Vol.LXXXVIII

NOVEMBER 11, 1911

No. 2278

A THOROUGHFARE WHICH HAS FOUND ITS LEVEL.

The Character of 14th Street Pretty Definitely Established and Radical Changes Unlikely to Occur—Trade May Claim Van Beuren Mansion.

Changes Unlikely

The recent abandonment of the old Van Beuren mansion on 14th street as a place of residence has again directed a certain amount of interest to that old time thoroughfare and has served to recall to the minds of old New Yorkers the extraordinary changes which have taken place in 14th street in the last half century. Its history has been the story of the city's wonderful growth; its changes have been similar to those on a dozen other streets, but in a way, 14th street furnishes a more typical example of the ultimate destiny of New York real estate than any other one of our uptown thoroughfares. Most of the midtown section is still in the making; the destiny of many of the streets is difficult to determine and the character of their usefulness is changing month by month. Not so with 14th street. Its radical changes have largely passed; its character is rather permanently fixed and the part it is to play for many years to come is fairly well established. It has reached its level. It may grow in value, it may have new buildings, but the chances of any more radical changes are few, and whatever growth may be experienced in the future is almost sure to be slow and steady. The speculator has had his day in 14th street and has left it for other fields; the investor is there to-day and is likely to stay for years to come.

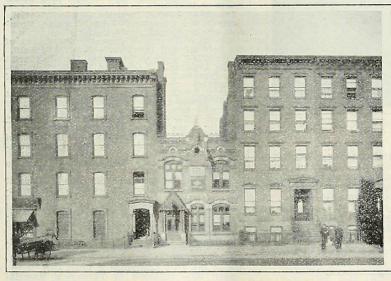
zone of high class business. In this respect 14th street is typical and probably furnishes a greater variety in the way of business and population than any other street in the city. Here one may find on the various blocks good retail business, some fine old dwellings, a few good apartment houses, churches, theatres, wholesale lofts, manufacturing plants, and typical old law tenements, while its nearness to the great cosmopolitan life of the lower East Side has dveloped in certain blocks a business and amusement center much like that existing on the lower Bowery a few years ago.

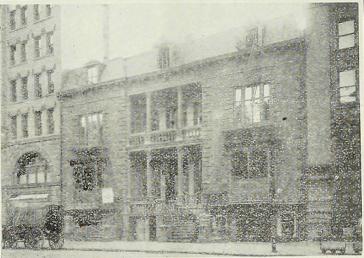
The most valuable and important section of the street lies between Fourth and Sixth avenues, and the entire southerly side between these avnues is given over to retail shops and department stores. Fifty years ago, this district was the high-class shopping center of the city and many of our most prominent business houses were located on or near 14th street. Later on the uptown movement came, and Fifth avenue, 23d and 34th streets all took their toll from this street. For nearly forty years, Macy's department store was a 14th street institution, and in the days of its first success was undoubtedly the best known and most popular store of its kind in the city. In 1902 Macy's left its old home and, shortly afterwards, Tiffany's moved from Broad-

Beuren Mansion.

of the high-class trade. The 14th street stores cater almost entirely to a cheap class of trade and appeal to the great mass of the city's population, and herein lies the greatest promise for the future stability of the street. The net profits from retail business of the highest grade are greater than from a middle class trade, but it is a well known fact in this city that the higher class stores must, with few exceptions, follow the moves of their customers and of each other, while with proper transit facilities the cheaper trade will go where it must to purchase its goods. Stores of the class of Tiffany, Altman and McCreery must depend for their business on the proximity to the great railroad terminals and their accessibility to carriage trade and a difference in location of ten or twenty blocks is of supreme importance. No carriage trade exists on 14th street, but the section is liberally supplied with subway, elevated and street car lines, and these make it possible for buyers to reach the street from all parts of the city with little difficulty. The 14th street stores would do no more business on 23d or 34th streets than they do where they are, and as their rentals are cheaper than they would be further uptown, there seems to be no good reason for making a change for many years to come.

A 25-foot store on the south side of the





TYPICAL 14TH STREET DWELLING.

OLD HOME OF THE METROPOLITAN MUSEUM OF ART.

Fourteenth street is sometimes called the coming Grand street of the city, but while the likeness exists to a certain extent, there is a point where the resemblance ceases, and in the difference between the two lies the future stability of 14th street. Both have had their ups and downs. The values of both have risen high, fallen low and risen again, and both are on a fairly firm foundation to-day. But Grand street caters largely to a local business and the store rentals of to-day are based entirely on the buying ability of the neighboring territory, while 14th street in its best part is well supplied with rapid transit and draws its business almost entirely from far removed sections of the city or from suburban territory. Then, too, the waterfront ends of 14th street offer much greater possibilities than do those of Grand street and are likely to play an important part in the future value of the street. For these reasons 14th street is apparently much better off than Grand street and seems much more likely to either hold its own or increase in value.

Nearly all of New York's important crosstown thoroughfares have developed a decidely cosmopolitan character due to the long and narrow shape of the island, the important waterways on either side and the rather sharply defined central

way and 15th street to Fifth avenue. For a time property values suffered a decline and retail stores were not much in demand, while the general opinion prevailed that 14th street was no longer to be reckoned an important commercial thoroughfare and that it would lose entirely the retail character which had made it popular for so long. The Hearn store was of next importance to Macy's and it was rumored that it also would move uptown. When Hearn announced that 14th street suited him and he would remain there indefinitely a greater feeling of confidence was established, and before long retail merchants from other sections located on the street, and when a short time later Henry Siegel opened the 14th Street Store on the site of the old Macy building, the re-establishment of 14th street as a retail center was definitely assured. Gradually the vacant stores were taken up and rentals and values worked back to their former levels, until to-day there is not a vacant store on the south side of the street from Fourth to Sixth avenue, and rentals are as high, if not higher, than ever before. The character of the business has radically changed, but the volume has increased and there are probably more people shopping to-day on these blocks than were ever before found there in the time

block between Fifth and Sixth avenues will rent for about \$12,000, and in the block immediately to the east for about \$10,000. Between Broadway and University place there are only a few stores and these are always in demand. A full size store would very likely rent there to-day for close to \$15,000. There are very few transfers of ownership in these blocks and for this reason it is rather difficult to place an accurate value on the land. Within the year, the parcel No. 46, 25x103, which is improved with a six-story loft building, sold for a little over \$210,000, and a fair estimate of value of a vacant lot on the south of the same block would probably be about \$175,000. The reason for so few sales lies in the fact that the greater part of the property is in the hands of estates which hold it only for investment; long term ground leases are made, but the fee cannot be purchased. Almost all of the property on both sides of the street from Broadway to Sixth avenue is owned by the Van Beuren family, which acquired it by inheritance from the Spinglers. In 1788 Henry Spingler purchased, for something like \$5,000, twenty-two acres of farm land, which besides the property above mentioned, included a greater part of what is now Union Square. Some of it was afterward sold off, but the remainder

went to the Van Beuren family, which was related by marriage to the Spinglers. A wide difference in value exists between the north and south sides of the street, particularly in the block between Fifth and Sixth avenues, and this is somewhat due to the fact that the old Van Beuren mansion with its spacious ground occupies a great portion of the block, and therefore somewhat injures the other property, at least from a mercantile standpoint.

Within the last few weeks the Van

property, at least from a mercantile standpoint.

Within the last few weeks the Van Beurens, after an occupancy of nearly seventy years, have at last decided to vacate the old mansion, and it is not unlikely that the property will be leased in the near future for business purposes.

The block immediately to the west of Sixth avenue shows a decided falling off in values and rentals; the south side being taken up mainly by small retail stores and wholesale loft buildings, while the northerly side is still largey occupied by private dwellings used as boarding houses. The widening of Seventh avenue and the building of a subway on that thoroughfare will undoubtedly improve this block to a large extent and eventually it will probably have considerable value for wholesale and retail purposes,

that the waterfront in this vicinity will be somewhat improved and that the building movement involving substantial mercantile structures, covering a large area, which has already begun further down in Greenwich Village, will reach 14th street in the not very far distant future. The buildings in the block between Ninth and Tenth avenues are all rather antiquated structures, but are well rented, vacancies being exceptions rather than the rule. This fact would lead one to believe that modern factory structures, with large floor space and good light and air, should prove profitable from an investment standpoint.

Probably the most interesting block, at least to the student of human nature, is the one between Irving place and Third avenue. This is the amusement center of the middle East Side, and from morning till late night the block is thronged with a typical East Side crowd seeking mainly the diversion afforded by motion picture shows, melodramatic performances and museums of monstrosities or historical relics of doubtful origin. This block more nearly resembles the old Bowery than any other street in town.

Beyond Third avenue, as far as the East River, the street presents only rows



THE AMUSEMENT BLOCK OF THE MIDDLE EAST SIDE.

as the subway will greatly augment the purchasing power of the street by increasing the travel. The subway, however, has not yet been definitely decided upon and in any event is some years off. That part of 14th street from Sixth to Tenth avenue was at one time the fashionable residence of the city, the Astors, Delmonicos and other notable New Yorkers having houses there. One of the old mansions, at Nos. 126 to 130, the picture of which is reproduced in this issue, was occupied from 1872 to 1879 by the Metropolitan Museum of Art, and it still stands in pretty much its original condition, except that stores have been placed in the basement and on the parlor floor.

Land in this part of the street is not worth nearly as much as it was forty years ago, before the fashionable folk had moved to other parts, but this is entirely accounted for by the fact that a fashionable residence section always tends to establish more or less fictitious land values, which cannot be maintained unless the property is taken up by very high grade retail business.

The extreme western portion of the street is used entirely by manufacturing plants or wholesale markets and the waterfront is completely taken up by the various steamship lines. There has been considerable talk of making large waterfront improvements at this point and a plan has been proposed which would involve the removal of Washington Market, just south of 14th street, and the building of 1,000-foot piers at that point. Some of the property owners have protested against this, as it would involve not only destroying the market, but removing the high pressure, salt-water pumping station of the fire department; the claim is made that such an undertaking would involve an unnecessary expense and that the piers could as well be located at some other spot. It is very probable, however,

of uninteresting and rather poor-class tenements, save only at Second avenue, which point still retains somewhat of the air of unostentatious respectability which has characterized it for many years. A little private house colony still persists on Second avenue, adjoining 14th street on both the north and south, and the general tone of this neighborhood is in marked contrast to that of the surrounding territory.

More Water Rents.

More Water Rents.

Every building in the Borough of Manhattan which is being furnished with an unmetered supply of water has been inspected and as a result there has been added to the books a considerable amount in water rents which probably should have been charged and paid for years ago. Commissioner Henry S. Thompson says the department has added no charge the legality of which can be questioned. The rates for the additional fixtures are in strict accordance with the schedule of charges provided by Section 282 of the General Ordinances.

The Constitutional Amendments.

The Constitutional Amendments.

The result of the voting on the constitutional amendments will not be known until the returns are officially canvassed. Estimates from partial returns are unsatisfactory, especially in the case of two amendments providing for changes in the method of condemning lands for public purposes. The city seems to have voted favorably for excess condemnation but against the proposition to have Supreme Court judges act in the place of condemnation commissioners. The rest of the State is supposed to have voted the opposite way in each case.

Y. M. C. A. LECTURES.

Program for the Course in Real Estate —Subjects and Speakers.

Program for the Course in Real Estate

—Subjects and Speakers.

The announcement of the West Side Y. M. C. A., that its course in real estate for 1911-1912 will be devoted to lectures by operators in real estate and mortgage loans, stating the subjects from their standpoint, and lectures by prominent real estate men from all sections of the metropolitan district, has awakened widespread enthusiasm among thinking real estate men who have recognized the narrow limitations to which conditions subject the average broker, not only brokers of experience, but neophytes in the profession. Some of the most prominent men in real estate have already consented to speak, and others equally prominent will be added to the course during the year.

The course of lectures is under the management of Ronald C. Lee, who will at all times welcome suggestions regarding speakers and the class. One of the main objects of this course of lectures is to encourage questions and discussions apropos of the subject of the evening from the audience.

Nov. 14.—"Trend of Real Estate Values."—Walter Stabler, Comptroller of the Metropolitan Life Ins. Co.; Jefferson M. Levy and Henry Morgenthau. Joseph P. Day will preside.

Nov. 21.—"How Rapid Transit Affects Real Estate Values."—Speakers to be announced later.

Dec. 5.—"The Effect of the Character of Buildings on Real Estate Prices."—Charles H. Israels, architect.

Dec. 12.—"High and Low Tax Assessments and How to Get Them Reduced."—Bela D. Eisler, attorney and appraiser; J. H. Ehrehart, appraiser of State Tax Commission, consulting engineer of Jersey City Tax Department.

Dec. 19.—"The Kind of Business Property I Would Buy."—Speaker to be announced later.

Jan. 9.—"What a Broker Would Have to Do to Sell Me a Piece of Property."—Robert E. Simon, Vice-President of the Henry Morgenthau, Jr., Co.

Jan. 16.—"Apartments and Hotels from the Standpoint of the Investor and Operator, and Credit Customs of Landlord and Tenant."—J. L. Buttenwieser.

Jan. 23.—"Tenements, from the Standpoint of the Investor an

the Investor and Operator.—Frank Prominent member of the Brooklyn Real Estate Board of Brokers.
Feb. 13.—"Queens, from the Standpoint of the Investor and Operator."—John W. Paris, President of the Mutual Profit Realty Co.
Feb. 20.—"Richmond, from the Standpoint of the Investor and Operator."—Charles G. Kolff. Feb. 27.—"Westchester, from the Standpoint of the Investor and Operator."—C. L. Van Fossen, President of the Westchester Chamber of Commerce.

March 5.—"New Jersey, from the Standpoint

of the Investor and Operator."—C. L. Van Fossen, President of the Westchester Chamber of Commerce.

March 5.—"New Jersey, from the Standpoint of the Investor and Operator."—Speaker to be announced later.

March 12.—"Suburbs and Parks."—Gage E. Tarbell, of the Garden City Estates.

March 19.—"City Brokerage."—A. H. Ivins, of A. H. Ivins Co., and W. D. deBost, of Cruikshank & Co.

March 26.—"County Brokerage."—Speaker to be announced later.

April 2.—"Management, from the Standpoint of the Real Estate Owner."—Speaker to be announced later.

April 9.—"Mortgages, from the Standpoint of the Operator."—Waldron P. Belknap, ex-president of the Bond & Mortgage Guaranty Co., and a member of the firm of Albert B. Ashforth.

April 16.—"Appraisals."—J. Van Vechten Olcott.

April 23.—"Real Estate Law."—Walter Linderer of the Title Guarantee & Trust Co.

April 10.— Appraisals.—3. Van veelten Of-cott.

April 23.—"Real Estate Law."—Walter Lindner, of the Title Guarantee & Trust Co.

April 30.—"Influence of Taxpayers' Associations on Development of Real Estate."—R. S. Binkerd, Secretary of the City Club.

May 7.—"Office Management."—Ronald C. Lee,

General Manager of the Realty Records Co.

May 14.—"Office Management."—Ronald C. Lee.

Fifth Avenue Commission Appointed.

Fifth Avenue Commission Appointed.

Borough President McAneny has appointed a commission which in future will confer with him on all matters pertaining to repaving or improving Fifth avenue. The commission consists of Arnold W. Brunner, Edward Holbrook, George T. Mortimer, Robert Grier Cooke and Nelson P. Lewis, chief engineer of the Board of Estimate. Repaving with cutstone cubes, the building of an underground pipe gallery and the planting of trees are among the improvements contemplated. templated.

Rifle Range to be Abandoned.

That the National Guard rifle range at Blauvelt. in Rockland County, on the West Shore Railroad, is "a very costly military blunder for New York State and also a dangerous place for persons to reside near" is the assertion of Assemblyman Cuvillier, chairman of the Assembly Committee on Military Affairs. Mr. Cuvillier recommends the abandonment of the Blauvelt range and the construction of a new one at Peekskill.

THE SOUTHERN END OF THE BRONX.

Three Old Villages Have Become Industrial Centers and the Railroad Terminals Offer Good Shipping Facilities—Other Transportation Lines.

THE lower section of the Bronx, comprising practically all the territory south of 149th street and formerly known by the local names of Morrisania, Mott Haven and Port Morris, has always been the most thickly populated section of the borough. In older days, when the territory was first laid out, it was thought that it would be exclusively a dwelling-house center. With this end in view, the old deeds to lots on East 132d street contained a clause requiring all buildings to be set back ten feet in order to make room for grass plots and trees in front of each residence, as is now the case on some of the avenues in New York. No conception of the future development of this section could have been more erroneous, for in the entire Port Morris section not a single building for residential purposes has been erected in the past ten years.

It is true that this section contains

It is true that this section contains many dwellings and tenements which were built years ago, but in place of any new buildings of this nature one now finds factories and large manufacturing plants. The natural topography of the section, as well as the improvements which have taken place in the past and those planned

mines at a very low cost and stored until wanted by the consumers.

Probably no larger stone-cutting and building material establishments can be found in any other place as near Manhattan as are to be found in the Port Morris section. Along with these we have the J. L. Mott iron works, which manufactures a large part of all the bathroom and household iron ware used in this city. All of these industries are located in a more or less sharply defined district, but outside of these we find many other factories producing all sorts of commodities.

Among the distinctive features of this

of commodities.

Among the distinctive features of this lower area are the various large freight terminals of several of the largest railroads. The Central Railroad of New Jersey has its Bronx freightyard at 133d street, Lincoln avenue and the Harlem River. While New York, New Haven & Hartford Railroad will have a tremendous yard and terminal at 132d street and the Harlem River, extending north to Southern Boulevard. This company has recently constructed a number of new storehouses, where freight can be unloaded and held until time for removal to its ultimate destination. This company runs

ast and O COMMERCE O

enue at 137th Street.

Albert E. Davis, Architect.
BUILDING TO BE ERECTED FOR THE NORTH SIDE BOARD OF TRADE.

for the near future, will make this territory one of the largest manufacturing and industrial centers outside of Manhattan Island. This whole lower territory has one of the best water fronts that could be desired, and the docking facilities are excellent. On the west is the Harlem River, and on the east Long Island Sound and the East River, on whose waters commodities can be quickly and cheaply transported to New York City and to all other seaboard cities.

Besides the exceptional water-shipping facilities, this district contains the freight terminals of several of the most important railroads. With these conditions existing an industrial center at the very door of Manhattan Island seems practically certain. The section contains many small centers of industrial and manufacturing activities where one finds the output an exclusive article.

The district lying between 132d and 149th streets west of Lincoln avenue and

exclusive article.

The district lying between 132d and 149th streets, west of Lincoln avenue and east of Willis avenue, is occupied solely by piano factories, and the piano industry alone is represented here by more factories than can be found in an equal area anywhere else in the United States.

The lumber district lies along Gerard avenue, from 132d to 149th streets, and when the contemplated improvements are finished throughout this lower section to the southeast and west, the docking, and shipping facilities will be almost unsurpassed.

passed.

Another great advantage which this sec-Another great advantage which this section enjoys is the Mott Haven Canal, an artificial inlet of the Harlem River, runing back from the foot of 132d street to 138th street. Along this canal many of the largest coal companies have their pockets. Coal can be shipped from the

a through train from Boston to Washington by means of the freightyard track of this section, and the train is transported down the river by barges to Jersey City and thence on the Pennsylvania tracks to Washington.

The North Side Board of Trade, a commercial organization, which has accomplished much good work in developing the industrial activities of the Bronx, on October 28, laid the cornerstone of its new building at the junction of 137th street, Third and Lincoln avenues. It will contain offices, stores and a meeting-room for the use of the organization in discussing matters of importance concerning the Bronx. The closeness of the surface lines and the elevated road make this building site a most advantageous one.

Other new buildings are being erected

this building site a most advantageous one.

Other new buildings are being erected at various places. The Ward Bread Company has constructed a six-story factory at Southern Boulevard, St. Mary's and Wales avenue, and a two-story factory at Concord and St. Mary's avenues, where the Ward motor cars are made. The New York Edison Company is building an addition to its present plant, which will occupy the block front of 139th street, from Canal place to Rider avenue. Another building not long completed is the Central Union Gas Company, on the northwest corner of 148th street and Courtlandt avenue, which will be used exclusively as the general offices of the corporation.

The central portion of the Port Morris district, along Alexander avenue and the near vicinity, is the most densely populated part of the Borough of the Bronx, and contains many solid blocks of flats and residences, housing a cosmopolitan

population of probably two hundred thousand or more people. This large population creates a demand for supplies of every description, thereby increasing the importance of such business thorough-fares as 138th street, Third, Willis and St. Ann's avenues. These streets are already well-established shopping centers, and are daily growing in importance.

The lower section of the Bronx has long been handicapped by inadequate transportation, but the completion of the Lexington avenue subway will remedy this defect to a large extent. The present subway worked a transformation at 149th street and Third avenue, and when the new line, with its three stations along 138th street, is completed, it cannot help but make this area a very important center of activity. Another improvement which will probably help the lower district is that of the Union Railroad Company, which has begun negotiations for obtaining a franchise to run over the Willis avenue bridge to 125th street. If this franchise is granted, cars will be operated from the Fort Lee Ferry, at 129th street and the Hudson River, east on 125th street to First avenue and over the Willis avenue bridge to connect with the present line on Willis avenue at 134th street. This will be a great benefit not only to the lower section, but to the entire Bronx, as it will enable passengers to transfer to any part of the Bronx for a single fare, where two are now required. The lower Bronx combines a large population and manufacturing centers, and real estate investors have plenty of opportunities in this territory. In the past, values have been known to double and even triple, and there is no reason to believe that a healthy condition of growth will not continue to exist.

Prosecuting Negligent Tenement Owners.

Since the new system of filing violations in the Tenement House Department went into effect in the Borough of Manhattan, early this year, there has been sent to the Corporation Counsel (up to November 1, 1911) 332 cases for prosecution and collection of the penalties incurred by the owners for failure to obey the law.

curred by the owners for familie to obey the law.

Under the old method, this number would be represented by 1,220 old building violations, and the comparison of figures gives some idea of the amount of trouble and annoyance which the tenement owners of this borough have escaped by the inauguration of the new system.

caped by the inauguration of the new system.

The following will show the date by years when the original violations covered by these 332 new forms were filed: Year 1904, 15; 1905, 49; 1906, 73; 1907, 101; 1908, 225; 1909, 229; 1910, 428; 1911, 100; total, 1,220.

The premises covered by these violations are scattered over all the tenement districts of the borough, and the owners prosecuted are from all classes in the community. The total number of separate items included in these violations and the proportion to the whole is as follows: follows

Cleaning and repairing, 44 per cent.; fire-escapes, 27 per cent.; sanitary, 10 per cent.; light and ventilation, 9 per cent.; fire egress, 6 per cent.; alteration and illegal conversion, 2 per cent.; drainage, 1 per cent.; water supply, 1 per cent.; total, 100 per cent.

Next Year's Tax Dates.

Next Year's Tax Dates.

The Tax Department enclose with all 1911 tax bills mailed, the following:
Beginning with the year 1912 taxes on real estate will be payable as follows:
One-half on the first day of May.
One-half on the first day of November.
The second one-half may be paid on the first day of May or at any time thereafter prior to November 1st, and upon such payment a discount will be allowed from date of payment to November 1st, at the rate of 4 per cent. per annum.

Interest at the rate of 7 per cent. will be charged on taxes remaining unpaid on June 1st and on December 1st.

All taxes upon personal property will be payable on the first day of May. If not paid before June 1st interest at the rate of 7 per cent. per annum will be charged from May 1st.

REINDEXING CITY REALTY.

Records From 1881 to 1891 Now Under Block System-A Duplicate Plant.

der Block System—A Duplicate Plant.

The difficult task of reindexing the real estate records in the Register's Office prior to 1891 was begun in January, and Register Grifenhagen states that the first ten-year period has been completed and is now ready for use by the public.

The work was ordered by the Legislature of 1910. Every conveyance recorded from 1881 to 1891 has been examined and abstracted, and the property conveyed accurately located in blocks and sections on the land maps of the City of New York. These revised records, added to those entered since 1891, when the block system was inaugurated, give attorneys and others a thirty-year range of research under a finished index and block plan.

Apart from the saving in labor and time to researchers the revision is of farreaching importance in other respects.

First, that without extra cost, it enables the city to secure the beginning of a duplicate real-estate plant. In pursuance of the plan outlined by Mr. Grifenhagen last year, he has had the work done in duplicate and this duplication will be continued by the Reindexing Department until the last document back to 1665 is analyzed and revised.

The Register urges that these duplicate records be placed in a safe depository elsewhere than in the Register's Office, preferably in another State. Ordinary business precaution, he says, dictates the safeguarding of these immensely valuable documents. In case fire or accident in the Hall of Records should destroy the originals the city would not suffer an irreparable loss if these copies were preserved intact.

Secondly, the revision is of great value because. of its definite plan of locating

intact.

Secondly, the revision is of great value because of its definite plan of locating conveyed realty which hitherto had been imperfectly bounded. Property conveyed over 200 years ago, whose point of beginning was the stump of a tree in Lispenard Meadows, or the northwest corner of a picket fence surrounding Ethel Van Brunt's cottage "by the east shore of the Hudson river," was transferred and retransferred for generations with but slight change in these indefinite descriptions.

slight change in these indefinite descriptions.

For instance, in liber 585 of Conveyance, page 171, an instrument dated as recently as 1851 recited that Joseph G. Smith will convey to one Charles Newman 31 lots in Seventh avenue for 3600 gallons of brandy, much space being given to the consideration and little to the location of the land. Business blocks and rows of apartment houses now cover farmlands—those of Rutgers and Delancey, for example—whose demarcations were the centres, edges and angles of streams long since filled, or of stone and wooden fences which enclosed fields and homesteads from Whitehall to the Stuyvesant orchards and beyond the old Jumel Mansion to Spuyten Duyvil.

Although all traces of the graveyards and water courses have disappeared, conveyances of property in lower Broad and Beaver streets have within a few years contained courses running along non-existing fences. On the East Side numbers of lots contained in maps made as far back as 1791 are frequently used in conveyances, particularly within the boundaries of what was the farm of Anthony Rutgers.

To locate accurately and block definitely

daries of what was the farm of Anthony Rutgers.

To locate accurately and block definitely these undefined plots, some of which are now worth millions of dollars, has necessitated extensive historical research in repositories outside the Register's Office and the employment of skilled locators and topographical draftsmen. Lines of the annexed wards and of many abandoned streets had to be reconstructed in order to define property described in old land maps.

to define property described in old land maps.

The 2.373 Conveyance libers, from 1665 to 1890, contain about 491,200 instruments. From 1881 to 1891 there are 168,581 conveyances. Of the total, therefore, nearly one-third were recorded in this period, so that the portion now finished and available covers a very important realty epoch in New York City and County. The number of instruments in the mortgage libers are estimated at about the same figure. To this should be added instruments recorded in Westchester County that affect land in territory annexed to the County of New York, which would make the total number of instruments to be abstracted and examined exceed one million.

In the Register's Office there have been filed about 7,000 maps besides several thousand which have been recorded in the conveyance libers. The filed maps have been indexed heretofore according to the title of the map, but no analysis of these

maps has ever been made in respect to locality and titles affected by them. It has been found expedient to make an exhaustive analysis of each map and index them according to locality affected so that by referring to any block a list of the maps on file affecting that neighborhood may be immediately ascertained.

Register Grifenhagen has taken great personal interest in the matter, and has labored earnestly to bring the work to a point where it is useful to lawyers and others engaged in realty transactions. The abstracts arranged by section and block have been placed in binders and arranged conveniently for examination. The force of sixty clerks and locators and six draftsmen, composing the Reindexing Department, taken entirely from the civil service lists, has worked with great efficiency, and the accomplishment within nine months of nearly one-third of the great work provided for by the act of the legislature may be regarded as a valuable achievement in municipal progress. achievement in municipal progress

TAXATION WORRIES.

Adolph Bloch Suggests New Sources of Revenue to Relieve Real Estate.

Adolph Bloch, of counsel for the United Real Estate Owners' Associations, gave expression this week to some opinions held by the members of these associations in regard to taxation matters. Mr. Bloch believes there should be provided more sources of revenue. He said:

ters. Mr. Bloch believes there should be provided more sources of revenue. He said:

"A gentleman who was president of the Board of Tax Commissioners years ago made the statement to me that the city formerly assessed its property at a fair and reasonable valuation. He said property ought to be assessed not too high, but at figures at which it probably always would sell. In other words, he did not believe that the valuation should be changed and shifted according to the high winds of finance or the necessities of the budget, or the constitutional limit of the city's indebtedness. He considered that 100 per cent. assessment for the purposes of taxation was equivalent to about 60 per cent. of what the property might possibly bring in good times at private sale. "The city, so far as real estate goes, never went through a severer panic or period of depression than in the last two years, except perhaps during the black days of the panic of 1873; and it behooves us to be careful that we do not have a recurrence of the black days of 1873, 1874 and 1875, when real estate sold for less than the assessed valuation put upon it by the City of New York. Only a few days ago one of our auctioneers sold a parcel of property on Broadway at public sale, after most extensive advertising, for \$200,000 less than the city appraised it for last year, or 25 per cent. less than the appraised value, and there have been many more such cases.

"The Mayor, Board of Estimate and the Tax Commissioners have gone to the limit. They are now backed up, so to speak, against a stone wall. They can't go any farther. They have reached the 100 per cent. limit and have gone beyond. There is no margin or elasticity left. Next year there must be a revision downward, unless the nominal increase makes up for the deficiency, which is extremely doubtful. If the depression continues and the assessed valuations of the city must be reduced, there will be a grave question whether the city's constitutional debt limit has not been imperilled.

Other Sources of Rev

Other Sources of Revenue Suggested.

"Other Sources of Revenue Suggested.

"Our system of taxation is wrong. Real estate should not be required to bear 87½ per cent. of the entire cost of this municipal government. Other sources of revenue must be provided. There is no reason why personal property should entirely escape taxation. A low, fixed tax of, say, ¼ or even ¼ of 1 per cent. per annum should be imposed upon personal property. This would bring an enormous revenue. Everybody would be glad to pay it and not try to evade, as is the case now with the unequal and enormously excessive tax imposed upon that class of property. The wealth of the city in personal property cannot be estimated, and yet last year the city collected but \$6,589,809.77 from this class, equivalent to 5 per cent. of the total taxes.

"Public service corporations, which use our streets and highways for tracks, wires, conduits, etc., and enjoy public franchises of inestimable value, should be required to compensate the city at a fair, just and adequate valuation. Instead, last year the city received as special franchise taxes the small sum of \$8,-

249,097.11, equivalent to 6 per cent. of the total taxes. Heavy vehicles and automobile busses that do incredible damage to our asphalt pavements should be required to pay some tax or license fee. Many other and proper licenses for which some fair charge should be made will readily suggest themselves."

A BIG TERMINAL ANNEX.

McAdoo Company Said to Be Contemplating Two Giant Office Buildings.

plating Two Giant Office Buildings.

A report was around yesterday that the Hudson and Manhattan Railroad Company is planning to enlarge its present terminal in Church street, between Cortlandt and Fulton streets, by the erection of two more buildings on the property immediately adjoining on the west.

The present terminal consists of two separate buildings, each covering a block front in Church street. They are connected by a bridge over Dey street and extend back about half the distance to Greenwich street.

The company already owns some adjoining property in Cortlandt, Dey and Fulton streets, and it is understood that the balance of each block will be acquired. Both blocks are encumbered with old structures which produce but little revenue above the grade floor.

The terminal buildings, which are twenty-two stories high and were finished in 1908, have been very successful, both buildings being almost entirely full at the present time. Their total income is about \$1,600,000 and they are said to be among the best paying office buildings downtown.

It is known that many of the tenants are in need of more space, both for offices and show rooms, and the new buildings would probably be well rented before completion.

pletion.

The present buildings cover an area of about 70,000 square feet and even without the proposed extensions are the largest twin office buildings in the world. No other structures in the city have equal suburban and local transit facilities.

The entire basement of the two buildings is given over to an immense arcade containing, beside the station, a number of retail stores and show rooms. The present structures were planned by Clinton & Russell, who, it is understood, are working on the plans for the new structures.

The Hudson and Manhattan Railroad Company has a capital of \$50,000,000. Its officers are Wm. G. McAdoo, president; Wm. Everdell, Jr., secretary, and Jas. S. O'Neale, treasurer.

More Land for Bronx Federal Building

More Land for Bronx Federal Building
It is stated on good authority that the
United States Government intends to acquire the balance of the entire block
bounded by Mott avenue, Spencer place,
149th and 150th streets, to be used for a
Federal building and Bronx Post Office.
The Government already owns the 149th
street end of the block, which was acquired about two years ago. It is said
that condemnation proceedings will be
started at once by the District Attorney.
An improvement of this nature will have
a marked effect on the development of
this section. this section.

Small Lot Brings Big Price.

Camman, Vorhees & Floyd sold for Langdon Greenwood and other heirs the Lyric Hotel property at the southwest corner of Broadway and 43d street, having frontages of 20 feet on Broadway and 80 feet on 43d street, with an L running towards the center of the block with a depth of 60 feet. The buyer is Michael Dowling, who has occupied the place under a lease for several years. The price paid is understood to have been between \$375,000 and \$400,000. The lease had eleven years yet to run. The price is a record one for this vicinity.

More Activity in 38th Street.

Albert A. Wright and others have sold 29 West 38th street, a four-story dwelling on lot 21x98.9. The price paid was said to be \$90,000. It is understood that the building will be used by the new buyer for business purposes. Several sales have been made in the block this year and it is said that another large loft building will be erected on the south side, near Sixth avenue, in the near future.

Adds to Plot in East 61st Street.

Cortlandt S. Van Rensselaer has added to his holdings on the upper East Side by the purchase from Chas. M. Brooks of

the four-story dwelling at 44 East 61st street, on lot 16x100.5. The buyer owns the two adjoining dwellings at Nos. 40 and 42, and now has a plot 48x100.5. No plans for any improvement have been announced, but it is possible that an apartment house may be erected on the

PRIVATE REALTY SALES. South of 59th Street.

BLEECKER ST.—William A. White & Sons sold for Maxwell E. Butler and others the two old 4-sty buildings at 115 and 117 Eleecker st, on plot 50x100, between Greene and Wooster sts. The property was purchased by A. T. Stewart in 1864, and the present sellers are some of the heirs of Mrs. Stewart. The buyers are Max Eisman and Morris Weinstein, and they gave in exchange the property at 162 Chambers st, a 5-sty building, on plot 32x75.

BEEKMAN ST.—Mary L. Fraser sold the property, 60 Beekman st, a 5-sty store and loft building, on lot 23.2x58.5, at the northwest corner of Gold st.

GREENWICH ST—The Charles E. Noves Co.

building, on lot 23.2x58.5, at the northwest corner of Gold st.

GREENWICH ST.—The Charles F. Noyes Co. sold, for the Brinckerhoff Estate, to Leonard Weil, 514 Greenwich st, southwest corner of Spring st, a 4-sty building, on lot 18.9x40.

HUDSON ST.—The Greenwich Investing Co. (James H. Cruikshank) has sold the 6-sty loft building at 505 Hudson st, covering a plot 40.1x100, just north of Christopher st. This is one of the two structures just completed on a plot formerly owned by the McAdoo Tunnel Company, which was purchased together with the greater part of the block bounded by Hudson and Greenwich, Christopher and West 10th sts, as a site for a terminal, when the company's plans covered only the completion of the old Morton st tunnel.

PRINCE ST.—Peppe & Brother sold for J. J. Lordi, 199 and 201 Prince st, a 6-sty tenement, on plot 50x100.

THOMPSON ST.—Arthur M. Bullowa bought from Felix Bellando 51 and 53 Thompson st, at the northwest corner of Broome st, a 4-sty building, with stores. The buyer now owns a plot 100x120. The property has not changed hands in twenty-five years. George N. Bruno was the broker.

nands in twenty-hive years. George N. Bruno was the broker.

14TH ST.—Furey & Co. sold for Magdalena Waldenberger 249 West 14th st, a 4-sty dwelling, on lot 24.2x103.3, to Louis Berni, who will remodel it for business purposes.

22D ST.—The West Twenty-Second Street Co., Louis Korn, president, sold to Samuel K. Jacobs, of Walter Emmerich & Co., the 16-sty building at 20 to 26 West 22d st, on plot 103.10x 98.9. The structure was built last year, at an estimated cost of \$600,000. The entire property has been held at about \$1,000,000.

25TH ST.—S. B. Goodale & Perry sold for Michael Coleman the properties at 40 to 46 West 25th st, on plot 103x98.9, to the Building and Engineering Co. (Andrew J. Kerwin and William H. Birkmire) for improvement with a modern 12-sty loft building. This will be the sixth large loft operation by the purchasers in this neighborhood.

sixth large loft operation by the purchasers in this neighborhood.

27TH ST.—The James Livingston Construction Co. sold to an investor the 12-sty loft building, on a lot 25x100, at 18 West 27th st. The property is located about 110 ft. west of the corner of Broadway, and abuts the offices of the Astor estate. The identity of the buyer could not be learned, but it is said that other property was given in part payment.

34TH ST.—Wm. G. Butler, of Erie, Pa., sold 222 West 34th st, a 4-sty dwelling, on lot 16.5x 98, between 7th and Sth avs.

56TH ST.—The Herman Arns Co. sold for the estate of Margaret E. Bensel 442 West 56th st, a 5-sty four-family tenement, on lot 25x100.

BROADWAY.—Mandelbaum & Lewine sold their one-forty-eighth interest in the Rocking-ham apartment house, at the southeast corner of Broadway and 56th st, a 7-sty structure, on plot 131.9x122.7. The buyer is Edmund L. Mooney, of the law firm of Blandy, Mooney & Shipman, who holds a large controlling interest in this and several other properties owned by the James estate. Mrs. Daniel Butterfield has a life interest in the properties.

North of 59th Street.

75TH ST.—Charles Wolinsky sold for Henry E. Jones, 241 East 75th st, a dwelling, on lot 20x100.

E. Jones, 241 East 75th st, a dwelling, on lot 20x100.

75TH ST.—George N. Bruno sold for Arthur M. Bullowa 229 East 75th st, a 4-sty tenement, on lot 25x102.2.

S2D ST.—William A. White & Sons, David H. Hyman and John J. Kavanagh sold for Ellen S. Steese and Frances S. Clarke, the four dwellings at 122 to 128 East 82d st, on plot 75x102.2.

The Frontenac Realty Co., Samuel A. Herzog, president, is the buyer, and it will erect on the site a 9-sty apartment house. Schwartz & Gross are the architects for the building. Directly opposite is the Richardson "spite house," which stands at the northwest corner of Lexington av and 82d st.

118TH ST.—B. E. Freed bought from the Gault Realty Co. the two 3½-sty dwellings, on a lot 37.6x100, situated at 212 and 214 East 118th st. Van Wych Thorne negotiated the sale.

140TH ST.—H. C. Senior & Co. sold for Bolton Hall 85 West 140th st, a 6-sty new law apartment house, on plot 41.8x99.11, to the Standard Holding Co. The buyer gave in part payment the two dwellings at 139 and 141 West 63d st, on plot 33.6x100.5.

144TH ST.—Mark Ash sold 457 West 144th st, a dwelling, on lot 16.6x99.11.

AMSTERDAM AV.—Slawson & Hobbs sold for Machan Goldberg the 5-sty double flat house.

AMSTERDAM AV.—Slawson & Hobbs sold for Machan Goldberg the 5-sty double flat house,

on lot 25.8x100, at the southeast corner of Amsterdam av and 88th st.

on lot 25.8x100, at the southeast corner of Amsterdam av and 88th st.

BROADWAY.—Slawson & Hobbs sold for George Achenbach and Henry Kroeger the four 5-sty flats at 3133 to 3137 Broadway and 602 West 125th st. The property has a frontage of 100.11 ft. on Broadway and 109 ft. in 125th st. The buyer is Patrick Kiernan.

MADISON AV.—Charles Wolinsky resold for Milton M. Goldsmith 1497 Madison av, a 6-sty apartment house, on plot 50x100.

SHERMAN AV.—Max Marx bought from the estate of A. R. Altmayer four lots, 100x100, on the northwest corner of Sherman av and Academy st, and the adjoining plot, 300x150, on Sherman av. The property is near the 207th st station of the subway, and a number of apartment houses have been erected recently in the vicinity.

WEST END AV.—Charles B. Van Valen sold for the Union Construction and Realty Co. and Simon P. Flannery the six 5-sty remodeled tenement houses at 42 to 52 West End av. These properties, which comprise the entire block front on the east side of West End av, between 61st and 62d sts, on plot 150.10x100, are directly opposite the New York Central yards.

1ST AV.—William Fanning sold for Francis A. Hunter, of Boston, the 2-sty building at 1620 1st av, on lot 20.5x65; also for Emilie Talbot, of Paris, the 5-sty tenement at 1624 1st av, on lot 20.5x100, to E. Ornstein, who purchased through the same broker No. 1626, adjoining, two months ago.

Bronx.

LORING PL.—Brann & McKegney sold for William C. Bergen the dwelling at 2268 Loring pl. on plot 35x110.

William C. Bergen the dwelling at 2268 Loring pl. on plot 35x110.

176TH ST.—Charles E. Cathie sold for William C. Bergen 253 East 176th st, a dwelling, on lot 27.6x100. The buyer will occupy.

BROOK AV.—Joseph F. A. O'Donnell sold for M. L. and C. Ernst the 5-sty flat, with stores, at the northwest corner of Brook av and 146th st, on lot 25x70.

FULTON AV.—William J. Diamond bought from the Mutual Life Insurance Co. the plot of nearly eight lots on the west side of Fulton av, with an "L" to 168th st, surrounding the southwest corner of the above street. The property has a frontage of 74.8 ft. on Fulton av and 133.4 ft. in 168th st, and will be improved with five 6-sty apartment houses. Solomon Rosen was the broker.

HUGHES AV.—Heller & Sussmann sold for the Strayer Realty Co. 2146 Hughes av, a two-family dwelling, on lot 36x97.

PERRY AV.—John A. Steinmetz sold 3321 Perry av, a two-family house, to Herman Reiner, who gave in part payment two lots in Spring Valley.

PINEHURST AV.—The William Lemberg Co. and Harry A. Feder sold for Charles M. Rosen and Harry A. Feder sold for Charles M. Rosen and Harry A. Feder sold for Charles M. Rosen

Spring Valley.

PINEHURST AV.—The William Lemberg Co. and Harry A. Feder sold for Charles M. Rosenthal the Kenilworth apartment house, at the northeast corner of Pinehurst av and 179th st, on plot 100x100, to Matilda W. Brower, who gives in exchange the five 5-sty apartment houses on the block front on the east side of Union av between 166th and 167th sts, occupying plot 200x100. The present deal involves about \$500,000.

SOUTHERN BOULEVARD.—Heller & Sussman sold for George S. Wallace 487 Southern Boulevard, a 5-sty new-law tenement, on a lot 37.6x 100.

TIEBOUT AV.—Gibbons & Young sold for John A. Donnelly to M. C. Thornton 2096 Tiebout av, a two-family dwelling, on lot 20x100.8.

TINTON AV.—John A. Steinmetz sold for Weisman & Herman 903 Tinton av, a 5-sty flat, to Charles Pinzka.

WHITE PLAINS RD.—J. Clarence Davies sold for Jacob Rumps the lot. 25x103, on the west side of White Plains rd, 180 ft. south of West-chester av.

WEBSTER AV.—Charles E. Cathie sold for Alfred B. Hall the plot, 50x120, on the west side of Webster av, 125 ft. north of 200th st.

Recent Buyers.

Recent Buyers.

MRS. J. KLABER is the buyer of the dwelling at 124 West 88th st, sold recently.

DR. ANDREW P. GUBBEN is the buyer of 2 West 14th st, sold recently through the Duross Co. The buyer will occupy the house after alter atjons are made.

DR. HENRY W. LLOYD is the buyer of 6 St. Nicholas pl, recently reported sold. The buyer conducts a sanitarium at the southeast corner of St. Nicholas av and 150th st, adjoining, and the newly acquired property will be used as an addition.

HENRY TISHMAN is the buyer of 482 and 484 3d av, old 3-sty buildings, on plot 49.5x100, at the southwest corner of 33d st, the sale of which by the estate of Robert G. Gregg and Mrs. Frances Hein, respectively, was reported recently. When existing leases expire, on May 1, 1912, he will erect a 10-sty loft building on the site.

Leases.

MELMAN BROS. leased the top loft in 550 Broadway.

MORITZ FUHS leased the 2d loft in 12 and 14 West 18th st.

West 18th st.

OTTO GOERY leased store No. 3 in 501 5th av, corner of 42d st.

"TILLIS." importing tailor, leased the 1st loft in 256 5th av, from January 15.

MARK RAFALSKY & CO. leased the entire 1st loft in 581 5th av to Coleman, tailor.

HERMAN FRANKFORT rented to the J. M. Horton Ice Cream Co. the basement in 21 to 27 New Chambers st.

CARSTEIN & LINNEKIN leased the 11th floor in the new Whitehouse Building to the Frank Presbrey Co., advertising agency; also space on the 6th floor of the American Woollen Building to B. N. Ewing & Co. and a floor in 114 and 116 East 16th st to Samuel Hecht.

EDWARD MARGOLIES and LEW FIELDS subleased to the Shuberts the 8-sty theatrical warehouse at 620 West 47th st, on plot 75x75, in the rear of three tenements at 623 to 627 West 46th st. The lease is for a term of ten years, at an annual rental of \$9,000 a year. The lessors acquired the property last year under a long lease from Ernest Flagg, at a rental of \$7,500 a year.

JOHN L. MURRAY and HENRY ERKINS, composing the Waldemar Company, leased to

long lease from Ernest Flagg, at a rental of \$7,500 a year.

JOHN L. MURRAY and HENRY ERKINS, composing the Waldemar Company, leased to Frank Colton, of Boston, Mass., the old Albany apartment house property, occupying the block front in the west side of Broadway, between 51st and 52d sts, a plot 201,10x108,2x103,11. The lease runs for a term of twenty-one years, at an average yearly rental of \$75,000, making an aggregate total rental for the term of approximately \$1,575,000. Henry D. Winans & May were the brokers in the transaction, and Thomas Baskerville, of Bowers & Sands, acted as attorney. It is understood that several prominent New York hotel men are also interested in the undertaking, but their names could not be ascertained. The lessors acquired control of the property last December from the estate of John J. Emery, under a twenty-one-year lease, and Mr. Erkins stated that the Waldemar Company had cleared \$276,000 on the deal. The present building will be extensively altered and used solely for restaurant purposes, and will be known as Colton's restaurant.

THE ESTATE OF CHARLES F. HOFFMAN bested the State building at the northwest cor-

THE ESTATE OF CHARLES F. HOFFMAN leased the 8-sty building at the northwest corner of Greenwich and Morton sts, on plot 100x 100, to the Simpson-Crawford Co., for use as a distributing depot and storage warehouse. The lease is for a term of ten years, at an annual net rental of \$18,000. This is a part of the property which recently figured in the trade for the Cluett Building on 18th st.

JOHN H. LAWRENCE leased for the Carisbrooke Realty Co. the property at 427 and 429 East 13th st, a plot 49x100, for fifteen years, at an aggregate rental of \$68,000. The lessees have also secured through the same broker a building and permanent mortgage loan of \$30,000 for the purpose of erecting a 2-sty laundry, from plans prepared by Larremore V. V. Sweezy, architect.

POST & REESE have leased the following houses: in conjunction with E. de Forest Simmons, 16 East 53d st for Mrs. Jennie K. Stafford to George M. Pyncheon; 119 East 61st st for J. Hopkins Smith to Frederic Cromwell; 35 East 64th st for Mrs. Walton Oakley to Mrs. N. Thayer Robb; 875 Madison av for Samuel W. Andrews to William Potter; and 51 East 74th st for Mrs. Walter E. Beer.

FREDERICK FOX & CO. leased for the Brown Realty Co. the 10th loft in 153 to 157 West 23d st to Sigmund Katz; also for F. & G. Pflomm the top loft in 142 to 154 East 32d st to Citron Bros; also for Gwirtsman Bros. the 8th loft in 145 and 117 West 27th st to Meyer Cohen; also for the A. & S. Construction Co. the top loft in 132 and 134 West 26th st to S. Wiener & Co., and for the Gross & Erown Co. the 10th loft in 129 and 131 West 22d st to Rabinowitz & Keen.

BRODY, ADLER & KOCH leased the following lofts in the new building at 12 West 17th st, which is nearing completion: to the Buster Brown Hosiery Mills, the 2d loft; to Hydeman & Lassner, the 3d loft; to Smith & Meyer, the 4th loft; to Ph. N. Gladstone, the 5th loft; to Meyer Horowitz, the 6th loft; to McClain, Carll & Levy Co., the 7th loft; to the Star Binding Co., the 8th loft; to Abe Gwirtzman, the 9th loft; to Odz & Birner, the 10th loft. The store, 1st and 11th lofts are still for rent.

MARC LOWENTHAL leased to S. S. Horowitz the ninth loft in 625 Broadway to the Pansy Shirt Waist Co, the ninth loft in 153 to 157 West 23d st to Feinberg Brothers, the first loft in 22 to 26 West 15th st; to L. Feinberg the first loft, and to Metropolitan Importing and Manufacturing Co. the second and third lofts; and to Ladin Brothers the fourth loft in 189 and 191 6th av; also, to Allan M. Rheinstrom, the first loft and space for display in the store at the southeast corner of 38th st and 5th av.

THE DUROS CO. leased for A. C. Bechstein ne store in 242 West 14th st.

PEPE & BROTHERS leased to Tommaso Raganati the store in 225 Sullivan st.

WRIGHT BARCLAY leased for the Jackson estate the 4-sty building at 350 4th av to Wulff Brothers for twenty-one years.

THE CROSS & BROWN CO. leased for Frederick Fox & Co. the twentieth floor in 141 to 145 West 36th st to the Outing Publishing Co.

FOLSOM BROTHERS, INC., leased for Mrs. Emily H. Wagstaff the 4-sty dwelling at 29 West 9th st to Richard Lawrence for a term of years.

BARNETT & CO. leased the store in 2056 Lexington av to the Modern Tailor Co.; and 2058 Lexington av to the Up-to-Date Restaurant

H. C. SENIOR & CO. leased for The Nathan Erlanger estate the 5-sty American basement dwelling at 38 West 96th st to Zyla Eoscoe for a term of years.

O'CONNOR, LAWRENCE & ELLISON leased the store in 5½ Church st to the Martha Washington Candies, who operate stores in Washington, Baltimore and Boston.

WILLIAM FANNING leased for Emilie Talbot to Goldburg & Goldstein the tenement at 177 East Houston st for a period of fifteen years, at an annual rental of \$2,100, net.

PEASE & ELLIMAN leased for Mrs. P. A. Chapin to H. Burlingham, of Newport, R. I., her residence at 10 East 49th st. The dwelling is of the 5-sty American type and is on a lot 16.8x100.

PEPE & BRO. leased for the estate of Thomas Rudden 21 Charlton st, a 3-sty dwelling, for a term of years, to Louis Valenti.

THE J. P. WHITON-STUART CO. rented the dwellings at 151 East 74th st for the Frazier estate to Stephen W. Collins, and 131 East 55th st for George H. McLean to Edward M. McIlvain.

VASA K. BRACHER leased for Fannie Fara

VASA K. BRACHER leased for Fannie Fara the 5-sty building at 547 West 59th st for five years to the Keystone Real Estate and Leasing Co. He also was appointed agent for the

WORTHINGTON WHITEHOUSE and Henry D. Winans & May leased for Mrs. Benjamin Knower the 5-sty American basement dwelling at 4 East 77th st to Mrs. John E. Alexandre, of Lenox, Mass.

Lenox, Mass.

CARSTEIN & LINNEKIN leased space in the American Woollen Buildings to the American Textile Woollen Co., with headquarters in Tennessee; also space in the Pocono Building to the Strathmore Worsted Co.

THE DUROSS CO. leased the 3-sty house at 21 Charlton st to J. Volenti for a term of years; also 318 West 19th st, a 3-sty house, to Mary Wells for a term of years, and 115 West 12th st to Sarah T. Walsh for a term of years.

S. B. GOODALE & PERRY, as agents for the St. James Building, report the lease of the store and basement in 1129 Broadway. This store will shortly be opened as a high-class candy store, where Powell's candies will be handled.

will shortly be opened as a high-class candy store, where Powell's candies will be handled. THE CROSS & BROWN CO. leased for William H. Toop the ground floor in the building on the west side of Canal pl, 264 ft. north of 138th st, to C. A. Metzer, Inc., and for the Century Holding Co. space in 1182 Broadway to various concerns.

PEASE & ELLIMAN leased for Moore & Wyckoff the store in 41 West 36th st to Miss Jerda Simonson; also for Morris Goldman the store in 447 Lexington av to a client for a long term of years, who will occupy it for confectionery and lunch room purposes.

LOUIS SCHRAG leased for the Royal Motion Picture Co. two lofts in 109 West 23d st to the Hacker Pleating Co.; for the District Realty Co. the 3d loft in 142 to 146 West 24th st to Rosenblatt & Gottlieb; and for Anna Prince Fowler the 3d loft in 130 West 28th st to Lowenberg & Kuno.

EDGAR A. MANNING leased for George

EDGAR A. MANNING leased for George Backer to the Musicians' Society of New York, a newly formed musical organization, the fifth floor in 62 and 64 West 45th st, for five years; also space in 145 West 45th st to Irving E. Mansbach.

OGDEN & CLARKSON leased for Stern Brothers the store and basement in 15 and 17 West 21st st, through to 16 and 18 West 22d st, about 23,000 sq. ft., to Frederick Vietor & Achelis, for their lace department, for a term of years.

Suburban.

EDWARD P. HAMILTON & CO. sold to Mrs. Robert F. Ballantine, a 10-acre building site, being part of the Henry F. Shoemaker property at Convent Station, near Morristown, N. J. FOLSOM BROTHERS, INC., sold for the estate of Laura R. Conkling the dwelling, with garage and other outbuildings, at 64 Sherwood pl, Englewood, N. J., to Nathan S. Schroeder.

Richmond.

J. STERLING DRAKE sold for Isaac Roberts, of Philadelphia, to James Whitford the corner of New York and Jewett avs, West New Brighton, a plot 45x96.

ton, a plot 45x96.

J. STERLING DRAKE sold for Dr. George A. Harris, of Ripley, N. Y., to Malcolm J. Cameron, manager of the Richmond Borough branch of the Title Guarantee and Trust Co., a plot, 40x90, in College av, Westerleigh.

CORNELIUS G. KOLFF sold for Frank J. Nettleton to Nicholas McManus a plot, 75x115, on the westerly side of Oakland av, between Forest and Cary avs, West New Brighton, S. I. The buyer will build a dwelling for his own occupancy.

SWETE BROTHERS sold at Port Richmond.

SWETE BROTHERS sold at Port Richmond, S. I., for C. F. Moeller, the seven-room house, on plot 50x125, at 12 Sleight st, to Frank Conley; for Thengel Bensen the house, on lot 25x 100, at 57 Lexington av; and for Cynthia L. Housman a plot, 20x100, on Harrison av, to Clair V. L. Decker.

Real Estate Notes,

DUFF & CONGER have been appointed agents for the following apartment houses: 955 Park av and 154 East 106th st for Mrs. Margaret Calhoun, and 12 and 14 East 110th st for Mrs. Palmer Coolidge.

Palmer Coolidge.

SENDER JARMULOWSKY has made a building loan of \$190,000 to the S. B. Construction Co. on the new apartment for which plans were filed last week to be erected on a plot 112.5x 102.2 on the north side of 81st st, 100 ft. west of Amsterdam av.

THE BERLIN RENTING SYSTEM has been appointed agent for the Glen Cairn Apartment House, at the corner of Riverside Drive and 99th st; also for Raymore Court, at 238 West 106th st, and for the apartment house at 530 157th st.

THOMAS A. GILLEN and Frederick Bardusch have opened offices in the Fitzgerald Building, at 1482 Broadway, where they will conduct a general real estate and insurance business.

JULES NEHRING has been appointed agent of Fletcher Court, at 555 West 173d st, and has opened a branch office at 175 Audubon av.

EVERETT M. SEIXAS & CO. have been appointed agents of the 7-sty office building at 114 and 116 East 28th st, and the apartment house at 163 West 80th st.

