate and Building in New York
City, and is the standard authority.

BUILDING MATERIAL MARKET.

Quotations on Portland Cement Being Made at Different Levels.

Almost Record Breaking Sales Follow Announce-
ment of an Increase in Hudson River Common
Brick Prices—Manufacturers Scheduled to Close
Down on October 23, a Month Before the Usual
Time.

UNLESS there is a complete change
about in building material market
conditions within the next four weeks,
consumers will have to pay more for basic
commodities than they do at present. Com-
mon brick is scheduled for advancement
twenty-five cents a week from now on
until a \$7 level is reached, and Portland
cement interests in New York are quot-
ing widely different levels only from day
to day. Quotations good until Monday
were made to-day at \$1.43 by one com-
pany for delivery in 500 barrel lots or
more, 42d street, in cotton bags, with a
ten cents rebate on bags, while another
company quoted \$1.33 a barrel wood and
\$1.38 a barrel in cloth at the same site
via public dock with a ten cent rebate on
good bags returned, which is equivalent
to forty cents a barrel. The former quo-
tations put the mill price at about 78
cents a barrel and the latter at about 75
cents. Such sales conditions cannot last
long and prices are likely to be advanced
to \$1.48 to \$1.53 before many weeks
elapse, regardless of demand.

The movement in iron and steel is about
the same, but there is a tendency to ad-
vance prices a little after the first of
October. Specifications are reported to be
light, although architects give assurances
that there is plenty of work to come out
as soon as the material market becomes
settled.

Suburban interests report practically the
same conditions as those prevailing in
New York City, with the exception that
common brick is easier.

Architects are not able to obtain uni-
form prices on all kinds of Portland ce-
ment; iron and steel prices are not stable
owing to general shading by competing
fabricators; sand is expected to move up
to higher levels, especially washed Cow
Bay sand, which is quoted from 25 to 35
cents a cubic yard, and crushed stone
prices show stiffening inclinations because
of the increasing demand for it by road
contractors. Three-quarter inch sizes are
practically a drug on the market. This
is the size used for concrete work and is
now quoted in New York at 75 cents a
cubic yard. There is no change in the
lumber situation. The demand does not

improve and prices are still on summer
levels. Fall buying is late.

But the common brick situation is the
most startling. A new schedule of prices
will go into effect on Monday, September
25, which will make Hudson River com-
mon brick twenty-five cents a thousand
higher than they were this week. The
new price will therefore be \$6 to \$6.50 a
thousand, alongside dock. All the com-
panies in the Greater New York Brick
Company's control, probably seventy-five
per cent. of all the manufacturers in the
district, will close down for the winter
on October 23. This is about thirty days
earlier than is usual, and since there has
been no natural falling off in demand,
save that produced by dealers over-stack-
ing in anticipation of a price advance,
consumers cannot understand why this
action should be taken when, as they
allege, the sheds up the river have barely
sufficient brick on hand to supply the
Metropolitan market during the winter
months. Absolutely no allowance is being
made for early spring demand covering
the period when the 1912 brick will still
be in the market and consternation fills
the consumers in New York and vicinity
as a result.

There are dealers who think they fore-
see an attempt to force this staple up to
abnormal levels by following the policy
now in operation, and if it is adhered to,
there is every reason to believe that it
will pay dealers to stack to extreme limits
during the next few weeks and to con-
tract for winter supplies as far ahead as
possible, even though an early 1912 out-
let cannot now be seen for them.

The normal brick sales for this time of
the year total about 45 to 60 barges a
week. Last week the sales were 94 barge
loads, or 32,900,000 brick. The actual de-
mand from consumers to-day is probably
not more than 10,500,000 a week, yet the
new selling combination in New York ex-
pects to advance prices regardless of this
slow market.

Other dealers, not directly interested in
the new combination, are practically of
the same opinion. As for the consumers,
there is an unmistakable spirit of protest
developing and complaints of the existing
conditions of affairs were heard upon the
floor of the exchange this week.

One official of the exchange, who is also
a director of the Greater New York Brick
Company, made this explanation:

"We overestimated the capacity of New
York this summer. The market has not
taken the quantity of brick we expected
it would, and prices have not been high
enough in consequence. Are we expected
to sell all the brick we have up the river
at a loss when we can get a profit out
of it? We have tried to control shipments
and have succeeded in keeping the supply

equal to the demand, but we are not alone
in the market, and outside companies will
not co-operate. The new price will be
no more than good brick should bring.
Instead of precipitating an unnatural con-
dition in the brick market, we are trying
to take common brick out of an unnatural
condition and place it where it should be.
You may call that controlling prices or
restraint of trade or anything else you
want to, but it is certain that brick man-
ufacturers will not long continue to supply
this commodity to the Metropolitan dis-
trict at yard prices not sufficient to leave
more than a shilling or two profit on a
thousand."

The transactions for last week show a
great change over those of the week be-
fore when 33 cargoes were sold. The
sales ending September 16 totaling 94
cargoes, with a continuance of the heavy
buying movement well into this week.
The sales in the corresponding week last
year totaled 55 cargoes and the price was
\$5 to \$5.37½ a thousand. A detailed com-
parison by days follows:

	1911*		1910.†	
	Arrivals.	Sold.	Arrivals.	Sold.
Monday	7	13	16	17
Tuesday	6	15	5	5
Wednesday	9	7	8	12
Thursday	9	20	9	8
Friday	13	18	7	6
Saturday	19	20	9	7
Totals	63	94	54	55

Left over Sept. 9, 1911, 40; left over
Sept. 16, 1911, 9; Sept. 10, 1910, 6; Sept.
19, 1910, 5.

*Condition of market, inflated. Prices
\$6 to \$6.50.

†Condition of market, normal. Prices:
\$5 to \$5.37½.

Value of a Granite Quarry.

One of the witnesses in the chancery
case of the Thompson-Starrett Company,
of New York, against the Ellis Granite
Company, of Northfield, Vt., was John
Swenson, of Concord, N. H. Mr. Swenson
is a granite quarryman and contractor of
long experience. He placed the value of
the white granite quarry at Bethel, Vt.,
operated by the Ellis Company, at \$200,-
000. The facade of the Title Guarantee
and Trust Company, on Broadway, was
built of Bethel white granite.

—The city of Portland, Oregon, is con-
ducting an architectural competition for a
public auditorium. Designs must be sub-
mitted not later than October 25. The
cost of the building is not to exceed \$450,-
000, including everything except mural
decorations, movable furniture and fur-
nishings. For full particulars and pro-
gram address Ellis F. Lawrence, Cham-
ber of Commerce Building, Portland,
Oregon.

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, September 23, 1911

(91) No. 2271

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically or the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

56-15	738-68-72	1159-18	1523-10	1841-18
68-6	753-16	1225-7½	1526-14	1917-54
135-10	757-46-47	1262-23½	1554-2	1926-47
227-14	799-8	1283-10	1563-14	1934-11
328-58	802-71	1310-64	1572-7	1960-45
339-27	820-26	1315-15-18-21-22-23	1597-24	1980-8
353-72-78	834-19-20	1321-16	1630-56	1995-1
360-30	846-14 & 57	1332-47½	1647-18	2002-40-41
396-20	907-18	1337-11	1679-38-39	2012-61
419-68	913-44-46	1361-8	1697-28½	2023-21
434-44	921-56	1363-47	1711-45½	2028-55
527-3	932-11	1364-11	1717-24	2029-47
537-26-28	1012-15	1381-4	1718-49-49½	2054-55
552-33-34	1027-9	1391-52½	1735-60	2062-52
603-Pt 1t 28	1046-20½-22	1412-45	1736-60-66	2066-55½
609-76	1072-63½	1421-11 & 16	1747-57	2091-48
620-20-23	1078-14	1426-16-17½	1755-71	2096-40
626-40	1090-9-9½	1428-13	1791-11½	2109-93
637-68-69	1124-9	1436-4½	1792-24	2128-19-22
643-20	1121-29	1439-11-14-17-22	1796-51½ & 52½	2154-94
711-63	1128-27	1446-52	1802-42-44 & 47	2225-1-44 & 46
714-12-13	1142-41	1458-35	1810-41-43	2236-11-14 & 24
724-34	1148-3 & 52	1498-6-39-40	1815-35-37	

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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.

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.

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.

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.

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. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the as-

essed 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.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—Administratrix
agmt—Agreement.
A—assessed value
adj—adjoining
apt—apartment
assign—assignment
agt—against
atty—attorney

bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
indiv—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
P M—Purchase Money Mortgage.
Q C—Quit Claim
R T & I—Right, Title & Interest
rd—road
re mtg—release mtg
ref—referee
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
T S—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100
&—and
&c—and so forth
%—per cent.

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Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

SEPT. 23 and 25.

No Legal Sales advertised for these days
SEPT. 26.

118TH st, 335-7 E, ns, 212.6 w 1 av, 37.6 x100.10, 6-sty bk tnt & str; American Missionary Ass'n agt Vincenzo Ciuti et al; Lyon & Smith, attys, 128 Bway; Edw J McGean, ref. (Amt due, \$31,605.60; taxes, &c, \$1,043.89.) Mtg recorded Feb26'07. By Joseph P Day.

West Broadway, 555, es, 97 s 3d, 22x128, 3-sty bk loft & str bldg & 5-sty bk tnt in rear; Bertha M Johnson agt John B Ireland et al; Wells & Snedeker, attys, 34 Nassau; Geo H Engel, ref. (Amt due, \$27,405.36; taxes, &c, \$126.39.) By Joseph P Day.

SEPT. 27.

Bank st, 108-10; see Greenwich, 760.

Greenwich st, 762, ws, 82 s Bank, runs sw17.6xw33.5xw23.8xw14.5xne2x e 25.3xse 33.6 to beg, vacant; Metropolitan Savings Bank agt C N Shurman Investing Co et al; A S & W Hutchins, attys, 84 William; Adam Wiener, ref. (Amt due, \$6,517.61; taxes, &c, \$17.10.) Mtg recorded Feb9'10. By Bryan L Kennelly.

Greenwich st, 760, ws, 99.4 s Bank, runs sw17.6xw34xw41.10xw72.5 to Bank (Nos 108-10) xe31.3xs60xsw12xe22.6xse34 to beg, vacant; Metropolitan Savings Bank agt Jos C Koenigsberg et al; A S & W Hutchins, attys, 84 William; Adam Wiener, ref. (Amt due, \$19,011.40; taxes, &c, \$114.26.) Mtg recorded June4'10. By Bryan L Kennelly.

118TH st, 362 W, ss, 154 e Morningside av E, 17x100.11, 3-sty & b bk dwg; Harold H O'Connor agt Patrick T McGlynn et al; Nicholas A Donnelly, atty, 20 Vesey; Hyman Turchin, ref. (Amt due, \$2,268.19; taxes, &c, \$9.) By Joseph P Day.

123D st, 249 W, ss, 250 e 8 av, 16.8x 100.11, 3-sty & b stn dwg; Chester A Luff agt Wm Fawcett et al; I Newton Williams, atty, 31 Liberty; Edw D Hays, ref. (Partition.) By Samuel Marx.

So Boulevard, es, 75 s Jennings, 50x100, vacant; Elizabeth B Riley agt H U Singh Realty Co et al; John E O'Brien, atty, 38 Park Row; Geo M S Schulz, ref. (Amt due, \$929.06; taxes, &c, \$700.) By Joseph P Day.

SEPT. 28.

Columbia st, 114, nec Stanton (Nos 270-2), 25x75, 3-sty bk tnt & str & 4-sty bk loft & str bldg; Jos E Kehoe, trustee, agt Jos Goldstein et al; Sackett & Lang, attys, 99 Nassau; Denis A Spellissy, ref. (Amt due, \$7,470.66; taxes, &c, \$—.) Mtg recorded July15'03. By Joseph P Day.

Stanton st, 270-2; see Columbia, 114.

3D st, 308 E, ss, 228.6 w Av D, 22.7x106, 3-sty bk dwg with 2-sty ext; Saml Levy agt Mindel Leichtig et al; Mayer Kronacher, atty, 257 Bway; Alexander Brough, ref. (Amt due, \$3,792.86; taxes, &c, \$25; sub mtg \$16,000.) Mtg recorded Oct28'10. By Joseph P Day.

165TH st, 946, ss, 70.3 e Kelly, runs s 70.5xsl9.7xe50xn21.4xn72.2xw50 to beg, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Bristow Construction Co et al had on May17'11, or since; Cohen Bros, attys, 64 Wall; John S Shea, sheriff. By Daniel Greenwald.

172D st, nec Walton av; see 123d, 249 W.

Walton av, nec 172d, 87x54.11x50.3x 73.11; also 6TH AV, ws, abt 20 n 172d, 50 x100, vacant; Chester A Luff agt Wm Fawcett et al; I Newton Williams, atty, 31 Liberty; Edw D Hays, ref. (Partition.) By Saml Marx, at 3156 3 av.

6TH av, ws, abt 20 n 172d; see 123d, 249 W.

SEPT. 29.

62D st, 212-16 W, ss, 200 w Amsterdam av, 75x100.5, three 5-sty bk tnts & str; also 62D ST, 225, ns, 375 w Amsterdam av, 25x100.5, 5-sty bk tnt; Abraham A Silberberg agt Friedland Realty Co et al; Jas A Turley, atty, 258 Bway; Geo F Roesch, ref. (Amt due, \$1,243.75; taxes, &c, \$650; sub to a mtg of \$70,750.) By Joseph P Day.

62D st, 225 W; see 62d st, 212-6 W.

97TH st, 305 E, ns, 125.1 e 2d av, 25.1x 100.11, 4-sty bk tnt; Chas H Phelps, exr, agt Minnie Shapiro et al; John P East, atty, 30 Broad; Jno F O'Ryan, ref. (Amt due, \$9,380.58; taxes, &c, \$24.) Mtg recorded May7'08. By Bryan L Kennelly.

151ST st, 308-10 W, see Bradhurst av, 85x49.11, 6-sty bk tnt; Abraham N Leventhal agt Israel Block et al; Lese & Connolly, attys, 35 Nassau; Jas Oliver, ref. (Amt due, \$8,577.71; taxes, &c, \$1,089.89.) By Joseph P Day.

178TH st, 586-90 W, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Conroy Bros, Inc, agt John Glass, Jr, Construction Co et al; J Power Donellan, atty, 140 Nassau; Louis B Hasbrouck, ref. (Amt due, \$3,-

226.37; taxes, &c, \$528.56; sub two pr mtgs aggregating \$80,000 and two conditional sales aggregating \$1,005.) By Herbert A Sherman.

180TH st, ss, 171.5 w Grand Boulevard & Concourse, runs se206.11xs63.7xw25.11x n67.6xne207.10xe25.4 to beg, vacant; also 180TH ST, nec Creston av, 11.11x37.4x37.2, triangular plot, vacant; also BURNSIDE AV, ns, 108.5 w Grand Boulevard & Concourse, 25.1x116.6x25.11x122.4, vacant; also BURNSIDE AV, ss, 104.10 w Grand Boulevard & Concourse, 25.9x111.10x25.11x111.3, vacant; David Kraus agt Saml H Archer et al; Wesselman & Kraus, attys, 55 Liberty; Chas C Marrin, ref. (Partition.) By Bryan L Kennelly at 3156 3 av.

Creston av, nec 180th; see 180th, nec Creston av.

Burnside av, ns, 108.5 w Grand Boulevard & Concourse; see 180th, ss, 171.5 w Grand Boulevard & Concourse.

Burnside av, ss, 104.10 w Grand Boulevard & Concourse; see 180th, ss, 171.5 w Grand Boulevard & Concourse.

Bradhurst av, see 151st; see 151st, 308-10 W.

SEPT. 30.

No Legal Sales advertised for this day.

OCT. 2.

61ST st, 154 E, ss, 241 w 3 av, 19x100.5, 4-sty & b stn dwg; A Gertrude Cutter agt Mary E Norton et al; Frank M Tichenor, atty, 38 Park Row; Adam Wiener, ref. (Amt due, \$23,024.60; taxes, &c, \$850.) Mtg recorded June20'10. By Joseph P Day.

112TH st, 237 E, ns, 185 w 2 av, 18.9x 100.10, 3-sty fr tnt & str; Wm F Patterson, exr, agt Josephine J Schnurmacher et al; Frank M Tichenor, atty, 38 Park Row; Adam Wiener, ref. (Amt due, \$6,539.12; taxes, &c, \$407.) Mtg recorded Junel'08. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 22, 1911, at the Manhattan Real Estate Salesroom, 14 and 16 Vesey st and the Bronx Salesroom, 3156 3d av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

***Vandewater st, 36**, (*) ss, 107.3 w Pearl, runs s28.2xw2.9xs21.10xw14.1xn50.2xe17.1 to beg, 2-sty bk loft bldg; (Amt due, \$3,341.42; taxes, &c, \$277.57; sub to mtg \$5,500); Francis J Mahony. 9,394

***22D st, 325 W**, ns, 322.6 w 8 av, 22.6x 98.9, 3-sty & b bk & stn dwg; (Voluntary); Bid in at \$22,250.

***39TH st, 125 E**, ns, 78 w Lex av, 20x98.9, 4-sty & b bk & stn dwg; (Voluntary); Bid in at \$69,500.

***48TH st, 224 E**, ss, 260 e 3 av, 18.8x 100.5, 3-sty & b bk & stn dwg; (Exrs sale); Withdrawn.

***53D st, 11 E**, ss, ns, 208 e 5 av, 17x100.5, 4-sty & b bk & stn dwg; (Voluntary); Bid in at \$67,850.

***68TH st, 244 E**, ss, 183.4 w 2 av, 16.8x 100, 3-sty & b bk & stn dwg; (Voluntary); Benj Klingler. 12,000

***72D st, 316 E**, ss, 150 e 2 av, 16.8x102.2, 3-sty & b bk & stn dwg; (Voluntary); A Winternitz. 9,000

***74TH st, 104 E**, ss, 36 e Park av, 18x74, 3-sty & b bk & stn dwg; (Voluntary); Bid in at \$25,000.

***82D st, 178 W**, ss, 63 e Ams av, 18.6x 102.2, 5-sty bk tnt; (Amt due, \$19,189.93; taxes, &c, \$—); Henry C Peck, defendant. 24,250

***92D st, 16 E**, ss, 216.2 e 5 av, 20x100.8, 4-sty & b bk & stn dwg; (Voluntary); Bid in at \$52,000.

***105TH st, 323-5, map 325 E**, ns, 280 e 2 av, 40x100.11, 6-sty bk tnt & str; (Amt due, \$31,701.72; taxes, &c, \$1,259.27); Julius Bachrach. 33,000

***117TH st, 245 E**, (*) ns, 110 w 2 av, 25x 100.11, 1-sty bk str & 1-sty fr stable in rear; (Amt due, \$4,615.04; taxes, &c, \$514.69); Isidore Jackson. 6,175

***132D st, 152 W**, ss, 251.8 e 7 av, 14.8x 99.11, 3-sty & b bk & stn dwg; (Voluntary); Bid in at \$8,350.

***137TH st, 248 W**, ss, 250 e 8 av, 18x 99.11, 3-sty & b bk & stn dwg; (Exrs sale); Withdrawn.

***153D st, 461 W**, ns, 156 e Ams av, 19x 99.11, 3-sty & b bk & stn dwg; (Voluntary); Withdrawn.

***Amundson av, see Nelson av**; see Nelson av, sec Amundson av.

***Amundson av, ws, 100 s Jefferson av**; see Nelson av, sec Amundson av.

***Amundson av, ws, 200 s Jefferson av**; see Nelson av, sec Amundson av.

***Amundson av, sec Nelson av**; see Nelson av, sec Amundson av.

***Amundson av, sec Amundson av**; see Nelson av, sec Amundson av.

***Anthony av, 1741-6**, (*) es, 200 s Prospect pl, 59.2x90x83.6x92.4, two 2-sty bk dwgs; (Amt due, \$11,977.96; taxes, &c, \$500); Lena Sternstein. 11,000

***Boone av, 1497**, (*) ws, 200 s 172d, 25x 100, 2-sty fr dwg. (Amt due, \$5,686.12; taxes, &c, \$419.16.) Rosina Fink. 5,000

***Hill av, sec Kingsbridge rd**; see Nelson av, sec Amundson av.

***Hill av, ws, 238.4 s Kingsbridge rd**; see Nelson av, sec Amundson av.

***Hill av, es, 370.8 s Kingsbridge rd**; see Nelson av, sec Amundson av.

***Hill av, es, 475 s Kingsbridge rd**; see Nelson av, sec Amundson av.

***Kingsbridge rd, ss, 89.3 e Hill av**; see Nelson av, sec Amundson av.

***Kingsbridge rd, ss, 91.11 w Monticello av**; see Nelson av, sec Amundson av.

***Kingsbridge rd, sec Murdock av**; see Nelson av, sec Amundson av.

***Murdock av, sec Kingsbridge rd**; see Nelson av, sec Amundson av.

***Murdock av, es, 139.6 s Kingsbridge rd**; see Nelson av, sec Amundson av.

***Nelson av, (*) sec Amundson av, runs s 100xe— to Pratt av, xn 100xw200 to beg; also NELSON AV, sec Seton av, runs s125 xe— to Amundson av, xn125xw200 to beg; also HILL AV, ws, 238.4 s Kingsbridge rd, 50x100; also HILL AV, es, 370.8 s Kingsbridge rd, 75x100; also HILL AV, es, 475 s Kingsbridge rd, 25x100; also KINGSBRIDGE RD, ss, 89.3 e Hill av, 29.1x84.3x 25x101.1; also KINGSBRIDGE RD, ss, 91.11 w Monticello av, 29.4x145.10x25x181.3; also AMUNDSON AV, ws, 100 s Jefferson av, 50x100; also AMUNDSON AV, ws, 200 s Jefferson av, 300x100; also MURDOCK AV, es, 139.6 s Kingsbridge rd, 300x100; also KINGSBRIDGE RD, sec Murdock av, runs s159.6xe200 to Hill av, xn236.6xw—xsw— to beg; Edenwald; (Amt due, \$6,317.28; taxes, &c, \$412.25); North Central Realty Co. 22,875**

***Nelson av, sec Seton av**; see Nelson av, sec Amundson av.

***Pratt av, sec Amundson av**; see Nelson av, sec Amundson av.

***Seton av, sec Nelson av**; see Nelson av, sec Amundson av.

***2D av, 1848**, (*) es, 75.8 s 96th, 25x100, 5-sty bk tnt & str. (Amt due, \$21,178.64; taxes, &c, \$100.) Alonzo Kimball. 20,000

***2D av, 1850**, (*) es, 50.8 s 96th, 25x100, 5-sty bk tnt & str. (Amt due, \$21,178.79; taxes, &c, \$100.) Sarah W Gilbert. 20,000

HERBERT A. SHERMAN.

***Monroe st, 257**, (*) ns, 200.8 w Jackson, 24.10x93.1x25.2x93.5, 6-sty bk tnt & str; (Amt due, \$14,180.85; taxes, &c, \$1,350; sub to first mtg \$24,000); Johanna Bach. 26,500

***Grant av, 1048**, (*) es, 82.8 n 165th, 25x 102.3x25x102.4, 3-sty bk dwg; (Amt due, \$7,608.72; taxes, &c, \$492.85); Adelaide Walter. 8,100

***Park av, 1613**, (*) es, 50.11 s 115th, 25x 80, 5-sty bk tnt & str. (Amt due, \$4,127.26; taxes, &c, \$294.16; sub to first mtg \$14,000.) Martha Schlesinger. 14,625

DANIEL GREENWALD.

***Ridge st, 149**, ws, 125 n Stanton, 25x 100, 5-sty bk tnt & str; sheriff's sale of al R. T., &c; Adj to Oct 18.

Total \$221,919
Corresponding week, 1910.. 842,860
Jan. 1st, 1911, to date..... 34,157,871
Corresponding period, 1910. 41,723,459

CONVEYANCES

Borough of Manhattan.

SEPT. 15, 16, 18, 19, 20 and 21.

Academy st, sec Vermilyea av, see Vermilyea av, sec Academy.

Ann st, 35, (1:92-23), nec Nassau (Nos 104-8, 25.6x39.1x23x41.2, 5-sty bk loft & str bldg; A\$160,000-170,000; also WASHINGTON ST, 378, (1:186-17, swc Beach (No 72) 25.1x75, 6-sty bk loft & str bldg; A\$26,000-55,000; asst of all R T & I to Est of Manly A Ruland decd, Arthur L Ruland & Kathryn his wife to Irving Ruland, 155 E 72 & Norman Ruland, 387 Grand av; May19, Sept20'11. nom

Beach st, 72, see Ann, 35.

Bleeker st, 358-64, (2:620-20-23), swc Charles (No 98), 96x75, 4 5-sty bk tnts & str; Herbert J Cochran to Sound Realty Co, 128 Bway; mtg \$85,000; Aug23; Sept18 '11; A\$58,000-96,000. O C & 100

Birmingham st, 7, (1:275- pt lot 3) ws, — s Henry, 20x37.6, taken for bridge purposes; re curtesy; Matthew Bowen to City of NY; AT; June21; Sept15'11; A\$—\$. nom

Bedford st, 6, (2:527-3) nes, abt 35 n Houston, 22x73.2x12x83.8, 4-sty bk tnt; State National Bank & S P Berry, both at Fort Worth, Tex, to Jas Harrison, 1212 Summit av, Fort Worth, Tex; Sept15; Sept 19'11; A\$5,000-6,500. 100

Barrow st, 115-21, see Washington, 617-31.

Cedar st, 145, see Washington, 150.

Charles st, 98, see Bleeker, 358-64.

Cedar st, nwc Washington, see Washington, 150.

Delancey st, 140-6, see Suffolk, 87-93.

Elwood st. (8:2172), land lying in bed of to c 1 st in front of Elwood, ws, 350 n Nagle av, 136.11x32.2x213.3x195.8, vacant; re mtg; Wm C Lester & ano, EXRS, & c, Jno C Pennington to Legare Walker, 106 W 183; July19; Sept15'11. nom

Elwood st. (8:2174), land in bed of to c 1 st in front of Elwood, es, 100 n Nagle av, 100x100, vacant; re mtg; Robt Gray to Legare Walker, 106 W 183; July20; Sept 15'11. nom

Eldridge st, 133 (2:419-68) ws, abt 100 n Broome, 25x100, 5-sty bk tnt & hall with 3-sty ext; Illinois Surety Co, 5 Nassau to Sale Agid, 82 Clinton; QC; Aug11; Sept20 '11; A\$28,000-43,000. nom

Eldridge st, 133, (2:419-68) ws, abt 100 n Broome, 25x100; asn rents; Sale Agid to Bella Feldman, 211 W 111; Sept20; Sept 21'11. 2,000

Greenwich st. (2:603) nwc Morton; Agmt as to grant & perpetual easement for two tunnels below surface of st, etc; St Johns Park Realty Co with Hudson & Manhattan R R Co, 30 Church; Mar28, Sept20'11. 259.40

Goerck st, 71-3, (2:328-58) ws, 100 s Rivington, 49.9x100x49.11x100, 1-3 & 1-4-sty bk tnts & str & 3-sty fr tnt in rear; Marcus Rosenthal to Wyler Constn Co, 35 Nassau; mtg\$25,000; July3, Sept20'11; A \$26,000-35,000. O C & 100

Greenwich st, 636-42, see Washington, 617-31.

Hester st, 140-2, see Bowery, 88.

Horatio st, 20-4, (2:626-40) swc 4th (No 338 or 8 av 51) 74x22, 6-sty bk storage bldg; Jno C Kluber & ano to Cath M Kluber, 1115 Lafayette av, Bklyn; mtg\$37,500; Sept11, Sept20'11; A\$25,000-38,000. 26,000

Isham st, ws, at ss Bway, see Bway, ss, at ws Isham.

Liberty st, 13, see William, 80-2.

Maiden lane, 66, see William, 80-2.

Market st, 4, (1:282-89) es, 40.8 s Division, 26.10x18.11; re award, & c, for bridge purposes; Kath Schnell, wid to Lulu Ganzemuller, Franz Freund, Susan Schmidt, Annie Semke & Eliz Laender, all at 4 Market; July8; Sept15'11. nom

Madison st, 127, (1:275-2), parcel No 114 on damage map for bridge purposes; re dower; Dora Lisk, 952 2 av, to Max, Saml, Herbert, Rose & Gertrude Lisk & Adelaide Werner & Janice Greenblatt heirs Morris Lisk, all at 127 Mad; AT; June23; Sept15 '11. nom

Mitchell pl, 9 or 49th, (5:1361-8) ns, 144 e 1 av, 18x80.10, 3-sty & b stn dwg; Sarah Schwartz, 9 Mitchell pl, to Jake Schlesinger, 945 2 av; mtg \$7,100; Aug31; Sept19 '11; A\$4,500-7,000. nom

Morton st, nwc Greenwich, see Greenwich nwc Morton.

Morton st, 93, see Washington, 617-31.

Morton st, 95-7, see Washington, 617-31.

Nassau st, 104-8, see Ann, 35.

Suffolk st, 87-93, (2:353-72-78), nwc Delancey, (Nos140-6) runs n 125.6xw100.2xs 25.2xe0.2xs100 to ns Delancey xe100 to beg, 3-sty bk theatre being erected; Loew's Theatrical Enterprises to Delancey Amusement Co, 260 W 42; mtg \$375,000; Aug14; Sept16'11; A\$176,000-\$. 100

Thompson st, 14, (1:227-14) es, 95.4 s Grand, 20.7x99.8x18.9x99.9, 2-sty fr tnt & str; Julian H Barclay & ano, EXRS Jas S Barclay to Jno G Schneider, 308 W Bway; ½ pt; Sept16; Sept18'11; A\$10,000-10,500. 5,250

Thompson st, 14; Julian H Barclay to same; ½ pt; Sept16; Sept18'11. O C & 100

Thompson st, 14; re dower; Eliza O Barclay, wid to same; QC; Sept16; Sept18'11. nom

Warren st, 22, (1:135-10) ns, 98.10 e Church, 24x100.4, 5-sty stn loft & str bldg; Adolf Horowitz to Jesse H Levy, at San Jose, Cal; mtg \$85,000; Sept18'11; A\$75,000-90,000. nom

Willett st, 89, (2:339-27) ws, 190.2 n Rivington, 30.5x100.3, 5-sty bk tnt; Frank Migdalsky to Leah Cohn, at Kensington Gardens, Far Rockaway, LI; mtg \$40,875; Sept14; Sept15'11; A\$24,000-42,000. nom

Washington st, 712-4, (2:637-68-69) ws, 50 s 11th, 46x64.6x47x70, 2 2-sty bk tnts & 1-sty bk bldg in rear; Marie Ackermann to 712-714 Washington St Co, 5 Beekman; mtg \$16,000; Aug9; Sept15'11; A\$15,500-17,000. 100

Washington st, 814, (2:643-20) ws, 24.2 s Gansevoort, 24x77.6x23.11x79.6, 3-sty bk tnt & str; Herman Steinkamp to Jno H Rohde, 915 Castle Point Terrace, Hoboken, NJ; B&S & C a G; Aug11; Sept16'11; A \$10,000-12,500. nom

William st, 80-2, (1:68-6) es, from ss Maiden la (No 66) to ns Liberty (No 13), 72.8x32.6 on Maiden la x62.1x25.8 on Liberty, 5 & 13-sty bk office bldg; Seig Goldstein to Wm C Armstrong, 32 E 61; mtg \$212,500; Sept15; Sept16'11; A\$180,000-275,000. 100

Washington st, 150, (1:56-15) nwc Cedar 56.3x18.1x55.3x20.5, 5-sty bk tnt & str; Archibald A Forrest of Rye, NY to Henry H Benedict, 5 E 75; Sept20'11; A\$38,000-42,000. nom

Washington st, 617-31, (2:603-pt lot 28) nec Morton (Nos 95-7), 201.2 to ss Barrow (Nos 115-21) x100x200x100, 4-sty bk tnt & str. 2-sty bk stable & vacant; also GREENWICH ST, 636-42, (2:603-pt lot 28) nwc Morton (No 93), 100.3x98.4x100x92.6, vacant; St Johns Park Realty Co to estate of Chas F Hoffman, 258 Bway; mtgs \$525,000 & AL; Sept20; Sept21'11; A\$—\$. O C & 100

Washington st, 150, (1:56-15) nwc Cedar (No 145), 56.3x18.1x55.3x20.5, 5-sty bk tnt & str; Henry H Benedict to Helen B Forrest, at Rye, NY; Sept21'11; A\$38,000-42,000. nom

Washington st, 378, see Ann, 35.

4TH st, 143 W, (2:552-33) ns, 202.4 w Washington Sq W or Macdougall, 29.6x 96.2, 5-sty bk tnt; Albertina D Koschel to Albertina D Creveling, 143 W 4; mtg \$25,000; Sept14; Sept15'11; A\$22,000-35,000. O C & 100

4TH st, 145 W, (2:552-34) ns, 231.8 w Macdougall or Washington-Sq W, 17x96.2, 5-sty bk tnt; same to same; Sept14; Sept15 '11; A\$10,000-18,000. nom

4TH st, 377-83 E, (2:360-30) ns, 172.7 e Av D, 67.10x96, 2 4-sty bk tnts & str & 2 4-sty bk tnts in rear; Ernest Kast to Wm J Suhr, 135 W 47; mtg \$54,000; Sept18; Sept19'11; A\$35,000-54,000. nom

4TH st, 338 W, see Horatio, 20-4.

4TH st, 377-83 E, (2:360) asn rents to secure note for \$339.65; Wm J Suhr to Ernest Kast, 726 Ams av; Sept18, Sept20 '11. nom

6TH st, 427 E, (2:434-44) ns, 275 w Av A, 25x90.10, 5-sty bk tnt & str; Henrietta Ludwig to May J Daley, 11 Schuyler Ct, Bayonne, NJ; AL; Sept14; Sept19'11; A \$17,000-30,000. nom

7TH st, 51 E, (2:449-56) nes, 150 s e 2 av, 25 x 97.6, 4-sty bk tnt; CON-TRACT; Osiel Touster to Isidor Kandel; mtg \$26,000; Sept20; Sept21'11; A\$20,000-28,000. 31,000

13TH st, 161 W, (2:609-76) ns, 100 e 7 av, 20x103.3, 3-sty & b bk dwg; Lincoln Lewis to Johanna S Boeringer, 117 E Colorado, St Paul, Minn; Antonia A Rost, 12 St Pierre Terrace, St Paul, Minn, & Cornelia K Hunter, 136 Main, Norwalk, Conn; mtg \$12,000; Sept6; Sept15'11; A\$13,500-16,000. O C & 100

14TH st, 626 E, (2:396-20) ss, 304.9 w Av C, 33.2x103.3, 5-sty bk tnt & str; Saml Gross et al to Ike Isler, 220 2d; AT; mtg \$21,000; Aug17; Sept20'11; A\$16,000-28,000. O C & 100

15TH st, 352-60 W, (3:738-68-72) ss, 150 e 9 av, 100x103.1, 2 6-sty bk tnts; Huldana Realty Co to Frankfort Realty Co, 352 W 15; mtg \$141,000; Sept15; Sept18'11; A\$48,000-P\$58,000. O C & 100

15TH st, 314 E, (3:921-56) ns, 167 e 2 av, 26x103.3, 4-sty stn tnt; Franklin Square Realty Co to Solomon Reiner, 314 E 15; Sept13; Sept15'11; A\$18,000-28,000. O C & 100

16TH st, 441-3 W, (3:714-12-13) ns, 260.4 e 10 av, 40x92, 2 5-sty bk tnts & str; Emelie Hoffman to Jas S Hannon, 445 W 16; mtg \$20,000; Sept19'11; A\$16,000-30,000. O C & 100

17TH st, 17 E, (3:846-14) ns, 216.10 w Bway, runs n79.9xe—xs25xs58.10xw25 to beg, 3 & 4-sty bk tnt & str; Moses J Wolf, 1111 Mad av to J A Damsey Constn Co, 27 W 114; mtg \$35,000; Sept14; Sept 18'11; A\$49,500-\$54,000. nom

18TH st, 19-23 W, see 19th, 22-8 W.

19TH st, 22-8 W, (3:820-26) ss, 320 w 5 av, runs s92xw14.7xs92 to ns 18th (Nos 19-23) xw75x184 to 19th xe89.11 to beg, 11-sty bk loft & str bldg; Estate of Chas F Hoffman to St Johns Park Realty Co, 50 Pine; mtg \$403,000; Sept21'11; A\$360,000 850,000. O C & 100

23D st, 165 W, (3:799-8) ns, 100 e 7 av, 22x112.6, 5-sty bk tnt & str with 1 & 2-sty ext; Harry O Wood to Richd W Freedman, 90 Neptune av, Mt Vernon, NY; mtg \$63,000; Sept15'11; A\$50,000-65,000. O C & 100

26TH st, 317 E, see 26th, 229 E.