CHARLES S. KOHLER has been appointed agent for the following properties for the estate of Peter Moller: 287 Av B, 85 to 93 Van Dam st, and 100 and 102 Charlton st; also for Lena Halpern, of 862 Columbus av; also for George H. Stratton of the apartment house at the southeast corner of Morningside av and 118th st, and the apartment house at 159 West 103d st, known as "The Loleita"; and for Mary S. Taylor of the apartment house at 502 and 504 West 113th st, known as "The Stamford," and 506 and 508 West 113th st, known as "The Arlington."

THE CHARLES F. NOYES CO. has been appointed agent for the properties at 46 to 52 Broad st, through to 46 to 50 New st; the Lawrence Building, at 320 and 322 Pearl st; 356 Pearl st; 450 Broadway, and 597 Broadway, running through to Mercer st.

CHARLES H. SCHNELLE has moved his real state and insurance office to 1390 Lexington

THE DUROSS CO. has been appointed agents or the apartment house at 200 West 14th st.

for the apartment house at 200 West 14th st.

THE CHARLES F. NOYES CO. has elected as directors of the corporation for the ensuing year Charles F. Noyes, Fisher P. Weaver, William B. Falconer, Francis W. Gridley and Joseph D. Cronan. As reported about a year ago, the company is conducting its business along co-operative lines, as far as the relations between the corporation and its employees are concerned. Mr. Noyes is president and treasurer of the corporation, and Mr. Weaver is its secretary. Mr. Falconer is in charge of the renting on the east side, and Mr. Gridley has charge of the renting of the office buildings under the control of the company. Mr. Cronin is in charge of the sales department.

MUNICIPAL FORECAST.

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

Monday, November 13.

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

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 1 p. m.
BEACH AV.—Opening, between Gleason and Bronx River avs; 1 p. m.

ROSEWOOD ST.—Opening, from Bronx blyd. to White Plains rd and from White Plains rd to Cruger av; 2 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV, and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3.30 p. m.

OLMSTEAD AV.—Opening, between Protectory av and the bulkhead line of Pugsley's Creek; ODELL ST, between Unionport rd and Protectory av; PURDY ST, between Westchester and Protectory avs; 3 p. m.

Tuesday, November 14.

MAIN ST, CITY ISLAND.—Opening, from the lands to be acquired for the East approach of City Island Bridge to Long Island Sound; 3 p. m.

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 9.30 a.m.

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

HAVILAND AV.—Opening, from Virginia to Zerega avs; BLACKROCK AV; CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and of WATSON AV, from Clason's Point rd to Havemeyer av, and from an Unnamed st west of Zerega av to the bulkhead line of Westchester Creek; 3.30 p. m.

Wednesday, November 15.

BOSTON ROAD.—Opening, between White Plains rd and north line of the city; 2 p. m.

GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 180TH ST, from Aque-duct av east to Davidson av; and of AQUE-DUCT AV EAST, from West 180th st to West 184th st; 1 p. m.

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; WEST 172D ST; WEST 173D ST, from Fort Washington to Buena Vista avs; 2 p. m.

EENSON AV.—Opening, from West Farms rd to Lane av; OVERING AV, from West Farms rd to Westchester av; ST. PETER'S AV, from Westchester av to West Farms rd; SEDDON ST, from St. Raymond av to West Farms rd; ROWLAND ST, from Westchester to St. Raymond avs; HUBBELL ST, from Dorsey st to Maclay av; 2 p. m.

Thursday, November 16.

GILBERT PLACE.-Opening, from Hunt's Point rd to Faile st; 11 a. m.

Point rd to Faile st; 11 a. m.

GILBERT PLACE.—Assessment, from Hunt's Point rd to Faile st; 12.30 p. m.

WEST 138TH ST.—Widening, at its junction with 5th av; 10 a. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd; 11 a. m.

TUNNEL ST.—Opening, from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av; 4 p. m.

UNNAMED ST.—Assessment, from Fort George av to Dyckman st; 2 p. m.

LOCAL BOARD RESOLUTIONS.

Local Board of Hudson.

Action was taken at the meeting held Nov. 9 on the following petition:

47TH ST.—Alteration and improvement to sewer between 10th and 11th avs. Estimated cost, \$10,821.25; assessed valuation of property affected, \$575,100. The chief engineer of sewers strongly urges that this proposed improvement be carried out, as this sewer for the past ten years has given no end of trouble; no quorum. Laid over to Nov. 14.

Local Board of Chester.

Local Board of Chester.

Local Board of Chester.

Action was taken at the meeting held Nov. 8 on the following petitions:

450. Regulating, grading, curbing, flagging and laying crosswalks in OLMSTEAD AV, from Protectory Ave to the bulkhead line of Pugsley's Creek; adjourned to Nov. 28.

460. Petition requesting that a date be fixed for the vesting of title to OLMSTEAD AV, between Protectory Ave and the bulkhead line of Pugsley's Creek; adjourned to Nov. 28.

462. Acquiring title to BURKE AV, from Boston rd to Eastchester rd; adopted.

463. Acquiring title to THROOP AV, from Bronx and Pelham Parkway to Mace av and from Allerton av to Gun Hill rd; laid over to Nov. 28.

464. Acquiring title to ADEE AV, from Boston rd to Unnamed st east of Young av and from Gun Hill rd to Hutchinson River; adopted.

465. Acquiring title to SEYMOUR AV, from Eastchester rd to Unnamed st between Morgan av and Arnow av, and from Gun Hill rd to Hicks st; adopted.

466. Acquiring title to SEYMOUR AV, from East chester rd to Unnamed st between Morgan av and Arnow av, and from Gun Hill rd to How. 28.

471. Acquiring title to SACKET AV, from Bear Swamp rd to Eastchester rd; laid over to Nov. 28.

472. Acquiring title to WATEREURY AV, from Zerega av to Eastern Boulevard; laid over to Nov. 28.

473. Constructing a Temporary Sewer and Appurtenances on the west side of WHITE PLAINS AV, between East 242d st and the City Line; and in EAST 243D ST between White Plains av and Barnes av, together with all work incidental thereto; adopted.

476. Argulating, grading, setting curb stones, flagging the sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in Fort Schuyler rd, from the easterly terminus of the land acquired for West Farms ra at Westchester Creek to Shore Drive; adopted.

476. Laying out of City Map, LIGHT ST, between Dyre av and Provost av. Section 43; adopted.

4770. Laying out of City Map, LIGHT ST, between Dyre av and Provost av. Section 43; adopted.

478. Acquiring title to WIL

361. PAULDING AV, acquiring title from Pierce av to the N. Y., N. H. & H. R. R. Depot, known as Morris Park Station; laid over to Nov. 28.

381. Acquiring title to WILSON AV, from Allerton av to Gun Hill rd; filed.

382. Acquiring title to SEYMOUR AV, from Gun Hill rd to north line of Bronx and Pelham Parkway, and from south line of Bronx and Pelham Parkway, and from south line of Bronx and Pelham Parkway to Eastchester rd; filed.

383. Acquiring title to SACKET AV, from Eastchester rd to Williamsbridge rd; adopted.

385. Acquiring title to THROOP AV, from Adee av to Gun Hill rd; filed.

386. Acquiring title to BURKE AV, from Boston rd to Gun Hill rd; filed.

394. Acquiring title to MACE AV, from Bronx Park East to White Plains rd; denied. 121-06. Acquiring title to MACE AV, from Bronx Park East to Eastchester rd; adopted. 405. Constructing a sewer and appurtenances in LURTING AV, between Walker av and the property of the New York, New Haven & Hartford Railroad Co., together with all work incidental thereto. Total estimated cost, \$2,650; laid over to Nov. 28.

387. Acquiring title to ADEE AV, from Boston rd to Gun Hill rd; filed.

316. (Joint Session, Chester and Crotona Districts) Reg. Grad. &c. £AST 174TH ST, from West Farms rd to Bronx River av. This petition may be filed as a new petition has been presented (482) for regulating, re-regulating, grading and regrading, setting and resetting curbstones, flagging and reflagging sidewalks, a space four feet wide, laying and resetting curbstones, flagging and reflagging sidewalks, a space four feet wide, laying and resetting curbstones, flagging and reflagging sidewalks, a space four feet wide, laying and resetting curbstones, flagging and reflagging sidewalks, a space four feet wide, laying and resetting fences where necessary in E. 174TH ST, between Southern Boulevard and Bronx River av, and has been advertised for meeting on 13th inst. at 10 A. M.

(Continued on page 716.)

SUBWAYS

LEXINGTON AVENUE ROUTE

Expert examinations of abutting property, made prior to excavation, insure property owners against loss, by securing legal evidence, necessary to prove claim for damages.

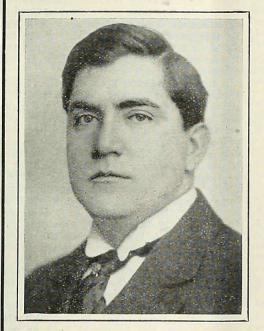
General information on subject of subway, location of stations and full list of clients furnished upon request.

The Company whose organization, reputation and business experience justify architects and property owners in placing buildings in its charge.

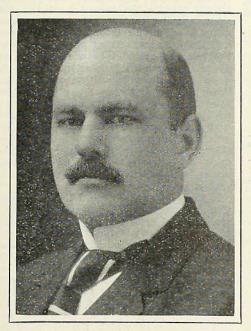
D. A. CALHOUN & COMPANY

CONSULTING ENGINEERS
Tel., 5262 Cortlandt 35 NASSA 35 NASSAU STREET

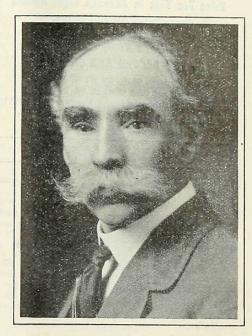
PROMINENT ORGANIZERS OF TAXPAYERS



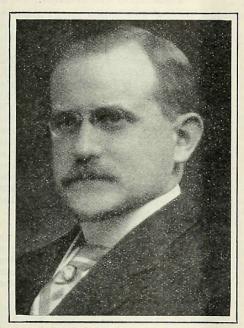
MICHAEL J. HORAN



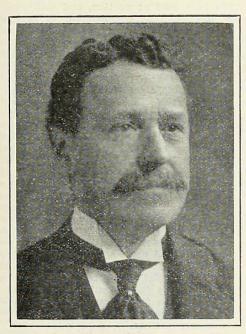
CHARLES F. BOHLEN



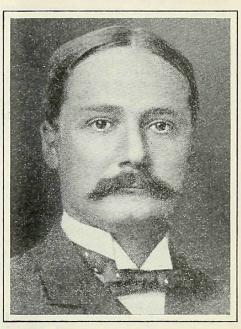
CHARLES H. SCHNELLE



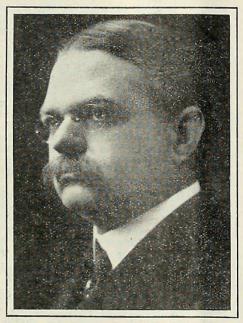
ADOLPH BLOCH



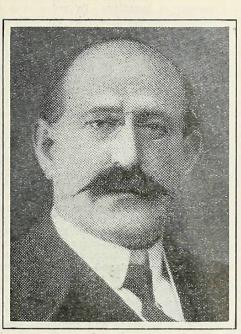
ALFRED R. CONKLING



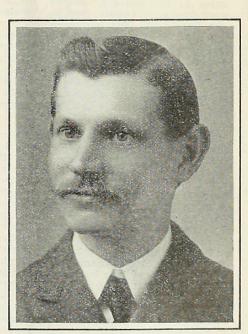
EDGAR J. LEVEY



ALLAN ROBINSON



DR. ABRAHAM KORN



LOUIS SCHRAG

The men whose photographs are reproduced here are prominent in the work of organizing the taxpayers of Manhattan and the Bronx for the purpose of effecting reforms in the City Government. They were also officials of the Taxpayers' Convention which was held at the New York Turn Hall on October 17 and 18. This convention was comprised of members from all the property owners' associations throughout the city, as well as others interested in real estate.



Price Per Year in Advance Eight Dollars

Communications should be addressed to C. W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

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

Nos. 11 to 15 East 24th Street, New York City (Telephone, Madison Square, 8900.)

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

Copyrighted, 1911, by The Record and Guide Co.

Roof tanks will begin to disappear when the Catskill water comes in, and the architectural skyline will be relieved of a serious disfigurement.

So many old hotels having been abandoned in recent years, the opening for new ones ought to be good, but they must be relatively as well situated as the favorite old houses were when first erected.

The Board of Estimate destroyed the hopes of hundreds of place seekers but saved the taxpayers a vast sum of money by deciding to have the new Fire Prevention Bureau organized on scientific rather than on political principles.

Abnormal growth of population is not considered as great an advantage by American cities as it was a generation ago. They are saying that business was less fragmentary and ephemeral when the population was smaller and the inhabitants were more of a kind. Cities which were once eager for new population are now more desirous of keeping their youth at home.

Two hundred more carfares rung up every day than the day before in Greater New York is a striking proof of the shifting of population. The Hudson tubes collected 52,000,000 cash fares and the Queens surface roads 42,000,000 in twelve months. Evidently people are moving in large numbers to the New Jersey and Long Island suburbs, but are the vacancies they leave in Manhattan being filled to as good advantage?

For educational purposes New York City spends annually an amount practically equal to the total expenditures made for like purposes by the seven next largest cities in the country, namely, Chicago, Philadelphia, St. Louis, Boston, Cleveland and Baltimore. Yet the combined population of these cities is over 40 per cent. more than New York's. In this year's budget there is an allowance of over \$31,000,000 for educational purposes, and in the budget for next year over \$37,000,000. New York is clearly doing her full share in educating the young—and a little more.

So few of the old-time frame dwellings that once distinguished the Bloomingdale suburbs now remain, the passing of the Knapp residence, which of late years stood on the south side of 106th street near Amsterdam avenue, is noteworthy. A large yellow house, it originally stood on the site of the present West End Presbyterian Church, on Amsterdam avenue at 105th street, but was moved back and turned around to make room for the church. David H. Knapp was a lumber dealer who went into building operations when the West Side elevated railroad came through. He erected a number of apartments and brownstone private dwellings in 105th street near Amsterdam avenue on lands which he owned, and the property is still possessed by his heirs. The homestead is being replaced by an apartment house. Its demolition leaves the residence of Isador Straus, at the northwest corner of Broadway and 105th street, the only remaining detached frame house of importance in that section.

Why Not State the Price in the Deed?

Joseph P. Day recently made a plea for the publication of the prices at which real estate is transferred, which is well worth the consideration of the property owners of this city. He urged that the law should require the insertion of the consideration in the record on the broad ground of public interest. The Record and Guide is aware that many real estate brokers and speculators are strongly opposed to any such legislation, but we believe that their opposition is mistaken. Both brokers and operators ultimately depend for their prosperity on the extent to which the investment of outside capital in real estate can be encouraged, and unquestionably the concealment of the consideration tends in the long run to produce an uncertainty about real estate prices which discourage the outside investor.

It should be remembered that the practice of concealing the price paid for a piece of real estate has prevailed for only a comparatively short time. Twenty years ago a large majority of the deeds recorded in New York County stated the consideration, but the practice slowly lost ground, owing largely to the increasing professional interest in real estate transactions and the desire of the professional element to profit by a knowledge of real estate prices of which the ordinary investor was deprived. At the present time no purchaser inserts the consideration in the dead unless the granton is an expension. the deed, unless the grantor is an ex-ecutor or trustee, or unless the property has been sold at auction, and undoubtedthe resulting concealment of real es-te prices is advantageous to certain private interests. It enables speculators who make a business of learning the prices actually paid in any particular neighborhood to place a quicker and surer estimate on the value of any particular parcel than an ordinary property owner and purchaser can. It enhances the value of the services of corporation brokers who can build up private records of the prices actually paid in any par-ticular neighborhood. And property owners themselves frequently concur in the concealment, because when they buy on an advancing market they do not always want the tax department to know precisely what they have been paying. Manifestly, however, all these reasons for omitting the consideration from the record are based upon a private rather than a public interest. The interest of the public in relation to real estate values demands the fullest publicity, just as it demands the fullest publicity in relation to the accounts and methods of large pri-

vate corporations.

The aspect of the matter which recent events has rendered particularly pressing concerns the assessment of real estate for purposes of taxation. In order that the work of assessment may be equitably performed, it is, of course, extremely desirable that the Tax Department should have the fullest possible knowledge of real estate values all over the city; and it is extraordinary for this reason that the city administration has not pressed more vigorously for legislation compelling the insertion of the actual consideration in the deed. That it will do so in the future there is every reason to believe, for the work of assessment is constantly becoming more onerous and more momentous. When real estate was assessed for taxable purposes at between 50 and 65 per cent. of its selling value small inequalities of assessment were of relatively slight importance. The margin was so great that rarely, if ever, was a parcel over-assessed, except in relation to the general percentage, and in any event the assessment played a smaller part in the determination of tax bills than it does at present. Now, however, when our real estate is assessed as near to 100 per cent. of its value, as is safe, the business of securing an accurate and equitable assessment is relatively of much more importance, both to the city and to the average property-owner. Comparatively small recessions in price may leave many property-owners over-assessed—as is now frequently the case in the old mercantile district. Real estate that is stationary in

value should not be made to carry any more burden than can be helped, because the owners of such real estate are powerless usually to shift the burden of an increased tax rate. Real estate that is advancing in value should shoulder its full share of increasing taxation, because the burden in this case can either be shifted or afforded. For all these reasons it has become particularly important in the interest of all the property owners that the fullest publicity should prevail as to real estate prices.

It must be admitted, on the other hand, that there are certain cases in which a purchaser might be injured by the publication of the price paid without any corresponding public benefit. An operator or builder might be obliged to pay an exceptionally high price for one lot, because it was necessary to the rounding out of a particular building site; and the publication of such a price might unsettle values in a particular neighborhood instead of confirming them. There would, however, be a perfectly fair way of providing for such cases. A law requiring the statement of an express consideration in all transfers could contain a proviso that a grantor could purchaser immunity from the reqirements by the payment of a tax, say of about the same amount as the present mortgage recording tax. A property-owner could, that is, conceal the consideration, but he would have to pay for the privilege.

The Cost of Government.

The Record and Guide trusts that the majority of its readers carefully examined the discussion of the budget contained in its issue of last week. The various opinions therein set forth should help an intelligent taxpayer to make up his mind what New York's budgetarian trouble really amounts to. Almost all the city officials who contributed to the discussion admitted that there was a large infusion of extravagance in the appropriations, but they claimed that the Board of Estimate was powerless to remedy effectively this extravagance. The Record and Guide believes the foregoing assertion was made in good faith and is substantially correct. There is every reason to believe that the Board of Estimate is honestly desirous of securing for the city better value for the money it spends, and that with more knowledge and more power, it could accomplish a great deal. Taxes have increased considerably during the term of the present board, but their increase has been due chiefly either to mandatory legislation or to a more honest method of framing the budget. What the board has not succeeded in doing is in introducing any economies which really count for much in the total, but it has started certain inquiries, which look in a hopeful direction. It proposes to put a staff of experts to work in the various departments who can prepare the information necessary for the granting of appropriations during the coming year. If such a staff of experts can be put to work, their report should be of the utmost use, because the board will then have some means of discovering whether or not the different departments are spending their appropriations efficiently or wastefully. This information, added to the information obtained by the committee which is investigating the questions of grading the work and salaries of the municipal employees may result in certain substantial economies.

Unquestionably it is doubtful whether the board can obtain the appropriation necessary for the work referred to. The aldermen have the power of cutting it out, and to judge from its past behavior, the power will be used. The Mayor has the power of vetoing the aldermen's vote, but he is not likely to exercise it, because he and the Board of Estimate are not just at present in harmony. A method of administrative organization which prevents an appropriating board from obtaining the information necessary for the proper performance of its work is obviously absurd; and there can be no doubt that the next organization, of which the foregoing absurdity is only one instance, has a great

deal to do with the existing budgetary inflation. A false relation exists between the heads of departments which spend the money and the board which appropriates it. The former have no real interest in economy and their subordinates have still less. Their only object is to secure the largest possible appropriations for their own work. They are responsible to the Mayor and not the board, and they tend to resent any very close inquiry on the part of the board into their departmental work and methods. When as at present the Mayor and the board-are not on the best of terms the difficulties of this situation are intensified, and it may be doubted whether we shall ever obtain any genuine reform until they are removed. They can be removed in only one of two ways. Either the administrative officials (that is, the Mayor and his heads of departments) should be made responsible. of departments) should be made responsible, as in Boston, for the preparation of the budget, and its work should be submitted to a small council for criticism and revision. Or else the council itself should be made completely responsible for both the city administration and the budget, and should have the power of appointing the Mayor and other executive officials, who are independent of the officials, who are independent of the Mayor. It is along such lines that New York needs a charter revision, and real economy of local administration depends on its ultimate achievement. In the meantime New York will remain the conspicuous example of a city which is planning an elaborate and costly program of social reform without making any sufficient attempt to pay part of the expenses by financial re-organization recourses. As Delos F. Wilcox says in his "Great Cities of America":—"New York has succeeded in eating its cake and having it. Unable to overcome its long standing habit of graft and extravagance in the primary functions of municipal govern-ment, and in this way to save enough money from waste to carry out necessary improvements, progressive public opinion has nevertheless succeeded to a great ex-tent in balking its claims to the annual budget and compelling the expenditures of large additional sums of money."

The Week in Real Estate.

The Week in Real Estate.

The best that can be said about this week's Manhattan Realty market is, that in spite of a legal holiday it was no worse than in the preceding weeks of this fall and very little behind that of the corresponding week of last year. Election invariably slows up the amount of business transacted for the week even in prosperous times, as many real estate men are deeply intersted in politics and pay more attention to campaigning than they do to business. The most important bearing that this election had on realty matters was concerned not so much with the election of any individuals as with some of the constitutional amendments which were voted upon. At least two, those concerning excess condemnation and canals, are important, but the results have not yet been obtained nor are they likely to be definitely known for some time. The only important local changes occurred in the Board of Aldermen, but these are not likely to have any material effect on the real estate situation.

The most interesting sale of the week

material effect on the real estate situation.

The most interesting sale of the week was the purchase by Michael Dowling of the Lyric Hotel property at the southwest corner of Broadway, Seventh avenue and 43d street, from Langdon Greenwood and other heirs of the Greenwood estate. The buyer has been the occupant of the place for some years, and his lease still has about thirteen years to run. The lot is a small one, having only a Broadway frontage of 20 feet and a street depth of 80 feet with an L extending 60 feet towards the center of the block. The price paid was understood to have been a little less than \$400,000, which would establish a new record for this district. The cafe on the ground floor has long been considered one of the most profitable in the entire city, and in addition to this the plot has a strategic position in that it controls any future improvement of the several adjoining parcels.

The only East Side sale of any importance was that of a plot on \$2d street, between Third and Lexington avenues, which was acquired by a realty company for improvement with an apartment house,

Nearly all of the other reported transactions were exchanges of equities and had little, if any, general bearing on the market. Among these were a six-story elevator apartment at Pinehurst avenue and 179th street, given in tradé for Bronx properties; a plot at 139 and 141 West 63d street and an elevator apartment house at 207 and 209 West 85th street. Leasing is seldom very active during October and November, and this year is not proving an exception. There were only two leases of any size reported this week, the others being mainly concerned with lofts and dwellings.

The old Albany apartment house occupying the west block front on Broad-

with lofts and dwellings.

The old Albany apartment house occupying the west block front on Broadway, from 52d to 53d streets, which was leased last December by John L. Murray and Henry Erkins, was sublet by them to a Boston man for use as a restaurant. The lessors state that they will clear about \$275,000 on the transaction, and this is not at all unlikely, as the original lease was at a very low rental considering the location of the plot. A lease larger than usual for the locality was made on the property at 620 West 47th street. The structure on the site is an eight-story theatrical warehouse and scenery painting establishment which was street. The structure on the site is an eight-story theatrical warehouse and scenery painting establishment which was erected last year for Edward Margolies and Lew Fields. The Shuberts have now taken the lease off their hands and will use the building in connection with their various enterprises.

From information obtained this week it appears that there is no truth in the

appears that there is no truth in the reports that have been circulated recently to the effect that the proposed building on the site of Madison Square Garden has been abandoned. The project now seems almost sure to be carried through; in fact it is expected that contracts will be let within a few days.

on the site of Madison Square Garden has been abandoned. The project now seems almost sure to be carried through; in fact it is expected that contracts will be let within a few days.

Most of the filed plans this week were of little consequence the largest being those for the Guaranty Trust building at the southeast corner of Broadway and Liberty street on the site of the old Mutual Life building. The architects are Yorke & Sawver, and the cost is estimated at \$1,000,000. Plans have been completed but not yet filed for the twentystory structure to be erected by the silk firm of J. H. & C. K. Eagle on the site now occupied by the New Amsterdam Hotel at the southeast corner of Fourth Avenue and 21st street. Warren & Wetmore are the architects.

The varnish interests are expecting an advance in the price of China wood oil that will result in higher quotations for their product to the consumer if the present Chinese revolution continues much longer. Advances were quoted in the building material market in this district of two to ten cents a gallon for certain grades of varnishes this week, but so far the cheap and medium grades have not been seriously affected. This oil is even more important in the manufacture of varnishes than linseed oil and, since the available supplies in the interior cannot be brought to the Chinese export centers by reason of rebel blockades, it is said that it is only a question of a short time before prices will assume war time levels for manufacturers.

There was a noticeable improvement in the demand for cut stone in the lower fire.

for manufacturers.

There was a noticeable improvement in the demand for cut stone in this district during the last ten days. Fully forty-five per cent. of the entire call came from the New Jersey suburbs. Architectural terra cotta and terra cotta building material is less active in the outlying sections, but here in Manhattan there is a strong movement for new midtown office buildings.

Common brick was quiet this week, but the new \$7 level was maintained. The slackness was due to heavy buying last week, just prior to the advance, at which time engagements were made for barges still loading up the river. These are going direct to consignees, hence the purchases on the Exchange were light. Consumers of Hudson River brick are advised that the boats now loading at Coeymans and Stockport are being covered for winter and the boats will not return until navigation opens. Engagements are being taken until the middle of next week. Haverstraw and Newburgh manufacturers will continue to ship regardless of demand until navigation closes. On the present \$7 levels, lighterage, cartage and dealers' profits must be added by architects and consumers for retail prices. The New Jersey brick market is active with quotations from fifty cents to twenty-five cents below the Hudson River quotations, but with \$6.75 generally ruling for wholesale quotations. The structural steel market is active, Most of it is for first quarter delivery, however. Shading in wire products from the \$1.60 (Pittsburgh) basis has become quite general, according to advices to the trade here. Nail quotations are being Common brick was quiet this week, but

shaded as low as \$1.55, and unofficially it might be stated in a general way that the quotable market is \$1.55 to \$1.60 for nails and 1.35c, to 1.40c, for plain wire. This represents a total decline of \$5 a ton in wire products since April 1, but of only \$3 a ton since January 1, as there were two advances early in the year of \$1 each. On the whole the building material situation is bright. The building outlook for the winter was clarified this week by announcements of new structural operations that will come out before the first of the year. The only dull feature in the market is cement, which is unsteady as to price and weakening as to demand.

Bills for Opening Pavements.

Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE:

The property owners of this borough apparently misunderstand the procedure of the Department of Public Works in the issuance of permits to plumbers for making openings in the pavement for the purpose of installing or repairing water and sewer connections. My attention has recently been called to several instances in which the owner has been called upon to pay an amount for this privilege greater than the final charge made to the plumber performing the work.

which the owner has been called upon to pay an amount for this privilege greater than the final charge made to the plumber performing the work.

The ordinances of the city provide that a plumber desiring to open the pavement for these purposes is required to deposit with the Department a sum which, in the judgment of the President of the Borough, shall cover the full cost to the city for replacing the pavement destroyed. The amount of this deposit is determined by estimating the yardage it is believed the plumber will open in order to make the necessary installation or repair. Following the completion of the work, the cut is measured and a refund made the plumber of any amount he may have deposited in excess of that required to pay the cost of the actual yardage opened. In this way, it frequently occurs that from one-third to one-half of the amount of the original deposit is ultimately refunded to the plumber.

Recent complaints received lead me to believe that the property owners of the borough do not understand that a refund is at times due the plumber, and, therefore, make payment of the full amount deposited by him, whereas the terms of the agreement would require that the owner pay only the actual cost to the plumber. It would be a proper precaution for property owners to make inquiry of their plumbers as to such refund before paying their bills.

Very truly yours,

(Signed) GEO. McANENY,

Pres., Boro. of Manhattan.

New York, Nov. 7.

An Accessible Court House Site.

An Accessible Court House Site.

Editor of the RECORD AND GUIDE:

May I add a word on the much discussed question of the selection of a site for the new County Court House. It does not seem to me that the site north of the Municipal Building, which now appears the one most likely to be taken, is capable of forming the nucleus of a great civic center. Except for the subway and the east side elevated lines, it is not accessible, and the nature of the surrounding property is not such that it is capable of any great enhancement in value. The land is low, having an elevation of only about 13 feet, and north of the site we have only the penal institution and the rather unattractive Criminal Courts building. The side streets to the west would probably not be greatly benefited and the most that could be expected to the east would be that six-story tenements would replace the smaller ones now there. The elevated railroad on Park Row would, I think, be a detriment, in that it would make the court rooms noisy. It has been stated by a former Supreme Court judge that a court house site should be sought to suit the convenience not of the judges, nor necessarily of the bar, but should be so placed as to be accessible by the population at large. As a site meeting this condition I would suggest the one facing Washington Square Park, running through to 3d street and having a frontage of about 950 feet on the park and a depth of over 200 feet. This location would have the advantages of light, air and good transit. The character of the surrounding property is such that it would undoubtedly show a decided increase in value. The cost of the site is a most important consideration and the value of land in this section at present is not at all prohibitive.

OBSERVANT, New York, Nov. 6.

New York, Nov. 6.

Nov. 5 to 11

(Continued from page 712.) 86. Acquiring title to LURTING AV, fr West Farms rd (Walker av) to line of N York, New Haven & Hartford Railroad; le over to Nov. 28.

Local Board of Morrisania.

Local Board of Morrisania.

Action was taken at the meeting held Nov. 8 on the following petitions:

457. Regulating, grading, and regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks, building approaches and erecting fences where necessary in TIFFANY ST, from the northerly side of Edgewater rd to the East River, and paving with granite blocks on a sand foundation, the roadway thereof; adopted.

451. Relocating on the Map of the City of New York EDGEWATER RD, approximately 300 ft from the bulkhead line of the Bronx River, and East River, between Seneca av and Manida st; laid over to Nov. 28.

Local Board of Van Cortland.

Local Board of Van Cortland.

Action was taken at the meeting held Nov. 8 on the following petitions:

467. Regulating, grading, setting curb stones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in WEST 235TH ST. from Spuyten Duyvil Parkway to Riverdale av; laid over to Nov. 28.

479. Paving with asphalt blocks on a concrete foundation, PLIMPTON AV, from Boscobel av to 169th st, setting curb where necessary and all work incidental thereto. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class "A" pavement; adopted.

343. Changing lines and grades of HARRI-SON AV, from a point about 200-ft south of Drainage st (178th st) to Burnside av; laid over to Nov. 28.

474. Laying out on map of the City an EXTENSION of SPUYTEN DUYVIL RD, from its terminus near Spuyten Duyvil Station of N. Y. C. & H. R. R. at Spuyten Duyvil in Bronx to Public Dock, situated on the Hudson River. Said street to be 40 ft in width and about 400 fet long; laid over to Nov. 28.

Local Board of Crotona.

Local Board of Crotona.

Local Board of Crotona.

Action was taken at the meeting held Nov. 8
on the following petitions:
455. Constructing receiving basin and appurtenances at the northeast corner of East 183d st and Hughes av; laid over to Nov. 28.
461. Laying out and acquiring title to plot of land at the northwest corner of Bryant av and East 180th st, known as the Presbyterian or West Farms Cemetery; recommended to Board of Estimate.
477. Paving with asphalt blocks on concrete foundation the roadway of Hoe av, from East 172d st to East 173d st, and setting curb where necessary; adopted.

LOCAL BOARD CALENDARS.

Local Board of Washington Heights. CITY HALL, MANHATTAN, NOV. 14 AT 11 A. M.

141ST ST.—Paving 141st st from Broadway to Riverside dr.

177TH ST.—Construction of sewer in 177th st, between Audubon and St. Nicholas avs.

Local Board of Harlem.

CITY HALL, MANHATTAN, NOV. 14, AT 11 A. M.

112TH ST.—Alteration and improvement to sewer in 112th st, between 1st and 3d avs.

1ST AV.—Alteration and improvement to sewer in 1st av, between 119th and 120th sts, and in 119th st, between 1st and 2d avs.

Local Board of Bowery.

CITY HALL, MANHATTAN, NOV. 14, AT 11.15 A. M.
KENMORE ST.—Construction of receiving bains between the Bowery and Cleveland pl.

Local Board of Yorkville.

CITY HALL, MANHATTAN, NOV. 14, AT 11.20 A. M.

EXTERIOR ST .- Paving from 64th to 79th sts. 77TH ST.-Receiving basins at 77th st, and new street between Exterior st and Avenue A.

Local Board of Hudson ..

CITY HALL, MANHATTAN, NOV. 14, AT 11.25 A. M.

47TH ST.-Alteration and improvement to sewer between 10th and 11th avs.

CONDEMNATION PROCEED-INGS.

FINAL REPORTS.

The final report of the Commissioners of Estimate and Assessment in the following proceedings will be presented to the Supreme Court for confirmation:

BRONX BOULEVARD.—Opening and extend-ng, from Old Boston Post rd to East 242d st; anuary 23.

The final report of the Commissioners of Estimate and Assessments in the following proceeding will be submitted to the supreme Court for confirmation:

confirmation:
GLEBE AV.—Opening, from Westchester av to Overing av; LYON AV, from Zerega to Castle Hill av; FRISBIE AV. from Zerega av to West Farms rd; and TRATMAN AV, from Zerega to Benson av. November 14.
BAYCHESTER AV.—Opening, from West 4th st to the northerly boundary, and from 4th st to White Plains rd. November 14.

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 Borough of Queens 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

CONTRA	TILL CLIC	
	1911 Nov. 3 to 9	1910 Nov. 4 to 10
Total No	170	110
Assessed value	\$11,056,000	\$3,500,500
No. with consideration	11	14
Consideration	\$718,700	\$387,025
Assessed value	\$515,500	\$348,500
Jan. 1 to	Nov 9 Jan	. 1 to Nov. 10
Total No	7,925	8.754
Assessed value	\$445,386,825	\$493,459,930
No. with consideration	677	766
Consideration	\$40,134,167	\$41,726,725
Assessed value	\$36,306,275	\$35,796,775

MORTGAGES

MUI	LIGAGES	
	Nov. 3 to 9	Nov. 4 to 10
Total No	. 106	89
Amount		\$2,773,575
To Banks & Ins. Cos		21
Amount		\$668,200
No. at 6%		36
Amount		\$458,675
No. at 51/2		1
Amount		\$5,000
No. at 5%		30
Amount		\$1,848,200
No. at 41/25		6
Amount		\$153,000
No. at 4%		
Amount		
Unusual rates	. 1	
Amount	\$75,000	
Interest not given	18	16
Amount	\$174,400	\$308,700
Jan. 1	to Nov. 9 Jan	. 1 to Nov. 10
Total No	6,287	7,076
Amount		\$254,323,093
To Bank & Ins, Cos		
A mount		

MORTGAGE EXTENSIONS Nov 3 to 9

Nov.	3 to 9	Nov. 4 to 10
Total No	\$1,692,875	\$1,626,350
Amount	\$897,000 Nov. 9 Jan	\$945,000
Total No	1,934 \$76,138,792	1,965 \$81,661,859
To Banks & Ins. Cos Amount	680 \$42,247,705	

BUILDING PERMITS

	Nov. 4	to 10		Nov. 5 to 11
New buildings. Cost		\$2,037, \$89		\$667,500 \$103,770
	Jan. 1 to N	ov. 10	Jan	1 to Nov. 11
New buildings. Cost		\$86,642 \$11,240,		\$89,740,120

BRONX

CONVEYANCES

Nov.	3 to 9	Nov. 4 to 10
Total No	125	133
No. with consideration	6	11
Consideration	\$65,100	\$70,800
Jan. 1 to	Nov. 9 Jan	1 to Nov. 10
Total No	6,116	5,980
No. with consideration	407	
Consideration	\$4,140,104	\$5,449,452
MODE	CACES	

	Nov. 3 to 9	Nov. 4 to 10
Total No		72 147
Amount		208 \$777,542
To Banks & Ins. Cos.		
Amount	\$172,5	500 \$126,500
No. at 6%		
Amount	\$66,	688 \$179,31 7
No. at 51/25		
Amount	\$41,	250 \$93,730
No. at 5%		
Amount	\$277,	
Unusual rates		
Amount		
Interest not given		
Amount	\$167,	650 \$75,900
Jan	. 1 to Nov. 9	Jan. 1 to Nov. 10
Total No	5,5	276 5,781
Amount		455 \$53,623,316
To Banks & Ins. Cos.		
Amount		450

MORTGAGE EXTENSIONS

Nov. 3 to 9 Nov. 4 to 10

T-4-1 N-	22	11
Total No.	\$239,950	\$96,500
To Banks & Ins. Cos Amount	\$133,500	\$72,000
Jan. 1 to	Nov, 9 Jan.	1 to Nov. 10
Total No	\$9,191.277	\$7,323,950
To Banks & Ins. Cos	\$3,778,350	
Amount	00,110,000	

BUILDING PERMITS Nov. 4 to 10

Cost	\$176,750 \$30,415	\$1,881,150 \$8,250
Jan. 1 to No	ov. 10 Jan.	1 to Nov. 11
New buildings Cost Alterations	1,144 \$19,517,760 \$1,117,975	\$36,059,465

BROOKLYN CONVEYANCES

Nov	1911 v. 2 to 8	1910 Nov. 3 to 9
Total No	474 45 \$292,000	389 9 \$53,022
Jan. 1	to Nov. 8 Ja	n 1 to Nov. 9
Total No No. with Consideration.	21,903 1,324	23,278
Consideration	\$10,731,336	11,801,620
MORT	GAGES	

THO ICE	CILCIE	
	Nov. 2 to 8	Nov. 3 to 9
Total No	425	354
Amount	\$1,584,015	\$1,188,211
To Banks & Ins. Cos	126	
Amount	\$782,275	
No. at 6%	238	204
Amount	\$597,559	\$418,729
No. at 51/2	64	82
Amount	\$344,425	\$397,515
No. at 5%	99	46
Amount	\$292,450	\$313,250
Unusual rates	1	2
Amount	\$300	\$16,000
Interest not given	23	20
Amount	\$49,281	\$42,717
Jan. 1 to	Nov. 8 Ja	n. 1 to Nov. 9
Total No	19,236	21.673
Amount	\$85,753,511	\$97,477,029
Ju	ly 1 to Nov. 8	
To Banks & Ins. Cos	2.037	
Amount	\$14,921,871	
		The Contract of the Contract o

BUILDING	PERMITS	
	Nov. 2 to 8	Nov. 3 to 9
New buildings Cost	\$577,550 \$37,800	\$268,825
	\$27,890 Nov. 8 Jan	\$52,657 a. 1 to Nov.9
New buildings Cost	4,399 \$28,182,328 \$4,110,118	5,307 \$31,565,381 \$4,078,501

QUEENS BUILDING PERMITS

1	Nov. 3 to 9	Nov. 4 to 10
New buildings	61	59
Cost	\$196,615	\$196,975
Alterations	\$14,050	\$8,000
Jan. 1 to	Nov. 9 Jan	. 1 to Nov. 10
New buildings	4,796	3,583
Cost	\$19,542,323	\$13,523,191
Alterations	\$749,402	\$627,004

BILLS OF COSTS.

Bills of cost in the following proceedings will presented to the Supreme Court for taxation:

GLOVER ST.—Opening, from Castle Hill av to Westchester av; and Doris st, from Glebe av to Westchester av; November 14. ST. GEORGE'S CRESCENT.—Opening, between 206th st and Van Cortlandt av; November 10.

ASSESSMENTS.

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

UNNAMED STREET.—Opening, located south of Boscobel pl, extending from Undercliff av to Aqueduct av; December 26.

151ST ST.—Regulating, grading, etc., from Broadway to Riverside Drive; December 23.

TAYLOR ST.—Opening, from Morris Park av to West Farms rd; December 26.

140TH AND 141ST STS.—Sewers, between Park av and Canal pl; and Canal pl, between 138th and 144th sts. Area of assessment affects Block 2340. December 30.

WALTON AV.—Sewer, from 167th to 168th sts. Area of assessment affects Blocks 2463, 2466, 2479 and 2480. December 30.

FAILE ST.—Regulating, grading, etc., from

FAILE ST.—Regulating, grading, etc., from Seneca to Lafayette av. December 30.

JEROME AV.—Opening, from Cameron pl to 184th st. January 2.

—In one year, according to the estimate of the Geological Survey, there was recovered from scrap metal, sweepings, drosses, etc., copper, lead, zinc, tin, and antimony to the total value of \$45,525,500. These are what is known as "secondary metals," meaning the utilization of metals that would otherwise be cast aside as waste material. In other words, this large sum of money represents the annual metal "junk pile" of the United States. It would be interesting to know what the value is of the 1,200 buildings in Manhattan that are thrown annually on the junk pile.

BUILDING SECTION

HOW NEW IDEAS CHANGE OLD BUILDING TRADES.

A Conflict Between the Sheet-Metal Workers and the Carpenters for the Right to Handle a New Material Brings On a Big Lockout After Arbitration Fails.

T HE problems in trade jurisdiction to which the adoption of improved methods of construction give rise from time to time in the building trade have an illustration in the present conflict between the sheet-metal workers and the carpenters for the business of setting the hollowmetal doors and trim now used in fire-proof construction.

Buildings over twelve stories high must be strictly fireproof, with their outside window frames and sash of metal, or of wood covered with metal, and the inside window frames and sash, doors, trim and other interior finish likewise of metal, or of wood treated by some process to render it fireproof.

Hellow metal trim has come into use in

of wood covered with metal, or of wood treated by some process to render it fire-proof.

Hollow-metal trim has come into use in the last seven years. A door of this material looks exactly like a hardwood door, be it mahogany, oak or walnut. The steel used in the construction is a specially prepared, patent leveled furniture stock, .05 inch in thickness for stiles and rails, shaped to the required profile by powerful presses. The panel mouldings are cold rolled in slightly lighter gauge steel. The connecting edges of the stiles, rails and mouldings are so formed that when assembled they are locked together with a continuous metal key strip driven home, making it impossible to remove the mouldings or panels without destroying the entire door. But a special arrangement is provided for glass panels by a loose moulding at one side. The doors are lined with asbestos.

The sheet-metal workers were formerly called tinsmiths. They did the heating, roofing and plumbing work of other days, besides making all kinds of tinware. Like some other old trades, this one has suffered from the specialization of several of its branches, and it is because of this that the union has fought so tenaciously for the work of installing this new kind of trim.

Arbitration having failed to settle the controversy, the sheet-metal workers re-

of trim.

Arbitration having failed to settle the controversy, the sheet-metal workers resorted recently to strikes against firms employing carpenters to hang their metal doors and set metal partitions and other trim, and the employers in all the trades which engage sheet-metal workers have in a spirit of retaliation locked them all out. Four associations of employers have done this, namely, the Association of Manufacturers of Metal Covered Doors and Windows, the Steam and Hot-Water Fitters' Association, the Roofers' and Sheet-Metal Workers and the Metal Ceiling Association.

Where Authorities Disagreed.

Where Authorities Disagreed.

Where Authorities Disagreed.

Eminent authorities have differed in their judgment as to whether the tinsmiths or the carpenters have the best right to the work. Mayor Gaynor thought that it belonged to the carpenters, and the American Federation of Labor decided in favor of the sheet-metal workers. The Building Trades Council of Greater New York has evaded the question and the General Arbitration Board was unable to settle the controversy.

An issue of this nature was adjusted as long ago as 1905 by the executive committee of the General Board of Arbitration when it was decided that "the work of hanging hollow-metal sash has been in the possession of the sheet-metal workers' union." In another complaint, which was brought before the same committee in January, 1907, the carpenters claimed jurisdiction where there was woodwork in connection with the setting of window-frames.

The two trades were ordered to confer

in connection with the setting of windowframes.

The two trades were ordered to confer
for the purpose of trying to adjust the
dispute, but they could not come to an
agreement; and in March of that year the
executive committee of the General Arbitration Board rendered a decision relative to another complaint, that "the
setting of all hollow-metal frames . . .
shall be in the possession of the Amalgamated Sheet-Metal Workers No. 11 and
the Joint District Council of the United
Brotherhood of Carpenters and Joiners, it
being understood that neither party will

set any frames not manufactured under conditions satisfactory to the sheet-metal workers.

conditions satisfactory to the sheet-metal workers."

In other words, the committee was unable to judge between the two trades, and so it gave the work to both. Later in the year the committee directed the carpenters to desist from erecting metal sash. Hollow-metal doors had not yet given much trouble to the rival craftsmen, but with the growth of the business the question of jurisdiction over all kinds of sheet-metal work became more pressing. On January 27, 1909, the tinsmiths presented a formal claim to the General Arbitration Board for the work of setting all kinds of hollow-metal trim—on these-grounds:

"1. There is absolutely no wood in connection with it.

"2. That sheet-metal workers have installed this class of work from its inception.

"3. During this time no complaint has ever been entered in this arbitration board against sheet-metal workers for doing this class of work."

What the Carpenters Say.

The carpenters, on the other hand, contended that they also had installed this class of work from the beginning, and their representative summed up their case in the results.

their representative summed up their case in these words:

"We have shown that we were the first to handle this material; that we, by our long experience in erecting trim and hanging doors, have so far excelled the sheet-metal workers in speed and accuracy of adjustment as to have proved that the carpenter is the craftsman best equipped and trained and the one from an economical standpoint also best suited to perform this work. We have proved that the employers within the jurisdiction of the plan of arbitration who are engaged in manufacturing this material have employed our men to the entire exclusion of the sheet-metal workers."

Sheet-Metal Logic.

Sheet-Metal Logic.

The sheet-metal workers' representative made this clever rejoinder:

"The carpenter from time immemorial has hung doors and put on trim of wood, and so he claims that this is his work. He might as well claim everything else that was at one time made of wood. A tin roof, for example, as the original roof was probably made of shingles, and the carpenter most likely did the work. He might as well also claim the laying of brick because the original house was built of wood by carpenters. He might claim everything in the building industry, because everything was once made of wood. "In ancient Rome water was carried in wood pipes and therefore the carpenter might claim the laying of iron water mains and gas mains, and everything, because men did not know how to work in anything except wood—if you go back to primitive history. But industrial conditions have changed. Why does not the carpenter claim the work of building iron stairways, because stairways were first built of wood?

"The fact that the carpenter did this work when it was made of wood is no reason why he should do it when it is made of metal. We have proven that on all the jobs done in this city up to a few weeks ago none but sheet-metal workers were employed, and they must have given satisfaction or they would not have been so employed."

Judge Gaynor as Umpire.

Judge Gaynor as Umpire.

Being unable to decide the question, the arbitration committee ordered, in accordance with the rules of the Arbitration Plan, that the issue be referred to an umpire, and Judge Gaynor of Brooklyn, who is now Mayor of the city, was asked to be the umpire. In his decision rendered April 23, 1909, he found in favor of the carpenters, and said:

"The question presented has proved

"The question presented has proved difficult to answer, but after reading all the evidence and the papers submitted to

me, I come to the conclusion that the setting of the iron and steel door-trim and doors, samples of which were submitted to me, does not belong to the sheet-metal

doors, samples of which were submitted to me, does not belong to the sheet-metal worker.

"They are thick castings and not of the kind of sheet metal which the sheet-metal workers handle, and to which their tools are adapted. The samples before me are so thick that they have to be cut with a saw, and no doubt such castings may be even thicker. They could not be cut with shears, or bent or united, or worked, or soldered, after the manner that sheet metal is handled and fashioned.

"They are not contemplated by the rules which fix the domain of the sheet-metal workers. The metal and skill which the work requires does not belong to the craft of the sheet-metal workers, but to that of the carpenters. The substitution of metal for wood does not oust the carpenters."

An Unanswered Question.

An Unanswered Question.

The precise question submitted to Judge Gaynor was not answered by him. The question was, who is in possession of the erection of hollow-metal doors and trim? He was not asked the question, who shall perform the work? The General Board agreed with the sheet-metal workers that the decision was irregular under the laws of the Arbitraiton Plan and the case was recommitted to the executive committee, in September, 1909, but as the carpenters were not represented in the committee no action was taken.

The sheet-metal workers took the case to the national convention of the building trades department of the American Federation of Labor, and this body of craftsmen decided in their favor and ordered the carpenters to refrain from setting hollow-metal doors and trim, and when the carpenters persisted the American Federation of Labor expelled them. The carpenters have not been expelled, however, by the Building Trades Council of Greater New York, though the local body is affiliated and subordinate to the A. F. of A.

A New Committee on Building Projections.

The resolution which has been before to Board of Estimate for several months, the Board of Estimate for several months, prohibiting projections beyond the building line in any and all boroughs of the city, has been referred to a new committee consisting of Mayor Gaynor and Presidents Miller and McAneny. The former committee, of which Presidents Mitchel, Miller and Steers, were members, was discharged from further consideration of the measure.

At the last hearing Mayor Gaynor re-

was discharged from further consideration of the measure.

At the last hearing Mayor Gaynor remarked that if the projections which it is proposed to prohibit are illegal, he saw no reason for the proposed resolution. President Steers of Brooklyn is opposed to the change. President Connelly of Queens says he has an opinion from the Corporation Counsel that stoops and areas may be permitted in residential streets. A number of civic associations, including the North Side Board of Trade (represented by Albert E. Davis and Arthur Arctander, architects), the Brooklyn Board of Real Estate Brokers, the New York Lumber Trade Association, the New York Society of Architects and the Granite Dealers' Association, are still active in opposition to the adoption of the resolution.

Highway Improvements.

Among those who will present papers at the road congress to be held by the American Association for Highway Improvements in Richmond, Va., Nov. 20-23, are the following: W. A. McLean, Provincial Engineer of Ontario, Canada; W. W. Crosby, State Highway Engineer of Maryland; A. N. Johnson, State Highway Engineer of Illinois; A. H. Blanchard, Professor of Highway Engineering, Columbia University, and P. St. J. Wilson, State Highway Commissioner of Virginia.

MODERN APARTMENTS.

What It Is Possible to Give for Twenty-Five Thousand Dollars a Year.

Why families of wealth and position are moving into apartments is a question in household economics which has taken second place to the curiosity of the stranger who wonders what the highest priced apartments are like, or what the tenants get for the twenty or twenty-five thousand dollars a year they pay. As he makes mental pictures of magnificent interiors and magical conveniences he forgets that the larger part of the rental is represented by what he can see from the street, because this part consists of the situation of the house and its surroundings.

He may also forget that an apartment

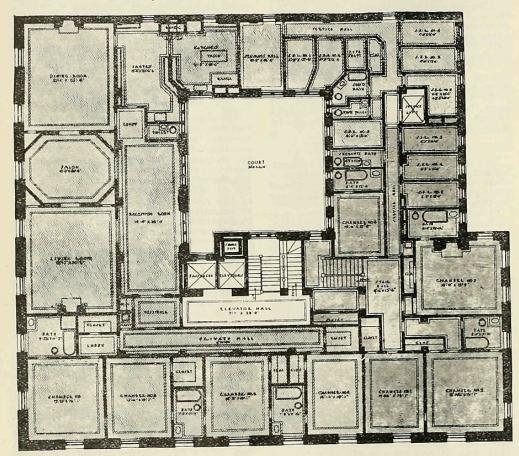
of the house and its surroundings.

He may also forget that an apartment house is a commercial proposition, while a private dwelling is not subject to any limitation of cost within an owner's means. The visitor on the sight-seeing car is therefore not to infer from what the orator with the megaphone says that the highest priced apartment is necessarily the most elegant suite of rooms in the metropolis. The palatial homes of Senator Clark and many other millionaires are

bedrooms no other apartment house has approached the standard of this building, and that only the most pretentious of private houses can equal it in these two items. The reception halls are thirty-four feet in length and fifteen in width, and are paneled in solid oak from marble base to ceiling. All the usual conveniences will of course be provided and also others that are uncommon. The system of protective inspection by watchmen will be very thorough; there will be no danger from fires and burglars.

Tenants can have their apartments thoroughly cleaned by the vacuum process as often as they wish. There will be none of the heavy cleaning to do that is necessary in a private house. Refrigeration will be supplied to cool boxes in each apartment; there will be incinerators to consume kitchen waste and the removal of all other waste will be attended to by the management. All those details which make the keeping of a private house more or less of a grind are eliminated from among the cares of the lady of the apartment.

Each tenant will have the use of a trunkroom, two small storerooms, and a compartment in a wine cellar. Pantries will have cork floors and tiled walls. The open fireplaces will burn real wood. The iceboxes, stoves and closets will stand on



FLOOR PLAN OF THE MOST EXPENSIVE APARTMENTS IN NEW YORK.

quite beyond comparison even with the

quite beyond comparison even with the finest of apartment houses.

The apartment house in the estimation of the well-to-do is a temporary abode, but sometimes in its location, size, design, construction, equipment and, last of all, in its finish, it responds in a large degree to the exacting requirements of those who may desire to simplify as far as possible the problems of housekeeping and yet retain a fair measure of the comforts and exclusiveness of a private residence.

The sightseer thinks first of the finish, the owner puts other considerations first, and the tenant leases the apartment because of its comforts and exclusiveness. Thus each point of view is different. Leaving out present company, it must be admitted that if the aim of architects has been to combine under one roof the advantages of both a private residence and a multiple dwelling, they have been mostly unlucky. Perhaps not much thought was given until recently to really making an apartment house seem like a private dwelling. At any rate, this is the pattern for the best work of the present time.

Real estate interests were surprised when it was announced that a corporation had bought a corner of Millionaires' Row and would erect an apartment house of twelve stories there from plans and specifications prepared by a firm devoted to the highest architectural ideals. The house is yet unfinished, having been delayed by a prolonged strike of marble workers, but its salient features are now mostly in evidence.

It is claimed that in the size of the rooms and in the number of servants'

concrete bases; and rodents and vermin won't have a chance. There will be jewel safes built in the walls, with mail chutes, standpipes and hose on each floor connected with firepumps, and employees on duty at all hours.

duty at all hours.

Two thousand square feet of floor space will be available for entertaining in each apartment. Concealed radiators, the vacuum return heating system, profuse call bells and lighting outlets, kitchens ventilated by forced draft, and a servants' hall with six servants' bedrooms in each suite are other conveniences.

At a moment's notice the superintendent of the building will take charge of an apartment when the owner wishes to go away; he will have it regularly cleaned and ventilated and at a few hours' notice will prepare it for the return of the occupant from his country estate or from abroad and it will be precisely in the same condition as when he left.

Electrical Engineers to Visit Panama.

The American Institute of Electrical Engineers is arranging an excursion to the Canal Zone in the latter part of January, taking the ships of the United Fruit Co. from New York and New Orleans. The total number for which accommodations can be provided on these ships is 176. The round trip fare is \$125 from New York and \$95 from New Orleans, and it is expected that a rate of \$5 to \$6 a day can be obtained from the Hotel Tivoli, at Ancon, for the week's stay on the Isthmus.

MEDAL FOR GEORGE B. POST.

To Be Presented at the Annual Meeting of American Architects.

of American Architects.

The forty-fifth annual convention of the American Institute of Architects will be held at Washington, December 12, 13 and 14. The board of directors will meet in the Octagon House on Sunday, December 10, to attend to the business of the institute. The sessions will take place at the New Willard Hotel, and begin on Tuesday morning at 10 o'clock with an address of welcome. The retiring president, Irving K. Pond, of Chicago, will deliver his annual address, and report of committees will be received. Other reports will be from the board of directors, the treasurer and auditing committee, and on chapters, the latter by Secretary Glenn Brown.

A number of reports from standing and specifications, Grosvenor Atterbury, chairman; allied arts, Thomas R. Kimball; government architecture, M. B. Medary, Jr.; house committee, Leon E. Dessez; education, Ralph Adams Cram; competitions, Frank Miles Day; relations of chapters to the institute, W. S. Eames; fine arts, Breck Trowbridge; institute seal, H. V. B. Magonigle; conservation of natural resources, Cass Gilbert; testing material, A. O. Elzner; electrical code and fire protection, C. H. Blackall; international congress of architects, Irving K. Pond; town planning, A. W. Brunner; license legislation, D. Everett Waid; schedule of charges, Robert Maynicke; government competition, Frank Miles Day.

At the afternoon session of Tuesday, papers will be read by the following mem-

At the afternoon session of Tuesday, papers will be read by the following members, who have been nominated for fellowship: Effect of competition on design, J. M. Dyer; ideal dwellings, Augustus N. Rantoul; city improvements, C. C. Zantzinger.

J. M. Dyer; ideal dwellings, Augustus N. Rantoul; city improvements, C. C. Zantzinger.

On Wednesday morning the report of the committee on credentials and the reports of the committees to whom matters arising on the first day have been referred will be received. Changes in the by-laws and miscellaneous business will also be considered. At the afternoon session, papers will be presented by Donn Barber on the influence and ethics of competition; John Hall Rankin, on public architecture and the private practitioner; and the International Congress of Architects will receive reports from delegates.

Thursday morning will be devoted to general discussion and the election of officers, who will be announced at the afternoon session. At the latter there will be papers on licensing architects by W. B. Wheelock and phases of architectural education by Lloyd Warren.

Thursday evening the institute will give a banquet at the New Willard, at which its medal will be conferred on George B. Post, of New York, because of his eminent services to architecture.

Not Fireproof, But Almost as Safe.

At No. 61 East 4th street, just east of the Bowery, there is now nearing completion a seven-story store and loft building, on a plot of 25x96.2 feet. This building is being erected by J. & H. Bauman from plans drawn by M. A. Cantor, architect, of 29 West 42d street, New York

City.

It is unique in the fact that although it is classed by the Bureau of Buildings as a non-fireproof building, the insurance rate will be less than for some similar buildings entirely fireproof in construction. This is due to the fact that the first tier is of steel beams and concrete arches, and the upper tiers are of heavy "mill construction." The stairs and stairhalls are completely fireproof and are arranged to give access to all portions of the building, thereby obviating the necessity of unsightly firescapes. escapes.

The front of the building is designed to give the maximum amount of light for the interior. It consists of a buff brick laid in panels and is trimmed with limestone and copper frames for windows. front of the building is designed to

Electric Cable Quickly Made.

The Western Electric Company recently filled an emergency order for 15,000 feet or nearly three miles of 100-pair lead covered cable in two days at its Hawthorne works. The cable was manufactured, wound on reels and shipped in that time. Some idea of the magnitude of this achievement may be had from the fact that to make this cable nearly 12,000 pounds of copper conductor, over, 40,000 pounds of lead and over 1,300 pounds of tin were used.

THE N. Y. CENTRAL'S PLANS.

Agree Closely With Dock Department's-Differences Relate to Control.

After a study of the present necessities of the Port, as well as consideration of its future requirements, Dock Commissioner Tomkins has prepared a set of maps, entitled: "Department of Docks and Ferries, City of New York, Waterfront Property on the West Side of Manhattan Island which the City should reserve, for public use." These maps show just what control over its waterfront the City should insist upon, in the Commissioner's opinion.

public use." These maps show just what control over its waterfront the City should insist upon, in the Commissioner's opinion.

Above 72d street they show restrictions for a City marginal way outside of the proposed right of way of the New York Central which would be always available for public use. Below 59th street, the maps indicate a public elevated railroad on the marginal way for freight purposes and the reservation for the City of all rights, sub-surface, surface and overhead, along the marginal way and the waterfront to be retained under public control. In considering these restrictions, the Commissioner had in mind that it must not be the policy of the City so to harass the New York Central that the City may not have full advantage of the improvements which the Central wishes to make and the restrictions which he has shown are not such, he says, as to defeat the object of their plans, but rather to alter in some respects their layout.

In an interview, yesterday, the Commissioner said:

"The physical plan of the Central agrees closely with the plan proposed by the Dock Department. Differences between the two relate to control—whether it shall be private under the Central or public under the Port of New York.

"For surface rails there can be substituted either subway or elevated transportation. A subway here has never commended itself to the Department as being either convenient or economically possible, consequently I have reported in favor of an elevated railroad. Below 60th street the Central is ready to build the elevated railroad for itself. My contention is that the City should control the situation completely, below 60th street, preferably building the entire elevated line itself; or in any event that it construct the line below 30th street now, keeping control for the future over the section between the Central's plans show ten tracks at 79th street so separated as to provide for passenger platforms, and at 96th street the plans show six tracks with sufficient space between them to permit of a p

New York Lumber Trade Association

New York Lumber Trade Association

The annual meeting and election of this association was held Wednesday, November 8, at the association rooms, 18 Broadway. The meeting was preceded by a luncheon served by Delmonico. There was a large attendance, and the nominating committee presented the following ticket, which was unanimously elected to serve for the ensuing year:

President, Russell Johnson Perrine; vice-president, Frederick W. Starr; treasurer, Charles F. Fischer. Trustees—Russell Johnson Perrine, John F. Steeves, Frederick W. Starr; treasurer, Charles F. Fischer. Trustees—Russell Johnson Perrine, John F. Steeves, Frederick W. Starr; Charles F. Fischer, John L. Cutler, William P. Youngs, Guy Loomis, William S. Wandel, Hammond Talbot, Gulian Ross, Richard S. White, Rowland McClave, Louis Bosseft, James H. Pittinger, John Egan, William H. Simonson, Abner P. Bigelow, Albro J. Newton, Christopher W. Wilson, Elbert M. Wiley, Peter A. Smith, John J. Cooney, Edwin D. MacMurray, George C. Lavery, William F. Clarke, John C. Creveling, William S. Van Clief, Allan H. Church, Treadwell D. Carpenter, Patrick Moore, James Sherlock Davis, Thomas J. Crombie, Robert R. Sizer, William O. Seaman, John F. Cronin.

On the Calendar.

National Municipal League.—Annual Meeting, Richmond, Va., November 13-16. Clinton Rogers Woodruff, secretary, 705 North American Building, Philadelphia, Pa

Pa.

American Road Builders' Association.—
Annual Convention, Rochester, N. Y.,
November 14-17. E. L. Powers, 150 Nassau street, New York, N. Y., secretary.

League of Nebraska Municipalities.— Annual meeting, Omaho, Neb., November 15-17. R. C. Ozman, secretary, Lincoln,

American Association for Highway Im-American Association for Highway Improvement.—First annual convention, Richmond, Va., November 20-24. Logan Waller Page, president, United States Office of Public Roads, Washington, D. C.; J. E. Pennypacker, Jr., secretary, Colorado Building, Washington, D. C. New Jersey Sanitary Association.—Annual meeting, Lakewood, N. J., November 24-25. J. A. Exton, secretary, 75 Beach street, Arlington, N. J.

American Public Health Association.—Annual convention, Havana, Cuba, December 4-9. William C. Woodward, M. D., secretary, District Building, Washington, D. C.

American Institute of Architects.—An-

American Institute of Architects.—Annual meeting at Washington, December 12 to 14. Glenn Brown, secretary, Washington, D. C.

Second Annual New York Cement Show.—Madison Square Garden, January 24-February 3, 1912. J. P. Beck, Gen-eral Manager Cement Products Exhibi-tion Co., 72 W. Adams street, Chicago,

Latest Addition to the Dry Goods District.

The new building for J. H. & C. K. Eagle, to be erected at the southeast corner of Fourth avenue and 21st street, for which Warren & Wetmore, architects, have prepared plans, is the latest addition to the new wholesale dry goods district. The building is to occupy the site of the New Amsterdam Hotel, and its easterly windows will overlook the restricted section of Gramercy Park. It will thus have three sides of unobstructed light. The facades on Fourth avenue and 21st street, as will be seen by the illustration, are designed to secure a maximum of light and

air. Another feature which tends to this end is the fact that all the ceilings are of unusual height for buildings of this character. The owners, who are silk manufacturers, will occupy the ground store

manufacturers, will occupy the ground store.

A careful study has been made of the elevator service, in order that the building shall have no superior in this important part of the equipment. There will be three large freight elevators and four high speed passenger elevators.

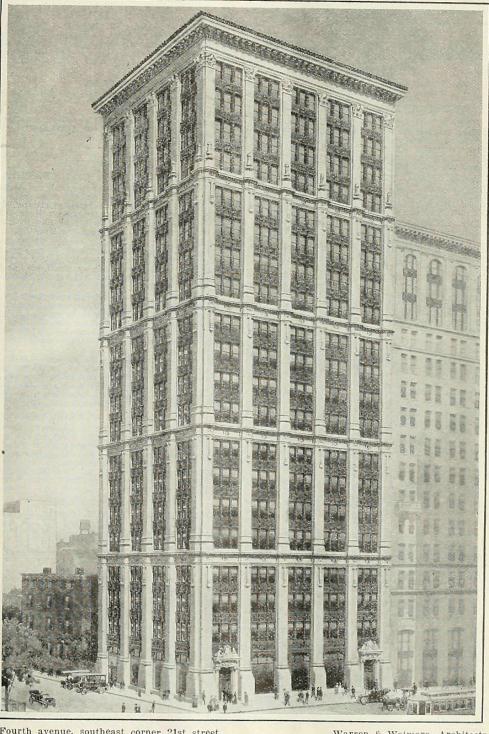
The upper stores, as already stated, will have unobstructed light on three sides, and this in connection with the fact that there has been provided an unusually large entrance lobby, with marble staircase and vaulted ceiling, give them a value possessed by few other similar stores or lofts in New York City. The lobby will be quite as fine as any in the office buildings in New York.

The exterior materials will be light brick and terra cotta, with trimmings of the latter material in colors around the window openings. The entrances, both to the lobby and the ground floor store, will have marble columns, limestone pediment and architrave.

The building will be absolutely fireproof, with an automatic sprinkler system, fireproof doors, extra heavy partitions around stair shafts, metal self-closing windows, and all of the latest details required by the Board of Fire Underwriters, so that the lowest possible rate of insurance may be secured by the tenants.

The building will be ready for occupancy by December 1, 1912. Frederick Southack and Alwyn Ball, Jr., of 395 Broadway, are the agents.

-Twenty-third street, quite busy wi widening and building operations, giv new confirmation to the belief that it not fated for the superannuated list.



Fourth avenue, southeast corner 21st street. EAGLE BUILDING.

Warren & We'more, Architects.

CURRENT BUILDING OPERATIONS

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

Plans for Lexington Avenue Project.

Plans for Lexington Avenue Project.

The New York Central & Hudson River Railroad Co., contemplates the erection of a twelve-story loft building on the west side of Lexington avenue between 47th and 48th streets, covering a plot 250x450 feet. Preparation of plans have been in the hands of the Grand Central station architects for some time, and although still in preliminary form and somewhat indefinite as to how soon work will begin, it is probable that estimates will soon be asked for, and operations started the early part of next year. Balcom & Darrow, of 314 Madison avenue, will be the steel engineers. The cost will approximate half a million dollars.

To Figure for Fourth Avenue Building.

The southwest corner of Fourth avenue and 26th street, a plot measuring 125x200 feet, will soon be improved by the Hess Building Company of 907 Broadway with a twenty-two story loft structure to cost in the neighborhood of \$1,500,000. Neville & Bagge, 217 West 125th street, the architects, are completing the plans and the owners will be ready to receive estimates about December 1. Robert E. Moss, 126 Liberty street, will be the steel engineer.

St. Clements to Build New Church.

Stephenson & Wheeler, 2 West 45th street, are preparing plans for a new edifice to be erected by the St. Clements Episcopal Congregation at 108 West 3d street near Sixth avenue. The site was cleared about a year ago. It is undecided how soon the project will go ahead.

CONTEMPLATED CONSTUC-TIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

77TH ST.—Henry A. Smith and William P. Miller, architects, 1181 Broadway, expect to let the contract in about ten days for the 6-sty brick tenement, 100x89 ft., in the south side of 77th st, 298 ft. east of Av A, for the Open Stair Tenement Co., 20 Broad st, to cost \$110,000.

180TH ST.—Geo. F. Pelham, 507 5th av, has completed plans for the two 5-sty tenements, 50x84.4 ft, at the southeast corner of 180th st and Haven av, for the Munden Construction Co., 215 Audubon ave, owner, to cost \$80,000.

\$2D ST.—Plans have been completed by Schwartz & Gross, 347 5th av, for the 10-sty apartment, \$5x85.6 ft., at the northeast corner of \$2d st and Madison av, for the Alpha Construction Co., 2228 Broadway, owner. The estimated cost is \$400,000.

mated cost is \$400,000.

157TH ST.—Gronenberg & Leuchtag, architects, 7 West 22nd st, have completed plans for the 6-sty tenement, 125x85.8 ft., to be built in the north side of 157th st, 200 ft east of Broadway, to cost \$175,000. The Irving Judis Bldg. & Const. Co., 922 Amsterdam av, is the owner.

owner.

55TH ST.—Schwartz & Gross, architects, 347
5th av, have completed plans for the 8-sty
apartment house, 46.10x85.14 ft., in the south
side of 55th st, 450 ft west of 6th av, for the
George Backer Construction Co., 62 West 45th
st. The cost is \$175,000.

110TH ST.—William Huenerberg, architect,
925 Jackson ave, has completed plans for alterations to the 5-sty tenement, 25.6x75 ft, at
55 East 110th st, to cost \$4,500. Mendel Hirsch,
55 East 110th st, is the owner.

7TH AV.—The Fraumor Realty Co., owner,
207 West 24th st, will make alterations to the
three 4-sty tenements at 254-8 7th av, from
plans by Max. L. Blum, 20 East 42d st, at a
cost of \$3,000.

PARK AV.—Cross & Cross, architects, 527 5th

PARK AV.—Cross & Cross, architects, 527 5th av, will take bids in about a week on the general contract for the apartment house to be erected at the northeast corner of Park av and 54th st.

BANKS

BROADWAY.—York & Sawyer, 50 East 41st st, have completed plans for the 8-sty bank building, 90x134.8 ft., to be erected by the Guaranty Trust Co., of 28 Nassau st, at 140 and 146 Broadway, to cost \$1,000,000. No contract has yet been issued.

FACTORIES AND WAREHOUSES.

THEORIES AND WAREHOUSES. 11TH AV.—Robert D. Kohn, architect, 170 5th av, will take figures in about three weeks for the 11-sty brick candy factory, 200.10x200 ft., to be erected in 11th av for D. Auerbach & Sons, owner, 334 West 39th st, at a cost of \$750,000.

\$750,000.

10TH AV.—Work will not be started until next spring on the 8-sty soap factory, 75x100 ft., to be erected by the Manhattan Soap Co., 560 West 36th st, on 10th av, between 31st and 32d sts, at a cost of \$200,000. Construction will of brick, concrete and steel, strictly fireproof. Lee & Hewitt, 1123 Broadway, are the architects and engineers.

HOSPITALS AND ASYLUMS.

59TH ST.—Contracts have not yet been awarded for the new institution building which the New York Association of the Blind is to erect at 111 and 113 East 59th st, at a cost of \$100,000. The building will be 6-stys, 50x90 ft., and strictly fireproof. W. W. Bosworth, 527 5th av, is the architect.

MUNICIPAL WORK.

MUNICIPAL WORK.

EUILDING.—Estimates will be received by the Department of Public Charities, Monday, November 13, for labor and materials necessary or required for all excavation, masonry, steel and iron work, roofing and metal work, carpentry, glazing, painting, hardware, plumbing, heating and ventilating, electric work, laundry plant, fixtures and all other work for the erection and completion of a new laundry building, situated to the west of the service building, City Hospital District, Blackwell's Island, Borough of Manhattan.

967H ST.—The Phoenix Construction Co., 41

96TH ST.—The Phoenix Construction Co., 41 ark Row, at \$12,497, was the lowest bidder or alterations to the pier at East 96th st.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids, November 6, for filing cabinets for various schools in the Eorough of Brooklyn. The Richmond School Furniture Co., at \$4,053, submitted the lowest bid. Other bidders were the Shaw-Walker Co., \$4,887.50, and the Wabash Cabinet Co., \$4,198.75.

Cabinet Co., \$4,198.75.

STORES, OFFICES AND LOFTS.

MADISON AV.—Barney & Colt, architects, 40 West 38th st, expect to let the general contract in about ten days for the 16-sty office and loft building, 100x100 ft., at the southeast corner of Madison av and 29th st, for Dr. Thomas Addis Emmet, 69 Madison av, to cost \$500,000. Bids for structural steel are now being received. BROADWAY.—Maynicke & Franke, architects, 25 Madison sq. North, are taking bids for the 23-sty office and loft building, 128.8x92 ft., on the southwest corner of Broadway and 21st st, for the Broadway and 21st Street Co., owner, 341 5th av. The cost is \$450,000.

BROADWAY.—Henry C. Pelton, 8 West 38th st, has plans ready for bids for alterations, including new show windows, steel columns and beams, to the 4-sty loft, 1195 to 120 3Broadway, for Lucy Gilsey, of 10 East 36th st, to cost THEATRES.

THEATRES.

115TH ST.—W. H. McElfatrick, 701 7th av, has completed plans for the 4-sty theatre which Golde & Cohen, of 198 Broadway, are to erect in the north side of 115th st, 101.9 ft. east of St. Nicholas av, at a cost of \$125,000. No contract has been issued.

Brorx.

Brorx.

APARTMENTS, FLATS AND TENEMENTS.
WALES AV.—Work has not yet been started on the new flat building on the west side of Wales av, 175 ft. north of 146th st, Bronx, for which plans have been prepared by Robert E. LaVelle, Freeman st. The Altval Construction Co., 363 Concord av, will erect the building.

BECK ST.—M. Osmansky, owner, 27 Walker st, is still taking bids for the three flats to be erected in the south side of Beck st, 272 ft. east of St. John's av, from plans oy M. Zipkes, architect, 103 Park av, to cost a total of \$180,000. The owner builds.

BELMONT AV.—The Kitchen Improvement Co.

BELMONT AV.—The Kitchen Improvement Co., owner, of 2009 Bronxdale av, is ready for figures for the 5-sty flat, 37x80 ft., to be erected at the southwest corner of Belmont av and William st, from plans by Moore & Landseidel, architects, 148th st and 3d av, at an estimated cost of \$35,000.

LORILLARD PL.—The Buonodous Construc-tion Co., owner, 2323 Crotona av, is taking bids for the 5-sty flat, 30x88 ft., to be erected at the northeast corner of 188th st and Lorillard pl. from plans by Moore & Landseidel, architects, 148th st and 3d av. Estimated cost, \$30,000.

FACTORIES AND WAREHOUSES.

AUSTIN PL.—Excavating is underway on the east side of Austin pl. 132 ft. north of 144th st, for a new factory building for H. & F. Messinger, 1805 1st av, owners. Neville & Bagge, 217 West 125th st, are the architects. Glasbrenner & Bailey, of 139 East 23d st, have the general contract. No sub-contracts have been issued. Estimated cost, \$60,000.

SCHOOLS AND COLLEGES.

LONGWOOD AV.—C. B. J. Snyder, 500 Park av, will soon advertise for bids for the addition to public school No. 39, on Longwood av, Kelly and Beck sts, the Bronx, estimated to cost \$100,000.

Brooklyn.

Brooklyn.

MUNICIPAL WORK.

DREDGING.—Bids will be received by the President of Borough of Brooklyn. Wednesday, November 15, for dredging Newtown Creek Canal, at and in the canal and basin included within the boundaries of Johnson av, Montrose av, Morgan av, Varick av, and also in the Stagg st basin; also for dredging Gowanus Canal, from head to Hamilton av.

REPAVING.—The President of Borough of Brooklyn will open bids, Wednesday, November 15, for regulating and repaving with grade 2 granite on a concrete foundation the roadway of Washington av, from Kent av to Wallabout Canal, Wallabout Corporation Yard, Wallabout Basin, foot of Hewes st, Brooklyn.

Oueens.

BANKS.

MINEOLA, L. I.—The Board of Directors of the First National Bank contemplate the erec-tion of a bank building, 30x95 ft, on the south-west corner of Conklin and Main sts, this place. Building operations will not be started for some

DWELLINGS.
GLENDALE, L. I.—Hummeheicher & Stamm will erect five 2-sty brick dwellings on Thompkins av, south of Cooper av, this place, at a cost of \$15,000.
ELMHURST, L. I.—Katherine Gurney will erect three 2-sty brick dwellings on the Calamus rd, east of Lowey st, this place, to cost \$13,500.

RIDGEWOOD, L. I.—Anton Kleupfel, of this place, will erect three 3-sty brick dwellings in Woodbine st, east of Prospect st, this place, at a cost of \$20,000.

WOODHAVEN, L. I.—The Wilson Realty Co., Woodhaven, will erect five 2-sty frame dwellings in Shipley st, east of Lott av, at a cost of \$12,000.

\$12,000.

BABYLON, L. I.—Plans are now figuring for the new residence which James H. Cobb, of the New York Belting and Packing Co., 91 Chambers st, N. Y. C., is to erect at this place from plans by J. W. Ingle, 527 5th av, N. Y. C. Work will go ahead this pring.

MUNICIPAL WORK.

MUNICIPAL WORK.

SEWERS.—Bids will be received by the President of the Borough of Queens, Wednesday, November 15, to construct sewer and appurtenances in Wilbur av, from Academy st to Radde st; to construct receiving basins and appurtenances on Newtown av; on the northeast corner of Henry st, on the north side of Newtown av, opposite Cooper st, on the southeast corner of Buchanan pl, and on the southeast corner of Buchanan pl, and on the southeast corner of Van Alst av; in Hancock st, from Webster av to the crown 290 feet north of Payntar av, and the southerly intersection of Myrtle av and Cornelia st, Second Ward.

PAVING AND SIDEWALKS.—Estimates will be received by the President of the Eorough of Queens, Wednesday, November 15, for paving with asphalt blocks on a concrete foundation in Elm st, from Ely av to Crescent st; 3d av, from Webster av to Graham av; 13th av, from Grand av to Flushing av; 9th av, from Jamaica av to Grand av; laying sidewalks, etc., and fencing in 9th st, from Vernon av to East av; also regulating, grading and laying sidewalks (where not already laid to grade) in Himrod st, from Seneca av to Onderdonk av; in Harman st, from Brooklyn Borough line to Grandview av; on the easterly side of Gates av, from Onderdonk av to Woodward av; on both sides of Seneca av (culvert), between Catalpa (Elm) av and Myrtle av.

STABLES AND GARAGES.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Mulliken & Moeller, 103 Park av, N. Y. C., have been selected architects to prepare plans for the brick garage on Jackson av, this place, for the American Locomotive Co., owners, Broadway and 62d st, N. Y. C. Definite plans have not yet been settled upon. comotive Co. N. Y. C. I settled upon.

Out of Town.

Out of Iown.

APARTMENTS, FLATS AND TENEMENTS.
PLAINFIELD, N. J.—Charles Bicknell, 986
Pine st. has received the contract to erect
twenty-four brick apartments, 204x64 ft., on
West 4th st and Plainfield av, this place, for the
Brotherhood Real Estate Co., from plans by
W. H. Clum, 152 Park av, Plainfield, N. J. The
apartments will be constructed on modern lines,
with all improvements, and work will begin at
once.

JERSEY CITY, N. J.—Messrs. Levin & Patashkin have prepared plans for the erection of two 3-sty apartments at 154 and 156 Wilkinson av, this city. All modern improvements will be installed. The cost is about \$7,500 each.

BANKS.

ONONDAGA, N. Y.—The State Bank and the Trust & Deposit Co. contemplate the erection of a new bank building at East Fayette st and Eank alley, this place. No architect has yet been selected. Senator Hendricks is president of the company.

CHURCHES.

CHURCHES.

LONG BRANCH, N. J.—Bids for the construction of the limestone church, 45x120 ft., at this place, for the St. James' Episcopal congregation, will be taken in about ten days by the architects, Brazer & Robb. 1133 Broadway, N. Y. C. Estimated cost, \$35,000.

NORTH WHITE PLAINS.—The Westchester Improvement Association contemplates the erection of a Methodist church at this place. No definite plans have been settled upon. The Rev. C. Alex. Terhune, of Vallahalla, is interested. UPPER MONTCLAIR, N. J.—No sub-contracts have yet been issued for the new Upper Montclair Presbyterian Church, 1½-stys, 70x110 ft., to be erected here at a cost of \$50,000. Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., are the architects. J. B. Roberts & Co., 1 Madison av, have the general contract.

DWELLINGS.

PELHAM HEIGHTS, N. Y. — Arthur G. C. Fletcher, architect, 103 Park av, N. Y. C., is receiving bids and will award the contract shortly for the 2½-sty frame residence, 30x50 ft., at this place, for C. S. McClellan, 6 East 1st st, Mt. Vernon, N. Y., at a cost of \$25,000.

EL MORA, N. J.—Work is to be started next spring on twelve residences at this place from plans by Lewis Charles Maurer, 1495 Broadway, N. Y. C. Henry Kroeger, of Cranford, N. J., is the owner.

the owner.

NEWARK, N. J.—Work is ready to start on the new residence which E. F. Maguire, Federal Trust Co., 747 Broad st. is to erect in this city from plans by A. Connelly, of 92 Market st.

UTICA, N. Y.—H. M. Decker, 57 Broadway, this city, has prepared plans for several 2½-sty residences and flats to be erected here this coming spring.

PASSAIC, N. J.—Plans are being prepared for the erection of a new manse for the Congregational Church at Passaic Park. The Rev. Reuben J. Goodard is pastor.

PARK HILL, N. Y.—The construction depart-

ben J. Goodard is pastor.

PARK HILL, N. Y.—The construction department of the American Real Estate Co., Glenbrook av, has completed plans for five residences to be erected at this place. Work will be started by January 1.

PARK HILL, N. Y.—Charles S. Huntley contemplates the erection of a residence at the corner of Prospect drive and Canyon circle, this place.

this place.

NEWARK, N. J.—George A. Ohl, Jr., 165
Washington av, and August A. Berghof will
erect several dwellings in Washington av near
pelavan av, this place.

TARRYTOWN, N. Y.—S. B. Russell, Main st,
architect, is taking bids for the 2½-sty residence, 40x35 ft., to be erected by E. P. Goodwin at this place.

LAKE CHARLOTTE, N. Y.—Michael Finn, of Hudson, N. Y., contemplates the erection of a cottage at this place. Work will not be started until spring.

FACTORIES AND WAREHOUSES.

PACTORIES AND WARBHOUSES.

PORT COLBORNE, ONT. — Dick & Sons, of Welland, have received the contract to erect a new factory, 244x70 ft., for the Crown Gypsum Company, of Lythmore, in the Township of Oneida, this place. All modern improvements will be installed in the new structure.

will be installed in the new structure.

MIDDLEPORT, N. Y.—John A. Levis, president of the Universal Fiber Board Co., of Rochester, contemplates the erection of a large plant at this place, to cover an area of 20,000 square feet. No definite plans have yet been discussed.

BENNINGTON, N. Y.—H. B. North, of Cohoes, proprietor of the Bennington Paper Box Co., contemplates the erection of a new factory and also extensive improvements to the old factory here.

WEST NEW YORK, N. L—Falch & Boardslay.

tory here.

WEST NEW YORK, N. J.—Balch & Beardsley, architects, 83 West 32d st, N. Y. C., will take bids in about two weeks for the 3-sty brick piano factory, 189x224 ft., to be erected on Broadway, this place, for Paul G. Mehlin & Sons, 27 Union sq. N. Y. C., owner. Estimated cost, \$100,000.

BINGHAMTON, N. Y.—The Endicott-Johnson Co. contemplate the erection of a shoe factory near Lester av, this place. C. Fred Johnson will supervise the construction.

NEWARK, N. J.—George H. Fitz & Sons, of

near Lester ay, this place. C. Fred Johnson was supervise the construction.

NEWARK, N. J.—George H. Fitz & Sons, of 587 Broad st, Newark, contemplate the construction of a candy factory at the northeast corner of Dickerson and Jay sts.

ELIZABETH, N. J.—A. Fink & Sons, 129 Belmont ay, owners, are taking bids on the general contract for the cold storage building to be erected in this city from plans by C. E. Huntley & Co., 103 Park ay, N. Y. C., to cost \$20,000.

JERSEY CITY, N. J.—C. E. Huntley & Co., 103 Park ay, architects, will receive bids about December 15, for the 2-sty brick cold storage building and store to be erected at this place for a Mrs. Eberle at a cost of \$15,000.

HALLS AND CLUBS.

HALLS AND CLUBS.

ARCOLA, N. J.—Floyd Y. Parsons, architect, 1133 Broadway, has revised plans and will take bids this week for the 2½-sty club building, 88x 73 ft., to be erected at this place for the Arcola Country Club, at a cost of \$35,000.

KINGSTON, N. Y.—Funds are being raised for the erection of a new Y. M. C. A. building at this place, to cost \$75,000. A total of \$15,836 has been raised so far, and the building committee expects to raise the balance within the next ten days.

NEWARK, N. J.—The Masonic Lodge of Newark contemplate the erection of a new temple at this place in the near future. The building committee consists of C. H. Herendeen, R. A. Bloomer, C. D. Burgess and E. F. Cunningham. A site has not yet been selected.

SCHENECTADY, N. Y.—Plans have been approved by the Board of Trustees of Union College for the erection of a new gymnasium at this place. George B. Post & Sons, of 341 5th av, N. Y. C., are the architects. The committee consists of Courtlandt V. Anable, of New York, chairman, with Frank Bailey, Willis T. Hanson and Frederick W. Cameron as members.

HOSPITALS AND ASYLUMS.

MT. VERNON, N. Y.—Milton See & Son, architects, 6 West 22d st, N. Y. C., are revising plans and will be ready for bids in about three weeks for the 4-sty brick and limestone hospital, 44x 114 ft., for the Mt. Vernon Hospital, owner. John H. Clawson, chairman of the building committee, 1 Willow pl, Mt. Vernon. Estimated cost, \$100,000.

HOTELS.

ATLANTIC CITY, N. Y.—Robert F. McCready, of Philadelphia, Pa., will erect a hotel at South Carolina av and the Boardwalk, this place, to cost \$1,000,000.

MISCELLANEOUS.

MISCELLANEOUS.

SAYREVILLE, N. J.—The Sayre & Fisher Co. are rebuilding their docks on the Raritan River. They are putting in several new bulkheads and strengthening old ones. D. J. Currie, of Perth Amboy, the contractor, is doing all the piledriving, etc. H. F. C. AtkInson, Jr., the constructional engineer at the Sayre & Fisher Co. plant, has charge of the work.

ROCHESTER, N. Y.—Claude F. Bragdon, architect, Cutler Building, Rochester, N. Y., is preparing plans for a new railroad station, to cost \$50,000.

TARRYTOWN, N. Y.—The Wulff Engineering Co., Inc., engineers, of Tarrytown, will take bids in about a week's time for the erection of the stone and reinforced concrete bridge and arch on the property of John D. Rockefeller over the Pocantico river, at North Tarrytown, at an estimated cost of \$10,000.

MUNICIPAL WORK.

NEW BRUNSWICK, N. J.—Sealed proposals will be received by the Board of Chosen Freeholders of the County of Middlesex, at their rooms in the Court House, New Brunswick, on Thursday, November 16, for the construction of the second section of the road known as the Spotswood-Englishtown road, beginning at the northerly line of the road in Texas and extending to the southerly line of the Jamesburg-Bnglishtown road, according to plans and specifications on file at the office of F. F. Simons, County Engineer, Roosevelt, N. J., and at the office of Thomas H. Hagerty, New Brunswick, N. J.

office of Thomas H. Hagerty, New Brunswick, N. J.

HAWTHORNE, N. J.—Sealed proposals will be received by the Road Committee of the Board of Chosen Freeholders, County of Passaic, on Wednesday, November 15, at the office of the Clerk, George W. Botbyl, Court House, Paterson, N. J., for the improvement of Lafayette av, Borough of Hawthorne, by macadamizing the same from the end of the present macadam at Rea av to the Godwinville rd, with bituminous macadam. Plans, profile and cross-sections may be seen and forms of proposals and specifications obtained at the office of the County Engineer, Paterson, N. J.

NEWTON, N. J.—Sealed bids will be received by Dexter S. Goble, chairman, on November 24, at the Freeholders' room in the Town of Newton, Sussex Co., for the grading and macadamizing of 2.87 miles of road in the Township of Wantage, this county. Plans and specifications may be seen at the office of A. H. Konkle, County Engineer, Newton, N. J.

PUBLIC BUILDINGS.

PUBLIC BUILDINGS.

NEW ROCHELLE, N. Y.—Working plans have not yet been started for the new library to be erected by the city of New Rochelle from plans by Albert Randolph Ross, 16 East 42d st. N. Y.C.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

MT. VERNON, N. Y.—Goldwin Starrett & Van Vleck, architects, 45 East 17th st, N. Y. C., have completed plans and will take bids in about a week for the 3-sty brick, limestone and terra cotta high school, 320x75 ft., for the city of Mt. Vernon, at a cost of \$250,000.

NEWARK, N. J.—General contractors of this city and Manhattan are still figuring the general contract for the new normal school to be erected here from plans by E. F. Guilbert, architect, in care of the Board of Education, City Hall, Newark, N. J.—EAST NEWARK, N. J.—A meeting of the

Hall, Newark, N. J.

EAST NEWARK, N. J.—A meeting of the Board of Education of the union free schools will be held, November 24, to decide whether a new school shall be erected in East Newark. Last spring \$9,500 was appropriated for building purposes.

PATERSON, N. J.—Plans have been approved or the 2-sty brick addition to the Prospect Park forough Public School, at North 9th and North 9th sts, this place. Work will be completed in the fall of 1912. Estimated cost, \$25,000.

STABLES AND GARAGES.

UTICA, N. Y.—The Oneida Garage Co., Frank Eowen, president, H. T. Powell, secretary-treas-urer and George A. McCracken, general man-ager, have had plans drawn for the erection of a 2-sty concrete garage building, 50x115 ft., at 215 Park av, this city.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—President Thomas N. McCarter and other officials of the Public Service Corporation contemplate erecting a new office building on Main av, this place. Definite plans have not yet been settled.

NEWBURGH, N. Y.—Frank E. Estabrook, architect, is preparing plans for a business building to be erected by the Newburgh Construction and Investment Co., owner, on Downing Park Terrace, in Robinson av, this place. Work on the structure will begin at once.

THEATRES.

ALBANY, N. Y.—The Fairyland Theatre Co. contemplate the erection of a new theatre in South Pearl st, between South Ferry and Arch sts, this place. No definite plans will be discussed for some time.

Contracts Awarded.

APARTMENTS. FLATS AND TENEMENTS. PERTH AMBOY, N. J.—D'Alliso & Company, of Newark, N. J., have received the contract to erect an apartment house in Fayette st, this place, to cost \$18,000.

BANKS.

LAKEWOOD, N. J.—Doyle & Co., of Philadelphia, Pa, have received the contract to erect the People's Bank Building in 2d st and Clifton av, this place. Plans were prepared by Shore & Dodge, architects.

DWELLINGS.

RED BANK, N. J.—William Hewit has received the contract to erect two houses on Twinlight Hill, this place, for Mrs. Mary Augusta Smith, of New York John Woodward, 1st av. Atlantic Highlands, will do the mason work; George Eischoff, Highlands, the plumbing and Daniel Bills, Highlands, the painting.

RUMSON, N. J.—George W. Baxter, Broadway, Long Branch, has received the contract to erect the rectory of St. George's Church, at this place, to cost \$16,000.

PALISADES-ON-THE-HUDSON N. I.—John

PALISADES-ON-THE-HUDSON, N. J. — John M. Rooney, Nyack, N. Y., has received the general contract for extensive alterations to the residence of Mrs. H. H. Ottman, at this place, from plans by A. Embury, 1133 Broadway, N. Y. C.

GREEN ACRES, N. Y.—C. F. Brown, 11 Bank st, White Plains, has received the general contract to erect the 2½-sty residence, 40x50 ft., at this place, for I. Irwin Hadden, from plans by John C. Moore. Estimated cost, \$9,000.

TARRYTOWN, N. Y.—S. B. Russell, Main st, architect, is ready for bids on the general contract for the new residence, 2½-stys, hollow tile and stucco, 30x32 ft., to be erected at this place for Charles Vanderbilt of South Broadway, to cost \$8,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Peter J. Rodgers has received the carpenter work, at \$15,330, and Abraham Verduin the mason contract, \$17,730, for the 4-sty brick factory to be erected at the southeast corner of Broadway and Prospect st, this place, for the Johnson Van Vlaanderen Machine Co. Work will be completed about January 15.

ILION, N. Y.—Jones & Loughlin, of Buffalo, have received the steel work, the Concrete Steel Co., of Detroit, Mich., the senforced concrete and truss work, and the Utica Stone & Construction Co., of Utica, the cut stone necessary for the new addition to the Remington Typewriter Co. plant at this place, to cost \$75,000. Linn Kinne, 98 Utica City National Bank, is the architect.

architect.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to erect the 2-sty warehouse, 215x 20 ft., on Claremont av, for the Standard Oil Company, of 26 Broadway, N. Y. C. The structure will be of reinforced concrete construction. Work will be started at once.

148TH ST.—F. Burghard, 2528 7th av, has received the general contract, and Caspar Buellesbach, 142d st and Southern Boulevard, the steel work for the manufacturing plant, 7-sty, 25x115 ft., brick and steel construction, to be erected in the south side of 148th st, 125 ft. east of Courtlandt av, at a cost of \$35,000. George W. Markey, Jr., 387 East 140th st, is the owner. Chas. Schaefer, Jr., 401 Tremont av, is the architect.

WASHINGTON ST.—The Cauldwell-Wingate

av, is the architect.

WASHINGTON ST.—The Cauldwell-Wingate
Co., of 381 4th av, has received the contract
for alterations to the 3-sty brick factory, 734742 Washington st, for the Western Electric,
463 West st, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, to cost \$12,000.

MISCELLANEOUS.

BELLEVILLE, N. J.—Ross & Bush, 1: Broadway, N. Y. C., have received the control to erect the power house and ambulance buing for the Board of Chosen Freeholders Essex County, at Soho, near Belleville.

MUNICIPAL WORK.

NEWARK, N. J.—The Snare & Triest Co., 14 Liberty st, N. Y. C., has received the contract to erect the proposed new bridge over the Pas saic River at Bridge st, this place, at a cost o \$268,700.

STABLES AND GARAGES.
WHITE PLAINS, N. Y.—S. Smith, 1st av and 1st st, Mount Vernon, has received the contract for the cut stone necessary for the 2-sty brick garage, 50x60 ft., to be erected by Young Brothers, of this place, from plans by F. H. Brown

STORES, OFFICES AND LOFTS.

40TH ST.—The Andrew J. Robinson Co., 123
East 23d st, has received the general contract
for extensive alterations to the 9-sty studio
building at 80 West 40th st for A. A. Anderson,
on premises, from plans by Charles A. Rich, 320
5th av.

EROADWAY.—W. A. L'Hommedieu & Co., 1 Madison av, have the general contract for alterations to the four store buildings at the southeast corner of Broadway and Fulton st, owned by the Collegiate Dutch Reformed Church, of 113 Fulton st, from plans by Shire & Kauffman, 373 4th av.

man, 373 4th av.
ESSEX ST.—Adam Happel, 1st av and 93d st, has received the general contract for alterations to the building, 37 Essex st, for loft purposes. Sarah Gellen is the owner. Sommerfeld & Steckler, 31 Union sq. are the architects. Estimated cost, \$12,000.

WHITE PLAINS, N. Y.—Rocco Briante, of 5 North Lexington av, has received the contract to erect the 2-sty business building on Railroad av, for Mrs. Banks, of this place, to cost about \$20,000. Plans were prepared by W. N. Smith. Smith.

Smith.

EAST BROADWAY.—The L. Pinals Co., 460 Flushing av, Brooklyn, has received the structural steel work for the store and office building to be erected at the northwest corner of East Broadway and New Market st to cost \$10,000. Samuel Kaufman, 47 Division st, is the owner and Samuel Sass, 32 Union sq, the architect.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 141ST St. n s, 100 e 7th av, 6-sty brick apartment, 125x86.11; cost, \$200,000; owner, Kramer Contracting Co., 35 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 682. Owner

180TH ST, s s, 97 e Haven av, 5-sty brick tenement, 50x87, tin roof; cost, \$35,000; owner, Munden Const. Co., 215 Audubon av; architect, Geo. F. Pelham, 507 5th av. Plan No. 687.

B'ANKS.

BANKS.
BROADWAY, Nos. 140-146, 8-sty brick and stone bank, 90x134.8; cost. \$1,000,000; owner, The Guaranty Trust Co., 28 Nassau st; architects, York & Sawyer, 50 East 41st st. Plan No. 681.

DWELLINGS.

70TH ST, No. 161 East, 3-sty brick dwelling, 20x58; cost, \$19,000; owner, Miss M. Hague, on premises; architects, Delano & Aldrich, 4 East 39th st. Plan No. 683.

MISCELLANBOUS.

187TH ST, s e cor Broadway, brick fence, 45x 13; cost, \$250; owner, A. H. Ross, 13 Bridge st, Newark, N. J.; architect, O. J. Gude Co. Plan No. 677.

174TH ST, n s, Broadway, e s, Wadsworth av, w s, Junction brick fence, 41.6x11; cost, \$250; owner, Wards Estate, Riverside Drive and 141st st. Plan No. 678.

st. Plan No. 678.

116TH ST, n s, 175 e Amsterdam av, 1-sty brick greenhouse, 26x20; cost, \$10,000; owners, Trustees of Columbia College; architect, Dept. Buildings and Grounds. Plan No. 679.

45TH ST, n s, 125 e Madison Grand Central Terminal Yard, 1-sty express platform, 15.10x 380; cost, \$4,400; owner, N. Y. C. & H. R. R. Co; engineer, Richard M. Lawton, 335 Madison av. Plan No. 686.

av. Plan No. 686.

32D ST, n s, 111 e 11th av, 1-sty brick head house, 20x15; cost, \$21,600; owner and architect, Pennsylvania Tunnel & Terminal R. R. Co., Penn. Station. Plan No. 689. James Stewart & Co., 30 Church st, have contract.

STORES, OFFICES AND LOFTS.

31ST ST, No. 29 East, 7-sty brick and stone loft, 21.5x98.9; cost, \$12,000; owner, Associate Owners, 60 New st; architects, Terry & Tench Co., Inc., 131st st and Lexington av. Plan No. 681

4TH AV, Nos. 261-265, 20-sty brick and stone loft, 90x145, tile roof; cost, \$600,000; owners, J. H. & C. K. Eagle, 454 Broome st; architects, Warren & Wetmore, 3 East 33d st. Plan No. 688. Not let.

THEATRE.

115TH ST, n s, 153.9 e St. Nicholas av, 4-sty brick theatre, 113x88.11; cost, \$125,000; owner, Golde & Cohen, 198 Broadway; architect, W. H. McElfatrick, 701 7th av. Plan No. 680.

MONROE ST, Nos. 153-155, 2-sty brick moving-picture show, 41.3x99.7, slag roof; cost, \$10,-000; owner, Geo. G. Segal, 30 Hart st, Brooklyn; architects, Shampan & Snampan, 772 Broadway, Brooklyn. Plan No. 685.

APARTMENTS, FLATS AND TENEMENTS.

WALES AV, e s, 250 s 149th st, 4-sty brick tenement, plastic slate roof, 25x78; cost, \$12,-000; owner, M. J. Reedy, 511 Tinton av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 822.

DWELLINGS.

KINGSBRIDGE TERRACE, e s, 691.3 n Kingsbridge rd, 2-sty brick dwelling, tin roof, 22x61; cost, \$10,000; owner, Fred Sehill, 2748 Kingsbridge Terrace; architect, R. F. Knockenhauer, Tremont and Bathgate avs. Plan No. 826.

SETON AV, w s, 400 n Nelson av, 2-sty frame dwelling, tin roof, 18x32; cost, \$2,800; owner, Annie Metzler, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 817.

STORES AND WAREHOUSES.

OLMSTEAD AV, w s, 125 n Starling av, 2-sty frame storage, tin roof, 15.6x73; cost, \$2,000; owner, Westchester Woodworking Co., on premises; architect, B. Ebeling, 1136 Walker av.

MISCELLANEOUS.

OLMSTEAD AV, w s, 100 n Starling av, 1-sty frame glazing house, tin roof, 18x25; cost, \$400; owner, Westchester Woodworking Co., on premises; architect, B. Ebeling, 1136 Walker av. Plan No. \$25.

Plan No. 825.

MORRIS AV, w s, 92 n 150th st, 1-sty frame shed, 22x30; cost, \$150; owner, Gaetano De Fegliol, 593 Morris av; architect, T. J. Cunningham, 648 Jackson av. Plan No. 828.

OLMSTEAD AV, w s, 156.5 n Starling av, 2-sty brick mill, tin roof, 92.3x105; cost, \$8,500; owner, Westchester Woodworking Co., on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 823.

Plan No. 823.

CASANOVA ST, e s, 207 s Oak Point av, four 1-sty frame sheds and tool houses, 15x48, 11x 24, 12x12, 11x12; total cost, \$100; owner, John De Nigris, 1174 Burnett pl; architect, Eli Benedict, 1947 Broadway. Plan No. 819.

NELSON AV, No. 1176, 1-sty frame shed, 12x 40; cost, \$50; owner, Sophia Heil, on premises; architect, Eli Benedict, 1947 Broadway. Plan No. 820.

GRAND AV, n e cor Evelyn pl, 1-sty frame shed, 32x15; cost, \$250; owner, Mary A. Casey, on premises; architect, H. H. Duckworth, 49 Grant av, Yonkers. Plan No. 818.

STABLES AND GARAGES.

NEWBOLD AV, s s, 50 w Castle Hill av, 2-sty frame stable, 40x20; cost, \$500; owner, Jacob Weinheimer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 827.

FORDHAM RD, s s, 75 w Andrews av, 1-sty frame garage, 20x34; cost, \$400; owner, McLernon Realty Co., 128 West Fordham rd; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 816.

STORES AND TENEMENTS.

PARK AV, s w cor 183d st, 5-sty brick store and tenement, slag roof, 46x83.11; cost, \$45,000; owner, Louis Molia, 53 East 8th st; architect, A. Vendrasco, 1457 Rosedale av. Plan No. 815.

STORES, OFFICES AND LOFTS.

QUARRY RD, e s, 37.42 n 3d av, 1-sty brick store, slag roof, 45x64; cost, \$4,500; owner, Melrose Realty Co., A. S. Underwood, 871 East 180th st, secretary; architect, Wm. R. Hau-retty, 2110 Prospect av. Plan No. 821.

PLANS FILED FOR ALTERA-TION WORK.

Manhattan.

ANN ST, No. 22, cut doors, show windows, to 5-sty brick store and loft; cost, \$350; owner, J. G. Wendel, 175 Broadway; architect, Charles E. Miller, 111 Nassau st. Plan No. 2902.

CHAMBERS ST, s, 200 e Broadway, alterdoors to 4½-sty brick court house; cost, \$75; owner, County of New York; architect, Robert B. Insley, 21 Park Row. Plan No. 2897.

DUANE ST, No. 60, show windows to 5-sty brick store and loft; cost, \$600; owner, Estate Benedict D. Stewart, Philadelphia, Pa; architect, Paul W. Sussow, 250 East \$2d st. Plan No. 2938.

DIVISION ST, p, w, cor, Allen, st. partitions.

DIVISION ST, n w cor Allen st, partitions, store fronts, to 1-sty brick store; cost, \$200; owner, Adelphi Holding Co., 25 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 2909.

GRAND ST, No. 186, tank to 6-sty brick bank; cost, \$400; owner, V. De Luca, 186 Grand st; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2940.

No. 2940.

HENRY ST, No. 220, partitions, windows, to 4-sty brick tenement; cost, \$1,000; owner, Morris Maraus, 712 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2928.

PRINCE ST, No. 11, partitions, windows, iron stairways, to 5-sty brick tenement; cost, \$200; owner, Abraham B. Marx, 257 Broadway; architects, Horenburger & Bardes, 122 Broadway. Plan No. 2910.

Plan No. 2910.

SUFFOLK ST, No. 182, partitions to 5-sty brick stable and loft; cost, \$2,000; owner, J. Laurie, 184 Suffolk st; arcnitect, L. H. Sheinart, 194 Bowery. Plan No. 2913.

WATER ST, No. 604, partitions, windows, steel columns, beams, to 4-sty brick tenement; cost, \$2,000; owner, Charles F. Schmale, 602 Water st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2915.

Plan No. 2915.
4TH ST, No. 63 East, install metal shields to 5-sty brick tenement; cost, \$500; owners, A. Gottlieb and N. Hirschfield, 326 Grand st; architect, O. Reissmann, 30 1st st. Plan No. 2925.
4TH ST, No. 347 East, alter doors to 2-sty brick stable and storage; cost, \$600; owner, Dr. I. Zippert, 351 East 4th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2923.

7TH ST, No. 129 East, toilets, partitions,

TTH ST, No. 129 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$7,000; owner, Marks Gross, 402 East 9th st; architect, 0. Reissmann, 30 1st st. Plan No. 2934.

12TH ST, No. 35 East, 13th st, Nos. 48-50 East, alter stairways, doors, to 9-sty brick store and workshop; cost, \$1,000; owner, Folsom Estate, 13 Astor pl; architect, M. Zipkes, 103 Park av. Plan No. 2907.

Park av. Plan No. 2907.

13TH ST, No. 402 East, partitions, to 6-sty brick store and tenement; cost, \$50; owner, Max Saffer, 704 Broadway; architect, Frank Straub, 18 East 42d st. Plan No. 2937.

15TH ST, s e cor 2d av, partitions, windows, to 7-sty brick school; cost, \$4,000; owner, Hebrew Technical School for Girls, on premises; architects. Buchman & Fox, 11 East 59th st. Plan No. 2921.

Plan No. 2921.

22D ST, No. 145 East, partitions, toilets, to 5-sty-brick store and tenement; cost. \$500; owner, Ess & Eff Realty Co., 122 East 25th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2903.

34TH ST, No. 253 West, staircase, windows, to 3-sty brick dwelling; cost, \$250; owner, Anna A. O'Reilly, 138 West 34th st; architect, J. H. Knubel, 318 West 42d st. Plan No. 2922.

40TH ST, No. 80 West, alter walls, tank, to 9-sty brick studio; cost, \$15,000; owner, A. A. Anderson. 80 West 40th st; architect, Charles A. Rich, 320 5th av. Plan No. 2900. Andrew J. Robinson Co., 123 East 23d st, has contract.

42D ST, No. 3 West, sign to 4-sty brick store and office; cost, \$100; owner, Howard Realty & Development Co., 165 Broadway. Plan No. 2916.

42D ST, s s, 130 e Park av, add 1-sty to 8-sty brick hotel; cost, \$7,000; owners, Simon Ford and Samuel Shaw, Grand Union Hotel, 42d st; architect, John Boese, 280 Broadway. Plan No. 2931.

44TH ST, No. 104 West, 4-sty front extension, 16.10x5, partitions, light shaft, to two 4-sty brick dwellings; cost, \$5,000; owner, John Dunston, 671 6th av; architect, M. Muller, 115 Nassau st. Plan No. 2924.

ston, 641 6th av; architect, M. Muller, 113 Nassau st. Plan No. 2924.

56TH ST, No. 85 East, tank to 6-sty brick apartment; cost, \$95; owner, J. M. Stevens, 226 West 78th st; engineer, Godfrey Keeler Co., 70 Warren st. Plan No. 2911.

58TH ST, Nos. 55-57 East, fire-escapes, alter doors, to 10-sty brick hotel; cost, \$2,500; owner, David M. King, 512 5th av; architect, Geo. J. Hardway, 347 5th av. Plan No. 2923.

63D ST, No. 40 East, 2-sty brick rear extension, 14,7x14, to 4-sty brick residence; cost, \$2,000; owner, Dr. G. M. Creevy, 40 East 63d st; architect, J. W. Aielle, 1123 Broadway, Plan No. 2939.

68TH ST, Nos. 222-224 West, alter shaft.

68TH ST. Nos. 222-224 West, alter shaft, doors, to 5-sty brick loft; cost, \$500; owner, James Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 2905.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

80. 2005.

99TH ST, No. 101 West, toilets, partitions, store fronts, to 5-sty brick tenement; cost, \$500;

owner, Jacob Seeling, 246 Audubon av; architect, David Stone, 127 Bible House. Plan No. 2936.

103D ST, Nos. 322-326 East, beams to 3-sty brick storage and offices; cost, \$1,000; owner, Mutual Milk & Cream Co., on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 2930.

109TH ST, No. 232 East, partitions, alter box shafts, to 5-sty brick tenement; cost, \$1,000; owner, Mary Janze, 232 East 109th st; architects, Cantor & Levingson, 29 West 42d st. Plan No. 2895.

10. 2895.

113TH ST, n w cor Broadway, partitions, winows, to 12-sty store and apartment; cost, 3,000; owner, Morewood Realty Co., 71 Broadway; architects, George and Edward Blum, 505 th av. Plan No. 2932.

sobo, owner, showood ready co., 11 Bloadway; architects, George and Edward Blum, 505
5th av. Plan No. 2932.
116TH ST, No. 133 West, partitions, iron columns, to 5-sty brick tenement; cost, \$2,000; owner, J. Ritter, 203 East 110th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2914.
125TH ST, Nos. 56-58 West, doors to 4-sty brick store and tenement; cost, \$600; owner, S. J. Bauman, care of architects, Harrison & Sackheim, 230 Grand st. Plan No. 2896.
146TH ST, No. 504 West, windows to 5-sty brick tenement; cost, \$70; owner, Mrs. Karl Stahl, 504 West 146th st; architect, Louis S. Furtnett, 200 West 128th st. Plan No. 2929.
AV D, No. 137, partitions, skylights, windows, to 3-sty brick shop, store and dwelling; cost, \$1,000; owner, F. Rhonheimer, 299 7th st; architect, O. Reissmann, 30 1st st. Plan No. 2904.
AUDUBON AV, Nos. 666-672, partitions to 6-sty brick store and loft; cost, \$1,000; owner, Thomas Hill, 1800 Amsterdam av; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 2919.
BROADWAY, No. 1195, alter steps to 12-sty brick hotel; cost, \$2,500; owner, Hotel Operating Associates, 111 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 2935.
BROADWAY, No. 1195-1203, alter show wing-

BROADWAY, Nos. 1195-1203, alter show windows, steel beams, new fronts, to 4-sty brick store and loft; cost, §10,000; owner, Lucy Gilsey, 10 East 36th st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 2908. Not let.

BROADWAY, n w cor 29th st, store fronts to 1-sty brick stores; cost, §300; owner, J. J. White, care of Farmers' Loan & Trust Co., 22 William st; architects, Lourier & Levin, 118 East 28th st. Plan No. 2918.

MADISON AV. 5th av. 100th, 101st sts, parti-

MADISON AV, 5th av, 109th, 101st sts, partitions to 5-sty brick hospital; cost, \$1,650; owner, the Mount Sinai Hospital, on premises; architect, Edward Weber, 501 West 123d st. Plan No. 2920.

Plan No. 2920.

MADISON AV, s e cor 45th st, beams to 5-sty brick loft and shop; cost, \$1,200; owner, Tiffany Studios, 347 Madison av; architect, E. G. Treganza, 347 Madison av. Plan No. 2941.

PARK ROW, No. 25, alter vault lights, show windows, to 5-sty brick restaurant; cost, \$450; owner, Wm. Waldorf Astor, London, England; architect, J. F. Burrowes, 410 West 34th st. Plan No. 2898.

DENNIS G. BRUSSEL ELECTRICAL **Engineering and Construction**

There are plenty of troubles in a building proposition without anxiety over your Electric Work-

ELECTRIC LIGHTING and POWER EQUIPMENT, MOTORS, INTERIOR TELEPHONES, PUMPS, FIRE ALARM SYSTEMS

installed under a guarantee-

39-41 WEST 38th STREET, N. Y. Telephones, 189-190 Murray Hill

Phone, Murray Hill, 761

The Greater New York **Brick Company**

103 PARK AVENUE

1ST AV. Nos. 1562-1568, partitions, walls, windows, to four 5-sty brick tenements; cost, \$5,000; owner, H. D. Potter, Biarritz, France; architect, J. H. Knubel, 318 West 42d st. Plan No. 2927.
3D AV, Nos. 1260-1268, sign to 2-sty brick

No. 2927. 3D AV, Nos. 1260-1268, sign to 2-sty brick stores; cost, \$200; owner, M. M. Hayward, 2644 Broadway. Plan No. 2917.