26TH st, 229 E, (3:907-18) ns, 225 w 2 av, 25x98.9, 5-sty bk tnt; A\$12,000-26,000; also 26TH ST, 317, on map 315-7 E, (3:932-11), ns, 225 e 2 av, 50x98.9, 5-sty bk tnt; A\$21,000-48,000; Mary Gallagher to Patk Gallagher; B&S; mtg \$50,000; Oct1 '08; Sept18'11. nom

27TH st, 154-6 W, (3:802-71) ss, 188 e 7 av, 44.4x98.9, 2-7-sty bk loft & str bldgs; Saml Winters to Chas Brogan Inc, 251 4 av; mtg\$48,000; Sept15, Sept20'11; A\$83,000-100,000. O C & 100

29TH st, 339 W, (3:753-16) ns, abt 288 e 9 av, 22x98.9, 4-sty bk dwg; Adolph Werner to Theresa & Maggie Mahon, 241 W 20; joint tenants; AL; Sept20'11; A\$12,500-17,500. O C & 100

29TH st, 137-41 W, (3:805) ns, 346.1 e 7 av, 60.6x98.9, owned by party 1st pt; also 29TH ST, 129-33 W, ns, adj above on e, owned by party 2d pt; party wall agmt; The 25th Constn Co, 31 E 27, with East 30th St Constn Co, 11 Bway; Sept20; Sept 21'11. nom

29TH st, 129-33 W, see 29th, 137-41 W.

32D st, 39-41 W, (3:834-19-20) ns, 545 w 5 av, 43x98.9, 1 4 & 1 5-sty stn bldgs & str; City Real Estate Co to No 39 32d St Co, 5 Broad; Aug21; Sept21'11; A\$184,000-200,000. nom

33D st, 234-8 E, (3:913-44-46) ss, 181.3 w 2 av, 75x98.9, 3 5-sty bk tnts; Franklin Square Realty Co to Solomon Reiner, 314 E 15; AL; Sept13; Sept15'11; A\$37,500-81,000. O C & 100

34TH st, 314-6 W, (3:757-46-47) ss, 225 w 8 av, 33.4x98.9, 2 4-sty stn dwgs; John S Buskey, Jr, to Apartment Leasing Co, 137 5 av; mtg \$56,000; Sept15; Sept18'11; A\$34,000-38,000. O C & 100

40TH st, 231-5 W, (4:1012-15) ns, 400 w 7 av, 50x98.9, 5-sty bk garage; Minnie E wife Wm H Hurst to Leopold Feist, 222 Loring av, Pelham, NY; mtg \$35,000; Sept 21'11; A\$75,000-95,000. O C & 100

41ST st, 229-45 E, (5:1315 & 115-18-21-22-23) ns, abt 75 w 2 av, being lot 55 & pt lots 57 to 62; also fractional pt of lot 54, lying n of cl of blk bet 41 & 42 sts, on map of that pt of Kings Bay farm called Quarry Hill lot, 3-3-sty bk tnts, 3-4-sty loft & str bldgs & 3-sty bk factory; Flora C Woodruff to Brainard T Norris, 110 W 47 & N Y Life Ins & Trust Co, 52 Wall as TRSTE Noah Norris; QC; AL; Sept; Sept21'11; A\$67,500-89,500. nom

41ST st, 229-45 E; Franklin C Woodruff to same; QC; AL; Sept6, Sept21'11. nom

41ST st, 229-45 E; Elinor W Pennington to same; QC; AL; Sept6, Sept21'11. nom

42D st, 649-51 W, (4:1090-9-9½) ns, 557 w 11 av, 43x100.5, 2 4-sty bk tnts & str with 1-sty exts; Geo Schlosser to Anna M Schlosser, 649-51 W 42; mtg \$44,000; Sept 16; Sept18'11; A\$22,500-28,500. nom

44TH st, 317 E, (5:1337-11) ns, 248.8 e 2 av, 26.4x100.5, 4-sty bk tnt; Wessex Realty Co to Salvatore Di Caprio, 302 E 44; mtg \$12,000; Sept15'11; A\$9,500-16,000. O C & 100

44TH st, 317 E, (5:1337-11) ns, 248.8 e 2 av, 26.4x100.5, 4-sty bk tnt; Salvatore Di Caprio to Guiseppa & Calogero Volpe, 307 E 45; ½ pt; mtg \$13,650 & AL; Sept16; Sept21'11; A\$9,500-16,000. 2,375

46TH st, 29 W, (5:1262-23½) ns, 341.8 w 5 av, 20.10x100.5, 4-sty & b stn dwg; Jane E Thomson to Ellay Realty Co, 422 Fulton, Bklyn; mtg \$46,000; Sept16; Sept 19'11; A\$69,000-75,000. O C & 100

47TH st, 11 E, (5:1283-10) ns, 225 e 5 av, 25x100.5, 4-sty & b stn dwg; Mary L S Perkins & ano to Henry C Trumbower, 1829 Venango, Phila, Pa; July31; Sept15 '11; A\$85,000-95,000. O C & 100

47TH st, 229 E, (5:1321-16) ns, 227.6 w 2 av, 20.6x76.5x22.7x74.9, 4-sty bk tnt & str with 1-sty ext; Ellen T Curry DE-UISEE Peter Curry to Terence Curry, 229 E 47; Sept16'11; A\$8,000-14,000. O C & 100

48TH st, 552 W, (4:1076), owned by party 1st pt; also 48TH ST, 554 W, (4:1076), owned by party 2d pt; cancellation of portion of wall agmt; Mathilde Schwartz with Jacob Stumpf & Geo Schwartz; Sept9; Sept21'11. nom

48TH st, 554 W, see 48th, 552 W.

49TH st, 533 W, (4:1078-14) ns, 450 w 10 av, 25x100.5, 5-sty stn tnt; Louis Millhauser & Lena his wife to Clara Millhauser, 1567 Mad av; mtg \$20,000; Sept21 '11; A\$9,000-19,500. O C & 100

49TH st E, ns, 144 e 1 av, see Mitchell pl, 9.

52D st, 522 W, see 68th, 1 W.

52D st, 419 E, (5:1364-11) ns, 256.6 e 1 av, 20.10x77.6x21.4x81.3, 4-sty stn tnt; Gregory Paul & ano, EXRS Caroline B Paul to Max Marks, 839 West End av; mtg \$9,000; Sept20; Sept21'11; A\$5,000-11,000. 12,000

52D st, 398 E, see 1 av, 944.

55TH st, 321-5 W, (4:1046-20½-22) ns, 250 w 8 av, 56.3x100.5, vacant; Akron Bldg Co to Stanwood Realty Co, 505 5 av; mtg \$35,500; Aug16; Sept15'11; A\$40,500-55,500. nom

55TH st, 243 W, (4:1027-9) ns, 200 e 8 av, 25x100.5, 6-sty bk tnt; Albertina D Koschel to Albertina D Creveling, 143 W 4; mtg \$35,000; Sept14; Sept15'11; A\$35,000-52,000. O C & 100

56TH st, 122 E, (5:1310-64) ns, 195 e Park av, 20x100.5, 4-sty & b stn dwg; Fredericka Teepe indiv & as EXTRX Jno C Teepe to Lawrence B Elliman, 116 E 58; correction & confirmation deed; Sept1, Sept20'11; A\$24,000-33,000. O C & 36,000

61ST st, 303 E, (5:1436-4½) ns, 75 e 2 av, 25x75, 5-sty bk tnt; Moe Sturtz et al to Bertha Hirschfeld, 17-9 E 107; mtg \$15,000; Sept14; Sept15'11; A\$7,500-18,000. O C & 100

64TH st, 333-43 E, (5:1439-17-22) ns, 100 w 1 av, 150x100.5, 2 2 & 2 1-sty bk & fr tnts & vacant; Jane Sanders et al to Sloane & Moller, a corp, 316 E 65; AL; Sept12; Sept15'11; A\$53,500-56,000. O C & 100

64TH st, 321-5 E, (5:1439-11) ns, 250 e 2 av, runs n98.4xe—xn5.11xe50xs100.5 to st xw75 to beg, 5-sty bk shop; Levantia W Boardman to Wm J Sloane, 214 W 92 & Babette Moller, 2015 Grand Blvd & Concourse; AL; Sept12; Sept15'11; A\$28,000-48,000. O C & 100

64TH st, 327-31 E, (5:1439-14) ns, 325 e 2 av, 75x100.5, 1 & 2-sty fr bldg & 1-sty fr bldg in rear; Abr B Cox & ano to Sloane & Moller, 316 E 65; Aug25; Sept 15'11; A\$28,000-28,000. nom

64TH st, 420-4 E, (5:1458-35) ss, 231.5 w Av A, 75x100.5, 1 & 2-sty bk stable; Mary E Norton to Agnes Norton, 154 E 61; AL; Sept7; Sept16'11; A\$23,000-25,000. nom

66TH st, 217 E, (5:1421-11) ns, 300 w 2 av, 40x100.5, 6-sty bk tnt; Fannie Frankel to Geo Willi, Jr, 117 E 86; mtg \$40,000; Sept13; Sept18'11; A\$20,000-51,000. nom

66TH st, 221 E, (5:1421-16) ns, 220 w 2 av, 40x100.5, 6-sty bk tnt & str; same to same; mtg \$40,000; Sept13; Sept18'11; A \$20,000-52,000. nom

67TH st, 223-5 W, (4:1159-18), ns, 325 w Ams av, 50x100.5, 1-sty bk church; Chas H Duffy to St Matthews Roman Catholic Church, 215-17 W 67; mtg \$17,000; B&S; Sept15'11; A exempt-exempt. O C & 100

68TH st, 1 W, (4:1121-29) nwc Central Park W (Nos 81-3), 100x75.5, 7-sty bk tnt; mtg \$160,000; A\$165,000-280,000; also 52D ST, 522 W, (4:1080-44) ss, 500 e 11 av, 25x100.11, 5-sty stn tnt & str with 1-sty ext; mtg \$10,000; A\$9,000-18,500; also a R, T & I to any & all property of Alex Moore, decd; Jos W Moore, heir Alex Moore to Wm J & Alex Moore, Jr, Margt J Robb & Louella M & Martha W Moore; AT & B&S; May27'08; Sept19'11. 14,950

68TH st, 1 W; also 52D ST, 522 W; also a R, T & I to any & all property of Alex Moore or Rachel Moore Ungerer; Wm C Ungerer, individ & ADMR Rachel Moore Ungerer to Wm J & Alex Moore, Jr, Jos W Moore, Margt J & Mary I Robb & Louella M & Martha W Moore; AT & B&S; sub to mtgs as above; May27'08; Sept19 '11. 1,500

71ST st, 55 W. (4:1124-9) ns, 210.6 e Col av, 18x102.2, 4-sty stn tnt; Columbia Trust Co as TRSTE to Harry Baer, 15 W 123; B&S & C a G; mtg \$36,000; Sept 18'11; A\$16,000-25,000. O C & 100

71ST st, 55 W; Harry Baer to Florence T L Van Buren, 238 W 70; B&S & C a G; mtg \$25,000 & AL; Sept18'11. O C & 100

71ST st, 120 W. (4:1142-41) ss, 194 w Col av, 21x100.5, 4-sty & b stn dwg with 2-sty ext; Madison Square Mtg Co to Jacob Mayers, 73 E 92; mtg \$15,000 & AL; Sept15'11; A\$17,000-29,000. O C & 100

71ST st, 243 E. (5:1426-16) ns, 205 w 2 av, 19x102.2, 5-sty bk tnt; Saml Lippman et al to Andrew Gill, 1224 3 av; mtg \$14,000; Sept5; Sept16'11; A\$8,000-16,000. O C & 100

71ST st, 245-7 E. (5:1426-17-17½) ns, 175 w 2 av, 30x102.2, 2 3-sty & b stn dwgs; Meta Youngling to Kath MacKowin, 28 W 131; B&S; Sept14; Sept15'11; A\$12,000-18,000. nom

71ST st, 245-7 E; Kath MacKowin to Meta Youngling & Eliz Roth, joint tenants, both at 245 E 71; B&S; Sept14; Sept 15'11. nom

73D st, 223 E. (5:1428-13) ns, 275 w 2 av, 25x102.2, 5-sty stn tnt & str; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; Sept14; Sept15'11; A\$11,000-22,000. O C & 100

75TH st, 3 W. (4:1128-27) ns, 123.9 w Central Park W, 21x102.2, 4-sty & b stn dwg; Jas W Halstead to Emanuel Heilner 35 W 90 & Moses J Wolf, 1111 Mad av; B&S; mtg\$25,000; Sept15, Sept20'11; A\$21,000-38,000. O C & 100

77TH st, 150 W. (4:1148-52) ss, 299 e Ams av, 19x102.2, 4-sty & b stn dwg; B H Weisker Jr et al as Commrs, in partition suit Mary H Christopher Plff vs Eliz A Hollister et al Defts, to Mary H Christopher at Board of Trade Bldg Kansas City, Missouri; July28, Sept20'11; A\$15,500-26,000. nom

77TH st, 50 E. (5:1391-52½) ss, 45 e Mad av, 12.6x102.2, 3 & 4-sty & b bk dwg; Emma L Pinkney et al individ & TRSTES John M Pinkney to Neva H Sadlier, 1036 5 av; Sept15'11; A\$16,000-21,000. 21,650

78TH st, 166 E. (5:1412-45) ss, 200 w 3 av, 25x102.2, 5-sty bk tnt; Valentine Yehling to Rose Chubaroff, 760 Tinton av; mtg \$21,000; Sept15'11; A\$15,000-28,000. O C & 100

78TH st, 166 E. (5:1412-45) ss, 200 w 3 av, 25x102.2, 5-sty bk tnt; Rose Chubaroff to Jonas Kahn 64 W 88; mtg \$21,000; Sept15'11; A\$15,000-28,000. O C & 100

80TH st, 229 E. (5:1526-14) ns, 254.2 w 2 av, 25.1x102.2, 4-sty stn tnt; Chas Hammel & Co to Gertrude Scheer, 433 E 83; mtg \$16,000; Sept15'11; A\$11,000-17,000. nom

83D st, 433 E. (5:1563-14) ns, 325 e 1 av, 25x102.2, 4-sty stn tnt; Gertrude Scheer to Chas Hammel & Co, 1102 Lex av; mtg \$13,000; Sept15'11; A\$8,500-14,500. nom

86TH st, 3 E. (5:1498-6) ns, 120.4 e 5 av, 16x88, 4-sty & b bk dwg; order of court amending judgment as to cancelled deed recorded Mar20'01 in matter of Saml Riker Jr as TRSTE in bankruptcy of Edw E Gwynne Pltff vs Helen S Gwynne as ADMRX, &c et al Defts; Sept11; Sept 16'11; A\$35,000-39,000.

87TH st, 74 E. see Park av, 1054-6.

92D st, 405-7 E. (5:1572-7) ns, 134 e 1 av, 45x100.8, 6-sty bk tnt & str; Newton Realty & Constn Co to Preston A Vought, 45 E 3, Mt Carmel Pa; mtg \$38,000; Sept 15; Sept16'11; A\$15,500-50,000. O C & 100

94TH st, 127 E. (5:1523-10) ns, 163.4 w Lex av, 16.8x100.8, 3-sty & b stn dwg; Ellen T Curry to Helen wife Chas A O'Reilly, 127 E 94; mtg \$7,000; Sept16'11; A\$9,000-12,000. O C & 100

94TH st, 165 W. (4:1225-7½) ns, 168 e Ams av, 14x100.8, 3-sty & b stn dwg; Adelaide L Ward devisee Geo W Ward to Edw H Kelly at Goshen, NY; Sept20'11; A \$7,500-12,000. O C & 100

94TH st, 165 W; Irene W Connell et al to same; QC; Sept15, Sept20'11. nom

97TH st, 231 E. (6:1647-18)ns,150 w 2 av 25x100.11, 5-sty bk tnt & str; Morris Brady to Louis Gordon & Jos Edelsack, 890 E 163; ½ pt; mtg \$9,800; Sept20; Sept 21'11; A\$9,000-16,300. nom

104TH st, swc Av A. see 139th, 52-64 W.

106TH st, 301 E. (6:1678); agmt & consent to cut door in fence for fire exit from No 2074 2 av; Provida Bottini with Chas Alessi, 2091 2 av, & Max Rothbart; Nov 10'10; Sept15'11.

108TH st, 318-22 E. (6:1679-38-39) ss, 296.5 e 2 av, 78.6x125, 2 6-sty bk tnts & str; Israel Lippmann to Lena Levin, 320-2 E 108; B&S; Aug24; Sept20'11; A\$26,000-104,000. O C & 100

113TH st, 33 W. (6:1597-24) ns, 338 w 5 av, 16x100.11, 3-sty & b bk dwg; August Fehr to Gertie Halpin, 127 E 117; mtg \$7,000; Sept15'11; A\$9,500-11,000. O C & 100

113TH st, 33 W; Gertie Halpin to Sam Berger, 1 E 111; mtg \$7,000; Sept15'11. O C & 100

115TH st, 402, on map 400 E. (6:1711-45½) ss, 75 e 1 av, 18.8x75.7x18.7x75.7, 3-sty bk loft bldg; Estelle E Watkins to Chas C Watkins, Jr, her husband, 2338 2 av; ½ pt; mtg \$8,500; Mar27'08; Sept16'11; A\$5,500-11,000. nom

115TH st, 19 W. (6:1717-24) ns, 560 e Lenox av, 25x100.11, 5-sty bk tnt; Gertie Halpin to Louis Frank, 1493 St Marks av, Bklyn; correction deed; AL; Sept8; Sept 16'11; A\$15,000-30,000. nom

115TH st, 19 W; Louie Frank to Julius Wenderoth, 424 E 83; AL; Sept8; Sept16 '11. nom

119TH st, 528-34 E. (6:1815-35-37) ss, 373 e Pleasant av, 71.5x100.11, 4-3-sty & b stn dwgs; Hamilton Holding Co to Globe Rye Bread Co, 150 Nassau; mtg \$33,000 & AL; Sept19; Sept20'11; A\$18,000-22,900. O C & 100

120TH st, 30 W. see 120th, 32 W.

120TH st, 32 W. (6:1718-49½) ss, 318.4 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; also 120TH ST, 30 W, (6:1718-49) ss, 300 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; Estelle Quinlan to Henry Harburger, 1980 7 av; B&S & C a G; mtgs\$36,000 & AL; Sept18, Sept20'11. nom

120TH st, 30 W. see 120th, 32 W.

120TH st, 302 E. (6:1796-51½) ss, 80 e 2 av, 20x100.11, 1-sty bk coal bunker; Estelle E Watkins to Chas C Watkins Jr her husband, 2338 2 av; mtg\$2,500; Mar 29'08, Sept16'11; A\$6,000-6,000. O C & 100

120TH st, 32 W. (6:1718-49½) ss, 318.4 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; also 120TH ST, 30 W, (6:1718-49) ss, 300 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; Richd W Freedman to Estelle Quinlan, 40 E 128; mtg\$36,000 & AL; Sept5, Sept18'11. O C & 100

121ST st, 232 W. (7:1926-47) ss, 321 w 7 av, 18x100.11, 5-sty bk tnt; Chas A Curtin ref to Jno J Fallon, 204 E 18; AL; FORECLOSED & dated Sept15; Sept18'11; A\$11,000-16,000. 14,000

123D st, 408-12 E. (6:1810-41-43) ss, 136.6 e 1 av, 75.6x100.11, 3-4-sty bk tnts; Henry Hof to Bertha M Barrell on Main Highway in the Elmwood District of Bethel, Fairfield Co, Conn; mtg \$34,000; Sept19; Sept20'11; A\$18,000-39,000. nom

125TH st, 545 W. (7:1980-8) ns, 150 e Bway, 25x99.11, 5-sty bk tnt & str; Gertie Halpin to August Fehr, 351 3 av; mtg\$22,500; Aug25, Sept16'11; A\$15,000-24,000. O C & 100

126TH st, 314 E. see 126th, 304 E.

126TH st, 310 E. see 126th, 304 E.

126TH st, 304 E. (6:1802-47) ss, 125 e 2 av, 25x99.11, 5-sty bk tnt; A\$7,000-16,500; also 126TH ST, 310 E, (6:1802-44) ss, 200 e 2 av, 25x99.11, 5-sty bk tnt; A\$7,000-16,500; also 126TH ST, 314 E, (6:1802-42) ss, 250 e 2 av, 25x99.11, 5-sty bk tnt; A \$7,000-16,500; Louisa Breihof to Maria Berner, 304 E 126; AT; Sept15, Sept18'11. nom

126TH st, 225 E. (6:1791-11½) ns, 254.6 e 3 av, 17x99.11, 5-sty bk tnt; Abraham Fisch to Jacob Weinheimer, 2160 Newbold av; mtg\$13,500; Sept16; Sept18'11; A \$6,300-15,000. nom

127TH st W, nec Riverside Drive, see Riverside Drive, 550.

128TH st, 255 W. (7:1934-11) ns, 258 e 8 av, 15x99.11, 3-sty & b stn dwg; Walter J Egan ref to Sieg Tynberg, Jr, 1269 Mad av; FORECLOS, Sept12; Sept14, Sept15'11; A\$7,500-8,500. 11,500

133D st, 154 W. (7:1917-54) ss, 233.4 e 7 av, 16.8x99.11, 3-sty & b bk dwg; Chas B Clifton, 1204 Martine av, Plainfield, NJ to Ruth N Smith, 575 So Ocean av, Patchogue, LI; mtg\$5,500; Sept16'11; A \$7,300-9,000. nom

136TH st, 607-13 W. (7:2002-40-41) ns, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts; Jno S Buskey, Jr to Apartment Leasing Co, 137 5 av; mtg\$130,000; Sept15, Sept 18'11; A\$67,500-130,000. O C & 100

137TH st, 221 W. (7:2023-21) ns, 267 w 7 av, 18x99.11, 3-sty & b stn dwg; Israel Goldberg to Max B Rubinger, 45 St Marks pl; Mtg\$14,000; Sept14, Sept16'11; A\$8,500-16,000. nom

137TH st, 221 W. (7:2023-21) ns, 267 w 7 av, 18x99.11, 3-sty & b stn dwg; Max B Rubinger to Alexis Le Blanc, 221 W 137; mtg\$14,000, Sept14, Sept16'11; A\$8,500-16,000. O C & 100

138TH st, 68 W. see Lenox av, 546-52.

139TH st, 52-64 W. (6:1736-60-66) ss, 125 e Lenox av, 175x99.11, 4 6-sty bk tnts; A\$64,000-194,000; also 144TH ST, 242 W, (7:2029-47) ss, 400 e 8 av, 50x99.11, 6-sty bk tnt; A\$819,000-59,000; also AV A, 444-6, (6:1697-28½) old line swc 104th, runs s100.11xe50 to cl Av A, former line xn100.11 to st, xw50 to beg which pt is 613 e 1 av, 1-sty bk & fr bldg; A\$14,000-14,000; Hunterdon Realty & Constn Co to Chas H Peckworth, 84 Fairview av, Jersey City, NJ & Theo C Wood, 322 W 139; QC; AL; June14, Sept18'11. nom

143D st, 256 W. (7:2028-55) ss, 225 e 8 av, 25x99.11, 6-sty bk tnt & str; Edw A Siegel to Saml S Kaplan, 68 Lenox av; mtg \$31,000; Sept21'11; A\$10,000-32,000. nom

144TH st, 164 W. see 7 av, 2477-9.

144TH st, 242 W. see 139th, 52-64 W.

145TH st W, see Riverside Drive, see Riverside Dr, 676-8.

150TH st, 608-10 W. (7:2096-40) ss, 125 w Bway, 130x99.11, 6-sty bk tnt; West 139th St Realty Co to Nancy Krakower, 565 W 144; Mtg\$160,000; Aug24, Sept18'11; A\$53,000-P78,000. 100

152D st, 458 W. (7:2066-55½) ss, 291.8 e Ams av, 16.8x99.11, 3-sty & b bk dwg; Phoenix Ingraham ref to Geo F Hill, 598 E 167; FORECLOS, Sept7, Sept15'11; A\$5,600-11,500. 10,750

153D st W, cl, at ws Colonial Parkway, see Colonial Parkway, ws, at c 1 153.

162D st, 442 W. (8:2109-93) ss, 189.3 e St Nicholas av, 16.8x96.8, 3-sty & b stn dwg; Louis Gandolfi to Florence A Fischer 938 St Nich av; Sept20'11; A\$5,700-14,500. O C & 100

171ST st, 551-5 W. see Audubon av, 120.

171ST st, 551-5 W. see Audubon av, 120.

183D st, 565 W. (8:2154-94) ns, 180 e St Nicholas av, 20x99.11, 3-sty bk dwg; Julia D Bernard to Alex D Duff; mtg\$11,500; Apr19'10, Sept18'11; A\$7,200-13,000. 100

Av A, 444-6, see 139th, 52-64 W.

Audubon av, 120. (8:2128-19-22) nwc 171st (Nos 551-5), 95x100, 2 5-sty bk tnts with str on av; Empire City Wood Working Co et al to Harvey Realty Co, 40 E 22; B&S; mtg\$22,000; Feb6, Sept15'11; A\$—, 44,500

Audubon av, 120. (8:2128-22), nwc 171st (Nos 551-5), 95x100, 2 5-sty bk tnts with str on av; ref jdgmt; Pincus Lowenfeld & Wm Prager to Empire City Wood Working Co, 46 E 22; July29; Sept19'11; A\$— nom

Amsterdam av, 345. (4:1148-3) es, 52.2 n 76th, 25x100, 2-sty bk shop; Jno H O'Connell to Chas R McLaughlin, 3505 Bway, & Thos J McLaughlin, Jr, 274 W 73; mtg \$24,300; Sept19'11; A\$23,000-28,000. O C & 100

Broadway. (8:2236-11-14) ss, at ws Isham, 100.8x115.2x100x103.4, vacant; Cumming Constn Co to Wm Cumming, 290 Convent av; mtg\$25,000; May12'09, Sept 18'11; A\$29,000-29,000. O C & 100

Broadway, 865. (3:846-57) ws, 69.9 s 18th, 25x110.10x24.10x108, 5-sty bk loft & str bldg; David B Simpson, ref, to Beers Realty Co, 1 Exchange pl, Jersey City, NJ; mtg \$84,030; FORECLOS, June1; Sept 14; Sept19'11; A\$170,000-190,000. 60,000

Bowery, 88. (1:203-17), swc Hester (Nos 140-2), 50x100, 6-sty bk lodging house & str; CONTRACT; Estates of Simon & Amelia Herman to Benj Davis; mtg \$60,000; May23; Sept19'11; A\$68,000-100,000. 120,000

Colonial Parkway. (7:2054-55) ws, at c 1 153d if extended, runs s25xw100xn25xe100 to beg, vacant; Oscar Willgerodt to Floyd W Davis, 352 Halsey, Bklyn; Sept11; Sept 19'11; A\$10,000-10,000. O C & 100

Central Park W, 81-3, see 68th, 1 W.

Convent av, 416. (7:2062-52) ws, 18.11 s 148th, 16x75, 3-sty & b stn dwg; Clinton R Black to Bessie M Carlisle, 552 W 141; mtg\$10,000; Sept6, Sept20'11; A\$6,600-14,000. O C & 100

Colonial Parkway. (7:2054-55) ws, at cl 153d if extended, runs s25xw100xn25xe100 to beg, vacant; Floyd W Davis to Saml Green, 200 W 71; Sept19; Sept21'11; A \$10,000-10,000. O C & 100

Lenox av, 546-52. (6:1735-60) sec 138th (No 68), 99.11x100, 7-sty bk tnt & str; Algernon S Norton ref to County Holding Co, 128 Bway; FORECLOS July6, Sept 15'11; A\$95,000-260,000. 215,000

Lenox av, 546-52. (6:1735-60) sec 138th (No 68), 99.11x100, 7-sty bk tnt & str; Reuben Franzblau to County Holding Co, 128 Bway; Sept6, Sept15'11; A\$95,000-260,000. nom

Lexington av, 1628-S. (6:1630-56) ws, 100.11 n 102d, 44x100, 6-sty bk tnt; Louis B Hasbrouck, ref, to Van Dyck Estate, 331 Mad av; FORECLOS, Sept14; Sept19; Sept21'11; A\$18,000-53,000. 4,000

Lexington av, 463. (5:1300-21) es, 40 n 45th, 20x70.6, 4-sty & b bk dwg; Francis E J Reid to Francis P Hoffman, at Ridgewood, NJ; B&S; mtg\$20,000; Feb7'10; Sept 14'11; A\$23,000-29,000; Corrects error in last issue when No was 403 Lenox av. nom

Manhattan av, 124. (7:1841-18) es, 34.3 n 105th, 17x70, 3-sty & b stn dwg; Kate F Ritchie to Jennie E Tack, 830 North av, Rochester, NY; mtg\$3,500; Sept15, Sept16 '11; A\$9,500-13,000. O C & 100

Park av, 1054-6. (5:1498-39-40) swc 87th (No 74) 50.8x80.11, 2 5-sty bk tnts & str; Dexter Realty Co to Alma Rosenberg, 65 E 80; Jessie Ash, 1200 Mad av; Blanche Weiler, 1190 Mad av & Agnes Abrahams, 1200 Mad av; mtg\$57,000 & AL; Sept15'11; A\$54,000-74,000. O C & 100

Park av, 1748. (6:1747-57) ws, 75.11 s 122d, 25x80, 5-sty bk tnt & str; Clara F Feil to Ida H Hodges, 702 Morris av; ½ pt; mtg \$15,000; Sept15; Sept16'11; A\$9,000-18,000. nom

Riverside Dr, 676-S. (7:2091-48) sec 145th 100x124.4x99.11x120, 10-sty bk tnt; Maxwell Davidson ref to Mulhern Steam Heating Co, 103 Park av; FORECLOS Aug4, Sept18'11; A\$114,000-P215,000 61,500 over & above mtgs of 443,917.14

Riverside Drive, 550. (7:1995-1), nec 127th, 86.6x146.5x146.11x100, 6-sty bk tnt; Phalla Realty Co to Harry B Davis, Mt Vernon, NY; mtg \$—; Sept18; Sept19'11; A\$105,030-250,000. nom

Vermilyen av. (8:2236-24) ws, 100 n Emerson, 100x125, 2 5-sty bk tnts; T G Galardi & Co to Frank A K Boland at White Plains, NY; mtg \$50,000; Sept15, Sept16'11; A\$15,500-P21,000. O C & 100

Vermilyen av. (8:2225-1-44 & 46) sec Academy, 100x200, vacant; Frank A K Boland to T G Galardi & Co, 113 W 188, Bronx; mtg\$27,000; Sept15, Sept16'11; A \$34,000-34,000. 100

West Broadway, 534-S. (2:537-26-28) ws 200 n Bleeker, runs w75xn24.19xw15xn 40.6xe90 to st, xs65.4 to beg, 5-sty bk shop; Harriett L wife Alfred T Carroll et al to Chas J Pessagno, 4 Van Nest pl & Silvestro Montresor, 12 Van Nest pl; mtg \$32,500 & AL; Sept15, Sept16'11; A\$44,000-51,000. nom

1ST av, 944. (5:1363-47) sec 52d (No 398) 25.1x74, 4-sty bk tnt & str; Isidor Wiesenberger to Bertha Hirschfeld, 17 E 107; mtg\$20,000 & AL; Sept13, Sept15'11; A\$13,000-22,000. O C & 100

2D av, 1390. (5:1446-52) es, 70.6 s 72d runs e60xn0.6xe40xs32.2xw100 to av, xn 31.8 to beg, 5-sty bk tnt & str; Wm G Moir to F Dornberger Realty Co, 1511 3 av; ½ pt; AT; B&S; mtg\$28,000 & AL; Sept9, Sept18'11; A\$18,000-34,000. O C & 100

2D av, 1390, F Dornberger Realty Co to Wm G Moir, 501 W 176; AT; mtg\$28,000 & AL; Sept15, Sept18'11. O C & 100

2D av, 2334, (6:1796-52½) es, 40.11 s 120th, 20x80, 4-sty bk tnt & str; Estelle E Watkins to Chas C Watkins, Jr, her husband, 2338 2 av; mtg \$8,000; Mar27'08; Sept16'11; A\$8,500-11,500. nom

2D av, 2491, (6:1792-24) ws, 75 n 127th, 24.11x100, 5-sty bk tnt & str; Jessie Gillelender to Wm J Suhr, 135 W 47; Sept15'11; A\$10,000-25,000. O C & 100

2D av, 1750, (5:1554-2) es, 26.2 n 91st, 25x80, 5-sty bk tnt & str; F Dornberger Realty Co, 1511 3 av, to Brigitta Wagner, 155 E 99; mtg \$22,500; Sept18; Sept19'11; A \$12,000-22,000. O C & 100

3D av, 983, (5:1332-47½) es, 65.2 s 59th, 20.1x105, 4-sty bk tnt & str; Mary L Starr to Lewis Jacobs, 1018 E 163; Aug28; Sept15'11; A\$21,000-27,000. nom

5TH av, 2137, (6:1755-71) es, 50.5 s 131st, 16.6x75, 3-sty & b stn dwg; Sarah E wife Geo C Lay to Selma Alexander, 338 E 15; mtg \$6,000; Sept18; Sept19'11; A\$9,000-10,500. O C & 100

5TH av, 2137, (6:1755-71) es, 50.5 s 131st, 16.6x75, 3-sty & b stn dwg; Selma Alexander to Meyer Jarmulowsky, 1186 Lex av; mtg\$6,000; Sept19, Sept20'11; A\$9,000-10,500. nom

5TH av, 853, (5:1381-4) es 75.5 n 66th, 25x100, 4-sty & b stn dwg with 2-sty ext; Horace Havemeyer to Louise W Havemeyer, 1 E 66; Horace Havemeyer, at Greenwich, Conn; Adaline H Frelinghuysen, at Morristown, NJ, & Electra H Webb at Shelburne, Vt, as TRSTES Henry O Havemeyer; C a G; Aug4; Sept21'11; A \$175,000-210,000. nom

6TH av, 516, (3:832-79) es, 21 s 31st, 21x 60, 4-sty bk tnt & str; CONTRACT; Ruth N & Gardner C G Smith to Hyman Stern; mtg \$72,000; Mar1'07; Sept16'11; A\$63,000-78,300. 85,000

7TH av, 2477-9, (7:2012-61) sec 144th (No 164) 42.11x100, 5-sty bk tnt & str; Mamie K wife Diedrich Blendemann to Henry H Grote, 2552 8 av; AT; QC; Sept 19, Sept20'11; A\$40,000-78,000. nom

7TH av, 2477-9, (7:2012-61) sec 144th (No 164) 42.11x100, 5-sty bk tnt & str; Diedrich Blendemann by Mamie K & Fredk D Blendemann as COMMITTEE to same; AT; B&S; mtg\$63,000; Sept19, Sept20'11; A\$40,000-78,000. order of court

8TH av, 51, see Horatio, 20-4.

8TH av, 2545, (7:1960-45) ws, 25 n 136th, 25x85, 5-sty bk tnt & str; Sarah Kitt to Edw Vaczy, 76 Berry, Bklyn; mtg \$18,000 & AL; Sept14; Sept18'11; A\$15,500-24,000. O C & 100

8TH av, 2545, (7:1960-45) ws, 25 n 136th, 25x85, 5-sty bk tnt & str; Edw Vaczy to Loeb-Hill Realty Co, 181 Bway; mtg \$20,000; Sept16; Sept19'11; A\$15,500-24,300. O C & 100

9TH av, 277, (3:724-34) ws, 61.9 n 26th, 18.6x70, 4-sty stn tnt & str; Wm H Wadhams, ref, to Ada B Gardiner, 170 W 72, & Wm F Gardiner, 229 W 72, & Chas F Adams, 61 E 73, EXRS Andrew C Gardiner; FORECLOS, Sept7; Sept15; Sept21'11; A\$8,500-11,000. 13,200

11TH av, 582, (4:1072-63½) es, 60.5 s 44th, 20x65, 4-sty bk tnt & str; Julius Bruneman to Jean F Fleury, 260 W 37; Sept15'11; A\$6,000-9,000. O C & 100

11TH av, 506, (3:711-63) es, 123.5 n 39th, 24.8x100, 5-sty bk tnt & str; Wm J Ludwig to Kath Maeder, wid, 226 E 22; AL; Sept14; Sept19'11; A\$10,000-21,500. O C & 100

Parcel (8:2170-110) No 25 on damage map to open Hillside av; re mtg; Jos C Schrader, at Woodcliffe, NJ, to City of NY; June10; Sept15'11. nom

Parcel (8:2133) No 14 on damage map to open W 171st st from Ams av to St Nicholas av; re mtg; Mutual Life Ins Co of NY to City of NY; June9'10; Sept15 '11. 5,000

Parcel (8:2170) No 14 on damage map to open Hillside av from Nagle av, near Bway, to Nagle av, near Dyckman; re mtg; Andrew J Connick to City of NY; June30; Sept15'11. nom

Parcel Nos 5&7, (8:2180) on damage map to open 184th from Bway to Overlook Terrace; re mtg; Jas G Bennett TRSTE Jas G Bennett to City of NY; July27'10; Sept15'11. nom

Parcel Nos 5&7, (8:2180) on damage map to open 184th, from Bway to Unnamed st (Overlook Terrace) re mtg; Jas G Bennett TRSTE Jas G Bennett to City N Y; July27'10; Sept15'11. nom

Parcel No 10A (11:2958) on damage map to open Trafalgar pl from 175th to 176th; re mtg; Edmund C Allcot to City of NY; Feb14; Sept15'11. nom

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Power of atty; Salomon Veit firm Veit & Co of Gablonz Austria & NY to Jos W Neumann, 3165 Park av; July24, Sept20'11.

Power of attorney; Celia Federgreen to Abr Federgreen, 351 Bowery; Sept14; Sept18'11.

Power of attorney to all real estate of which Adam W Spies died seized; Cornelia E McDonald, of Ilford, Essex Co, Eng, to Adam W S Cochrane; July13; Sept16'11.

General release; Central Bwg Co to Chas & Caroline Linder, 2549 8 av; Aug18; Sept15'11. nom

Certified copy of oath of Commissioner of Appraisal to acquire real estate at Valley Stream, Lynbrook, Rockville Centre, Baldwin, Freeport, Merrick, Bellmore & Seaford, LI, for water supply purposes; Wm J Youngs to whom it may concern; Sept14; Sept19'11.

CONVEYANCES

Borough of the Bronx.

Austin pl, (10:2603) ns, 72.8 e 144th, runs n71xne104.7xsl.8xe— to pt 247.8 e 144th or St Josephs xs100 to pl xw175 to beg, 1 & 2-sty fr shop; Borough Cut Stone Co to Southern Bronx Cut Stone Co, on Austin pl, near 144th; mtg \$17,000; Sept20; Sept21'11. 100

Beech st, (*) ws, 225 s 152d, 46.5x100.7x 50x100; Achillo Bosco to Elizabetha Bosco, his wife, 320 E 113; Aug29; Sept19'11. nom

Charlotte st, (11:2966) es, 110.7 n Seabury pl, 75x100, vacant; Han Constn Co to Charlotte Constn Co, 69 Rivington; Sept18; Sept20'11. nom

Charlotte st, 1501, see 170th, 881.

Charlotte st, (11:2977) es, 164.1 n Jennings, 91.7x95.5x122.3x16.10, vacant; Jennings St Realities to Isidore Adelman, 1415 Charlotte pl; mtg\$4,000; Sept15'11. O C & 100

Elm pl (*), ws, abt 200 s Locust av, 27.4 x101x—x100; Gustav Lifgren to Jno R Dunn, 3222 Olivinville av; July27; Sept18 '11. nom

Faile st, 615-21 (10:2769) ws, 100 n Randall av, 100x100; four 2-sty bk dwgs; West Mount Vernon Realty Co to Chas Krips, 3886 3 av; AL; Sept16'11. nom

Freeman st, 875, see Stebbins av, nec Freeman.

Fox st, 1065, (10:2717) ws, 254 s 167th, 50x100, 2-sty fr dwg & vacant; Frank Meng to Reliable Constn Co, 1126 Union av; mtg \$5,000; Sept5; Sept20'11. O C & 100

Fletcher st, nec Washington av, see Washington av, nec 182 or Fletcher.

Fox st, 1072, (10:2726) es, 201.4 s 167th, 20.10x100, 3-sty bk dwg; J C Gaffney Constn Co to Ida Signal, 166 E 103; mtg \$8,000 & AL; Sept15; Sept16'11. O C & 100

Glover st (Grace av) (*), es, 225 s Lyon av, 25x130; Re mtg; Bronx Borough Bank to Herman Tuchman, 1426 Glover; Sept12; Sept15'11. 300

Glover st (Grace av) (*); same prop; Herman Tuchman to Mary Belsky, 314 E 73; mtg \$4,500; Sept14; Sept15'11. 100

Hoffman st, 2406-S, (11:3066) es, 27.7 n 187th, 50x117.10x50x118.1. 2 2-sty fr dwgs; Robt Loewy to Elisabeth D'Ulisse, 2064 1 av; mtg \$4,600; Sept9; Sept20'11. nom

Johnson st (*), es, lot 45 map J E Bullard & Co adj So Mt Vernon, NY, 25x100; Geo J Musgrove to Robt McKeand, at Mt Vernon, NY; correction deed; July27; Sept 21'11. O C & 100

Kingsbridge Terrace, (12:3253) es, — n Kingsbridge rd & 275 s land Estate N P Bailey, runs s118.7 to land T N Reed xe 101xn133xw100 to beg; Grace J Dagggett to Marcus M Nye, 634 W 135; mtg \$7,000; July13; Sept16'11. O C & 100

Kingsbridge Terrace, (12:3253), same prop; Marcus M Nye to Wm A Schutz, 4 W 92 & Oscar Heyman at New Rochelle, NY; mtg \$7,000; Sept15; Sept16'11. O C & 100

Lincoln st, (*) ws, 200 s Van Nest av, 11x102x—x100; Clara E Kimber widow to John H Rehm & Meta his wife, 1653 Holland av, joint tenants; Sept16'11. 550

Lorrillard pl, nwc 188th, see 188th, ns 189th, ss Bathgate av, es & Lorrillard pl, ws Palisade pl, nes, 312.3 nw Popham av, see Sedgwick av, nec, stairs leading to Palisades pl.

Lorrillard pl, swc, 189th, see 188th, ns 189th, ss Bathgate av, es & Lorrillard pl, ws.

Marvin pl, (*) es, 144.10 n 4th, 22.5x83 x22.11x78.11; Ernesto Ferri to Eduardo Baragiola, 1480 Unionport rd; Sept16; Sept 18'11. O C & 100

Marvin pl, (*) es, 144.10 n 4th, 44.10x 87.3x43.10x78.11; Eduardo Baragiola to Natalino Baragiola his wife, 1480 Unionport rd & Rosa Ferri, 7 Haugue, Jersey City, NJ; Sept16; Sept18'11. O C & 100

Main st (*), es, 100 s Halperin, 32.6x 100.11x17.6x102.10, Westchester; Jno Drakard to Geo Costar, 1922 E 177; Sept18; Sept 19'11. O C & 100

Main st (*) es, 325 n Ditmars, see Minneford av (*), ws, 300 n Ditmars.

Main st (*), es, 300 n Ditmars, see Minneford av (*), ws, 350 n Ditmars.

Main st (*), es, 350 n Ditmars, 75x100; also KING AV, swc Terrace Point, 65 x200 to Minneford av. x21 to Terrace Point, x219.6; also TERRACE POINT, ns at ws King av, 50x226 to Eastchester Bay x—x223, with all title to land under water; Allen L Carey et al to Ella J Carey, 3875 Bway; AT; Sept16; Sept18'11. nom

Poplar st, (*) ns, 125 e Forest, 25x104x25 x100, Westchester; Thos B Shea to Jacob Herman, 21 Morrell, Bklyn; mtg \$5,400; Sept13; Sept18'11. nom

Poplar st, (*) ns, 125 e Forest, 25x104x 25x100, Westchester; Jacob Herman to Thos B & Cath A Shea, 2515 Poplar; mts \$5,400; Sept16'11. nom

Rosedale la (*), ws, 50 s Roosevelt av, 25x—x—x105; Carl E Smith to Wm H Reynolds on Fort Schuyler rd, Throggs Neck; mtg \$2,000; Sept19'11. O C & 100

Rogers pl, 960-2 (10:2699) es, 350.1 n Westchester av, 50x90; satisfaction of asst of rents; Royal Bank of NY to Rogers Bldg Co, 1811 Amythist; Aug28; Sept 15'11. nom

Rogers pl, 960-2, (10:2699) es, 350.1 n Westchester av, 50x90, 5-sty bk tnt; Rachel Kantor to Max Canter, 1 W 133; ½ pt; Sept19; Sept21'11. O C & 100

Tiffany st, ws, at nws Westchester av, see Westchester av, 1287.

Whittier st, (10:2759 & 2762) ws, 160 n Garrison av, 50x128.4x51x117.5, vacant; Wm Landgrebe to Chas G Lohman, 247 52d, Bklyn; mtg \$1,800; Sept15; Sept20'11. O C & 100

Whittier st, (10:2759 & 2762) ws, 160 n Garrison av, 50x128.4x51x117.5, vacant; Hunts Point Realty Co to Wm Landgrebe, 851 E 169; June11'08; re-recorded from June16'08; Sept20'11. O C & 100

13TH st, (*) ss, 280 w Av C, 25x103, Unionport; Rosa Flood to Christina Hoffmann, 823 Melrose av; mtg \$4,300; Sept 19; Sept20'11. OO C & 100

14TH st, (*) ss, 230 e Av E, 75x108, Unionport; Eliz C Fonda to Jno Drakard, 3044 Woodlawn rd; mtg \$19,500; Sept18; Sept19'11. O C & 100

135TH st, 311 (561) (9:2311) ns, 125 w Alex av, 25x100; 4-sty bk tnt; Jno J Hynes ref to Wm & Louise T A Hanselmann, 216 W 22; FORECLOS; Sept11; Sept15'11. 9,000

136TH st, 248, see 136th 246.

136TH st, 246 (9:2320) ss, 150 w 3 av, 25x100; 5-sty bk tnt; also 136TH st, 248, (9:2320), ss, 125 w 3 av, 25x100; 5-sty bk tnt; Rosie Goldner to Leon Schragar, 56 E 114; ½ pt; mtgs \$29,000; Sept13' Sept18'11. nom

137TH st, 260, see 3 av, 2514.

140TH st, nwc Cypress av, see Cypress av, nwc 140.

147TH st, (10:2579) ns, 117.6 e Robbins av, 37.6x79, 4-sty bk tnt; Cullo & Co to Michelina S Cullo, 219 E 112; AL; Sept18; Sept20'11. nom

147TH st, (10:2579) nes, 80 se Robbins av, 37.6x79, vacant; same to Mariatona C Cullo, 219 E 112; AL; Sept18; Sept20'11. nom

152D st, 419 E (9:2374) ns, abt 155 w 3 av, 25x100; 2-sty & a fr dwg; Timothy W McKeever to Stanley Ginsberg, 795 E 160; mtg \$7,500; Sept15; Sept18'11. O C & 100

152D st, 792-4, see Tinton av, swc 152.

152D st, 792-4, see Tinton av, swc 152.

153D st, nec Melrose av, see Melrose av, 668.

155TH st, 368, (9:2401), ss, 125 e Courtlandt av, 25x100; 2-sty fr dwg & 1-sty & a fr dwg; Hannah M Sloane to Abr Kaufman, 1518 Bryant av & Gabriel J Cohen, 1500 Vyse av; mtg \$4,100; Sept15; Sept18 '11. O C & 100

155TH st, 290, (9:2414) ss, 195.3 e Morris av, 25x100, 3-sty fr tnt & 2-sty fr stable in rear; Chas Wilhelm to August Zehder, 290 E 155; Sept20'11. nom

158TH st, see Trinity av, see Trinity av, see 158.

159TH st, 371, (9:2406) nes, 200 se Courtlandt av, 25x100, with all title to strip bet old nes of Waverly & new nes 159th; 3-sty fr dwg; Clara Otto to Louisa Radlein, 379 E 155; Sept14; Sept15'11. O C & 100

160TH st, nwc Courtlandt av, see Courtlandt av, 855-9.

163D st, 205-9, (9:2455) ns, 100 w Sherman av, 65.8x123.10x14.9x105, 3 2-sty fr dwgs; Jno Massimino to Jos O'Donnell, 84 W 3; AL; Sept5; Sept19'11. nom

163D st, nwc Brook av, see Brook av, nwc 163

165TH st, 434, (9:2386) ss, 214.3 w Washington av, 83.10x195.6, 3-sty fr dwg & vacant; Augusta W Meyer et al to Henry Holtz, 210 W 140 & Jos Bernstein, 353 W 117. Sept20'11. O C & 100

167TH st, 825 (10:2680) ns, 140 w Prospect av, 40x125; 5-sty bk tnt; Benj Schaffer ref to Chas Danewitz, 3040 Woodlawn rd; mts \$32,500; FORECLOS; Sept12; Sept 14; Sept15'11. 200 over mts

167TH st (9:2531) es, 50 s 168th, runs e28.10xne28.10 to 168th, xse50xw57.8xn w43.3xn25 to beg; vacant; Central Carolina Constn Co to Tessier Bldg Co, 37 E 28; mtg \$2,750 & AL; Apr29; Sept19'11. nom

168TH st, see College av, see College av, see 168.

170TH st, 881, (11:2966) nwc Charlotte (No 1501), 100x37.6, 5-sty bk tnt; Fleischmann Realty & Constn Co to Eli M Cohen, 174 Hollywood av, Far Rockaway, B of Q; mtg \$25,000; Sept19; Sept21'11. nom

170TH st, 661, see Crotona av, 1401.

173D st, swc Hoe av, see Hoe av, swc 173.

174TH st, 489 (11:2916) ns, 95 e Washington av, 25x100; 2-sty fr dwg; Philip E Stellwagen, 489 E 174, to Louisa A Stellwagen, 489 E 174; mtg \$3,500; Sept18; Sept 19'11. nom

175TH st, 766 (11:2952) ss, 40 e Prospect av, 20x95; 2-sty fr dwg; Fredk H Schomburg to Saml R Rosenberg, 13 North Atlantic av, Arverne, Long Island, NY; mtg \$10,000; Sept16; Sept18'11. nom

175TH st (11:2876) sec Nelson av, 25x 100; vacant; Wm J Ludwig to Kath Maeder widow, 225 E 22; Sept14; Sept19'11. O C & 100

175TH st, (*) ws, 106 s Gleason av, 25x 100; D J Dillon Co to Robt McBain, 1237 Beach av; Sept13; Sept15'11. O C & 100

178TH st late Mechanic st, (11:3135) ss, — e Bryant av, adj land Wm G Livingston, runs s135xw20 to land formerly of Peets xnl37.5 to st xw20 to beg; Saml B Love to Chas Fritzel, 2026 Boston rd; QC; Sept12; Sept15'11. nom

178TH st (*) ss, 93.1 w Morris Park av; Sept'97, 25x100; Louise Berge to David F Hanigan, 143 W 98; mtg \$5,200; Sept19; Sept21'11. O C & 100

182D st, nec Washington av, see Washington av, nec 182 or Fletcher.

188TH st, (11:3058) ns, 189th ss, Bathgate av es, & Lorrillard pl ws, 3 2-sty fr bldgs & vacant; re mtg; Emigrant Indust Savgs Bank to St Joseph's Institute for the Improved Instruction of Deaf Mutes at Westchester, NY; QC; Aug29; Sept21'11. 18,000

188TH st, nwc Lorrillard pl, see 188th ns 189th, ss Bathgate av, es & Lorrillard pl, ws.

189TH st, swc Lorrillard pl, see 188th ns 189th, ss Bathgate av, es & Lorrillard pl, ws.

197TH st, 230 (12:3301) sec Valentine av, 31.1x90x26.9x90.1; vacant; Herbert J Cantrell to Jno F Tiencken, 232 E 197; AL; Sept16; Sept19'11. O C & 100

201ST st, 257 E, (12:3307) ns, 103.11 w Briggs av, 25x100; 2-sty fr dwg; Henry E McArdle et al to Jno Callan, 417 W 45; mtg \$4,500; Sept5; Sept16'11. 6,400

206TH st, 165 (12:3313) ns, 117.9 e Grand Boulevard & Concourse, 26x92.9x 25x100; 3-sty fr dwg; Marie Del Gaizo to Saml Blecher, 548 Grand; mtg \$9,000; Aug 28; Sept15'11. nom

212TH st, swc De Kalb av, see De Kalb av, swc 212.

214TH st, (*) ns, 100 e Paulding av, 25 x100, Laconia Pk; Nicolo Ruggeri to Antonio Sindoni, 810 Darien, Phila, Pa; Sept 18; Sept20'11. nom

215TH st, (*) ss, 200 e Laconia av, 50x 100, Laconia Park; Helen Collins to same; Aug15; Sept16'11. O C & 100

217TH st (*), ss, 425 e Paulding av, 25x 109.4, Laconia Park; Jos S Weinberger to Lizzie Weinberger his wife, 266 7th, Manhattan; ½ pt; AL; Apr25; Sept19'11. gift & 100

218TH st (*), ss, 105 e Bronxwood av, 25x113; Melrose Realty Co to Concetta Bonogiovi, 511 W 145; mtg \$800; Sept16; Sept21'11. O C & 100

219TH (5TH) st (*), ss, 130 e Bronxwood av, 25x114; Stanislaus Pietras to Robt Wallace, 752 E 220; Sept21'11. nom

219TH st (*); same prop; Robt Wallace to Stanislaus Pietras & Annie his wife, 912 E 219, as tenants by entirety; Sept21 '11. nom

219TH st (*), ss, 105 e Bronxwood av, 25x114, Wakefield; re mtg; Martha Gamble to Stanislaus Pietras, 912 E 219; Sept 20; Sept21'11. 1,500

219TH (5TH) st (*), ss, 105 e Bronxwood av, 25x114, Wakefield; Stanislaus Pietras to Frank Jasinski, 4005 Bronx Blvd; Sept20; Sept21'11. nom

225TH st, (*) sws, 105 e Barnes av, 100 x114, Wakefield; Maggie Haas to Christopher Fink, 1654 Mad av; Sept14; Sept15 '11. 100

240TH st (*), nwc White Plains rd, see White Plains rd (*) nwc 240

241ST st (*), nwc White Plains rd, see White Plains rd (*) nwc 241.

242D st (*) ss, at ws N Y, N H & H R R, runs w100 to es land N Y C & H R R Co xs— to ns 241st, xe— to N Y, N H & H R R & n500 to beg, except pt sold to N Y Realty Terminal Co; also WHITE PLAINS RD (*) also those other lots on White Plains rd at Wakefield as conveyed to party 1st pt by deed dated Oct7'08; also LOTS (*) 70, 71, 137, 138, 151 to 153, map of Wakefield; also LOTS (*) 42 to 45 & 77 to 80, map Cranford prop at South Mt Vernon, ea lot, 25x100; CONTRACT; Chas A Lieb to Wm W Penfield, 730 E 242d; Oct13'08; Sept21'11. 22,000

Av A, (*) ss, abt 217 w Barnes av, 25x 100; Chas E Wirz to City Real Estate Co, 176 Bway; B&S & C a G; June27; Sept15 '11. nom

Av A, (*), same prop; Francis M Smith et al heirs, & C, Francis A Smith to same; QC; July31; Sept15'11. nom

Anthony av, 1744-6, (11:2890) es, 200 s Prospect pl, 59.2x90x83.6x92.4, 2 2-sty bk dwgs; Max S Levine, ref to Lena Sternstein, 512 12th, Bklyn; FORECLOSED & dated Sept21'11. 1,000

Becker av (*), nwc White Plains rd, see White Plains rd (*) nwc Becker av.

Beach av, 1352, (*) es, 126.6 s McGraw av, —x—; Henry Sonnet to Jno Sonnet, 1354 Beach av; Sept21'11. O C & 100

Bryant av, 1487, (11:2995) ws, 245 s 172d, 20x100, 3-sty bk dwg; Cath Milne to Andrew A Milne, 922 Forest av; AT; mtg \$10,000; Sept19; Sept20'11. O C & 100

Brook av, ws, 175 n 170th, see Webster av, 1414.

Brook av, 365 (9:2287) ws, 24.11 n 142d, 24.11x90; 5-sty bk tnt & str; Giuseppe Anselmo to Tommaso Cutitta, 365 Brook av; AL; Dec2'09; Sept15'11. O C & 100

Brook av, 365 (9:2287) ws, 24.11 n 142d, 24.11x90; 5-sty bk tnt & str; Tommaso Cutitta to Rosa Chubaroff, 760 Tinton av; mtg \$16,500; Sept15'11. O C & 100

Boston rd, 1256-8 (10:2663) ses, 302.7 sw 169th, runs sel25xsw7.5xnw139.11 to rd xne70.5 to beg; two 2-sty bk str; Philip Wattenberg to Taxpayers Realty Co, 1203 Franklin av; AL; Sept15; Sept18'11. 100

Boston rd, 1323, see Clinton av, 1330-2.

Boston rd, 1315-21, see Clinton av, 1322 -8.

Brook av (9:2391) nwc 163d, 73x— to Port Morris Branch R R of N Y & Harlem R R Co, x—x86.2; vacant; re-mtg; Sarah J Downes et al EXRS, & C, Harriet A Purdy to Geo N Reinhardt, 1341 Franklin av; Sept14; Sept15'11. nom

Brook av, (9:2391); same prop; Geo N Reinhardt to H J Heinz Co on Main, Allegheny, Pittsburgh, Pa; AL; Sept12; Sept 15'11. O C & 100

Bryant av, 1478 (11:3000) es, 335 s 172d, 20x100; 3-sty bk dwg; Wm Steeneck & Charlotte H his wife to Catharina Steeneck, 1571 Av A; mtg \$8,000; Sept16; Sept19 '11. O C & 100

Bryant av, 1478; Catharina Steeneck to Charlotte H Steeneck, 1476 Bryant av; mtg \$8,000; Sept16; Sept19'11. O C & 100

Belmont av, 2483-5, (11:3078) ws abt 42 n 189th, 50x87.6; Meyer Goldberg et al to Carmela Buongiorno, 2454 Belmont av; mtg \$17,000 & AL; Sept21'11. nom

Crotona av, 1401 (11:2936) nwc 170th, (No 661) 40.5x100.4x37.3x116.1; 5-sty bk tnt; also PROPERTY at Philipstown, Putnam Co, NY; Daniel G Malcolm to D Graeme Malcolm, Jr, 331 Mad av; mtg \$45,000; July26; Sept15'11. nom

Courtlandt av, 855-9 (9:2419) nwc 160th, 50x90; two 3-sty fr tnts & str; CONTRACT; Christina Bohmer widow to Jno Weiser; mtg \$5,000; Mays'09; Sept18 '11. 14,000

Clay av, 1228 (9:2427) es, 34.6 n 168th, 40.3x80; 5-sty bk tnt; Harry M Cohen to Henrietta Cohen, 525 W 141; AL; June1; Sept18'11. 100

Cypress av (10:2553) nwc 140th, 95.9x 188.4x95x200.5; vacant; Moser Arndstein to Kramer Contracting Co, 35 Nassau; mtg \$24,000; Sept14; Sept15'11. nom

Clinton av, 1322-8 (11:2934) es, 193.2 n McKinley sq, 102.1x186.11 to ws Boston rd (Nos 1315-21) x101.7x153; 1 & 2-sty bk theatre & two 1-sty bk str; Louis Feinberg et al to Wm H Weissager, 625 W 156; QC; Sept8; Sept16'11. nom

Clinton av, 1330-2 (11:2934) es, 295.3 n McKinley sq, 40.3x200.6 to ws Boston rd (No 1323), x41x186.11; 1-sty bk garage; same to Wm Steinberg, 727 E 156; QC; Sept8; Sept16'11. nom

Clay av, 1040 (9:2425) es, 32.10 n 165th, 27.2x80; 2 & 3-sty & b bk dwg; Adolph Landau to Fannie Landau, 1040 Clay av; mtg \$7,500; Sept14; Sept16'11. O C & 100

College av (9:2435-2436&2439) sec 168th, 200x100; vacant; Jno Schaefer to Emma Dilberger; mtg \$15,500 & AL; Sept17'10; (re-recorded from Sept19'10; Sept18'11. nom

College av (9:2435, 2436&2439) sec 168th, 200x100; vacant; Emma Dilberger to Jno F Kaiser, sec Villa st & Westchester av; Mt Vernon, NY; mtg \$15,500; Sept18'11. exch & 100

Castle Hill av (*) ws, abt 172 n Westchester av, 25x108, except part for av, Unionport; Alice Duff to Eliz C Fonda, 1419 Parker av; mtg \$1,500; Sept18; Sept19 '11. O C & 100

Crotona av (11:3102) es, 150 n 183d, 50x 100; 5-sty bk tnt; Furrer Constn Co to Rutherford Realty Co at Rutherford, NJ; AL; Sept15; Sept19'11. O C & 100

Clasons Point rd (*) sec Gildersleeve av, —x—, gore; Susan H Rudd to Eliz Deitrich-Hackensack av, Hackensack, NJ; Sept15; Sept16'11. O C & 100

Corsa av, (*) ws, 26 n Needham av, being map 931 in Westchester Co of Laconia Park, except part w of line 25 e from ws of lot; Jacob Hemmell to Agnes Nichols, 67 So 5 av, Mt Vernon, NY; Aug 31; Sept16'11. O C & 100

Creston av, 2817-21, (12:3318) ws, 99.8 s 198th, 75x100.4, 2-sty fr dwgs; Paul J Exner Exner General Bldg & Constn Co to Paul J Exner Co, 55 E 20; correction deed; mtg \$16,500; Sept20'11. O C & 100

Creston av, 2819, (12:3318) ws, 124.8 s 198th, 25x100.4, 2-sty fr dwg; Paul J Exner Co to Anna S Landeen at Ridgefield Park, NJ; mtg \$5,500; Sept20'11. nom

De Kalb av, (12:3328) swc 212th, 50x100, with AT to lands in bed of De Kalb av & E 212th, vacant; Lottie E Welch to W Parkison Chase, 167 Bentley, Tottenville, SI; mtgs \$7,500; Sept14; Sept15'11. nom

Delavelle av (*), ws, 100 n Hollers av, 25x100; Hudson P Rose Co to Antonio Scagnelli, 22 Baxter; Sept11; Sept15'11. nom

Franklin av, 1413-5 (11:2932) ws, 94 n 170th, 33.2x94.11; 5-sty bk tnt; Bertha Freudenheim to Wm Hodes, 1871 Belmont av; AL; Sept19'11. 100

Grace av (*) es, 528.5 s Boston rd, 100x 95; also GRACE AV (*), es, 278.5 s Boston rd, 100x95; also GRACE AV (*), es, 203.5 s Boston rd, 50x95; Isidor Phillips to Louise Martzoff, 411 Lex av; mtg \$3,500; Sept16; Sept19'11. O C & 100

Grace av (*), es, 203.5 & 278.5 s Boston rd, see Grace av (*), es, 528.5 s Boston rd.

Gildersleeve av (*), see Clason Point rd, see Clason Point rd (*), sec Gildersleeve av.

Grand av, 2053 (11:3206) ws, 310 s 180th, 20x100; 3-sty bk dwg; Edw S Napolis to Anna Grandl, 2053 Grand av; mtg \$8,500; Sept16; Sept18'11. O C & 100

Grand av, 2053 (11:3206) ws, 310 s 180th, 20x100; 3-sty bk dwg; Jno La Spina to Edw S Napolis, 32 Morningside av; mtg \$7,000; Sept16; Sept18'11. O C & 100

Grand av, 2535, (11:3214) ws, 437.9 n 193th, 50x106 to es old Croton Aqueduct, 2-sty fr dwg; Fredk C Heizenroeder to Julia G Clinch, 337 E 140; Sept20; Sept21 '11. O C & 100

Hoe av, 1450 (11:2981) ws, 125 n Jennings, 25x100; 3-sty bk dwg; Louise Martzoff to Sarah Kitt, 24 Mt Morris Park West; mtg \$9,000; Sept16; Sept18'11. O C & 100

Hoe av (11:2980) ws, 258.7 n Freeman, —x— (owned by party 1st part); also HOE AV (11:2980) ws, adj above on south (owned by party 2d part); party wall agmt; Kay Co, 2796 3 av, with Luisa K Kuntz, 192d & Concourse; Sept15; Sept16'11. nom

Honeywell av (11:3122), ses, 245 sw 180th or Samuel, old line, 56.11x98.11; vacant; Annie McConville to Jno D Halllock, 2392 Honeywell av; mtg \$1,550; Sept 18; Sept19'11. O C & 100

Hall av (*), es, 250 s 205th, 50x100; Mich J Mack to Fredk W Niemyer, 217 N High, Mt Vernon, NY; mtg \$400; Oct18'10; Sept16 '11. O C & 100

Hall av (*), es, 300 s 205th, 50x100; Warwick Realty & Constn Co to same; Mtg \$400; Oct18'10; Sept16'11. O C & 100

Hoe av, (11:2982-2983) swc 173d, 21.4x 101.4x38.3x100, vacant; Wm J Ludwig to Kath Maeder widow, 226 E 22; mtg \$2,730; Sept14; Sept19'11. O C & 100

Houghton av (5TH st), (*) ss, 280 e Castle Hill av, 25x108, Unionport; Chas E Devermann to Robt Wagner & Louise his wife, tenants by entirety, 668 E 179; mtg \$3,500; Sept15; Sept16'11. O C & 100

Hollers av (*), ns, 25 e Rombout av, 25 x100; Hudson P Rose Co to Anacleto Aldi, 81 Baxter; Sept11; Sept15'11. nom

Intervale av (10:2700) ws, 341.11 s 167th 50x95.2x50.6x88; vacant; Edgar A Meyer ref to Our Realty Co, 820 St Anns av; FORECLOSED; Aug15; Sept15'11. 9,325

King av (*), swc Terrace Point, see Main st (*), es, 350 n Ditmars.

Longfellow av (10:2758) nes, 139.5 nw Westchester av, runs ne59.7&50xne59.11xn w26.10xsw130.2 to st, xse100 to beg; vacant; also LONGFELLOW AV (10:2754), ws, 207.3 n 167th, 100x100; vacant; National Bridge Supply Co to Lyman Perry at Havre de Grace, Maryland; B&S; AL; Sept13; Sept15'11. nom

Longfellow av, ws, 207.3 n 167th, see Longfellow av, nes 139.5 nw Westches-av.

Lawrence av (9:2527) ws, 710.7 s 167th, 25x120 to Sedgwick av, x25x120, vacant; Emma M wife of & Wm Z Partello to Jourdan M Israel, 197 Fulton, Bklyn; AL; Sept2; Sept16'11. nom

Lawrence av (9:2527) ws, 685.7 s 167th, 75x120 to Sedgwick av, x75x120, vacant; Jourdan M Israel to Wm Z Partello, 523 Pacific, Bklyn; AL; Sept2; Sept16'11. nom

Lincoln av, 185-97, see 3 av, 2514.

Layton av (*), nwc Waterbury av, see Waterbury av (*), nwc Layton av.

Laurie av (*), nwc Mulford av, see Mulford av (*), nwc Laurie av.

Ludlow av, 2165, (*) ns, 130 w Castle Hill av, 25x108, Unionport; Wm Landgrebe to Chas G Lohman, 247 52d, Bklyn; mtg \$3,800; Sept15; Sept20'11. O C & 100

Lafayette av, (10:2765) ss, 310 e Whittier, 50x92x50x93, vacant; Julius Berkowitz to Manuel B Berkowitz, 27 Ridge; ½ pt; AT; Sept20; Sept21'11. nom

Murdock av (*), es, 550 s Randall av, 50x100; Land Co "C" of Edenwald to Axel B Myren at Washington av, Annadale, S I; Sept7; Sept15'11. nom

Maclay av (*), nws, 79.10 ne Zerega av, see Zerega av (*) nes at ws Maclay av.

Maclay av (*) ws, at nes Zerega av, see Zerega av (*) nes at ws Maclay av.

Morris av, 643 (9:2442) ws, 25.2 n 152d, 24.9x100x25x100; 4-sty bk tnt & str; Jos Rowan ref to Jos Egan, 1226 or 1726 Bussing av; FORECLOSED; Sept14; Sept18; Sept 19'11. 1,000

Mulford av (*), nwc Laurie av, 25x100, Throggs Neck; Mary J Deegan widow to Conrad J Zinn, 151 E 83; Sept16; Sept19'11. nom

Minnieford av (*), ws, 350 n Ditmars, 75x100; also MAIN ST, es, 300 n Ditmars, 25x100; also TERRACE POINT, ns, 100 w King av, 50x194 to Eastchester Bay x—x 206; all title to lands under water; Ella J & Clara E Carey to Allen L Carey, 600 W 163; AT; Sept16; Sept18'11. nom

Minnieford av (*), ws, 300 n Ditmars, 50x100; also MAIN ST, es, 325 n Ditmars 25x100; also MINNIEFORD AV, es, 196 s Terrace Point, 50x100; also TERRACE POINT, ns, 50 w King av, 50x206 to Eastchester Bay, x—x226, with all title to land under water; Allen L Carey et al to Clara E Carey, 3875 Bway; AT; Sept16; Sept18 '11. nom

Minnieford av (*), es, 196 s Terrace Point, see Minnieford av (*), ws, 300 n Ditmars.

Mead av, (*) ns, 275 e Garfield, 25x100; Henrietta De Rose to Annie Remington, 1701 Garfield; mtg \$5,500; Sept16; Sept18 '11. O C & 100

Melrose av, 668, (9:2375) nec 153d (No 401), 100x20, 4-sty bk tnt & 2-sty fr dwg; Chas Wilhelm to August Zehder, 290 E 155; B&S; Sept20'11. nom

Maple av, (*) ses, 150 s Randall, 50x 100; Clarence Y Palitz, ref, to Marie Regina, 2122 Bryant av; mtg \$6,000; FORECLOSED; Sept7; Sept15; Sept16'11. 6,200

Nelson av (9:2517) es, 295.2 s 169th (Orchard), 50.1x117.2x50.6x106.1; vacant; also NELSON AV, (9:2517) es, 120.2 n 168th, 75 x 116 x 85.10 x 135.2; vacant; Arthur Schmidt to Nicholas Downey, 662 W 34; mtg \$5,500; Sept18; Sept19'11. O C & 100

Nelson av, es, 120.2 n 168th, see Nelson av, es, 295.2 s 169.

Nelson av, sec 175th, see 175, sec Nelson av.

Prospect av, 1985-9 (11:3093) ws, 33 s 178th, 58x100; two 4-sty bk tnts; Louis Ruchti to Jos Reichwein at Butler, NJ; mtg \$34,450; Sept15; Sept16'11. O C & 130

Park av (11:3021) ws, 437.8 s 187th, 100.2x93.3x100.5x98.3; vacant; Hamilton Securities Co to Hope Constn Co, 150 Bway; mtg \$10,300; Sept14; Sept15'11. O C & 130

Prospect av, 1790, (11:2952) es, 95.10 s 175th, 44x40, 3-sty bk tnt; Augusta H Beyer to Ida Keese at Maywood, Bergen Co, NJ; mtg \$13,000; Mar9'09; Sept20'11. O C & 100

Sedgwick av, es, 710.7 & 685.7 s 167th, see Lawrence av, ws, 710.7 s 167.

St Anns av, 150 (10:2547) es, 80 s 135th, 20x80; 4-sty bk tnt & str; Micke Berg to Dora Goldstein, 55 7th; B&S; AL; Sept 18'11. 100

Stebbins av (11:2965) nec Freeman (No 875) 108.9x124.8x116.5x125, except parts for sts; 2-sty fr dwg & vacant; Sarah M Cogan to Jacob Hirsh, 25 W 87; mtg \$8,000 & AL; Sept14; Sept15'11. O C & 100

Seton av, (*) es, 150 s Randall av, 25x 100; re mtg; Carl Carlson to Charl A Anderson, 4081 Bracken av; June8; Sept19 '11. nom

Southern Boulevard, 1098, (10:2744) es, 170 s 167th, 35x100, 5-sty bk tnt & str; Chas G Lohman to Wm Landgrebe, 851 E 169; mtg \$34,000; Sept15; Sept20'11. 100

Sedgwick av, (11:2877) nec, stairs leading to Palisade pl, 225x94x—x100.9; also SEDGWICK AV, (11:2877) sec, stairs leading to Palisade pl, 191.4x105.3x—x 100.9; also PALISADE PL, nes, 312.3 nw Popham av, 36.3x90.5x86.11; Gore, except pts for sts, vacant; Chas Brogan to Chas Brogan Inc a corp, 251 4 av; mtg \$16,000; Sept15; Sept20'11. nom

Sedgwick av, (11:2877) same map; Chas Brogan Inc a corp to Saml Winters, 357 W 118th; mtg \$16,000; Sept15; Sept20'11. nom

Trinity av, S23-7, (10:2630) ws, 46 s 160th, 80x121.1; two 5-sty bk tnts; Seattle Realty Co to Kramer Contracting Co, 35 Nassau; correction deed; AL; Jan18; Sept15'11. nom

Trinity av, S23-7; Kramer Contracting Co to Moser Arndtstein 50 Cathedral Parkway; mtgs \$69,000; Sept14; Sept15'11. nom

Trinity av (10:2636) sec 158th (No 690) 105x98.6x105x98.8; vacant; Irving Realty Co to Polatschek-Spencer Realty Co, 938 St Nicholas av; QC & correction deed; Sept14; Sept18'11. nom

Terrace Point (*), swc King av, see Main (*), es, 350 n Ditmas.

Terrace Point (*), ws, 100 w King av, see Minnieford av (*), ws, 350 n Ditmars.