5TH AV, Nos. 1368-1374, new stairs to 5-sty brick store and tenement; cost, \$200; owners, A. Clark and F. M. Twitly, 283 Elizabeth st; architect, J. H. Friend, 148 Alexander av. Plan No. 2926.

STH AV, No. 407, stairs, partitions, store fronts, to 3-sty brick store and bakery; cost, \$1,000; owner, Estate D. Silberstein, 10 6th av; architect, C. M. Straub, 147 4th av. Plan No.

8TH AV, No. 877, partitions, vault lights, windows, to 4-sty brick store and tenement; cost, \$83,000; owner, Louis M. Goldberg, \$59 8th av; architect, J. W. Cole, 403 West 51st st. Plan No. 2912.

Bronx.

Bronx.

137TH ST, s e cor Lincoln av, new show window to 6-sty brick tenement; cost, \$150; owner, Giavanni, 62 Mulberry st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 498.

161ST ST, No. 775, 2-sty frame extension, 10x 15, to 1½-sty frame dwelling; cost, \$250; owner, John Koehn, on premises; architect, Chris F. Lohse, 563 Eagle av. Plan No. 503.

17STH ST, n s, 64.84 w Park av, 1-sty frame extension, 23x28, to 1½-sty frame stable; cost, \$250; owner, A. E. Grauer, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 499.

ALEXANDER AV. n.e. cor 138th st. new gird-

ALEXANDER AV, n e cor 138th st, new girders, new columns, etc., to 5-sty brick tenement; cost, \$1,200; owner, Eliabeth McDonnell, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 505.

LUDLOW AV, s s, 280.3 w Castle Hill av, move 2-sty frame dwelling; cost, \$250; owner, Wm. Becker, on premises; architect, A. M. E. Johnstone, 2142 Ellis av. Plan No. 502.

WALES AV, No. 568, new stairs, new doors, to 3-sty frame store and dwelling; cost, \$175; owner, John Wilker, 566 Wales av; architect, I. M. Mutterperl, 643 Concord av. Plan No. 504.

WASHINGTON av, No. 1259, 4-sty brick extension, 50x32, to 3-sty brick sanitarium; cost, \$25,000; owner, Bronx Sanitarium, T. Jos. Dunn, on premises, president; architect, Chas. S. Clark, 441 Tremont av. Plan No. 500.

3D AV, No. 3401, new stairs to 3-sty frame store and dwelling; cost, \$40; owner, J. Clarence Davies, 149th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 501.

Government Work.

FORT HANCOCK, N. J.—Sealed proposals will be received for piping deep well for air lift, etc., here, until November 17. Address the quarter-master.

master.

SOUTH BROTHERS ISLAND.—Sealed proposals for removing obstruction in Middle Reef in Hell Gate, Middle Ground, off Sunken Meadow, and in channel between North and South Brother Islands, East River, N. Y., will be received until November 27. W. M. Black, colonel, engineers.

stappers.

STAPLETON, S. I.—Sealed proposals will be received until December 14 for the reconstruction, etc. (including plumbing, of the United States marine hospital at Stapleton, Staten Island, N. Y. The work consists of the construction of two 3-sty wings, having a total ground area of 1,150 sq. ft, reconstructing the entire interior of the old building and adding a routh story. James Knox Taylor, supervising architect.

JERSEY CITY, N. J.—Sealed proposals will be received until November 22 for the construction (except mechanical equipment) of the United States post office at Jersey City, N. J. The building is to have a ground area of approximately 22,000 sq. ft, 2-stys, granite facing, entirely fireproof. Drawings and specifications may be obtained from the custodian of site at Jersey City, N. J., or at this office, at the discretion of the supervising architect, James Knox Taylor.

WESTFIELD, MASS.—Sealed proposals will be received until November 2000.

Taylor.

WESTFIELD, MASS.—Sealed proposals will be received until December 20 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), of the United States post office at Westfield, Mass. The building is 1-sty, and has a ground area of approximately 4,330 it; fireproof construction, except roof; stone and granite facings. Drawings and specifications may be obtained from the custodian of site at Westfield, Mass., or at this office, at the discretion of the supervising architect, James Knox Taylor.

MIAMI, FLA.—Sealed proposals will be received until December 27 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits, wiring and interior lighting fixtures), of the post office, court house and custom house at Miami, Florida. The building is 3-stys, with basement and unfinished attic, and has a ground area of approximately 7,200 sq. ft. Fireproof construction throughout, stone facing, tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Miami, Florida, or at this office, at the discretion of the supervising architect, James Knox Taylor.

Personal and Trade Notes.

GEORGE HENRY FISHER, JR., has opened an office for the practice of architecture at 224 Madison pl, Plainfield, N. J., telephone, 1165-J Plainfield.

THE ELECTRICAL ELEVATOR & MACHINE MAINTAINING CO., of 1 Beekman st, George E. Stanley, manager, will soon move their offices and shops to 79 Beekman st.

ROBERT GORDON, of Robert Gordon & Son, coal dealers, died at his home, 2783 Broadway,

aged 71. He was the first president of the Retail 'Coal Dealers' Association.

Retail 'Coal Dealers' Association.

WENNEMER BROS., mason contractors, formerly of 1920 Anthony av, have incorporated under the same name, and have opened offices at 103 Park av. Aleck Kahn, of the Johnson-Kahn Company, is president.

LYNDON P. SMITH, the architect, has a bound copy of the first volume of Horace Greeley's "Jefferson," the political weekly which he began to publish at Albany in the year 1838. The interesting old volume has been handed down in Mr. Smith's family.

BUILDING MATERIAL MARKET.

How the Chinese Revolution Has and Will Affect the Varnish Business.

The Movement of Common Brick—Portland Cement Featureless—Wire Products At Year's Lowest Levels—Cut Stone Strengthening

M ANUFACTURERS of varnishes are somewhat alarmed over the development of the Chinese revolution. They already foresee almost prohibitive prices for finishing materials if the state of war continues. Some varnishes have already advanced from two to ten cents a gallon, wholesale.

advanced from two to ten cents a gallon, wholesale.

Advices from the Orient state that supplies of China wood oil have been almost entirely shut off, and that on October 24 all the available material from the interior was in the hands of shippers. When that supply reaches distributing centers in this country, the price doubtless will move up sharply.

The importance of China wood oil in the manufacture of varnishes has developed within a few years. Heretofore the gum used in the manufacture of this staple was imported from South America, India and some parts of Africa. This gum, or resin, is the petrified sap of trees that have been covered up by centuries of forest growth, but the tremendous growth of the varnish industry has drained these deposits seriously.

The beautiful and permanent effects produced by the Chinese on woodwork led to an investigation. Scientists discovered that the oil from the China nut produced an unscratchable and permanent surface for woods of all kinds. Immediately the wood oil industry developed to tremendous limits among the Chinese peasantry.

Since the revolution began, however, the

oped to tremendous limits among the Chinese peasantry.

Since the revolution began, however, the production of this oil has almost entirely ceased, and river vessels cannot bring the available supplies to the exporting centers for fear of attack and confiscation of cargoes. The result has been a tightening in the quotations for China wood oil in this market, where it is used as a substitute for linseed oil. Buyers of varnishes will therefore do well to anticipate any possible advance in the price of this commodity by making liberal purchases now.

Common Brick.

Common Brick.

The movement in the common brick market this week was quiet. This, however, does not indicate any decline in consumption. Quite, on the other hand, the demand is well sustained, as is shown by the fact that on Thursday there were only twenty cargoes in the market, despite the holiday, when buying almost ceased. The current price of \$7 was sustained on nearly all the sates made, but the actual sales were few for the reason that dealers bought heavily just prior to the last advance. The cargoes that were distributed represented engagements befor the advance became effective.

Shipments from Stockport, Coeymans and other points up the river will be loaded for winter, and manufacturers will not expect the barges to return. The manufacturers in the Haverstraw and Newbugh districts will continue to ship, regardless of the demand, so as to insure to builders and architects a plentiful supply to take care of the winter requirements. Judging by the activity of labor unions in demanding that the subway and other big public construction works be built of brick and architectural terracotta instead of concrete exclusively, demand for common brick should be exceptionally good for several years.

The transactions for last week with comparisons for the corresponding week last year follow:

*1911. †1910.
Left over, Left over,

	*1911 Left o		†1910. Left ov	
	Oct. 30.		Oct. 31,	
	Arrived.		Arrived.	
Monday	18	10	16	10
Tuesday	. 2	12	1	6
Tuesday Wednesday	7	15	14	10
Thursday	16	10	14	13
Friday		10		5
Saturday		4	3	
	_	_	_	-
Total	56	61	48	48

Total 56 61 48 48 *Condition of market, quiet. Prices, \$7 (whole-sale, dock, New York; add cartage and retailer's profit in estimating). Left over, Nov. 4, 14, †Condition of market, brisk. Prices, \$5.25 to \$5.50. Left over, Nov. 5, 7. (Continued on page 724.)

ANDREW J. ROBINSON COMPANY

BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing building construction in its charge.

123 EAST 23D STREET, N. Y.

CAULDWELL-WINCATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, PREST. WALTER S. FADDIS, VICE-PREST. ROY W. WINGATE, SEC'Y & TREAS. FRANK C. POUCHER, CHAIRMAN BOARD OF DIRECTORS

381 Fourth Ave.

Tel. 4380 Madison Square

Houghtaling & Wittpenn

Impervious Face Bricks ALL COLORS

44 EAST 23d STREET, NEW Telephone, 1154 Gramercy NEW YORK

WHITNEY-STEEN CO. **ENGINEERS** CONTRACTORS & BUILDERS 1 LIBERTY STREET, N. Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

Telephone, 2575 Madison Sq.

Grant Contracting Co.

BUILDERS AND GENERAL CONTRACTORS

1123 BROADWAY

NEW YORK

WILLIAM J. BALDWIN, JR. CONSULTING ENGINEER HEATING AND VENTILATING
1181 BROADWAY NEW YORK

C.O. MAILLOUX - C. E. KNOX CONSULTING ELECTRICAL ENGINEERS

90 WEST STREET,

NEW YORK

Telephone, 3054 Cortlandt

FRED

D DANG ENGINEER
CONSULTING ENGINEER
140 CEDAR STREET
Foundations, Steel Structures EXPERT EXAMINATIONS AND REPORTS



Feneral Standard

WANTS AND OFFERS



MECHANICS ON HAND FOR EVERY EMERGENCY AT ANY HOUR

INSPECTORS AT YOUR BUILDING

We run your building for a contract price per year, supplying and paying for all coal, men, cleaners, supplies and repairs.

> LOFT BUILDINGS OFFICE BUILDINGS **APARTMENTS** THEATRES

WE WILL GIVE YOU A-1 REFERENCES

REALTY SUPERVISION CO.

VIVIAN GREEN, Pres.

45 WEST 34th STREET Telephone, 3800 Murray Hill

OUR CONTRACT PRICE LOWER THAN YOUR COST

EVERY CARE AND **DETAIL TAKEN OFF** YOUR SHOULDERS

We Guarantee to Please Your Tenants

REAL ESTATE MORTGAGES

First and Second Mortgages 4½% Money for Manhattan

REMSEN DARLING
Tel: 1491 Cort. 170 Broadway, N. Y.
Member Real Estate Board of Brokers

William W. Walling ATTORNEY Formerly Chief Factory Inspector and First Deputy Commissioner of Labor, State of New York

Specializing on Factory Negligence Cases and matters involving the Labor Law Room 208 Metropolitan Tower Tel., 2220 Gram

MONEY TO LOAN AT 5%

First Mortgage on Manhattan ALFRED SETON 156 BROADWAY

FILLING low lands any place in vicinity of New York with clean ashes or cellar dirt. Any amount delivered at Tide water at reasonable rates; Box 25, Record and Guide Guide.

and Guide.

WANTED—Position, estimator or solicitor for sub-contractor; or would represent out-of-town concern in N. Y.; best references. BOX 60, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satistactory results assured. DUFF & CONGER, Madison Ave., Cor 86.

BOUND VOLUMES, RECORD AND GUIDE 1876-1910, inclusive; fine condition, fully indexed. CHARLES FIRST, 100 Broadway.

renwermenswer II MORTGAGE INVESTMENTS For 13 years our Mr. M. Morgenthau, Jr., has specialized in New York City mortgage investments. Our business has been developed by co-operating with Borrowers and Attorneys, giving them a service they cannot obtain elsewhere, If you have Money to Loan or desire a Mortgage, TELEPHONE 2237 CORTLANDT. M. MORGENTHAU, JR. CO

FOR SALE

Complete Brick Plant, all in good order eady to operate, Capacity Fifty Thousand aily, located in Morris County, N. J., fteen miles from Newark and the

Oranges.
Rail Doad at plant, low freight rates with Erie or Lackawanna. Well developed clay and sands of best quality. Property contains over fifty acres, this property cost \$75,000, can be had for \$25,000, on liberal terms, for further information inquire, Frank E. Morse, 17 State Street, N. Y. Tel. 4522 Broad.

Construction company wants young

tion inquire, Frank E. Morse, 17 State Street, N. Y. Tel. 4522 Broad.

Construction company wants young man, Christian, with experience in building trade, as assistant superintendent in Repair Department. Must be hustler, and be able to estimate. Give references and state salary desired. Box 70, Record and Guide.

A prominent real estate firm desires he services of a young man in its brokarage department, one with some experince preferred. State age, references and alary expected. C. J. J., P. O. Box 822, Y. Y. City.

STENOGRAPHER, 5 years' real estate experience. BOX 55, Record and Guide.

BUILDING MATERIAL MARKET.

(Continued from page 723.)

The Portland cement market is without feature. The shading that has been characteristic of this market during the entire year continues and the result is that mill price records have been shattered, it is said. No two prices are alike.

Steel.

The structural steel department is active. New contracts of desirable tonnage are coming to the surface for first quarter delivery, but there is a great scarcity of small fourth-quarter business, in columns and girders, the inference being that requirements for this year are now practically all in. Some of the fabricators could take some small work to fill capacity, but despite concessions there is practically no new business being taken. Iron is dull.

Shading in wire products from the \$1.60 basis, Pittsburgh, has become quite general according to advices to the trade here this week. Nail quotations are being shaded as low as \$1.55 and unofficially it might be stated that the quotable market is \$1.55 to \$1.60 for nails, with 1.35c to 1.40c for plain wire. This represents a total decline of \$5 a ton in wire products since April 1, but of only \$3 a ton since January 1, as there were two advances early in the year of \$1 each.

The drop is entirely due to competition and had been foreseen.

\$1 each.

The drop is entirely due to competition and had been foreseen. Production is now being maintained at substantially the rate of two months ago though shipments to this market are lighter and there is no prospect of any large absorbtion by jobbers within the next three months.

Cut Stone and Marble.

The movement in building stone is keen. This is particularly true of the suburbs. There is a firm market for marbles, due to the compulsory remodeling of innumerable fronts of buildings. The limestone market is especially active. The cutters are said to be working to capacity to fill new building orders in East Jersey cities and especially in Newark. It is significant that this activity comes at the beginning of the winter season and, according to the stone wholesalers, it bespeaks a fair building movement for the next four months. Requisitions are said to be larger than usual for this time of the year.

Largest Plumbing Contract Ever Awarded.

Charles H. Darmstadt has received the contract for plumbing work in connection with the erection of the McAlpin Hotel at Broadway and 33d street. This is the largest individual contract ever awarded for plumbing. The general contractors, Thompson-Starrett Co., required a surety bond guaranteeing the faithful performance of the work as required in the plans and specifications. Mr. Darmstadt procured the bond required through the office of William T. Ritch, Inc., 1123 Broadway, who are specialists to contractors on all forms of bonds and insurance. Charles H. Darmstadt has received the

Plans for Fire Prevention Bureau.

Plans for Fire Prevention Bureau.

The reorganization of the Fire Department and the erection of a Fire Prevention Bureau therein is a matter which will have the attention of a special committee of the Board of Estimate, assisted by a staff of experts.

The committee consists of Comptroller Prendergast, President Mitchel of the Board of Aldermen and Borough President McAneny. When the experts have reported a plan of organization and it has been approved, the Board of Estimate will make a suitable appropriation for carrying it into effect, in accordance with the legislative act. The desire of the board is to have the new bureau organized scientifically.

Labor Conditions on the Subway.

Labor Conditions on the Subway.

The general contractors for sections of the Lexington avenue subway agree to comply with the State labor law. They further stipulate that no laborer, workman or mechanic in the employ of the contractor, sub-contractor, or other person doing or contracting to do the whole or a part of the work contemplated, shall be permitted or required to work more than eight hours in any one calendar day, except in cases of extraordinary emergency caused by fire, flood or danger to life or property; and further, that the wages to be paid for a legal day's work, as to all classes of such laborers, workmen or mechanics upon the work contemplated by this contract or upon any material to be used upon or in connection therewith, shall not be less than the prevailing rate.

Statuary for the Municipal Building.

Adolph Alexander Weinman has designed a number of pieces of sculpture for the facade and the colonnade of the Municipal Building. He has represented some of the various offices of the city government which are to be located in the building. There are twelve panels in all for the Centre street front, and they are repeated once, making in all twenty-four. The subjects of the panels are as follows: "City Record," "Accounts," "Correction," "Building Inspection," "Elections," "Licenses," "Comptroller," "Water Supply," "Civil Service," "Sheriff," "Public Service," "Board of Estimate" "Apportionment."

Building Inspection is represented by a

"Apportionment."

Building Inspection is represented by a female figure holding the plans of a building, behind her rising the wall and a column of a building.

The arch in colonnade, which connects the two wings of the building on the Centre street front, embodies a number of pieces of sculpture. In these Mr. Weinman has used purely allegorical subjects. In the two spandrels over the great arch are represented (at the left) "Guidance"—a woman's figure, winged, leaning upon the rudder of the Ship of State; at the right, "Executive Power"—a figure of a man with a helmet and fasces, the latter symbolical of authority. Standing upon the volute of the keystone in the arch is an eagle with wings folded.

Tenders for the Carl Schurz Memorial.

Tenders for the Carl Schurz Memorial.

Park Commissioner Stover has asked the Board of Aldermen for authority to enter into a contract without public letting for the work to be done in connection with the Carl Schurz monument, which is to stand at 116th street and Morningside Park and for which an appropriation of \$25,000 has been made.

Piccirilli Bros., of 463 East 142d street, offer to do all cutting and carving connected with the pedestal for \$6,580, and also to furnish the rest of the granite work, brickwork and foundations, setting all in place for the total sum of \$19,868, which total includes the first named sum. The Roman Bronze Works offer to furnish and set in place the portrait statue for \$1,275, two lampposts complete for \$1,580, and all railings and balance of bronzework for \$1,260.

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, November 11, 1911

(98) No. 2278

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

81-16-18 97-49 141-4, 6 & pt Lt 32 166-48-47 210-3 & 34 211-pt Lt 9 250-59 282-15-18 314-40 325-25 & 60-62 336-47 339-69 341-58 353-73-77 363-51 377-30-71 381-18-21 382-12 & 55 385-50 390-23 406-1 425-13 434-44 441-pt Lts 18 & 47 445-36 456-38	468-19-20 489-41 524-18 543-57 559-43 576-35-pt Lts 34-36 & 5 602-34-43 624-39 627-41 637-75 737-43-45 744-62 749-11 769-56 796-58 826-13 836-10, 12 & 69 840-68 862-1 & 8 883-83 88-43-44 897-16 907-11-12 910-13 931-52	$932-6$ $1019-50-53\frac{1}{2}$ $1021-6$ $1132-24-25$ $1166-55$ $11197-6$ $1198-8$ $1225-52\frac{1}{2}$ $1229-13-22$ $1246-44$ $1261-12\frac{1}{2}$ $1275-43$ $1295-6$ $1335-20\frac{1}{2}$ $1348-4$ $1348-4$ $1348-4$ $1348-4$ $1348-4$ $1440-2$ $1421-2$ $1440-2$ $1440-1$ $1440-1$ $1440-1$ $1440-1$ $1485-41-43$	1488-2 1512-22 1513-24 ½ 1522-27 1528-48 & pt Lt 44 ½ 1557-32 1559-27 1560-13 1585-5 & 6 1609-27-28 1613-30 1627-31 1628-26 1645-69-69 ¼ 1647-4 & 17 1648-26 1658-45 1665-5 1667-40-41 1671-41 1679-42 1681-9 1732-38 1736-37-40 1747-3	1787-21½ 1790-21 1792-4½ 1799-34-36 1819-15, 22 & pt Lts 14, 17 & 19 1829-13½ 1879-41-42 1883-50 1917-12 1936-55½ 1959-48-49 1994-60 1995-58 & 70 2010-6-10 & 54-59 2058-44-48 2059-41 2065-48 2077-12 2086-38 2099-25 2131-25-28 2145-22 2163-pt Lt 44 2177-pt Lt 163
--	---	--	---	--

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.

peached, 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.

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- atty-attorney

sessed 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 1911.

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—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
agt against

t 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
individ—individual
it rreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—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
TS—Torrens System
tnts—tenements
w—west
y—years

y—years O C & 100—other consideration and \$109

HE TITLE INSURANCE CO., OF NEW YORK 135 Broadway, Manhattan CAPITAL AND SURPLUS.

CAPITAL AND SURPLUS, \$3,000,000

and 203 Mentague St., Brooklyn

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

EDGAR J, LEVEY, President
JOHN D. CRIMMINS, Vice-Presidents
CLINTON R. JAMES, Vice-Presidents
CYRIL H. BURDETT, Gen'l Mgr. and Counsel
FRANK L COOKE, Secretary
CHAUNCEY H HUMPHREYS, Ass't Sec'y
GERHARD KUEHNE Jr., Ass't Treas
Hon ABRAHAM R. LAWRENCE, Counsel

医

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas. Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

NOV. 11 & 13. No Legal Sales advertised for these days.

NOV. 14.

Coster st, 650. es, 260 s Spofford av, 20x 100, 2-sty bk dwg; Hunts Point Estates agt Feiser Realty & Constn Co et al; Simon T Stern (A) 41 Park row; Gerald H Gray (R); due, \$1,989.02; T&c, \$150; sub to a pr mtg of \$6,000; Joseph P Day, 3156 3 av.

City Hall pl, 39, see Pearl 485.

City Hall pl. 39, see Pearl 485.

Pearl st. 485. sec City Hall pl (No 39)
15.6x55x22.8x47.8, 3-sty bk tnt & strs; Wm
G Reinecke agt Francis C Feldmann individ & as trste et al; Edw Goldschmidt
(A), 34 Pine; Louis B Hasbrouck (R); partition; Joseph P Day.

132D st. 281 W, ns. 100 e 8 av. 16.8x99.11
3-sty & b stn dwg; Louise F Runk et al
trustees agt Jacob J Carpenter et al; Chas
A Runk (A), 31 Nassau; Standish Chard
(R); due, \$9,722.95; T&c, \$563.12); Herbert
A Sherman.

136TH st, ss, 384 e St Anns av, 341x100, vacant: Chas McLoughlin agt Deborali Belowitz et al; Jno H Winans (A), 186 Remsen, Bklyn; Lewis G Wallace (R); due, \$46,795.77; T&c, \$1,836,90; Joseph P Day, 3156 3 av.

170TH st, 427, see Brook av, 1400.

Brook av. 1400, nec 170th (No 427), 45.7 x100x51.9x100.6, 6-sty bk tnt & strs; Eliz K Dooling agt Brook Ave Constn Co et al; Knox & Dooling (A), 68 William; Warren Leslie (R); due, \$6,846.19; T&c, \$1,748; sub to 2 mtgs aggregating \$29,000; Joseph P Day, 3156 3 av.

NOV. 15.

NOV. 15.

Mott st, 208-14, see Spring 27.

Spring st, 27, nec Mott (Nos 208-14),
23.9x114.5x23.3x109, 6-sty bk tnt & strs:
Richd Lathers, Jr, et al as trstes, &c, agt
Nathan Rubenstein et al; R & E J O'Gorman (A), 51 Chambers; Jno H Jones (R);
due, \$71,695.61; T&c, \$2,969.84; Joseph P
Day.

Water st, 444, ns, 126.8 e Market, 25x 59.11, 3-sty bk loft & str bldg, 1-sty ext: Mutual Life Ins Co of NY agt Frances E Farrell (formerly Frances E Phillips) et al; Fredk L Allen (A), 55 Cedar; Albt Ottinger (R); due, \$3,911.06; T&c, \$304.42; Joseph P Day.

Joseph P Day.

120TH st, 521 E, ns, 226.5 e Pleasant av. 65.3x100.11. 3-sty & b fr house; Mutual Life Ins Co of N Y agt Maurice Goldberg et al; Fredk L Allen (A), 55 Cedar; Ely Rosenberg (R); due, \$13,890.93; T&c, \$712.81; Joseph P Day.

Audubon av. 26, ws. 63 n 166th, 37x73.

\$712.81; Joseph P Day,

Audubon av, 26, ws, 63 n 166th, 37x73,
5-sty bk tnt; Jno Robertson et al agt Jos
J Meaney et al; Rose & Putzel (A), 128
Bway: Wm A Keener (R); due, \$9,940.72;
T&c, \$2,071.43; sub to a 1st mtg of \$24,000; Joseph P Day.

College av, 374, es, 75 n 142d, 25x100, 2-sty fr dwg; Alice Couldock agt Josephine Jackson et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$4,399.84; T&c, \$100; James L Wells, 3156 av.

Creston av, 2311, ws, 153.3 n 183d, 18.9 x117.6, 3-sty bk dwg; Alice P Leman agt A Warren Constn Co et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$7,592.98; T&c, \$200; Jas L Wells, 3156 3 av.

Washington av. 1099, ws, 96.6 n 166th, 24.3x150, 2-sty & b fr dwg; Knickerbocker Trust Co trustee, agt Laura B Hammond et al; Davies, Auerbach, Cornell & Barry (A), 34 Nassau; Sumner Gerard (R); due, \$5,718.74; T&c, \$522.68; mtg recorded Mar 25'01; Joseph P Day, 3156 3 av.

Walton av. 2389, ws. 129.9 n 184th, 19.10 x96.6, 3-sty bk dwg; Bell Agar Davol agt Liberty Investing Co et al; action No. 1; Noble & Camp (A). 2 Wall; Roger A Pryor (R); due, \$7,072.17; T&c, \$142.18; mtg recorded Jan6'11; Joseph P Day, 3156 3 av.

Walton av. 2391, ws, 149.7 n 184th, 19.10 x96.6, 3-sty bk dwg; same agt same; action No. 2; same attys; same ref; due, \$7,051.38; T&c, \$142.18; mtg recorded Jan 6'11; Joseph P Day, 3156 3 av.

NOV. 16.

Delancey st, 192½, ns, 41.10 w Ridge, 25x51.10, 5-sty bk tnt & strs; Eliz B Lynde et al trstes, &c, agt Margt A Burnett et al; Speir & Bartlett (A), 52 Wall; Harry W Mack (R); due, \$21,688.39; T&c, \$1,-568.13; Joseph P Day,

Grand st, 576, nec Goerck (No 2), 25x 75, to Rachel la, 1 4 & 1 3-sty bk tnts & strs; also GRAND ST, 578, ns, 25 e Goerck, 25x75, to Rachel la, 3-sty fr bk ft tnt & strs & 3-sty bk tnt in rear; Annie Drucker agt Wilhelmina Singler et al; Jas P

Niemann (A), 41 Park row; Samson Lachman (R); due, \$13,398.91; T&c, \$749.26; sub to 2 mtgs aggregating \$14,000; Hugh D Snyth.

Goerck st, 2; see Grand, 576.

Goerck st, 2; see Grand, 576.
Grand st, 578, see Grand, 576.
Lawrence st, 28-30, ss, 391.6 e Ams av, 60x100.7x50x100, 2 2-sty fr tnts; Wm A Shortt agt Eliza Banks et al; atty, not given; Jos M Schenck (R); due, \$5,701.14; T&c, \$771.87; Joseph P Day.

Rachel la, sec Goerck, see Grand, 576-8.
105TH st, 217-9 E, ns, 179.2 e 3 av, 40.10 x100.11, 6-sty bk tnt & strs; Leopold Haas agt Jos Cohn et al; Kantrowitz & Esberg, (A), 320 Bway; Phelan Beale (R); due, \$10,453.67; T&c, \$826.79; sub to a pr mtg of \$40,000; Joseph P Day.

117TH st, 106 E, see Park av, 1708-10.

117TH st, 106 E, see Park av, 1708-10.

118TH st, 12 W, ss, 201 w 5 av, 18x100.11,
5-sty bk tnt & strs; Maude W S Pickhardt
agt Rachel Axelrod et al; Murray, Bennett & Ingersoll (A), 16 Wm; Chas
B Hawkes (R); due, \$18,087.45; T&c, \$1,400; Joseph P Day.

149TH st, 302 W, ss, 100 w 8 av, 25x 99.11, 5-sty bk tnt; Edith M Carpenter agt Bernhard Oppenheimer et al; Melvin G Palliser (A), 100 William; Walbridge S Taft (R); due, \$18,656.06; T&c, \$1,016.59; Joseph P Day.

166TH st, see Franklin av, see Franklin

171ST st, 510 W, ss, 95 e Audubon av 43.9x95, 5-sty bk tnt: Saml E A Stern e al trustees agt One Hundred and Seventy first Street Realty Co et al; Chas Putze (A), 299 Bway; Milton Dammann (R) due, \$39,845.39; T&c, \$1,774.61; mtg recorded June30'09; Joseph P Day.

Franklin av, 1100, sec 166th, 100x31.6x 100.3x31.6, 5-sty bk tnt; German Savings Bank in the City N Y agt Hermalgus Realty Co et al; A Henry Mosle (A), 30 Broad: Cambridge Livingston (R); due, \$31,650.82; T&c, \$1,439.56; mtg recorded Mar24'05; Herbert A Sherman, 3156 3 av. Grant av. 1050, es, 107.8 n 165th, 25x 102x25x102.2, 3-sty bk dwg; Tressa L Taylor agt Jos E Guillaume; Kafer & Wilds (A), 2 Rector; Jno Cardone (R); due, \$1,912.63; T&c, \$371.71; sub to a mtg of \$7,500; mtg recorded Feb16'11; Joseph P Day, 3156 3 av.

Park av, 1708-10, ws, 50.5 s 120th, 50.5 x 90, 2 5-sty bk thts & strs:also 117TH ST. 106 E, ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; Adelaide O Floyd agt Marv McCarthy et al: Jno M Rider (A). 44 Cedar; Edw L Parris, (R); due, \$15,599.23; T&c, \$1,769.88; sub to 2 mtgs aggregating \$40,000; Joseph P Day.

3D av, ws. 240 s 183d, 30x120, vacant; Henry J Whitely agt Jno Cass et al; Eugene Archer (A), 261 Bway; Benj F Gerding (R); partition; Chas A Berrian, 3156 3 av.

NOV. 17.

NOV, 17.

11TH st. 504-10 E, ss. 94.6 e Av A, runs s75xe—xs19.8xe94xn—xe21xn74.10xw 76 to beg, two 4 & one 5-sty bk tnts & strs & 4-sty bk rear tnt; Louis Feldman agt Pine Moon Realty Co et al; Abramson & Potter (A), 140 Nassau; Jno J Rooney (R); due, \$8,117.43; T&c. \$1,300; sub to pr mtgs agregating \$50,000; mtg recorded June15'08; Joseph P Day.

College av. 1023, ws, 22 n 165th, 20.4x 84.9, 3-sty bk dwg; Bronx Investment Co agt Madeliene Leake et al; Action No 1; Merrill & Rogers (A). 128 Bway; Arthur M Levy (R); due, \$8.242.92; T&c, \$527.68; mtg recorded June12'08; By J H Mayers. 3156 3 av.

College av. 1025, ws, 42.3 n 165th, 20.3x 84.9. 3-sty bk dwg; Same agt same: Action No 2; same (A); same (R); due, \$7.246.02; T&c, \$526.49; mtg recorded June12'08; By J H Mayers, 3156 3 av.

NOV. 18 & 20.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 10, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

JOSEPH P. DAY.

JOSEPH P. DAT.

Grand st, 35, sec Thompson (Nos. 18-20),
5x73, 3-sty bk tnt with str & 4-sty bk
of with str (voluntary); W C Goodale.
\$18,600

Liberty st, ns, 25 w Ams av; see Ams v, ws, abt 100 n Liberty.

av. ws, abt 100 n Liberty.

"Liberty st, ns. 75 e Edison av; see Ams ws, abt 100 n Liberty.

"Leonard st, 117-9, ns. 45.1 w Lafayette, 46.1x49.11, two 3-sty & b bk loft & str bldgs (trustee's sale); Chas F Noyes Co.for a client.

"Minford pl. 1435, ws, 188 n Jennings, 16.8x100. 2-sty & b bk & fr dwg (voluntary); Bid in at \$4,500.

^aPitt st, 94. es, 200 s Stanton, 25x100, 5-ty bk tnt & strs & 3-sty bk tnt in rear ue, \$26,267.09; T&c, \$505.09; Saml L Mark.

aThompson st, 18-20; see Grand, .35.
a12TH st, 39-41 E. (*) ns, 205.8 w Bway, 50.8x103.3x52.9x117.5, 8-sty bk loft & str bldg; due, \$156,537.72; T&c, \$3,170.86; Newburgh Savings Bank.
125,000

*13TH st, 227-9 W, ns, 350 w 7 av, 40x 81.6, 3-sty & b bk & stn stable (voluntary); Bid in at \$40,000.

*26TH st, 302 W, ss, 62.6 w 8 av, 18x88.3, 3-sty & b bk dwg (voluntary); Heilner & Wolf.

**122D st, E, (*) ss, 284 w Park av, 21x 100.11. 5-sty stn tnt; due, \$19,041.50; T&c. \$768.87; Jno H Ives et al, trstes. 19,500 **149TH st, (*) nwc Trinity av, 20x100, vacant; due, \$3,622.48; T&c, \$1,635.22; Mary C Crane.

167TH st, nes, \$1.3 se Sedgwick av, 50x 0, vacant (exrs sale); Bid in at \$4,000.

169TH st, nes, — nw Lind av; see Lind v, 1309-11.

*174TH st, nwc Anthony av; see Anthony v, 1725, on map 1723.

*183D st, 516 E; see Bathgate av, 2285.

**Amsterdam av. ws. abt 100 n Liberty. 74x100; also LIBERTY ST, ns. 25 w Ams av. 75.1x—x100x82.4; also LIBERTY ST, ns. 75 e Edison av. 25.8x98.11, Throggs Neck; due, \$1,857.40; T&c, \$150; Wm Bulger.

Anthony av. 1733, on map 1731, ws. 113 n 174th, 22.7x88.11x22x83.1; due, \$7,069.81; T&c, \$1,124.49; Withdrawn.

anthony av. 1727. on map 1725, ws. 42.1 n 174th, 25.1x73.3x25x67.4, 2-sty bk dwg; due, \$7,634.53; T&c, \$1,339.67; Withdrawn.

^aAnthony av. 1725, on map 1723, nwc 174th. 42.1x67.4x26.1x59.6, 2-sty bk dwg; due, \$8,758.06; T&c, \$1,339.67; Withdrawn.

^aBoscobel av, ws, 142.7 s Boscobel pl; see Ogden av, es, 200 s Boscobel pl.

aBathgate av, 2283, ws, 16.1 s 183d 16.1x 94.4. 3-sty fr tnt; due, \$4,566.32; T&c. \$516.35; Alfred Barth. 5,250

aBathgate av, 2285, (*) swc. 183d (No 516). 16.1x94.4. 3-sty fr tnt & str; due, \$13.159.64; T&c, \$734.35; Alfred Barth et al trstes. 13,000

*Lind av. 1309-11, nws, 73 ne 169th, runs ne50xnw52.6xw52.6 to 169th, xs50xe31.3xse 31.3 to beg, two 2-sty & b bk dwgs (exrs sale); Withdrawn.

alind av. 1263-9, ws, 363.6 n 168th, 100x 169.8x75x150.1, four 2-sty & b bk & fr dwgs (exrs sale); Bid in at \$22,000.

aOgden av. es, 200 s Boscobel pl, 100x125, to Boscobel av, vacant (exrs sale); Thos Dwyer.

^aTrinity av, nwc 149th; see 149th, nwc Trinity av.

^aTopping av. 1768, (*) es, 215 s 175th, 20 x95, 2-sty bk dwg; due, \$1,420.54; T&c, \$150.79; sub to pr mtg \$7,500; Henry Boh-len et al. 8,195

^a7TH av, 2441, nec 142d, 99.11x107, 7-sty bk tnt; due, \$12.334.80; T&c, \$4.549.40; sub to 1st mtg of \$180,000; Adj to Nov 29.—

BRYAN L. KENNELLY

^aChrystie st, 155. ws, 50.4 n Delancey, 25.5 x69.7x25.9x69.9, 5-sty & b bk tnt (voluntary); J A Cormack. 24,750

^aWashington av, es, 80.11 s 179th, 69 93.2, vacant (exrs sale); Chas V Halley

D. PHOENIX INGRAHAM.

a91ST st, 28 W, (*) ss, 248 w Central Park W. 18x100.8. 3-sty & b bk dwg; due, \$17,126.09; T&c, \$750; Lewis S Davis. 18,000 a1SSTH st, 510, (*) ss, 92 w Bathgate av, runs s89.5xw8xs—xw12xn95xe20 to beg, 3-sty bk dwg; due, \$8,234.97; T&c, \$6,400.11; Ella H Holgate. 7,000

Riverside Drive. 102. () es, 60.5 n 82d, runs e26.5xn15xe12xn23.4xw55.10xs42.1 to beg, 4 & 5-sty bk dwg; due, \$44,132.61; T&c, \$1,661.64; Anna Woerishoffer. 38,000 HERBERT A. SHERMAN.

HERBERT A. SHERMAN.

*178TH st. 586-90 W, ss. 100 w Audubon av. 75x94.11, 5-sty bk tnt: due, \$3,226.37; T&c. \$528.56; sub two pr mtgs aggregating \$80,000 and two conditional sales aggregating \$1,005; Adj to Dec 6.

*Anthony av. 1731, on map 1729, ws. 90.5 n 174th 22x83.8x22x78.5; due \$7,070.72; T&c \$1.124.49; Adj sine dle.

Valentine av. 2832-4, () es. 90.2 n 197th, 50.1x102.9x50x99.11, two 2-sty fr dwgs; due, \$3,321.44; T&c, \$1,150; sub to two 1st mtgs aggregating \$11,000; Albertina Loewenthal.

HUGH D. SMYTH.

**23D st, 153-7 W, ns, 200 e 7 av, 60x98.9, 12-sty bk loft & str bldg; due, \$66,269.11; T&c, \$5,625.81; sub to two pr mtgs aggregating \$300,000; Henry I Goodrich. 350,000

SAMUEL MARX.

**a152D st, 611-3 W, ns, 150 w Bway, 50x 99.11, 5-sty bk tnt; due, \$8,587.50; T&c, \$1,-233.73; sub to mtg \$48;000; Withdrawn.

DANIEL GREENWALD.

*165TH st, 946, ss, 70.3 e Kelly, 50x72.2x irreg, 5-sty tnt with str (sheriff's sale of all right, title, &c); Guiseppe Gullota. 35 GEO. PRICE.

Ferris av, () ss, whole front bet St Agnes & St Marys avs, 200x375, Edenwald; due, \$5,631.30; T&c, \$1,100; Walter W Taylor.

*St Marys av see Ferris av; see Ferris

*St Marys av, see Ferris av; see Ferris v, ss, whole front bet St Agnes & St av, ss, wh Marys avs

^aSt Agnes av, swc Ferris av; see Ferris av, ss, whole front bet St Agnes & St Marys avs.

VOLUNTARY AUCTION SALES

JOSEPH P. DAY.

NOV. 16.

*145TH st, 201 W; see 7 av, 2504-6.

*7TH av, 2504-6, nwc 145th (No 201), 80x
100, two 6-sty bk tnts.

CONVEYANCES.

Borough of Manhattan.

NOV. 3, 4, 6, 8 & 9.

Broome st, 520, (2:489-41), nwc Thompson (Nos 51-51½ & 53), 20.1x75, 2-3 & 4-sty bk tnt & strs; Felix Bellando to Arthur M. Bullowa, 1 E 94; mtg \$20,000; Oct31; Nov4 '11; A\$18,000-22,000. O C & 100

11; A\$18,000-22,000. O C & 100

Baxter st, 38, (1:166-48) ws, 87.11 s Leonard, 17.6x90, except part taken by City, 6-sty bk tnt in rear; A\$21,000-32,000; BAXTER ST, 40, (1:166-47) ws, 70.3 s Leonard, 17.6x90, 6-sty bk tnt & strs & 6-sty bk tnt in rear; Warren Bigelow as TRSTE to Maddalena C Cellilo, 44 Mulberry; B&S; mtg \$40,000; Nov3'11; A\$15,000-27,000.

Baxter st, 40, see Baxter, 38.

Broome st, 40, see Baxter, 30.

Broome st, 93, (2:336-47) swc Sheriff (No 15), 25x75, 6-sty bk tnt & strs; Victor Muller to Julius Tishman, 25 W 90; mtg \$27,000; Nov1; Nov8'11; A\$21,000-33,000.

Clinton st, 188-188½, see Division, 218-22.

Church st, 327, (1:210-3) es, 53.2 n Lispenard, 22x75x21.8x75, 4-sty bk loft & strbldg; Reuben M Manley EXR &c Mary A Manley to Louis & Herbert N Manley, both at Maplewood, NJ; Junel'09;Nov8'11; A\$22,-000-30,000.

000-30,000.

Church st. 327; Harriet S Manley to same; QC; Junel'09; Nov8'11.

Dry Dock st. 19, see 12th st, 722-8 E.

Division st. 218-22. (1:314-40) nec Clinton (Nos 188 & 188½, on map 188-90), 64x 67.10x26.10x90.4, 6-sty bk tnt & strs; Julius Tishman to Peter Doll, 418 E 88; mtg \$107,000; Nov1; Nov8'11; A\$60,000-100,000.

O C & 100

Duane st, 164, (1:141-pt lt 32) swc Hudson, 25.2x126.2x22.6x125.10; also DUANE ST, 166, (1:141-pt lt 32) sws, 25 w Hudson, 22.6x126.3x22.6x126.9; also DUANE ST, (1:141-pt lt 32) swc Hudson (Nos 21-31) also being at nec 1st parcel, runs s126.4 xe25.1xn18.8xe29.3 to ws Hudson xn121.8 to beg, 12-sty bk loft & str bldg; Central Bldg Impt & Investment Co to Duane St Co, 149 Church; mtg \$215,000 & AL; Nov8; Nov9'11; A\$175,000—P \$375,000.

Duane st 166 see Duane 164

Duane st, 166, see Duane,

Duane st, 166, see Duane, 164.

Delancey st, 142-6 (2:353-73-77) nwc
Suffolk (Nos 87-91) 75x100, pt bk theater;
Wm T Gilbert, Jr, to Loew's Theatrical
Enterprises, at Port Ewen, Ulster Co, NY;
QC; Oct30; Nov9'11; A\$118,000-\$—— nom
Division st, 218-22, (1:314-40) nec Clinton (Nos188 & 188½ on map 188-90) 64x
67.10x26.10x90.4, 6-sty bk tnt & strs; Peter
Doll to Victor Muller, 155 Hendrix, Bklyn;
mtg \$107,000; Nov1; Nov9'11; A\$60,000\$100,000.

Greenwich st, 628-34, see Washington, 611-5.

Gansevoort st, 4, (2:627-41) ss, 74 w 4th, 25x95.2x25x95.6, 2 & 3-sty bk stable; Wm P Quin to Wm P Quin, 263 Central Park W as TRSTE Maria C Van Schaick; QC; June28; Nov6'11. A\$11,000-13,000. nom

June 28; Nov6 11; A\$11,000-13,000. nom

Greenwich st. 191. (1:81-16) es, 72.5 n

Dey, 16.5x81.4x16.10x75, 4-sty bk loft & str

bldg; A\$25,000-30,000; also GREENWICH

ST. 193, (1:81-17) es, 90.10 n Dey, 17.11x

84.6x irreg x81.4, 4-sty bk loft & str bldg;

A\$25,000-30,000; also GREENWICH ST, 195,

(1:81-18) es, 108.9 n Dey, 18.5x91x16.10x

84.6, 4-sty bk loft & str bldg; A\$31,000
36,000; also LISPENARD ST, 35, (1:210-34)

ns, 50 e Church, 25x53.4, 3-sty bk loft &

str bldg; A\$18,000-18,500; Louis Manley to

Harriet S, wife Reuben M Manley, individ,

1-5 pt. & Reuben M Manley as TRSTE

Mary A Manley for benefit Aliena M Weston et al, 4-5 parts, both at Summit, NJ;

QC; June 1'09; Nov8'11.

Greenwich st, 193, see Greenwich, 191. Greenwich st, 195, see Greenwich, 191.

RECORD AND GUIDE

Greenwich st, 191-5, & LISPENARD ST, 35; Herbert S Manley to same; QC; June 1'09; Nov8'11.

Greenwich st, 191-5, & LISPENARD ST, 35; Harriet S Manley to same; QC; June 1'09; Nov8'11.

1'09; Nov8'11. nom

Greenwich st, 191-5, & LISPENARD ST,
35; Reuben M Manley, EXR, &c, Mary A
Manley to same; June1'09; Nov8'11. 85,000

Grand st, 462, (2:341-58) nwc Pitt (Nos
1-5), 25x100, 6-sty bk tnt & strs; Victor
Muller to Julius Tishman, 25 W 90; mtg
\$61,000; Nov1; Nov8'11; A\$40,000-70,000.

O C & 100

Henry st, 99-101, see Pike, 20-4.

Goerck st, 59-65, (2:328-60-62) ws, 150 n Delancey, 100x100, 4-sty bk factory & 1 & 2-sty bk stable in rear; Susan Goldstein to Estate I A Lustgarten, 68 Wm; mtg \$30,000; Apr29; Nov9'11; A\$52,000-60,-000.

000.

Houston st, 110 E, (2:456-38) ns, 55 nw 2 av, 22.7x50x21.10x50, 4-sty bk tnt & strs; Henry Handelsman & Louisa his wife to Louisa Handelsman, 300 E 6; mtg \$17,500; Oct31; Nov9'11; A\$13,000-18,000.

Henry st, 99 & 101, (1:282-15-18) nwc Pike (Nos 20-4) 85.4x67.6, \$1.5 & 1.6-sty bk tnts & strs; Peter Doll to Victor Muller, 155 Hendrix, Bklyn; mtg \$132,000; Nov1; Nov9'11; A\$89,000-144,000.

Hudson st, 21-31, see Duane, 164.

Hudson st, 21-31, see Duane, 164.
Hudson st, swc Duane, see Duane, 164.

Hudson st, swe Duane, see Duane, 164.

Lispenard st, 13, see Lispenard, 15.

Lispenard st, 15, (1:211-pt lot 9), ns, abt 200 w Church, 25x100; also LISPENARD ST, 13, (1:211)-pt lot 9) ns, abt 225 w Church, 25x100, 5-sty stn loft & str bldg; Helen M Knickerbocker to Henry W Ellison, 1054 Dean, Bklyn; AL; Oct24; Nov4 '11; A\$45,000-68,000. nom

Lewis st, 55, (2:328-25) ws, 175 n Delancey, 25x100, 4-sty bk tnt & strs & 2-sty fr tnt in rear; Annie Slonimsky to Eastern & Southern New York Realty Co, 122 Essex; AL; Nov6; Nov8'11; A\$13,000-19,000.

O C & 100

Lispenard st, 35, see Greenwich, 191.

Morton st, 92-8, see Washington, 611-5.

Macdougal st, 131, (2:543-57) ws, 58.10
n 3d, 19.6x65.9, 2-sty bk dwg; John Franklin to Katie Hicks, 131 Macdougal; mtg
\$4,500; Oct28; Nov3'11; A\$9,000-10,000.

Perry st, 155-9. (2:637-75) ns, 70 Washington, 66x100, 2-sty bk stable, 1-sty bk coal pocket & 1-sty fr office; Chas Codington to St Johns Park Realty Coberns; mtg \$20,000; Oct5; Nov4'11; A\$31 000-33,000.

Prospect pl, 54, (5:1335-20½), ws, 67.1 n 42d, 16.8x54, 3-sty & b bk dwg; Thos Logan to Jas J Keane, 54 Prospect pl; AL; Nov 6'11; A\$4,000-6,500.

6'11; A\$4,000-6,500. nom

Prospect pl, 54; Jas J Keane to Thos
Logan & Mary his wife, 54 Prospect pl,
joint tenants; AL; Nov6'11. nom

Pike st, 20-4, (1:282-15-18) nwc Henry
(Nos 99-101), 67.6x85.4, 1-5 & 1-6-sty bk
tnts & strs; Tourneur Realty Co to Peter
Doll, 418 E 88; mtg \$128,000; Nov1; Nov8
'11; A\$89,000-144,000. O C & 100

Pitt st, 1-5, see Grand, 462.

Reade st, 142, see Reade, 138.

Reade st. 138, (1:141-4) ns, 285.2 e Greenwich, 25x53, 2-sty bk str; A\$18,000-20,500; also READE ST, 142, on map 142½ (1:141-6), ns, 235.2 e Greenwich. 25x53, 2-sty bk refrigerator plant; Leon Realty Co to Blooma Wilner, 133 W 12; AL; Nov;1 Nov3'11; A\$18,000-29,000. O C & 100

Rutherford pl, nwc 15, see Rutherford pl, 8.

Rutherford pl. S. (3:897-16) swc 16th (No 226), 206 to ns 15th xw158.10xn 103xe34.10xn103to 16th xe124 to beg; 2 & 3-sty bk seminary & 2-sty bk church; also land in Bklyn; John H Wright & John T Willets to Henry M Haviland, 152 Prosect Park W, Bklyn & Mary A Hawkins, 373 W 123; Wm W Jackson, 13 St Felix Bklyn; Chas L McCord, at New Rochelle, NY; Wilson M Powell, Jr., 130 E 70 & Edw L Stabler, 135 Willow, Bklyn, as joint tenants in trust for the Religious Society of Friends; B&S; Mar28; Nov4'11; A exemptexempt.

Sheriff st, 77, (2:339-69), ws. 81 n Riington, runs n19xw50xs21xe25xn2xe25 beg, 6-sty bk loft & str bldg: Herman Rabinowitz (ref) to Wm Lustgarten. 2 Bway; FORECLOS, June12; July11;No'11; Aexempt-exempt. 17,4

Sheriff st, 77; Henry Kalcheim to same; QC; July1; Nov4'11; A\$——. nom

Sheriff st, 77; First Austrian Talmud Orah Assn to same; AT; QC; July26; Nov '11; A\$——. O C & 100

Stuyvesant st, being an interior lot, etc, e 14th, 422 E.

Sheriff st, 77, (2:339-69) ws 81 n Rivington, runs n19xw50xs21xe25xn2xe25 to beg, 6-sty bk loft & str bldg; Rudolph Wallach Co to Estate of I A Lustgarten, 68 Wm; Nov8; Nov9'11; A Exempt-Exempt.

O C & 100

Suffolk st, 87-91, see Delancey, 142-6.

Sheriff st, 77, (2:339-69) ws, 81 n Rivington, runs n19xw50xs21xe25xn2xe25 to beg, 6-sty bk loft & str bldg: Wm Lustgarten to Rudolph Wallach Co, 68 Wm; mtg \$11,-000; Nov3; Nov6'11; A exempt—exempt.

O C & 100

Sheriff st, 15, see Broome, 93.

Stuyvesant st, (2:441-pt lt 18), being an interior lot at c l blk bet 13th & 14th & 294 se l av, runs sw50.2 to ns old Stuyvesant xe29.10xne33.10 to cl blk xnw25 to beg, vacant; also 13TH ST, 423-9 E, (2:441-pt lt 47) ns, 270.1 w AvA, runs w69.8 to c l old Stuyvesant xne83.1xs45.11 to beg, 1-sty fr str & 1-sty fr stable & vacant; A\$——\$——; also 13TH ST, 423-9 E, (2:441-pt lt 47) ns, 269 e 1 av, runs n53.3xe25.3 to ns old Stuyvesant x ne29.10x—33.10xe25xs17.5 to c l Stuyvesant xsw— to 13th xw— to beg, 1-sty fr str, 1-sty fr stable & vacant; Robt Lawrence to Carisbrook Realty Co, 115 Bway; Nov2; Nov4'l1; A\$—— nom Thompson st, 51-53, see Broome, 520.

Thompson st, 51-53, see Broome, 520.

Wooster st, 179-83, (2:524-18) ws, 100
Bleecker, 74.8x100x74.5x100, 7-sty bk lo:
& str bldg; Newstate Co to Geron Const
Co, 32 Union sq; mtg \$135,000; Nov3; Nov

Washington st, 611-5, (2:602-34-43) sec Morton (Nos 92-8), runs e 188.11 to Green-wich (Nos 628-34), xs75xw120xn19xw64.10 to Washington xn56.3 to beg, 4-3 & 6-2-sty bk tnts, str in 615; Anthony A Jaco-bus et al to Chas Laue, 152 8 av, Bklyn; Oct26;Nov4'11; A\$71,000—77,000. O C & 100

Worth st. 121, (1:168-35) ns, abt 40 e Lafayette, 25x93.3x25x93, 6-sty bk loft & str bldg; order of court that deed recorded Mar30'07 is null & void and is a forgery, etc; Winifred F Harding (Jones) plff vs Eva K Conlon et al defts; July5; Nov6'11; & \$31,000-48,000. Court order Water st. 428, (1:250-59) ps cbt 57

A\$31,000-48,000. Court order

Water st, 428, (1:250-59) ns, abt 75 w
Market slip, 20x60, 5-sty bk tnt & strs;
Isadore Bernstein to Israel Rader, 241
Rivington; AL; Sept20; Nov6'11; \$4,800-10,-000.

000. O C & 100

Water st, 233, (1:97-49) ss, 66.7 e Beekman, 16.8x73.11x16.7x72.11, 5-sty bk loft & str bldg; Smithtown Impt Co to Jno F H Demarest at Nyack, NY; mtg \$11,500; Nov 6; Nov8'11; A\$11,000-18,000. O C & 100

2D st, 240 E, (2:385-50) nes, abt 250 w Av C, 24.9x105.10, 6-sty bk tnt & strs; Maud B Barclay to Max Jokinsky, 61 Jefferson; mtg \$29,000; Nov8; Nov9'11; A\$20,-00-41,000.

3D st, 19 E, see Av D, 30-4.

3D st, 19 E, see Av D, 30-4.

3D st, 19 E, see Av D, 30-4.

6TH st, 427 E, (2:434-44) ns, 275 w Av A. 25x90.10, 5-sty bk tnt & strs; May J Daley to Jacob Voigt, 358 Mad, Bklyn; mtg \$24,000; Oct31; Nov9'11; A\$17,000-30.

O C & 100

7TH st, 301-3 E, see 7th, 233 E.

7TH st, 301-3 E, see 7th, 233 E.

7TH st, 233 E, (2:377-71), ns, 35.1 e Av
C, 18.1x48.9, 4-sty bk tnt, all of; A\$8,0009,000; also 7TH ST, 301-3 E, (2:363-51) ns,
40.7 w Lewis, 39.1x73, 6-sty bk tnt & strs,
all of; A\$16,000-37,000; also 123D ST, 35464 E, (6:1799-34-36) ss, 82.2 w 1 av, runs
s86xe2.2xs14.10xw95xn100.11 to st xe92.10
to beg, 2-6-sty bk tnts & strs, 1-3 pt;
A\$29,000-104,000; David Jacobowitz to Gussie Raynes, 22 E 105 & Yetta Herskowitz,
394 E 8; mtg \$116,000; Nov2; Nov8'11.

O C & 100

STH st, 394 E, (2:377-30) ss 155 m A**

STH st, 394 E, (2:377-30) ss, 155 w Av D, 27.9x97.6, 6-sty bk tnt & strs; David Jacobowitz to Lazar Herskowitz, 394 E 8, ½ pt; mtg \$35,500; Apr24; Nov8'11; A\$18,-000-37,000.

STH st, 330, on map 328 E, (2:390-23) ss, 455.9 e Av B, 21.9x97.6, 6-sty bk tnt & strs; Conrad H Plate to Fred Oppermann, Jr ,Bwg Co, 330 E 45; AL; Oct16; Nov3'11; A\$15,000-19,000.