Terrace Point (*), es, abt 151 s Minnieford av, 157.3x92.6x112.6, gore, with all title to land under water; Ella J Carey to Allen L Carey, 600 W 163, & Clara E Carey, 3875 Bway; AT; Sept16; Sept18'11. nom

Tinton av, (10:2653) swc 152d (Nos 792-4), 100x46, 5-sty bk tnt & str; Wales Constn Co to Fanny Gruen, 401 E 52; Sept 18; Sept20'11. O C & 100

Tinton av, (10:2653) swc 152d (Nos 792-4), 100x46, 5-sty bk tnt & str; re mtg; Theo J Chabot to Wales Constn Co, 230 Grand; Sept19; Sept20'11. nom

Tieman av, (*) es, abt 608 n Boston Post rd, 25x90; Bessie Zack & ano to John A Dannies, 3545 Boston rd; Sept13; Sept 15'11. nom

Tieman av, (*) ws, abt 95 n Boston Post rd, see Westervelt av, (*) ws, 200 n Boston Post rd.

Tinton av, (10:2653) swc 152d (Nos 792-4), 100x46, 5-sty bk tnt & str; Fanny Gruen to Wales Constn Co, 230 Grand; mtg \$38,000; Sept20; Sept21'11. O C & 100

Valentine av, 2870 (12:3302) ses 205.9 ne 198th, 25x98.11x25x99; 2-sty fr dwg; Johanna Schlosser to Frances Lagana, 322 E 26; mtg \$8,000; May31; Sept18'11. O C & 100

Valentine av, sec 197, see 197th, 230.

Valentine av, (12:3304) ws, 90 s 197th, 25x39.6x25x38.1, vacant, except pt for Valentine av; Aug Nelson, 193 W 168, to Ernst Tressett, 132 E 94; mtg \$6,000; Sept 20'11. nom

White Plains rd (*), nwc Becker av, 50 x38.6; Wm D Miller to Wm W Penfield, 730 E 242; B&S & C a G; Sept20; Sept21'11. 100

White Plains road (*), ws, 25 n Becker av, 22.8x34; Magdalena Lieb, individ & extr, & Chas A Lieb to Wm W Penfield, 730 E 242; AL; Aug29; Sept21'11. 500

White Plains road (*), nwc 241st or Becker av or Baychester av, 116.10x147.11 x116.5x138.10, except pt for rd; also LOT (*), being n 50 ft of lot 32 map of Washingtonville, 50x33.4; Wm W Penfield to Arthur H Murphy, 1800 Crotona Park N; Sept20; Sept21'11. O C & 500

Webster av, 1414 (11:2896) es, 175 n 170th, 25x180 to ws Brook av; vacant; Antonino Sidoti et al to Chas B Shankland at Newport, Ark; mtg \$7,500; Sept15 '11. O C & 625

Wales av, 562 (10:2653) es, 124.3 n 149th, 25.9x100; 3-sty fr tnt & 2-sty fr stable in rear; Andw S Hammersley ref to Anthony McOwen, 752 Hewitt pl; FORECLOS; Aug10; Sept15; Sept16'11. 5,000

White Plains av (*) nwc Westchester av or 240th, runs n 184.2xw116xs34xw66.8 xs150 to st, xel166.6 to beg, Washingtonville; CONTRACT; Josephine Toepfer with Bendheim Constn Co, 128 Bway; May16; Sept18'11. 30,000

Weeks av, 1654 (1658) (11:2792), es, 95 s 173d, 20x95; 2-sty bk dwg; D L Block Co to Eva Glasheim on Dodge av, Hammels, LI; mtg \$7,000; Sept14; Sept15'11. O C & 100

Waterbury av (*), nwc Layton av, 50x 100; Wm J Ludwig to Kath Maeder widow 226 E 22; mtg \$1,679; Sept14; Sept19'11. O C & 100

Westervelt av, (*) ws, 125 n Boston Post rd, 25x100; Richd Wischhusen to Jno Schneider & Marry Hauser, — Birch; July 29; Sept15'11. nom

Westervelt av, (*) es, 135 & 237 n Boston Post rd, see Westervelt av, (*) ws, 200 n Boston Post rd.

Washington av, (11:3050) nec 182d or Fletcher, 150.5x66x148x93, vacant; Speedway Constn Co to Chas W Boye, 339 E 123; AL; Jan20; Sept20'11. 100

Washington av, (11:3050), same prop; Chas W Boye to Nora Constn Co, 1070 Grant av; AL; Sept7; Sept20'11. 100

Wendover av, 417, (11:2897) ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3, 4-sty bk tnt; Helen F Montegriffo to John B Schadel, 55 E 176; mtg \$23,750; Sept20'11. O C & 100

Westchester av, 1287, (10:2715) nws, at ws Tiffany, runs n along st, 96.11 xw100xs 60xw0.8xs10.9xsw25xw12.1xse85.8 to av xn e103 to beg, 2-sty fr dwg & vacant; Wm Simpson to Manhattan Leasing Co, 149 Church; Sept20'11. O C & 100

Westervelt av, (*) ws, 200 n Boston Post rd, 40x100; also WESTERVELT AV, (*) es, 135 n Boston Post rd, 25x100; also WESTERVELT AV, (*) es, 237 n Boston Post rd, 25x100; also TIEMAN AV, (*) ws, abt 95 n Boston Post rd, 25x100; Estelle E Watkins to Chas C Watkins, Jr, her husband, 2338 2 av; ½ pt; mtg \$2,300; Mar 27'08; Sept16'11. nom

White Plains rd (*) see 242d (*) ss at ws N Y, N H & H R R, &c.

Walton av, 2263 (11:3186) ws, 168 s 183d, 20x95; 2-sty bk dwg; Caterina Amanna to Frank Maerdian, 2265 Walton av; mtg \$7,000; Sept14; Sept15'11. 100

Walton av, 2399, see Walton av, 2397.

Walton av, 2397 (11:3188) ws, 209.3 n 184th, 19.11x96.5; 3-sty bk dwg; also WALTON AV, 2399 (11:3188) ws, 229.2 n 184th, 19.11x96.5; 3-sty bk dwg; Jno F Kaiser to Emma Dilberger, 1976 Honeywell av; mtg \$12,800; Sept18'11. exch & 100

Walton av (11:2853) ws, 92.7 s Tremont av, 75x100; vacant; Wm F Gleason to Edw H Kelly, 2971 Valentine av; mtgs \$6,500; Dec15'10; Sept15'11. O C & 100

Zerega av (*), nes at ws Maclay av, 19.11x78.11x20.3x79.10; also MACLAY AV, (*), nws, 79.10 ne Zerega av, 20x100.4x 20x100.3; re mtg; Commercial Finance Co to Zerega Ave Impt Co, 120 Westchester sq; Sept12; Sept15'11. nom

3D av, 2514 (9:2318) es, 25.8 n 136th, 179.7 to 137th (No 260) x39.10 to ws Lincoln av (Nos 185-97) x175x80.2; 1-sty fr stable & vacant; re dower; Lucy G Barnard widow to Gates Realty Co, 198 Bway; Sept16; Sept19'11. nom

3D av, 3872-4, (11:2929) es, 189.5 n Wendover av, 50x125, 2 4-sty bk tnts & str; Morris Wexler to Sarah Diamond, 3872 3 av; AL; June27; July1'11; corrects error in issue of July8, when 3 av Nos were 872-4. nom

Eastchester Bay, City Island (*), see Minnieford av (*), ws, 350 n Ditmars.

Lot (*), being e ¼ of lot 80 map Olinville, 25x100; Mark Lurie to Lena Barbeta, 678 Gun Hill rd; AL; Sept6; Sept21 '11. O C & 100

Lots (*) 70-71-137-138-151 to 153, map, Wakefield, see 242d (*) ss at ws N Y, N H & H R R &c.

Lot (*) being n 50 ft of lot 32 map (223 in West Co) of Washingtonville, 50x33.4; Minnie Wollner to Wm W Penfield, 730 E 242; C a G; AL; Sept18, Sept21'11. 100

Parcel (*) No 1B on damage map to open Tremont av or 177th st, from East-tern Boulevard to Fort Schuyler road; re mtg; Dollar Savings Bank to City of NY; May17; Sept15'11. nom

Parcel (*) No 1B; same property; re mtg; Caroline & Jno M Haffen EXRS Jno Haffen deed & Mathias Haffen to same; May15; Sept15'11. 1,218.75

Parcel No 1B (*); same property; consent to payment of award to Mary & Jno Kaiser; same to same; May 15; Sept 15'11. 1,218.75

Parcel (*) No 139 on damage map to open Morris Park av from West Farms rd to Bear Swamp rd; re mtg; Hattie F Kellogg to City of NY; Mar19'09; Sept15 '11. nom

Parcel (11:2958) No 10A, on damage map to open Trafalgar pl, from 175th to 176th; consent to payment of award to Jas H O'Brien; Daniel Ryer to City of NY; Feb16; Sept15'11. nom

Parcel (11:2877-2878) Nos 1-4, 7, 8, 19-22 on damage map to open W 174th & 175th, from Aqueduct av to Underhill av, W 176th from Aqueduct av to Sedgwick av; Montgomery av from 174th to 176th, Popham av from 174th to 176th; re mtg; U S Trust Co of N Y to City of N Y; June7; Sept15 '11; 11:2877 & 2878. nom

Parcel (*) Nos 46 & 47, on damage map to open Paulding av from 222d to 233d; re dower; Anna M Schieffelin to City of NY; Oct 4'10; Sept15'11. 100

Plot (*) begins 440 e White Plains rd at point 645 n along same from Morris Park av, runs w 100xn25xe100xs25 to beg with right of way over strip to Morris Park av; Jas Dunnigan et al to Jan Zigmund & Katerina his wife, tenants by entirety, 616 E 161; Sept16; Sept18'11. O C & 100

Plot (*) begins 100 w White Plains rd at point 520 n along same from Morris Park av, runs w45xn25xe45xs25 to beg, with right of way over strip to Morris Park av; Henrietta De Rose to Annie Remington, 1701 Garfield; Mtg\$500; Sept 16; Sept18'11. O C & 100

Parcel (12:3327) No 9 on damage map to open DeKalb av from E 208th to Gun Hill rd; re mtg; Wm P Williams TRSTE Mary L Hillhouse to City of N Y; Aug 18'10; Sept15'11. nom

Plot (*) begins 840 e White Plains road at point 1020 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Sophie Munzie to Marie C Ossmann; AL; Jan20'08; Sept15'11. O C & 100

Plot (13:3402) begins at swc of land heretofore conveyed by party 2d part to party 1st part by deed recorded Apr15'11, in L 10 cp 266, where same intersects sws land now or formerly Spuyten Duyvil Real Est Co, runs se10xne60xnw10xsw 60 to beg, contains 600 sq ft; Michl Foncelino to Edgehill Terrace Co, 84 Wm; Sept13; Sept16'11. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Westchester Creek (*), bet Quimby & Houghton avs, Unionport; agmt and permit to repair bulkhead, etc; City of N Y (by Comr of Docks) with Michl J Leahy, 1446 Prospect av; July31; Sept19'11. —

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.

Borough of Manhattan.

SEPT. 15, 16, 18, 19, 20 and 21.

Allen st, 202-4 (2:417) all; Jerome J Wilson & ano to Louis Schlechter, 31 W 115; 3yf Oct1; Sept16'11. 2,250

Bond st, 24 (2:530-56) all; Great Jones St Realty Co to Harry & Bernard Malgood, 79 W 141; 5yf Feb1'12; 5y ren; Sept 15'11. 4,600

Broome st, 93, (2:336); asn ls collateral for \$5,000; Jos Leiterer to Consumers Brewing Co, 55th & Av A; July7; Sept20 '11. nom

Broome st, 93, (2:336), cor str; Victor Muller to Jos Leiterer, on premises; 4 10-12yf July1; Sept20'11. 150 & 175

Catherine st, 53 (1:276) all; Moses Einhorn to Andrew Quinto, 123 Elizabeth; 2yf Oct 1; Sept15'11. 3,192

Grand st, 590, (2:321), all; Ellen Egan to Thos J & Eliz M Byrne, 32 North Remson av, Rockaway Beach, NY; 5yf Oct1; Sept20'11. 4,500

Houston st, 329 E, (2:345), all; Rund Realty Co to Saml Scheuer & Sarah Teitelbaum, on premises; 2yf May1; Sept19 '11. 2,400

Marginal st, nec 20th, see 11 av, 120.

Madison st, 242, (1:270) all; Jos Levine to Gussie Persky, 215 Mad; 3yf Sept1; Sept 16'11. 3,450

Stone st, 17, (1:11) str; Jos Akst to Guseppina Barbara, on premises; from Mar24 to May1'14; Sept15'11. 750 & 780

Washington st, 715 (2:633) str&b; John S Foster & ano trustees Wm R Foster to John Brandmier, on premises; 3yf May1' 09; Sept15'11. 444

William st, 198, (1:103), all; Meyer Abraham & Louis Levy, Trstes Sarah Levy, to Jno Briemer; 6yf July1'08; re-recorded from Jan21'09; Sept19'11. 5,200

William st, 198, (1:103), all Nineteen Frankfort St Co by Meyer Abraham, Secy, to same; 1y ext from July1'14; Sept19'11. 5,200

Willett st, 49, (2:338), sur Ls; Jos Welzer to Robt Kommel, 1273 Mad av, & Jacob Rubin, 1516 54th, Bklyn; Aug31; Sept 21'11. 150

11TH st, 301-9 E, see 12th, 310-6 E.

11TH st, 601 E, (2:394) nec Av B, cor str, &c; Pauline Murray to Benj Aaron, 601 E 11; 3yf May1; Sept16'11. 1,140 & 1,200

12TH st, 304-8 E, see 12th, 310-6 E.

12TH st, 310-6 E; also 12TH ST, 304-8 E; also 11TH ST, 301-09 E; asn 3 Ls; Simon Uhfelder & Abr Weinberg to Rector, &c, of the Protestant Episcopal Church of St Marks in the Bowery; AT; Nov24'10; Sept19'11. nom

12TH st, 713-5 E, (2:382), all; Julius & Saml Sloss to Morris & Louis Butinsky, 341 E 3; 4½yf Oct1'11; Sept21'11. 1,800

14TH st — — — — — av; see 8 av, nec 14.

15TH st E, nwc 4 av, see 4 av, 222.

19TH st, 36-8 E, (3:847) ss, 187 e Bway, 44x92, all; W & J Sloane to Wm Meyer & Co, 483 Bway; from Aug31'12 to April30'23; Sept15'11. 20,000

20TH st W, nec 11 av, see 11 av, 120.

21ST st E, nec 5 av, see 5 av, 149-51.

122D st, 20-6 W (3:823) 10th loft; Twenty Second Street Holding Co, 505 5 av, to Louis Kahn, 17 Kress Park, New Rochelle, N Y, & Herman Feldman, 853 St Nicholas av; 8yf Feb'12; Sept15'11. 5,500

124TH st W, nwc 9 av; see 9 av nwc 24.

126TH st, 128 W, (3:801) ss, 325 w 6 av, 25x98.9, all; Aaron Coleman to Saml Medlin; Sept26'10, from Dec'10 to Sept30'11; Sept20'11. taxes, &c, & \$3,000 to 4,500

129TH st W, cor 9 av, see 9 av, 330.

129TH st, 407-9 W, (3:727) ns, 100 w 9 av, 50x98.9, the land; Marie M I De Courval, at Paris, France, to Borden Condensed Milk Co, 108 Hudson; 20 7-12yf Jan'12 (option of ren); Sept21'11. taxes, &c, & 1,500

129TH st, 403 W, (3:727) ns, 68 w 9 av, 32x98.9, the land; same to same; 21yf Aug 1'11 (option of ren); Sept21'11. taxes, &c, & 960

130TH st, 103-9 W, see 6 av, 501.

130TH st, 111-3 W, see 6 av, 501.

132D st, 301 E, see 2 av, 584.

133D st W, nwc 9 av, see 9 av, 411.

142D st, 47 W, (5:1258), str on st & arcade & 4 bs; Improved Property Holding Co to J M Kohler Sons Co, on premises; 14 2-12yf Mar'12; Sept21'11. 7,850

146TH st, 29 W; power of attorney to Ls or self above; Jane E Thomson to Carlisle Norwood & Marshall S Marden; May 7'10; Sept19'11.

146TH st, 324 W, (4:1036), asn Ls; Mildred K Smith to Marie A Smith, Floral Park, NY; Sept18; Sept19'11. nom

171ST st, 324 E, (5:1445); re-asn Ls; Davies J Marshall to Andrew Lenare, 324 E 71; AT; Mtg\$900; Sept19'11. nom

178TH st E, nwc Lex av, see Lex av, 1120-30.

182D st, 337 E, (5:1545) parlor floor, basement & cellar; Morris Steinberg to Harry Grossfeld, 1573 1 av; 3yf Oct1; Sept18'11. 540

183D st, 201 W, (4:1231) str No 2; Josephine Lederer to Abr Taflovitch, 215 W 83; 3yf Oct1; Sept18'11. 540

196TH st W, nwc Bway, see Bway, nwc 96.

103D st, 64 E, (6:1608), e str & b; Isaac Kossoff to Harry Feldman, 64 E 103; 3yf May1; Sept19'11. 396

107TH st, 326 E, (6:1678), asn ls as collateral for \$1,000; Fiore Arena et al to Consumers Brewing Co, 55th & Av A; Aug2; Sept20'11. omitted

113TH st, 105 & 117 E, (6:1641) all; Saml Cohen to Ruben & Nathan Stenzler, E 111th; 3yf Sept1; Sept16'11. 9,640

122D st E, swc 2 av, see 2 av, swc 122.

126TH st, 130 E, (6:1774), asn Ls; Jno Wieben to Wm Wagner, 130 E 126; Sept 21'11. nom

127TH st W, swc Claremont av, see Claremont av, 195.

137TH st, nwc Bway; See Bway, 3381.

142D st W, swc Ams av, see Ams av, 1654.

Av B, nec 11th, see 11th, 601 E.

Amsterdam av, 775, (7:1852), asn ls; Geo Rowohl & ano to Lewis E Clements, 161 W 100; mtg \$10,000; Sept14; Sept20'11. O C & 100

Amsterdam av, 877, (7:1857), cor str & front b & str in rear of cor str; Geo M & Sarah Welch to Wm O'Donnell & Jas Guilfoyle, both on premises; 8yf Oct1; Sept20'11. 3,000

Amsterdam av, 1654, (8:2073), swc 142d; re-asn Ls; Wm Zoll to Lars E A Olson, 73 Hanson pl; AT; mtg \$3,000; Sept16; Sept19'11. nom

Broadway, 3381, (7:2086) nwc 137th; Simon E & Max E Bernheimer to Hartford Lunch Co, 1931 Bway; 10yf Oct1; Sept 15'11. 4,000

Broadway, (7:1868), nwc 96th, the str, 11x34, adj on n entrance to lobby; Broadway & 96th St Realty Co to Jacob Greenwald, 2534 Bway; Aug10 from completion of bldg to Sept30'16; Sept21'11. 2,400

Columbus av, 1003-15, (7:1845) sec Cathedral Parkway (Nos 58-70), runs e124.8xs w—xw abt 16.7 to av xn120.10 to beg; leasehold; Abr S Gilbert, ref, to Cooper Co, 1251 Bedford av, Bklyn; AT; Aug24; FORECLOS, Feb24'11; Sept20'11. 500

Claremont av, 195, (7:1994), swc 127th, 2 rs in b; Wm P Sheridan, agent for Geo Noakes to Hans Krause & Theresia Knauer, 195 Claremont av; 4yf Oct1; Sept 19'11. 880 & 960

Lexington av, 1120-30, (5:1413) nwc 78th 1st small n str; Margt M A Gerald to Angelo La Mantia, 1125 Lex av; 3yf Nov1 Sept20'11. 240

Lexington av, 415, (5:1298), asn Ls; Charian Restaurant Co to Jacob Stahl, Jr, 1365 Franklin av; Aug24; Sept21'11. nom

1ST av, 369, (3:927) ws, bet 21st & 22d, AT to bldgs on leasehold; Michl Kaplan to Saml Glaser, 286 1 av; B&S; Sept18; Sept19'11. nom

12D av, 584, (3:938), nec 32d (No 301), all; Jas Doris to Maurice McBride, 1074 Brook av; 5yf Oct1; Sept19'11. 2,800

12D av, (6:1786) swc 122d; asn ls; John Cunningham to Gustave Hammler & ano, both at 201 E 55; mtg \$3,559.95; Sept19; Sept20'11. nom

12D av, 2123, (6:1659) str, part b & 1st floor; Harry M Greenberg to Ike Harrison, 2123 2 av; 4 10-12yf July1; Sept20'11. 780

12D av, 2087, (6:1657) all; Abr Kleinberg to Francesco Batoloto, 2085 2 av; 5yf Oct 1; Sept16'11. 1,440

13D av, 910, (5:1329), str & b; Wm F Grell & ano to Henry Rowold, 248 E 44; 5yf May1; Sept19'11. 900 & 960

13d av, 1201, (5:1424) all; Edw A Morrison to John J & Jos A Flanagan, on premises; 4 9-12yf July 1; Sept18'11. 2,500

13D av, 1422, (5:1509) south str; Chas Wolinsky to Nathan Schwarz, 1422 3 av; 8yf May 1; Sept18'11. 900

14TH av, 222, (3:847), nwc 18th, 10th loft; Belvedere Bldg Co to De Graff & Palmer, 48 Leonard; 5yf Feb'12 (5y ren); Sept21'11. 6,000

15TH av, 375, (3:864) 1st loft above st; Nathan Sobel to Michael Naftal, 748 6 av; 4 7-12yf Oct 1; Sept18'11. 3,200 to 4,000

15TH av, 149-51, (3:850) nec 21st, str & b & 1st & 2d lofts; Estate of Bradish Johnson to Max Neuburger & Co, 243 W 100; 5yf Feb'12; Sept20'11. 20,000

16TH av, 608, (3:837) front basement; Benj W Levitan to Rudolph Schlenker, 431 E 138, & David Peltz, 696 E 138; 2 10-12yf July 1; Sept18'11. 1,080 & 1,200

16TH av, 786, (5:1260) swc room on ground fl, 5.9x25; Christian C Bohn to Abr Watsky, 365 W 50; 3y&7¼mosf Sept7; Sept18'11. 750 & 900

16TH av, 669, (3:814), str & b; Wm McDonald to Marco Abolafia & Jos Sadack, both at 65 E 112; 5yf Oct1'11; Sept21'11. 2,000 to 2,400

16TH av, 669, (3:814), asn Ls; Jos Sadack & Marco Abolafia to Peter Altin, 212 W 111; ½ pt; Sept21'11. nom

16TH av, 501, also 30TH ST, 103-8 & 111-3 W, (3:806), asn three leases; Loew Amusement Co to Greeley Square Amusement Co, 260 W 42; mtg \$60,000; Aug23; Sept20'11. nom

17TH av, 563, (4:993), asn Ls; Casper Hillmeyer & ano to M Grohs Sons, 238 W 28; Aug4; Sept19'11. nom

17TH av, 563, (4:993), es, all; Kath E Brady to Casper Hillmeyer & Thos F Cain, 36 W 30; 15yf Sept1; Sept19'11. taxes, &c, & 3,500 & 5,000

18TH av, (3:764) nec 14, asn Ls; Jos Weintraub to Carl Ihrig & Chas Miltenberger at Four Corners, S I; Sept15'11. nom

19TH av, (3:722) nwc 24th, south str; Thos Lynch to John J Kelly, 437 W 34; 9yf Sept 1; Sept18'11. 2,300 to 2,500

19TH av, 411, (3:731), nwc 33d; asn ls; Chas Boyle to Hugh Dolan, 442 77th, Bklyn; Sept19; Sept20'11. nom

19TH av, 330, (3:752) c 29th, str & b; Jos H Glatstein to Jas C Smith, 332 W 34; 5yf May1; Sept21'11. 1,500

11TH av, (3:692) or Marginal st, (No 120) nec 20th; bill of sale & asn Ls; Jno Brennan to Adolf Fink, 4200 Bway; mtg \$6,000; Aug16; Sept19'11. 12,500

Pier New 23, (1:130-184), North River, & ½ of BULKHEAD adj on each side with wharf, &c; City of NY by Comr of Docks to West Shore R R Co, at Grand Central Terminal, 43d & Lex av; 10yf Oct1 with renewal; Sept19'11. 50,000

LEASES

Borough of the Bronx.

Gouverneur pl, nec Park av, see Park av, 3426.

Home st, 736, (920) (10:2651) cor Forest av, swc str & b, &c; Anna Handt to Tolly E Terry, 736 Home, from Aug1 to Apr1 '17; Sept18'11. 780

156TH st, see Tinton av; See Tinton av, sec 156.

160TH st, 664; See Trinity, 815-19.

160TH st, nec Jackson av, see Jackson av, nec 160.

180TH st, 509 E, (11:3362), ns, 70 e 3 av, 22.6x50, all; Marcus Beckmann to Gustave D Ramm; 7yf May1'10; Sept21'11. 780 & 1,000

Elton av, 903, (9:2383), asn Ls; Philip Kessler to Peter Schmidt, 456 E 149; Sept 19'11. nom

Forest av, swc Home; See Home, 736.

Jackson av, (10:2647), nec 160th, asn Ls; Julius Seif to Frank Weiss, 330 E 4; AL; Sept14; Sept19'11. nom

Park av, 3426, (9:2388), nec Gouverneur pl; re-asn Ls; Jno D Haase to Fredk Schomacker, 545 E 87; AT; mtg \$2,750; Sept14; Sept19'11. nom

St Anns av, 123, see So Boulevard, 835.

So Boulevard, 835, (9:2261), nwc St Anns av (No 123), asn Ls; Carl E Carlton to Annie Kraft, 835 So Boulevard; Sept16; Sept18'11. nom

Trinity av, 823-7; See Trinity av, 815-19.

Tinton av, (10:2665) sec 156th; str & bakehouse; Valentine Gies & ano to Max Zieger, 730 Tinton av & ano; 4 2-12yf Nov1 '10; Sept15'11. 1,680 & 1,800

Trinity av, 815-19, (10:2630); also TRINITY AV, 823-7 (10:2630); also 160TH st, 664 E (10:2630) sur Ls; Jacob Peskin to Kramer Constn Co, 35 Nassau; Sept 14; Sept15'11. O C & 700

Union av, 870, (10:2677), end str; Louis E Kleban to Abr North, 760 Trinity av; July'11 from completion of bldg to May1 '15; Sept19'11. 480

Unionport rd (*), c Westchester av, see Westchester av (*), 2139.

Westchester av, 2139 (*), c Unionport rd, all; Mary J Connolly to Adolph Pfaffmann, on premises; 5 ½yf Oct1; Sept19'11. 1,020 & 1,200

Williamsbridge rd, 1424 (*), asn Ls; Peter Henn to Fredk Haas, 2402 Butler pl, Westchester; AL; Sept1; Sept19'11. nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last 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.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

SEPT. 15, 16, 18, 19, 20 and 21.

Barrow st, 115-21, see Washington, 617-31.

Bank st, 78-80, (2:623); asn rents to secure ext of mtg for \$15,323; Sept19; Sept 21'11; Abingdon Constn Co to Henry Korn, 35 E 60. nom

East Broadway, 215 (1:285); ext of \$22,000 mtg until July10'14, at 4½%; July10; Sept15'11; Sarah wife of & Jos I Bluestone with Phila Trust, Safe Deposit & Ins Co trste for Isabel B Cox, 413 Chestnut, Phila, Pa. nom

Essex st, 25 (1:297); ext of \$6,000 mtg until Nov 1'14, at 6%; Sept8; Sept15'11; Caecilie Ettinger with Meyer Greenberg. nom

Goerck st, 71-3, (2:328) ws, 100 s Rivington, 49.9x100x49.11x100; pr mtg \$21,500; Sept20'11; 1y6%; Wyler Constn Co, 35 Nassau to Sender Jarmulowsky, 16 E 93. 40,000

Goerck st, 71-3; Certf as to above mtg; Sept20'11; same to same.

Goerck st, 71-3; PM; pr mtg\$25,000; July3, Sept20'11; 1y6%; same to Marcus Rosenthal, 61 E 73. 20,000

Grand st, 590, (2:321) sal Ls; Sept20'11; demand; 6%; Thos J Byrne to Geo Ehret, 1197 Park av. 1,000

Greenwich st, 636-42, (2:603) nwc Morton (No 93), 100.3x98.4; Sept21'11, 3y4½%; St Johns Park Realty Co to Title Insurance Co of NY, 135 Bway. 175,000

Greenwich st, 636-42; certf as to above mtg; Sept21'11; same to same.

Ludlow st, 141-3 (2:411); ext of two mtgs aggregating \$45,000 until Sept15'16, at 5%; Sept15; Sept16'11; Wm Hastorf with Harris Scal, 24 Attorney. nom

Mott st, 284 (2:508) es, 75.8 s Houston, 25x86.10; pr mtg \$—; Sept13; Sept15'11; 3y6%; Rocco M Marasco to David Israel, 61 E 86. 5,000

Morton st, 93, see Greenwich, 636-42.

Morton st, 95-7, see Washington, 617-31.

Oliver st, 45 (1:278); agmt as to asn Ls & chattel mtg on saloon Ls, chattels, &c, for \$2,647; Aug1; Sept15'11; demand, 6%; Welz & Zerwick with Gerlando Locastro & Sebastiano Anastasi both at 45 Oliver.

Rivington st, 150 (2:349) ext of \$30,000 mtg until Aug16'16, at 5%; Aug24; Sept 15'11; Lawyers Mtg Co with Isaac Bodenstein. nom

Rivington st, 222, (2:339); ext of \$15,000 mtg to Apr29'16 at 4½%; Aug2; Sept21'11; Fabian Levine, 225 Rivington, with Danl K De Beixedon, Amityville, LI, et al, trstes Mary J Kingsland will Danl Kingsland. nom

Stuyvesant st, ss, 108.6 ne 1 av, see 12th 409 E.

Spring st, 193, (2:503) ns, 46.3 e Sullivan, 19.8x75; Sept21'11, due, &c, as per bond; Silvestro Sozio, 189 Elizabeth to Raffaella D'Acunto, 192 Spring. 2,500

Washington st, 712-4 (2:637), ws, 50 s 11th, runs w70xs24xs23x66.6 to st, xn46 to beg; PM; pr mtg \$16,000; Aug9; Sept 15'11, due as per bond; 712-714 Washington St Co to Marie Ackermann, 65 Av Felix Faure, Paris, France. 6,000

Washington st, 726, (2:638) ws, 75 s Bank, 25x80; Ext of \$2,000 mtg to Sept 30'14 at % as per bond; Sept18, Sept19'11; Ellen Clark with Rector &c St Matthews Church; Sept19'11. nom

Washington st, 726, (2:638) ws, 75 s Bank, 25x80; Sept18, Sept20'11; 3y6%; Ellen Clark to Rector &c St Matthews Church, 26 W 84. 1,000

Washington st, 617-31, (2:603) nec Morton (Nos 95-7), 200.2 to Barrow (Nos 115-21) x100x200x100; Sept21'11, 3y4½%; St Johns Park Realty Co to Title Ins Co of NY, 135 Bway. 350,000

Washington st, 617-31; certf as to above mtg; Sept21'11; same to same.

3D st, 140-4 W, (2:543) sec 6 av (No 16) 60x50; Sept15; Sept18'11; 2y6%; Jno McAleer, 236 E 6th to Wm L Carey, 115 Nostrand av, Bklyn. 5,000

4TH st, 377-83 E, (2:360) ns, 172.7 e Av D, 67.10x96; PM; pr mtg\$48,000; Sept18, Sept19'11, due as per bond; 6%; Wm J Suhr to Ernest Kast, 726 Ams av. 6,000

6TH st, 752 E, (2:375); ext of mtg for \$8,000 to Sept18'14, 5%; June26; Sept21'11; Saml Greenwald, of Bklyn, with the Philadelphia Trust Safe Deposit & Ins Co, 413-17 Chestnut, Phila, Pa, trste for Neilson Brown will Alex Brown. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

#7TH st, 292 E. (2:363); ext of \$1,500 mtg to Sept20'12, % as per bond; Sept20; Sept 21'11; Isidor H Mitnick, 157 E 95, with Sara Silver, 200 5 av. nom

#7TH st, 134 E. (2:402) ss, 75 e Av A, 25x 90.10; certf as to reduction of mtg; Sept18; Sept20'11; Minnie Roese to Julius Braunstein. 1,000

#8TH st, 416 E (2:363), ss, 75 e Av D, 22x97.6; pr mtg \$4,000; Sept15; Sept16'11, 1y6%; Minnie Fabrin to Henry Koester, 1072 Jackson av & ano. 1,000

#11TH st, 601 E (2:394); saloon Ls; Sept 12; Sept16'11, demand, 6%; Benj Aaron to Lion Brewery, 104 W 108. 3,000

#12TH st, 409 E. (2:440) ns, 124.4 e 1 av, 24.4x70.1x26.9x59; also STUYVESANT ST, ss, 138.6 ne 1 av, 25x62.7x25.3x58.8; Sept21'11, 5y4½%; Mary E wife Nicholas M Daly to Bank for Savgs, 280 4 av. 12,000

#13TH st, 161 W (2:609), ns, 100 e 7 av, —x103.3x20x103.3; Sept6; Sept15'11; 1y6%; Lincoln Lewis, 557 W 148, to Wm J Hoe, 327 W 14. 6,000

#14TH st, 259-63 W, see 8 av, 80-6.

#14TH st, 600-2 E, see Av B, 227-9.

#16TH st, 121 W (3:792) ns, 275 w 6 av, 25x92; pr mtg \$7,500; Sept18'11, due as per bond; Lydia M Markham of Bklyn, to Bowery Savings Bank, 128 Bowery, 1,000

#16TH st, 441-3 W. (3:714) ns, 260.4 e 10 av, 40x92; pr mtg \$20,000; Sept19'11, due June1'14; 6%; Jas S Hannon to Emelie Hoffman, 122 E 57. 5,000

#17TH st, 17 E (3:846), ns, 216.10 w Bway, runs n79.9xe—xs25x58.10 to st, x w25 to beg; PM; Sept14; Sept18'11, due Sept8'12; 6%; J A Damsey Constn Co, 27 W 114, to Moses J Wolf, 1111 Mad av. 22,500

#18TH st, 19-23 W, see 19th, 22-8 W.

#19TH st, 22-8 W. (3:823) ss, 320 w 5 av, runs s92xw14.7xs92 to ns 18th (Nos 19-23) xw75xn184 to 19th xe89.11 to beg; PM; Sept21'11, 5y5%; St Johns Park Realty Co to N Y Life Ins Co, 346 Bway. 550,000

#19TH st, 22-8 W; certf as to above mtg; Sept20; Sept21'11; same to same.

#20TH st, 336 E. (3:925) ss, 220 w 1 av, 20x92; Sept19'11, 3y5%; Gustav Heiles to Emigrant Ind Savgs Bank, 51 Chambers. 2,030

#20TH st, 336 E. (3:925); Ext of \$2,000 mtg until Sept19'14 at 5%; Sept19'11; Gustav Heiles, 336 E 20, with Emigrant Ind Savgs Bank, 51 Chambers. nom

#20TH st, 24 W. (3:821) ss, 420 w 5 av, 25x92; pr mtg \$54,000; Sept19, Sept20'11; 2 y6%; Alois Habisreiting of New Rochelle, NY to Jno Bohling, 1007 So Boulevard. 9,000

#20TH st, 242 W. (3:769) ss, 554.2 w 7 av, runs s93xw5x20xw17xn70.10 to st xe22 to beg; ext of \$10,000 mtg to Oct23'14 at 5%; Aug31; Sept20'11; Thos S Ollive committee Edwin O Brinckerhoff with Chas S Furst. nom

#21ST st, 218-20 W. (3:770) ss, 235 w 7 av, 46.10x105.5x46.10x105.5; pr mtg \$85,000; Sept20'11, due &c as per bond; Brookmire Realty Co, 157 W 78 to Anna R Gormly, 760 McDonough, Bklyn. 18,000

#21ST st, 218-20 W, Certf as to above mtg; Sept20'11; same to same.

#24TH st, 153-61 E. (3:880) ns, 84 w 3 av, 110x197.6 to ss 25th (Nos 150-8); Ext of \$400,000 mtg to Aug1'16 at 5%; Sept 12, Sept18'11; East River Savings Instn, 291-5 Bway with Centaur Realty Co, 153-61 E 24. nom

#24TH st, nwc 9 av, see 9 av, 229.

#25TH st, 150-8 E, see 24th, 153-61 E.

#27TH st, 34-8 W. (3:828) ss, 223 e 6 av, 68.6x98.9; Sept18, Sept19'11; 2y6%; Realty Holding Co to Chelsea Realty Co, 135 Bway. 345,000

#27TH st, 34-8 W; Certf as to above mtg; Sept18, Sept19'11; same to same.

#27TH st, 154-6 W. (3:802) ss, 188 e 7 av, 44.4x98.9; PM; pr mtg \$80,000; Sept15, Sept20'11; 2y6%; Chas Brogan, Inc, a corpn to Saml Winters, 357 W 118. 8,000

#29TH st, 339 W. (3:753) ns, abt 288 e 9 av, 22x98.9; PM; Sept20'11; 5y4½%; Theresa & Maggie Mahon to Adolph Werner, 401 West End av. 10,000

#32D st, 301 E, see 2 av, 584.

#33D st, 224 E. (3:913) ss, 312.6 w 2 av, 18.9x98.9; Sept19'11; 5y5%; David N Gillespie to Lawyers Mort Co, 59 Liberty. 8,000

#40TH st, 231-5 W. (4:1012) ns, 400 w 7 av, 50x98.9; PM; pr mtg \$35,000; Sept21'11, 3y6%; Leopold Feist, of Pelham, NY, to Minnie E wife Wm H Hurst, at Milton Pt, Rye, NY. 40,000

#43D st, 203 E. (5:1317) ns, 80 e 3 av, 25x 100.5; Sept21'11, 2y6%; Agnes M McCaffrey, heir, &c Edw Moran to Eva Sarfaty, 505 W 124. 500

#44TH st, 317 E (5:1337), ns, 248.8 e 2 av, 26.4x100.5; PM; pr mtg \$—; Sept15'11; 2y6%; Salvatore Di Caprio to Jesse W Ehrich, 393 West End av. 1,650

#45TH st, 310 E (5:1337); ext of \$12,000 mtg until Aug 1'16, at 5½%; Aug18; Sept 15'11; Lawyers Mtg Co with Emma J Bergman, Rosina Di Caprio & Clara Uhl. nom

#45TH st, 314-6 E. (5:1337); ext of two mtgs for \$12,000 each, until June 30'16, at 5½%; Aug18; Sept15'11; same with same. nom

#47TH st, 11 E (5:1283), ns, 225 e 5 av, 25x100.5; PM; July31; Sept15'11, due as per bond; Henry E Trumbower, of Phila, Pa, to Mary L S Perkins, Cinn O, & ano. 95,300

#56TH st, 29 W. (5:1272) ns, 450 w 5 av, 25x100.5; Sept20'11; 3y4½%; Marietta Sanford, 29 W 56, devisee Lydia L Sanford to Franklin Trust Co, 166 Montague, Bklyn. 25,000

#57TH st, 543 W. (4:1086) ns, 275 e 11 av, 25x100.5; Sept20'11, due as per bond; Virginia Coyne of Richmond, NY to Title Guar & Trust Co, 176 Bway. 2,000

#64TH st, 327-31 E (5:1439) ns, 325 e 2 av, 75x100; PM; Sept15'11, due, &c, as per bond; Sloane & Moller, a corp, 316 E 65, to Abraham B Cox at Cherry Valley, NY, & ano. 20,400

#64TH st, 333-43 E. (5:1439) ns, 100 w 1 av, 150x100.5; PM; Sept15'11, due, &c, as per bond; Sloane & Moller, a corp, 316 E 65, to Katharine S wife Sheafe C Rose, 244 West Colfax av, Denver Colo, & ano. 40,800

#64TH st, 211 W. (4:1156) nes, 175 nw Ams av, 25x100.5; Aug15, Sept19'11; 1y 6%; Wm Coughlan at Elmsford, NY, to Edw C Van Campe, 968 Park pl, Bklyn. 4,000

#65TH st, 12 W. (4:1117) ss, 180 w Central Park W, 20x103.5; Ext of \$22,000 mtg to Nov28'14 at 5%; Sept12, Sept18'11; Blackwood Realty Co with Mina Nordlinger at the Pamlico Central Park W & 69th et al, trustee Jacob D Nordlinger. nom

#67TH st, 38 W. (4:1119) ss, 375 w Central Park W, 25x100.5; Aug29; Sept20'11, due &c as per bond; Lizzie W Wright to Bankers Trust Co, 7 Wall. 22,500

#67TH st, 342-4 E. (5:1441) ss, 112.6 w 1 av, 37.6x100.5; Ext of \$37,000 mtg to May1'16 at 5%; July13, Sept19'11; Newman Dube, 1225 48th, Bklyn to Wilson M Powell, 324 W 58. nom

#67TH st, 346-8 E. (5:1441) ss, 75 w 1 av, 37.6x100.5; Ext of \$37,000 mtg until May 1'16 at 5%; July13, Sept19'11; Newman Dube, 1225 48th, Bklyn with Wilson M Powell, 324 W 58. nom

#77TH st, 50 E (5:1391) ss, 45 e Mad av, 12.6x102.2; PM; Sept15'11; 3y4½%; Neva H Sadlier, 1038 5 av, to Emma L Pinkney, 716 Mad av, trste Jno M Pinkney et al. 12,300

#78TH st, 166 E (5:1412) s s, 200 w 3 av, 25x102.2; PM; pr mtg \$14,000; Sept15'11; 3y5%; Rose Chubaroff to Valentine Yehling, 112 W 104. 7,000

#78TH st, 300 W, see West End av, 371-9.

#82D st, 11 W (4:1196), ns, 198 w Central Park W, 23x102.2; Sept14; Sept18'11, due as per bond; Julius Janowitz to Title Guarantee & Trust Co, 176 Bway. 18,000

#83D st, 417 E. (5:1563) ns, 166.8 e 1 av, 16.8x102.2; pr mtg \$—; Sept18'11, 5y5%; Benj & Adolph Klein to American Swedenborg Printing & Pubg Soc, 3 W 29. 6,000

#87TH st, 528 E (5:1583), ss, 329.9 e Av A, 18.3x62.6x18.3x62.7; Sept15; Sept16'11; 3y4½%; Henry Seaman, 528 E 87, to Chas Dorn, 361 3 av, & ano. 7,500

#89TH st, 267 W. (4:1237) ns, 100 e West End av, 75x100.8; pr mtg \$210,000; Sept18, Sept19'11; 3y6%; North Holding Co to Chas R Brady, 441 E 187. 30,000

#89TH st, 267 W; Certf as to above mtg Sept18; Sept19'11; same to same.

#90TH st, 124 W. (4:1220) ss, 320.6 w Col av, 26.6x100.8; Ext of \$30,000 mtg to Sept 1'14 at 5%; Sept1, Sept19'11; Jno H H Ahrens, 362 9 av with Franklin Savings Bank, 656 8 av; nom

#92D st, 405-7 E. (5:1572); ext of \$38,000 mtg until Jan1'17, at 5%; Feb 28; Sept16'11; Henry E Jones with Newton Realty & Constn Co, 198 Bway. nom

#94TH st, 165 W. (4:1225) ns, 168 e Ams av, 14x100.8; PM; Sept20'11, due as per bond; Edw H Kelly of Goshen, NY to Adelaide L Ward, 165 W 94. 10,000

#96TH st, 49 W. (7:1832) ns, 204 e Col av, 20x100.11; Sept20'11; 5y5%; Mary C Maguire, 520 W 114 to Harris P Wetsell, 1629 Ashland av, Indianapolis, Ind. 7,500

#99TH st W, nec Riverside Dr, see Riverside Dr 270.

#100TH st, 179-81 E. (6:1628); ext of \$48,000 mtg until June30'16, at 5½%; July25; Sept15'11; Lawyers Mtg Co with Morris & Harry Gordon. nom

#107TH st, 302 W. (7:1892); ext of mtg for \$27,500 to Sept20'16 at 4½%; Sept19, Sept20'11; Mary I Casey with Wm J Casey 308 W 107. nom

#108TH st, 241-5 W. (7:1880) ns, 125 e Bway, 75x100.11; Sept19'11; 5y4½%; 108th St Realty Co to The Trstes of Columbia College in the City of N Y, 63 Wall. 155,000

#108TH st, 241-5 W; Certf as to above mtg; Sept16, Sept19'11; Same to same.

#112TH st, 255 W. (7:1828) ns, 225 e 8 av, 37.6x100.11; Sept20'11, due July20'14; 5%; Henry Schmidt, 162 Ams av to Gaines Roberts Co, 850 St Nicholas av. 2,000

#113TH st, 133 E (6:1641); ext of \$5,500 mtg until July13'14, at 5%; Aug24; Sept 15'11; Lawyers Mtg Co with Business Men's Realty Co. nom

#113TH st, 117-9 E. ns, 121.4 e Park av, 42.8x100.11; pr mtg \$—; Sept21'11, 2y6%; Saml Cohen, 985 Aldus, to Rebecca Blum, 115 E 113. 1,500

#114TH st, 79 E. (6:1620), ns, 105 w Park av, 25x100.11; Sept15'11; 5y4½%; Adolph Muller to Chas Dorn, 361 3 av. 15,000

#114TH st, 351 E. (6:1686) sal Ls; Sept8, Sept20'11; demand; 6%; Carmine Lobello to Jacob Ruppert, a corpn, 1639 3 av. 1,450

#118TH st, 170-2 E. (6:1645) ss, 100 w 3 av, 50.10x100.11; pr mtg \$—; Sept19'11; 5y6%; David Amolsky, 1475 Wash av to Louis Sohn, 26 Oliver. 6,000

#119TH st, 528-34 E. (6:1815) ss, 373 e Pleasant av, 71.5x100.11; Sept19, Sept20'11; 3y5%; Globe Rye Bread Co, 150 Nassau to Trust Co of America, 37 Wall. 33,000

#119TH st, 528-34 E; Certf as to above mtg; Sept19; Sept20'11; Same to same.

#119TH st, 528-34 E. PM; pr mtg \$33,300; Sept19, Sept20'11; 7y6%; Same to Hamilton Holding Co, 149 Bway. 7,000

#119TH st, 127 E. (6:1768) ns, 250.6 e Park av, 20x100.11; Sept21'11, due as per bond; Margt Dougherty to Title Guarantee & Trust Co, 176 Bway. 7,000

#122D st E, swc 2 av, see 2 av, swc 122d

#123D st, 214-16 E. (6:1787); ext of \$39,500 mtg until June 30'14, at 5%; Apr 17; Sept15'11; Newport Realty Co with Jno A Brown, Jr, of Newtown Township, Pa. nom

#123D st W, nec Bway, see Bway, 3100.

#131ST st, 38-40 W. (6:1728) ss, 335 e Lenox av; two lots, ea 25x99.11; two mtgs ea \$3,000; two pr mtgs \$23,000 ea; Sept14, Sept15'11; 2y6%; Wenare Holding Co, 90 Lenox av to Matilda Landsman, 105 E 123. 6,000

#131ST st, 38-40 W; 2 certfs as to above mtgs; Sept14, Sept15'11; Same to same.

#131ST st, 107 W. (7:1916) ns, 112.6 w Lenox av, 18.9x99.11; Sept11; Sept21'11, due as per bond; Helen E Vance, of New Milford, Conn, to Title Guarantee & Trust Co, 176 Bway. 7,000

#136TH st, 518 W. (7:1988) ss, 362.6 w Ams av, 37.6x99.11; Ext of \$35,000 mtg until Dec21'11 at 5%; Sept18'11; Chas C A Stoll to G Lee Stout trste will Cath A C Comstock, 392 Franklin av. nom

#137TH st, 221 W. (7:2023) ns, 267 W 7 av, 18x99.11; PM; pr mtg \$14,000; Sept15, Sept16'11; 1y6%; Alexis Le Blanc to Max B Rubinger, 45 St Marks pl. 1,350

#137TH st, 622 W. (7:2002) ss, 340 w Bway, 85x99.11; Estoppel certf; Sept14, Sept16'11; Morris W Levine to Solomon M Schatzkin, Rutherford, NJ. —

#152D st. (7:2099) ns, 325.5 w Bway, 24.7 x199.10 to 1530; pr mtg \$10,000; Sept20'11; 2y6%; Nellie A Kelly to Henry J Kelly, 623 W 152. 2,000

#153D st W, ss, 325.5 w Bway, see 152d, ns, 325.5 w Bway.

#153D st. (7:2068) ns, 300 e Ams av, runs e 132.3 to ws Croton Aqueduct xne—on curve, xw188.4xs99.11 to beg; also ST NICHOLAS AV, 861 (7:2068) nwc 153d, runs e32.9 to Croton Aqueduct, xsw41 to n s 153d, xe25.1 to beg; also ALL TITLE to 153D ST. (7:2068) ns, 432.3 e Ams av, runs n— to cl blk at pt 488.4 e Ams av, xe9.11 to ws St Nicholas av, xs69.1xsxw41 to st, x w62.6 to beg; Sept20'11; 5y5%; M R L Bldg Co to Title Ins Co NY, 135 Bway. 200,000

#153D st; also ST NICHOLAS AV. (7:2068; same property; Certf as to above mtg; Sept20'11; same to same.

#153D st; also ST NICHOLAS AV. (7:2068); same prop; Sobrn agmt; Sept20'11; Jacob Axelrod with same. nom

#153D st W, nwc St Nich av, see 153d, ns 300 e Ams av.

#153D st W, cl at ws Colonial Pkway, see Colonial Pkway, ws, at cl 153.

#162D st, 442 W. (8:2109) ss, 189.3 St Nich av, 16.8x96.8; Sept20'11; 3y4½%; Florence A Fischer, 938 St Nich av to Louis Gandolfi, 442 W 162. 10,000

#171ST st, 555 W. (8:2128) ns, 58 w Audubon av, 42x95; Certf as to mtg for \$37,500; Sept14, Sept19'11; Harvey Realty Co to Ernest G W Woerz. —

#171ST st, 555 W. (8:2128) ns, 58 w Audubon av, 42x95; Sept15'11; 5y4½%; Harvey Realty Co to Ernest G W Woerz, 1 E 63. 37,500

#177TH st W, nwc Fort Washington av, see Ft Washington av, nwc 177.

#178TH st W, swc Ft Washington av, see Ft Washington av, swc 178.

Av A, 230. (3:972) es, 38.9 n 14th, 19.1x 72.4; Sept19; Sept21'11, due as per bond; Jos Weinberg to Greenwich Savgs Bank, 246 6th av. 3,000

Av B, 227-9. (2:396) see 14th (Nos 600-2) 68.9x88; Sept19, Sept20'11; 1y6%; Ignatz Koref to Ray Weill, 365 W 118. 2,000

Amsterdam av, 1264-6. (7:1977); Ext of \$45,000 mtg until Aug29'14 at 4½%; June 27, Sept15'11; Isidor Wiesbader with Phila Trust Safe Deposit & Ins Co trste for Isabel B Coxo will Alex Brown, 417 Chestnut, Phila, Pa. nom

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets
BROOKLYN, NEW YORK

Longway, 3100, (7:1978) nec 123d, 100.11 x100; participation agmt; Aug30; Sept21 '11; Chas M Rosenthal, 241 Ft Washington av, with Wm Ludeman, 125 E 53, & Henry Classen, 870 Col av. nom

Broadway, (7:1993) ws, 297 s 125th, runs w91.6 to cl Bloomingdale rd (closed) xn— to cl 124th, xe97.6 to Bwayxs55.2 to beg; Ext of \$60,000 mtg until Sept15'16 at 5%; Sept15; Sept21'11; Lawyers Title Ins & Trust Co with Friedman Constn Co. nom

Colonial Pkway, (7:2054) ws at cl 153d if extended, runs s25xw100xn25xe100; Sept19'11; 2y5%; Floyd W Davis, 352 Halsey, Bklyn to Oscar Willgerodt, 2295 Aqueduct av. 6,000

Fort Washington av, (8:2177) nwe 177th 127.7x100; Sept15'11; 3y6%; Hargood Realty & Constn Co to Saml A Fuchs, 129 W 116th. 25,000

Ft Washington av, nwe 177th, (8:2177) Same prop; certf as to above mtg; Sept11, Sept15'11; Same to same.

Ft Washington av, swc 178th, (8:2177), 127.8x100; Sept15'11, 3y6%; Hargood Realty & Constn Co to Saml A Fuchs, 129 W 116. 25,000

Ft Washington av, swc 178th, (8:2177); certf as to above mtg; Sept11; Sept15'11; Same to same.

Greenwich av, 66, (2:606) nes, 103.10 se 11th, runs ne53.6xn—xw20xs—xse20 to beg; pr mtg \$7,000; Aug1, Sept18'11, due as per bond; 4%; Friedericke Ertz wid, 66 Greenwich av to Josephine Ahrens, wid 74 Lafayette. 900

Lexington av, 1653, (6:1632) es, 25 n 104th, 16.8x70; Sept6, Sept15'11, due &c as per bond; Essex Delancy Co to Leopold Cohn, gdn Chas L Cohn et al, 60 E 66. 10,000

Lexington av, 1653, (6:1632) Certf as to above mtg; Aug31, Sept15'11; same to same.

Lexington av, 1653; sobrn agmt; Aug31, Sept15'11; Hopkinson Bergen Co with same. nom

Lexington av, 1653; sobrn agmt; Aug31, Sept15'11; State Bank with same. nom

Lexington av, 710 (5:1312) ws 83.3 n 57th, 17.2x100; pr mtg \$22,500; Sept15'11; 3y6%; Philibert Combier to Adele E Wagner, 542 Ft Washington av. 5,000

Lexington av, 1051, (5:1409) es, 34.2 s 75th, 17x55; pr mtg \$11,000; Sept19'11, due &c as per bond; Mary E Wagner, 63 W 126 to Francis Higgins, 104 W 57. 2,500

Park av, 1748, (6:1747) ws, 75.11 s 122d 25x89; PM; pr mtg \$15,000; Sept15, Sept16 '11; installs; 6%; Ida H Hodges to Clara F Feil, 46 w Kenny, Newark, NJ. 1,900

Park av, 1032, (5:1497) ws, 62.2 s 86th, 20x70; pr mtg \$10,000; Sept21'11, 3y5%; Mary S & Grace S Pullman to Emigrant Indust Savgs Bank, 51 Chambers. 6,000

Pleasant av, 285, (6:1709) ws, 30.7 n 115th, 15x74; pr mtg \$2,500; Sept21'11, due, &c, as per bond; Jno Focarile to Jos Focarile, 285 Pleasant av. 2,000

Riverside Dr, 270, (7:1888) nec 99th, 105 x140.8x100.11x112.1; pr mtg \$614,000; Sept 11, Sept15'11; 1y6%; Highwood Realty & Constn Co to Jacob W Solomon, 70 E 96. 11,000

Riverside Dr, 270; Certf as to above mtg; Sept11, Sept15'11; Same to same.

Riverside Dr, 270, (7:1888) nec 99th, 105x140.8x100.11x112.1; Estoppel certf; Sept14, Sept15'11; Allene Constn Co to whom it may concern.

St Nicholas av, 1364-72 (8:2153) es, 50 n 178th, 100x100; pr mtg \$179,000; Sept11, Sept16'11, due &c as per bond; Bernhard Levy to Fannie Weill, 601 W 141. 5,000

St Nicholas av, nwe 153d, see 153d, ns, 300 e Ams av.

Vermilyea av, (8:2236) ws, 150 n Emerson, 50x125; PM; pr mtg \$42,500; Sept15, Sept16'11; 3y6%; Frank A K Boland of White Plains, NY to T G Galardi & Co, 113 W 188. 6,250

West Broadway, 557, (2:537) es, 75 s 3d, 22x128; pr mtg \$15,000; Sept14, Sept18 '11; 1y5%; Chas Pessagno & Silvestro Montresor to August Gazzolo, 4 Van Nest pl. 15,000

West End av, 371-9, (4:1186) swc 78th (No 300) 102.2x75; Sept15'11; 5y6%, until completion of bldg & 5½% thereafter; Cambridge Constn Co to Met Life Ins Co 1 Mad av. 425,000

West End av, 371-9; certf as to above mtg; Sept6, Sept15'11; Same to same.

West End av, 371-9, (4:1186) swc 78th (No 300), 102.2x75; Sobrn agmt; Sept15, Sept16'11; Cambridge Constn Co, 2228 Bway & Alex R Nicol trste at Summit, NJ, with Met Life Ins Co, 1 Mad av. nom

1ST av, 1287, (5:1444) ws, 20.3 n 69th, 26.8x99.2; Sept15'11; 2y5%; Hester E Kieran to German Savings Bank, 157 4 av. 14,000

1ST av, 418, (3:956) ses, abt 75 n 24th, 24.8x100; pr mtg \$14,500; Sept21'11, 5y5%; Isaac Zendman to Chas Dorn, 361 3 av. 4,500

2D av, 2491, (6:1792) ws, 75 n 127th, 24.11x100; PM; Sept15'11; 3y5%; Wm J Suhr to Jessie Gillender at West Somers, NY. 14,000

2D av, 2491; PM; pr mtg \$14,000; Sept 15'11; 5y6%; Same to same. 3,500

2D av, 539, (3:910) ws, 18.5 s 30th, 17.6 x65; Sept14, Sept15'11; 5y4½%; Bertha Gluck to Chas Dorn, 361 3 av. 10,000

2D av, 539, (3:910) Sept14, Sept15'11; 5y6%; same to Jacob J Dorn, 361 3 av. 2,500

2D av, 584, (3:938) nec 32d (No 301); sal Ls; Sept19'11, demand; 6%; Maurice McBride to Lion Bwy, 104 W 108. 5,200

2D av, (6:1786) swc 122d; sal Ls; Sept 19, Sept20'11; demand; 6%; Gustav Hammler & Rudolph Balthasar to Jacob Ruppert, a corpn, 1639 3 av. 3,954.35

3D av, 938, (5:1332) es, 65.2 s 59th, 20.1x 105; PM; Aug28, Sept15'11, due Sept14'21; 5%; Lewis Jacobs to Mary L Starr, 983 3 av. 25,000

3D av, 1201, (5:1424) sal Ls; Sept14, Sept18'11; demand; 6%; Jno & Jos A Flanagan to Central Bwg Co, 533 E 68. 2,000

3D av, 1928, (6:1634); ext of \$20,000 mtg until Nov1'16 at 4½%; July28; Sept21'11; Simon Guggenheimer, 1928 3 av, with Society for the Relief of the Destitute Blind of the City NY & Vicinity, 896 Ams av. nom

6TH av, 16; see 3d, 140-4 W.

8TH av, 2545, (7:1960) ws, 25 n 136th, 25x85; PM; pr mtg \$18,000; Sept16, Sept 18'11, due as per bond; Edw Vaczy, 76 Berry, Bklyn to Sarah Kitt, 24 Mt Morris Park West. 2,000

8TH av, 80-6 (3:764) nec 14th (Nos 259-63) 68.11x93.6; Consent to assign lease & also to mtg said lease for \$25,000; Sept 14, Sept15'11; Estate Bradish Johnson, a corpn to Jos Weintraub, 704 West End av. nom

8TH av, 80-6, (3:764) nec 14th (Nos 259-63) 68.11x93.6; Leasehold; Sept15'11; 1y 5%; Carl Ihrig & Chas Miltenberger both of Four Corners, Staten Island, NY to Geo Ehret, 1197 Park av. 10,000

8TH av, 80-6; Leasehold; PM; pr mtg \$10,000; Sept15'11; intalls; 5%; Same to Fred Hollender & Co, 123 Lafayette. notes 10,000

8TH av, 80-6; Leasehold; pr mtg \$14,000; Sept15'11; demand; 6%; Same to Geo Ehret, 1197 Park av. 1,000

8TH av, 393, (3:753) ws, 84.9 s 30th, 21x 70; Sept20'11, due &c as per bond; Schuyler Van C Hamilton to Otto H Albanusius 107 Fairview av, Jersey City, NJ. 4,000

9TH av, 411, (3:731); sal Ls; Sept19'11; demand; 6%; Hugh Dolan to Geo Ehret, 1197 Park av. 1,000

9TH av, 229, (3:722) nwe 24th; sal Ls; Sept13, Sept18'11; demand; 6%; Jno J Kelly to Lion Bwy, 104 W 108. 5,723.46

10TH av, 136-8, (3:716) es, 69.8 n 18th, 44.8x100; pr mtg \$35,000; Sept21'11, 2y6%; Jno J Gillen to Celia P Murphy, 11 E 35. 4,500

11TH av, 582, (4:1072) es, 60.5 s 44th, 20x65; PM; Sept15'11; 5y5%; Jean F Fleury, 260 W 37 to Theresa Blumenthal, 334 W 84. 9,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent to mtg for \$2,000 covering land at Queens Co, NY; Sept14; Sept21'11; Omar Realty Co to Philip Jung.

Certf as to mtg made by Fredk K Plumbly as prest of Haverstraw, NY, dated Feb10, Sept15'11; American Steel House Co, 220 Bway to Gouverneur M Carnochan as general gdn.

Mt Vernon, NY (West Co); Certf as to mtg for \$4,500; Sept15, Sept20'11; Phelan Bldg Co to Magdalen Plant at South Norwalk, Conn et al EXRS &c, Richd H Williams.

Stockton st, 253-5 (Bklyn); Certf as to mtg for \$28,000; Sept12, Sept20'11; Princeton Constn Co to Title Guar & Trust Co, 176 Bway. nom

MORTGAGES

Borough of the Bronx.

Buchanan pl, (11:3196) ns, 175 e Grand av, 25x100; pr mtg \$—; Sept15'11, 3y5%; Saml G Trainor to Antonia Hegeman, gdn Henry Bartels, 1010 Stebbins av. 2,250

Beck st, 669, (10:2685) ns, 174.1 e Av St John, 33.4x125; pr mtg \$—; Sept19; Sept 21'11, due as per bond; Rose Robinson, 982 Jackson av, to Public Bank, 87-91 Delancey. 4,000

Charlotte st, 881, (11:2966) nwe 170th, 37.6x100; Sept21'11, 3y5%; Eli M Cohen to Emilie Mehlich, 1248 Clay av. 29,000

Charlotte st, 881, (11:2966); sobrn agmt; Sept20; Sept21'11; same & Isaac Specter with same. nom

Architectural Bronze AND IRON WORK

Charlotte st, 881, (11:2966); sobrn agmt; Sept21'11; Eli M Cohen & Farmers Loan & Trust Co as trste with same. nom

Cedar st, (*) swc Boston rd, see Boston rd, (*) swc Cedar.

Cannon pl, nwe Giles pl, see Giles pl, n we Cannon pl.

Elm pl, (*) ws, abt 200 s Locust av, 27.4 x101x—x100; July27; Sept18'11, due April '14, 6%; John R Dunn, 3222 Olinville av to Gustav Lifgren, 756 E 218. 3,000

Exterior st, nes, — s 150th, see River av, swc 150.

Fox st, 1065, (10:2717) ws, 254 s 167th, 50x100; PM; pr mtg \$5,000; Sept5; Sept20 '11, due, &c, as per bond; Reliable Constn Co, 1126 Union av to Frank Meng, 284 E 152. 3,500

Garden pl, (*), ses, lot 433 map Washingtonville, 35.10x137x—x142; June16; Sept21 '11, 3y6%; Guiseppe & Udenzia Sant Elia, 4610 Garden pl, to Jno R Wheaton, Mt Vernon, NY, & ano, exr Abel Wheaton. 1,000

Giles pl, (12:3255 & 3258) nwe Cannon pl, 50x100; ext of \$4,000 mtg until Sept15 '14 at 5%; Sept15; Sept18'11; Helene G Benjamin, 215 W 98 with Simeon Nauheim, — Nelson av, Far Rockaway, NY. nom

Hoffman st, 2406-8, (11:3066) es, 27.7 n 187th, 50x117.10x50x118.5; PM; Sept19; Sept20'11, installs, 6%; Elisabetta D'Ulisse to Robt Loewy, 486 E 140. 1,450

Irvine st, (10:2761) es, 232.5 s Garrison av, 25x100; ext of \$6,000 mtg until Sept 14'14 at 5½%; Sept13; Sept19'11; Cosmopolitan Bank with Kate Grannis, 886 Irvine. nom

Irvine st, 888, (10:2761) es, 175 n Seneca av, 25x100; pr mtg \$7,750; May18; Sept 16'11, due Sept17'11, 6%; Robt H Hassard to Sarah S Hassard, at Wortendyke, NJ. 500

Kelly st, nec 167th, see 167th, nec Kelly.

Main st, (*) es, 100 s Halperin, 32.6x 100.11x17.6x102.10; Sept18; Sept19'11, 5y 5½%; Geo Costar, 1922 E 177, to Robt I Brown, 162 W 76 TRSTE Marianna C Cobb will of Robt I Brown (decd). 10,000

Tiffany st, ws, at nws Westchester av, see Westchester av, 1287.

5TH st, (*) ss, 70 w Washington av, 100x100; Sept15'11, 5y5%; Saml Berger, 2359 Lyon av to Geo W McDonald, 136 W 97. 1,900

12TH st, (*), ss, 505 e Av E, 100x216 to 11th, Unionport, except part for Tremont av; PM; Sept14; Sept15'11, 3y5½%; Cecillbert Realty Co to Bel B Purdy, 9 Mt Morris Park W. 8,000

132D st, ns, 325 e St Anns av, see 134th, ss, 400 e St Anns av.

134TH st, swc So Boulevard, see 134th, ss, 400 e St Anns av.

134TH st, ss, 425 e St Anns av, see 134th, ss, 400 e St Anns av.

134TH st, (10:2546) ss, 400 e St Anns av, 25x114.6 to So Boulevard x26.6x123.5; also 134TH ST, (10:2546) ss, 425 e St Anns av, runs s114.6 to ns So Boulevard xn80.9 xn84.6 to st xw75 to beg; also 134TH ST, (10:2546), swc So Boulevard, runs w150xs 84.6 to So Boulevard xne—xn8.3; also 132D ST, (10:2546) ns, 325 e St Anns av, 100x 100; also 132D ST, (10:2546) ns, 325 e St Anns av, 100x100; pr mtg \$69,500; Sept14; Sept15,11, due as per bond; Amalia Ricca to Saml J Bloomingdale, 21 E 63, et al. 20,300

145TH st, (10:2738) ss, 125 e Whitlock av, 25x100, except pt for Longwood av; Sept20; Sept21'11, due, &c, as per bond; Anna wife of & Chas Jorgensen to Helen J Johnson, 544 Bedford av, Bklyn. 4,000

147TH st, (9:2292) ns, 132.10 e Bergen av, 27x100; ext of mtg for \$14,000 to Oct '14, 5%; Sept15; Sept16'11; New York Mortgage & Security Co, 135 Bway, with Friedrich Wilkens, 411 E 147. nom

150TH st, swc River av, see River av, swc 150.

150TH st, swc Prospect av, see Prospect av, swc 150.

152D st, 419, (9:2374) ns, abt 155 w 3 av, 25x100; PM; pr mtg \$9,000; Sept15; Sept18'11, due May15'12, 6%; Stanley Ginsberg to Victoria Bitterman, 122 W 114. 1,362

152D st, 792-4, see Tinton av, swc 152.

155TH st, 368, (9:2401) ss, 125 e Courtlandt av, 25x100; Sept15; Sept18'11, due July1'15, 6%; Abr Kaufman & Gabriel J Cohen to Hannah M Sloane, 3141 Decatur av. 3,750

156TH st, swc Courtlandt av, see Courtlandt av, swc 156.

158TH st, (9:2405) ns, 268.9 e Courtlandt av, 18.9x100; pr mtg \$—; Sept16; Sept18'11, 1y6%; Mary Nobienky, 381 E 158, to Jno J Buckley, 608 Morris Park av. 500

159TH st, 371, (9:2406) nes, 200 se Courtlandt av, 25x100; PM; Sept14; Sept15'11, due, &c, as per bond; Louisa Radlein to Clara Otto, 371 E 159. 4,300

164TH st, swc Sheridan av, see Sheridan av, swc 164.

164TH st, swc Sheridan av, see Sheridan av, swc 164.

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165TH st, 434, (9:2386) ss, 214.3 w Washington av, 83.10x195.6; PM; Sept19; Sept 20'11, 5y5%; Henry Holtz & Jos Bernstein to Augusta W Meyer, 434 E 165 et al. 10,000

166TH st, (10:2680) ns, 100 w Prospect av, 40x100; Sept14; Sept15'11, demand, 6%; Dora Busse to Consumers Bwg Co of NY, Ltd, 1011 Av A 3,200

166TH st, sec Park av, see Park av, sec 166.

167TH st, (10:2706) nec Kelly, runs e 23.7x97.6xe90.3xn50xw106.2 to Kelly xs 149.1 to beg; Sept11; Sept16'11, due, &c as per bond; Abr Schneider to Jas G Wentz, 335 West End av. 6,000

169TH st, (11:2925) ns, 93.9 w Fulton av, 2 lots, each 43x98.6; 2 mtgs, each \$2,000; 2 pr mtgs \$30,000 each; Sept18'11, due, &c, as per bond; Hayman Eckman to Wm C Oesting, 1350 Fulton av. 4,000

169TH st, 368, (9:2431) swc Teller av, 20x90; ext of \$7,500 mtg until Oct1'14 at 5%; Sept12; Sept18'11; Mary M Baab with Saml S Paymer, 368 E 169. nom

170TH st, nwc Charlotte, see Charlotte, 881.

171ST st, swc Brook av, see Brook av, swc 171.

175TH st (*), ws, 106 s Gleason av, 25x100; pr mtg \$4,000; Sept13; Sept15'11, 4y 6%; Robt McBain to D J Dillon Co, 1159 Theriot av. 2,500

175TH st, (11:2952) ss, 371.7 e Prospect av, 45x144.1x45x143.7; Sept19; Sept20'11, 5 y5%; John W Cornish Constn Co to Herbert S Rauh at Hotel Savoy, sec 59th & 5 av. 40,000

175TH st, (11:2952), same prop; certf as to above mtg; Sept19; Sept20'11; same to same.

178TH st, (11:2810) ss, 379.6 w Anthony av, 23.6x100; Sept5; Sept18'11, 1y6%; Margarete Kopetz by Herbert B Royce, her committee to Harry T Crist, at Middletown, NY. 1,000

179TH st, (11:3093) ss, 100 w Prospect av, 72x95; Sept20'11, 1y6%; Ernest Keller, 415 E 240 to Mary S Croxson, 39 Pierrepont, Bklyn. 44,000

180TH st, 509, (11:3362) ns, 70 e 3 av, 22.6x50, leasehold; sept19; Sept21'11, due, &c, as per notes; Max Kan, 454 E 183d, to Gustave D Ramm, 537 E 180. 1,500

181ST st, (11:3124) ns, 21.6 w Honeywell av, 50.6x88.7 to West x50x81.4; bldg loan; Sept15; Sept18'11, due July1'12, 6%; A Warren Constn Co to Prospect Investing Co at Purchase, NY. 35,000

181ST st, (11:3144), same prop; certf as to above mtg; Sept15; Sept18'11.

182D st, nec Washington av, see Washington av, nec 182.

183D st, nec Grand av, see Grand av, nec 183.

183D st, (11:3143) ss, 230 w Webster av, 25x100; pr mtg \$6,500; Aug23; Sept21'11, 1y6%; Wm H Carter, 366 E 183, to Abr F Cohen, 766 Cauldwell av. 1,000

186TH st, 453, (11:3040) ns, 100 e Park av, 50x100; pr mtg \$27,500; Sept16; Sept19 '11, due Sept19'13, 6%; Riedt Realty Co to Wolf G Isaacs, 143 W 138. 6,000

186TH st, 453; certf as to above mtg; Sept16; Sept19'11; same to same.

187TH st, (11:3105) ns, 50 e Beaumont av, 50x100; Sept19; Sept20'11, due as per bond; Scalzo Realty Co to Margt Muh, 1515 Glover, individ & as gdn Walter Muh. 14,000

187TH st, (11:3105), same prop; certf as to above mtg; Sept19; Sept20'11; same to same.

191ST st, 593, (12:3273) nes, abt 175 w Hughes av, 50x158.6; Sept18; Sept19'11, due, &c, as per bond; Luigi Tommaso & Giuseppe Ferraro to Title Guarantee & Trust Co, 176 Bway. 2,500

191ST st, 593; sobrn agmt; Sept18; Sept 19'11; Frank Miraglia, 93 Roosevelt, with same. nom

215TH st (*), ss, 200 e Laconia av, 50x100, Laconia Park; Aug15; Sept16'11, 5y 6%; Agnes Nichols, of Mt Vernon, NY, to Wm Beaman, 447 St Anns av. 1,500

215TH st, (*) nec White Plains rd, see White Plains rd, (*) nec 215.

218TH st (*), ss, 105 e Bronxwood or 5 av, 25x113; PM; Sept16; Sept21'11, due Dec30'12 without interest; Concetta Bonogiovi, 511 W 148, to Melrose Realty Co, 4380 3 av. 250

225TH st (*), sws, 105 e 4 av, 100x114, Wakefield; PM; Sept14; Sept15'11, 5y5%; Christopher Fink to Maggie Haas, 814 E 225. 9,000

225TH st (*), sws, 105 e 4 av, 100x114, Wakefield; PM; pr mtg \$9,000; Sept 14; Sept15'11, due, &c, as per bond; same to John Eichler Bwg Co, 3582 3 av. 2,000

225TH st, (*) ns, 405 e Barnes av, 4 lots, each 25x114; 4 bldg loan mtgs, each \$4,000; Sept20; Sept21'11, 4y6% until completion of bldgs & 5% thereafter; Perfect Home Co to Title Guarantee & Trust Co, 176 Bway. 16,000

225TH st, (*) ns, 405 e Barnes av, 100x114; certf as to 4 mtgs aggregating \$16,000; Sept20; Sept21'11; same to same.