12TH st, 722-8 E. (2:381-18-21), swc Dry Dock (No 19), 84x75, 4-3 & 1-4-sty bk thts, strs in 728 & 19: Leopold Hellinger to Salie Weil, 86 7th; AL; Nov2; Nov4'11; A\$26,000-33,500.

12TH st, 501 E, see Av A, 194.

12TH st, 501 E, see Av A, 194.

12TH st, 709 E, (2:332-55) ns, 134.1 e Av C, 23.10x103.3, 5-sty bk tnt & strs; Harris Koplik et al to Isaac Berlin, 859 Beck; AL; Nov6; Nov8'11; A\$9,500-19,000. nom 12TH st. 304 W. (2:624-39) ss, 19 e 8 av, 19.8x61x28.9x41.6, 3-sty & b bk dwg; Lerov L Goodrich to Johanna C Duffy, 324 W 15; AL; Nov9'11; A\$7,500-9,000. O C & 100

13TH st, 222 E. (2:468-20) sws, 363.6 nw 2 av, 21.5x103.3, 3-stv & b bk dwg; A\$12,-500-15,000; also 13TH ST, 220 E. (2:468-19) sws, 385 nw 2 av, 15.6x103.3, 4-stv stn tnt, A\$8,500-12,000; Margt Jaeger to Clara Josephson, 344 Lenox av; mtg \$28,600; Nov9'11.

13TH st, 220 E, see 13th, 222 E.

13TH st, 139 E, (2:559-43), nes, 125 nw 3 av, 25x100, 6-sty bk tnt & strs; Julius B Fox to Jos L Buttenwieser, 300 Central Park W; AL; Oct31; Nov8 11; A\$20,000-37,000. O C & 100

13TH st, 433-9 E, see Stuyvesant, being an interior lot, etc.

13TH st, 423-9 E, see 14th, 422 E.

13TH st, 423-9 E, see 14th, 422 E.

13TH st, S-10 W, (2:576-35 & pt lts 34, 36 & 51), ss, 235 w 5 av, runs s100xe10xn10.3x ne—xn77.9 to st xw40 to beg, 11-sty bk loft & str bldg; Lordi & De Respiris Constn Co to West 13th St Realty Co, 220 Bway; mtg \$172,000; Nov2; Nov3'11; A\$——, O C & 100

13TH st, 423-9 E, (2:441-pt lt 47), ns, 269 e 1 av, runs n53.3xe25.3 to ns Old Stuyvesant xne29.10x—33.10xe25xs17.5 to ns Stuyvesant (closed), xs—to c 1 said old st xsw—to ns13th xw— to beg, 1-sty fr str, 1-sty fr stable & vacant; Thos J Bannon to Wm H Schlottman; AL; Aug3'09; nom Nov4'11; A\$—.

13TH st, 708 E. (2:382-12) ss, 134 e Av C, 23.10x103.3, 5-sty bk tnt; Jos Bruder to Gene Bruder his wife, 78 W 114th; B&S: AL; Feb1; Nov6'11; A\$8,000-15,000, nom

14TH st, 202 W, (2:618-31), ss, 100 w 7 av, 25x103.3, 3-sty bk tnt; Prudential Real Estate Corp to Andrew P Dubben, 65 7 av; mtg \$20,000; Nov9'11; A\$21,000-25,000. O C & 100

14TH st, 422 E, (2:441-pt lt 18), ss, 294 e 1 av, 25x103.3, 5-sty bk tnt & strs; mtg \$21,500; also STUYVESANT ST, being an interior lot, (2:441-pt lt 18) at c l blk bet 13th & 14th & 294 se l av, runs sw50.2 to ns old Stuyvesant, xe29.10xne33.10 to c l of blk xnw25 to beg, vacant; A\$=; also 13TH ST, 423-9 E, (2:441-pt lot 47), ns, 270.1 w Av A, runs w 69.8 to c l old Stuyvesant xne83.1xs45.11 to beg, 1-sty fr stable, 1-sty fr str & vacant; Wm P Shannon to Wm H Schlottman; AL; Apr19'09; nom

Nov4'11; A\$——. nom

14TH st. 422 E, (2:441-18) ss, 294 e 1
av, 25x10'3.3, 5-sty bk tnt & strs; mtg
\$21,500; INTERIOR LOT, (2:441), at c 1
blk bet 13th & 14th & 294 se 1 av, runs
sw50.2to ns old Stuyvesant xe29.10xne33.10
to c 1 of blk xnw25 to beg; also 13TH ST,
423-9 E, (2:441-pt lt 47) ns, 270.1 w Av A,
runs w69.8 to c 1 old Stuyvesant xne83.1x
s45.11 to beg, vacant; AL; A\$——; also
13TH ST, 423-9 E, (2:441-pt lt 47), ns,
269 e 1 av, runs n53.3xe25.3 to ns old Stuyvesant xne29.10x—33.10xe25xs17.5 to c 1
old Stuyvesant xsw— to 13th xw—to beg,
1-sty fr str, 1-sty fr stable & vacant; Wm
H Schlottman to Robt Lawrence; AL; Aug
6'09; Nov4'11; A\$——\$——, nom

15TH st E, nwc Rutherford pl, see Ruthford pl, 8.

erford pl, 8.

16TH st, 226 E, see Rutherford pl, 8.

20TH st, 232 W, (3:769-56) ss, 344.10 es av, 25x89.3x25x90, 3-sty bk tnt & 3-sty bk tnt in rear; Leon Dryer to City of NY; Nov1; Nov4'11; A\$11,500-16,000.

21ST st, 340 W, (3:744-62) sws, abt 225 es av, 25x91.11, 5-sty bk tnt; Terrace Holding Co to Berry B Simons, 115 W 118; mtg \$30,000; Nov6'11; A\$12,000-29,000.

O C & 100

21ST st, 340 W, (3:744-62) ss, abt 220 e av, 25x91.11, 5-sty bk tnt; Berry B Sions to Terrance Holding Co, 103 E 125; tg \$25,000; Nov3'11; A\$12,000-29,000.

21ST st, 132-4 W, (3:796-58) ss, 387.5 w 6 av, 46x92, 12-sty bk loft & str bldg; Geo H Pigueron to Geron Constn Co, 32 Union sq; AL; Nov1; Nov4'11; A\$66,000-P165,000. O C & 100

21ST st, 132-4 W, (3:796-58) ss, 387.5 w 6 av, 46x92, 12-sty bk loft & str bldg; Geron Constn Co to Newstate Co, 4 Great Jones; mtg \$193,000; Nov1; Nov4'11; A\$66,-000-P165,000.

24TH st, 47 W, (3:826-13) ns, 200 e 6 av, runs n5xe0.6xn54.4xw0.6xn39.5xe20.10xs98.9 to st xw20.10 to beg, 4-sty stn tnt & str; Saml M Rosendorf to Hugo D Rosendorf, 270 Riverside dr, ½ pt; AT; mtg \$45,000; Nov8'11; A\$50,000-56,000. O & 100

25TH st, 353 W, (3:749-11) ns, 175 e 9 av, 25x98.9, 5-sty bk tnt & 2-sty fr rear tnt; Henry Brady to Mary E Brady, 371 W 23; mtg \$14,000; Oct31; Nov3'11; A\$10,500-13,500.

13,500. nom

26TH st, 217 E, see 26th, 215 E.

26TH st, 215 E, (3:907-11) ns, 185 e 3 av, 25x97.8; 5-sty bk tnt & strs; A\$12,000-23,000; also 26TH ST, 217 E, (3:907-12) ns, abt 215 e 3 av, 25x98.9, 5-sty bk tnt & strs & 3-sty fr bk ft bldg in rear; John Faeth, heir Margaretha Oberle to Margaretha & Anna Faeth, both at 138 E 3; QC; mtg \$35,000; Nov1; Nov3'11; A\$12,000-20,000; nom

26TH st, 304 E, (3:931-52) ss, 100 e 2 av, 25x98.9, error two ne courses, 5-sty bk tnt; John Faeth heir Margaretha Oberle to Margaretha & Anna Faeth, both at 138 E 3; QC; mtg \$18,000; Nov1; Nov3'11; A\$10,-000-23,500.

000-23,500.

26TH st, 305 E, (3:932-6) ns, 100 e 2 av, 25x98.9, 5-sty bk tnt & strs; John Fach heir Margaretha Oberle to Margaretha & Anna Faeth, 138 E 3; QC; mtg \$15,000; Nov1; Nov3'11; A\$10,000-18,500.

28TH st, 114-6 E, (3:883-83) ss, 200 w Lex av, 40x98.9, 7-sty bk loft & str bldg; Rexton Realty Co to Alfred Neuhaus, 47 W 84; mtg \$105,000; Oct 31; Nov3'11; A\$49.000-126,000.

29TH st, 217 E, (3:910-13) ns. 210.3 e 3

000-126,000. O C & 100

297H st, 217 E, (3:910-13) ns, 210.3 e (3 av, 24.9x98.9, 5-sty bk tnt & strs; Selina Marks to Jacob B Marks, 51 1 av; B&S AL; Nov2; Nov6'11; A\$12,000-26,000. non

32D st, 1-5 E, see 5 av, 319.

32D st, 1-5 E, see 5 av, 319.

32D st E, ns, 138 e 5 av, see 5 av, 319.

33D st, 164-70 E, see 3 av, 484.

34TH st, 33-9 W, (3:836-10, 12 & 69), ns, 224 e 6 av, runs n98.9xe21xn98.9 to ss 35th (Nos 48-54) xe80xs98.9xw5xs98.9 to 34th xw96 to beg; 11-sty bk & st loft office & str bldg; Oppenheim, Collins & Co to Oppenheim-Collins Realty Co, 33 W 34; mtg \$1,480,000; Nov1; Nov6'11; A\$1,545,000-P 2,005,000.

\$1,480,000; Nov1; Novb 11; A\$1,515,500,000

35TH st, 48-54 W, see 34th, 33-9 W.

39TH st, 36 W, (3:840-68) ss, 410 e 6 av, 25x98.9, 4-sty stn office bldg with 3-sty ext; Illuminating Engineering Pub Co to Otis A Mygatt, 50 Church; AL; Oct29'09; Nov3'11; A\$100,000-110,000. O C & 100

39TH st, 36 W; Otis A Mygatt to Holophane Glass Co, 50 Church; mtg \$100,000; June10'10; Nov3'11; A\$—. O C & 100

40TH st, 408 W, (3:737-43) ss, 120 w 9 av, 18.4x98.9, 4-sty bk tnt; Rebecca S Mills widow to Church of St Clemens Mary, 552 W 50; Nov2; Nov3'11; A\$8,000-10,000, 12,000

40TH st, 410 W, (3:737-44) ss, 138.4 w 9 av, 18.4x98.9, 4-sty bk tnt; John W Jones to Church of St Clemens Mary, 552 W 50; mtg \$7,500; Oct31; Nov3'11; A\$8,000-10,000. nom

40TH st, 412 W, (3:737-45) ss, 156.8 w 9 av, 18:4x98.9, 4-sty bk tnt; Morris Wein-stein et al to Church of St Clemens Mary, a corp, 552 W 50; mtg \$7,000; Oct13; Nov 3:11; A\$8,000-10,000. OC & 100

41ST st, 58 E, (5-1275-43) ss, 130 w Park av, 16.8x98.9, 2 & 4-sty bk hotel; Wm Klein (ref) to Benj L M Bates, 44 E 42; FORECLOS, July12; Sept12 (re-recorded from Sept12'11), Nov6'11; A\$36,000-40,000

46TH st, 105 E, (5:1295-6) ns, 105 Park av, 25x98.9, 4-sty & b bk dwg, 3-s ext; Marie F Coddington to Fortieth Co, 320 5 av; AL; Nov8; Nov9'11; A\$45,00 53,000. O C & 1

45TH st, 55 W, (5:1261-12½) ns, 288.9 e 6 av, 18.9x100.5, 3-sty stn bldg; Isaac J Mayer to Alt Realty Co, 15 W 45; mtg \$35,000; Nov8; Nov9'11; A\$58,000-62,000.

O C & 100

46TH st, 65-9 W, (5:1262-5½-7) ns, 108.9 e-6 av, 56.2x100.5, 3 4-sty & b stn dwgs; notice of pendency of action & confirmation of title of plff in above; Halenita Realty Co, plff vs Mutual Life Ins Co of NY, Florette Constn Co & People of State of NY et al; Nov6'11; A\$155,000-171,000 T S

48/TH st, 220-28 W, (4:1019-50-53½) ss, 275.6 e 8 av, 99.6x100.5, 4 3-sty stn dwgs & 3-sty bk bldg & str, 2-sty bk bldg in rear; 48th St Realty & Constn Co to Frazee Realty Co, at Southampton, LI; AL; Nov1; Nov9'11; A\$140,000-146,000.

OC & 100

49TH st, 247 W, (4:1021-6) ns, 125 e av, 25x100.5, 4-sty bk sanitarium; Kath Fitzpatrick to R C Church of St Malach 241-5 W 49; Nov3; Nov4'11; A\$30,000-37,00

49TH st, 247 W, (4:1021-6) ns, 125 e 8 av, 25x100.5, 4-sty bk sanitarium; Stella T Edwards to Kath A Fitzpatrick, 495 Lex av; mtg \$26,000; Nov3; Nov4'11; A\$30,000-37,000.

54TH st, 311 E, (5:1347-5) ns, 100 e 2 av 25x100.5, 5-sty bk tnt & strs; Rosanna Rosenfeld to Rachel Feldmark, 984 Unionav; AL; Feb15; Nov8'11; A\$10,000-25,000.

56TH st. 314-6 E, (5:1348-44) ss, 190 2 av, 40x100.5, 6-sty bk tnt & strs; Ann. Rosenthal & ano to Annie Levy, 229 V 101 & Gussie Rawiszer, 101 6 av; B&S confirmation deed; Oct20; Nov6'11; A\$17 500-50,000.

60TH st, 115-7 W, (4:1132-24-25) ns, 1' Col av, 50x100.5, 2-5-sty stn tnts; Madene Leake to Hinley Realty Co, 13 oston rd; AT; AL; May6; Nov8'11; A\$24 00-48,000.

70TH st, 2 E, see 5 av, 884.

71ST st, 107 E, (5:1406-4) ns, 60 e Park av, 20x102.2, 4-sty & b stn dwg; Hiram W Sibley to Ruth S Gade, 500 Mad av; June30; Nov8'11; A\$30,000-36,000.

73D st, 223 E, (5:1428-13) ns, 275 w 2 av. 25x10 2.2, 5-sty stn tnt & strs; Bertha Kaufmann to Benj J Weill, 247 W 73; B&S; AL; Sept15; Nov8'11; A\$11,000-22,000.

74TH st. 512-6 E, (5:1485-41-3) ss, 223 e Av A, 75x102.2, 2-sty bk stable & 1 & 2-sty bk & fr bldgs of coal yd; Anton Oppermann & Jos Huml to Oppermann & Huml, a corp, 512-6 E 74; mtg \$21,500 Oct31; Nov3'11; A\$16,500-16,500. 8,000

75TH st, 229 E, (5:1430-14) ns, 255 w av, 25x102.2, 4-sty bk tnt; Ernest E Bullowa to Arthur M Bullowa, 1 E 94; mt \$14,500 & AL; Oct9; Nov3'11; A\$11,000-16 000.

75TH st, 229 E; Arthur M Bullowa t Felix Bellano, 530 Broome; mtg \$11,000 Nov1; Nov3'11; A\$——. O C & 10

Nov1; Nov3'11; A\$—... O C & 100

75TH st, 331 E, (5:1450-18) ns, 200 w 1
av, 28.4x102.2, 4-sty stn tnt & strs; Anna
Friedman to Friedman Bros & Son Neckwear Co, 624 Bway; mtg \$11,000; Aug10
Nov6'11; A\$10,500-17,500.

75TH st, 240 W. (4:1166-55) ss, 2
West End av, 20x102.2, 3-sty & b bk of the st End av, 20x102.2, 3-sty & b bk of the standard Realty Co to Timothy D livan, 214-E 11; mtg \$20,000; Nov6; 11; A\$19,000-24,000.

'11; A\$19,000-24,000. nom

76TH st, 363 E, see 135th, 306 W.

76TH st, 361 E, see 135th, 306 W.

80TH st. 429 E, (5:1560-13) ns, 306,6 e
1 av, 25x102.2, 5-sty stn tnt; Mary wife of
& Jos Briza to Jos Weprek, Jr, 3 Chestnut, B of Q, & Jno Nadvornik, 110 Flushing av, B of Q; AL; Oct27; Nov9'11; A
\$8,500-18,600. nom

\$8,500-18,600.
S1ST st, 221 W, (4:1229-13-22) ns, 250 w
Ams av, runs n102.2xw144 to es Bway (Nos
2260-68) xs102.2 to 81st xc145.1 to beg,
vacant; Herman H Cammann & ano EXRS,
&c Eliza M Bailey to Leo M Klein, 1715
Grand av & Saml Jackson, 1701 Grand av;
AL; Oct31; Nov6'11; \$219,000-219,000. 390,000

390,000

83D st, 69 W, (4:1197-6) ns, 125 e Col av, 16:8x102.2, 4-sty & b bk dwg; Mansel Realty Co to Edw & Flora E Wessel, both at 69 W 83; AL; Oct31; Nov3'11; A\$12,500-19,000.

19,000. nom S4TH st; 47 W, (4:1198-8) ns, 175 e Col av, 19x102.2, 4-sty & b stn dwg; Bernhard Neuhaus to Rexton Realty Co, 37 Liberty; Oct26; Nov3'11; A\$14,000-23,500. nom S4TH st, 153 E, (5:1513-24½) ns, 298.4 w 3 av, 21.1x102.2, 4-sty stn tnt; Thos M Mulry & ano, EXRS, &c, Jno Fleming to Jno J Fleming, 410 Riverside Drive; mtg \$10,000; Oct19; Nov9'11; A\$11,000-16,000. 5,000

85TH st, 328-30 W, (4:1246-44), ss, 25,000 West End av, 50.5x102.2x50.6x102.2, 6-sty bk tnt; Edith A Reiffert to Wertheim Realty Co, 149 Bway; mtg \$98,000; Oct31; Nov8'11; A\$45,000-105,000.

88TH st, 507 E, (5:1585-6) ns, 125 e Av A, 25x100.8, 5-sty bk tnt; Adolph Bloch EXR Herman Eisenkramer to Jacob Eisenkramer, 540 E 89; mtg \$15,000; Nov1; Nov3'11; A\$8,000-21,000.

November 11, 1911.

SSTH st, 507 E; Bertha Eisenkramer to me; QC; mtg \$15,000; Nov1; Nov3'11;

8STH st, 505 E, (5:1585-5) ns, 100 e Av A, 25x100.8, 5-sty bk tnt; Adolph Bloch, EXR Herman Bisenkramer to Bertha Eis-enkramer, 505 E 88; mtg \$14,000; Nov1; Nov3'11, A\$8,000-21,000. 23,750

SSTH st, 505 E; Jacob Eisenkramer to same; mtg \$14,000; Nov1; Nov3'11; A\$

same; mtg \$14,000; Nov1, Nov1, Nov1, nom

93D st, 177 E, (5:1522-27) ns, 220.6 w 3
av, 29.11x100.8, 4-sty stn tnt; A\$14,50025,000; also JACKSON AV, 981, (10:2639)
ws, 318.11 s 165th, 30.3x75, 4-sty bk tnt;
Rosanna Rosenfeld to Philip Finkelstein,
311 E 54; AL; Sept15; Nov8'11. nom

95TH st, 334-6 E, (5:1557-32) ss, 485 e
2 av, 40x100.8, 6-sty bk tnt & strs; John H
Bodine to Hamilton Holding Co, 149 Bway;
AL; Nov3; Nov6'11; A\$14,000-45,000. nom

95TH st, 150 W, (4:1225-52½) ss, 289 e
Ams av, 18x100.8, 3-sty & b bk dwg; Margt
McKeon to Julius Tishman, 25 W 90; mtg
\$8,000; Oct10; Nov3'11; A\$10,000-14,000.
OC & 100

05TH st, 234-6 E, (5:1557-32) ss, 485 e 2

95TH st. 334-6 E. (5:1557-32) ss. 485 e 2 av. 40x100.8, 6-sty bk tnt & strs; Hamilton Holding Co to John H Bodine, 1427-9 Mad av: mtg \$---; Oct31; Nov4'11; A\$14,-000-45,000.

97TH st, 229 E, (6:1647-17) ns, 175 w 2 av, 25x100.11, 5-sty bk tnt & strs; Fanny Gruen to Jonas Weil, 21 E 82 & Bernhard Mayer, 41 E 72; mtg \$10,000; Nov6; Nov 8 '11; A\$9,000-16,000.

97TH st, 229 E, (6:1647-17) ns, 175 w 2 av, 25x100.11, 5-sty bk tnt & strs; Jonas Weil et al to Fanny Gruen, 401 E 52; B&S; Nov6'11; A\$9,000-16,000. O C & 100 99TH st, 169 E, (6:1627-31) ns, 125 w 3 av, 25x100.11, 5-sty bk tnt; Eva Minskoff to Ethel Conklin, 555 W 170; AL; July 13; Nov4'11; A\$9,000-19,000. O C & 100 99TH st, 169 E, (6:1627-31) ns, 125 w 3

13; Nov4'11; A\$9,000-19,000. O C & 100

99TH st, 169 E, (6:1627-31) ns, 125 w 3
av, 25x100.11, 5-sty bk tnt; Ethel Conklin
to Thos. Kennedy, 547 Lenox av; AL; Oct
24; Nov4'11; A\$9,000-19,000. nom

100TH st, 131 W, see 118th 415 W.
100th st, 318-20 E, (6:1671-41) ss, 254 e
2 av, 49.4x100, 6-sty bk tnt & strs; Emma
L Neppert to Reuben Sadowsky, 535 West
End av; B&S; AL; Oct28;Nov6'11; A\$15,50053,000. nom

100TH st, 183-5 E, (6:1628-26) ns, 145 e Lex av, 50x100.11, 6-sty bk tnt; Saml Mar-kewich to Minnie Bruckner, 307 W 79; mtg \$47,500; Nov8; Nov9'11; A\$18,000-58,-000.

000.

103D st, 61 E, (6:1609-28) ns, 170 e Mad av, 25x100.11, 5-sty stn tnt; Harris Miller to Meyer Cohen, 61 E 103; mtg \$16,000; Nov2; Nov3'11; A\$11,000-20,000. nom 103D st, 59 E, (6:1609-27) ns, 145 e Mad av, 25x100.11, 5-sty stn tnt; Meyer Cohen to Harris Miller, 59 E 103, ½ pt; mtg \$16,000; Nov2; Nov3'11; A\$11,000-20,000. nom 107TH st, 67 E, (6:1613-30) ns, 161 w Park av, 17x100.11, 3-sty & b bk dwg; Frances, wife Louis Simon to Louis Simon, 67 E 107; mtg \$7,000; Nov6; Nov8'11; A\$7,500-9,000. O C & 100

A\$7,500-9,000. O C & 108TH st, 212-4 W, (7:1879-41-42) 2200.4 w Ams av, 50x100.11, 2-5-sty bk t Betty M Hilborn to Robt Jordan, 1643 lantic av, Bklyn; mtg \$50,000; Oct16; 8'11; A\$34,000-54,000. O C &

8'11; A\$34,000-54,000. O C & 100 10STH st, 312 E, (6:1679-42) ss, 217.10 e 2 av, 39.3x125, 6-sty bk tnt & strs; John E Brady (ref) to Gordon L Burnham at Nut-ley, N J; FORECLOS, Oct25; Nov2; Nov3 '11; A\$13,000-52,000. 20,000

109TH st, 200 E, see 3 av, 1981.

109TH st, 200 E, see 3 av, 1981. 109TH st, 317 E, (6:1681-9 ns, 201 e av, 24x100.11, 5-sty bk tnt & strs & 2-st bk tnt in rear; Jonas Weil et al to Berth Kaufmann, 1767 3 av; B&S & AL; Oct31 Nov8'11; A\$7,500-15,000. O C & 10. 112TH st, 526-8 W, (7:1883-50) ss, 300 Bway, 50x100.11, 6-sty bk tnt; Meyer Vese to Philip Krauss, 159 E 92; AL; Oct30; No 6'11; A\$40,000-80,000. O C & 10.

113TH st, 255 W, (7:1829-13½) ns, 443 br. (7:1

12,000. 115TH st. 205 E. (6:1665-5) ns. 98 e 3 av. 18x100.11, 3-sty & b stn dwg; Gaetuna Di Noma to Vincenzina Carullo, 205 E 115; AL; Nov2; Nov3'11; A\$7,000-10,000. O C & 100

116TH st W, swc Morningside av W, see Morningside av W, swc 116.

Morningside av W, swc 116.

118TH st, 415 W, (7:1962-11), ns, 250 e
Ams av, 50x100.11, 7-sty bk tnt; A\$37,000110,000; also 100TH ST, 131 W, (7:1855-20)
ns, 300 w Col av, 25x100.11, 4-sty bk tnt;
A\$15,000-18,000; Affidavit & order restraining Robt C Berkeley from transferring
above premises in matter of Lancelot M
Berkeley, alleged bankrupt; Nov3; Nov4'11.
Court order

118TH st, 212-4 E, (6:1667-40-41) ss, 175.5 e 3 av, 37.6x100.5, 2-3-sty & b stn dwgs; Gault Realty Co to Benj E Freed, 506 E 188; mtg \$17,500; Nov6; Nov8'11; A\$15,000-19,000. O C & 100

A\$15,000-19,000.

11STH st, 106-S E, (6:1645-69-6944) ss, 50 e Park av, runs s50.5xe40xn0.5xe0.6xn50 to st xw40.6 to beg, 2 5-sty bk this; Alex Wolf, ref, to Jno J Carle, 55 E 54; FORE-CLOS, Oct25; Nov9'11; A\$13,000-19,000.

12,000

122D st, 263 E, (6:1787-21½), ns, 17.6 w 2 av, 14x71.8, 3-sty & b stn dwg; David N Carvalho to Chatsworth Park Realty Co, 95 Wm; mtg \$7,500; Oct31; Nov3'11; A\$5,-000-7,000.

95 Wm; mtg \$1,500, 1000
1023D st, 354-64 E, see 7th, 233 E.
123D st, 501 E, see Pleasant av, 442.
123D st, 554-64 E, (6:1799-34-36) ss, 82.2
W1 av, runs s86xe2.2xs14.10xw95xn100.11
to st xe92.10 to beg, 2-6-sty bk tnts & strs;
David Jacobowitz to Gussie Raynes, 22 E
105 & Yetta Herskowitz, 394 E 8, 2-3 pt;
AT; Sept20; Nov8'11, A\$29,000-104,000.
O C & 100

124TH st, 500 E, see Pleasant av, 442.

125TH st. 251 E, (6:1790-21) ns. 102 w 2 av, 28x99.11, 5-sty stn tnt & strs; City National Realty Co to Johanna Schlosser, 209 W 130; mtg \$31,000; July27; Nov8'11; A\$17,000-29,000. O C & 100

125TH st, 251 E; Johanna Schlosser to Stephen H Jackson, 53 E 67; AL; Nov8'11. O C & 100

127TH st, 205 E, (6:1792-4½) ns, 80 e 3 av, 25x49.11, 4-sty bk tnt & strs; Milton J Moore to Cath A McGuire, 422 W 147, ¼ pt; Nov3; Nov4'11; A\$5,500-11,000.

129TH st W, ss, 125 e Riverside iverside dr, nes, 236.6 n on c

131ST st, 258 W, (7:1936-55½) ss, 220 8 av, 15x99.11, 3-sty & b stn dwg; Ann A Braxton to Lizzie I Kelley, 583 Frankli av, Bklyn; mtg \$6,000; Nov2; Nov3'11 A\$7,200-9,000.

A\$7,200-9,000.

132D st, 149 W, (7:1917-12) ns, 250 e 7 av, 25x99,11, 5-sty bk tnt; Henry J Kelly to Kath L Kelly, 149 De Kalb av, Bklyn; mtg \$17,000; Nov3; Nov4'11; A\$12,000-21,-000.

000. O C & 100

135TH st, 306 W, (7:1959-48) ss, 100 w
8 av, 25x99.11, 5-sty bk tnt & strs; A\$14,000-22,000; also 135TH ST, 308 W, (7:195949) ss, 125 w 8 av, 25x99.11, 5-sty bk tnt;
A\$14,000-22,000; also 76TH ST, 363 E,
(5:1451-21) ns, 125 w 1 av, 25x102.2, 4-sty
bk tnt & strs; A\$9,000-16,500; also 76TH
ST, 361 E, (5:1451-20) ns, 150 w 1 av, 25x
102.2, 4-sty bk tnt & strs; A\$9,000-16,500;
Kanevole Realty Co to Howe Realty Co,
1239 Mad av; C a G; mtg \$65,000 & AL;
Nov8; Nov9'11. O C & 100

135TH st, 308 W, see 135th, 306 W.

135TH st, 305 W, see 135th, 305 W.
138TH st, 602 W, (7:2086-38) sws, 100
nw Bway, 16.8x99.11, 3-sty & b bk dwg;
Alexa C Bowden to Francis C Huntington
TRSTE for Alexa C Bowden, 143 E 38; Oct
30; Nov3'11; A\$6,600-11,000. O C & 100
139TH st W, swc 5 av, see 5 av, swc 139.

141ST st W, ns, 100 e 7 av, see 142d, ss, 100 e 7 av.

100 e 7 av.

142D st W, (7:2010-6-10 & 54-59) ss, 100 e 7 av, runs s199.10 to ns 141st xe125xn 99.11xe25xn99.11 to 142d xw150 to beg, vacant; Chelsea Realty Co to Kramer Contracting Co, 35 Nassau; Oct31; Nov3'11; A\$110,000-110,000.

143D st W, swc Convent av, see Convent swc 143d.

144TH st, 457 W, (7:2059-41), ns, 135.10 w Convent av, 16.6x99.11, 3-sty & b bk dwg; Mark Ash et al to Chelsea Realty Co, 135 Bway; mtg \$9,375; Oct30; Nov8'11; A\$6,000-12,000.

A\$6,000-12,000. nom

145TH st, 533 W, see 145th 531 W.

145TH st, 531 W, (7:2077-12) ns, 258.6 e

Bway, 33x99.11, 5-sty bk tnt; mtg \$35,000;

A\$21,500-40,000; also 145TH ST, 533 W,

(7:2077-10) ns, 225 e Bway, 33.6x99.11, 5
sty bk tnt; mtg \$30,000; Alfred Neuhaus to

Rexton Realty Co, 37 Liberty; Nov1; Nov

3'11; A\$21,500-40,000. nom

151ST st W, swc Convent av, see Convent av, swc 151.

152D st, 611 W, (7:2099-25) ns, 150 w Bway, 50x99.11, 5-sty b ktnt; Celia Uhl-felder & ano to Patk F Dickinson, 587 Ams av; mtg \$54,000; Nov1; Nov3'11; A\$20,000; 54,000. O C & 100

54,000. O C & 100

152D st, 611-3 on map 611 W, (7:2099-25)
ns, 150 w Bway, 50x99.11, 5-sty bk tnt;
re-mtg; Saml Gotthelf to Celia Uhlfelder,
1326 Mad av & Emma Weinberg, 1425 Mad
av; Oct10; Nov3'11; A\$20,000-54,000. nom

174TH st W, (8:2131-25-28) ns, 100 e St
Nicholas av, 100x\$9.8, vacant; Chelsea
Realty Co to Emmay Realty Co, 802 W 181;
mtg \$18,000; Nov8'11; A\$22,000-22,000.
O C & 100

O C & 100

177TH st W, (8:2145-22), ns, 170 w
Wadsworth av, runs n89.10xw115.9to es
Bway (No 4180) xs91.2 to 177th xe100.2 to
beg, 6-sty bk tnt & strs; Sumner Gerard
to Old Lyceum Bldg Co, 60 Bway; AL;
Oct2; Nov6'11; A\$61,500-177,000. nom

180TH st W, nec Bway, see Bway, nec
180.

180TH st W. sec Northern av, see Northen av, sec 180.

ern av, sec 180.

Av A, 194, (2:406-1) nec 12th (No 501)
28.8x51.10, 4-sty bk tnt & strs; Mary A
Blinn to Annie Karp, 438 E 120; AL;
Nov1; Nov3'11; A\$20,000-28,000. O C & 100

Av A, 1505, (5:1559-27) ws, 43.1 s 80th,
25x75, 5-sty bk tnt & strs; Esther Schoenfeld to Frank Zima, 443 E 75; mtg \$22,000
& AL; Nov2; Nov3'11; A\$9,000-19,000. nom

Av A, 1436-S, (5:1488-2) es, 25.6 n 76th,
50.6x98, 6-sty bk tnt & strs; Maurice
Steiner to Ernest Kast, 726 Ams av & Ernest Blume, 713 Ams av, AT; QC; Oct24;
Nov6'11; A\$17,000-58,000. O C & 100

Av D, 30-4, (2:357-58) es, 42.2 s 4th, 54x 75, 6-sty bk tnt & strs; A\$32,000-60,000; also 3D ST, 19 E, (2:459-40) ns, 200 w 2 av, 25x84, 5-sty bk loft & str bldg; A \$19,000-29,000; re mtg; Breinchen Wallach et al, EXRS, &c, Karl M Wallach to Sender Jarmulowsky, 16 E 93; QC; Nov1; Nov 9'11.

Broadway, 4180, see 177th, ns, 170 w Wadsworth av.

Broadway, 2260-68, see 81st, 221 W

Broadway, 2200-05, see 8181, 221 W.
Broadway, (8:2163-pt lt 44) nec 180th, runs n— to old es Kinsbridge rd & s—
to ns 180th xw— to beg, being a strip in bed of old rd bet old & pew lines of Bway; Geo Ehret to Barnard Realty Co, 661 W 180; Nov4; Nov9'11; A\$——\$——.

nom
Bowery, 207. (2:425-13) es, 72.11 s Rivington, 26.9x100.6x26.9x100.4, 4-sty bk club house & str; Hammersley Realty Co to Timothy D Sullivan, 214 E 11; mtg \$26,-000; Nov6; Nov9'11; A\$35,000-40,000. nom
Claremont av, 181, (7:1994-60) ws, 400.2 s 127th, 50x100, 6-sty bk tnt; Wm M Benger to Paul Gross, 145 E 92 & Sadie Klein, 792 Putnam av, Bklyn; mtg \$95,000; Nov1; Nov6'11; A\$39,000-95,000. nom
Convent av, (7:2065-48) swc 151st, 108.11

Convent av, (7:2065-48) swc 151st, 108.11 x43.5x99.11x86.10, 6-sty bk tnt; Saranac Constn Co to Edgar Ellinger at Mt Vernon, NY; correction deed; mtg \$116,000; Aug3; Nov3'11; A\$——\$——. O C & 100

Aug3; Nov3'11; A\$————. O C & 100
Convent av, (7:2058-44-48) swc 143d,
99.11x125, vacant; Holland Holding Co to
Albion Constn Co, 2228 Bway; mtg \$80,000;
Nov2; Nov3'11; A\$63,000-63,000. O C & 100
Lexington av, 1225, (5:1512-22) es, 16.2
n 83d, 16x62.2, 3-sty & b stn office & dwg;
Thos M Mulry & ano, EXRS, &c, Jno
Fleming to Jno J Fleming, 410 Riverside
Drive; mtg \$6,000; Oct19; Nov9'11; A\$8,500-11,500.

Madison av 1847 (6:1747-2) cs 674 a.

Madison av, 1847, (6:1747-3) es, 67.4 n 120th, 17.7x83, 3-sty & b stn dwg; S Wm Schapira to Bella I Schapira his wife, 1847 Mad av; mtg \$11,500; Nov9'11; A\$11,-000-15,000.

Morningside av W, (7:1867) swc 116th, "the Mt Clenis"; satisfaction of asst of rents recorded Aug14'09; Harry B Davis to Alex A Alexander, 203 W 117 & Lester J Lane, 124 5 av; Nov8; Nov9'11.

Northern av late Haven av, (8:2177-pt lot 163) sec 180th, 100x147, 6-sty bk tnt; Bendheim Constn Co to Munden Constn Co. 120 Bway; mtg \$32,500 & AL; Nov9'11; A \$______. O C & 100

Pleasant av, 442, (6:1819-15, 22 & pt 1ts 14, 17 & 19), sec 124th (No 500), — to c 1 of 123d (No 501) x — to exterior bulkhead line of Harlem River, —x—, with lands under water, &c, 1 & 2-sty fr factory; Chas M Coen to Byron Wolverton, 42 Perry; QC; May9; Nov8'11; A\$——\$——. O C & 100

May9; Nov8'11; A\$——\$—... O C & 100

Pleasant av, 442, (6:1819-15, 22 & pt 1ts
14, 17 & 19) sec 124th (No 500) — to cl
123d (No 501) x— to exterior bulkhead
line of H R with lands under water, &c, 1
& 2-sty fr factory; Byron Wolverton to
Randall Dock Co, 42 Perry; AT & confirmation deed; B&S; mtg \$25,500; Nov8;
Nov9'11; A\$——\$—... O C & 200

Nov9'11; A\$——\$—— C C & 200

Riverside dr, (7:1995-58 & 70) nes, 236.6
n on curve from 127th, runs n50xne79.3xn
95 to 129th xse50xs115xse1xsw92.1 to beg,
vacant; Louis London to London Constn
Co, 149 Bway; AL; Oct31; Nov3'11; A\$52,000-52,000.

e dr. (7:1995) same prop; re-same to same; QC; Nov2; Nov

Riverside dr. (7:1995) same prop; remtg; Wm H Schmohl & ano, EXRS Chas Reed to Louis London, 64 W 115; Nov. Nov. 3'11.

1ST av, 51, (2:445-36) ws, 48.1 n 3d, 24 x 100, 5-sty bk tnt & strs; Selina Marks to Jacob Marks, 51 1 av; B&S; Nov2; Nov6'11; A\$22,000-31,000.

A\$22,000-31,000.

1ST av, 1207, (5:1440-24) ws, 25.5 n 65th, 25x92, 5-sty bk tnt & str; Bertha Lewitus to Elisa Moses, 19 E 89; ½ pt; mtg \$24,-000; Nov3; Nov4'11; A\$12,000-24,000. nom 1ST av, 1209, (5:1440-25), ws, 50.5 n 65th, 25x92, 5-sty bk tnt & strs; Elisa Mose to Bertha Lewitus, 509 W 161, ½ pt; mtg \$24,000; Nov3; Nov4'11; A\$12,000-24,000. nom

2D av. 1911, (6:1648-26) ws, 42 s 99th, 28x100, 5-sty bk tnt & strs; Israel Jacobson to Jeanette Jacobson, 2023 Hughes av; AL; Oct25; Nov3'11; A\$13,500-23,000.

2D av. 1269, (5:1421-24) ws, 80.11 s form, 39x100, 6-sty bk tnt & strs; Henry J Goldsmith (ref) to Emanuel Menline, 200 W 112; mtg \$42,000; FORECLOS & dated; Nov 8'11; A\$24,000-55,000.

5,000 2D av. 1269, (5:1421-24) ws. 80.11 s 67th, 39x100, 6-sty bk tnt & strs; Emanuel Men-line to Catherine & Water St Constn & Realty Co, 14 Maiden la; mtg \$47,000; Nov 8'11; A\$24,000-55,000. O C & 100

3D av, 1981, (6:1658-45) sec 109th (No 200), —x—, 4-sty bk tnt & strs & 1-sty bk str; gen release, especially as to mtg for \$35,000; Annie Maguire to Jos Louis, 1053 Marris av; AT; Oct30; Nov8'11; A\$28,500-36,000.

36,000. nom
3D av, 484, (3:888-44) swc 33d (Nos 16470), runs w100xs49.5xe25xn24.5xe75 to ws 3
av xn25 to beg, 5-sty bk tnt & strs & 4-1sty fr strs; Frances Hein to Henry Tishman, 316 W 112; mtg \$40,000 & AL; Nov1;
Nov8'11; A\$40,500-45,500. O C & 100
3D av, 482, (3:888-43) ws, 25 s 33d, 24.5x
75, 3-sty fr bk ft tnt & str with 1-sty ext;
Ella A Gregg et al TRSTES Robt G Gregg
to Henry Tishman, 316 W 112; Nov6'11;
A\$21,750-25,000.
3D av, 482, (3:888-43), ws, 25 s 33d, 24.5

A\$21,750-25,000.

3D av, 482, (3:888-43), ws, 25 s 33d, 24.5 x75, 3-sty fr bk ft tnt & str with 1-sty ext; re-dower; Ella A Gregg, wid, to Henry Tishman, 316 W 112; Nov6'11; A\$21,750-25,000.

3D av, 1757, (6:1647-4) es, 76 n 97th, 24.10x90, 5-sty bk tnt & strs; Jos Hyams to Benno Hyams, 9 W 121st; ½ pt; mtg \$19,000; Oct31; Nov9'11; A\$13,500-22,000.

O C & 100

Nov9'11; A\$45,000-45,000.

5TH av. 884, (5:1384-69) sec 70th (No 2), 33.5x175, 4-sty & b stn dwg with 2-sty ext & 3-sty stn stable; asst of sufficient R, T & I as security for loan of \$4,000 at 9%; Alex H Ramsay, HEIR Jas M Ramsay to Jas F Pennell, 29 Blake, Cambridge, Mass, & Freeland E Hovey, 6 Stratford rd, Winchester, Mass; Aug15; Nov9'11; A \$480,000-550,000.

57H av, 2214, (6:1732-38) ws, 49.11 s 35th, —x—, 5-sty bk tnt & strs; Chas R chliess to Martha M Schliess, his wife, 40 E 61; 1-3 pt; B&S; Oct16; Nov6'11; \$14,000-25,000.

A\$14,000-25,000. Girt

5TH av, 319, (3:862-1) nec 32d (Nos 1-5),
38.3x138, 2 & 3-sty bk & stn club house,
all of; also 32D ST E, (3:862-8) ns, 138 e
5 av, 12x64.3, 1-3 pt, sub to right of way;
Egerton L Winthrop & ano to Geo W
Haas, 447 Evergreen av, Bklyn; B&S; Oct
31; Nov8'11; A\$625,000-667,000. nom

5TH av, 319, (3:862); also 32D ST; Geo W Haas to Egerton L Winthrop, Sr, 23 E 33, Geo L Rives, 69 E 79 & Jas A Burden, 7 E 91, as joint tenants; B&S; Oct31; Nov8'11.

Interior lot at c l blk bet 13th & 14th sts, see 14th, 422 E.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

All R, T & I, under wills of Terrence McGuire & Anna L Moore; Viola R Wer-necke to Cath A McGuire, 422 W 147; Nov 2; Nov3'11.

All R, T & I under wills as above; Tercee M Moore to same; Nov2; Nov3'11. nom

All R, T & I under wills as above; Warn G Moore to same; Nov2; Nov3'11. nom All R, T & I under wills as above Cleophas V Moore to same; Nov2; Nov3'11.

All R, T & I under wills as above; Milton J Moore to same; Nov2; Nov3'11. nom
A R, T & I in & to ½ estate Jno Walker, decd; Albt D Morstadt, 844 Washington, to Hilda B Morstadt, 964 St Johns pl, Bklyn; Nov8; Nov9'11.

Copy of last will of Agnes Black, late Kirkwood County of St Louis, Mo; Ag '95; Nov8'11.

'95; Nov8'11.

General release; Thos Hart to Bruno
Bonitz, 597 Myrtle av, Bklyn; Oct7; Nov8
nom

Power of attorney; Casimir de R Moore Wm J Wells; June1'10; Nov9'11.

Power of attorney; Diamanto Batistass to Gabrell Batistatos, 106 W 83, or 446 ol av; Nov8; Nov9'11.

Receipt for \$3,000 & release of legacy under will; Frank S Irving, 322 W 22, a grandson Geo Shepherd to Louise A Irving & Francis A Shepherd, 322 W 22, EXRS Geo Shepherd, decd; Nov9'11.

CONVEYANCES.

Borough of the Bronx.

Bronx ter, (*), nec 219th, see Bronx ter,), ws, abt 814 s 224th.

Bronx ter, (*) ws, abt 814 s 224th, 180x 130x180x138, ns, Wakefield; also BRONX TER, (*) nec 219th, 234.6x105; Geo C Felter, Jr, to Wm M Rohr, — Lyon av; QC; Mar22; Nov6'11.

Bronx ter; Wm M Rohr to Bronx Valley opt Co, 312 W 37; AL; Nov6'11. O C & 100 Clinton pl, sec Davidson av, see Jerome 7, ws, 123 n 181st.

Clinton pl, swc Jerome av, see Jerome v, ws, 123 n 181st.

av, ws, 123 n 181st,

Charlotte st, (11:2966) nec Seabury pl,
110.6x100x—x149.1; also HOE AV, (11:2982) ws, 25 n 172d, 553.8x101.5x536.9x100,
vacant, except Hoe av, 1533-43 ,(11:2982)
ws, 125 n 172d, 120x100, 6 3-sty bk dwgs;
Louis Sperling to Richd G Conried, 618
West End av; B&S; mtg \$40,950; Apr23'09;
Nov9'11.

O C & 100

Elizabeth st, (*) swc Barker av, see Barker av (*), swc Elizabeth

Fox st, 639, (10:2684) ns, 110 e Av St
John, 40.7x125, 5-sty bk tnt; Maze Realty
Co to Frank Casper, 2423 7 av; mtg \$36,-500; Nov1; Nov6'11.

500; Nov1; Nov6'11.

Fox st, nwc 163d, see 163d, nwc Fox.

Hoffman st, 2385, on map 2383, (11:3054)
ws, 150 s 187th, 25x100, 2-sty bk dwg;
Timothy Power (ref) to Jos Zurfluh &
Mary Hungerberger, 1398 Boston rd, Hattie Sprieser, 2265 Chatterton av & Lena
Sonnick, 1097 Longwood av; FORECLOS,
Oct26; Nov1; Nov3'11.

Hutton st, late Bailey av, 348S-96, (12:3258), es, 74.4 s 238th, runs e85xsw37.10xse
5.4xsw18.9&18.10xs18.8xw85 to av xn100 to
beg, 5-3-sty bk dwgs; Realty Holding Co
to Saml D Matthews, 124 W 114; mtg \$39,500 & AL; Oct30; Nov8'11.

Jennings st, swc Stebbins av, see Steb-

Jennings st. swc Stebbins av, see Steb-ns av, swc Jennings.

Jennings st, 902-6, (11:2976) ss, 126 w So Blvd, 52x128.8x40x126.4, 3-2-sty fr dwgs; Ida Brantman to Kossuth Realty Co, 882 Prospect av; AL; Nov4; Nov6'11. nom

Kelly st, nwc 165, see 165, nwc Kelly

Simpson st, (10:2724), ws, 270.8 n 163d, 42x109.7x42x110, 5-sty bk tnt; Podgur Realty Co to Wm H Smith at Yonkers, NY; mtg \$40,000 & AL; Nov2; Nov3'11.

O C & 100

Seabury pl, nec Charlotte, see Charlotte, nec Seabury pl.

Timpson pl, ses at ws 149th, see 149th,

Whittier st, nwc Seneca av, see Seneca av, nwc Whittier.

4TH st, (*) ss, 199.9 w Av C, 49.3x103; also 4TH ST, (*) ns, 149.11 w Av C, 49.10x 103, Unionport; Theresa Roell to Adam Mink, 2251 Gleason av; Nov6; Nov8'11.

O C & 100

4TH st, (*) ns, 149.11 w Av C, see 4th st, (*) ss, 199.9 w Av C.

14TH st, (*) ss, 255 e Av B, 25x108, Unionport; Gaetuna di Noma to Vincenzina Carullo, 205 E 115, ½ pt; Nov2; Nov3 '11.

11. O C & 100
135TH st, 591, (10:2548) ns, 225 e St
Ans av, 25x100, 4-sty bk tnt; Henry
Doscher et al EXRS & Geo Reiss to Mathilda Doscher, 591 E 135; mtg\$12,000; Nov
2; Nov3'11.

2; Nov3'11. 15,000
135TH st, 591, (10:2548) ns, 225 e St
Anns av, 25x100, 4-sty bk tnt; re dower;
Anna Reiss, widow, to Mathilda Doscher,
591 E 135th; Nov3'11. O C & 100
135TH st, 592, (10:2547) ss, 250 e St
Anns av, 16.8x100, 2-sty & b bk dwg; Sidney W Allen to Saml F Jackson, 592 E
135; mtg \$3,500; Oct17; Nov8'11. O C & 100
123CTH st 501, see Brook av, 193-211

135; mtg \$3,500; Oct17; Nov8'11. O C & 100 136TH st, 501, see Brook av, 193-211. 137TH st, 425-43 E, (9:2282) ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46 on map 681-705) 10 6 & 10 7-sty bk tnts & strs in 138th; Llewellyn Realty Co to Wm E Gilmore, at East Orange, NJ; mtg \$240,000; July20; Nov9'11. nom 138TH st, 428-46, see 137th, 425-43 E.

138TH st, 428-40, see 13tth, 425-45 B.

138th st, 589, (10:2551 & 2552) ns, 203.11
e St Anns av, 39.3x100, 6-sty bk tnt & strs;
Terrace Holding Co to Berry B Simons,
115 W 118; mtg \$31,000; Oct30; Nov6'11.

O C & 100

140TH st, 472, (9:2284) ss, 650 e Willis av, old line, 16.8x100, 2-sty & b bk dwg; Cath L Walgrove to Christiana A Budde, 616 Courtlandt av; AL; Oct31; Nov3'11.

142D st, nwc Wales av, see Wales av, n c 152d.

wc 152d.

146TH st, (9:2273) ns, 175 w St Anns av, 25x100, vacant; Thos P Egan, heir John J Egan decd to John J Egan, at North Bergen, N J, another heir John J Egan, decd; AT; Nov1; Nov6'11.

146TH st, 470, (9:2290), ss, 115 w Brook av, 25x99.11, 5-sty bk tnt; Johanna Tonjes to Henry Kelling, 836 2 av; mtg \$16,000; Nov6; Nov8'11.

O C & 100

Nov6; Nov811.

148TH st, 256, (9:2338) ss, 561.9 e Park av late Terrace pl, 25x100, 3-sty & b from t; Giuseppe Tacinelli to Giovanni Bolella, 252 E 148; mtg \$5,500; Nov1; Nov4 O C & 100

149TH st, nec Union av, see Union av, 540:

149TH st, nwc Tinton av, see Tinton av, 541.

149TH st, 690-6, see Trinity av, 540.

149TH st, 690-6, see Trinity av, 540.

149TH st, 870, (10:2600) sws, at ses Timpson pl, 26x104x25x109.3, vacant; Financiers Realty Co to Timothy D Sullivan, 214 E 11; AL; Sept7; Nov6'11. nom 153D st, 499, (9:2363) ns, 154.3 e 3 av, -x85, being part lot 84, map East Ward of Melrose, 3-sty fr tnt & str & 3-sty fr tnt; Angeline Hagan heir Casper Zuern or Zirn to Henry Bungerz, 499 E 153; QC; Nov 2; Nov3'11. O C & 100

153D st, 499; Kate Depew, wid, et al, heirs as above to same; QC; Oct13; Nov3 '11. O C & 100

153D st, 499; Nellie Smith, heir, &c, as above to same; QC; Oct30; Nov3'11. nom 153D st, 499; Francis Spilker, heir, &c, as above to same; QC; Nov2; Nov3'11.

O C & 100

156TH st, 872 E. (10:2687) ss, 244.1 e Prospect av, 19.1x70.5x21.2x78.11, 2-sty fr dwg; Richd Elterich to Minnie Boyce & Johanna Wade, 872 E 156; AL; Nov8; Nov 9'11. O C & 100

161ST st, 611-7, see Eagle av, 890.

163D st, (10:2714), nwc Fox, runs w76xn
78xw31,4xn47xe106.3 to ws Fox xs125 to
beg, vacant; B V Constn Co to Sagamore
Holding Co, 992 E 163d; mtg \$27,000; Nov1;
Nov3'11.

O C &100

Nov3'11.

165TH st. (10:2705) nwc Kelly, runs w 100.5xn62.5&25xe104.7 to ws Kelly xs80.3 to beg, vacant; Moses Matthews to Simon Machiz, 751 E 150; mtg \$21,000; Nov2; Nov9'11.

Nov9'11.

OC& 100

168TH st, (10:2614) ss, at line bet lots
124 & 125, runs se along st 61.5xsw parallel with Boston av 101.2xnw61.5xne101.2
to beg, being pt lot 124 map of Morrisania
except 10 ft strip along front taken for
168th; Francis C Lenes to Julius Schattman, 1833 7 av; mtg \$61,300; Nov8; Nov9
'11.

168TH st, ss, 69.8 w Fulton av, see Fulton av, nws, 103.9 sw 168th.

176TH st, nec Andrews av, see Andrews 180TH st, 1160, see Honeywell av, 2090-2.

180TH st, swe Daly av, see Daly av, 2099.

181ST st, nec Davidson av, see Jerome V, ws, 123 n 181st.

183D st, 109, (11:3225) ns, 40.5 e Loring pl, 33.7x84.11x33x90.10, 2-sty fr dwg; Wm C Bergen to Denis Sullivan, 45 Cherry; mtg \$10,000; Nov8; Nov9'11. O C & 100

191ST st, nwc Hughes av, see Hughes

RECORD AND GUIDE

219TH st, (*) nec Bronx ter, see Bronx r, (*) ws, abt 814 s 224th.

ter, (*) ws, abt 814 s 224th.

223D st, (*) ss, 505 e Barnes av, 50x114,
Wakefield; Mary Hoyenski or Hojensky to
Martha Podeszwa, 173 Winfred av, Yonkers, NY; AT; mtg \$5,500 & AL; Nov6'11.

O C & 100

227TH st, (*) ss, 105 e Barnes av, 50x114, Wakefield; Henrietta L Higgins to Florence L Sick, 812 E 227th; July18; Nov4'11.

229TH st, (*) ns, 195 e Bronxwood av, 25x114, Wakefield; Melrose Realty Co to Domenico Parciasepe, 515 E 149; mtg\$750; Oct27; Nov3'11. OC & 100. 236TH st, (*) nwc White Plains rd, see White Plains rd, (*) nwc 236.

White Plains rd, (*) nwc 250.

237TH st, 219, (12:3378), ns, 180 e Kep
ler av, 60x100, 2-sty fr dwg; Matilda
Boer to Ages Nichnols, 67 So 5 av, 1
Vernon, NY; mtg \$6,500; Oct27; Nov4'11.
O C & 1

Appleton av, (*) ws, abt 620 s Buhre & being lots 128 to 132, map (1122) West Co of Benson Estate at Throg Neck, with A R, T & I to Westchest Creek; Bronxdale Realty Co to the Whe er Corpn, 1123 Bway; mtg \$2,000; Nov Nov 3'11.

Nov3'11.

O C & 100

Appleton av, (*) lots 128 to 132, same prop; The Wheeler Corpn to Virginia Ehrenberg, 155 Audubon av; mtg \$2,00 & A L; Nov2; Nov3'11.

Andrews av, (11:2878) nec 176th, 90x100 X33.6x95.11, vacant; David Lion to Thos T Grace, 415 E 136; mtg \$3,870; Nov6; Nov8 '11.

'11. nom

Benson av, (*) es, 211.4 nw Frisby av, see Benson av, (*) es, 189.3 nw Frisby av,

Benson av, (*) es, 96.8 ne Frisby av, 23.8 x136.6x18.6x141.7; also BENSON AV, (*) es, 120.3 nw Frisby av, 23.6x129.11x24.5x136.6; Pelham Impt Co to Bessie Gainsborg, 963. Prospect av; mtg \$12,000 & AL; Oct16; Nov 6'11. O C & 100

Henson av, (*) es, 143.10 nw Frisby av, 23.5x123.3x24.4x129.11; also BENSON AV, (*) es, 167.3 nw Frisby av, 22x117.1x22.10x 123.3; same to same; mtg \$12,000 & AL; Oct16; Nov6'11.

Benson av, (*), es, 189.3 nw Frisby av, 22x110.11x22.11x117.1; also BENSON AV, (*) es, 211.4 nw Frisby av, 20.7x105.1x21.5x 110.11; same to same; mtg \$12,000 & AL; Oct16; Nov6'11.

Oct 100

Benson av, (*) es, 167.3 nw Frisby av, see Benson av, (*) es, 143.10 nw Frisby av, see Benson av, (*) es, 120.3 nw Frisby av, see Benson av, (*) es, 96.8 ne Frisby av, see Benson av, (*) es, 96.8 ne Frisby av, Becker av, (*) sws, 50 e Bronx Blvd, 50 x100, Washingtonville; Wm T Mapes to Frank B Doughty, 146 W 83; A R, T & I; QC; Oct25; Nov6'11.

Becker av, (*): Ellen Bathrick to same; AT; QC; Dec16'08; Nov6'11.

Becker av, (*): Mary F Wadick to same;

Becker av, (*); Mary F Wadick to same C; Nov3; Nov6'11.

QC; Nov3; Nov6'11. nom

Bryant av, (11:2996) ns, 200 s 173d, runs
w 82 x sw3.11xse65xs72.4xsw51.3xs12.8xe100
to av xn175 to beg, vacant; Jas J Murray
to City of NY; Nov4; Nov6'11. 10,000

Brook av, 193-211, (9:2264), nwc 136th
(No 501), 200 to ss 137th (No 500), x100,
5-6-sty bk tnts; David Jacobs to Cream
City Holding Co, 60 Liberty; AL; Nov1;
Nov3'11. O C & 100

Nov3'11.

Bathgate av, 1836, (11:2923) es, 164 s
176th, 25x102x25x101, except part for av,
3-sty fr dwg; Jos F Daly (ref) to David
F Butcher, 124 New York av, Bklyn;
FORECLOS, Oct31; Nov3'11.

Bryant av, 1503-5, (11:2995) ws, 60 s
172d, 40x100, 2-3-sty bk dwgs; Wm H D
North to Anna Bauer, 914 Longwood av;
mtg \$16,000; June14; Nov3'11.

O C & 100

Bruner av. (*) see Boston vd. see Poston

Bruner av, (*) see Boston rd, see Boston rd, (*) see Bruner av.

Boston rd, (*) see Bruner av.

Boston rd, (*) see Bruner av. 100x159.3 x95x99.1; Wm L A Arctander to Fridolin Weber, 372 E 155; ¼ pt; mtg \$2,600; Oct 24; Nov8'11.

24; Nov8'11.

Bainbridge av. (12:3286) es, 198.1 s 193d, a strip 50x0.9x50x1.9; also MARION AV, 2573, (12:3286) ws, 452 n rd from West Farms to Kingsbridge, 50x155.8x50x155.3, except pt for Marion av, 3-sty fr dwg; Thos Kelly heir Jno Kelly to Ann Kelly, 2573 Marion av; 1-6 pt; QC; Sept22; Nov nom 9'11.

Bedford Park Blvd, 243-7, (12:3303) es, 35 n Briggs av, 75x100, 3-3-sty bk dwgs; Bedford Blvd Constn Co to Moses Hodes, 245 E 200; Nov8'11.

Bryant av, 2003-07, on map 2001-3, (11:-3131) ws, abt 70 n 178tth, runs nw110xne 38xnw17xne15xse127 to av xsw46 to beg, except part for st; 2-2-sty fr dwgs; Paul Stachnik to Victor S Stachnik, 272 W 154, 1-3 pt; mtg \$6,600; Sept11; Nov8'11.

O C & 100

Bryant av, 2003-07, on map 2001-3; same to Alex Stachnik, 2119 Vyse av, 1-3 pt; mtg \$6,600; Sept11; Nov8'11. O C & 100

Barker av. (*) swc Elizabeth, 100x125, Dlinville; Mina Sturzenegger to General Baking Co, 62 Cedar; Nov6; Nov8'11. O C & 100

Blackrock av, (*) being land lying in front of lot F F on map Unionport & extending to c l of Blackrock av; Jos Clemens et al to City of NY; Oct25; Nov nom

Blackrock av. (*) CHATTERTON AV & PUGSLEY AV, lands lying in beds of sts in mtg made by Clemens et al to O'Connell recorded Oct29'09; rel mtg; Michael O'Connell to City of NY; Oct25; Nov8'11. nom

Crotona av (Washington) (11:3103) nws 170 s 187th, 100x100, vacant; also PROS-PECT (Taylor) av, (11:3102) nws, 70 s 187th, 100x100, vacant; John Dalton to Mary J Dalton; QC; July15'01; Nov3'11.

Gift
Corsa av, (*) ss, 26 w Needham av, 26x
96x—x—, being lot 106 map 981 Laconia
Park except that part lying west
of a line through said lot parallel
with w 1 & 25 e therefrom; Agnes Nichols
to Mathilda de Boer, 7354 Amboy rd, B of
R; mtg \$750; Oct27; Nov4'11. O C & 100
Commonwealth av, (*) ws, 98 n Tremont av, 25x100; re mtg; Mary A Ferris
to Jas P Cells, 1433 Commonwealth av;
Oct30; Nov4'11.

Commonwealth av, (*) ws 98 n Tre-

Commonwealth av. (*) ws, 98 n Tre mont av, 25x100, except pt for av & awar for same; Jas P Cells & ano to Albt Luik 1434 Rosedale av; AL; Nov6; Nov8'11. non

Creston av, 2861, (12:3319) ws, 10
198th, 33.4x125x33.9x125, 2-sty fr dwg
sty fr rear garage; Anna M Kaeck
Cornelius L Kaeck, 19 E 198; mtg \$6,
Oct26; Nov9'11. O C &

Oct26; Nov9'11. O C & 10

Cauldwell av, 700-02, (10:2628) es, 343
156th, 43x106.5x43x105.7, 5-sty bk tnt
strs; Fanny Gruen to Jonas Weil, 128
121 & Bernhard Mayer, 41 E 72; mtg \$32
000; Nov6; Nov8'11. O C & 10

Oc. Nov6; Nov8'11. Oc. & Cauldwell av, 704-6, (10:2628) es, 2 156th, 43.6x105.7x43.6x104.9, 5-sty bk strs; Fanny Gruen to Jonas Weil, 2 & Bernhard Mayer, 41 E 72; mtg \$00; Nov6; Nov8'11.

000; Nov6; Nov8'11. O C & 100
Cauldwell av, 704-6, (10:2628) es, 299.6 s
156th, 43.6x105.7x43.6x104.9, 5-sty bk tnt &
strs: Jonas Weil et al to Fanny Gruen, 401
E 52; AL; Nov6; Nov8'11. O C & 100
Cauldwell av, 700-2, (10:2628) es, 343 s
156th, 43x106.5x43x105.7, 5-sty bk tnt &
strs: Jonas Weil et al to Fanny Gruen, 401
E 52; AL; Nov6; Nov8'11. O C & 100
Davidson av, see Clinton al see Levense

Davidson av, sec Clinton pl, see Jerome v, ws, 123 n 181st.

Davidson av. nec 181st, see Jerome av. s, 123 n 181st.

Daly av, 2099, (11:3122) swc 180th, 3 x101.6x31.2x99.6, 2-sty fr dwg; Arthur Butts, Jr to Central Bldg Impt & Inverse ment Co, 149 Church; mtg \$6,400 & ANOV6 Nov8'11. & AL;

Eagle av, 890, (10:2627) nec 161st (Nos 611-7), 25x100, 6-sty bk tnt & strs; Wilx Realty Co to Eliz Quinn, 528 7th, Bklyn; mtg \$31,625 & AL; Nov1; Nov3'11.

Eagle av, (10:2617) ws, 553.2 s 156th, 50x95, vacant; Ursuline Convent, a corpn, to Flanagan, Inc, 667 Eagle av; QC; Sept 6; Nov8'11.

6; Nov8'11.

Fulton av, (10:2609) nws, 103.9 sw 168th, runs nw195.1xne103.6 to sws 168th xse 133.5xsw28.2xse69.8 to av at pt 28.11 sw 168th xt xsw74.11 to beg, vacant; Mutual Life Ins Co of NY to Sarah F Conovan, 412 Pleasant av; Oct18; Nov6'11.

Co & 100

Fulton av, (10:2609) nws, 103.9 sw 168th, runs nw195.1xne103.6 to sws 168th xse133.5 xsw28.2xse69.8 to av at pt 28.11 sw 168th xsw74.11 to beg, vacant; Sarah F Conovan to Wm J Diamond, 1715 Wash av; mtg 13,500; Nov3; Nov6'11.

Houghton av, (*) ns, 75 e Zerega av, runs e 215 to Westchester Creek xs30 to c 1 Houghton av xw215xn30 to beg; Eliza O D Reinhardt to City of NY; July25; Nov4'11.

Houghton av, (*) nec Zerega av.

Houghton av, (*) nec Zerega av, see Houghton av, (*) nwc Zerega av.

Houghton av, (*) land in bed of av in front of lot 495 & plot K, map Unionport; re-mtg; Geo H Denman, Jr, to City of NY; QC; July20; Nov4'11.

QC; July20; Nov4'11.

Houghton av, (*) nwc Zerega av, runs w 290 xs30 to c l Houghton av xe290 to ws Zerega av xn30 to beg; also HOUGHTON AV, (*) nec Zerega av, runs e75xs30 to c l Houghton av xw75 to es Zerega av xn30 to beg; Geo H Denman & Eliza O Reinhardt to City of NY; July25; Nov4'11.

Hughes av, 2253, (11:3071) ws, 225 s 183d, 25x100, 3-sty bk dwg; Emma B Lewis to Timothy H Kelley, 375 E 146; mtg \$7,500; Nov3; Nov4'11.

Haviland av, (*) & Watson av, land in bed of avs in front of lands mortgaged by Jos Clemens & Peter J Stumpf, recorded July6'09; re-mtg; Sarah E Callaway to City of NY; QC; Oct26; Nov4'11.

Honeywell av, 2090-2, (11:3122) sec 180th (No 1160), 80x97.5x80x97.6, 2 2-sty fr dwgs & 1-sty fr garage; Chas P Hallock to Central Bldg Impt & Investment Co, 149 Church; mtg \$15,000 & AL; Nov6; Nov8'11.

OC & 100

Hughes av, 2527, (12:3273) nwc 191st, 60
x85, 2-sty fr dwg & several 1-sty fr bldgs;
Magdalena Smith to Vinton, Betram M &
Harris R Smith, all at 2527 Hughes av,
joint tenants, 2-3 pts; Nov6; Nov8'11. nom

Haviland av, (*) that part of av lying
in front of lots 572, 573 & C C, map of
Unionport, & extends to c 1 of said av;
Peter J Stumpf & Jos Clemens to City of
NY; Sept26; Nov8'11.

Hoe av. ws, 25 n 172d, see Charlotte

Hoe av, ws. 25 n 172d, see Charlotte, nec Seabury pl.

Jerome av. (11:3195) ws, 123 n 181st, runs n10.1&68.9 to ss Clinton pl xwl15xs 79.6xe112 to beg, vacant; also DAVIDSON AV, (11:3195) nec 181st, 200 to ss Clinton pl x100, vacant; Chas R Schliess to Martha M Schliess his wife, 240 E 61, 1-3 pt; B&S; Oct16; Nov6'11.

Jerome av, swc Clinton pl, see Jerome r, ws, 123 n 181st.

Jackson av, 981, see 93d, 177 E Manhat-

Lyon av, (*), ns, 80 w Parker av, 25x100; John J Fischer to Benenson Realty Co, 407 E 153; mtg \$4,000; Oct30; Nov3'11. O C & 100

Leases

Lyon av. (*) same prop; Benenson Realty Co to Geo Costar, 1922 E 177; mtg \$4,-000; Nov2; Nov3'11.

Lafayette av. (10:2764) ns. 50 w from es Faile, 50x100, vacant; Fredk Berenbroick to Wm R Hausstein, 787 Dawson; QC; Oct31; Nov3'11.

OC & 100

McGraw av, (*) swe Theriot av, see Theriot av, (*) swe McGraw av.

Marion av, 2573, see Bainbridge av, es, 8. F s 193.

Morris av, 2304-8, see Washington av 2183.

Morris av, 2304-8, see Washington av, 2183.

Mulford av, (*) ws, 100 s Alice, 25x100; Margt M Just to Adam Saalwachter, 226 Wilns av; Oct26; Nov8'11. O C & 100 Mulford av, (*) ws, 100 s Alice, 50x100; Adam Saalwachter et al to Margt M Just, 1/11 Van Buren; Oct26; Nov8'11.

O C & 100 Mulford av, (*) ws, 125 s Alice, 25x100; Margt M Just to Xavier Burri, Butler pl, — s Hirschell; Oct26; Nov8'11. O C & 100 Morris av, (11:2828) ws, 85.8 s Tremont av, 50x135, vacant; August Jacob Constn Co to Gustave Zimmermann, 228 E Tremont av; Nov2; Nov3'11. O C & 100 Morroe av, late Av A, (11:3170) es, 250 n 181st, late 5th, 50x130.6, 2-sty fr dwg; Mary L Rothkirch to Edw Bleser, 2259 Walton av; AL; Nov2; Nov3'11. O C & 100 Monaghan av, (*) es, 350 n Jefferson av, 25x100, Edenwald; Toube Hutnick to Sami Kesselman, 554 Grand; Nov6'11. O C & 100 Oneida av, (12:3365) ws, 100 s 235th, 50 x100, vacant; Helen B Rosenbaum to Frank Zambetti, 721 E 218; deed given to secure bldg materials, &c; AL; Nov4; Nov8'11.

Pugsley av, (*) being land lying in front of lot F F on map Unionport and extending to c l said av, being part of Pugsley av, extending from Chatterton av to Blackrock av; Jos Clemens et al to City of NY; Oct25; Nov8'11.

of NY; Oct25; Nov8'11.

Prospect av, 971, (10:2678) ws, 352 s
165th, 120x175, 1 & 2-sty & b fr dwg, 1 &
2-sty fr stable & vacant, except part for
av; Augusta Liebertz to Bimberg-Welter
Amusement Co, 132 Nassau; AL; Sept28;
Nov4'11.

O C & 100

Prospect av, nws, 70 s 187th, see Crotona av, nws, 170 s 187th.

Prospect av, (10:2678) ws, 352.2 s 165th,

—x144.11, boundary line agmt; Augusta Liebertz, wid, 971 Prospect av, with Fredk J McCarthy, 977 Prospect av; Oct19;Nov6 '11.

Pelham rd, (*) ss, at c land formerly Geo.Baxter, runs s140xe38xn140 to rd xw38 to beg, except pt for Westchester av; Wm J Hyland to Herman Menaker, 428 E 157 & Abr Stolwein, 427 E 158; Oct30;Nov4'11.

Prospect av, 2446, (11:3115) es, 460 n 187th, 20x95, 2-sty bk dwg; Ernestine wife Jacob Malino to Chas Dammeyer, 440 E 156; mtg \$7,000 & AL; Nov3; Nov9 '11.

Park av, (11:3031) ws, 287.8 s 187th, 150 98.3x150.1x105.9, vacant; re mtg; Abram C Palmatier to Tremont Park Realty Co, 1692 Monroe av; Nov6; Nov9'11. 4,650

Rosedale av, (*) ws, being lots 473 to 475 blk P amended map (514) of Mapes Estate; Wm B Logan to Jno P Morris, 570 Newark av, Jersey City, NJ; mtg \$2,-900; Feb8; Nov8'11.

Randall av, (*) ss, 75 w Hill av, 25x100; Land Co "C" of Edenwald to Leo Anderson, 164 E 124; Nov1; Nov6'11. nom Stebbins av, (11:2972) swc Jennings, 75.7 x38.6x48.8x69.6; Cioffi Co to Ernestine Malino, 830 Hewitt pl; mtg \$44,000; Oct31; Nov6'11. O C & 100

Nov6'11. O C & 100

spofford av, (10:2737) ns, 250 w Brown av, 44.6x120.6x6.6x100, vacant; Sophia Gorsch to Arthur O Ernst, 281 Edgecomb av; Oct22; Nov9'11. O C & 100

southern Boulevard, 549, (10:2683) ns, 587.6 w Av St John, 37.6x105, 5-sty bk tnt & strs; Lena Gardner to Mary H Strayer at Morsemere, NJ; mtg \$38,000; Nov6; Nov 8'11.

Sodewister av. (0:2541) ws of the whore

8'11. nom

Sedgwick av, (9:2541) ws, at pt where land of Croton Aqueduct Appropriation adjoins land of Estate Matthew Kyle, runs nw305.11xn107xe24.9 & 279.6 to av xs90.1 to beg; Wm G Rose to Jas L Van Sant, 790 Riverside dr; mtg \$10,750 & AL; Nov2; Nov8'11.

Nov8'11.

Seneca av, (10:2762) nwc Whittier, 25x 100; Cath Murphy to Gibson Distilling Co, 109 Hudson; Oct6; Nov8'11.

Theriot av, (*) swc McGraw av, runs s 100xe30 to c 1 Theriot av xn100 to ss McGraw av xw30 to beg; deed of cession; Caroline & Jno M Haffen, EXRS Jno Haffen, ded & Mathias Haffen to City of NY; Aug2; Nov8'11.

fen, dcd & Mathias Haffen to City of NY; Aug2; Nov8'11.

Taylor av, (*) es, 155 n Col av, 25x100, except pt for Taylor av; Chas Ringelstein Jr, to Cora M Shaw, 1714 Taylor av; mtg \$4,000 & AL; Nov1; Nov4'11. O C &-100

Trinity av, 812, (10:2637) es, 125 n 158th, 25x99.1x25x99, 2-sty & b fr dwg; Simon & Ida Machiz to Benj M Gruenstein, 60 W 95; mtg \$5,000; Nov8; Nov9'11. O C & 100

Trinity av, 814, (10:2637) es, 150 n 158th, 25x99.2x25x99.1, vacant; same to same; mtg \$2,000; Nov8; Nov9'11. O C & 100

Trinity av, 540, (10:2557), sec 149th (Nos 690-6), 50x84, 2-sty fr dwg; Financiers Realty Co to Timothy D Sullivan, 214 E 11; AL; Sept7; Nov6'11.

Tinton av, 541, (10:2653) nwc 149th, 100x 94, vacant; Financiers Realty Co to Timothy D Sullivan, 214 E 11; AL; Sept7; Nov6'11.

nom

Timpson av, (*) es, 175 n 205th, 100x100; Cath C Hill to Madison Constn Co, 132 Nassau; mtg \$2,400; Oct28; Nov3'11. O C & 200

Tremont av (Waverly), (11:2804) ss, 100 e Mt Hope av, late Monroe av, 125x210.2x 125x209.7, except part for Tremont av, vacant; Gustave Zimmermann to August Jacob Constn Co, 2000 Morris av; mtg \$5,000; Nov2; Nov3'11.

Turnbull av, (*), ns, 90 w Havemeyer av, runs w50xs30 to c l Turnbull av xe50xn 30 to beg; Kasimir Lofink to City of NY; July15; Nov4'11.

Trinity av, 814, (10.2637) es, 150 n 158th, 25x99.1, vacant; Nathan Jacobs et al to Simon Machiz, 751 E 150; mtg \$2,000; Nov2; Nov4'11.

Trinity av, S12, (10:2637) es, 125 n 158th, 25x99.1x25x99, 2-sty & b fr dwg; Augusta Stecker to Simon Machiz, 751 E 150; Nov3; Nov4'11.

Union av, 540, (10:2674) nec 149th, 75x 100, vacant; Financiers Realty Co to Tim-othy D Sullivan, 214 E 11; AL; Sept7; Nov 6'11.

Vyse av, (11:2996) es 175 s 173d, 175x100, vacant; Commercial Finance Co of Pough-keepsie, NY to City of NY; Oct31; Nov3'11.
28,000

Wales av, 693, see Westchester av, 718. Wates av, 653, see Westellester av, 718, (10.2644), swc Wales av (No 693) runs w55.11xs22.7xe4.1x s40xe30.1 to ws Wales av xn79.10 to beg, 5-sty bk tnt & strs; Saml E Jacobs to Sellwell Realty Co, 115 Bway; AL; Nov3'11.

O C & 100

Wales av, (10:2574) nwe 142d, 50.4x100, vacant; Ernestine Malino to Cioffi Co, 1116 Intervale av; mtg \$4,000; Oct31; Nov6'11.

O C & 100

Wales av, 429, (10:2577) nws, 100 144th or Grove, 50x100, 2-sty & b bk dv & 1-sty fr rear bldg; Wm Lustgarten Estate I A Lustgarten, 68 Wm; Nov8; N 9'11.

White Plains rd, (*) nwc 236th, 71x143x 86x—, except pt for White Plains rd; Ida Fischer by Title Guarantee & Trust Co, GDN, to Geo Bruning, 576 E 169; ½ pt; AT; B&S; Nov8; Nov9'11.

White Plains rd, (*) nwc 236th; same prop; re dower; Ida Norton (Fischer) to same; Oct27; Nov9'11.

same; Oct27; Nov9'11.

Washington av, 2183, (11:3037) ws, 125 s Fletcher st now 182d, 50x150, except 5 ft strip across front, 5-sty bk tnt; mtg \$\$53,000 & AL; also MORRIS AV, 2304-8 (11:3172) es, 293.9 s Field pl, 56.3x117.6, 3 s-sty bk dwgs; mtg \$27,750 & AL; A Warren Constn Co to C D S Realty Co, 152 Lenox av; Nov6; Nov9'11.

Lenox av; Nov6; Nov9'11.

Washington av, 1993, (11:3035) ws, 295,10 in 178th, 53.10x145.9x53.8x146, 5-sty bk tnt; Emanuel I Silberstein (ref) to Superior Corp, 198 Bway; mtg \$48,000; FORECLOS, Aug11; Aug14; Nov8'11.

Watson av, (*) being land lying in front lots 572 & 573 & C C on map Unionport & extending to c 1 said av; Peter J Stumpf et al to City of NY; Oct25; Nov8'11. nom

et al to City of NY; Oct25; Nove 11. Held Woodycrest av, 1025, (9:2512) ws, 327.6 n 164th, 20.2x80.11x20.2x80.5, 3-sty fr tnt; Jno J O'Brien to Emma Johanns, 124 W 165; mtg \$7,500 & AL; Nov6; Nov8'11. O C & 100

Zerega av, (*) nec Houghton av, see Houghton av, (*) nwc Zerega av.

Zerega av. (*) nwe Houghton av, see Houghton av, (*) nwe Zerega av.

3D av. 3750, (11:2927) es, 87.4 n St Pauls pl, 40x100, 5-sty bk tnt & strs; John F H Demarest to Smithtown Impt Co, 132 Nassau; mtg \$35,000; Nov6; Nov8'11. O C & 100

Demarest to Smithtown Impt Co, 132 Nassau; mtg \$35,000; Nov6; Nov8'11. O C & 100

Lot 2, (12:3257), map (468) Benj Richardson, near Kingsbridge; Fredk I Lockman (ref) to Emma E Horn, 1969 Bway; FORECLOS, Nov3'11; Oct6; Nov6'11. 500

Lot 107A, n ½, (*) & all of lot 107B & 129, map No 2 of Olinville, except part for Bronx Blvd; Theo K McCarthy (ref) to Cosmopolitan Bank, 803 Prospect av; FORECLOS, Oct3'11; Nov2; Nov6'11 4,500

Lots. (*) 107, 108, 109 & 121 to 127, map (1122 in West Co), land of Duchess Land Co, Benson Estate, Throggs Neck; mtg \$2,950; also LOTS, (*) 473 to 490, 493 to 496, 505 to 510, 533 to 546 & 569 to 576, map (530 in NY Co), westerly portion of Benson Estate at Throggs Neck; mtg \$3,000 with A R T to land in Westchester Creek; also JOHNSON ST, (*) ws, lots 74 to 76, map J E Bullard & Co, adj So Mt Vernon, 90x 85.10x90x85.4; Mtg \$300; Bronxdale Realty Co to Wheeler Corp, 1123 Bway; Nov8'11.

O C & 100

Lots 12, 13, (*) blk 20 map (1443) of

Lots 12, 13, (*) blk 20 map (1443) of Bruce-Brown Land Co at Throggs Neck; Bruce-Brown Land Co to Frank Orth. 131 St Ann's av; Oct13; Nov3'11. O C & 100

Lot 51, map 1323 part Trask Estate; Jas A Farley to Timothy F Sullivan, 2794 3 av; Nov9'11. O C & 100

Lot 51, same prop; Timothy F Sullivan 5 Harry C Bryan, 600 E 164; mtg \$3,500 & L; Nov9'11. O C & 100

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.

Bond st, (2:529) sec Lafayette, all; Mary Ryan to Saml Wasserman; 4yf Mayl'10, Nov8'11.

Broome st, 430, (2:482) nec Crosby, re & sur Ls; Jesse Browne Jr, EXR, &c, Jesse Browne with Jos J Cullen, 430 Broome; AT; Nov1; Nov9'11.

Broome st, 430, (2:482) nec Crosby, all; Jesse Browne, Jr, EXR, &c, Jesse Browne to Diedrich Brand, 140 W 99, & ano, f Nov1 to May1'17; Nov9'11. 3,750

Crosby st, nec Broome, see Broome, ¹Columbia st, swe Houston, see Houston,

"IGreenwich st, 40, (1:14) asn Ls; Saml Klatzko to Thos F Dowling, 40 Greenwich; mtg \$2,716.32; Nov6; Nov8'11. nom 'Hudson st, 282, (2:579) asn Ls; Thos O'Kane to Geo I Louden, 165 E 66; Nov4; Nov8'11.

¹Houston st, 421 E, (2:335) swc Columbia, asn Ls; Sarah Rosenberg to Saml Rosenberg, 421 E Houston; Nov2; Nov6'11. nom ¹Lafayette st, sec Bond, see Bond, sec Lafayette.

¹Mott st, 228, (2:493) all; David Abraham to Benj Di Palma; 3yf Septl'10; Nov6'11. 2,940 & 3,000

Morton st, swc Washington, see Wash-egton, swc Morton.

Ington, swe Morton.

Morton st, see West, see West, 369-70.

Orchard st, 178, (2:412) asn Ls; Louis Dicker to Sam Sobel, 227 Rivington, & Jacob Bernstein, 163 Stanton; AT; Nov6; Nov9'11.

Orchard st, 178, (2:412); consent to asm s; Harry Wallfisch to same; Nov6; Nov9

11.

Prince st. 26, (2:493) str & c; Michele Saviano to Ignazio Virga, 26 Prince; Gioram Battista Tusa, 53 Stanton, & Nicola Sardisco, 284 Elizabeth; 5yf Aug1; Nov9 780 & 840

Perry st, 155-9, (2:637), sur Ls; Burns Bros to St John's Park Realty Co, 50 Pine; AT; Oct30; Nov4'11.

Perry st, 155-9, (2:637) sur Ls; Burns Bros to St Johns Park Realty Co, 50 Pine; nom Oct30; Nov6'11.

Puttons at 54 (1:255) available.

Rutgers st, 54, (1:255) sur Ls; Saml Klatzky to Mary Schulman, 241 Henry; AT; Oct31; Nov8'11.

AT; Oct31; Nov8 11.

Rector st, (1:51) bet Trinity pl & Green-wich; pt 2d sty in U S Express Bldg; U S Express Realty Co to Carl H Thiesen, 726 E 151; 5yf June15; Nov8 11. 1,200

sen, 726 E 151; 5yf June15; Nov811. 1,200

West st, 369-70, (2:602) sec Morton, 1st, 2d, 3d & 4th fls & pt rear b; also WASH-INGTON ST, (2:602) swc Morton, 3d & 4th fls & pt b; Alex List & Thos Lennon to U S of A by Frank H Hitchcock, P G of U S; 10yf Oct8'10; Nov9'11.

30,750

13D st, 136 E, (2:430), asn Ls; John Faeth heir, &c, Margaretha Oberle to Margaretha & Anna Faeth, both at 128 E 3; Nov1; Nov3'11.

17TH st, 19 E (2:462)

¹**7TH st, 19 E,** (2:463) all; Max Do ano to Sarah Blum, 104 2d av; 3yf 1; Nov8'11.

1; Nov8'11. 2,500

12TH st, 511 E, (2:406), str & b; W C
Dilger to Silvestro Ditiberti, 511 E 12;
5 2-12yf Marl'10; Nov4'11. 420 to 600

13TH st, 425-9 E, (2:441) ns, 269 e 1 av, runs e74xn103xw25xs33.10xsw29.10xw25.2 x
s53.3 to beg; a R, T & I to tax certf 338
sold abt Sept7'65; Ward No 2584; taxes for year 1858; sale made for 90 yrs; De Witt-Bailey, EXR Chas H Bailey to Robt Lawrence, 2465 Bway; Nov2; Nov4'11. 150

13TH st, 425-9 E, (2:441) ns, 269 e 1 av, runs e74xn103xw25xs33.10xsw29.10xw25.2 x
s53.3 to beg; asn tax Ls; taxes for 1865, 1867, 1868; sold abt Dec16'71, which sale was for 400 years; tax certf 1088; lots 2583 & 2584; AT; Gilbert C Peterkin, ADMR Jno Peterkin to Robt Lawrence, 2465 Bway; Nov2; Nov4'11. 500

11STH st, 417 E, (3:950), asn Ls; Frank

Nov2; Nov4'11. 500

'ISTH st, 417 E, (3:950), asn Ls; Frank Calascione to Henry Elias Brewing Co, 403 E 54; Nov2; Nov4'11. nom 120TH st, 309 W, (3:744) nes, 150 nw 8 av, 25x91.11, the land; Laura M Moore life tenant under will Clement C Moore to Cath Brady, 315 W 20; 21yf Nov1 (option of rne); Nov3'11.

120TH st, 307 W, (3:744) nes, 125 nw 8 v, 25x91.11, the lot Laura M Moore as ife tenant under will Clement C Moore o Margt Lemon admtrx Saml Lemon, 621 av; 21yf Nov1 (21 y renewal); Nov8'11.

¹21ST st, 43 E, (3:823) all; Eliz H Stanton, individ & EXTRX, &c, Geo H Belcher to Lena Bieber, 10 W 21; 5yf Sept1; Nov3'11.

129**TH st, 9 & 11 W,** (3:831) top fls; Jane Paitoute to Mrs Victoria Hayes, 104 W 22; 3yf Oct1; Nov9'11. 2,000 132**D st E, nec Mad av,** see Mad av, 153-9.

av, 18.9x100.5, sur Ls with bldgs; Nora Page to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, deed, for Jno J Astor; AT; Nov1; Nov6'11.

145TH st, 311 W, (4:1036) ns, 162.6 w 8 av, 18.9x100.5, sur Ls with bldgs; Robt Gordon et al to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, decd, for Jno J Astor; AT; Nov1; Nov6'11.

145TH st. 313 W, (4:1036) ns. 181.3 w av, 18.9x100.5, sur Ls with bldgs; Au Brandes & ano, EXRS Hy G Peters to Ja R Roosevelt, at Hyde Park, NY, et a TRSTES Wm Astor, deed, for Jno J Astor AT; Oct31; Nov6'11.

145TH st, 307 W, (4:1036) ns, 125 w 8 av, 18.9x100.5, sur Ls with bldgs; Helen M Mc-Cormick to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, decd, for Jno J Astor; AT; Oct30; Nov6'11. nom

Mortgages

145TH st, 52 W, (5:1260) all; Susie E Fitchett & ano to Jno Phinney, 258 W 55; 4 11-12yf Nov1; Nov9'11. 3,000 to 3,300 147TH st, 620 W, (4:1094) ss, 300 w 11 av, runs s121.10xw75xn65xse— to pt 325 w 11 av xn68.8 to st xe25 to beg, all; Ernest Flagg to Lew M Fields, 307 W 90, & Edw Margolies, 44 W 34; 42yf May1; Nov3'11. taxes, &c, & 6,500 & 7,500 147TH st, 620 W; Lew M Fields & ano to Shubert Theatrical Co, 1416 Bway; 10yf May1; Nov3'11. % of taxes, &c, & 8,000 & 9,000 147TH st, 620 W, (4:1094) ss, 300 w 11 av, runs s121.10xw75xn65xse—xn68.8 to st xe 25 to beg, all; Ernest Flagg to Lew M Fields, 307 W 90, & Edw Margolies, 44 W 34; 42yf May1; Nov4'11. taxes, &c, & 6,500 & 7,000 150TH st E, nwc 2 av, see 2 av, 943.

taxes, &c, & 6,500 & 7,000

150TH st E, nwc 2 av, see 2 av, 943.

1102D st, 416 E, (6:1695) all; Geo Wittmann to Jacob Thumann, 64 E 87; 3y&5½
mos f Nov15; Nov9'11. 1,680

1109TH st, 325 E, (6:1681) 25x100, all;
Jno Kelly to Rosina Scaravaglione, 325 E
109; 2½yf Nov1; Nov3'11. 1,140

1114TH st, 331 E, (6:1686) all; Luisa
Garofalo to Michele Greco, 331 E 114; 5yf
Apr1; Nov8'11. 1,200

1123D st, 73 E, (6:1748) nwc Park av,
sal ls; Leopold Nugass to Paul Naples,
1617 Park av, 440 E 110, or 73 E 123; 5yf
Oct1; Nov9'11. 900

139TH st, 63-5 E, (6:1737) all; Louis

139TH st, 63-5 E, (6:1737) all; Louis Hyman to Jew Wing, 31½ Pell; 5yf Nov 15; Nov9'11. 4,000 & 4,750 1139TH st, 59-61 E, (6:1737) all; Louis Hyman to Jew Wing, 31½ Pell; 5yf Nov 15; Nov9'11. 4,000 & 4,750

¹Broadway, (8:2119) nec 160th, 5th str n of 160th; Joachim S Van Wezel, Jr, to Sol & Emile Kahn, both at 1993 Ams av; 3yf Nov1'13; Nov9'11.

Broadway, 1162, (3:829) asn Ls; Henry Zahn to White Restaurant Co, 1162 Bway; Nov1; Nov3'11.

Broadway, 2315, (4:1231) agmt modifying conditions in Ls dated Mar20'09; Charlotte R Lee with Wm B Riker & Son Co; Nov2; Nov6'11.

Nov2; Nov6 11.

**Lexington av, 447, (5:1299) asn Ls; Morris Goldman to Morris Greenstein, 632 av; Aug2; Nov9 11.

**Madison av, 153-9, (3:862) nec 32d, 4th loft; Empire Holding Co to Geo H Montrose, 125 Westminster rd, Flatbush; 5yf Feb! 12; Nov4 11.

**Madison av, 153-9, (3:862) nec 32d, 4th loft; Empire Holding Co to Geo H Montrose, 125 Westminster rd, Flatbush; 5yf Feb! 12; Nov4 11.

**Graph as a control of the control

"Madison av, 153-9, (3:862) 5th loft; same to Geo H Montrose & Co, 20 W 20; 5yf Feb1'12; Nov4'11.

Park av, nwc 123, see 123d, 73 E.

1Park av, 1651, (5:1548) 2 strs & b on av, str on 86th & 6 rs on 2d fi; Morris Freundlich to Max Steinberg, 1651 1 av; 10yf May 1; Nov3'11.

1; Nov3'11. 2,700 to 2,820

12D av, 522, (3:935) str & c; Edw Engel to Dennis Scully, 401 3 av; ext Ls; 3yf Oct1'12; Nov3'11. 1,500

12D av, 943, (5:1324) nwc 50th, str fl & b; Henry Michaelis to Dick Schlichting, 943 2 av; 5yf Oct1; Nov6'11. 1,500

12D av, 1317, (5:1424) n str & b; Harriet Baer to Gustav Halpern, 1317 2 av; 5yf May1; Nov6'11. 360 & 384

"STH av, 407, (3:754) str & b; Isaac J Silberstein et al, EXRS, &c, David Silber-stein to Chas Geisert, 166 Franklin av, Bklyn; 7y&½mo f Dec15; Nov3'11.

19TH av, 244, (3:748) asn Ls; Eliz Deegan, individ & EXTRX Michl Deegan to Jos Deegan, 433 W 21; Oct25; Nov3'11.

LEASES

Borough of the Bronx.

"165TH st, 971 E, (10:2717) str; Isidore Weckstein to Jos Starobin, 984 Tiffany; 3yf Dec1; Nov3'11. 210

"180TH st, 940 E, (11:3127) str; Krabo-Ernst Realty Co to Clara Bernstein, 940 E 180; 5yf June1; Nov9'11. 420 to 480

"180TH st, swc 3 av, see 3 av, swc 180th.

"187TH st, 651, (11:3075) nec Belmont av, 2-sty bldg & str; Danl McLean to Michl Tiso, 651 E 187; 5yf May1; Nov8'11.

¹188TH st, 160 E, formerly 189TH st, 652 E, (11:3165) str fl & b; Helene Mundt to Hermann Kramer, 160 E 88; 5yf Nov1; Nov 6'11. 420 & 480

Hermann Kramer, 420 & 480 6'11.

Belmont av, nec 187th, see 187th, 651 E.

Bathgate av, 1579, (11:2913) part of Moses Maas to Arthur Lowy, 2120 Hughes av; 4½yf Nov1; Nov8'11.

Coden av, 998, (9:2511) str fr, c & rearb str; Francis P Kenney to Victor Strachnik, 2916 8 av; 3yf May1'12; Nov8'11.

1,200

¹Prospect av, 2309-11, (11:3102) all; Pa Belz & ano to Edwin Wolf, 1930 Webst av; 5yf May1; Nov3'11.

Railroad av, (*) nec Sea View av, see Sea View av, (*) nec Railroad av.

¹Sea View av, (*) nec Railroad av, Bay-chester, hotel, &c, all; Johanna Krueger to Nicholas & Eliz Hahn, on premises; 10yf Oct1; Nov9'11. 480 & 600

'Westchester av, 718, (10:2644) str & b & 5 rms above str; Saml E Jacobs to Vincent Palazzolo, 718 Westchester av; 3yf Apr1; Nov8'11.

¹3D av, (11:3045) swc 180th, str &c; Kell-700d Realty Co to Theo Neckles, 417 3 v; 10yf July1; Nov8'11. 1,800 to 3,600

13D av, (11:3045) swc 180th; consent to asn Ls to Auringer Neckles Co; same to same; Aug8; Nov8'11.

13D av, (11:3045) swc 180th; asn Ls; Theo Neckles to The Auringer-Neckles Co, 520 E 180; Nov1; Nov8'11.

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 mortgage, 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.

Borough of Manhattan.

NOV. 3, 4, 6, 8 & 9.

mBeaver st, 37, (1:25); ext of \$50,000 mtg to Octl'14, at 4½%; Oct4; Nov3'11; Frederic B Jennings, of NY, & Jno G McCullough, of Bennington, Vt., with Augustus Hemenway at Canton, Mass; Morris Gray, Newton, Mass, & Jno C Gray, 176 Beacon, Boston, Mass, trus Augustus Hemenway.

mBleecker st, 288-90, (2:587) ws, 40 s Barrow, 40.3 to Commerce (Nos 1-3) x81x39.9x 81; given to secure mtg of \$8,500 covering 359-61 E 8th; pr mtg \$——; July22; Nov6 '11, demand, 6%; Hyman & Jos Schlessinger to Louis Manheimer, 76 Morningside av W. 6,000

av W.

"Broome st, 430, (2:482) sal Ls; Novz;
Nov9'11, demand, 6%; Diedrich Brand &
Christian Von Glahn to Geo Ehret, 1197
Park av 1,000 Park av.

mChristopher st, 75, (2:619) ns, 101 w 4th, runs n106.1xw25xs106.2xe25 to beg; Nov6 '11, due Dec10'11, 6%; Anna A Esser, devisee Herman H D Cordts to Michl Bernstein, 1475 Herkimer, Bklyn.

mChrystie st, 122-6, (2:419); ext of \$70,000 mtg to Sept7'16, at 5%; Sept22; Nov4'11; Lawyers Mtg with Kramaf Realty Co.

mCherry st, 24-30, (1:112) ns, 208.7 e

Lawyers Mtg with Kramaf Realty Co.& Jogert Realty Co.

"Cherry st, 24-30, (1:112) ns, 208.7 e
Franklin sq. runs e97.7xn241xe10xn31.1xw
20xnw14xsw30.11xse7xsw4xse8xsw21xsw 21
xsw13.4xsw6,9xnw7.10xw10.5xs230.7 to beg;
also PEARL ST, 384, (1:112) es, abt 80 s
Oak, runs s18.4xe100.1xne33.8xn30xw88.11
to beg; also OAK ST, 5, (1:112), es, 37.9 e
Pearl, old line, runs s54.9xs26xe30.10xe11x
n70.10xn24.10 to st, xw22.10 to beg; also
PEARL ST, 390-2, (1:112), sec New Bowery or Oak (Nos1-3) 37.9x54.9x69x36; pr
mtg \$165,000; Oct24; Nov3'11, due as per
bond6%; Waldron B Vanderpoel to Geo B
Vanderpoel at Summit, NJ. 2,000

"Centre st, 221-3, (1:236) swc Grand (Nos
161-3) 80.1x53.3x80.3x50.7; Oct14; Nov4'11,
due Nov1'13, 4½%; Robt J Turnbull (3d),
Ellen W Turnbull, of Yemassee, S C;
Ethel Turnbull, of Waltham, Mass; Jno
S Turnbull, NY, & Gouverneur M W Turnbull, NY, heirs Robt J Turnbull (2d) to
Louis J de Milhau, 19 W 12. 30,000

"Commerce st, 1-3, see Bleecker, 288-90.

"Columbia st, swc Houston, see Houston,

^mColumbia st, swe Houston, see Houston, 421 E.

mChrystie st, 128, see 46th,

mClinton st, 188-1881/2, see Division, 218-

22.

***MCrosby st, 159-61, (2:522) es, 134.4 s
Bleecker, 56:10x77.7x70.2x77.7; Nov9'11, 5y
5%; Henry & Henry W Dazian & Sophie
Cohen, individ & as trstes David W Dazian to Astor Trust Co, 389 5 av. 110,000

***MDivision st, 218-22, (1:314) nec Clinton
(Nos 188-88½), 64x67.10x26.10x90.4; PM;
pr mtg \$82,000; Nov1; Nov8'11, due Nov1
'23, 6%; Peter Doll to Julius Tishman. 25
W 90.

**MDav. Dock st 19 522 12th 722 8 E

W 90. **mDry Dock st, 19,** see 12th, 722-8 E. **mFranklin st, 85,** (1:174) ss, 143.6 e
Church, 24.6x100; Nov6'11, 5y4½%; Emanuel N Campe to Cath A Stevens, 17 W 74.

35,000

mGreenwich st, 628-34, see Morton, 92-8.

^mGrand st, 161-3, see Centre, 221-3.

mGrand st, 161-3, see Contra,

mGrand st, 33, (1:227), swc Thompson (No
17) 24x79; Nov3; Nov4'11; 3y5%; Kramer
Contracting Co to Church Extension Committee of The Presbytery of NY, 54 Wall.
34,000

"Grand st, 33; certf as to above mtg; Nov ; Nov4'11; same to same.

mGrand st, 33; sobrn agmt; Nov3; Nov4 '11; same & Harris Mandelbaum &Fisher Lewine with same.

"Houston st, 421 E, (2:335) swc Columbia,
—x—, leasehold; Nov2; Nov6'11, demand,
6%; Smal Rosenberg to Jas Everards
Breweries, a corp, 12 E 133. gold, 4,000

mHudson st, 503-7, (2:630); sobrn agmt; Nov3; Nov6'11; Greenwich Investing Co & Jas H Cruikshank & Wm D Kirkpatrick with Sender Jarmulowsky.

mHudson st, 282, (2:579), sal ls; Nov6; Nov 8'11, demand, 6%; Geo I Louden to Geo Ehret, 1197 Park av. 1,000 mHenry st, 99, (1:282) ns, 55.4 w Pike, 30 x45; PM; pr mtg \$18,000; Nov1; Nov8'11, installs, 6%; Peter Doll to Julius Tishman, 25 W 90. 2,500

man, 25 W 90.

**Menry st, 101, (1:282) nwc Pike (Nos 20-4), runs w55.3xn45xw30.1xn22.6xe85.4 to Pike, xs67.6 to beg; PM; pr mtg \$82,500; Nov1; Nov8'11, due, Nov1'23, 6%; Peter Doll to Julius Tishman, 25 W 90. 25,000

"Henry st. 101; PM; given to secure 2 notes for \$2,000 ea; Nov1; Nov8'11, 6 mos, 6%; same to same.

6%; same to same.

**Mane st, 16-8, see 46th, 45 W.

**Mane st, 93, (2:642), ns, 56.5 e Washington, 23x49.10x22.11x49.10; Nov2; Nov3'11, due, &c, as per bond; Jno H Cooper to Title Guarantee & Trust Co, 176 Bway.

mLispenard st, 13-5, (1:211), ns, 125.11 e West Eway, 49.10x100x50x100; Nov3; Nov4 '11; 5y5%; Henry W Ellison to American Mort Co, 31 Nassau. 38,500

Mort Co. 31 Nassau.

Massau.

**Mass

II; 5y0%, Katte Henry, 10,000 Jno Franklin, 120 W 3. 10,000 mMorton st, 92-S, (2:602) sec Washington (Nos 611-15), runs e188.11 to ws Greenwich (Nos 628-34), xs75xw120xn19xw64.10 to Washington, xn56.3 to beg; PM; Nov3; Nov4'11; 3y5½%; Chas Laue to American Mort Co, 31 Nassau. 70,000 mMadison st, 207, (1:271) ns, 105.8 e Rutgers, runs n73.6xw25xn26.4xe51xs100.1 to st xw26 to beg; Nov8; Nov9'11, due, &c, as per bond; Aaron S Ratkowsky, 47 Norfolk, to Henry Klingenstein, 1304 Mad av. 2,500

mNorfolk st, 136, (2:354), es, 100 n Rivington, 25x100; pr mtg \$25,000; Nov3'11; 2 y6%; Fred M Solomon to David Feifer, 111 E 81.

mOak st, 1-3, see Cherry, 24-30.

mOak st, 1-3, see Cherry, 24-30.
mOak st, 5, see Cherry, 24-30.
mPearl st, 390-2, see Cherry, 24-30.
mPearl st, 384, see Cherry, 24-30.
mPrince st, 203, (2:518); ext of \$11,000
mtg to Nov1'16, at 4½%; Nov1; Nov4'11;
Bankers Trust Co trste with Nicola Lanza,
203 Prince.
nom
mPerry st, 155-9, (2:637), ns, 70 w Washington, 66x100.3; PM; Nov6'11, 1y6%; St
John's Park Realty Co to American Mort
Co, 31 Nassau.
mPerry st, 155-9; certf as to above mfg:

mPerry st, 155-9; certf as to above mtg; Nov6'11; same to same.

mPike st, 20-4, see Henry, 101.

mRivington st, 260, (2:334) ns, 100 e Sheriff, 25x100; pr mtg \$25,000; Oct11; Nov 3'11; 3y6%; Abraham Geiger, 262 Riving-ton, to Wolf Franzblau, 26 E 109. 1,000

ton, to Wolf Franzblau, 26 E 109. 1,000

mRivington st, 7, (2:425), ss, 142.2 e Bowery, 28x99.9x28x99.10; pr mtg \$——; Nov2;
Nov3'11, due as per bond; Rose Hyman to
Mayer Katzenberg, 206 E 60. 30,000

mRivington st, 7; sobrn agmt; Nov1; Nov
3'11; same & Chas W Bohmfalk with same.

mSheriff st, 77, (2:339) ws, 81 n Rivington, runs n19xw50xs21xe25xn2xe25 to beg; PM; Nov3, Nov6'11, 3y5%; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth. 11,000 mThompson st, 17, see Grand, 33.

"Warick st, 101-3, (2:578) ws, 63.6 n Watts, runs w80xn28xw2xn14xe15xe67 to Varick xs42 to beg; Nov9'11, 3y5%; Chas I Weinstein Realty Co to Title Insur-ance Co of NY.

"Varick st, 101-3; certf as to above mtg; Nov9'11; same to same.

"Varick st, 101-3; sobrn agmt; Nov9'11; Jacob Kottek & David & Henry Lippmann with Title Insurance Co of N Y, 135 Bway.

mWashington st, 611-5; see Morton, 92-8.

mWashington st, 6, (1:135) ns, abt 140 w
Bway, 25x100; Oct31; Nov8'11, demand,
without interest; Theodore Stewart, a
corp to Wm Lanahan, 20 Light, Baltimore.
17,500

"Warren st, 8; certf as to above mtg; Oct 31; Nov8'11; same to same.

"1ST st 36 E, (2:443) ns, 132.8 e 2 av, 24.2x51.2x24.11x56; Sept18; Nov6'11, 2y6%; Mary Green to Oscar Arnold, 105 Rivington.

"2D at 145 E acc Ar A 25

ton.

m2D st, 145 E, see Av A, 25.

m5TH st, 235 E, see 46th, 45 W.

m6TH st, 317 E, (2:448) ns. 240 e 2 av, 20 x81.9; pr mtg \$15,000; Marg'10; Nov4'11; 3 y6%; Solomon Neumann to Louis Horowitz 1,600

1,600

m7TH st, 301-3 E, see 7th, 233 E.

m7TH st, 233 E. (2:377) ns, 35.1 e Av C,
18.1x48.9; also 7TH ST, 301-3 E, (2:363) n
s, 40.7 w Lewis, 39.1x73; also 123D ST,
354-64 E, (6:1799) ss, 82.2 w 1 av, runs
s86 xe2.2 x s14.10 x w95 x n100.11 to st x e
92.10 to beg; PM; pr mtg \$116,000; Nov2;
Nov8'11, 20y6%; Gussie Raynes & Yetta
Herskowitz to David Jacobowitz, 233 E 7.
17,000

mSTH st, 359-61 E, see Bleecker, 288-90. m12TH st, 722-8 E, (2:381), swc Dry Dock (No 19), 84x75; pr mtg \$23,000; Nov2; Nov 4'11, due Dec 15'14, 6%; Salie Weil, 86 7th, to Public Service Realty & Mtg Co, 309 Bway.

m12TH st, 707 E, (2:382), ns. 110.3 e Av C, 23.10x103.3; pr mtg \$18,000; Nov3; Nov4'11, due, &c, as per bond. Harris & Louis Koplik to David Frankel, 558 W 181. 1,400 m12TH st, 501 E, see Av A, 194.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

m12TH st, 304 W, (2:624) ss, 19 e 8 av, 19.8x61x28.9x41.6; PM; Nov9'11, 5y5%; Johanna C Duffy to Leroy L Goodrich, at South Cairo, NY.

South Cairo, NY. 7,000

**m13TH st, 423-9 E, (2:441), ns, 269 e 1 av, runs n53.3xe25.3xn50.2xe50xs56.7 to cl Old Stuyvesant, xsw1.2xs54.11 to st, xw73.11 to beg; bldg loan; Nov3; Nov4'11, due May3'15, 6%, until completion of bldg, & 5% thereafter; Carisbrooke Realty Co to Title Guarantee & Trust Co. 30,000

**m13TH st, 139 E, (2:559) nes, 125 nw 3 av, 25x100; ext of \$28,500 mtg to Nov30'14 at 4½%; Oct31; Nov8'11; Elliott M Eldridge, trste Orris K Eldridge for Edna H Fuller with Julius B Fox. nom

**m13TH st, 423-9 E; certf as to above mtg:

m13TH st, 423-9 E; certf as to above mtg; Nov2; Nov4'11; same to same.

m14TH st, 202 W, (2:618) ss, 100 w 7 av, 25x103.3; PM; pr mtg \$20,000; Nov9 '11, due Janl'13; 5½%; Andw P Dubben, 65 7 av to Prudential Real Estate Corpn, 220 Bway.

3,700

220 Bway.

3,700

***m15TH st, 238 E, (3:896), ext of \$17,000

mtg to Nov2'16, at 4½%; Nov2; Nov6'11;

Trstes of Columbia College in City N Y

with Geo B Grennell, 238 E 15. nom

**m15TH st, 44 W, (3:816) ss, 600 w·5 av,

28.6x103.3; Oct27; Nov3'11; 5y5%; Isabel K

Sone of NY, & Margt A Gaston, Jersey

City, NY, to Title Ins Co of NY.

**21ST st, 340 W, (3:744), ss, abt 220 e 9

av, 25x91.11; pr mtg \$25,000; Nov3'11; 3y

6%; Terrace Holding Co to Nettie Simons,

115 W 118.

***m21ST st, 340 W; certf as to above mtg:

m2187 st, 340 W; certf as to above mtg; Nov3'11; same to same.

m23D st, 244-6 W, (3:772): ext of \$63,000 mtg to July 6'16, at 4½%; Sept30; Nov3'11; Jos W Cushman with Seamen's Bank for Savings in City N Y.

Savings in City N Y.

m24TH st. 540-4 W, (3:695) ss, 525 w 10
av, 75x98.8; leasehold; Nov8'11, 3y6'%;
Herman Kohn to Bertha M Johnson, 87
Avenue Henri Martin, Paris, France. 6,000

m25TH st. 122 W, (3:800), ext of \$8,000
mtg to Nov6'16, at 4%; Nov6; Nov8'11; Wm
Lesser with Wm N Reed & Saml Keller,
122 W 25.

m20TH st. 7, E. (3:860, ps. 1644 e. 5, 3y.

m30TH st, 7 E, (3:860, ns, 164.4 e 5 av, 21.5x81.2; Nov3'11, due, &c, as per bond; Wm C O'Brien & Alice G Tobin to Title Guarantee & Trust Co.

m33D st, 164-70 E, see 3 av, 484.
m33D st, 311 W, (3:757) ns, 182 w 8 av, 22.8x98.9; pr mtg \$8,000; Oct27'11, 3y5%; Robt E Walsh to Emigrant Industrial Savgs Bank, 51 Chambers; corrects error in last issue when amount of mtg was \$40,000.

\$40,000.

m36TH st, 332 W, see 46th, 45 W.

m37TH st, 418 W, (3:734) ss, 250 w 9 av, 25x98.9; Nov8'11, due Jan8'17, 5%; Julius Dietz to Lawyers Mtg Co, 59 Liberty.

20,000

20,000

m37TH st. 418 W; sobrn agmt; Nov8'11;
same & Philip C Arras with same. nom
m39TH st. 36 W, (3:840); ext of \$15,000

mtg to June7'13, at 6%; June30; Nov3'11;
S Oakley Van der Poel et al with Holophane Glass Co, 16 E 40.

m39TH st. 36 W, (3:850), ss. 410 e 6 av,
25x99; Oct30; Nov3'11; 5y4%%; Holophane
Glass Co to Margarethe C Marx trste Fred
Marx, 530 E 19, Bklyn.

75,000
m39TH st. 36 W; certf as to above mtg;
Oct30; Nov3'11; same to same.

m40TH st. 408-12 W. (3:737). ss. 120 w 9

Oct30; Nov3'11; same to same.

**M40TH st. 408-12 W, (3:737), ss, 120 w 9
av, 55x98.9; PM; Nov2; Nov3'11; 5y5%;
Church of St Clemens-Mary, a corp, to Emgrant Indust Savings Bank.

**M40TH st. 105 E, (5:1295) ns, 105 e Park
av, 25x98.9; PM; Nov8; Nov9'11, 3y5%; Fortieth St Co to Marie F Coddington, at
Princeton, NJ.

**M40P-4-7-7-8-W. (4:1071) ns, 100 e 11 eV.

Princeton, NJ. 55,000

m42D st, 559 W, (4:1071) ns, 100 e 11 av, 25x100.5; additional loan of \$17,000; Oct 23; Nov9'11, due &c, as per bond; Peter J Ryan Bldg Co, 314 W 44, to Maiden Lane Savgs Bank, 170 Bway. 1,000

m42D st, 559 W; certf as to above mtg; Oct23; Nov9'11; same to same.

m42D st, 559 W; sobrn agmt; Nov9'11; Amelia Roche with same. nom

m42D st, 500 W.