237TH st, 327 E, (12:3386) ns, 303 w Martha av, 25x100; Aug24; Sept16'11, 2y 6%; Olivia Gilber to Martin N O'Donnell, 3056 Woodlawn rd. 500

Av St John, (10:2686) es, 103.8 n Kelly, 33.3x107.6; certf as to mtg for \$3,000; Mar 6 Sept20'11; Ittner Realty Co to Max Finkelstein. —

Briggs av, (12:3301) ws, 260 n 196th, 40 x94.10x40x94.1; prior mtg \$—; Sept18; Sept19'11, due Jan1'12, —%; Nathan B Levin Co, 1910 Webster av to Marjorie Doll, 440 Riverside Drive. 3,050

Briggs av, (12:3301); same prop; certf as to above mtg; Sept18; Sept19'11; same to same.

Briggs av, (12:3301), same prop; sobrn agmt; Sept18; Sept19'11; same & Geo E Buckbee, 1941 Grand Blvd & Concourse with same.

Boston rd, (*) swc Cedar, 55.1x64.5x50x 87.8, Eastchester; Sept19'11, demand, 5%; Anna Dannies, 1816 Boston rd to David Mayer Brewing Co, 3560 3 av. 500

Blackrock av, (*) ns, 191.1 e Pugsley av, see Watson av, (*) ss, 191.1 e Pugsley av.

Briggs av, (12:3301) ws, 100 s 197th, 24.4 x104.3x66.5x94.3; pr mtg \$5,500; Sept19'11, 3y5%; Geo Stubenvoll, 2785 Briggs av to Fred W Budd, 263 Henry, Bklyn. 1,000

Bryant av, (10:2761) es, 210 s Garrison av, 2 lots, ea 20x100; 2 mtgs, ea \$1,000; 2 pr mtgs \$— ea; Sept15; Sept19'11, 2y6%; Martin Pletscher Constn Co, Inc, to Marie A Hoyer, 1745 Park av, Bronx. 2,000

Bassett av, (*) ws, 700 s Saratoga av, 50x100; PM; Sept18; Sept20'11, 3y5½%; Chas Geoghegan, 1415 2 av to Hudson P Rose, 32 W 45. 800

Bryant av, (10:2761), same prop; 2 certfs as to above mtgs; Sept15; Sept19'11; same to same.

Brook av, (11:2896) swc 171st, 100x39.3x 99.11x39.2; pr mtg \$40,000; Sept18; Sept19 '11, due Mar18'12, 6%; Brook av & 171st St Realty Co to Carrie Esberg, 129 E 47. 3,900

Brook av, (11:2896), same prop; certf as to above mtg; Sept18; Sept19'11; same to same.

Brook av, (9:2395); same prop; certf as to above mtg; Sept20; Sept21'11; same to same.

Brook av, (9:2395) es, 168.1 s 169th, runs sw45.6xse24xn0.6xe76.6 to N Y & H R R xne45xnw100.6 to beg; Sept20; Sept21'11, due, &c, as per bond; Jno H Buscall Co to Manhattan Mtg Co, 200 Bway. 30,000

Beaumont av, 2405, (11:3090); certf as to mtg for \$2,625; Apr21; Sept21'11; Coucci Realty Co to whom it may concern.

Becker av, (*), nwc White Plains rd, see White Plains rd, (*) nwc Becker av.

Beaumont av, ws, 125 n 188th, see Cambreleng av, es, 125 ne 188.

Beach av, 1352, (*) es, 126.6 s McGraw av, —x—; Sept21'11, due, &c as per bond; Jno Sonnet, 1354 Beach av, to Agnes C Murray, 1805 McGraw av. 2,500

College av, 949, (9:2423) ws, 121 s 164th, 20x100; Sept21'11, due, &c, as per bond; Aladar Darvas to Title Guarantee & Trust Co, 176 Bway. 3,500

College av, 352, (9:2322) es, 50 n 141st, 25x100; Sept18; Sept21'11, due Dec1'14, 5%; Maria A Palumbo to Dollar Savgs Bank, 2808 3 av. 2,000

Cauldwell av, 1028, (10:2633) es, 153.10 n 165th, 17.6x76.7; Sept21'11, 3y5½%; Ada V wife of & Gervase J Tinsley to Jno Cornell, Newport, RI. 4,000

Creston av, (12:3318) ws, 24.8 s 198th, 25x100.4; PM; Sept20; Sept21'11, due July1 '13, 5%; Anna S Landeen, Ridgefield Park, NJ, to Paul J Exner Co, 55 E 20. 2,500

Cambreleng av, (11:3090) es, 125 ne 188th, 75x155.10 to Beaumont av x75x151.1 except pt for Beaumont av; Sept15; Sept 21'11, due Mar15'12, 6%; Chas Brogan, Inc, a corpn, to Margt Knox, 478 Mott av. 4,500

Cambreleng av, (11:3090); same prop; certf as to above mtg; Sept15; Sept21'11; same to same.

Clasons Point rd, (*) sec Gildersleeve av, —x—, gore; Sept15; Sept16'11, 3y 5½%; Eliz Deitrich, Hackensack, NJ, to Susan H Rudd, 504 W 139. 800

Corsa av, (*) ws, 26 n Beech av, 26x 96.1x25x—, Laconia Park; Aug31; Sept16 '11, 3y6%; Agnes Nichols, of Mt Vernon, NY, to Wm Beaman, 447 St Anns av. 750

Courtlundt av, (9:2415) swc 156th, 50x 100; pr mtg \$10,000; Sept12, Sept20'11, due &c as per bond; August C Friedrich heir Margt Wagner of Lake Katrine, NY to Wm Ennis, 923 Brook av. 1,200

Crotona av, (11:3102) es, 150 n 183d, 50x 100; pr mtg \$34,000; Sept15; Sept20'11, due as per bond, Rutherford Realty Co to Furrer Constn Co, 141 Bway. 7,500

Decatur av, (12:3283) ws, 125.3 s 198th, 25x85.2x25.2x86.4; Sept16; Sept18'11, 3y 5½%; Lydia A Reynolds, 2767 Decatur av, to Mrs Frank Leslie, at Sherman Sq Hotel, 2039 Bway. 5,000

Decatur av, (12:3283); same prop; pr mtg \$5,000; Sept16; Sept18'11, 1y6%; same to Frank J Rinaldi, 306 E 116. 1,200

Eagle av, (10:2624) es, 552.11 s 156th, runs s50xe15xn50xw87.7xw27.3 to beg; bldg loan; Aug29; Sept15'11, demand, 6%; G Evans Constn Co to City Mtg Co, 15 Wall. 30,000

Eagle av, (10:2624); same prop; certf as to above mtg; Sept15'11; same to same.

Eagle av, (10:2624) es, 552.10 s 156th, 50x115; Sobrn agmt; Aug29; Sept15'11; Henry Segall, 101 W 115, with City Mtg Co, 15 Wall. nom

Franklin av, 1413-5, (11:2932) ws, 94 n 170th, 33.2x94.11; pr mtg \$25,000; Sept19 '11, 2y6%; Wm Hodes to Jas W Kurtz, 421 W 57. 2,000

Forest av, (10:2659) es, abt 210 n 163d, 62x100; pr mtg \$44,000; Sept15; Sept 21'11, due, &c, as per bond; Emanuel Solomon, 964 Forest av, to Murray Goldberg, 161 W 136. 8,000

Franklin av, (11:2932) ws, 94 n 170th, 33.2x94.11; Ext of \$25,000 mtg until Sept 20'14 at 5%; Sept20; Sept21'11; Chas Hoffman trste with Wm Hoes, 1876 Belmont av. nom

Grand av, 2053, (11:3206) ws, 310 s 180th, 20x100; pr mtg \$7,000; Sept16; Sept 18'11, 3y6%; Edw S Napolis to Jno La Spina, 2051 Grand av. 1,500

Glebe av, (*), swc Starling av, see Starling av, (*) swc Glebe av.

Grand Boulevard & Concourse, (9:2457) es, 75 n 167th, 308.6x204.10 to Sheridan av; Sept18'11, 3y6%; West Side Constn Co to Title Ins Co of NY, 135 Bway. 40,000

Grand Boulevard & Concourse, (9:2457); same prop; certf as to above mtg; Sept18 '11; same to same.

Grand av, 2053, (11:3206) ws, 310 s 180th, 20x100; Sept15; Sept16'11, 3y5%; Jno La Spina to Wm B Storer, Trste for Mary Storer et al will Saml L Storer, 543 4th, Bklyn. 7,000

Glebe av, (*), ws, 37 s Starling av, 25x 90.1x25x88.9, except part for Glebe av; Sept14; Sept15'11, 3y5½%; Wm Buhl, Inc, to Eliz K Dooling, 179 E 80. 5,000

Glebe av, (*); same prop; consent to above mtg; Sept14; Sept15'11; same to same.

Glebe av, (*); same prop; certf as to above mtg; Sept14; Sept15'11; same to same.

Gildersleeve av, (*) sec Clason Point rd, see Clason Point rd, (*) sec Gildersleeve av.

Grand av, 2535, (11:3214) ws, 437.8 n 190th, 50x106 to es old Croton Aqueduct; PM; Sept20; Sept21'11, due, &c, as per bond; Julia G Clinch to Fredk C Heizenroeder, 30 W 40, Bayonne, NJ. 7,000

Grand av, 2535; PM; pr mtg \$7,000; Sept 20; Sept21'11, due, &c, as per bond; same to same. 1,500

Grand av, (11:3196) nec 183d, 50x100; Sept21'11, due, &c, as per bond; Jane McLaughlin, Newark, NJ, to Ellen McK Gunning, 464 W 142. 1,000

Honeywell av, (11:3122) ses, 245 sw 180th, old lines, 56.11x98.11; PM; Sept18; Sept19'11, 2y5½%; John D Hallock to Annie McConville, 2273 7 av. 3,700

Hill av, (*) es, 375 s Randall av, 25x100; Sept20'11; installs; 6%; Ernst J Larson, 3941 Amundson av to Railroad Co-Oper B & L Assn, 103 Park av. 2,400

Intervale av, 1369, (11:2965) ws, 65.4 s Jennings, 40x110; ext of \$27,000 mtg until Nov1'16 at 5%; Sept14; Sept18'11; Mary D Ungrich, 105 W 131, with Union Dime Savgs Bank, 701 6 av. nom

Intervale av, (10:2700) ws, 341.11 s 167th, 50x95.2x50.6x88; PM; Sept15'11, 1y 5½%; Our Realty Co to Jas G Lock, 1937 Anthony av. 6,000

Jackson av, ws, 188.7 n 163, see Washington av, nec 182.

Laurie av, (*) nwc Mulford av, see Mulford av, (*) nwc Laurie av.

Mulford av, (*) nwc Laurie av, 25x100, Throggs Neck; PM; Sept16; Sept19'11, 3y 6%; Conrad J Zinn to Mary J Deegan, nec Eastern Boulevard & Balcom av. 600

Murdock av, (*), es, 550 s Randall av, 50x100, Edenwald; PM; Sept15'11, 3y5½%; Alex B Myren, of Annadale, SI, to Land Co "C" of Edenwald, 16 E 42. 350

Morris Park av, (*), ss, 75 w Garfield av, 25x100; pr mtg \$5,000; Sept12; Sept15 '11, due, &c, as per bond; Henrietta M Engel, of Philadelphia, Pa, & Frieda M Buehrle, 582 Morris Park av, to Henry J Engel, 509 E Tulpehocken, Philadelphia, Pa. 500

Marion av, (12:3289) ws, 150 s 198th, 25 x70.8x25.3x66.11; pr mtg \$—; Aug24; Sept16'11, 2y6%; Annie wife of & Jos Krieger to Martin N O'Donnell, 3056 Woodlawn rd. 1,000

Morris av, (9:2442) ws, 50 n 153d, 50x 100; Bldg Loan; Sept19, Sept20'11, 1y6%; Jas Cunningham to Anna Geisler, 990 Trinity av. 30,000

Maclay av, (*), ws, at nes Zerega av, see Zerega av, (*) nes, at ws Maclay av.

Newman av, (*), swc O'Brien av, 100x 100, Clason Point; Sept14; Sept15'11, 3y 6%; Porter Realty & Development Co to Fredk W Merten, 820 So Oak Drive. 2,000

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Newman av. (*); same prop; certf as to above mtg; Sept13; Sept15'11; same to same.

Nelson av. (9:2517) es, 120.2 n 168th, 75 x116x85x135.2; also NELSON AV, (9:2517) es, 295.3 s 169th (Orchard), 50.1x116x50.6 x104.6; Ext of \$5,500 mtg until Sept15'13 6%; Sept14, Sept19'11; Emma M Frey, 158 E 179, gdn Emily F Schlegelmilch & ano with Arthur Schmidt, 45 North av, New Rochelle, NY; Sept19'11. nom

Nelson av, es, 295.3 s 169th, see Nelson av, es, 120.2 n 168.

O'Brien av. (*), swc Newman av, see Newman av (*), swc O'Brien av.

Prospect av. (11:2949) ws, 175 n 175th, 25x100; Sept15'11, 3y5%; Frank G Wagner to Chas Dorn, 361 3 av. 4,000

Park av. (11:3031) ws, 437.8 s 187th, 100.2x93.3x100.5x98.3; Sept14; Sept15'11, due, &c, as per bond; Hope Constn Co, 150 Bway to Hamilton Securities Co, 165 Bway. 34,365

Park av. (11:3031); same prop; certf as to above mtg; Sept14; Sept15'11; same to same.

Prospect av. (10:2674) swc 150th, 24.11x100.25x100; pr mtg \$—; Sept19; Sept21'11, due, &c, as per bond; Pauline Dauere, 685 Dawson, to Public Bank, 87-91 De-lancey. 4,000

Perry av. (12:3333) es, 175 s Woodlawn rd, 25x100; Sept20; Sept21'11, 1y6%; Geo Schmitt to Wm J Amend, ex Annie Moore, 38 W 74. 500

Park av. (9:2387) sec 166th, 255x192x238 x97; sub to mtg for \$125,000; declaration that above are covered by mtg for \$300,000 recorded Mar29'10; Aug18'11; Sept21'11; Shults Bread Co, 26 Beaver, to Peoples Trust Co, 181 Montague, Bklyn; re-recorded from Aug23'11. nom

Parker av. (*) es, abt 338 s Castle Hill av, 50x100; Ext of mtg for \$2,500 to July 1'14; 6%; Sept14, Sept15'11; Wm Huke, 1727 Taylor av with Salvatore Genzardi & Josephine V his wife, 1636 Parker av. nom

River av. (9:2356), swc 150th, 86.11x115.3x111.4 to nes Exterior x111.4 to 150th x170.3; Sept15; Sept16'11, 5y4½%; Howard W Richardson, 100 Cathedral Parkway to Mary E Prior, 1363 Dean, Bklyn. 20,000

River av. (9:2356); same prop; Sobrn agmt; Sept1; Sept16'11; same & Jno Ingle Jr, 176 Berkley av, Bloomfield, with same. nom

St Raymonds av, 2458 (*) being lot 16, map Jacob V Hutchlers land; pr mtg \$— Sept15, Sept16'11; 3y6%; Eliz Healy, 1846 Cruger av to Jennie Sealy, 608 Morris Park av. 600

So Boulevard, 1096 on map No 1098, (10:2744) es, 170 s 167th, 35x100; Sept19, Sept20'11, due as per bond; Chas G Lohman to Jas F Meehan Co, 815 Hunts Point av. 6,000

So Boulevard, 835, (9:2261); sal Ls; Sept16; Sept18'11, demand, 6%; Annie Kraft to A Hupfels Sons, a corpn, 3 av & 161. 4,305.12

So Boulevard, swc 134, see 134, ss, 400 e St Anns av.

So Boulevard, ns, 425 e St Anns av, see 134, ss, 400 e St Anns av.

So Boulevard, ns, 400 e St Anns av, see 134, ss, 400 e St Anns av.

Starling av. (*), swc Glebe av, 86.9x36.9 x88.9x37, except pt for Glebe av; Sept14; Sept15'11, 3y5½%; Wm Buhl, Inc to Eliz K Dooling, 179 E 80. 7,000

Starling av. (*); same prop; consent to above mtg; Sept14; Sept15'11; same to same.

Starling av. (*); same prop; certf as to above mtg; Sept14; Sept15'11; same to same.

Seton av. (*) es, 150 s Randall av, 25x100, Edenwald; Sept18; Sept19'11, due, &c, as per bond; Charl A Anderson, 4081 Edson av to Kate J Meekins, 259 W 153. 3,000

Sheridan av. (9:2461 & 2455) swc 164th, 34.5x62.8x34.4x62.2; bldg loan; Sept18; Sept 19'11, 1y6%; Hurley Constn Co to Theo J Chabot, 1208 Wash av. 12,000

Sheridan av. (9:2461 & 2455), same prop; certf as to above mtg; Sept18; Sept19'11; same to same.

Sheridan av. (9:2461 & 2455) swc 164th, 34.5x62.8x34.4x62.2; sobrn agmt; Sept21'11; Michl J Sullivan with Theo J Chabot, 1208 Washington av. nom

Tinton av. (10:2653) swc 152d (Nos 792-4), 100x46; Sept19; Sept20'11; 5y5%; Fanny Gruen to Frederic R Couder, 124 E 56 gdn Yolande Merillon et al. 38,000

Tibbett av. (13:3415) es, 90 n 244th, 87.6 x89.9x58.7x128.2; PM; Sept12; Sept15'11, due, &c, as per bond; Jno C Uptegrove, 227 Riverside Drive to Louisa Dash, on es Waldo av, abt 300 s 242d. 2,700

Topping av. (11:2798) ws, 217.6 n 174th, 52.6x95; pr mtg \$9,500; Sept11; Sept16'11, 1y6%; Adolph E Klotz, 1751 Topping av, to Lawrence Rukeyer, 575 W 172. 1,600

Trinity av. (10:2640) es, 196.2 n 165th, 18.9x90; Sept5; Sept15'11, 5y5%; E W Lewin-Epstein to Lawyers Mtg Co, 59 Liberty. 5,000

Teller av, swc 169th, see 169th, 368.

Tiebout av. (11:3145) ws, 324.11 s 183d, 18.8x69.2x18.6x70.7; pr mtg \$4,000; Sept14; Sept15'11, due as per bond; Edmondson Constn Co, 109 E 175, to Geo E Buckbee, 1941 Grand Blvd & Concourse. 1,000

Tiebout av. (11:3145); same prop; certf as to above mtg; Sept7; Sept15'11; same to same.

Tiebout av. (11:3145) ws, 343.7 s 183d, 18.7x67.10x18.5x69.2; pr mtg \$4,000; Sept 14; Sept15'11, due as per bond; same to same. 1,000

Tiebout av. (11:3145); same prop; certf as to above mtg; Sept12; Sept15'11; same to same.

Union av. (10:2668) ws, 100 n 161st or Clifton, 16.7x137.6; pr mtg \$3,000; Sept28'10; Sept15'11, due May8'14, 5½%; Louis Papesca to Guiseppe Papesca. 1,900

Woodycrest av. (9:2510) es, 114.10 s 168th, 29x88x irreg x100; ext of \$20,000 mtg until Sept18'14 at % as per bond; Sept18'11; Marie, Clara H & Marie P Sonntag with Jane C Spearling, 1244 Woodycrest av. nom

Whitlock av, 716-S. (10:2730) ses, 178.10 ne Leggett av, 50x136.8x50.7x129; Sept18; Sept19'11, demand, 6%; Ellen M Quinlan to Bernheimer & Schwartz Pilsener Brew Co, Ams av & 128. 2,000

White Plains rd. (*) nec 215th, 140.2x46 x131x56.9; Sept14; Sept19'11, due as per bond; Adelaide Burlando to Mamie Reynolds, 3900 White Plains rd. 1,000

Watson av. (*) ss, 191.1 e Pugsley av, 200x216 to Blackrock av; Sept19'11, due, Oct1'14, 6%; John C Fisher to Eliz M Thomson, 128 Central Park S. 12,500

Washington av, 2155. (11:3037) ws, 446 s 182d, 18x115, except part for av; pr mtg \$4,900; Sept15; Sept18'11, installs, 6%; Mary M Lynch, 2155 Washington av to Restoff & Bettman, a corpn, 320 Bway. 177

Westchester av, 1802 (*), ss, 25.6 e Beach av, 25.4x101.5x24.11x96.8; Sept15; Sept16'11, due, &c, as per bond; Wm Kelleher to Saml Shapero, 901 E 169. 7,500

Washington av. (11:3050), nec 182d, 150.5x66x148x93; also JACKSON AV, (10:2639 & 2649) ws, 188.7 n 163d, 25x75; pr mtg \$—; Sept7; Sept16'11, due Oct7'11, 6%; Nora Constn Co to Wm V Simpson, Matawan, NJ. 10,000

Washington av. (11:3050); also JACKSON AV, (10:2639 & 2649); same prop; certf as to above mtg; Sept7; Sept16'11; same to same.

Webster av, 3198. (12:3357); ext of mtg for \$4,000 to July2'14, 5½%; Aug26; Sept 16'11; Lawyers Mtg Co with Mary F Berrian. nom

Weekes av, 1658. (11:2792) es, 95 s 173d, 20x95; PM; Sept14; Sept15'11, installs, 6%; Eva Glasheim, of Hammels, LI to D L Block Co, 611 W 135. 500

Westchester av. (*), ss, adj land now or formerly Thos C Taylor, runs s 407 xw85 xn355 to av xe97.1 to beg, except pt for av, Westchester; pr mtg \$12,000; Sept14; Sept15'11, due Jan21'13, 6%; Harry Westfield to Chas Massoth, 1217 Tinton av. 3,000

Washington av. (11:2914) es, 30.4 n 172d, 30.4x109.9x30.3x109.9; Sept15'11, 5y5%; L & S Constn Co to Lawyers Mtg Co, 59 Liberty. 33,000

Washington av. (11:2914); same prop; certf as to above mtg; Sept 12; Sept15'11; same to same.

Washington av, 1523. (11:2903) ws, 125 n 171st, 25x145; Sept15'11, 5y5%; Wm Gullery to Lawyers Mtg Co, 59 Liberty. 12,000

Westervelt av. (*), ws, 125 n Boston Post rd, 25x100; July29; Sept15'11, 3y5%; Jno Schneider to Diedrich Wischhusen, 3808 White Plains av. 600

Washington av, 2183. (11:3037) ws, 125 s 182d, 50x150, except pt for av; pr mtg \$—; Sept14; Sept15'11, 1y6%; A Warren Constn Co to Prospect Investing Co at Purchase, NY. 12,500

Washington av, 2183; certf as to above mtg; Sept14; Sept15'11; same to same.

Wickham av. (*), ws, 100 s Cornell av, 100x100; Sept14; Sept15'11, 3y6%; Augusta Ferber to Walter W Taylor, 1191 Boston rd. 2,000

White Plains rd. (*) nwc Becker av, 116.6x92.7x116.6x88.6; Sept20; Sept21'11, due, &c, as per bond; Wm W Penfield to Title Guarantee & Trust Co, 176 Bway. 12,000

Wickham av. (*) ws, abt 650 s Nereid av, 25x97.6; Sept19; Sept20'11; 3y6%; Karl Hagenjos to Wm H & Margt McCormick, 343 E 153. 500

Westchester av, 1287. (10:2715) nws at ws Tiffany, runs n96.11xw100x56xw0.8 xs10.9xsw25xw12.1xse85.8 to av, xne103 to beg; PM; Sept20'11; 3y5%; Manhattan Leasing Co to Wm Simpson at New Hudson, NY. 28,000

Webster av. (9:2396) es, 77.3 n 168th, 42.9x90; Sept20'11; 5y5%; O J Schwarzer Co, 1340 Brook av to Jno Aspinwall at Newburgh, NY & ano trstes Jno L Aspinwall decd for benefit Jno Aspinwall. 25,000

Webster av. (9:2396) same prop; Certf as to above mtg; Sept20'11; same to same.

Wendover av, 417. (11:2897) ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3; PM; pr mtg \$23,750; Sept20'11; 2y6%; Jno B Schadel, 55 E 176 to Edw Muller, 811 E 180. 1,000

Zerega av. (*), nes, at ws Maclay av, 19.11x78.11x20.3x79.10; Sept15'11, due as per bond; Zerega Av Impt Co to Wm Ludden, 221 Gates av, Bklyn, NY. 6,000

Zerega av. (*); same prop; certf as to above mtg; Sept15'11; same to same.

Zerega av. (*); same prop; Sobrn agmt; Sept15; same & Seewacha Constn Co with same. nom

3D av. (11:3048) ws, 231.6 n 181st, 150x127.11; Sobrn agmt; Aug30; Sept15'11; Pinkus Nathan, 35 W 86, with City Mtg Co, 15 Wall. nom

3D av. (11:2929) es, 289.5 n Wendover av, 25x125; Ext of \$17,500 mtg to Dec3'14 at 5%; Sept18; Ede Levenson, 1815 7 av with Robt I Brown trus Robt I Brown for Marianna C Cobb &c. nom

Plot. (*), begins 440 e White Plains rd at point 645 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; PM; Sept16; Sept18'11, due July1'16, 5%; Jan Zigmund to Jas Dunnigan, 1214 Simpson. 4,000

E ¼ lot 80. (*) map Olinville, 25x100; PM; Sept21'11, 2y6%; Lena Barbetta to Mark Lurie, East Schodak, Rensselaer Co, NY. 513.18

JUDGMENTS IN FORECLOSURE FORECLOSURE SUITS.

SEPT. 14.

26TH st, 336 E; Julia Hoffmann agt Adolph S Miller; Chas Brandt, Jr, atty; Jno J McBride, ref. (Amt due, \$4,359.46.)

11TH st, 615 E; Henry Say agt Nathan Kohn; P Chauncey Anderson, atty; Robt H Koehler, ref. (Amt due, \$23,359.38.)

SEPT. 15.

Cherry st, 484; Harriett A Anderson agt Jos Klein; Ellery O Anderson, atty; Alexander A Mayper, ref. (Amt due, \$12,-893.75.)

134TH st, ss, 140 w Park av, 37.6x99.11; Henry H Jackson agt Sigmund Morgens-tern; Jos A Kent, atty; Edw R Vollmer, ref. (Amt due, \$10,538.33.)

SEPT. 16.

Melrose av. sec 152d, 114.5x20; Geo Ehret agt Harry Kruse; Edw M Burghardt, atty; Alexander J Lindsay, ref. (Amt due, \$9,371.25.)

SEPT. 18.

Crotona av. es, 400 n 183d, 20x100; Thos B Hidden agt Jno O'Leary; Levi S Hulse, atty; Edw D Dowling, ref. (Amt due, \$6,803.33.)

103 Dst. ns, 100 e 2 av, 25x100.11; Lillie McHartigan agt Harrison, Elliott & Byrd, attys; Francis M Pollock, ref. (Amt due, \$12,894.13.)

SEPT. 19.

103D st. ns, 125 e 2 av, 25x100.11; two actions; Same agt same; same attys; same ref. (Amt due, \$12,894.13.)

SEPT. 20.

165TH st. ss, 200.7 e Ams av, 49.4x102.11; Lambert Suydam agt Jas Higgins; Wm R Adams, atty; Jas A Foley, ref. (Amt due, \$36,475.84.)

90TH st, 102 W; Katie Hoehn agt Geo Schuck; F P Hummel, attys. (Amt due, \$5,147.69.)

165TH st. ss, 155.2 w Forest av, 20x100; Marie T Dunn-Rouset agt Mary J Cuddy et al; Clarence C Fowler, atty; Jos M Shellaberger, ref. (Amt due, \$1,086.06.)

LIS PENDENS.

SEPT. 16.

Longfellow av. ws, bet Jennings & 172d; Max A Weiler agt Jno King et al; fore-closure of transfer of tax lien; Saxe & Powell, attys.

Longfellow av. ws, bet Jennings & 172d; Same agt same; fore-closure of transfer of tax lien; Saxe & Powell, attys.

West Farms rd & 173D st. nwc; Same agt Twenty-Third Ward Land Improve-ment Co et al; fore-closure of transfer of tax lien; Saxe & Powell, attys.

Hoe av. es, bet Freeman & Jennings, Lot 5; Same agt Jno O'Brien; fore-closure of transfer of tax lien; Saxe & Powell, attys.

SEPT. 18.

2D av. nwc 119th, 40.10x80; Rogers Building Co agt Louise Herman; specific performance; M Gollubier, atty.

Boscobel av. ws, 156.7 s 170th, 4.6x114; Herman Knobloch agt City Real Estate Co et al; fore-closure of transfer of tax lien; J L Lindner, atty.

Cauldwell av. es, 72.6 n 158, 2.5x54.11x2.6x54.11; Minerva I Dietsch agt Wolf Burland; action to recover possession; H C Rickaby, atty.

SEPT. 19.

128TH st, 136-144 W; Bayside National Bank agt Jos H Cavanaugh et al; action to declare deed void; E G Story, atty.

Grand Boulevard & Concourse. ws, 98.9 s 181st, 37.10xirreg; Philip Altus agt Ellen A A Hulett et al; fore-closure of transfer of tax lien; L J Gold, atty.

Simpson st. ws, 352.1 n Home, 25x100; Belle T Sewel agt Gilbert D B Hasbrouck et al; fore-closure of transfer of tax lien; N Frank, atty.

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Simpson st., ws, 185.3 s Freeman, 25x100; Bertha C Stahr agt Gilbert D B Hasbrouck et al; foreclosure of transfer of tax lien; N Frank, atty.

East River, west bank, bet 132d & 134th; Herman Knobloch agt F & M Schoefer Brewing Co et al; foreclosure of tax lien; J L Lindner, atty.

18TH st., nes, 349 nw 2 av, 23x92; Annie B Kruger agt Julius W Kruger; partition; J J Sullivan, atty.

Union av., 570; Jos Solomon agt Mary B Cunningham; specific performance; I Hershfield, atty.

SEPT. 20.

Brook av., es, 25 s 142d, 25x100; Florence M Schreyer agt John Moore et al; partition; J I Wiener, atty.

Cottage st., sws, 66 nw Villa pl, 50x100; Lyle H Hall et al agt David Smith et al; action to determine claim; R W Cromley, atty.

54TH st., 445 & 449 W; Annie C Hamill agt Matthew J O'Neill et al; partition; Reeves & Todd, attys.

176TH st., ns, 100 e Webster av, 13x161; Katherine M Elliott agt Hugh N Camp et al; foreclosure of transfer of tax lien; J Kearney, atty.

Lexington av., 190; Katherine M Peck et al agt Thos B Peck et al; partition; J J O'Brien, atty.

Tinton av., es, lots 66 to 73, map of Estate of Jos Cudlipp, Bronx; Harry C Bryan agt John W Decker et al; foreclosure of transfer of tax lien; J Kearney, atty.

SEPT. 21.

Washington av., nec 182d, 150.5x93.1; Speedway Construction Co agt Chas W Boye et al; action to set aside conveyance; O Greenberger, atty.

Pike st., 64; Elizabeth A Doyle agt Lillian A Wiegand et al; admeasurement of dower; Joyce & Hoff, attys.

Creston av., ws, 93 s 183d, 100x120; Solomon Kerzner agt Wm F McLaughlin; action to recover possession; L J Gold, atty.

SEPT. 22.

Minetta st., 16-22; also MINETTA LANE, 21; People of the State of N Y agt Thos Rosson; notice of levy; A R Watson, atty.

Perry st., 161-65; Julius Friend agt McSweeney Realty Co; notice of levy; E I Gottlieb, atty.

117TH st., 180 E; Benj Kopelwitz agt Leo Gottesman et al; action to declare transfer void; P Hellinger, atty.

19TH st., 125 E; also LEXINGTON AV, 282; also 150TH ST, 477 W; also AMSTERDAM AV, 1865; Jas Petty agt Jennie Petty et al; amended partition; E F Driggs, atty.

King st., 21½; People of the State of N Y agt Oreste Mariani; notice of levy; C S Whitman, atty.

Hoe av., es, 125 s 173d, 57x100; Chas Steiber et al agt East 167th Street Realty Co; notice of levy; Leibowitz & Schaap, attys.

Broadway., 2128-30; Chas M Miller et al agt Joe B Acken et al; action to foreclose mechanics lien; Goldfogle, Cohn & Lind.

Whitlock av., nes, 63.10 sw 149th, —x 59.1xirreg; Herman Knobloch agt Geiszler Haas Realty Co; foreclosure of tax lien; J L Lindner, atty.

161ST st., ss, 153.3 w Union av, 1.10x 101.1; Herman Knobloch agt Leopold Vath; foreclosure of tax lien; G Bretzfelder, atty.

FORECLOSURE SUITS.

SEPT. 16.

206TH st., ss, 256.8 w Mosholu Parkway South, 16.8x120; also 206TH ST, ss, 240 w Mosholu Parkway South, 16.8x120; also 206TH ST, ss, 290 w Mosholu Parkway South, 16.8x120; three actions; Alice E Keller agt Emilia Badolati et al; F C Leubuscher, atty.

Crotona Park East., 1448; Jno H Serzelecki agt Josephine M Brown et al; E J Villanyi, atty.

SEPT. 18.

Ridge st., 149; Aaron Futterman agt Bessie Tucker et al; J Reiger, atty.

Rutgers pl., 21; Frances Simon agt Sarah Bimberg et al; A F Silverstone, atty.

5TH av., 1463; Jas C McEachen agt Arthur Schreiner et al; T C Byrnes, atty.

72D st., ns, 290 e 3 av, 75x102.2; Elimont Realty Co agt Ramilana Realty Corp et al; H Goldman, atty.

166TH st., cl intersec of a line drawn southerly in prolongation of the ws Sherman av, runs n 30 to ns 166th, xn100xw 100xs100x100 to beg; Jessie C McBride agt Jno Monaghan et al; N A McBride, atty.

Nelson av., sws, lot 102, map of Claremont, Bronx; Beatrice C Burnham et al agt Annie A Smith et al; N A McBride, atty.

Weeks av., es, 115 s 173d, 20x95; J Henry Alexander agt Whipple Security Co et al; J A Lane, atty.

Lexington av., nec 96th, 100.11x26; Sarah A Jefferson agt Josephine M French et al; W W Corlett, atty.

SEPT. 19.

121ST st., ns, 20 w 4 av, 20x100.11; Maurice S Bondy, trustee, agt Henry B Stein et al; W Bondy, atty.

134TH st., 728-730 E; Fredk W Guy agt Henry Brinckmann et al; W M Pollard, atty.

17TH st., 230-234 W; Seymour Realty Co agt Ream Construction Co et al; Kurzman & Frankenheimer, attys.

115TH st., 20 E; Sidney Wallach agt Carol Dryfoos et al; S Wallach, atty.

2D av., es, 84.2 s 113th, 41.8x100, except parts released; Lawyers Mortgage Co agt Agostino Pescatore et al; Cary & Carroll, attys.

Av A., 252; Otto Erier agt Elstone Park Realty Co; Fried & Czaki, attys.

Lot 63., map of Hunter Estate, Bronx; Abbie E Wille agt Lizzie Larsen et al; L G Mapes, atty.

SEPT. 20.

Catharine st., 61; also MONROE ST, 2½; Emma Moss et al agt John F Roberts et al; Weed, Henry & Meyers, attys.

132D st., 123 W; Chas Schmitt et al agt Marietta Hess et al; S Wechsler, atty.

110TH st., 202-208 E; Loretta V Fleming agt Pauline Schwartz et al; W F Wood, atty.

Lot 51., may of Estate of Lewis G Morris, Bronx; N Y Life Ins & Trust Co, trustee, agt Chas Jacob et al; W T Emmet, atty.

108TH st., ns, 238 w Park av, 17x100.11; Zachery P Fletcher agt United Family Society et al; Baylis & Sanborn, attys.

SEPT. 21.

Rider av., ws, 250 n 135th, 25x100; also 2D AV, ss, lots 7 to 12, map of part of Hyatt farm, Bronx; also 2D AV, sec Martha av, —x—; also 2D AV, swc 1st, —x—; also 1ST AV, lot 256, map of part of Hyatt farm, Bronx; also CRESTON AV, nec 183d, 125x100; two actions; Wm Webber et al agt Jos Stevenson et al; R D Elder, atty.

138TH st., 515 W; Geo M Bruestle agt Isaac Levy et al; amended; C Brandt, Jr, atty.

132D st., ns, 74.11 w St Anns av, 25.1x100; Henry R C Watson et al agt Thos G Barry et al; Decker, Allen & Stormm, attys.

165TH st., ss, 86.5 e College av, 60x84.7; three actions; Ferdinand W Knoll et al agt Mountain Construction Co et al; R K Brown, attys.

8TH av., swc 97th, 100.11x200; Geraldyn Redmond et al agt Wm N MacLean et al; Carter, Ledyard & Milburn, attys.

SEPT. 22.