Amelia Roche with same. nom

m42D st, 112-14 W. (4:994); ext of \$250,000 mtg to Nov15'16, at 4½%; Oct19; Nov
3'11; Jas McCreery Realty Co to Seamens
Bank for Savings, 76 Wall. nom

m46TH st, 137 E. (5:1301), ns, 100 e Lex
av, 20x100.5; Oct31; Nov3'11, due, &c, as
per bond; Margt A Kerr, 137 E 46th to
Francis T Riker, Monmouth Beach, NJ.
1,000

1,000

**M46TH st. 45 W, (5:1262) ns, 390 e 6 av, 20x100.5; ½ pt; AT; also 5TH ST, 235 E, (2:461) ns, 130 w 2 av, 25x97; ½ pt; AT; also 36TH ST, 332 W, (3:759) ss, 350 w 8 av, 25x98.9; ½ pt; AT; also CHRYSTIE ST, 128, (2:419), ses, 75 ne Broome, 25x 62.5; ½ pt; AT; also 57TH ST, 434 E, (5:-1368) ss, 251.3 w Av A, 22.1x116.7x22.1x 118.1; ½ pt; AT; also JANE ST, 16-8, (2:615) ss, 215 e 4th. 48x63.6x48.2x68.2; ½ pt; AT; agmt that mtg of \$14,511.50 is a valid lien on above premises; Oct27; Nov6'11; Clarence E Brown with John G Agar. nom

m47TH st, 620 W, (4:1094), ss, 300 w 11 av, runs s121.10xw75xn65xe—xe—xn69 to 47th, xe25 to beg; Oct31; Nov4'11; 3y5%; Ernest Flagg of Borough of Richmond, to Edgar S Appleby, Glen Cove, LI.

m47TH st. 129-31 W, (4:1000) ns. 480 e 7 av. 40x100.5; certf as to payment of \$5.000 on ac of mtg; Nov1; Nov3'11; Chas H Phelps to Sigmund Stern, Cold Springs, N

"#48TH st. 220-8 W, (4:1019) ss. 275.6 e 8 av, 99.6x100.5; PM; Nov1; Nov9'11, 5v6%; Frazee Realty Co to Max M Warburg, Hamburg, Germany. 200,000

4STH st, 220-8 W; certf as to above tg; Nov1; Nov9'11; same to same. mtg; Nov1; Nov9'11; same to same.

**m48TH st, 220-8 W; PM; pr mtg \$210,000;

Nov1; Nov9'11, 5v6%; same to Fortyeighth St Realty & Constn Co, 62 Wm.
90,000

RECORD AND GUIDE

m49TH st, 204-6 W, see Bway, 1604-10.
m49TH st, 204-8 W, see 7 av, 732.
m52D st, 322-4 W, (4:1042), ss, 266.4 W 8
av, 33.8x10.5; Oct25; Nov3'11; 5y4½%;
Mary E or Mamie E wife of Curtis Wigg,
135 Centre, Nutley, NJ, to Bowery Savings
Bank, 128 Bowery.
18,500

"53D st, 244 E, (5:1326) ss, 133.4 w 2 av, 18.10x100; ext of \$6,500 mtg to Oct16'14 at 5%; Oct10; Nov9'11; Josephine E T Williamson with Gabriel Brenauer, 242

mtg to Sept26'14, at 5%; Aug24; Nuv4'11; Lawyers Mtg Co with Abr J Benaim. nom ^m56TH st, 314-6 E, (5:1348) ss, 190 e 2 av, 40x100.5; Oct21; Nov6'11, 5y5%; Hyman & Saml Levy & Gussie Rawiszer to Mary A Lockman, 50 W 39 & ano. 36,000

m56TH st, 314-6 E; pr mtg \$41,000; Nov1; Nov6'11, 2y6%; same to Jos Engel, 220 W 110.

m56TH st, 314-6; sobrn agmt; Oct21; Nov 6'11; same & Saml Wacht & Nathan Kirsh with Mary A Lockman, 50 W 39 & ano.

m57TH st, 634 W, see 57th, 616-32 W.

m57TH st, 616-32 W, \$\frac{4}{2}\text{:}1104\), ss, 275 w 11 av, 225x144.11; also 57TH ST, 634 W (4:-1104), ss, 500 w 11 av, 25x144.11; leasehold; Oct31; Nov3'11, installs, 6%; N Y Taxicab Co, 735 7 av, to Credit Lyonnais, 19 Boulevard des Italiene, Paris, France. \$\frac{6}{6}\text{:}000\$

m57TH st, 616-34 W; certf as to above m57TH st, 616-34 W; certf as to above m57TH st, 434 E, see 46th, 45 W.

m58TH st, 37 W, (5:1274); ext of \$35.000

m58TH st, 37 W, (5:1274); ext of \$35,000 mtg to Nov2'14 at 4½%; Nov2; Nov6'11; Title Guarantee & Trust Co with Edw H Landon, 40 E 51.

Landon, 40 E 51. nom

10 m64TH st, W, nec West End av, see West
End av, 102-4.

11 m66TH st, 343-5 E, see 1 av, 1225-7.

12 m67TH st, 228 E, (5:1421); ext of \$40,000

13 mtg to Nov21'16, at 5%; Oct31; Nov4'11;

14 Lawyers Mtg Co with Chas Werner. nom

16 m69TH st, 115 E, (5:1404); ext of \$55,000

17 mtg to Aug18'14, at 4½%; Sept20; Nuv3'11;

18 Chauncey B & Ethel D Spears with Bank

18 for Savings, 280 4 av. nom

18 m69TH st, 117 W, (4:1141), ns, 163 w Col

18 av, 21x100.5; Nov1; Nov3'11, due, &c, as per

18 bond; Clara J Gordon to Title Guarantee

18 & Trust Co. 20,000

18 m69TH st, 415 E, (5:1464); ext of \$7.000

Trust Co. 20,000

"69TH st, 415 E, (5:1464); ext of \$7,000

mtg to Oct16'14, at 6%; Oct16; Nov9'11;

Mary A P Lemke with Bohemian Moravian Real Estate Assn. nom

"72D st, 28 E, (5:1386), ss, 40 e Mad av,

18.3x80; Nov3'11; 3y5%; County Holding

Co to Union Mtg Co, 128 Bway. 56,000

m72D st, 28 E; certf as to above mtg; Nov 3'11; same to same.

m73D st, 223 E, (5:1428), ext of \$18,000 mtg to Sept 15'14, at 5%; Sept15; Nov8'11; Isabel D Cursti to Bertha Kaufmann, 1767 av.

m74'PH at 212 E (5:1428)

nom m74TH st, 216 E, (5:1428) ss, 185 e 3 av, 25x102.2; pr mtg \$11,000; Sept1; Nov6'11, due July1'13, 6%; Hyman Harkavy, Harris Moskowitz & Annie Firstenberg to Jennie wife Hyman Harkavy, 510 E 85. 3,000 m76TH st, 133-9 E, see Lex av, 1080.

mS1ST st, 221 W, (4:1229), ns, 250 w Ams av, 145.1 to Bway (Nos2260-8) x102.2x144x 102.2; PM; Oct31; Nov6'11, due Sept1'14, 5%; Leo M Klein to Hermann H Cammann, Merrick, LI & ano exrs Eliza M Bailey.

"S1ST st, 203-9 W, (4:1229) ns, 100 w Ams av, 112.5x102.2; bldg loan; pr mtg \$142,500; Nov2; Nov6'11, 1y6%; S B Constn Co to Sender Jarmulowsky, 16 E 93. 190,000 "S1ST st, 203-9 W; certf as to above mtg; Oct26; Nov6'11; same to same.

"S1ST st, 203-9 W; sobrn agmt; Nov2; Nov6'11; \$1st Street Co with same. nom "S2D st, 3 E, (5:1494) ns. 160 e 5 av, 25x 102.2; Oct17; Nov8'11, 5y5%; Robt Hager Jr to Lawyers Mtg Co, 59 Liberty. 85,000 mtg to Oct1'14, at 5; Oct30; Nov3'11; J Fred Boss with Jacob Eisenkramer. nom "94TH st, 28 E, see Mad av, swc 94.

m94TH st, 28 E, see Mad av, swc 94.
m95TH st, 150 W, (4:1225), ss, 289 e Ams
av, 18x100.8; PM; pr mtg \$8,000; Oct10;
Nov3'11, due, &c, as per bond; Julius Tishman, 25 W 90, to Margt McKeon, 423 W
146.
5,000

5,000

***m96TH st, 222 E, (5:1541) ss, 305 e 3 av, 32x100.8; ext of \$27,000 mtg to Dec4'16 at 5%; Nov3'11; Central Trust Co of N Y trste, 54 Wall, with Simon Schnurmacher, 309 E 74, Jos Schnurmacher, 56 E 87 & Anna Levy, 256 E 68.

^m**97TH st, 229 E,** (6:1647) ns, 175 w 2 av, 25x100.11; Nov6'11, 5y5%; Fanny Gruen, 401 E 52 to Wm J Hoe, 327 W 14. 10,000

m98TH st W, see Riverside Drive, see Riverside Drive, 258.

mtg to Julyl'16 at 5%; Oct9; Nov6'11; Lawyers Mtg Co with Sarah Lese & Clara Blumenthal.

m100TH st, 233 W, (7:1872) ns, 200 e West End av, 25x101.10; pr mtg \$20,000; Nov8'11, due, &c, as per bond; Nameoki Club, a corp to Daniel Buckley, 58 W 72. 3,000

m104TH st, 161 E, (6:1632), ns, 250 w 3 av, 25x100.11; pr mtg \$8,000; May16; Nov4'11; due May1'12, 6%; Gertrude L Smith, 100 E 101, to Geo W Clune, 46 W 10. 3,500 m108TH st, 237 E, (6:1658) sobrn agmt; Oct30; Nov6'11; Lion Brewery with John J Buckley, 1700 Holland av. nom m108TH st, 237 E, (6:1658) ns, 125 w 2 av, 25x100; pr mtg \$9,000; Oct30; Nov6'11, 2y 6%; Concetta Totero, 520 Van Nest av, to John J Buckley, 1700 Holland av. 2,000 m108TH st, 116-8 E, (6:1635); ext of \$47,-000 mtg to Oct24'14 at 5%; Oct25; Nov6'11; Lawyers Mtg Co with Eva E Weber. nom m108TH st, 212-4 W, (7:1879) ss, 200.4 w Ams av, 2 lots, ea 25x100; 2 mtgs, ea \$10,-000; PM; 2 pr mtgs \$25,000 ea; Oct16; Nov 8'11, 10y5%; Robt Jordan to Betty M Hilborn, 415 Riverside Drive. 20,000 m109TH st, 311-5 E, (6:1681); ext of \$40,-000 mtg to June30'16, at 5%; July11; Nov 4'11; Helen E Weed Pearson with Little Italy Realty Co & Frank Garofalo. nom m11TH st, 316-8 W, (7:1846), ss, 110 e Manhattan av. 37.6x106.2; Nov2; Nov3'11.

Italy Realty Co & Frank Garolalo. nom

"111TH st, 316-8 W, (7:1846), ss, 110 e
Manhattan av, 37.6x106.2; Nov2; Nov3'11,
5y4\2\6; Adolph Finkelstein to Citizens
Savings Bank, 56 Bowery. 40,000

"111TH st, 316-8 W; sobrn agmt; Nov2;
Nov3'11; same & Henry D Goodman with
same.

**Mov. 11, same & Henry D Goodman with nom m114TH st, 108-10 E, (6:1641); ext of \$40,000 mtg to Oct18'16 at 5%; Oct3; Nov9 '11; Wm de F Haynes et al, exrs Fredk W Haynes with Rosa Felenstein. nom m114TH st, 98-100 E, (6:1641) ss, 34.10 e Park av, —x—; ext of \$38,000 mtg to Oct 18'16 at 5%; Oct10; Nov6'11; Lawyers Mtg Co with Saml Shapiro. nom m116TH st, 230 W, (7:1831); ext of \$26,000 mtg to Dec7'16 at 5%; Oct26; Nov9'11; Emigrant Industrial Savings Bank with nom m116th st, 156 E, (6:1643) ss, 66.8 e Lex av, 16.8x100.11; Nov6; Nov8'11, due May1'12, 6%; Donato M Cefola to Grace L Horton, 2881 Bway. 600

ton, 2881 Bway.

***m116TH st, 75-9 E, (6:1622) ns, 110 e Mad av, 50x100.11; Nov8'11, 5y5%; Mary L Bell to Lawyers Mtg Co, 59 Liberty.

**m118TH st, 426-8 E, (6:1711), ext of \$33,-000 mtg to July16'16 at 5½%; Sept19; Nov 6'11; Virginia S Mackay-Smith with Abr D Weinstein.

^m118TH st, 316-8 E, (6:1689), ext of mtg for \$45,000 to Sept10'16 at 5%; Sept26; Nov 8'11; Lawyers Mtg Co with Jacob Bobrow.

m119TH st, 7 E, (6:1746); ext of \$22,000 mtg to Dec22'16, at 4½%; Sept6; Nov3'11; Jos & Walter Kaufmann & Geo W Jacoby exrs, &c, Abr Kaufmann with An Assoc for the Relief of Respectable Aged Indigent Females, 891 Ams av.

m123D st, 73 E, (6:1748) sal Ls; pr mtg \$1,000; Nov3; Nov9'11, demand, 6%; Paul Naples & Jos Fiore to Geo Ehret, 1197 Park av.

m123D st. 354-64 E, see 7th, 233 E.

m123D st, 354-64 E, see 7th, 233 E.

m126TH st, 113-5 E, (6:1775); ext of \$40,-000 mtg to Oct24'16 at 5%; Oct4; Nov9'11; Wm de F Haynes et al, exrs Fredk W Haynes with Philip & Max Weinstein.

m130TH st, 5 E, (6:1755) ns, 112.6 e 5 av, 18.9x99.11; Nov3'11, 3y4½%; Delia Shongood to Lawyers Title Ins & Trust Co. 5,000

m132D st, 149 W, (7:1917), ns, 250 e 7 av, 25x99.11; PM; pr mtg \$17,500; Nov3; Nov4'11, due, &c, as per bond; Kath L Kelly to Henry J Kelly, 623 W 152. 2,000 m133D st, 312 W, (7:1958) ss, 150 w 8 av; ext of \$18,000 mtg to Nov12'14 at 5%; Oct 27; Nov9'11; Julia C B Grant with Mary E Sipp.

m135TH st, 308 W, see 135th, 306 W.

"135TH st, 306 W, (7:1959) ss, 100 w 8 av, 25x99.11; also 135TH ST, 308 W, (7:1959) ss, 125 w 8 av, 25x99.11; PM; pr mtg \$——; Nov8; Nov9'11, 1y6%; Howe Realty Co to Rachel Bachrach, 1239 Mad av.

"141ST st W, (7:2010) ns, 100 e 7 av, 125 x99.11; bldg loan; Nov1; Nov3'11, 4v6%; Kramer Contracting Co to Title Ins Co of NY, 135 Bway.

"141ST st W, (7:2010) same prop; certf as to above mtg; Nov1; Nov3'11; same to

same.

**m142D st W, (7:2010) ss, 100 e 7 av, 150x
99.11; bldg loan; Nov1; Nov3'11, 4y6%;
Kramer Contracting Co to Title Ins Co
of N Y.

m142D st W, (7:2010) same prop; certf as to above mtg; Nov1; Nov3'11; same to same.

m143D st, 156-8 W, see 7 av, 2453-5.

m143D st W, swc Convent av, see Convent av, swc 143.

m143D st, 622 W, (7:2089) ss, 325 w Bway, 25x99.11; Oct23'11, due, &c, as per bond; John Donovan to Title Guar & Trust Co; corrects error in issue of Oct28 when property was 145th st, 622 W. 1,500

erty was 145th St, V2. (7:2076), ns, 335 e Bway, 40x99.11; Nov3; Nov4'11, 1y6%; Patk Reddy to Peter McGinn, 2 E 116. 10,000

m144TH st, 457 W, (7:2059) ns, 197.8 e Ams av, 16.6x 99.11; ext of \$9,375 mtg to Octl'13 at 5%; Aug30'10; Nov8'11; Edna P Jenkins with Edwin H Peck. nom

m160TH st, 514 W, (8:2118) ss, 175 w Ams av, 25x99.11; agmt as to share ownership in mtg; Nov1; Nov3'11; Max Meyer with J G Wm Pilgrim, 321 W 101. nom m180TH st W, see Northern av, see Northern av, see 180.

THE GEORGE A. JUST CO. 239 VERNON AVENUE NEW YORK LONG ISLAND CITY

IRON WORK FOR BUILDINGS

m183D st, 560 W, (8:2154) ss, 231.3 e St Nicholas av, 18.9x104.11; Nov4'11, due, &c, as per bond; Thos A Melody to Title Guar-antee & Trust Co, 176 Bway. 8,000 mAy A, 194, (2:406), nec 12th (No 501) 28.8 x51.10; PM; Nov2; Nov3'11, 5y5%; Annie Karp, 438 E 120, to Met Savgs Bank, 59 Cooper sq E. 17,000

MAY A, 25, (2:429) swc 2d (No145) 15.3x 64, leasehold; Nov3; Nov9'11, 10y6%; Adelphi Holding Co, 25 W 42, to Eliz Sip-pelius, at Bush Pine, NY. 5,500

mAv A, 25; certf as to above mtg; Nov3; Nov9'11; same to same.

MAV A, 1436-8, (5:1488) es, 25.6 n 76th, 50.6x98; ext of \$43,000 mtg to Novl'16 at 5%; Nov6'11; Manhattan Mtg Co with Ernest Kast, 726 Ams av & Ernest Blume, 713 Ams av.

Ams av. nom

**Mamsterdam av, (8:2149) es, 1,250.4 n
Laurel Hill Terrace, runs e255.6xn101.3xw
271.5 to av xs100 to beg, except part for
Fort George Park; pr mtg \$20,000; Nov8
'11, due, &c, as per bond; Jas Thom to City
Real Estate Co, 176 Bway. 4,000

**Mamsterdam av, 129-31, (4:1137) es, 60.5
sw 66th, 40x80; Nov6; Nov9'11, 3y5%; Jno
A Moore to Union Trust Co, 80 Bway.
22,000

"Amsterdam av, 129-31; sobrn agmt; Nov; Nov9'11; Lina A Weber with same.

mBroadway, 1604-10, (4:1020); also 7TH AV, 732, (4:1020); also 49TH ST, 204-6 W, (4:1020); certf as to mtg for \$50,000; Oct 18; Nov9'11; Century Holding Co to Fleischmann Co.

"Broadway, 2260-8, see 81st st, 221 W.

mBroadway, 2260-5, see 81st st, 221 W.
mBroadway, 1608-10, see 7 av, 732.
mBroadway, 1604-6, see 7 av, 732.
mColumbus av, 783-5, (7:1834), es, 25.11 n
98th, 50x74; Nov2; Nov3'11, due Feb2'12,
6%; Wm Otten to Lionel Jaeger, 508 Ams
av.
1,200

av. "Convent av, (7:2058), swc 143d, 99.11x 125; Nov2; Nov3'11; 1y6%; Albion Const. Co to State Realty & Mtg Co, 11 Pine. 110,000

"Convent av, (7:2058), swc 143d, 99.11x 125; certf as to above mtg; Nov2; Nov3'11; same to same.

**Same to same.

**McOnvent av, (7:2058), swc 143d, 99.11x
125; PM; pr mtg \$110,000; Nov2; Nov3'11,
1y6%; same to same. 39,250

**McOnvent av, 457, (7:2064) es, 18 s 150th,
15.11x50; Nov6'11, 5y5%; Wm H Markham
to Geo B Markham, 457 Convent av. 5,000

**McGecombe av, 165-7, (7:2051) ws, 515 s
145th, 40x100; pr mtg \$—; Nov9'11, 2y
6%; Irene M Brobst, Bklyn to Abr Rice,
973 2 av. 4,000

973 2 av. 4,000

***MLexington av, 1043, (5:1409), es, 85.2 n
74th, 17x82.6; Nov3'11, 5y5%; Henry Meyers to Lawyers Mtg Co, 59 Liberty. 15,000

***MLexington av, 167, (3:886) es, 65.10 n
30th, 21.11x100; Nov3; Nov8'11, due, &c, as per bond; Marietta Simmons to Title Guar & Trust Co, 176 Bway. 2,000

***MLexington av, 1080, (5:1411) nwc 76th (Nos 133-9) 17.2x72.10; ext of mtg for \$30,-000 to Nov1'13, 4½%; Oct25; Oct30'11; Augusta Lindeman with Alex J Bruen, 41 Park Row; corrects error in last issue when property was 61st st, 154 E, ss, 241 W 3 av. nom

***Madison av, (5:1505). swc 94th (No 28).

W 3 av.

**Madison av, (5:1505), swc 94th (No 28), 100.8x87.9; pr mtg \$221,000; Apr27'1910; Nov4'11, due Apr27'11, 6%; Simon Uhlfelder & Abr Weinberg to Wm H Seibert, 2,500

"Northern av late Haven av, (8:2177) sec 180th, 100x147; bldg loan; pr mtg \$70,000; Nov9'11, 2y6%; Munden Constn Co to Bendheim Constn Co, 128 Bway. 90,000 mNorthern av late Haven av, (8:2177); ame prop; certf as to above mtg; Nov9 11; same to same.

mNorthern av late Haven av, (8:2177); same prop; PM; pr mtg \$32,500; Nov9'11; 2y6%; same to same.

mRiverside Drive, (7:1995) nes, 236.6 n on curve from 127th, runs n50xne79.3xn95 to 129th xse50xs115xse1xsw92.1 to beg; Nov2; Nov3'11, 3y6%; London Constn Co to American Mort Co, 31 Nassau.

mRiverside Drive (7:1995) same propries

mRiverside Drive, (7:1995), same prop; ertf as to above mtg; Nov1; Nov3'11; ame to same.

mRiverside Drive, (7:1995), same prop; sobrn agmt; Nov1; Nov3'11; Israel Lewis with same.

**Riverside Drive, 258, (7:1887) sec 98th, 101.7x98.3x100.11x108.6; pr mtg \$475,000; July 27'10; Nov8'11, due Jan27'11, 6%; Century Holding Co, 1182 Bway to Julius Fleischmann, Cincinnati, O. 50,000

Riverside Drive, 258; certf as to above tg; July27'10; Nov8'11; same to same.

mWest End av, 188, (4:1160) es, 75.5 s 69th, 25x100; Nov6'11, 5y4½%; David Lu-belsky to German Savgs Bank, 157 4 av. 20,000

mWest End av. 186, (4:1160) es. 75.5 n 68th, 25x100; Nov6'11, 5y4½%; David Lu-belsky to German Savgs Bank, 157 4 av. 20,000

"West End av, 102-4, (4:1156), nec 64th, 50.2x100; bldg loan; Nov3'11, due Dec1'16, 5%; Auto Service Bldg Co, 1968 Bway, to Bettie Rothfeld, 163 W 72. 65,000 "West End av, 102-4; certf as to above mtg; Nov3'11; same to same.

West End av, 102-4; sobrn agmt; Nov3 1; Geo A Oppenheimer with same. nom m1ST av, 2243, (6:1687); ext of \$10,000 mtg to Nov12'16 at 5%; Oct31; Nov3'11; St Lukes Home for Aged Women, 21 E 20, with Giuseppe D'Alesio, 308 E 109.

m1ST av, 2329, (6:1796); ext of \$10.0 mtg to Aug24'13, at 5½%; Oct2; Nov4'1 Lawyers Mtg Co with Angiola Anzalon

m18T av, 1209, (5:1440), ws, 50.5 n 65th, 25x92; PM; pr mtg \$24,000; Nov3; Nov4'11, 4y6%; Bertha Lewitus, 509 W 161st, to Elisa Mose, 19 E 89. 2,000

Elisa Mose, 19 E 89. 2,000

m1ST av. 1225-7, (5:1441) nwc 66th (Nos 343-5), 50x75; Nov8; Nov9'11, due, &c, as per bond; Barney Isaacs, 224 Foster av. to Saml Wacht, 130 W 122. 3,000

m2D av, 943, (5:1324) sal Ls; Nov4; Nov6'11, demand, 6%; Dick Schlieting, 943 2 av to Henry Elias Brewing Co, 403 E 54, 2,175

m2D av, 434, (3:930), ext of \$28,000 mtg to Nov26'14 at 5%; Oct26; Nov6'11; Lawyers Title Ins & Trust Co with Dora Hal Realty Co.

m2D av, 1269, (5:1421)

m2D av, 1269, (5:1421) ws, 80.11 s 67th, 39x100; PM; pr mtg \$42,000; Nov8'11, 5y 6%; Catherine & Water St Constn & Realty Co. 14 Maiden Lane to Emanuel Menline, 200 w 112.

2D av, 1269; certf as to above mtg; Nov 11; same to same.

m2D av, 2324, (6:1796) es, 25.6 n 119th, 25 x75; ext of \$11,000 mtg to Nov6'16 at 5%; Nov6; Nov9'11; Lawyers Title Ins & Trust Co with Rosa Gold.

m2D av, 522, (3:935); sal Ls; Oct26; Nov 3'11, demand, 6%; Denis Scully to Lion Brewery, 104 W 108.

m3D av, 337, (3:905), sal Ls; Oct31; Nov3 '11, demand, 6%; Patk McQueeney to Lion Brewery, 104 W 108.

m3D av, 482 (3:888) W 95 2 2 2 2 3 4 4 5 7 000

Brewery, 104 W 108. 1,000

^{m3}D av, 482, (3:888) ws, 25 s 33d, 24:5x75;

PM; Nov6'11, 5y5%; Henry Tishman to

Ella A Gregg, Kensington rd, Garden

City, LI, & ano trstes Robt G Gregg, 18,000 "3D av, 484, (3:888) swc 33d (Nos 164-70), runs w100xs49.5xe25xn24.5xe75 to 3 av xn25 to beg; pr mtg \$25,000; Nov1; Nov 8'11, 3y6%; Henry Tishman, 316 W 112, to Frances Hein, 6 W 87.

15,000

m3D av. 1459. (5:1528) es, 102.2 n 82d,
20x100; Oct3; Nov9'11, 5y % as per bond:
Sarah Goldberg to Lawyers Title Ins &
Trust Co.

av, 1459; sobrn agmt; Nov8; No same & Isidor Federman with same

m5TH av. (3:837) ws, 37 n 35th, 37x100; ext of \$375.000 mtg to May2'14 at 4½%: Nov2; Nov6'11; Lawyers Title Ins & Trust Co with Ball Realty Co.

m7TH av. 732, (4:1020) ws, 112.6 n 48th, 22x128.5 to Bway (Nos 1604-6) x42.1x121.1 also BROADWAY, 1608-10. (4:1020) sec 49th (Nos 204-8), 47.3x58.10x55.7x65.1; pr mtg \$375.000; Oct18'10; Nov8'11, 1y6%; Century Holding Co, 1182 Bway to Fleischmann Co, at Cincinnati, O.

m7TH av. 2453-5, (7:2011) sec 143d (Nos 156-8), 49.11x100; ext of \$70,000 mtg to June4'16 at 5%; Sept29; Nov4'11; Lawyers Mtg Co with Chas I Weinstein.

m7TH av. 732, see Bway, 1604-10.

m7TH av. 211. (3:798) es, 15.7 n 22d, 16.5x 60; Nov9'11, 3y4½%; Henry Boschen to Louis Sachs, 1044 Mad av, et al, exrs. &c. Saml Sachs.

mSTH av. 2919. (7:2047); ext of \$15,000

mSHH av. 2919. (7:2047); ext of \$15.000 mtg to Mayl'16 at 5%; Oct9: Nov3'11; Hattie Fink, 2 W 89, & Minnie Ullman. 336 W 95, with An Assn for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av.

in City NY, 891 Ams av. nom
m11TH av, 667, (4:1096), ws, 30 n 48th,
20.2x100; pr mts \$7,000; Nov1; Nov4'11: 3y
6%; Jacob Katzenstein, 15 E 108, to Solomon Hamburger 66 E 108. 2,000
mCertf as to mtg for \$40,000 covering land in Bklvn, NY: Nov3: Nov6'11; Menken Kraus Realty & Constn Co to Title Guarantee & Trust Co, 176 Bway.

MORTGAGES

Borough of the Bronx.

"Freeman st, nec Bryant av, see Bryant av, nec Freeman.

mFox st. 639, (10:2684) ns, 110 e Av St John, 40.7x125; PM; pr mtg \$33.500; Nov1; Nov6'11, 2v6%; Frank Casper to Maze Realty Co, 148 E 49.

mFox st, 568-72, (10:2683) ss. 358.11 e Prospect av. 2 lots, each 40x109; 2 mtgs, ea \$26,000: Nov8'11: 5v5%; Julia J Hirsch, 210 W 140th to N Y Life Ins & Trust Co. 52 Wall. 52,000

mFox st. 568-72; sobrn agmt; Nov8'11 same & Margt Knox with same.

mHicks st, (*), ss, 684 w Corsa av, 50x—, being lots 273 & 274 map Laconia Park; pr mtg \$800; Oct31; Nov3'11, 1v6%; Frank Mirra to Michele Arra, 230 Grand. 240

mJennings st. (11:2972) swc Stebbins av. 69.6x48.8x38.6x75.7; PM; pr mtg \$44,000; Oct31; Nov6'11, due. &c. as per bond; Ernestine Malino to Cioffi Co. 116 Intervale av. 2,250

^mKelly st, (10:2705) nwc 165th, runs w 100.6xn62.5xn25xe104.7 to Kelly xs80.3 to beg; PM; pr mtg \$9,000; Nov2; Nov9'11, 1y6%; Simon Machiz to Moses Matthews, 870 Kelly.

"Pond pl, (12:3289) es, 165.6 s 198th, 25 x118.2x25.9x124.5; ext of \$5,000 mtg to Janli'15 at 5%; Oct3; Nov9'11; Cath Bigley with Anna C Bub.

mRogers pl, (10:2699) es, 472.1 n Westchester av, 20.3x90; Nov3; Nov4'11, 1y
5½%; Victorine Curnick to Paul J Baumgarten, 334 W 88, & ano. 1,000
mRogers pl, (10:2699) ses, 672.4 ne West
av, 30x74x23.9x78.11; Nov1; Nov8'11; 3y
6%; Sarah Markham wid to Lena Amter,
822 Faile. 1,000
mSimpson st. (10:2724) ws 2708 n 1624

"Simpson st, (10:2724) ws, 270.8 n 163d, 42x109.7x42x110; ext of \$5,000 mtg to Nov1 '14 at 6%; Oct27; Nov3'11; American Real Estate Co with Podgur Realty Co. nom "Tiffany st, 1080, (10:2717) es, 154.3 s 167th, 25x100; Nov6'11, 5y5%; Saml Kramer to Jos H Selg, 1646 2 av. 8,500 "Tiffany st, 1080, (10:2717) es, 154.3 s 167th, 25x100; pr mtg \$8,500; Nov6'11, 3y 6%; Saml Kramer to Alois L Ernst, 541 W 113.

"Whittier st, see Lafayette av, see La-ayette av, ns, 230 e Whittier.

^m4TH st (*) ns. 149.11 w Av C, see 4th (*) ss, 199.9 w Av C.

"47H St (*) IS, 130.11
(*) SS, 199.9 W AV C.

"47H st, (*) SS, 199.9 W AV C, 49.3x103; also 4TH ST (*) ns, 149.11 W AV C, 49.10 x103, Unionport; Nov6; Nov8'11; PM, due &c as per bond; Adam Mink to Matthew Sullivan, 353 E 141.

"140TH st, 472, (9:2284) ss, 650 e Willis av, old line, 16.8x100; PM; Nov2; Nov3'11, due, &c, as per bond; Christiana A Budde to Cath L Walgrove, 1 W 127.

"146TH st, 439 E, (9:2291), ext of \$3,000 mtg to Oct13'16 at 5%; Oct11; Nov6'11; Lawyers Title Ins & Trust Co with Fredk Getz.

Getz.

**M148TH st, (9:2336) ss, 561.9 e Park av late Terrace pl, 25x100; pr mtg \$5,500; Nov3; Nov4'11, demand, 6%; Giovanni Bollella to Ebling Bwg Co, 760 St Anns av.

1,000

1,000
m151ST st, (9:2398) ns, 250 e Courtlandt
av, 50x115x50x115.2; Nov8; Nov9'11, due,
&c, as per bond; Benj Benenson to Title
Guarantee & Trust Co, 176 Bway. 37,000
m152D st, 414 E, (9:2374); ext of \$5,000
mtg to Oct30'16 at 5%; Oct10; Nov4'11;
Lawyers Mtg Co with Louise M C Kohler.

"152D st, sec Wales av, see Tinton av, n

"152D st, nwc Tinton av, see Tinton av, n

m160TH st, 723 E, (10:2647) asn rents to ext of \$317.21; Nov3; Nov9'11; Emma M S Mestaniz with Frank Weiss, 723 E 160. nom

m164TH st, (9:2368) ss, 141.6 e Washington av 40x100; pr mtg \$28,000; Nov6'11, 3 y6%; Kingsley Contracting Co to Henry Dreyer, 914 Leggett av. 4,500

m164TH st, (9:2368), same prop; certf as to above mtg; Nov6'11; same to same.

m165TH st, nwc Kelly, see Kelly, nwc ^m166TH st, sec Park av, see Park av, sec 166.

^m16STH st, ss, 69.8 w Fulton av, see Fulon av, nws, 103.9 sw 168.

m169TH st, 409 E, (11:2893) ns, 81.6 w Brook av. 27x73.10; pr mtg \$10,000; Nov8; Nov9'11, 2v6%; Jno Butterfass to Lillian S Colitz, 57 W 111.

**S Contz, 57 W 111. 1,500

**m169TH st. 685 E. (11:2893) ns, 81.6 w

Brook av, 27x73; Nov8; Nov9'11, due, &c,

as per bond; Jno Butterfass to Title

Guarantee & Trust Co, 176 Bway. 10,000

**m173D st, (*) es, 84.11 s Westchester av,

25x100; pr mtg \$3,500; Oct23; Nov8'11, due

Apr23'12; 5%; Elise Dahlin to Carl Dahlin, 1252 Beach av. 500

7174TH st, sec Washington av, see Washington av, sec 174.

175TH st, swe Eastburn av, see East-urn av swe 175th. m180TH st, 1160, see Honeywell av, 2090-2.

m180TH st, (11:3080) ss, 100.1 w Crotona av, 25x88.2; Nov9'11, 5y5%; Emilia wife Alfonso Lucchini to Jno Theall, 71 E 84. 9,000

m180TH st, (11:3080); same prop; sobrn agmt; Nov9'11; Emilia Lucchini & Pasquale D'Auria with same.

m187TH st, 651 E, (11:3075) sal Ls; Nov 3; Nov8'11; demand; 6%; Michl Tiso to Ebling Bwg Co, 760 St Anns av. 2,978

m190TH st. see Webb av, see 190th, ss, 23.1 w Devoe Ter.

m190TH st, (11:3219) ss, 23.1 w Devoe Terrace, 23.1 to es Webb av x—x43.2x94.3; ext of \$2,000 mtg to Apr24'14 at % as per bond; July12; Nov8'11 Anna Jensen with Jno P Pape, 287 E 236.

m198TH st, (12:3296) nec Briggs av, 25.11 x97x25x103.8; ext of \$27,000 mtg to Jan1 '15 at 51/2 %; Nov6'11; Henry Cleland with Wm A Larned, 5 Blackburn pl, Summit, NJ.

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets BROOKLYN, **NEW YORK**

Architectural Bronze IRON WORK

^m214TH st, (*) nec White Plains av, see White Plains av, 3630.

November 11, 1911.

"220TH st. (*) ns. 155 w Barnes av. 50x 114, Wakefield; Nov8; Nov9'11; 1y6%; En-rico Stanganelli to Raffaele De Nunzio, 317 2 av. 600

m224TH st, (*) ns, 180 e White Plains rd, 25x114, Wakefield; Nov1; Nov4'11, 2y5%; Louis Rauch to Henry Doemer, 332 E 1510

m225TH st, (*) ss, 105 w Olinville av, 100 x114. Wakefield; July12; Nov9'11, 3y5%; Jacob Stahl to Louis Langfield, 140 Alex av.

av.

m227TH st. (*) ss, 105 e Barnes av, 50x
114, Wakefield; pr mtg \$8,000; July18; Nov
4'11, due, &c, as per bond; Henrietta L
Higgins to Maryland Casualty Co, 100 Wm.
1,300

"229TH st, (*) ns. 205 e Bronxwood av, 25x114, Wakefield; Oct27; Nov3'11, due Aug 27'12, without interest; Domenico Parciasepe to Melrose Realty Co, 4380 3 av. 250 "230TH st, (*) ss, 305 e Barnes av, 25x 114, Wakefield; bidg loan; Oct30; Nov3'11, 3y5'½%; Vincenzo Avarello to Eliz K Dooling, 179 E 80. 4,250

m230TH st, (*) ss, 305 e Barnes av ,25x 114, Wakefield; sobrn agmt; Nov2; Nov3; 11; G & S Realty Co with Eliz K Dooling, nom

235TH st, nwe Keppler av, see Keppler v, nwe 235

"Appleton av, (*) ws, abt 620 s Buhre av, being lots 128 to 132 map 1122 land Dutchess Land Co, according to Benson Est, Throggs Neck, 125x136x—x159; Oct25; Nov 3'11, 3y6%; Bronxdale Realty Co to Rose Baer, 219 E 49. 3'11, Baer,

"Appleton av, (*) ws, abt 845 s Buhre av, being lots 122 & 123, same map; Oct25; Nov3'11, 3y6%; same to same. 600 "Appleton av, (*) ws, abt 745 s Buhre av, being lots 124 to 127, same map; Oct25; Nov3'11, 3y6%; same to same. 1,600

"Bathgate av, 1851, (11:2917), ext of \$28,-000 mtg to Sept29'16 at 5½%; Oct6; Nov6'11; Farmers & Mechanics Savgs Bank of Lockport, NY, with Gerbereux Co. nom

Lockport, NY, with Gerbereux Co. nom

***mBathgate av, 1847. (11:2917), ext of \$28,000 mtg to Sept29'16 at 5½%; Oct6; Nov6'
'11; Farmers & Mechanics Savgs Bank of
Lockport, NY, with Gerbereux Co. nom

**mBathgate av, 2164, (11:3048) es, 105.2 n
181st, 26.4x100; Nov 4; Nov6'11, due Jan1
'15, 5%; Sarah E Schmeckenbecher to Caroline Roll, \$21 E 168. 7,000

**mBecker av, (*) sws, 50 e Bronx Blvd,
50x100, Washingtonville; Nov4; Nov6'11, 3
y6%; Frank B Doughty to Nicholas Wapler, 2394 7 av.

**mBryant av, 1493. (11:2995), ext of \$7,000

mBryant av, 1493, (11:2995), ext of \$7,000 mtg to Aug18'16 at 5½%; Sept28; Nov6'11; Fannie F Gips with Jackson Constn Co.

mBriggs av, 2924, (12:3297); ext of \$4,500 mtg to Oct23'14 at 5%; Oct23; Nov3'11; Title Guarantee & Trust Co with Annie J Fay, 2924 Briggs av.

mBryant av, 1491, (11:2995); ext of \$7,500 mtg to Aug18'16 at 5½%; Oct3; Nov4'11; Lawyers Mtg Co with Jackson Constn Co.

mBryant av, (11:2999) nec Freeman, sal Ls; Oct26; Nov3'11, demand, 6%; Geo Graber to Lion Bwy, 104 W 108. 4,000 mBriggs av, nec 198th, see 198th, nec Briggs av.

mBoscobel av, (9:2520) swc Shakespeare av, 116.2x79.10x95x13; pr mtg \$6,000; Nov 8; Nov9'11, 1y6%; Henry Gundlach to Hermann Keil, 408 E Tremont av. 1,500

mBaisley av (*) nec Fairfax av, 50x100; Oct23; Nov9'11; 3y6%; Mary F McGrail to Frank Rauch, 1020 St Johns av. 500 mBarnes av, 3911 (*) ws, 92 s 223d, 22x 105; ext of \$3,500 mtg to Oct19'14 at 5 ½%; Oct27; Nov9'11; Julia C S Grant with Frank Boyle.

Frank Boyle. nom

"Carpenter av (*) es, 200 n 240th; Lots
218 & 219, map Washingtonville, except
part for av; ext of \$2,500 mtg to Nov18
'14 at 5½%; Oct18; Nov9'11; Jennina S &
Jas Striker with Jeannette H Schoon-

mCrotona av. (12:3273) nwc Pelham av. 218x15.7x— to Pelham av x24.10; sobrn agmt; Oct23; Nov8'11; Sarah G Fuller & Mary E Halley & Margt Deane with Aline B Laue or Lane, Plainfield, NJ.

^mCreston av, (12:3314) es, 198.7 s 196th, 40x74.8x40x74.6; Nov8; Nov9'11, 3y5%; Wm Kaufmann to North Side Savgs Bank, 3230 3 av.

^mCauldwell av. 704-6, 10:2628) es, 299.6 s 156th, 43.6x105.7x43.6x104.9; Nov6; Nov8 '11, due &c as per bond; Fanny Gruen, 401 E 52 to Julia E Cameron, 31 E 38.

"Cauldwell av, 700-2, (10:2628) es, 343 s 156th, 43x106.5x43x105.7; Nov6; Nov8'11; 5y5%; Fanny Gruen, 401 E 52' to Luke Kouwenhoven, — Shore rd, Steinway, LI. 32,000

mEagle av. 675, (10:2617); ext of \$5,450 mtg to Aug4'16 at 5½%; Sept18; Nov4'11; Lawyers Mtg Co with Sarah Bulloss. nom

"Ellis av, (*) ns, 330 e Pugsley av, 25x 108; pr mtg \$5,000; Oct30; Nov3'11, due Oct30'13, 6%; Eliz C Fonda to Henry Osterholt, 409 E 147. 1,500

mEastburn av, (11:2795) swc 175th, ross s126.8xw50xn83.10 to Grand Blvd & Concourse xne59 to st, xe9.4 to beg; Nov8'11; 5y5%; Nathan B Levin Co to Geo W Dibble, Mt Vernon, NY & ano exrs Anne E Dibble.

^mEastburn av, (11:2795); same prop; ertf as to above mtg; Nov8'11; same to

^mEastburn av. (11:2795); same prop; sobrn agmt; Nov8'11; same & Winton Realty Co with same.

Realty Co with same.

**MEastburn av, (11:2795); same prop; pr mtg \$57,500; Nov8'11, due &c as per bond; Nathan B Levin Co to Geo E Buckbee, 1941 Grand Blvd & Concourse.

10,000

^mEastburn av, (11:2795) same prop; certf as to above mtg; Nov6; Nov8'11; same to same.

^mEastburn av. (11:2795) same prop; sobrn agmt; Nov8'11; same & Winton Realty Co with same.

mFranklin av, 1411, (11:2932); ext of \$4,-500 mtg to Aug10'16 at 5½%; Sept9; Nov4'11; Lawyers Mtg Co to Alvina K Meyers.

mFulton av, (10:2609) nws, 103.9 sw 168th, runs nw195.1xne103.6 to 168th xsel33.5xsw 28.2xse69.8 to av xsw74.11 to beg; PM; Oct 18; Nov6'11, due, &c, as per bond; Sarah F Conovan, 412 Pleasant av to Mutual Life Ins Co of NY, 32 Nassau. 13,500 mFairfax av (*) nec Baisley av, see Baisley av (*) nec Fairfax av. mGreen av, (*) ns, 100 w Mapes av, 75x 100; pr mtg \$2,000; Nov2; Nov3'11, 1y6%; Geo Costar to Benenson Realty Co, 407 E 153. 1,000

^mGrand Blvd & Concourse, ws, abt 216.4 n 165, see Walton av, es, 216.4 n 165.

mHoneyvell av 2000 2 (41) 212.3

concern.

"Honeywell av, 2090-2, (11:3122) sec
180th (No 1160), 80x97.5x80.1x97.6; PM;
Nov6; Nov8'11; 2y5%; Central Bldg Impt
& Invest Co, 149 Church of Chas P Hallock, 2092 Honeywell av.

"Hoe av, (11:2981) ws, 25 n Jennings, 50
x100; Nov2; Nov3'11, due, &c, as per bond;
J C Staab Realty Co to Johanna May, 1323
Ditmars av, Bklyn.

28,000

"Hoe av, (11:2981) same prop; certf as to
above mtg; Nov2; Nov3'11; same to same.

^mHoe av, (11:2981) same prop; pr mtg \$28,000; Nov2; Nov3'11, due, &c, as per bond; same to Wm F Smith, 464 E 155, & ano.

"Hoe av, (11:2981) same prop; certf as above mtg; Nov2; Nov3'11; same to

same.

"Hughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; ext of \$35,000 mtg to Oct31'16 at 5%; Oct31; Nov3'11; Lawyers Title Ins & Trust Co with Cleland Realty Co. nom "Hughes av, (11:3070) ws, 180.5 n 180th, 50.2x195; ext of \$35,000 mtg to Oct31'16 at 5%; Oct31; Nov3'11; Lawyers Title Ins & Trust Co with Cleland Realty Co. nom "Hughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; agmt as to share ownership in bond & mtg; Oct31; Nov3'11; Maximilian Morgenthau, Jr, 123 W 87 with Lawyers Title Ins & Trust Co, 160 Bway.

"Hughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; agmt as to share ownership in bond & mtg; Oct31; Nov3'11; Maximilian Morgenthau, Jr, 123 W 87 with Lawyers Title Ins & Trust Co, 160 Bway.

**Mughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; agmt as to share ownership in bond & mtg; Oct31; Nov3'11; Maximilian Morgenthau Jr, 123 W 87 with Lawyers Title Ins & Trust Co.

mJackson av, 1184, (10:2652) ses, 41.10 sw from ses Boston rd, runs ne along av 20x se132.11xs20xnw132.7 to beg; Nov6; Nov9 '11, demand, 6%; Caroline wife Christian H Schwenker to Melville H Bearns, 95 Joralemon, Bklyn. 4,000

"Keppler av, (12:3370) nwe 235th, 75x 100; Nov2; Nov8'11; installs; 6%; Ida L wife of & Theo E Senior to Grace L Horton, 2881 Bway.

 $^{
m m}$ Keppler av, (12:3370); same prop; Nov2; Nov8'11; installs; 6%; same to same. 400

mLyon av, (*) ns, 80 w Parker av, 25x100; PM; pr mtg \$4,000; Nov2; Nov4'11, 3y6%; Geo Costar to Benenson Realty Co, 407 E 153.

^mLafayette av. see Whittier, see Lafayette av, ns, 230 e Whittier.

"Lafayette av. (10:2762, 2764 & 2765) ns, 230 e Whittier, runs n305.2xe92.3xe171.7x e163.10xe66xs76 to av xsw&w451.1 to beg; also LAFAYETTE AV, see Whittier, 200x 95.3x200x99.4; pr mtg \$—; Nov8; Nov9 '11, 3y5½%; Nonpareil Realty Co to Jno J Brady, 2395 Valentine av. 8,000

"Lafayette av. (10:2762, 2764 & 2765); same prop; certf as to above mtg; Nov8; Nov9'11; same to same.

mMonroe av late Av A. (11:3170) es, 250 n 181st late 5th, 50x130.6; PM; pr mtg \$—; Nov2; Nov3'11, due Jan1'14, 5½%; Edw Bleser to Theo Sattler, 2189 Creston av.

"Matilda av, 4752, (*) ses, 166.8 sw 2420, 40.7x100; Nov8'11; 10y; installs; 5½%; Margt Anger to Title Guar & Trust Co. 176 Bway.

mMonterey av. (11:3060) swc 178th, 100x 20; pr mtg \$10,000; Nov8; Nov9'11, 2y6%; Ehrich Peterson to Anna Hepner, 2247 Valentine av. 2,000

Valentine av. 2,000

"Morris Park av, (*) ws, 106 n 178th, 25
x—; ext of \$2,000 mtg to Jan6'14 at % as
per bond; Nov2; Nov9'11; Chas Scholle
with Fredk Muller, 1321 Hoe av. nom

"Pelham av, nwc Crotona av, see Crotona av, nwc Pelham-av.

"Prospect av, 132S, (10:2694); ext of \$13,000 mtg to Sept8'14 at 5½%; Sept16; Nov
4'11; Lawyers Mtg Co with Harry & Morris Rosenwasser.

"Park av. (9:2387) sec 166th 255x192x238

ris Rosenwasser.

**MPark av, (9:2387) sec 166th, 255x192x238 x97; sub to mtg \$425,000; Aug18; Nov6'11; declaration that above are covered by lien of trust mtg for \$3,000,000 recorded Mar 29'10; Shults Bread Co, 26 Beaver to Peoples Trust Co as trste, 181 Montague, Bklyn; re-recorded from Gen Mtgs Aug23'11.

mProspect av, (10:2678) ws, 352 s 165th, 120x175, except part for av; PM; Nov3; Nov4'11, 3y5%; Bimberg-Welter Amusement Co to Augusta Liebertz, 971 Prospect av. 53,000

mRochambeau av, (12:3336) es, 125 208th, 25x100; Nov9'11, due &c as p bond; Karl Hoffman to Kate A Brenna 157 E 36. 125

157 E 36.

***MSo Boulevard, (10:2546) ss, 225 e St

Anns av, 100x138.2x100x115.7, except pt

for 133d; Nov8; Nov9'11, 3y6%; Henry

Bwinckmann to Aug Brinckmann, 640

German pl. . 2,520.32

mShakespeare av, swe Boscobel av, see Boscobel av, swe Shakespeare av.
mStebbins av, 1286, (11:2973) es, 45.11 s
Chisholm, 40x105; Nov8'11; 5y4\% %; German Evangelical Mission Church to German Savgs Bank, 157 4 av.

22,000

"St Lawrence av, (*) es, 50 n Mansion, 25 x100, except part for St Lawrence av; Nov 4; Nov6'11, due Nov1'14; 6%; Rudolph Hellman to Mary Scott, 28½ Windsor pl, Bklyn.

Stebbins av, swe Jennings, see Jennings, swe Stebbins av.

mTaylor av, (*) es, 155 n Col av, 25x100; PM; pr mtg \$4,000; Nov1; Nov4'11, due Mayl'14, 6%; Cora M Shaw to Chas Ringelstein, Jr, 847 E 222.

mTremont av late Waverly st, (11:2804) ss, 100 e Mt Hope av late Monroe av, runs e209.7xs125xw210.2xn125 to beg; PM; Nov 2; Nov3'11, due, &c, as per bond; Aug Jacob Constn Co to Title Guarantee & Trust Co.

mTrement av late Waverly st, (12:2804) same prop; certf as to above mtg; Nov2; Nov3'11; same to same.

Nov3'11; same to same.

"Trinity av, S12, (10:2637) es, 125 n 158th, 25x99.1x25x99; PM; Nov3; Nov4'11, due May3'13, 5%; Simon Machiz to Augusta Stecker, 812 Trinity av. 5,000

"Tinton av, (10:2654) nwc, 152d, 49.10x irreg to es Wales av x36.6v155.8; ext of \$5,000 mtg to Nov15,12 at 6%; Nov3'11; 152d St Constn Co with Carrie F & Helene Esberg, 129 E 47.

"Timpson av, (*) es 175 n 205th 100x10;

Esberg, 129 E 47. nom

"Timpson av, (*) es, 175 n 205th, 100x100;
PM; pr mtg \$2,400; Nov2; Nov3'11, due

May2'12, 6%; Madison Constn Co to Geo

Hill, 63 Beechwood rd, Summit rd, Summit, NJ. 2,500

"Timpson av, (*) same prop; certf as to above mtg; Nov2; Nov3'11; same to same

"Van Nest av, (*) ns, 20 e White Plains rd, 12.6x100; Oct20; Nov9'11, 5y % as per bond; Michl Kelly, at Cornwall, NY, to Michl L Quinn, 580 W 156.

bond; Michi L. 2000 Michi L. Quinn, 580 W 156.

**MWilkins av, 1424, (11:2966-2977) es, 257.10 n Jennings, 25x100; pr mtg \$4,500; Nov8; Nov9;11, due, &c, as per bond; Jennie Davidson to Jos Landauer, 1480 Bry-2,000

^m**Webb av, sec 190,** see 190, ss, 23.1 Devoe Ter.

Devoe Ter.

"Washington av. 1449, (11:2902); ext of
\$5,000 mtg to Oct1'16 at 51/2%; Oct11; Nov
9'11; Henry R Wood with Peter C Ritchie,
nom

Jr. nom

"White Plains av, 3630, (*) nec 214th,
asn Ls by way of mtg; Oct20; Nov3'11;
Fortunata Mastrobuono to Ebling Brewing Co, 760 St Anns av. nom

"Walton av, (9:2472) es, 216.4 n 165th,
runs n20xe241.2 to ws Grand Blvd & Concourse xs25xw141.1xn7xw100 to beg; PM;
July28; Nov3'11, due, &c, as per bond;
Chas A Mapes to Emily H Bradbury, 2459
Davidson av; re-recorded from July29'11.
3,000

"Washington av. 1451, (11:2902); ext of \$7,000 mtg to Octl'16 at 5½%; Oct23; Nov 4'11; Lawyers Mtg Co with Mary A Ritchie.

mWales av, sec 152d, see Tinton av, nwe 152.

India, Java and Huron Sts., and East River JOHN C. ORR CO., City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS 948 (Treenpoints AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS)

"Washington av, (11:2915) sec 174th, 25x 100, except part for av; Nov3; Nov6'11, 1y 6%; Bertram L Kraus to Lillie N Sternberg, 1111 Mad av. 1,250

6%; Bertram L Kraus to Einer 1,250 berg, 1111 Mad av. 1,250 m3D av. 3750 (11:2927) es, 87.4 n St Pauls pl, 40x100; pr mtg \$35,000; Nov6; Nov8'11, due May'1'6; 5%; Smithtown Impt Co to Geo D Waas, 35 State, Flushing, LI. 7,500 m5TH av. (*) ws. 100 n Nelson av, 25x 100, Edenwald; Oct28; Nov3'11, 3y6%; Hilda C wife of & Rudolph Swenson, at Harrison, NY, to Eugene Denison, 53 Clinton av, Stamford, Conn. 3,200 mE ¼ lot 80 (*) map Olinville, 25x100; Oct23; Nov9'11; 3y6%; Lena wife Nicola Barbetta to Simeon C Bradley, 2702 Marion av. 2,000

mE 1/4 lot 80, (*) same prop; sobrn agmt; Nov4; Nov9'11; same & Wm Taylor with

**MLot 51 (11:2983) map 1323 Trask Est;
PM; Nov9'11, 3y5%; Timothy F Sullivan
to Jas A Farley, 26 E 48. 3,500

"Motes 473 to 490, 493 to 496, 505 to 510, 533 to 546, 569 to 576, (*) on map 530, being w part Benson Est, Throggs Neck; Oct30; Nov6'11, 2y6%; Bronxdale Realty Co to Mary E Wheeler, — Bridge, Bayhead, NJ. 3,000

mLots 12 & 13, blk 20 (*) map 1443, Bruce-Brown Estate; PM; Oct30; Nov3'11, due &c as per bond; Frank Orth to Bruce-Brown Land Co, 110 5 av. 1,820

JUDGMENTS IN FORECLOSURE SUITS.

NOV. 2.

Clinton av, lot 641, map of Village of Morrisania, 25x137.11; Charlotte Kirchhof agt Deiudicibus Building Co; F P Hummel, atty; Sidney Harris, ref. Amt due, \$22,974.50. NOV.

No Judgments in Foreclosure Suits filed this day.

Valentine av, ws, 150 n Travers, 75x170; Saml C Master agt Laura L Leeson et al; Levi S Hulse, atty; Jno H Judge, ref. Amt due, \$2,642.50.

NOV. 6.

AV A, es, 41.5 n 88th, 20x75; Theresa Schappert agt Fannie Klossk et al; Wm L Allen, atty; Max S Levine, ref. Amt due, \$9,355.

Av A, es; 21.5 n 88th, 20x75; Same agt same; same atty; same ref. Amt due, \$9,-

NOV. 8.

63D st, ss, 325 e 2 av, 25x100.5; Paula Wright agt Nathan Schwenk et al; Jos F Stier. atty; Jas W Dean, ref. Amt due, \$18,578.50.

63D st, ss, 350 e 2 av, 25x100.5; Same agt same; same atty; same ref. Amt due, \$18,-578.50.

LIS PENDENS.

NOV. 4.

Bathgate av, 1577-9; Arthur Lowy agt Moses Maas; action to set aside deed, &c; Alexander, Cohn, Sondheim & Ettinger, attys. NOV. 6.

Decatur av, es, 300 s Woodlawn rd, 50x 120; Louis Sperber agt Annie D'Ambra; notice of levy; G C Beach, atty.

notice of levy; G C Beach, atty.

Decatur av, es, 300 s Woodlawn rd, 50x 120; Sophie Busath agt Annie D'Ambra; notice of levy; A C Bragan, atty.

Macdougal st, ws, 20 n W 3d, 19.4x65.9; People of the State of N Y agt Mary Chapelle; notice of levy; C S Whitman, atty.

467H st, 65-9 W; Helenita Realty Co agt Mutual Life Ins Co of N Y et al; action to confirm title; G R Hawes, atty.

Breadway 4236: American Luyfor Prism

to confirm title; G R Hawes, atty.

Broadway, 4236; American Luxfer Prism Co of Illinois agt Barnard Realty Co et al; action to foreclose mechanics lien; Thompson, Warren & Pelgram, attys.

West End av, 54; also 150TH ST, ss, 125 W Bway, 130x99.11; Jos Lautemburg agt West 139th Street Realty Co et al; action to impress trust; S Greenbaum, atty.

24TH st, ss, 175.4 e 7 av; Chas Johnson agt Boreas Realty Co et al; counterclaim; J C Wair, atty.

NOV. 8.

96TH st, nec 2d av, 650x201.10; Lillian Lipstadt agt Geo W Linck recvr et al (foreclosure of transfer of tax lien; A S Aaronstamm, atty.

Elm av, sws, lots 7 and 8 map of South Belmont, Bronx; Jno D Weber agt Marie K Friebel et al; partition; J G Deecke, atty.

NOV. 9.

183D st, ns, 134.7 w Washington av, 35x100; Farmers Loan & Trust Co agt John Rendall et al; amended; C M Camp,

Edgecombe av, swc 167th, 40.8x111.8x irreg; E Louise Sands agt Trial Realty Co et al; Bowers & Sands, attys.

31ST st, ss, 166.4 w Madison av, 53.8x 75x irreg; Mutual Life Ins Co of NY agt Jos Fleischman et al; F L Allen, atty.
134TH st, ns, 385 w 5 av, 50x99.11; Jas L Holland agt Mercy Seat Baptist Church et al; M Nussbaum, atty.

75TH st, 415 E; Louis Schulman agt Saml Birnbaum et al; M A Rabinovitch,

Lot 117, map of 120 lots of Daily Estate, Bronx; Mary J Haviland agt Giovanni Mo-rano et al; Clocke, Koch & Reidy, attys.

NOV. 10.

Union av, ws, 89.7 s Home, 16.10x100; Chas F Horne agt John Doe et al; accounting, &c; Strouse & Strauss, attys.

1ST av, 352; Saml Sidoroff agt L Frooks Engine Co et al; action to foreclose mechanics lien; M Zarnikaur, atty.

FORECLOSURE SUITS.

NOV. 4.

Heath av, es, 238.2 s 230th, 20.10x100.7; Hannah W Cromwell agt Alex Anderson et al; R K Brown, atty. Heath av, es, 258.11 s 230th, 20.10x100.7; Malvina P Agur agt Alex Anderson et al; R K Brown, atty.

NOV. 6.

Hoffman st, es, 26 n 189th, 37x118; Eliza O'Kennedy agt Philip Cohen et al; J J K O'Kennedy, atty.

Mohegan av, ws, 75 s 180th, 45x70; Isaac Baer agt Security Holding Co; Bogart & Bogart, attys.

Pinehurst av, swc 178th, 130x92.8; Jacob Hirsh agt Peto Realty Co et al; I Stern,

95TH st, ns, 137.6 e 2 av, 150x100.8; four actions; Ida Weinstein agt Meyer Jarmulowsky et al; J H San, atty.

Spring st, — s, & Elizabeth st, — s; Lot 862, Map of Bayards Farm; Laurance Curnen agt Patk A Fogarty et al; W F Clare, atty.

162D st, ss, 211.7 e Prospect av, 5x111.9; also 162D ST, ss, 216.7 e Prospect av, 25x 111.9; Wm H Sage agt Fred F French Co et al; W H Sage, atty.

et al; W H Sage, atty.

Audubon av, ws. whole front bet 187th & 188th, 189.9x75; Renilo Mortgage Co agt Belland Building Co et al; M Winder, atty.

Hunt av, es, 797.11 s Bronxdale av, 25.2 x100; Josephine Acker agt Jane Kitchen et al; Clocke, Koch & Reidy, attys.

73D st, 509-13 E; two actions; Union Bank of Brooklyn agt Rubin Rubinstein et al; L Goldstein, atty.

227TH st, ss, 130 e Barnes av, 25x114; Ludwig Thonge et al agt Henrietta L Huggins; Seyfarth, Gunkel & Seyfarth, attys.

Teller av, 1055, 1057, 1061, 1063 & 1065;

Teller av. 1055, 1057, 1061, 1063 & 1065; five actions; Loeb Hill Realty Co agt Edw Vaczy et al; S J Siegel, atty.

NOV. 8.

Mangin st, ws, 175 s Delancey, 25x100; Danl Woodcock agt August Hubert et al; Menken Bros, attys.

5TH av. ws, 49.11 n 137th, 49.11x62.6; Julia A Groh agt Saml Schenker et al; James, Schell & Elkus, attys.

Lexington av. ws, 50.11 s 97th, 25x80; Saml L Wolff admr agt Mendell Cypress et al; Fixman, Lewis & Seligsberg, attys.

93D st, 177 E; Jacob Basheim et al agt rrtha Feldmark et al; D J Gladstone,

2D av, 1842; Emanuel Lowinson agt Jno Wynn et al; Bloomberg & Bloomberg,

Decatur av. es, 325 s Woodlawn rd, 25x 120; also DECATUR AV, nws, 366.7 ne 205th, 25x100; two actions; Nicholas Eck-ert agt Annie D'Ambra et al; H K Davis,

6TH av, swc 4th, 105.4x8.11x irreg; Atlio Piccirilli et al agt Sixth Avenue & ourth Street Realty Co et al; Otis & Otis,

Audubon av, 390; Lucius McAdam et al exrs agt Chas A Schueller et al; C A Flammer, atty.

NOV. 9.

NOV. 9.

174TH st, ns, 100 se Park av, 50x
100; Brocaval Realty & Holding Co agt
Bessie N Fismer et al; specific performance; Locker & Locker, attys.

Home st, 835; Thornton Bros Co agt
Thos H Tully Construction Co; specific
performance; Neier & Van Derveer, attys.

NOV. 10.

46TH st, ss, 180 w 1 av, 145x105; Empire Trust Co agt Mary E Harrington extrx et al; Blumenstiel & Blumenstiel, attys.

S3D st, 140 W; Hugo Gorsch agt Alex Crighton et al; H S J Flynn, atty.

Steuben av, middle line, 180 n middle line 210th, runs w 130xn50xe130xs50 to beg; also STEUBEN AV, middle line, 130 n middle line 210th, runs w 130xn25xe130 xs25 to beg; also STEUBEN AV, middle line, 155 n middle line 210th, runs w130xn25xe130xs25 to beg; Jas B Powers agt Andrew J Mulcahy; J A Donnelly, atty.

27TH st, ss, 120 e 9th av, 22x98.9; Greenwich Savings Bank agt John A Mandeville et al; G G De Witt, atty.

170TH st, ss, 100.11 e Franklin av, 47x 105.7; Jas T Barry agt Mary McNulty et al; Earley & Carstarphen, attys.

Lots 473 & 474, map of Mapes Estate, Bronx; Herman Greenbaum agt Max Berkowitz et al; H B Singer, atty.

Forest st, es, 125 n West Farms rd, 25x 106.2; Geo Brown agt Aaron W Tallman et al; Pratt & McAlpin, attys.

66TH st, ns, 300 e West End av, 25x 100.5; Alex Hadden agt Christopher B Wyatt et al; Reed & Pallister, attys.

2D av, 1846; Henry Feldman et al agt Philip Krauss et al; B E Siegelstein, 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 name 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.

Abrahams, Nathan—City of N Y 264.41
Alexander, W Homer—the same.

Barnett, Isaac—M Kurtz et al. 189.65 Byron Alger Laundry Co—N Y Tel

9 Buell, John F & Edw E—E H Chr

9 Burt, Harriet—A H Balcom....389.65 9 Bousa, Buhnich—J Nass et al...36.35 9 Byrnes, Wm H—J D Smith....245.05



VULCANITE PORTLAND CEMENT

PHONE, GRAMERCY 1000

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service,

"The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Fifth Ave. Building, N.Y

_			ne r	nauu	witha	Keput	atio
9 10 10	Brand, Baldwin Bowen,	Meyer , Geo Artem	—I (E—E ia—C	Cohen E H O'Neill	& Sor ess et -Adam	al43. al50. s Co.	76 10
10 10 10	Bergenl Alperin Burger, Bell, Ar	noltz, n et al Arthu	Max r—W	& Jo	s Kro	ok—A 409. 33.	22 75 73
10 10 10	Bird, Na Ball, M Benline, Bro Co	athan ary—C Harr	H—Curtis y C—	-the s s-Blais -Peter	ame sdell (H Re	39. Co51. eilly & 337.	17 91 88
10 10	Bohling W W I Bonacci Americ	Claus Farley Domi	nick	Hudson , Mose g Co	n Trus es Vinc of Bal	t Co- .1,820. celli & timore	97
10 10	the s Birnbau	same— m, Sai	the cah—	e same -L Joh	ecost	et al. 55. me.15.	24 90 15
10 10	Beck, E dict M Breidba	enedic Jr—A rt, Isi	t M, Ledor—	Ther vin -J Ha	esa &	Bene- 82. et al. 544.	66 64
4 4	Crippin, Chambe	Henry rs, Wn rris D	& A	-W G -W G	Peach Peckha cos y Mosle	106. am sts, 92. e, trste	40 8 67
4 4 4	the Cameron Carretta Cary-D	same- n, Alex n, Gae	—tl —R tano fer	R Ho & Jr	ne ward. no Hei	224. 80. fern—	67 06 31
4 6 6 6 6	Brand, Baldwir Bowen, Bergeni Alperin Burger, Bell, Ar Bird, Ni Bell, Ar Bonacci Americ —Seab the S Birnbau Beck, E dict M Breidba Crippin, Chambe Cott, Ha —M G the Cameron Carretta Cary-D Cheyney Cooper, Corelli, Cavnoti, Clark, A Clausen, Co Cullen, Clark, A Clausen, Co Cullen, Clark, A Clausen, Condon, Clark, A Clausen, Condon, Clark, A Clausen, Condon, Clark, Condon, Clark, Condon, Clark, Condon, Coroft, Cooper, Condon, Coroft, Conden, Cooroft, Condon, Coroft, Condon, Condo	Hora Geo R- Angelo Salva	ce L —N S —D tore- I G	—A A Y Tele Coluc —B Cu Smith	Hellic phone cio iry et	ck.158, Co.63, 54, al89,	60 19 41 21 81
6 8 8	Clausen, Co Cullen, Clark,	Rose- Wm E	-N -F -Fin	W Serst N	ezey's helling atl Ba	Son &245. g95. nk of	09 83
8	Coyle, Agency Cimillo, Bwg C	Oscar Fra	I—I	Allen o—Da	Adver	tising206. Mayer	41
8 8	Cohen, Clerverl Inc Craig, V	Israel- y, Ne Vm R.	-G S lson Wm	F—I	an Levine	Bros, 125.	65 96
8 9 9	nald E Cooper, Coleman Ciruzzi,	Bonne Wm H , Dan Micha	er—J I—J I—Ci iel—	J Sn Milton ty of A Bel	nith n N Y. sito	.1,898. 273. 264. 131.	36 82 41 40
99999	Cowley, Crowe, Condon,	ouis— Edw Geo H- Wm—	—the A—A —J I —th	sam Brun Brodie e sam	e ker	52.	41 59 06 31
9 9	Carter, Cornet, Condren ton Co	Harry Jacob , Wm	G—(—M J—R	G B V Finke	Vilson elstein lson &	388. 51. Boyn- 131.	86 84 15
9 10 10	Call, Ri Castagn tric R Crutche Cohen.	aro, G R Co. ly, Wn Simon	uiser n—M H—I	A Fin	lckige: Nassau fman.	Elec- 114. 28.	20 15 82
10 10 10 10	Cocroft, Cowl, St Casper, Canole,	Willis anton Rein— Jos&	—H D—I A Sa Thos	T Der E P R ampso Donn	npster umsey n elly—I	41. 77. 46. People,	44 46 72
10 6	Cohn, H De Wal	larris— ter, Sa	H E	Baum Hoyt	& De	145. Mallie. 44.	32 .61
6888	Dill, Cla Duffy, I Dalleck, Darabar	rance Patk F Moses is, Ge	E—II —N s—Di	M Bra Y Tel uval (Vashir	inson. l Co Cocos ngton	353. 23. sts, 25. Paper	01 03 27
8 8 8	Di Guis sualdi Daniels, Dessaue	eppe, l Edw	C—L	uale, Z ahr & G—H	reas— Co W M	27. -J Ge- 239. 151. ack et	90 11
9	Doughe Y	rty, Fr	ace ur L	by gd	n—Cit; cost Jacks	147. y of N s, 114. on.181.	71 50 29
9 9 9	Dabzio, De Luig Donnell	Fanni gi, Cler y, Fra	e—M nent ncis	B H i—N I	orowit Edis	z13. on Co. 16. ime.78.	91 40 99
9	Sons, Diamon Douglas	Inc d, Sam s, Jas	l—A —En	Levin	Trust	95. 41. Co	68 65 47
10 10 4 6	Diosy, I Delynsk Edson, Erdheim	Ielen, a i, Hele David i, Osca	admt en—N O—F r—E	rx—D N Y T F M E Kauf	Finkl el Co. Iolly man e	er94. 37. 29. t al.74.	53 19 41 44
6	P Scho Enton, Co Epstein,	nfeld Louis—	Brook	oklyn rahan	Height Good	1,772. ts R R 114. man &	72
8 8	Harry Ebstein D Bernh Epstein,	Berge Israe eimer Beno	r—Y 1 & C—I	Gold Jenn H Coh	stein ie Eps en et	100. stein— 567. al.149.	47 81
888889	Egner, the s Erber, I Edelstei Elvers	Wm O same— Emil—I n, Jac Wm—	—M —G : N Y : ob—]	Wool H Lev Edison D Fri	ey et vis et n Co edman	al47. al61. 16. 42.	61 76 34 44
9 10 10	Harry Ebstein D Bernh Epstein, Egner, the s Erber, I Edelstei Elvers, Egan, J Egan, J Egan, J Egan, J Egan, G Evers, Edelstei Evans, Edelstei Eisenst der—M Fynes, Fox, Si Foster, Fullgraf	as J— no J man . Emma-	Č E & W	Bulloom J I	ok Norton	197. —H L .9,557. 116.	34 97 10
10 10 4 4	Edelstei Eisensta der—M Fynes, Fox. Si	n, Ann adt, H Linne J Aust gmund	ymar r in—	Lord Reiner	David & Tay	Prae- 249. lor.30.	65 11 91
6	Foster, Fullgrai	Harry- , Fran	−N Y	Tele E R	phone Lozier	Co.21.	29 41

a."	VULCANITE PORTLAND CEN
6	Finkelstein, Rebecca—E Kaufman et
6	Frankfurter, Leopold—Dr Jaegers Sanitary Woolen System Co23.11 Frankel Inc. S Wolf's Sons 40.12
6 8 8	Fine, Solomon—Hudson Metal Co.351.83 Fiance, Harman—N Y Tel Co15.69
8	riatt, Harry—the same
8 8 8	Finkelstein, Rebecca—E Kaufman et al
8	Ferguson, Frank—B Abel
9	Fitzgerald, Wm—the samecosts, 118.05 Fenker, Richd H—W G Feick279.35
9	Fenton, Michael—M D Williamson Co
9	Gaffney
9 9	Packing & Exporting Co59.00 Fiest, Louis, Jr—N Y Edison Co.89.35 Feinberg, Abr—Muser Bros85.22
9 10 10	Fat, May Dong—N Y Edison Co71.06 Flannagan, Fredk—M Packard59.53 Friedman Carl & David Kesselman—
10	S I Schwartz
10	Lewis* & Jos Lewis & Thos K Timony—J Gately
10	Metteo Gugliolmo & Angelo Gugliol- mo—People, &c
10 10 4	Faber, Anna—M Roth29.72 Greenberg, Mendel—B Freedman.122.81
4	Giovanni, Antonio & Jas Varollo— People, &c500.00 Godfrey, Jno & Michael Houlihan—
4	Kerin & Dunn
4	Geissenhainer, Chas B—E Conway et al
4	Gilsey, Henry & Margaret Gilsey exrs —Fredk Gilsey exr, Mary Gardner,
	Glisey, Fredk C Glisey, Victor Gilsey, Mary M Perkins & Peter Gil-
4	Flannagan, Fredk—M Packard59.53 Friedman, Carl & David Kesselman— S I Schwartz
6	Greco, Fellipo & Andrea Roconcia— City of N Y
6	Goldsmith, Alexandra—M O'Neill, 95.51 Goldsmith, Bebecca L—M Tolk, 95.70
8	Gobbey, Walter—S Wolfson29.41 Geier, Goldstein & Gruberman & Co —N Y Edison Co
8	Golick, Anthony—M Oliver 240.31 Geier, Benj—Washington Paper Co.
8	Gotthelf, Oscar—American Watch & Diamond Co
8	Goldstein, Abr & Wm Kirchen—the People of the State of N Y100.00
9	witz—the same
9	Gerber, Henry—C A Wilson70.72 Greenwald, Philip—I Zeissoff et al.
9	Gibson, John L—W H Sears273.70 Gordon, Kalman* & Hyman B Gordon—L Scheinberg301.71
9 9	Goldstein, Louis—S Shapiro89.41 Goodkind, Saml—the same83.01 Goldberg Sophie by gdm-A H. Joling
9	et al
9	Gomez, Claude A—N Y Edison Co.32.12 Glass, John Jr—E M Houghtaling et
10	Gaffney, Patk T—Geo Ringler & Co. 5,456.73
10	Goodman, Isidor or Issy & Nathan* —M Unger
10 10	Greenwald, Saml—A Cypress60.64 Glogower, Louis—D Coulton et al. 254.28
10 4 4	Gross, Ray—Goodfield Realty Co. 79.41 Hatfield, Ernest—Butler Bros 374.32 Hertzberg, Beni—M Rosen 364.41
4	Hotaling, Herbt—American Savings Bank
4	haimer—E Conway
4 6 6	the same—the samecosts, 25.02 Hunter, Fredk L—J Evans179.83
6	Harper, Saml E—Jos H Meyer & Bros
6	Hall, Jno T—V Landes240.98 Helmsley, Minnie, Gussie Helmsley & Ida Tonjes—C Traveers300.00
8	Hood, Archer L—Musical Currier Co
8 8	Hardman, Wm J—the same285.26 Herrnstorf, Jno—D Nussbaum et al
8 8 8	sey exrs—F J Lancaster

```
MENT CO., Fifth Ave. Building, N.Y.
Kram, Harry—European American
Bank .....2,82
```

8 Heissing, Saml—City of N Y......76.82

German and American
Sales Offices
45 B'way, N. Y. City
Works
HAMBUR SERMANY
HISTOR RIVER, N.Y.

ALSEN

THIS BRAND
of Portland Cement is too
favorably known in EVERY
COUNTRY where centrel is
used to need further descrip-

HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N.Y.	
10 Lustgarten, Abr—Lea 10 Lipshitz, Henry—E K 10 Levin, Hyman—Gree Bank 10 Lapman, Chas—A S S 10 Liedeker, Abr—Cedar 10 Leake, Edw C—Barn 10 Liebschutz, Hyman, & Max Weber—H E 10 Lewis, N Shelden—J 4 Muller, Conrad, Jr—I Bank 4 Merrill, Wm J—P B 4 Martone, Antonio & F —B C Samuel et al 6 Marks, Chas H—N Y 6 McKenna, Michael—F Bickart, Inc 6 McLaughlin, Chas A— 6 McConnell, Jno J—I 6	& Febiger. 32.54 Hein83.09
10 Levin, Hyman—Gree Bank	nwich Savings 7,385.45 Siegel148.90
10 Liedeker, Abr—Cedar 10 Leake, Edw C—Barn	nard Realty Co
10 Liebschutz, Hyman, & Max Weber—H E 10 Lewis, N Shelden—J	Jos Liebschutz rde & Sons64.00 H Blackwood.
4 Muller, Conrad, Jr—I Bank	costs, 118.77 Bronx Borough 117.02
4 Merrill, Wm J—P B 4 Martone, Antonio & F —B C Samuel et al	Eduardo Bellucci
6 Marks, Chas H—N 1 6 McKenna, Michael—H Bickart, Inc	31uthenthal &
Bickart, Inc 6 McLaughlin, Chas A- 6 McConnell, Jno J—I 6 6 McCrum, Lloyd C—E 6 Mather, Lillian S—E 6 6 Mahlstadt, Jno—E J 8 Muller, Aug—S & J I 8 Moritz, or I Joseph— 9 Maatz, John H—City 9 Masiello, Angelo & —E D Murphy et a 9 McGovern, Patk F* Edison Co 9 Milano, Giovanni & J sito	-H O'Dougherty
6 Mather, Lillian S—E	Roller et al. 86.66
6 Mahlstadt, Jno—E J 8 Mulnick, Morris—S I 8 Muller, Aug—S & J l 8 Moritz, or I Joseph—	Xatz169.65 D Klein 106.14 -P L Bryant 128.65
9 Maatz, John H—City 9 Masiello, Angelo & —E D Murphy et a	of N Y264.41 Carlo Benedetto
9 McGovern, Patk F* Edison Co 9 Milano, Giovanni & J sito 9 Madden, Peter—Auto 9 Morrissey, John—J 9 Montgomery, John V	& Dudley—N 1 44.41 os Riola—A Bel-
9 Madden, Peter—Auto 9 Morrissey, John—J 9 Montgomery, John V	Supply Co.100.06 Brodie77.16 V S-M C Buck.
9 Moller, Wm A—Ame	rican Surety Co
9 Muller, Albert—Joe I mission Co 9 Musol, Jacob & Juli	ius Lande—D T
9 McArdle, Patk J—M 9 Militello, Frank—A 9 Meier, Barbara admt:	Donnelly. 46,992.70 Azzar et al. 190.76 rx—Erie R R Co
9 Muoroney, Jos S—J 10 Metzger, Saml—H H	costs, 61.85 M Fischer42.41 eide28.21
of N Y	mmermann.1,287.77
9 Moller, Wm A—Ame. 9 Muller, Albert—Joe I mission Co 9 Musol, Jacob & Juli Merritt et al 9 McArdle, Patk J—M 9 Militello, Frank—A 9 Meier, Barbara admt. 9 Muoroney, Jos S—J 10 Metzger, Saml—H H 10 Molnar, Mikles—Equ of N Y 10 Meyer, Edw—E F Zin 10 Mende, Paul—L A Pl 10 McCave, Jas—A Krollo Minaldo, Jno A—Bur 10 Meyer, Alfred W—J 10 McNamara, Corneliu al	nich
10 McNamara, Corneliu al 10 Mancinelli, Giovanni	s—J Schmidt et 28.01 & Isidor Brigi-
otti—Jno Eichler Bwg 10 Miller, Hyman, Norr Schwartzberg & Jos	nan Miller, Max Morowitz—A Ro-
6 Norris, Allison F B- 8 Napier, Thos S-C 3	T H Joover 180.71 Spielmann et al. costs, 121.21
9 Nolan, Jos—N Y Ed 9 Nemrowsky, Max—N 10 North, Chas—Jno E	Y Edison Co.34.71 ichler Brwg Co.
10 Nielson, Peter Co-	N Humphrey costs 109.10
10 Minaldo, Jno A—Bur 10 Meyer, Alfred W—J 10 McNamara, Corneliu al 11 Mancinelli, Giovanni otti—Jno Eichler Bwg 10 Miller, Hyman, Norr Schwartzberg & Jos senstein 11 Napier, Thos S—C 12 Nolan, Jos—N Y Ed 13 Nemrowsky, Max—N 14 North, Chas—Jno E 15 Nielson, Peter Co— 16 Oppenheimer, Myron 17 Nielson, Peter Co— 18 Oppenheimer, Myron 18 O'Brien, Jno J—R 19 O'Bulivan, Jos P—J 19 O'Sullivan, Jos P—J 19 O'Swald, Anthony or Murray 10 North, Chas—H W I 10 Popper, Ludwig—A 11 Popper, Ludwig—A 12 Pizzaeelli, Alfonso 12 Impemba 13 Pini, Chas—H W I 14 Pacher, Konrad O— 15 Pauley, Richd U—B 16 Purcell, Frank & Fr 17 Edison Co 19 Pauley, Gisella—J 10 Perdue, Frank B—N 10 Potter, Geo W—S J 10 Potter, Geo W—S J 11 Potter, Geo W—S J 11 Potter, Geo W—S J 11	Waldo, Comrs costs, 37.85
8 Oussani, Jos—P J S 9 O'Brien, Jos C—J B 9 O'Sullivan, Jos P—J	Shea4,078.81 Frodie43.16 J Brodie43.16
9 Oswald, Anthony or Murray	Jos—John Thos
8 Popper, Ludwig—A 8 Pizzaeelli, Alfonso	Golden665.55 & Antonia—C A
Impemba 8 Pini, Chas—H W I 8 Pacher, Konrad O—	
9 Pauley, Richd U—B 9 Purcell, Frank & Fr	ell Operating Co.
Y Edison Co 9 Price, John H—C B 9 Popkin, Benj—C Ka	Ramer et al. 67.65
9 Popper, Gisella—J 10 Perdue, Frank B—N 10 Potter, Geo W—S J	Y Telephone Co.
10 Perdue, Frank B—N 10 Potter, Geo W—S J al 10 Perkins, Edw A—W	H Rolston et al 4,716.50
10 Proctor, Geo H—R C 10 the same—the 10 Preeman, Ida—W S	Morris 66.36 same 112.62 S Bickham 42.41
10 Rogers, Isaac N—F 10 Robinson, Simon—N	E Hunt948.16 Y Telephon Co.
all 10 Perkins, Edw A—W 10Proctor, Geo H—R C 10 the same—the 10 Preeman, Ida—W S 6 Quinto, Salvatore F 10 Rogers, Isaac N—F 10 Robinson, Simon—N 6 Ribando, Thos & An R Morris 6 Recine, Hilippo—M 6 Rider, Robt E—M 6 Redmond, Wm—S J 6 Ryan, Harry—J F 7 Ray, Laura L—Z H 8 Rosenthal, Michl— 8 Rifkin, Louis & Ju Shapiro—M Kasho 9 Robinson, Paul—N 9 Ruton, Wm—T L I 9 Rose, Jack—R J Hi 9 Rose, Saccount L I	thony Liguori—A H Mornington.21.15
6 Rider, Robt E-M 6 Redmond, Wm-S J 6 Ryan, Harry-J F	Kraecker44.05 acobs70.56 Fracy68.52
8 Ray, Laura L—Z H 8 Rosenthal, Michl— 8 Rifkin, Louis & Ju Shapiro—M Kasho	A Gordon1,150.84 ilius, also Morris witz539.13
9 Robinson, Paul—N 9 Ruton, Wm—T L I 9 Rose, Jack—R J H	Y Edison Co12.21 Kennedy42.51 ickson115.16

9 Rinzetti, Raffaele—Bro	oklyn Rapid	
9 Rinzetti, Raffaele—Bro Transit Co 10 Richardson, Mrs Freed- 10 Rosenstein, Henry—J M 10 Roberts, Milton—J Bann 10 Rowe, Thos—Rudolph V	—Saks & Co. 288.11	(
10 Rosenstein, Henry—J M 10 Roberts, Milton—J Bann	Iarinox71.15 non74.31	-
10 Rowe, Thos—Rudolph \\ 10 Ragozzino, Gennero—M	Barbieri 62.17	-
10 Ready, Wm B—G F M 10 Roth, Robt C—E A Ta 4 Shahcen, Assey, Shahee	lcKeogh204.36 tylor215.67 n A. Thos A	
& Geo A—L Druckerma 4 Spitzer, Abr L & Benj-	an124.89 -C H Phelps.	
10 Rowe, Thos—Rudolph V 10 Ragozzino, Gennero—M 10 Ready, Wm B—G F M 10 Roth, Robt C—E A Ta 4 Shahcen, Assey, Shahee & Geo A—L Druckerma 4 Spitzer, Abr L & Benj— 4 Schneider, Saml & David tional Bank of Gutte	d*—First Na- enberg, N J.	
4 Suckels, Geo S—Albany	Trust Co. 275.04	
J Wallach	uis Baron—M	
6 Swan, Hector D—B Beel 6 Stranger, Luther F &	kman79.46 Lillie E C	
6 Swan, Hector D—B Beel 6 Stranger, Luther F & Strayer—R Yuill 6 Singer, Jos—E Kaufma 6 Sokolski, Abraham & Sa	n et al98.82 aml*—B Cohen	
6 Steen, Edw B—G E Ba	178.65 ackus63.41	10
6 Steen, Edw B—G E Ba 6 Strauss, Emil—W J Gill 8 Spear, Cameron—W W 8 Sheehan, Jno M—W S 8 Sherick, Hulda—H W M 8 Sullivan, John—City of 8 Steinberg, Sam—L Adle 8 Smock, Clarence McK	Massie2,743.19 Odell474.55	1
8 Sherick, Hulda—H W M 8 Sullivan, John—City of	ack et al. 195.66 N Y costs.111.65 r & Son526.60	1
Realty Co	ay—Memphis	1
8 Schlussel, Morris—J E 9 Senft, Elias—L Schaeffe 9 Schneider, Christopher J	ercosts, 74.68 J—N Y Edison	
9 Slahi, Frank & Mary—J 9 Sichel, Jos C—E Berg	Panuska.112.46	1
9 Snyder, Wm P & Laura wen	R-L L Co- 281.58	
9 Schwartz, John—J Brod		
9 Stepat, Geo—the same 9 Schwarzkopf, Oscar & V	e' 32.92 Vm D C O'Day	
9 Sullivan, Jos F—S Coh 9 Saunders, Edw W—C A	n125.26 Wilson51.86	
9 Scott, Wm H Jr—Equit of N Y 9 Stellone, Mary by g	able Trust Co 105.64 dn—Brooklyn	
Heights R R Co 10 Shroder, Geo W—N Y	Telephone Co.	
9 Saunders, Edw W—C A 9 Scott, Wm H Jr—Equit of N Y 9 Stellone, Mary by g Heights R R Co 10 Shroder, Geo W—N Y 10 Sasse, Chas G—Ludwig & Co 11 Solotaroff, Abr H—N Y	g Baumann &	
to Giricham Monnig Tho	49.86	
10 Shuit, Wm W & Alpher	us—N Y Tele- 26.39	
 Strobecker, Jno A—M Shuit, Wm W & Alpher phone Co. Schmeidler, Isaac—L Stratton, Frank M—J I 	B Osterman 1,054.68	
10 Smith, Saml A-C De E	Cyzer	
10 Schmeidler, Isaac—F U 10 Schaffner, Chas E—Her Co	nry T Bullman	
10 Silverman, Isaac—J H 10 Simons, Chas P—P M F	Mead Co26.29 Randall329.72	
10 Soble, Chas—H Rich 6 10 Schulze, Frank—Buckle & Burns	Woodhull 65.66	
10 Seldner, Arthur—Rudo Co 10 Spber, Casper—J Seam	olph Wurlitzer 169.41 nan et al	
10 Schultz, Abr—P S H	alpern63.65	
10 Spenle, Elise—G Sider 10 Sullivan, Everett J—B 10 Schulhof, Max—Jas L	Beekman.168.07 Gidney & Bro	
10 Storer, Jno H—N Y Co	ounty National9,726.33	
10 Storer, Jno H—N Y Co Bank 8 Trogge, Rudolph—Koe	nig & Stalz221.02	
8 Taylor, DeLarne—Ame Copper Co. 9 Townsend, Clara J—A 9 Trumpfeller, John C Tisdale Lumber Co. 9 Thomas, John E—Unio Detroit, Michigan 10 Tremain, Geo F—H E 10 Thomas, Wendall M— man Co. 4 Uebellmesser, Chas R 4 Ungar, Berta & Saml (R Boyd287.11	
9 Trumpfeller, John C. Tisdale Lumber Co. 9 Thomas, John E—Unio	on Trust Co of	
Detroit, Michigan 9 Tremain, Geo F—H E 10 Thomas, Wendall M—		
man Co 4 Uebellmesser, Chas R	L Strunsky.	
4 Ungar, Berta & Saml (Gross—People,	
4 Valkenburgh, Richd—J 6 Van Mindemo, Abram J	J Convey.126.92 —Morse & Rog-	
6 Voss, Wm H N—N Ims 8 Vogel, Morris A—Law	andt148.65 yers Title Ins	
& Trust Co 8 Vanoni, Fredk Lawrer —C Schneider	nce & Irene V	
8 Von Bartenfels, And Cordts & Anna A Co- witz, et al	na or Esser ordts—C Dene- 4,783,67	
4 Ungar, Berta & Saml (&c	r H Stearns Co	
4 Wadsworth, Geo O-Lo	ord & Taylor.52.78	
6 Watson, Lavina—Need possession of proper	ty or162.39	

	V	L CO	Portland Cem prably known INTRY where d to need furth	COMORE IS	
6			Gottesm: -Valvoline	75.28	
6	Waterma Wenderh	n, Max—old, Wm,	H Stark . Carl Web	e Oil Co	
8 8	De Clas Wolfarth Walker,	son—Rail , Emma- Jos, Jr, yrs—B C	way Worl -E M For & Mary 1	d781.77 d881.72 R Wash-	
9	Weisfeld,	Max &	sidor—N	19,464.50 Y Edison 190.70	
9 9	Werdann Wardem, Geo Gui	, Geo F- Niel W, lland & A	-J T Davi Niel War Allen R Fe	de & Co, rguson—	
9 9	Wagner, Westall, Spiegel	Jos—Fra Walter & Edw	nk Gass, I W, Cheste V Slaus	ne320.32 r L Von en—Sixty	
9	Geilfus, Geilfus, Wall St PE Mc Weiser.	Chas H & Cargo Abr D* &	Andrew Aaron—	76.68 Jergebs— 2,499.42 Corn Ex-	
9 9	change Winne, I Wachsbe	Bank Robt L—V rg, Davi	V M Pack	1. 13,464,30 Y Edison	
10 10	Wemyss, Wainwri	Jas S—N ght, Arno	Y Telephold F—th	one Co.26.72 e same	
10 10 10	Walker, Whitehea	Elmira— id, Jennie	the same	e 41.55 ean & Co 207.68	
10	& How	ard I Ri	shon_T. F	R Brewer costs 128.60 feld167.91 way et al	
10 9	Young. J	acob-N	Y Indepen	dent Meat	
9 10 8	Youmans Yonge, E Zahn, Fr	, Alfred- lenry-N edk-G S	-O F Batt Y Tel Co. idenberg.	176.87 aglia.608.55 82.07 521.17	
9	Zisu, Jac		ATIONS.	1163.94	
4	Charles Kleinma	Heck Eng an* & Cha	ineering (is Heck—I	Co, Fredk Bronx Bor230.02 Friedman102.65 andless &	
4	Middlese et al . Dowdael	x Dry Go Mfg Co-	ods Co—S -H W McC	Friedman 102.65 andless &	
4	Warner Color C	Chemical o Bros &	Co—Baso Co—J Bau	114.44 lio Ink & .costs, 10.91 m104.41 Co & Gio-	
4	Safety H vanni C Woodsid	ligienic E liammaich	forse Bit (nella—A J s Land (Romagna 312.72 Corp—In-	
4 4	vestors City of I Safferson	Agency NY—JP n & Weis	Disbrow o	Corp—In2,550.11 et al361.46 ames Liv112.15 hock, as646.50	
8	Donleana	Toom P-	nroatmon	CO T T	
6	Matchles	Match	Co_I H	Punsley &	
	& Co 6 Melvin ber Co	Stable Co	-Consolio	Jas Begg 130.27. lated Rub-	
6	Moller & Co	& Fanny	Buckel—	Co, Wm Jas Begg528.79 Sulberberg	
6	City of America	N Y—L I n Oil Clo	ske th Co—A Works &	Sulberberg Sulberberg 3,129.94 .costs, 94.37 Eisner 899.20 J Ensign	
6	Fuller- ellien Young I	First Na	tional Bar Construction	k of Dun- 655.06 on Co, Hy-	
6	man Ba & Son John E	aker & W Mfg Co. Olson Co Walker F	m S Bake nstruction efractorie	r—Cassidy 222.96 Co—Har- s Co524.31	
6	Long Is Co—J the	sland Co K Larkin same——(ntracting et al Contractors	k of Dun- 	
6	the s	ame——J ame——C	K Larkin ontractors	et al.166.33 Supply Co 915.44	
6	the sthe sthe s	same——t same——t same——J	he same he same K Larkin eter Igoe		
(New H	Merchants laven, Co same—t	National	Bank of costs, 106.24 costs, 4.84	
6	the s Broad C Louis	ame—t Constructi Cohen &	ne same on Co, Rol Adam Gr	Supply Co 915.44 633.75 12.17 et al.128.82 & Andrew Bank of costs, 106.24 .costs, 5.04 .costs, 5.24 ot Altman, ross—M L 336.22 .438.72 -A B War	
(Gross the s James T wick	same—t	he same n Works—	-A B War- 559.41	
•	Nichols Bernhe Amor M	rtlandt H s & Edwi eimer Co. Ietal Poli	otel Co, C n C Alder	Plarence H n—Cook &	
	6 Anglo-A	merican	Law Soci	ety—the 20.69	
	6 Automo	lam Hold	ing Co-	-the same	
	6 Architecture Assn— 6 Automa same	ets, Engir —the sar tic Windo	ne w Display	-the same	
tha				rosecution.	

PORTLAND CEMENT

Is the Standard American Brand

9 Sigmund Krauter Inc-W Roch.1,716.25

30 Broad Street

(Send for Pamphlet)

New York

1
6 Atlas Suit Case Co—the same24.59
6 Atlas Suit Case Co—the same . 24.59 6 American Compressed Air Motor Mfg Co—the same
the same
6 American Remedy Co—the same.
6 Association of Registered Attorneys
—the same
same
the same
6 Ashbrook Building Corp—the same
Co—the same
same
6 American Buckwheat & Grist Mills —the same
Co & Henry A Layman—Kienle Press
Co—J H Claffy80.02 6 Sun Construction Co & Benj Nieberg
—Kanney Mfg Co 116.06 6 Rockville Real Estate Co—S Fried-
lander 94.81 6 Dacorn Realty Co, Geo E Cohen &
Jno Davis—Thos C Edmonds & Co482.94
8 Standard Ice Cream Co—S Bernstein et al500.63 8 A Weidenbusch & Co, Inc—A Habis-
reitinger
Concago, Milwaukee Road & Rearty Co & Henry A Layman—Kienle Press
8 Cornell Steamboat Co—Phoenix Con
8 C L Nassauer Estates & G Nassauer, pres—S Enstein 484.92
8 City of N Y—Chas Meads & Co40.41 8 Eldorado Amusement Co—N Y Edi-
8 C L Nassauer Estates & G Nassauer, pres—S Epstein
8 Ettlinger Delicatessen Co—Wash- ington Paper Co. 40 39
8 Farrington Co—Metropolitan Life Ins Co et al
8 Frawley Taxi Co—N Y Edison Co.21.44 8 481 East 67th St, Inc—L F J Weiher.
8 General Supply & Constra Co—Wells & Newton Co of N Y
8 Graylock Realty Co—Commonwealth Roofing Co. 432.84
8 Harlem Brass Bed Mfg Co—N Y Edison Co
8 Isaac Schneer's Sons & Co—C Mc- Mahon4,111.41
Mahon
Realty Co—Curtis-Blaisdell Co.430.74 8 Printz Photo Studios—E W Larner.
8 Seitz Bwg Co-Farmers Feed Co of
N Y
8 Haynes Bazor Strop Co-N V Tel Co
9 Keystone Slate & Tile Co—Fair Haven Marble & Marbleized Slate Co
9 Horsfall Constn Co, Wm H A Horsfall, Emma H Horsfall, Bertha L
Ankerson & Gustav H Ankerson— Mount Vernon Trust Co. 5.606.71
Ankerson & Gustav H Ankerson— Mount Vernon Trust Co5,606.71 Knickerbocker Pen Co—Diamond Point Pen Co
9 Law Reporting Co—Tribune Assn.98.14 9 A Seraphic Co—N Y Edison Co47.55
3 11100100 1111111111111111111111111111
9 Real Construction Co & Hymand D Baker—John A McCarthy & Bro.986.20
9 Carrie Realty & Construction Co, Morris Katlowitz & Samuel Gordon
—S S Myers
9 W A Turpin Co—Fairbanks Co 163.16 9 Real Construction Co & Hymand D Baker—John A McCarthy & Bro.986.20 9 Carrie Realty & Construction Co, Morris Katlowitz & Samuel Gordon —S S Myers
Works
9 Westfield Dairy Lunch Co—F C White

9	Wiener Broun Co or Wiener Brown
9	Universal Express Co—A Lorsch et
9	al
9	Wiener Broun Co or Wiener Brown Co—I M Kantrowitz
9	Fuller & Saml Fuller—Ripley Simmons Co
9	Industrial Land & Improvement Co
9	-A M Dinner
9 9	the same—the same182.63
9	the same—the same
9	Builders' Marble Works—A E Bock-
10	man et al
10	Hollin Count Doubter Co the same
10	Greater 3, 9 and 19 Cents Co—Emil
10	Eigner & Co
$\begin{smallmatrix}10\\10\end{smallmatrix}$	Greater 3, 9 and 19 Cents Co—Emil Eigner & Co
10	T J Nolan Co—M Rabinowitz . 123.47 Colonial Fur Co & Alfred Bernstein —H Sandberg et al
10	—H Sandberg et al
10	Knox Automobile Co—Merchandise & Constn Co
10	Joseph Bloch Inc—Kenney Mfg Co
10 10	the same—the same 1,739.19 Middlesex Corp—S A Duncan 10.51
10	Lincoln Monolithic Co—Keaseby & Mattison Co. 287.18
10	Knox Automobile Co—Merchandise & Constn Co
10	Danbury Bargain Store-C Prichep
10	Senora Phonograph Co—Doehler Die Casting Co
10	Morton Silk Weaving Co-L Abrahams
10	77th St 44 West Co—Mordecai Estate
10	Ness Fireproof Constn Co, John C-
10	Codae Realty Co & Emanuel Doctor
10	Sess & Sami D Ness—A Franke
10	Merrivale Realty Co & Walter S Ar-
10	thur—Illinois Surety Co 852.61 Maze Realty Co. J Schattman 1,335.29

SATISFIED JUDGMENTS.

NOV. 4, 6, 8, 9 and 10.

1,0 1. 1, 0, 0, 0 and 10.
Adler, Jacob P—B Bernstein; 1910.1,124.35 Same—same; 1911
Aspegren, Adolph & John—Crandall Pet- tie Co. 1911
Burns, Jno P—L V Thurston; 1901
Britingham, Beverly M—C Weisberg; 1909 .68.68 Beckmann, Otto H & Hudson Trust Co— W W Farley; 1911
the same—the same; 1909 costs.112.27 the same—Lispenard Realty Co; 1909. costs 111.72 Edelson, Isaac—L I Wexler. 1911. 530.25 Fink, Jacob—W Schlansky; 1911. 139.15 Feinstein, Jos—S Weinerman; 1911. 84.91 Frank, Kate F—L Stork; 1908. 240.40 Flood, Alice S—L Schlesinger; 1905. 900.00 Folliot, Maurice—J Lepori, 1910. 178.75 Floeckher, Walter—G H Schmale. 1911. 62.72

Goldfinger, Morris—E Freund; 1911. costs 107.95 Grimaldi, Geremia—J Caprillo; 1911. Hochstein, Max—J C Wilson et al. 1910

254.40

Hunter, Wilson R—A S Bacon; 1909.143.57

Same—same; 1909

1,362.17

Same—same; 1911

171.43

Kerrigan, Jno M—Sayre & Fisher Co;

1911

Kiline, Frank W & Fred H—Empire

Hardware Co; 1911

142.75

Keyes, Jno M—H Seaman; 1910

454.01

King, Philip R—Columbia College Dramatic Society; 1909

Mardensky, Abraham—S Levine. 1910

52.15

Kaidensky, Abraham—S Levine. 1910 Kaidensky, Abraham—S Levine. 19

Zibelli, Guiseppe—F Jordan. 1911...29.

CORPORATIONS.
A G Hyde & Sons-W Hecht; 1909
Same—same; 1910
Filer, Augusta, Morris Simon & Na- tional Surety Co—H Masken: 1911.332.39
Borden's Condensed Milk Co—A Sachs; 1911
Nonpareil Realty Co—J H Haas; 1911.
O'Brien, Morgan J & U S Trust Co, exrs —A E Thomson; 1911
Fackner-Coats Constn Co—H W Melick. 1911

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and plaster Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and plaster Fibrous Plaster Boards on the walls and plaster Fibrous Plaster Boards on the walls and ceil-the wall and ceil-the walls and ceil-the wall and ceil-the

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards.

MECHANICS' LIENS.

133D st, 144 W; Hendrique & Deade agt Louis Block & Middlesek Co. (49) \$67.00 Webster av, es, 134.3 n 173d, 75x156.6; Claremont Lumber & Mfg Co agt Kensia Improvement Co. (50) 240.00

73D st, 250 W; Philip Levitt agt Heinrich Stern, David Stone & Nathon Peckit. (51)

134TH st, 539 E; Rider Ericsson Engine Co agt One Hundred & Thirty Fourth Street Co. (52)

Clinton av. es. 193.2 n McKinley Square, 102,2x186.11 to Boston rd; Arthur Brounet agt Wm H Weissager. (53) 1,180.50

NOV. 6.

134TH st, 539 E; Rider Ericsson Engine Co agt Bronx Investing Co & One Hundred & Thirty Fourth St Co. (54) 160.75

Bathgate av, es, 25 n 184th, 25x96.6; Rocco Rusciano agt Scalzo Realty Co & Special Building Co. (55) 262.00

187TH st, 550 E; Broschart & Braun agt Arthur Avenue Realty & Construction Co & Bronx Sheet Metal Works. (56) 82.28

Examblia av 1392-4: Sam Burstein agt

& Bronx Sheet Metal Works. (50)

Franklin av, 1392-4; Sam Burstein agt
Paul C Uhlig & Gustav Uhlig, (57) 447.95

58TH st, 31 W; New Jersey Clay Products Co agt Alice B Nicoll, Belvedere Construction Co & Thos S Moran Co. (58)

72.00

Centre st, ws, whole front bet White & Walker, 237.8x54.3x—x70.2; Grassi Bros Inc agt Abingdon Construction Co, Israel Lippman & Saml H Stone. (59) 4,860.00

Amsterdam av. ws, whole front bet 176th & 177th, 199.10x100; Horace E Jones agt Gingold Realty Co. (60) 100.00

Gingold Realty Co. (60)

Wilkins av, 1476; Chas M Gray Marble
& Slate Co agt Chas Herrmann & Co. (61)
220.00

NOV. 8.

Northern av, nec 179th, 100x100; Savoy Glass Co agt R H M Realty Co and Zipkes Realty Co. (62). 206.00

99TH st, nec Riverside Drive, 112x105; Jacob H Werbelovsky agt Highwood Realty & Constn Co. (63). 2,515.58

116TH st, 228 W; Otto Peterson agt Milton Bullinger. (64). 41.20

Vyse av, swc Jennings, 75x100; Nathan Passman agt Crispie Constn Co. (65).

25TH st, 127 W; Danl F Murphy agt Jno E Olson. (66) 103.68

123D st, 232-236 E; Nathan Bergstein agt May Lyons. (67) 62D st, 223 E; same agt same. (68)
18.00

71ST st, 141 E; same agt same. (69). 18.00

48TH st, 155 E; same agt same. (70) 26.00

5TH av. nwc 26th, 56.6x127.6; Jno Grig-nola et al agt Crosic Realty Co; Chas H Peckworth. (71) 1,570.00

90TH st. 130 & 132 W; Christopher Nally agt Siegfried Willershausen. (72). 269.64

67TH st, 141 W; same agt same. (73) 90.00

3STH st, 106 E; J W Clark, Inc. agt Dolly R Nagel. (74). 256.00

142D st, 102-108 W; Geo H Storm agt 142d St & Lenox Av Co; Isidor L Cohen. (75)

1ST av, 1137; Louis Nover agt Prudential Bond & Mortgage Co et al; E N Adler. (76)

Bronxwood av, sec 229th, 114x105; Willson, Adams & Co agt Eugene Metzger (renewal). (77) 2,576.88

Front st, swc Jackson, 64x36; Henry Degenhardt agt Church of St Mary; Patk Walsh, Inc. (78). 32.38

3D av, 3999; Chas Chatzinoff agt Philip Hendricks; Luois Severis and Max Bore-witz. (79). 38.50

6TH av, nwc 30th, 119x105; Ronalds & Johnson agt Loew Amusement Co; L Blake & Bro. (80). 689.80

1ST st, ns, 70 w 2 av, 65.6x75; H G Vogel Co agt Geo F Johnson. (81) 1,484.37

33D st, 416 W; H G Vogel Co agt 416 West 33d Street Realty Co. (82). 6,597.00

NOV. 9.

STH av. 188-90; Chas Fash et al agt Frank Hullihan, Mary Hullihan & Wm R Page. (83)

178TH st, ns & ss, whole front between Haven & Northern avs, —x—; Frank D'Amelia agt Wm B Somerville, John B Devlin, Donato Alteri & Pasquale Trotto. (84)

178TH st, same prop; John Yannacie agt same. (85) 14.00
178TH st, same prop; Salvatore Bague agt same. (86) 13.50

Madison av, 1913; Jas M Cody agt A A Himowich & Henry Ginsberg. (87) 25.00
7TH av, 2064-66; Harry Kanner agt Jno H Springer. (88) 588.00
33D st, 416-22 W; B Campbell & Co agt Four Hundred Sixteen West 33rd St Co & Christian Jacobs. (89) 263.00

NOV. 10.

Northern av, nec 179th, 100x100; G Schaile & Son agt R H M Realty Co, The 825 West 179th St Holding Co & Zipkes Constr Co. (90) 1,341.50

onstn Co. (90) **157TH st, 522-30 W;** I A Adler Co Inc gt Highwood Realty & Constn Co. (91) 404.00

Park av, 4356-64; Gerard Building Co agt Franklin Constn Co & Romeo & Serra. (92)

Bronxwood av, sec 229th, 105x114; J Marcus Woodworking Co agt Hugo Schloss & Eugene Metzger, Jos Troman & Chas Stacker (renewal). (93) 1,258.00

18TH st, 356-62 W; Bklyn Vault Light Co agt Taudec Realty Co & Bogge-Still-man Co. (94) 500.00

Mott st, 217; Rocco L Graziano et al agt Genevieve McGuire, Eliz McGuire, Vincent McGuire, John G McGuire, E Margt Hig-gins, Agnes McGuire & Mary A Lacey. (95)

133D st, 300 W; Reubin Texin agt Thos McPhillips. (96)

Amsterdam av. ws, whole front bet 176th & 177th, 200x100; Vito Contessa & Co agt Gingold Realty Co. (97) 1,239.61

Av D, 33-35; Elgie Iron Works agt Saml Warshauer Estate. (98) 40.00

21ST st, 133-41 W; Hull, Grippen & Co agt Phoenix Holding Co & E Horner, (99)

55TH st, 147 W; Same agt Geo Backer Constn Co & E Horner. (100) 44.64

13TH st, 416-24 W, & 421-25 W; National Bridge Works agt Robt J Collier & Jas E Mitchell. (101)

¹Vacated by order of Court. ²Satisfied of appeal. ²Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

BUILDING LOAN CONTRACTS.

NOV. 4.

226TH st, ss, 403.9 e Paulding av, 50x 109; Railroad Co-operative Building & Loan Assn loans Kate B Higgins to erect a — sty bldg; — payments. \$4,000

NOV. 6.

13TH st, ns, 269 e 1 av, 73x53.3xirreg; Title Guarantee & Trust Co loans Carlsbrooke Realty Co to erect a — sty bldg; — payments.

S1ST st, ns, 100 w Ams av, 112.5x102.2; Sender Jarmulowsky loans S B Construc-tion Co to erect a — sty bldg; — pay-ments.

NOV. 8.

No Building Loan Contracts filed for is day.

NOV. 9.

Bathgate av, es, 25 n 184th, 25x95.7; Jas G Wentz loans Scalzo Realty Co; to erect a 4-sty apartment; 5 payments. 6,500

Fox st, ns, 353.9 e Av St John, 80.3x125; Title Guarantee & Trust Co loans Maze Realty Co of N Y; to erect two 5-sty apartments; 3 payments. 46,000

SATISFIED MECHANICS LIENS.

NOV. 4.

Lexington av, 1641; Heiman Grossman agt Berent C Gerken et al; Oct 30'11. \$46.00

NOV. 6.

Part St. 36 W; Jno H Scheier agt Paul Shotland et al; Jan16'11. 300.00

Bathgate av, es, 25 n 184th; Sanitary Fire Proofing & Contracting Co agt Special Building Co et al; Aug15'11. 45.00

277TH st, ns, 173 e Av A; American Compound Door Co agt Wm K Vanderbilt et al; Oct16'11. 6,700.24

al; Cct16'11. 6,700.24

99TH st, S W; David Meyer agt Herman
Alexander et al; Feb27'11. 37.00

56TH st, 33 W; Wm Donat agt Edw
Wassermann et al; Oct17'11. 1,084.04

175TH st, ss, whole front bet Grand
Boulevard & Concourse & Eastburn av;
G B Raymond & Co agt Nathan B Levine
et al; Sept 1'11. 148.60

So Boulevard, es, 100 n Barretto; American Mantle Mfg Co agt Brook Construction Co et al; Feb23'11.

NOV. 8.

Marmion av, swc 179th; Giehl Bros agt C K Realty Co; Sept25'11. 311.00

179TH st. ns, bet Belmont and Hughes avs; H Rafkofsky et al agt Salvatore Varisco et al; Oct18'11. 1,200.00
179TH st. ns, bet Belmont and Hughes avs; Manhattan Rolling Mill agt same; Oct9'11. 200.00

²164TH st, 559 W; E Dupuy agt F P Dunn et al; Sept7'11. 145.48

NOV. 9.

Grand Boulevard, sec 175th; Standard Fireproof Sash & Door Co agt Nathan B Levin Co et al; Oct20'11. 210.00 ³156TH st, ns, 200 e Bway; Sebastian Trapani et al agt Louis Meryash et al; Apr10'07. 900.00

Creston av, es, 198.7 s 196th; Jos Rice agt Wm Kaufmann et al; Sept26'11. 475.00 Creston av, same prop; same agt same; Sept15'11. 550.00

NOV. 10.

²Webster av, es, 158.6 n 169th; Chas Shapiro agt Bernard Constn Co et al; Oct 5'11. 95.17

Pinehurst av, ws, bet 179th & 180th; Herringbone Metal Lath Co agt Rountree Realty Constn Co et al; Nov3'11. 288.00 77th st, 332-336 E; Paul Bernstein agt Otto Doepfner et al; Aug9'11. 1,550.00

Bleecker st, 213-219; Commonwealth Roofing Co agt Florence V C Parsons et el; Jan7'11.

Marion av, 2474; Vincent Russo et al agt Picone Realty Co; Sept12'11. 394.00 Marion av, 2474; same agt same; Oct20 '11. 394.00

Marion av. 2474; Nathan Glantz agt me; Oct20'11. 66.00

Marion av, 2474; Borough Cut Stone Cogt same; July11'11.

Marion av, 2474; Lewis H Woods agt same; July12'11.

St Anns av, S14-S20; Grossman Bros & Rosenbaum agt Our Realty Co et al; Aug 24'11.

Underclift av, ws, 379.3 n Washington Bridge; Max Zwerdling agt Hope Constn Co et al; Oct25'11.

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

NOV. 2.

No Attachments filed this day. NOV. 3.

Baker, Jno B; Frost & Johnson; \$2,500; J J Schwartz. Zeilmann, Jno; Chas S Carscallen; \$1,-639.34; Pinks & Steckler.

NOV. 4.

Englander, Gusssie et al; Hyman Cohen; \$600; B H Bernstein. Black, Louis & Hyman; Colwell Lead Co; \$7,564.35; R B Honeyman.

NOV. 6.

No Attachments filed this day.

NOV. 8.

Imburgia, Vincenzo & Salvatore Trepani; Fruit Auction Co; \$1,722.24; McElheny, Bennett & Sicher.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

Nov. 2, 3, 4, 6 and 8.
Paldow Constn Co. Washington av, e s, near 183d st..Colonial Mantel & Refg Co. (R) 110

Co. (R) 110
Glass, John, Jr. 178th st bet Audubon &
St Nicholas avs—Darn & Hoffman.
Gas Fixtures. 860
Modico, M. 406 E 13th..C Doino & Bro.
Moving Picture Booth. 225