Lot 104 and s ½ of lot 103., map of Century Investing Co, Bronx; Jos Taylor admr agt Jas H Havens et al; F M Applegate, atty.

97TH st., 212 E; Catharine W Loney agt Louise Hiller et al; Stanton & Hopkins, attys.

Villa av., ws, 230.7 n 204th, 75x100; also VILLA AV, es, 71.6 s Van Cortlandt av, 50 x121.6; also 206TH st, ns, part of lot 604, 26.1xirreg; Saml Keeler agt Anna D'Ambra et al; S Keeler, atty.

Cherry st., 306; Jacob Larchan et al agt Rosen Realty Co et al; Engel, Bros, attys.

Hoe av., nwc 172d, 25x100; Jacob Waxman agt Altro Realty Co et al; M S Hoffman, atty.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real names being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

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- 18 Austin, Robt W—Hull, Grippen & Co. 253.81
- 18 Anderson, Theodore C—C A Peterson 60.67
- 18*Abbott, Isaac E et al—Rockaway Rolling Mill 214.71
- 18 Altmayer, Jos—B K Bloch 83.84
- 19 Altschal, Saml—N Y Telephone Co 325.83
- 19 Auchtelonie, Wm J—W B Weidler 43.06
- 19 Alimento, Biagio et al—Mindlin & Rosenman 153.74
- 20 Arches, Nicholas—N Y Edison Co 13.09
- 20 Alwyn, Eugene S—S Greenberger 50.29
- 21 Adams, Jos W—E Bachman 167.52
- 21 Austin, Benj F—Wm H Henry & Co 75.50
- 21 Adelson, Lewis—B Wasserman 111.81
- 21 Austin, Ned F et al—Reliance Press 373.44
- 22 Avram, Mois H—Regina Co 91.16
- 22 Ackerman, Max—R Schoyowitz et al 530.63
- 16 Ballan, Garabid—C A Christman 100.64
- 16 Ballario, Alberte—S Piana 67.16
- 16 Barnett, Louis—H Leonard Simmons Co 73.91
- 18 Barys, Geo—S Ornstein 46.06
- 16 Becher, Morris M et al—M L Lange 46.70

- 16*Bittiner, Mollie et al—M Gans et al 265.31
- 18 Barattia, Jno et al—Italo-American Stores, Inc 113.35
- 18 Baker, Wm H—M V Priest 2,108.74
- 18 Baker, Hyman D—State Bank 1,537.75
- 18 Buchholz, Harry G—M Busa 51.45
- 18 Bell, Louis—"Hudson's" 20.31
- 18 Belles, T M et al—People, &c 1,000.00
- 18 Bank, Morris—H Stackell 50.40
- 18 Bergman, Saml—M H Sullivan 78.85
- 18 Blick, Saml—Title Guarantee & Trust Co 60.85
- 18 Buchar, Fredk—Eugene Dietzgen Co 27.16
- 18 Bogue, Abraham—L Bacon 25.91
- 18*Berman, Louis L et al—American Slicing Machine Co 89.40
- 18 Bolte, Wm—E Wilkenloh 126.42
- 19 Barnes, Theodore et al—E A Bend et al 93.01
- 19 Berkman, David—M Feder 31.04
- 19 Bleckman, Geo—163 West 93d Street Co 122.51
- 19 Birnbaum, Ricka et al—J Killeen 171.84
- 19 Barkenston, Jacob—M J Drummond 28.72
- 19 Brilliant, Henry—Saks & Co 2,937.92
- 20 Bress, Jacob—Aurora Paint & Varnish Co 111.90
- 20 Bayley, Howard—Bonwit, Teller & Co 105.66
- 20 Barasch, Michael—N Y Edison Co 15.51
- 20 Brinkhama, Claes J—the same 53.04
- 20 Brennan, Jas—McConnell Coal Co 86.97
- 20 Beckon, Maurice—D Ross 182.93
- 20 Bertholon, Claude—Jas McCreery & Co 73.43
- 20 Brown, Thos et al—People, &c 1,000.00
- 21 Balfour, Louis—Boody, Adler & Koch Co 150.52
- 21 Busch, Emanuel A—Fifth Av Library Society 98.61
- 21 Bindseil, Herman—R Carvel 783.40
- 21 Brown, Barton K—T H Monroe 30.29
- 21 Brondy, Jos et al—Market & Fulton National Bank of N Y 209.24
- 21 Bine, Max—Jos Stern & Sons, Inc 39.53
- 21 Bagnell, Therese—N Y Telephone Co 25.02
- 21 Bruno, Alexander—the same 27.19
- 21 Benze, Jos R—C I Benze 40.20
- 22 Bamberger, Jacob—Mallard Distilling Co 170.18
- 22 Bandholz, Frank A—Cross, Austin & Ireland Lumber Co 2,023.85
- 22 Bentley, Danl S—W A Spencer et al 158.10
- 22 Brockman, Marion—R A Schoenberg & Co 246.17
- 22 Bry, Julius—E Bry 264.72
- 22 Bristol, Hannah M—P W Zellenka et al 33.50
- 22 Berman, Louis et al—D Gumonow 105.01
- 22 Broschart, David et al—J Humbert 87.87
- 22 Brandstone, Jos—G E Maurer 168.83
- 22*Branscome, John et al—M Gerstenbluth 133.91
- 22Berman, Louis et al—I Goldberg 112.40
- 16 Cahn, Elliot G—I Deitelbaum 64.41
- 16 Cohen, Morris—Bacon & Co 951.87
- 16 Coates, Chas B et al—Vermont Marble Co 196.25
- 18 Cowing, Edw K—H S Boissonot 26.62
- 18 Conner, Geo A—Ivy Court Realty Co 218.41
- 18 Conwell, Jas V—Matheson Lead Co 77.81
- 19 Colonna, Gennaro et al—C Zullo 140.97
- 19 Craven, Geo—H T Pond 361.31
- 19 Claussen, Geo H et al—N Y Tel Co 23.46
- 19 Cohen, Chas et al—S Blumenfeld 60.40
- 20 Conklin, David et al—Wm Dixon, Inc 77.11
- 20 Clausen, Jos W—Title Guarantee & Trust Co 20.52
- 20 Cowlin, David—G Scharnberger 139.06
- 20 Chaffone, Frank et al—Title Guarantee & Trust Co 82.10
- 20 Costigan, Jos P—John Boyle & Co 467.67
- 20 Callahan, Mary V—Thos Stokes & Sons, Inc 59.62
- 21 Clarke, Augustus W—N Y Steam Co 91.22
- 21 Cutler, Fredk J—Garfield National Bank of City of N Y 1,248.28
- 21 Chasin, Max—W L Kantor 87.81
- 21 Chapman, Howard J—N Y Telephone Co 35.01
- 21 Casey, Francis J—the same 30.91
- 21 Connolly, Anna—Human Hair Goods Industry 75.78
- 22 Christie, Chas I—B T Babbitt, Inc 75.41
- 22 Cram, Nathan D—Barnard School for Girls 364.95
- 22 Cooper, Wm H et al—New Rochelle Trust Co 7,179.60
- 22*Constantine, Raffaello et al—Noonan & Price Co 113.71
- 22 Creedmore, Henry—W Taylor 39.67
- 22 Cohen, Philip et al—People, &c 500.00
- 22*Cohen, Philip J et al—Hebrew Gemiluth Chasedim Ass'n 29.65
- 16 Donaldson, Jas R—M Cohen 13.78
- 16 Dunham, Curtis—S Fischel 1,200.00
- 16 Davitz, Morris—Uhrman & Strausand 25.45
- 18 Dessler, Max—Gordon & Greenberg 37.40
- 18 Douthitt, Jno F—G W Young 425.41
- 18 Doctor, Emanuel—G H Storm 258.51
- 18 Draper, Geo O—Metropolitan Life Ins Co 216.20
- 19 Danohy, Danl—R D Wyckoff 77.61
- 19 D'Ambrosio, Enrico et al—J Egan 4,645.26
- 19 Draper, Geo O—G E Keith 2,075.56

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| <p>19 Del Giudice, Michael et al—the same 4,645.26
19 Donlon, Elizabeth—N Y Tel Co. 29.41
19 Droge, Harmon G—United States Tire Co 826.41
19 Drossness, Louis O—Peoples Bank of City of N Y 388.35
19 Doctor, Muriel et al—Mindlin & Rosenman 153.74
20 Dorfman, Louis et al—Wm Dixon, Inc 77.11
20 De Canio, Frank et al—Title Guarantee & Trust Co 32.10
20 Dornheim, Fredk C—S P Jones et al 145.29
20 Di Puma, Gaetano et al—Tomback & McPhee 220.01
20 Dennigan, Michael J—N Y Edison Co 11.14
20 De Angelis, Irmeno—the same 29.76
20 Doring, Oscar A—Curtis-Blaisdell Co 49.01
20 Downing, Wm S—Yellow Pine Co. 209.05
21 Dobbs, Willoughby—M Schlansky 59.67
21 Doe, Jno et al—Adams Mfg Co 411.22
21 Dixon, Jno—Beckman Co 35.61
21 Datwyler, Emil & Mary D—J Mueller 96.34
21 Dixon, Milton A & Louise S—H S Dixon 2,055.35
21 Dalton, Josephine et al—Reliance Press 373.44
21 Draper, Geo O—Slater & Merrill, Inc 1,780.88
21 the same—Smaltz-Goodwin Co 2,331.24
21 the same—H P Gleason et al 1,414.24
22 Darre, Richard B—Murphy Varnish Co 68.16
22 Debold, Jacob—Mallard Distilling Co 39.41
22 Domick, John—Mallard Distilling Co 65.66
22 Doctor, Lester et al—Fuller Burr Co 42.16
22 Dame, John B—C F Evans 528.08
22 Dawson, Henry T O—F Meyer 30.30
22 Draper, Geo O et al—J P Manning et al 4,142.76
22 Donovan, Jos H—H Mueller Mfg Co 29.28
22 Denham, Caroline E—S Stein et al 175.18
22 Daschner, John F—W Winckelmann 168.87
18 Ellicott, Chas R—C F Hoffman 1,306.88
18 Ellis, Wm A—F H Brown 59.81
18 Emrich, Jos—F L Taylor 116.31
19 Essex, Mayme—N Y Tel Co 21.33
19 Elting, Saml—Quadrborough Land & Development Co 27.13
19 Emmerich, Otto—W Euler 104.67
20 Epstein, Max—C F Keyes 191.74
20 Eckert, Geo—F Eckenroth et al 205.65
20 the same—the same 205.65
20 Engel, Joe—N Y Edison Co 35.51
21 Eisenstadt, Hyman et al—H Rosenzweig et al costs, 46.86
21 Erickson, Jas O—N Y Telephone Co 25.13
22 Ernst, Wm F—Mallard Distilling Co 160.91
22 Elisberg, Louis—J Wodiska 164.81
16 Freitag, Hugo V—J Baum Safe & Lock Co 195.11
16 Fiske, Geo B—R D Douglass et al 91.59
16 Fox, Irving C—L Schuldenfrei 44.41
16 Fackner, Edw et al—Vermont Marble Co 196.25
16 Felkosky, Tony—Millard Construction Co costs, 23.08
18 Feri, Philip et al—Italo-American Stores, Inc 113.35
18 Fleury, Jas—Robt Griffin Co 126.43
18 Falk, Fannie & Abraham—J Auerbach et al 36.98
18 Friedman, Jeanette—M S Falk 341.67
18* Fleisheim, Saml et al—Professional Chauffeurs Club of America 15.01
18 Filer, August et al—H Maskin 332.39
18 Frank, Morris—E M Ettlinger 141.07
18 Friedberger, Gustave, Wm & Benj M—A Montanez 161.44
18 Fenichel, Chas—I Goodstein 41.32
19 Fishman, Nellie—S Werner costs, 12.97
19 Flaminsky, Zygmant—F Harap 84.95
19 Farrell, Thos V—E B Goodsell et al 133.25
19 Fraser, Merwin D—Geo F Wieman Co 51.41
19 Fitzhugh, Patrick H—Park & Tilford 19.43
19 Fennerty, Dominick E—J Marshall & Ball 77.57
20 Franzone, Rosaria—the same 22.76
20 Feiner, Maurice C—S Greenberger 50.91
20 Frick, Louis—Equitable Trust Co of N Y 86.99
20 Finkelstein, Nathan—L Sepler 85.31
20 Fader, Julius—M Hyams 125.95
20 Ford, Clarence D—C E Sefter 354.67
20 Friedheim, Moritz—N Y Edison Co 10.28
21 Foreman, Chas et al—E Frankel 19.65
21 Farrell, Jno—N Y Telephone Co 33.45
21 Flatow, Leo—Olney & Warrin 229.21
21 Fabricant, Saml et al—J Cohen et al 208.24
22 Fuller, Harry H—T Hasegana 172.51
22 Fredericks, Geo W—T Hasegana 172.51
22 Feigensohn, David—Burns Bros 73.90
16 Guthrie, Geo F—Lord & Taylor 263.09
16 Guilfoye, Saml—N Y Metal Ceiling Co 52.59
16 Gamache, Jos—G W Thompson 142.96
16 Gamache, Jos & Delphine—the same 274.32
16 Giaquinto, Michael—P Connelly 49.11</p> | <p>18 Glass, Joe—A Steinholz 500.00
18 Gross, Frank—A G Stene et al 283.32
18 Brunett, Chas H—N Y Produce Exchange Bank 117.20
18 Gordes, Chas F—R Hudnut 39.32
18 Groveman, Barnard et al—Morgestern & Goldsmith 176.51
19 Greene, Jas S—S Steinberg et al 179.91
19 Goodman, Abraham—M Cohen costs, 28.10
19 Groff, Jos—J Murphy 32.76
19 Goodman, Dave—N Y Tel Co 23.41
19 Gordon, Chas & Theodore—the same 20.45
19 Gee, Mary—the same 22.91
19 Goldberg, Wolf—J F Camm 31.56
19 Goldstein, Jacob et al—M J Drummond 28.72
19 Goldman, Harry S—W E Edge 194.73
19 Gellberg, Israel—Newark Spring Mattress Co 96.31
20 Graff, Abraham—H Tannenbaum et al 257.25
20 Glass, John Jr—G Sprickerhoff 179.51
20 Greenberg, Nathan—M Hyams 230.41
20 Giordano, Bartolomeo—B Taylor 286.61
20 Groginsky, Rosario—N Y Edison Co 23.45
20 Gannon, Leo E—the same 12.96
20 Grimley, Edw J—Olin J Stephens, Inc 115.22
20 Gaynor, Patrick A—Lachman & Jacob, Inc 590.78
21 Goldstein, Harry et al—H B Claffin Co 695.70
21 Goldberg, Jacob et al—P Epstein 113.45
21 Gage, J Prescott—H W Fairfax 113.62
21 Goldberg, Issy—E Frankel 14.65
21 Goldstein, Morris L—M Dorf 177.92
21 Gregg, Chas C & Wm F—S Hirsch & Co 74.56
21 Graeffe, Jessie M—Byrne & Murphy 86.66
21 Guildersleeve, J Burt—T H Graham 44.40
21 Goldberg, Aaron et al—J Abelowitz 302.65
21 Greiner, Diedrick—W E Kane 36.72
21 Gross, Jacob—H Hochstun costs, 104.00
22 Guinane, John—Mallard Distilling Co 44.95
22 Guinan, Matthew P—Richardson & Boynton Co 39.31
22 Grobauer, Frank—W T Gibb 144.95
22 Gilmore, Mary E—Phillip Jones Co 154.72
22 Greenberg, David et al—Michelin Tire Co 138.07
22 Goodman, Abr H et al—Tribune Assn 73.05
21 Hallerman, Jacob—T H McCarthy et al 165.31
16 Hirsch, Jos et al—S H Harris 166.17
16 Corin, Robt A et al—S H Harris 166.17
16 Holmes, Francis H—Equitable Trust Co of N Y 394.34
16 Hillson, Sarah et al—B Kaplan et al 141.57
16 Hough, Jas—S K Johnson et al 94.33
16 Hoffman, Meyer et al—Mosson Bros 227.16
18 Horowitz, Jos—I Rubenstein 177.01
18 Hulse, Howard O & Louise B et al—R MacCracken 122.41
18 Hoppe, Conrad—C Schubert 95.67
18 Hussey, Jno M et al—Rockaway Rolling Mill 214.71
18 Hartwig, August—S Davis 59.41
18 Hasselbrook, Chas A—Butler Bros 294.47
19 Harvey, Horton L—E W Cushing 356.91
19 Hart, Michael—M C Meyer et al 197.90
19 Harstn, Alfred L—N Y Tel Co 95.54
19 Hammond, Howard D—the same 78.34
19 Harris, Charlotta T—the same 34.25
19 Holtz, Bertha—the same 84.32
19 Hammersley, Frieda—A Baudemir 39.17
19 Nertzell, Garrison J et al—J Killeen 171.84
19 Hafner, Wm—Weber-Burke-Lange Coal Co 610.95
20 Howard, Louis C—W H H Hull & Co 229.59
20 Hornboster, Hugo—Equitable Trust Co of N Y 84.17
20 Herman, Jos L—Everett L King Mfg Co 38.71
20 Hertz, Emanuel—H Griswold 174.75
20 Holzman, Ralph M—H W Meeker 149.01
21 Hessberg, Frances et al—R W Heberd 59.41
21 Hand, Wm B—Church E Gates & Co 470.79
21 Headen, Wm H—Federal Sign System Electric 154.62
21 Heine, Francis—V Kuzdo 32.91
21 Harding, Wm—F Rieder 52.00
21 Harvey, Annie L—M Hartman 143.82
21 Hone, Harold—J M Bachman, Jr 163.61
21 Hirsch, Saml & Abraham—Renown Paper & Box Co 41.01
22 Hart, Abraham—L Dunsky 69.65
22 Hero, Arthur—M Marcuse 94.80
22 Hine, Wm S—W S Bogert 1,038.97
22 Hernon, Owen W et al—W W Farley 1,800.00
22 Iraci, Angelo—D E Delavan 113.03
22 Isman, Celia et al—City of N Y 15.97
18 Jones, Jno M—P Goodwin 69.70
19 Joffe, Theodore—Joffe Co 30.84
20 Jackson, Henry—Equitable Trust Co of N Y 77.73
21 Jursch, Paul—Opera House Garage Co 166.17
21 Jungwirth, Isidor—B Geier 93.35
21 Jensen, Martin—N Y Telephone Co 30.40
22 Jones, John M—Rauracia Realty Co 139.41
22 Jurkowitz, Morris—Burns Bros 309.21</p> | <p>22 Jacobsen, Berent et al—J Pedesen 534.20
16 Koller, Saml—J Singer et al 265.31
16 Kopelman, Saml—J O Lefler et al 191.56
16 Kaplan, Jos—Morrison & Marskowitz 118.51
16 Kantor, Hyman et al—Mosson Bros 227.16
18 Kaufman, Anthony Jr—B K Bloch 228.33
18 Koller, Saml—Bess Mfg Co of N Y 715.14
18 Kahn, Julius et al—Morgestern & Goldsmith 176.51
18 Kirk, Wm F—A J Lindsay 248.31
18 Kaman, Max et al—Professional Chauffeurs Club of America 15.01
19 Kipnis, Marcus et al—S Blumenfeld 60.40
19 Kaufman, Michael—Evening Post Job Printing Office, Inc 22.03
19 King, Vincent C—J J Fleming 2,748.91
19 Kastendieck, Richard H Jr et al—N Y Telephone Co 23.46
19* Kreiger, Sarah et al—M J Drummond 28.72
19 Korenman, Morris & Mary—J Spectator 261.65
19 Karet, Michael—N Y Tel Co 64.43
19 Kempe, Saml D—the same 14.93
19 Kalvasky, Abraham—the same 20.01
20 Klein, Derso—N Y Edison Co 817.24
20 Kelly, John H—G A Blackmore et al 441.48
20 Kenneally, John J—Larchmount Supply Co 331.22
20 Kleinhaus, Solomon—the same 9.65
20 Kellogg, John B—the same 30.56
21 Kaplan, Ely—S Goldberg 32.60
21 Kahn, Ben—J K Adams 234.91
21 Kanner, Saml H—Cramer Meyer Co 41.72
21 Krulewitsch, Jos—S Abramson et al 198.31
21 Korritzer, Max—A Cypress 131.06
22 Keogh, Lawrence—Mallard Distilling Co 39.31
22 Koppel, Albert—the same 37.56
22 Klein, John C—the same 123.86
22 Kanner, Saml H—A H Lea et al 53.03
22 Kirsch, Abraham or Abe—I Barnett et al 42.71
22 Kowalsky, Henry I—Metropolitan Parquet Floor Co 119.41
22 Kellogg, John K—J F Scgmadeke 221.56
22 Kennedy, Fredk—C W Coomes 79.22
22 Knickman, Wm F—H Forester 44.81
22 Lewin, Saml A—L Haims 39.40
16 Levy, Minnie et al—B Kaplan et al 141.57
18 Lassman, Nathan—D Goldstein 161.91
18 Le Baron, Frederick N—Smith & Loughlin 41.39
18 Levey, Albt E—Simpson Crawford Co 361.78
19 Leon, Harry—H Neuwirth 34.31
19 Lehrmann, Gustav R—T P Orr 70.41
19 the same—the same 70.41
19 Lavoli, Jos et al—North Side Hoed Elevator Co 328.55
19 Levy, Aaron J—N Y Tel Co 64.67
19 Licenziate, Germano—Kingan Provision Co 51.41
20 Lubelsky, Louis et al—S Hyman 203.58
20 Lott, Harry C—Equitable Trust Co of N Y 96.26
20 Livingston, Jos—S P Jones et al 133.30
20 Levinson, Leo—C Blumenthal 143.63
20 Leischen, Nick M—Hobart Electric Mfg Co 133.41
21 Lazarus, Moses—D Rich et al 176.91
21 Learned, Geo E—Harry L Graff, Inc 430.07
21 Lehey, Patrick—H Spear et al 481.06
21 Marcus, Barnet et al—People & C 500.00
21* Levin, Louis H et al—R W Hebbard 59.41
22 Learman, Jos—A S Boyd 70.91
22 Luddy, Edw F—Mallard Distilling Co 256.08
22 Le Roy, Richard & *Robt—Cranston Steel Co 39.38
22 Layman, Jos—Real Estate Management Co 204.27
22 Lipman, Morris—Burns Bros 31.10
22 Lipman, Jacob—J Mollet et al 29.67
22 Lesser, Jacob—J Gold 118.95
22 Lane, Frank A—Title Guarantee & Trust Co 53.20
22 Lipkowitz, Emanuel, Ad & *Chas—Hebrew Gemilath Chasodim Assn 99.46
16 McNickle, Thos B et al—H J Martin 79.97
16 the same—Mallinkrodt Chemical Works 83.39
16 the same—Lehn & Fink 387.76
16 Miller, Aaron et al—C Steiber et al 115.46
16 Marrin, Chas C—J J McCluskey 98.52
16 McTammany, Jno—A Abraham et al 118.48
16 Meyer, Herman—Equitable Trust Co of N Y 43.71
16 Merino, Nicholas—P Connelly 35.01
18 Marsh, Elle L—A W Kissam et al costs, 51.11
18 the same—S Hanford costs, 30.24
18 the same—New Netherlands Theatre Co costs, 21.00
18 Motley, Thornton N—E Twyeffort 121.59
18 Morrison, Theodore et al—M L Mannheim 347.44
18 Meyers, Herman A—J Schanz 299.12
18 McKenney, Jno—C H Nahmmacher 174.96
18 McLean, Wilbur S—R McPherson 86.90
18 Muller, Elsie—A Bischoff 155.02
18 Miller, Richd T—Smith, Gray & Co 159.63</p> |
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18 McCann, Thos R—J G Shaw...7,139.21	22 Peloso, Margarita & Amodee or Margherita or Amodie—Bernheimer & Schwartz Pilsner Bwg Co....5,673.51	20 Schnur, Caroline—the same....16.24
18 Michell, Jos C—Italo American Store Co.....48.39	22 Portman, Isaac—H Friedlander...128.56	20 Smith, Russell—H C Danciger....51.92
18 Manheim, Max* et al—Professional Chauffeurs Club of America...15.01	22 Pistone, Agnes—the same...82.96	20 Saulsbury, John E—N Y Edison Co.....11.01
18 Monahan, Jno—Rockledge Construction Co.....64.50	22 Peyser, Sylvester et al—W Rhineland...64.72	20 Sperling, Saml et al—the same...46.41
19 Moshkow, Hyman—Kaplan Bros...123.41	22 the same—the same...64.72	20 Scharf, Paul et al—the same...46.41
19 Mullane, Jas J—R Kinzinger...95.40	22 Posner, Henry et al—Hebrew Gemilath Chasodim Assn...29.65	20 Sleeper, Mae—Town Topics Pub Co.....39.65
19 Mauriel, Raffaele et al—C Zullo...140.97	16 Rosenblatt, Max—W T Anderson et al...39.57	20 Shand, Geo—Olin J Stephens, Inc...31.92
19 Merritt, Isaac B—Thatcher Furnace Co.....301.71	16 Rosenbaum, Edith—P H Cram...438.91	20 Schieffer, Adolph—City of N Y...220.36
19 McNeil, Harriet—N Y Tel Co...35.16	16 Ressler, Nathan—I H Weishard%62.78	20 Sipp, Christian—the same...28.83
19 Micheli, Giuseppe—the same...46.54	16*Reamy, Jennie L et al—M Gans et al...265.31	20 Senderman, Ernest—the same...30.84
19 Mesa, Fernando C—the same...21.74	18 Rosenblatt, Louis—J M Burr & Son Co.....113.99	20 Simmons, Henry G—the same...38.91
19 Malgadye, Chas E—the same...19.27	18 Rork, Saml E—L S White...163.02	20 Sturman, John H C—the same...119.54
19 Meehan, Thos F—the same...21.76	18 Rosenblum, Abraham—M I Burnett...59.40	20 Sanguanini, Maria, admtrx—A G Reeves et al...76.54
19 Meisel, Katie—the same...20.47	18 Raines, Chas T—W W Sutton...168.09	20 Smith, Wm—Central Consumers Wine & Liquor Co.....247.88
19 Morris, Saml—E E Beardsley...120.91	19 Raynor, Valentine R—R Kinzinger...38.40	20 Salter, Georgiana H—G Glenz...88.41
19 Martin, Geo H—A J McCollum...17.95	19 Robbins, Wm M—Henry Muller & Son...21.60	20 Schmuck, John—M Hyams...66.91
19 McBride, Philip—Henry H Heert & Co.....126.37	19 Rapp, Wm—the same...77.13	21 Schmiedler, Isaac—W Prager...1,574.91
20 Myers, David C—A C Train...1,142.37	19 Reardon, Jas G—H Semken et al...127.85	21 Swetlow, Morris et al—Adams Mfg Co.....411.22
20 Marvin, Jennie A—E F Aleya...11.27	19 Rouse, Wm M—N Y Tel Co...46.93	21 Stolowitz, Harris et al—People, &c.....500.00
20 Mullin, Patrick H—C Vagts...959.53	19 Richman, Abraham—City of N Y...29.41	21 Schom, Sam & Joe et al—Lenox Casino Co.....164.95
20 Markowitz, Isidor & Sarah—J Mandell...74.79	19 Rosenzweig, Harry et al—Wm Meyer & Co.....52.31	21*Sisselman, Louis et al—Market & Fulton National Bank of N Y...209.24
20 Monosson, Max—N Y Edison Co.....costs, 75.80	19 Ryan, Frank W—H Sturcke...133.67	21 Squires, Cyrenius N—N Y Telephone Co.....46.10
20 Marrone, Michael—Olin J Stephens, Inc.....18.38	19 Rosove, Max—City of N Y...42.00	21 Solomon, Herman H—H K Bourne...68.30
20 McGarry, Frank—H Harper...33.72	20 Rosenberg, Jos—J Eisner et al...214.65	21 Sullivan, Cornelius J—H Fagan...106.95
20 Marrone, Michael—Olin J Stephens, Inc.....191.83	20 Rosenstein, Edw et al—A & V S Kuflik...59.65	21 Scheuer, Chas & Maurice et al—Corn Exchange Bank...1,291.81
20 Monosson, Max—N Y Edison Co.....costs, 75.80	20 Radford, Guy B—L E Laroque...12.41	21 Secor, Ida C—G E Fountain...2,992.92
20 Marrone, Michael—Olin J Stephens, Inc.....18.38	20 Ottenheimer, Sidney—S Bloch et al...45.73	22 Sahanne, Chas D—H L Munger...79.06
20 McGarry, Frank—H Harper...33.72	20 Robinson, Kate—Eppens, Smith Co.....154.15	22 Seletzky, Louis—M B Herman...435.13
20 Mancky, Jacob—F Danker...104.72	20 Robinson, Jos—S Swift...71.08	22 Shea, Jno—F E Gillies et al...144.37
21 Moses, Alfred—G Glucksman...69.41	20 Rains, Anna—N Y Edison Co...22.33	22 Schoepfer, Theodore—Mallard Distilling Co.....112.38
21 Mundle, Max W—L H Lang...79.41	20 Reisenberger, Saml—Steinhardt Bros Co.....71.16	22 Salzberg, Morris—Wm Bal Inc...68.51
21 Mangam, Wm P—T H Graham...67.40	20 Rosenstroch, Harry—M C B Chelman et al...33.86	22 Schlusell, Sussel—B Hartman...91.40
21 Morrison, Henry A—N Y Telephone Co.....45.20	20 Rutter, Oliver—H G Street...39.72	22 the same—the same...30.00
21 Maidhoff, Louis J—Gold Mfg Co...286.00	21 Russo, Anthony—J Albers...180.44	22 Springer, David H et al—Noonan & Price Co.....113.71
21 Milham, Chas G—W Cooper et al...24.41	21 Roth, Louis & Adolph—Commercial Advertiser Assn...197.43	22 Steinberg, David J—South African Importing Co.....239.97
21 Moffa, Egidie—N Sabelle...64.72	21 Reid, Peter F—H C Schreiber...140.97	22 Solomon, Sarah—R Fixel...532.29
22 Modica, Gaetano—Deane Plaster Co...26.05	21 Ripps, Nicholas—J Gallagher...34.72	22 Sancton, Aaron—A A Landsman...39.65
22 McKenna, Wm et al—Fuller Burr Co.....42.16	21*Rurty, F Willard et al—Cromwell Bros.....73.06	22 Schlesinger, Louis et al—People, &c.....500.00
22 Marcy, Geo E et al—R H Donnelly...25.25	21 Rutherford, Robt A—J A Philbrick...519.41	22 Sternfels, Julia K—J J Coyle...2,016.30
22*Middlebrook, Jno H et al—R H Donnelly...25.25	21 Rosenberg, Philip F—N Y Telephone Co.....41.19	22 Star, Solomon et al—D Cumonow...105.01
22 Myers, Henry V—International Silver Co.....11.36	21 Ressler, Wm—S Frank...81.23	22 Sielken, Jno H et al—J Humborg...87.87
22 McCutcheon, Chas H—S H Geruldsen...129.43	22 Reeves, Arthur A or A Alling Reeves—National Nassau Bank of NY...343.62	22 Sire, Meyer—Title Guarantee & Trust Co.....33.02
22*McDermott, Jno & Thos J—G B Marx...46.36	22 Rosenhain, Julius—Mallard Distilling Co.....34.11	22 Schwalbenberg, Jno & Margt—the same...38.52
22 Mancino, Lucerzia & Nicholas—Title Guarantee & Trust Co.....35.25	22 Rado, Julian C W—Connecticut Cab Co.....72.34	22 Shawhan, D Bradley—the same...53.40
22 Meizinger, Mike—V Loewers Gambrynus Bwy Co...963.48	22 Resnick, Harry—A H Joline et al...costs, 32.41	22 Star, Solomon et al—I Goldberg...112.40
22 McQuaide, Sarah S—C G Bartlett...434.03	22 Rosenblum, Jacob et al—Hebrew Gemilath Chasodim Assn...48.65	22 Schneider, Wm L et al—Tribune Assn...73.05
22 Morris, Adolph et al—Michelin Tire Co.....138.07	16 Schaezler, Carl—M E T Frazee...103.29	22*Schwartzfeger, Chas et al—J Callan...272.67
16 Nieberg, Benj et al—Grossman Bros & Rosenbaum...359.71	16 Steinberg, Wm—S H Glass...2,018.03	18 Tribelhorn, Ernest et al—J Jacobs...75.41
16 the same—the same...420.60	16 Stone, Jno L—E S Lanz et al...494.97	18 Tishler, Max et al—M L Manheim...347.44
16 Nicholas, Geo Jr—C Thorley...73.11	16 Sussman, Wm S—S Michelbacher...272.50	19 Thaier, Maurice J et al—Wm Meyer & Co.....52.31
18 Newman, Wm M—S E Masten...14.76	18 Storms, Alfred—J Minder et al...131.16	19 Tritschler, Stephen—M Huhner...39.20
18 Nieberg, Benj et al—Jackson's Mantel & Grate Works...384.19	18 Simon, Morris et al—H Maskin...332.39	19 Tauber, Abraham et al—F Harap...241.84
19 Nieberg, Benj et al—Grossman Bros & Rosenbaum...336.07	18 Schwarz, Chas et al—Meurer Bros Co...114.91	20 Taylor, Gove S—C G Cornell, Jr...139.18
19 Neidig, Henry et al—Harbison-Walker Refractories Co...945.58	18 Robinson, Wm J—Boyce & Barnes Co...25.25	20 Tarasch, Louis G—N Y Edison Co...32.35
21 Nieberg, Benj et al—J Rubin...256.68	18 Sullivan, Jas—Equitable Trust Co of N Y...27.89	20 Tiffany, Alexander—City of N Y...220.36
21 Nammach, Wm E—A M Frankel...228.43	18 Star, Saml et al—American Slicing Machine Co.....89.40	20 Tyson, Abraham—the same...220.36
21 Neumstadt, Jno—N Y Telephone Co...31.00	18 Sroka, Louis & Bertha—J A McCafferty...2,110.96	20 Thwaite, Alice W—the same...321.23
22 Nachtigal, Benj & Rosie et al—City of N Y...15.97	18 Sirlin, Nathan—Fisher Mitchell Co...169.74	20 Tompkins, Albt W—the same...220.36
19 Orlaff, Max A—H S Goodspeed...78.57	18 Sherwood, Wm—Philip Hano & Co...33.10	20 Thyng, Chas H—the same...220.36
19 Orofice, Cesare—N Y Tel Co...34.94	18 Schmid, Jno C—Manhattan Hotel Co...137.90	20 Thompson, Chas—the same...220.36
19 O'Connor, Chas—J F Nolan...393.31	18 Sheimans, Abraham & Saml—M Lipsman...71.40	20 Tousey, Edw F—the same...220.36
21 O'Brien, Thos—W R Johnson...137.34	18 Serino, Antonio or Toney—S Stefani et al...48.20	20 Tims, Ernest—the same...220.36
21 O'Connor, Jno—N Y Telephone Co...40.25	18 Seaton, Adolphus—J B Reynolds...59.41	20 Trahan, Emily—the same...220.36
22 Olenick, Louis et al—W Rhineland-er...64.72	18 Steeleman, Jas J et al—People, &c.....1,000.00	20 Taaffe, Frank—the same...220.36
22 the same—the same...64.72	18 Swartz, Julia—J J Fallon...1,349.52	20 Tilney, Fredk—the same...38.91
19 Paul, Freda or Yetta Dorman—N Y Telephone Co...70.54	19 Sutphen, Edson W—Baker Vehicle Co.....404.43	20 Thwaites, Geo—the same...220.36
16 Peniakier, Asher—M Feder...33.63	19 Schwintek, Frank S et al—Harbison-Walker Refractories Co...945.58	20 Tilt, Geo—the same...220.36
16 Pope, Robt A—C E Woolverton...729.78	19 Sheppard, Hannibal T—N Y Tel Co...24.96	20 Tyson, Henry—City of N Y...220.36
16 Paine, Jno F—A Cohn...318.26	19 Skedden, Edwin—the same...49.78	20 Trenkhorst, Henry—the same...220.36
16 Prosnitz, Leopold* & Julius—A S Popper...131.91	19 Stephens, Walter—H Weidenbaum...71.06	20 Travis, Jos L—the same...220.36
18 Phillips, Jno H—W F Andrews...161.91	19 Seitz, Geo—Josephson Bros...27.91	20 Trahan, Jos—the same...220.36
18 Preuss, August—L Wirth...164.40	19 Saper, Bernhard—R J Moolten...27.72	20 Tenbrink, Maurice—the same...220.36
18 Poellet, Paul et al—Meurer Bros Co...114.91	19 Schwartz, Isidor—N Charlat...191.61	20 Toohy, Peter A—the same...220.36
18 Pagani, Henry G—Suffolk County National Bank...378.57	19 Santoro, Chas—H C Davis...84.81	20 Terelee, Smith—the same...220.36
18 Perry, Jas—C H Arnold & Co...88.54	20 Seggbruch, Frank—Brendau Trading Co...103.41	20 Thomas, Saml E—the same...220.36
18 Page, Helen K—H A Flurschheim et al...263.31	20 Schwarz, Gotthilf H—J & S Rogers...25.00	20 Tormey, Sylvester J—the same...220.36
18 Plotz, Hyman—J S Gans et al...230.43	20 Schoenfeld, Harris—J Greenfeld...71.15	20 Thwaites, Wm G—the same...48.99
18 the same—the same...445.67	20 Siegel, Chas et al—S Hyman...203.58	20 Treadwell, Frank et al—People, &c.....1,000.00
19 Packard, Myra F—T Tuppen...171.55	20 Stark, Saml & Minnie—J Volgefanger...66.25	21 Thompson, Johnston M—N Y Telephone Co.....76.51
19 Parker, Winthrop T—E Cudlipp...89.91	20 Siebrecht, Henry A & Henry A Jr—W & T Smith Co...319.86	22 Tamor, Mendel—F Stropoli...11,403.53
19 Padulo, Frank et al—North Side Hode Elevator Co...328.55	20 Samuels, Aaron—N Sumergrade, Inc...14.74	22 Tagliavia, Aida—Geo F Crowley & Co.....29.28
21 Pere, Robt R—M F Seiler...77.31	20 Schwartz, Arthur—N Y Edison Co...20.47	22 Turk, Robt L—Title Guarantee & Trust Co.....73.39
21 Pravder, David et al—H Rosenzweig et al...costs, 46.86		22 Underhill, Alexander J—Equitable Trust Co of N Y...99.61
21 Pokress, Morris—S Arnstein et al...92.86		16 Vaill, Arabella B—Burns Bros...887.81
21 Page, Wm E—Disbrow Cordage Co...23.96		19 Victor, Alexander J & Louis A—S F Cotheal...75.03
21 Plotkin, Jacob E et al—J Cohn et al...208.24		21 Vitelli, Vincent & Alphonzo*—Albt Pflugh & Co.....47.62
22 Pickel, Nathan et al—Hebrew Gemilath Chasodim Ass'n...48.65		22 Van Slyke, Claude J et al—New Rochelle Trust Co...7,179.60
22 Pease, Leon W—H M Susswein et al...121.66		16 Wilner, Harry M—Crown City National Bank of Pasadena, Cal...796.60
22 Portman, Isaac—Title Guarantee & Trust Co...48.90		16 Wise, Harold M—Diamond Rubber Co...44.46



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- 18 Waterman, Franklin—W L Meffert. 246.68
- 18 Weeks, Harold E—Eugene Dietzgen Co. 29.97
- 19 Wasserman, Sadie & Saml D—E Hlavacek et al. 180.15
- 19 Weiss, Frank—M G Thorn. 137.41
- 19 Wardner, Terrey E—J B Regan. costs, 12.97
- 19 Weinberg, Benj H—N Hirschfeld. 273.42
- 19 Wander, Ernest H et al—E A Bend et al. 93.81
- 19 Wagner, Geo J—H Semken et al. 127.85
- 19 Widdi, Danl—Henry Muller & Son. 89.31
- 20 Walker, David S—M E Dien. 429.88
- 20 Wheeler, Carolyn—Ivy Courts Realty Co. 564.41
- 20 White, Jos J—J F Cunneen. 52.51
- 20 Waterbury, Grenville F—Brooks Bros. 137.17
- 20 Ward, Beverly—N Y Edison Co. 20.51
- 21 Weintraub, Max et al—H B Clafin Co. 695.70
- 21 Wray, Chas M—Bogert Flour Co. 87.40
- 21 Weil, Marcus—L Summer. 158.08
- 21* Willis, Travis et al—Cromwell Bros. 73.06
- 21 Willard, David W—T H Graham. 52.00
- 21 Worthley, Herbt S—N Y Telephone Co. 35.12
- 21 Webster, Geo K—the same. 40.72
- 22 Williams, Frank J—Mallard Distilling Co. 26.31
- 22 Walker, Wm H—P A Smith. 276.82
- 22 Wagner, Carl F—Manhattan Leasing Co. 272.52
- 22 Wallen, David—M Cohen. 35.71
- 22 Wilson, Max S A et al—Title Guarantee & Trust Co. 149.75
- 21 Yager, Geo et al—Cromwell Bros. 73.06
- 21 Zimmet, Herman et al—Lenox Casino Co. 164.95
- 22 Zuber, Catherine et al—J Callan. 272.67

CORPORATIONS.

- 16 Longfellow Realty Corp—N Y Telephone Co. 34.65
- 16 McNickle Pharmacy et al—H J Martin. 79.97
- 16 the same—Mallinckrodt Chemical Works. 83.39
- 16 the same—Lehn & Fink. 387.76
- 16 Olny Car Co—Chilton Co. 194.12
- 16 Urban Lunch Co—T H McCarthy et al. 69.82
- 16 Savior's German Evangelical Lutheran Church—W Weber. 265.82
- 16 East 167th Street Realty Co et al—C Steiber et al. 115.46
- 16 Lindau Jr & Seligman—Everett Specialty Co. 133.91
- 16 Tangier Development Co—American Multigraph Sales Co. 579.35
- 16 Fackner Coates Construction Co et al—Vermont Marble Co. 196.25
- 16 Quinn James Contracting Co—N Y & Maine Granite Co. 2,096.20
- 16 the same—Modern Pavement Co. 1,292.60
- 16 Levoli Construction Co—Van Nest Woodworking Co. 153.47
- 16 Wallach Reisler Co—F Gens. 327.57
- 16 Stone Steel Co—C Sebolt. 88.15
- 16 Sun Construction Co et al—Grossman Bros & Rosenbaum. 359.17
- 16 the same—the same. 420.60
- 16 Whiston, Emma L et al—M Gans et al. 265.31
- 18 American Watchman's Time Detector Co—Bridgeport Brass Co. 53.79
- 18 Consumers Apron Co—Saml Cupples Envelope Co. 41.21
- 18 Sust Motor Co—G L Morris. 334.92
- 18 James S Wemyss Co—A De Angelis. 422.44
- 18 Ernest Tribelhorn Inc et al—J Jacobs. 75.51
- 18 National Surety Co et al—H Maskin. 332.39
- 18 City of N Y—Sicilian Asphalt Paving Co. costs, 132.90
- 18 Sun Construction Co et al—Jackson's Mantel & Grate Works. 384.19
- 18 Sapphire Record & Talking Machine Co—Metropolitan Life Ins Co. 249.25
- 18 Draper-Hansen Co—the same. 220.52
- 18 Scholz Fire Proofing Co—the same. 439.28
- 18 Wm B Riker & Sons Co—G R Lee. 3,693.13
- 19 National Buyer's Ass'n—N Y Tel Co. 43.82
- 19 Erie Real Estate Co—the same. 59.78
- 19 Hampton Iron & Steel Co—the same. 113.28
- 19 Yale Trimming Co—the same. 39.82
- 19 Jacob Adler Amusement Co—City of N Y. 24.41
- 19 Mitatas Marble Mfg Co—J F Andrews. 468.75
- 19 Hasbrouck Piano Co—N Y Washer Works Co. 71.39
- 19 City of N Y—M Freedman. 230.65
- 19 Brooklyn Court Theatre Co—L O Ochs. 455.39
- 19 Manhattan Railway Supply Co—Malleable Iron Fittings Co. 391.24
- 19 Germansky Construction Co et al—C Zullo. 140.97
- 19 Sun Construction Co et al—Grossman Bros & Rosenberg. 336.07
- 19 New York Addressing & Mailing Dispatch—Printers Pub Co. 266.34
- 19 Peloso Bros Co—H Heide. 33.32
- 19 Rodgers Building Co et al—North Side Hod Elevator Co. 325.55
- 19 Reliant Realty & Construction Co et al—Harbison-Walker Refractories Co. 945.53
- 20 Borough Cut Stone Co—American Blue Stone Co. 1,453.67
- 20 Bay Ridge Amusement Co—J W Gassteiger. 1,556.97

- 20 Cunningham Shand Construction Co—Olin J Stephens, Inc. 29.82
- 20 Doring Manhattan Forge Co—Curtis-Blaisdell Co. 22.01
- 20 Eastman Realty Co—N Y Edison Co. 302.80
- 20 Newfield & Newfield—the same. 23.85
- 20 Le Roy Construction Co—the same. 35.39
- 20 McGovern Cafe Co—R H Winston. 96.41
- 20*Chas Prince Co et al—A & S Kuflik. 59.65
- 20 Guilford Dairy Lunch Co—Schiff & Gulder. 64.41
- 20 Harry Cooper Music Pub Co—Phoenix Engraving Co. 70.92
- 21 Renard Building & Construction Co—M Samella. 130.87
- 21 Sun Construction Co et al—J Rubin. 256.68
- 21 Apartment House Roofing Co—J O'Connell. 248.31
- 21 Goldberg Credit Clothing Co et al—P Epstein. 113.45
- 21 Lenox Realty Co—N Y Edison Co. 988.84
- 21 William Rubin & Co et al—J I Alter. 31.00
- 21 New York House Wrecking Co—E Lagoditsch. 673.85
- 21 Sun Construction Co—State Bank. 99.31
- 21 Standard Leaf Tobacco Co et al—Market & Fulton National Bank of N Y. 209.24
- 21 Manhattan Metal Furniture Co—N Y Telephone Co. 36.58
- 21 Empire League—the same. 77.48
- 21 Scheuer & Bro, Inc, et al—Corn Exchange Bank. 1,291.81
- 21 Belmont Realty & Construction Co—Title Ins Co of N Y. 333.14
- 21 H C Belnine Construction Co—Federal Tile Co. 170.40
- 22 Sierra Press—E G Ackerman. 1,940.57
- 22 New York Central Realty Co et al—New Rochelle Trust Co. 7,179.60
- 22*Orwell Realty Co et al—Noonan & Price Co. 113.71
- 22 Harries & Benedict Co—E T Platt. 52.63
- 22 United Film Co—H R Mann. 206.41
- 22 Draper Realty Co et al—J P Manning et al. 4,124.76
- 22 Guilford Dairy Lunch Co—Schiff & Gulder. 64.41
- 22 Klausner, Max Co—J Greenwitz. 29.76
- 22 North Side Cornice & Roofing Co et al—J Humborg. 87.87
- 22 Juvenile Specialty Co—American Lead Pencil Co. 79.35
- 22 Modern Storage Battery Co—Star Porcelain Co. 152.81
- 22 Knights of Pythias Temple Ass'n et al—M Gerstenbluth. 133.91
- 22 Bristow Construction Co—O Pederson et al. 114.70
- 22 Midland New York Co—N Y Evening Post Co. 48.76
- 22 First American Alcohol Varnish Co—Whittemore Wright Co, Inc. 76.14
- 22 M S Wilson Construction Co et al—Title Guarantee & Trust Co. 149.75
- 22 Brown, Auto Tube Sales Co—J S Roberts. 542.78
- 22 Coda Realty Co—Brooklyn Fireproof Sash & Door Co. 139.10
- 22 J C Hough & Co—Robt Buggeln Co. 78.52
- 22 Board of Education of the City of N Y—M F Schaefer. 1,974.83
- 22 the same—H Bayer. 1,921.27
- 22 the same—E A Reinisch. 1,752.41
- 22 the same—C G Grosselinger. 588.92
- 22 the same—W A Hodgkins. 917.89
- 22 the same—G Jacobson. 2,434.35
- 22 the same—J E Noonan. 2,419.02
- 22 Bristow Construction Co et al—J Pederson. 534.20
- 22 Lincoln Trust Co et al—W W Farley. 1,800.00

SATISFIED JUDGMENTS.

SEPT. 16, 18, 19, 20, 21 and 22.

- Adams, Albert J Jr—United Electric Light & Power Co; 1903. 26.30
- Same—J D Voorhees; 1903. 125.17
- Adams, Louis B—C J Hazen; 1910. 77.32
- Same—B C Ga Nun; 1909. 627.45
- Adams, Walter C—W R H Martin; 1908. 184.07
- Allen, Jno—R Cohen; 1909. 30.37
- Benline, Harry C & H C Benline Construction Co—C V Halley, Jr; 1910. 29.72
- Bowden, Wm F—B H Foss; 1910. 85.31
- Baylerle, Harry—A Gordon et al; 1911. 160.00
- Bonser, Jas & Robt Dougherty—Cowell Lead Co; 1911. 1,385.75
- Barson, Wm G & Chas H—A K Mulligan et al; 1904. costs, 496.82
- Baumgarten, Jos—D Zaiden et al; 1911. 5,126.82
- Bergstrom, Oscar B—S E A Stern et al; 1907. 171.90
- Brooks, Jos & Anna T Esposito—People, &c; 1911. 500.00
- Brooks, Jos, Vitaliano Liberti & Maria Liberti—People, &c; 1911. 1,000.00
- Borsari, Fulda—L Oberwager; 1911. 29.41
- Cahill, Jas A—J Brodie; 1911. 65.16
- Carroll, Catherine—F A Cleland; 1911. 36.46
- Cully, Jas S & Kay J DeGraw—N Y Telephone Co; 1903. 50.03
- Cully, Jas E, Kate DeGraw & Isidore Braveman—S Schwartzman; 1903. 433.85
- Dodd, Frederic W—R L Gray & Co; 1911. 41.16
- Donohue, Jno J—B H Foss; 1910. 85.51
- Diasso, Rocco—L B Leavitt; 1910. 219.19

- Deegan, Jas J—Royal Bank of N Y; 1910. 106.97
- Davis, Geo—Worcester Slipper Co; 1911. 104.56
- Deig, Calvin G & Mary C McCafferty—F R Bain; 1908. 2,182.14
- Egner, Wm—W C Heidelberger et al; 1911. 85.80
- Ellis, Burtnett—Kirby Construction Co; 1911. 59.41
- Engelberg, Chas & Morris Storch—Copland-Raymond Co; 1911. 624.63
- Eckert, Katherine H—G Weaver et al; 1907. 101.70
- Edleston, Jacob M, David Nowak & Rosa Nowak—H Silver; 1909. 61.50
- Ettinger, Abraham—Geo Liss & Co; 1911. 146.39
- Same—W Shoemaker; 1911. 283.11
- Same—F F Lowenfels; 1911. 707.40
- Fairfax, Mabel C—G F McCoy; 1909. 35.86
- Feierstein, Josef & Sarah—A Neuman; 1909. 86.12
- Fay, Michael A—Fredk Hollender & Co; 1902. 39.41
- Freedman, Jos, Dora Freedman & West 129th Street Realty Co—S M Rosenberg; 1911. 469.65
- Ferrara, Louis & Anna T Esposito—Same; 1911. 500.00
- Gillon, Fredk—T V McLaughlin; 1909. 32.65
- Gilroy, Eugene C—Acker, Merrall & Condit Co; 1908. 276.73
- Goldberg, Morris—C M Ferguson; 1911. 220.26
- Horgan, Gerald M & Mrs Mathew Robinson—Prang Educational Co; 1911. 83.44
- Halstead, Jas W—J M Mossman; 1911. 3,094.28
- Hammond, W Barton & Hammond Iron Works—S Aldrich; 1911. 90.08
- Heisler, Anna & Martin A Klein—S Hudes; 1908. 316.91
- Holtzberg, Isadore—M Rabinowitz & Co; 1911. 109.93
- Hall, Virginia W—J Hall; 1911. 38.10
- Hobby, Wm J—Stanley & Patterson, Inc 1908. 1,356.72
- Jaffe, Louis or Harry & Herschel L—B Baff; 1911. 318.83
- Jaffe, Wm—B Baff; 1911. 39.91
- Koeln, Herman—J Leopold et al; 1902. 63.15
- Kremer, Geza—J L Fling; 1906. 154.67
- Lefferts, Theodore C & Homer D—J A See; 1911. 350.16
- Levy, Abraham & Albt Weiner—M S Arrue; 1909. 362.56
- Same—same; 1909. 217.23
- Lipschitz, Annie & Morris Krimmerman—People, &c; 1911. 1,000.00
- Mulligan, Agnes K Murphy—W J O'Brien 1911. 181.78
- Same—C H Barson; 1911. 224.97
- Same—M M Barson et al; 1911. 127.97
- Mancini, Thos & Vincent Cortesi—J Freeman; 1911. 3,000.00
- Middleton, Merle—G K Hooper; 1911. 2,316.53
- Mankofsky, Sarah—H W Brody; 1911. 71.28
- Manofsky, Raphael—H W Brody; 1911. 71.28
- McLaughlin, Thos V—J D Thees et al; 1910. 167.71
- McLaughlin, Wm—W Keefe; 1910. 81.90
- McVey, Chas T—M Diamant; 1911. 37.11
- McLaughlin, Thomas—J Mayer; 1909. 42.40
- Ottenheimer, Alfred—J Holden et al; 1911. 146.06
- Parkman, Mary G—Monomoy Co; 1910. 371.21
- Redomene, Casriel—L Eitken et al; 1911. 25.32
- Robinson, Chas L—R A McKee; 1911. 134.65
- Riehman, Louis—Bonker Fertilizer Co; 1911. 159.98
- Reid, Jno M—J White; 1911. 44.41
- Rosenberg, Herman—G Siebald; 1911. 91.78
- Rubin, Isidor—Bakst Bros; 1910. 128.64
- Saitta, Peter R—Pennsylvania R R Co; 1911. 108.24
- Stein, Wm—Empire Trust Co; 1911. 12.65
- Schiff, Bernard—Equitable Trust Co of N Y; 1911. 386.04
- Schwartz, Morits—People, &c; 1911. 300.00
- Selleck, W Raymond—America Co; 1911. 294.54
- Seacombe, Chas M—H Scott; 1910. 169.41
- Shepherd, Scott R—O J Stephens; 1903. 62.55
- Smith, Geo S—C S Timberlake; 1896. 157.71
- Sassone, Pasquale & Anna T Esposito—Same; 1911. 500.00
- Sassone, Pasquale, Citaliano Liberti & Maria Liberti—People, &c; 1911. 1,000.00
- Violanti, Jno—City of N Y; 1911. 59.72
- Winberg, August F—Trow Directory Printing & Bookbinding Co; 1911. 60.71

CORPORATIONS.

- Cadillac Hotel Co, Louis Wallick & London I Wallick—M M Ryan; 1911. 1,893.05
- Eureka Vibrator Co—W J Munnenzenberger; 1910. 539.08
- Fackner-Coates Co, Chas B Coates & Wm H Lake—J J Brown; 1911. 1,533.15
- Greenwich Investing Co, Hyman Kantor & Meyer Hoffman—Mosson Bros; 1911. 227.16
- Paul J Corn, Inc—F Mark; 1911. 65.68
- Irvington Varnish & Insulating Co—Grinnell, Willis & Co; 1908. 2,127.24
- Brogan Construction Co—Allerton Clarke Co; 1904. 207.68
- American Talking Scale Co—Eastern Parkway Co; 1909. 163.67

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Elevator Operating Controller Co—L J Doolittle; 1901565.11
Same—A W Southard; 1911270.17
Gravesend Development Co—Union Stove Works; 1911304.38
Troeger Sons Co—Katzenbach & Bullock Co; 1911266.39
Hasbrouck Piano Co—Hlsley & Held Co; 1911280.34
John Glass Jr Construction Co—Robt Gordon & Sons Co; 1911.....49.27

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

SEPT. 16.

So Boulevard, nwc 185th, 131x180; Barrett Mfg Co agt Cioffi Co. (133) \$202.87

Simpson st, ws, 228.6 n 163d, 84x110; Same agt Podgur Realty Co. (134) 130.67

139TH st, ss, 175 w Bway, 125x99.11; Jno A McCarthy & Bro agt West 139th Street Realty Co & Sidney S Benedick. (Renewal) (135) 1,676.29

104TH st, 227 E; Jno F Cronin agt Union Settlement & Harry C Beaven. (136) 177.51

53D st, 351-53 W; Wm A Marks agt Mrs Pauline Dalton & Q W Brown, agent. (137) 45.65

Mulberry st, swc Delancey, 31x100.6; American Forge & Iron Co agt Michael Brigante. (138) 1,457.06

Eagle av, 702; Barrett Mfg Co agt Benedetto Piccirillo. (139) 70.26

SEPT. 18.

Gansevoort st, 90-92; White Contracting Co agt Julie M M Grant & Jno M Bowers, exrs, & Hennebique Construction Co. (140) 663.19

Clinton st, 64; Sidmund Wagreich agt Abraham Levy & Jacob Lipschitz. (141) 90.00

Pleasant av, 351-53; Empire Roofing Co agt Mary Altieri & Pietro Altieri. (142) 30.00

20TH st, 26 W; Same agt Bertha K Bartlett & Davies Levin. (143) 50.00

Front st, swc Jackson, 64x36; Robt Wick Lumber Co agt Church of St Mary & P Walsh Co. (144) 1,313.11

Centre st, 133-49; Olman & Rothstein, Inc, agt Abingdon Construction Co. (145) 7,234.01

Mulberry st, swc Delancy, 31x100.6; New York Architectural Terra Cotta Co agt Michael Brigante or Briganti. (146) 390.00

SEPT. 19.

Centre st, 133-149; also WHITE ST, 112-114; also WALKER ST, 105-109; Jarcho Bros Inc agt Abingdon Construction, Centre-White Co, Saml H Stone & Israel Lippman. (147) 3,000.00

Tremont av, ns, 100 e Jerome av, 50x100; Wm L Dali agt Han Construction Co. (148) 340.00

N Moore st, 33-101; Max Schwartz agt Anna Heoker & W J Greenfield. (149) 140.00

Centre st, 133-149; I A Adler Co Inc agt Abingdon Construction Co. (150) 1,895.00

148TH st, 410-412 W; Geo Carroll agt Emanuel M Krulewitch. (151) 21.12

Bathgate av, es, 25 n 184th, 25x95; Geo W Baneroft agt Special Building Co. (152) 180.00

116TH st, 331-347 E; Herrmann Horenburger agt Sydenham Hospital & Dr Robt Kunitzer. (153) 480.00

Bathgate av, es, 25 n 184th, 25x97; Hudson Wood Working Co agt Special Building Co. (154) 1,500.00

8TH av, 490; Barnet Feldman agt Marie G & Howard R Howser, Arthur R Randolph & Saml Yudevitz. (155) 284.00

104TH st, 227 E; Burkart Electrical Co agt Union Settlement & Harry C Beaven. (165) 110.94

Centre st, 133-149; N Hutkoff & Co agt Abingdon Construction Co. (157) 6,720.00

Edgecombe av, sec 137th, 50x100; Eugene M Aitken agt Mrs Etta Brenor & Cornelius Sheehan. (158) 52.00

Clinton st, 64; Manhattan Glass Co agt Abraham Levy & Jacob Lipschitz. (159) 47.45

Jackson st, 79-81; Adelina Salagona et al agt Church of St Mary & Patrick Walsh Co. (160) 220.00

13TH st, 306 W; South Roofing & Repair Co agt Duane Realty Co & Saml Cohen. (161) 82.90

SEPT. 20.

Centre st, 133-149; Cross, Austin & Ireland Co agt Abingdon Construction Co & Israel Lippman. (162) 7,325.97

72D st, 164 W; Central Electrical Co agt Brown Bros, Inc, & Power Engineering & Supply Co. (163) 103.01

Simpson st, sec Home, 54x90; David Jacobson agt J & H Schmidt Co & H Mahler. (164) 119.64

104TH st, 227 E; Fredk Tichy Co agt Chapel Union Settlement & Harry C Beaven. (165) 1,064.00

Centre st, ws, whole front between Walker & White, —x100; Pietrowski & Konop Co agt Israel Lippmann, Centre White Co, Saml H Stone & Abingdon Construction Co. (166) 4,521.00

133D st, 20 W; Geo Wallace agt Josephine Jenny & J M Green. (167) 36.25

4TH av, 239-243; Herman Glasser agt Elbridge T Gerry, Julius Melancon & Emil Lieberman. (168) 150.00

5TH av, 324; Same agt Michael Kurzman, Varga Jewelry Co & Emil Lieberman. (169) 50.00

5TH av, 122; Same agt E A Hoffman, Ritter Bros & Emil Lieberman. (170) 400.00

Forsyth st, 43; Saml Lastey agt Max Verschleisser & Matz & Verschleisser. (171) 143.25

Av A, 252; Same agt Elstone Park Realty Co & Henry Ledman. (172) 58.00

Centre st, ws, whole front between White & Walker, —x100; P Callan Co agt Abingdon Construction Co. (173) 2,722.88

Same prop; Pietrowski & Konop Co agt same. (17) 4,521.00

Audubon av, ws, whole front between 187th & 188th, —x75; A Pardi Tile Co agt Balland Building Co. (175) 2,400.00

Centre st, ws, whole front between White & Walker, —x100; White Van Glahn & Co agt Abingdon Construction Co. (176) 109.41

West Farms rd, ss, 2100 e Unionport rd, 2100x1800; August Mugler agt Michael Coleman & New York Catholic Protectory. (177) 900.00

SEPT. 21.

Centre st, 133-49; Lockwood Co agt Abingdon Construction Co. (178) 1,300.00

104TH st, 227 E; Candee, Smith & Howland Co agt Union Settlement; Harry C Blaven. (179) 61.75

Tremont av, ns, 100 e Jerome av, 50x100; Gus Schlaier Eagle Wrought Iron Works agt Han Construction Co. (180) 775.00

Centre st, 133-49; American Bar-Lock Co agt Abingdon Construction Co. (181) 152.50

25TH st, 127-31 W; Frank Hofenson agt Jno E Olson Construction Co. (182) 140.00

119TH st, 133 E; Morris Schnaider agt Edw S Dougherty & Annie Dougherty. (183) 15.50

Av A, 252; Edw C Lampe agt Henry Lehman. (184) 20.00

104TH st, 14-16 W; Sender Bipschitz agt Julia S Manheimer & Jos Gerstein. (185) 25.00

134TH st, 313-17 W; Irving Greenberg agt Jas Fay & Max Dessler. (186) 32.19

Wall st, 10-14; also NASSAU ST, 5; Jos J Fitzhenry agt Bankers Trust Co & Garwood Electric Co. (187) 125.00

4TH av, nec 17th, 75x150; Jos J Fitzhenry agt Germania Life Ins Co & Garwood Electric Co. (188) 218.80

5TH av, 998; Central Electrical Supply Co agt Century Holding Co, Power Engineering & Contracting Co. (189) 53.51

102D st, 336 E; Sam Shapiro agt Joseph F Kempa, Fredk Sturmman & Chas A Steiner. (190) 190.00

So 14TH av, 154; Wm A Miles agt Donato Grippo, Michael Fracassi & Albert Sorachetti. (191) 154.67

Marion av, 2474; Vincent Russo agt Piccone Realty Co. (192) 394.00

Broadway, sec 98th, 100.11x180.6; Central Electrical Supply Co agt Borchardt Corp; Power Engineering & Contracting Co. (193) 201.65

Hull av, 3047-53; North Side Iron Works agt D'Ambra Construction Co. (194) 800.00

199TH st, ns, 105 w Grand Boulevard & Concourse, 49x120; Same agt same. (195) 900.00

Broadway, 1560; Abraham Miller agt Edw de P & Goodhue Livingston & Levi Co, Inc. (196) 1,050.00

Marmion av, 2015-19; Indiana Flooring Co agt C K Realty Co. (197) 634.82

Charlotte st, es, 100.7 n Seabury pl, 75x100; George Color et al agt Charlotte Construction Co & Han Construction Co. (198) 1,000.00

Madison st, 254; Julius Rosenfeld agt Jos Jaffe & J Lipshitz. (199) 375.00

Clinton st, 64; Julius Rosenfeld agt Harry Levy & J Lipshitz. (200) 149.00

Centre st, 133-49; Rider Ericsson Engineering Co agt Abingdon Construction Co. (201) 687.50

SEPT. 22.

Marion av, swc 179th, 75x150; Jas B Brooks agt C K Realty Co. (202) 400.00

St Annus av, es, 50 s 159th, 50x120; John McLean agt Our Realty Co & Westchester Iron Works. (203) 407.25

16TH st, 409 E; Wm A Thomas Co agt John Scott, Frank Mayer & D J Comyns & Co. (204) 46.59

16TH st, 509 E; Same agt same. (205) 37.41

Centre st, ws, whole front between White and Walker, 235x75; Jerome Pagano agt Abingdon Construction Co, Israel Lippmann & Saml Stone. (206) 1,320.00

Madison st, 254; Jos Fagan agt Dr Jaffe & Jos Lipshitz. (207) 62.00

Clinton st, 64; Joe Fagan agt — Levy & Jos Lipshitz. (208) 70.00

1ST av, es, 51.1 n 75th, 25.6x88; Max Greenberg agt Esther B Littman. (209) 443.90

Centre st, 133-149; Grassi Bros agt Abingdon Construction Co. (210) 5,760.00

Centre st, ws, whole front between White and Walker, —x—; Empire Door & Trim Co agt Abingdon Construction Co & Israel Lippmann. (211) 3,369.35

Tremont av, ns, 50.2 w Walton av, 50x94.10; Empire Door & Trim Co agt Han Construction Co & Maurice Abelman. (212) 1,263.00

Pinchurst av, nwc 180th, 100x106.9; Wm Buess agt Solow Construction Co. (213) 880.00

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47TH st, 153-155 W; Annie Vidorato agt John Doe & A Silverman Contracting Co. (214) 198.00

61ST st, 106 W; Harry Rosenbaum Iron Works agt Katherine Gallaher. (215) 602.80

72D st, 166 W; Saml M Halper agt Alexander Brown & Philip Leserman, Jr. (216) 110.00

Marion av, 2474; Max Rosenthal agt Picone Realty Co. (217) 43.56

Longwood av, 1121; Houghtaling & Wittpen agt Louis Savino & G Ambriola. (218) 72.00

Madison av, nec 66th, 100.5x100; Sanitary Devices Mfg Co agt Parkview Co; renewal. (219) 1,250.00

Audubon av, ws, whole front between 187th & 188th, 189.9x75; Jos Sciacca agt Belland Building Co. (220) 400.00

61ST st, 106 West; Hans Brockmuller agt Katherine Gallaher & L F Gallaher. (221) 180.00

BUILDING LOAN CONTRACTS.

SEPT. 16.

No Building Loan Contracts filed this day.

SEPT. 18.

180TH st, ns, whole front bet Belmont av & Hughes av, —x70xirreg; Adams Realty Co loans Kovacs Construction Co to erect a — sty bldg; — payments. \$9,500

Eagle av, es, 552.10 s 156th, 50x115; City Mortgage Co loans G Evans Construction Co to erect a 5-sty apartment; 7 payments. 30,000

SEPT. 19.

Sheridan av, swc 164th, 34.5x62.2; Theodore J Chabot loans Hurley Construction Co to erect a —sty bldg; — payments. 12,000

SEPT. 20.

27TH st, 34-38 W; Chelsea Realty Co loans Realty Holding Co to erect a —sty bldg; 11 payments. 300,000

Goerck st, 71-73; Sender Jarmulowsky loans Wyler Construction Co to erect a 7-sty loft; 6 payments. 40,000

Morris av, ws, 50 n 153d, 50x100; Anna Geisler loans Jas Cunningham to erect a 6-sty tenement; 5 payments. 30,000

179TH st, ss, 100 w Prospect av, 72x95; Mary S Croxson loans Ernst Keller to erect two 5-sty apartments; 7 payments. 44,000

SEPT. 21.

Brook av, es, 168.10 s 169th, 45.6x100.6 xirreg; Manhattan Mortgage Co loans Jno H Buscall Co. 30,000

SEPT. 22.

Maclay av, nws, 79.10 ne Zerega av, 20 x100.5; Morris Moshkowitz loans Zerega Avenue Improvement Co to erect a 2-family dwg; 4 payments. 4,000

225TH st, ns, 405 e Barnes av, 100x114; Title Guarantee & Trust Co loans Perfect Home Co to erect a —sty bldg; — payments. 16,000

Bryant av, es, 300 s Jennings, 50x100; Comity Mortgage Co loans Mondschein & Co to erect a —sty bldg; — payments. 31,000

SATISFIED MECHANICS LIENS.

SEPT. 16.

115TH st, ss, 175 w Bway; William Buess agt Carnegie Construction Co et al; Aug15'11 (by bond) 2,135.00

Woodcrest av, 1183-85; S Siegel Inc agt Chas D H Reimer; July15'11. 57.60

2D av, 380; Julius Fink agt Investing Co; May26'11. 750.00

SEPT. 18.

Railroad tracks in centre of Fordham rd, 18 e Decatur av to W 184th; Fiore Amanna agt Union Ry Co et al; Aug24'11. 230.15

Webster av, es, 158.3 n 169th; Wm L Goodstein agt Bernard Construction Co et al; Aug28'11. 400.00

Jackson av, 975-979; Cerussi Marble Works agt John Doe et al; July22'11. 80.00

162D st, 543-545; Richard E Thibaut Inc agt Barkin Construction Co et al; Feb7'11. 24.00

SEPT. 19.

135TH st, 2 W; Geo Rogers agt Doris Osserman et al; Dec28'10. 18.00

36TH st, 53-57 W; Kahn & Malkin Co agt Fackner Coates Construction Co et al; Apr13'11. 60.00

94TH st, 28 W; Edwin H Oswald agt Emma B Hattler et al; Feb1'11. 130.00

SEPT. 20.

Elizabeth st, 81; Abraham Passman agt Mary A Conway; July7'11. 75.00

So Boulevard, nwc 142d; Hudson Woodworking Co agt Vincenzo Razzano, et al; Aug10'11. 1,400.00

95TH st, 173-179 E; Joel H Eisner agt Moe Katzenberg et al; Sept12'11. 53.57

187TH st, ns, 80 w Crotona av; Frank Mazza agt Scalzo Realty Co et al; Aug30'11. 200.00

SEPT. 21.

Franklin av, 1415; Isidor Rosoff agt Hodes Realty Co et al; June17'11. 166.00

Franklin av, 1415; Same agt same; June 19'11. 166.00

Plympton av, 1315-17; Robt Griffin Co agt Patk J Hickey et al; Sept15'11. 113.39

148TH st, 410-12 W; George Carroll agt Emanuel Krulewitch et al; Sept19'11. 21.12

51ST st, 145-9 W; Adolph Shapiro agt Henry Korn et al; Mar29'11. 215.04

158TH st, nwc Trinity av; Antonio D'Angelo agt Cohen & Eckman et al; Aug23'11. 1,549.75

48TH st, 314-16 W; Pasquale Trotta agt Forty Eighth Street Co et al; Sept 5'11. 84.00

5TH av, ws, 50 n 111th; Pasquale Trotta agt Jos Keller et al; Sept7'11. 77.00

SEPT. 22.

152D st, 378 E; Atlas Steel Ceiling Co agt Longfellow Realty Co et al; Feb27'11. 20.00

72D st, 164 W; National Metal Molding Co agt Brown Bros et al; Sept16'11. 764.22

271ST st, ns, 100 e 3 av; Adam Ciccarone agt Chas Bjorke, Inc; Sept6'11. 455.15

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

SEPT. 14.

Fall, Albert B; Daniel J Kerr; \$10,500; C P Northrop.

Perin, Carl L; Courier Co of Buffalo; \$725.42; L Laski.

Ashley Falls Marble Co; Walter S Doernsberg; \$2,744.72; Neuman & Newgass.

SEPT. 15.

No Attachments filed this day.

SEPT. 16.

Manhattan Real Estate Co; Geo R Bristor; \$750; Geo R Bristor.

SEPT. 18 and 19.

No Attachments filed these days.

SEPT. 20.

Cincinnati, Hamilton & Dayton Ry Co; Chas A Bruce et al; \$200,000; Curtis, Mallet-Prevost & Colt.

Erickson, Maria C; Alfred Hokanson; \$600; Hedges, Fly & Frankel.

Emerson Engine Co, Inc; Geo M Marshall; \$1,100; A D Britton.

CHATTEL MORTGAGES

SEPT. 14, 15, 16, 18, 19 and 20.

AFFECTING REAL ESTATE.

Belland Bldg Co. Audubon av, w s, bet 187th & 188th sts. Colonial Mantel & R Co. Refrigerators. 840

Belland Bldg Co. Audubon av, w s, bet 187th & 188th sts. Gaites, Peace & Co. Fixtures, &c. 2,125

Cohen & Levine. Broome st cor Lewis ..W Berman & Co. Gas & Electric Fixtures. 360

French (Fred F) Co, \$68-70 E 160th, s s E Prospect av. Consolidated Chandelier Co. Gas Fixtures. 675

Han Construction Co. Tremont av, ns, near Jerome av. Eureka Chandelier Co. Gas Fixtures. 475

Koplowitz, B. 1292 Park av. Consolidated Gas Co of N Y. Gas Radiators. 52

Lewis Realty Co. Forest av, w s, n 160th. Eureka Chandelier Co. Gas Fixtures. 600

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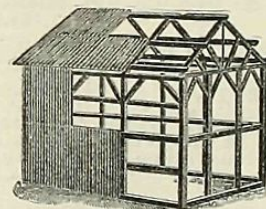
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