

REAL ESTATE RECORD AND BUILDERS' GUIDE

MAY 18, 1912.

VARYING PHASES OF EIGHTH AVENUE, BROOKLYN

Its Northern Part is a Section of Fine Homes and Apartments, While Its Southern Half is of Mixed Structural Character—Recent Improvements in the Street.

EIGHTH avenue, Brooklyn, which, a decade ago gave promise of becoming a street of fine private houses as far south as Ninth street—to which point its character was undetermined—has instead been captured by apartment houses to a marked degree; and it is probable that the vacant plots remaining between Second and Ninth streets will also be improved with apartment houses. Already ground has been broken at the northeast corner of Eighth avenue and Eighth street for a large four-story apartment house, to occupy a plot 100x100 feet.

The finest part of Eighth avenue extends from its beginning at Flatbush avenue

ings comprise both sides of the next block, from Lincoln place to Berkeley place. No. 34, a three-story and basement brownstone front is on the market at \$18,000, while No. 43, opposite, a similar sized dwelling was recently sold at the reported price of \$20,000. Private dwellings make up the block from Berkeley place to Union street. The west side of the block from Union to President street is improved only with two fine mansions, one at each corner, with a large grass plot intervening. The one at Union street is the home of J. Rogers Maxwell, while the one at President street was for many years the home of Timothy L. Woodruff and before

it so as to insure privacy. A vacant corner plot opposite the Weber home is held at \$500 a front foot. Fine dwellings are on the block from President to Carroll street. Adjoining the costly home at the northwest corner of Carroll street is a vacant plot, 40x100 feet, which is held at \$18,000. A block farther south, on the west side of Eighth avenue, extending through to Fiske place, is a large vacant plot which is held at about \$11,000 a lot. The Eighth avenue frontage is opposite the intersection of Montgomery place and the price quoted applies to the Eighth avenue front. At the southeast corner of Eighth avenue and Mont-



EIGHTH AVENUE, AT FIRST STREET.



EIGHTH AVENUE, AT NINTH STREET.

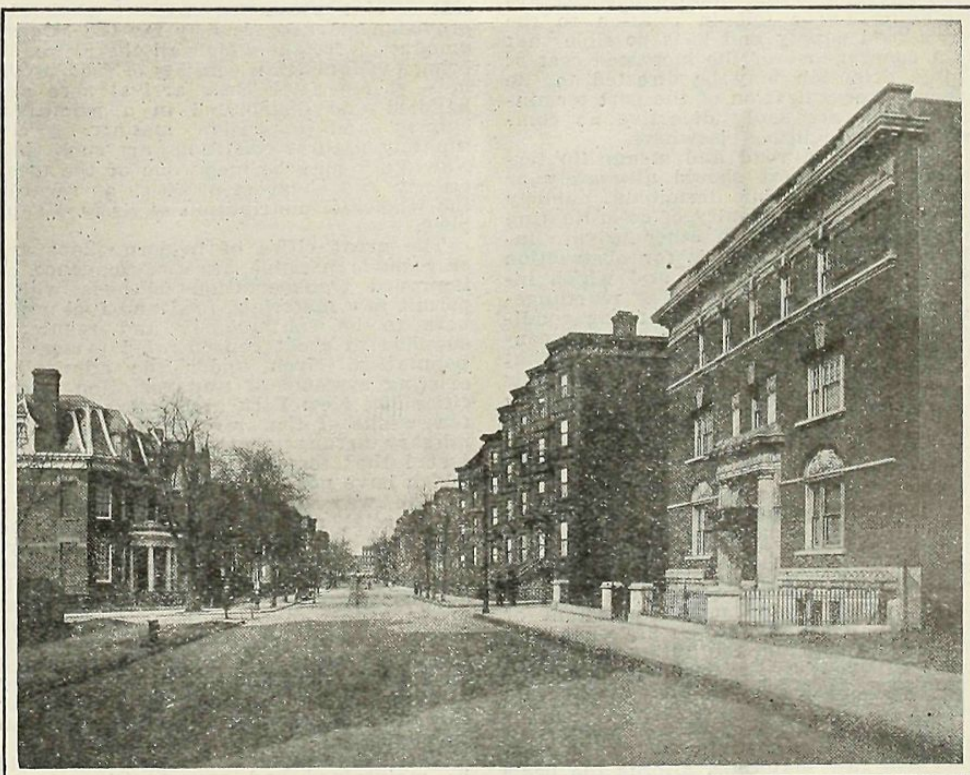
south to Second street. Here private dwellings of costly types form the major part of the improvements. Extending from St. Johns place to Lincoln place, on the west side of Eighth avenue, is a block front of four-story and basement brownstone front dwellings of a handsome type that made Eighth avenue famous at the time they were built, twenty years ago. Erected by the late William Flanagan, a prominent builder of the Park Slope, they were sold for the most part to men of prominence, among them Mayor Gaynor, who resides in No. 20, and Philip and Peter Dwyer the Horsemen. On the opposite side of the block is the home of the Montauk Club, at the northeast corner of Lincoln place; while the remainder of the block front comprises the back yards to costly private homes fronting in Plaza street which closely parallels Eighth avenue. When the houses in Plaza street were built by Charles G. Peterson, a builder, about ten years ago, property owners on the side of the Eighth avenue block opposite to the back yards mentioned made a strong protest against the erection of the houses because their yards would back up on Eighth avenue. Mayor Gaynor was among the protestants. They sought to buy the plot from the builder, but their offer was not tempting enough for him to abandon his project. It was then sought to have him erect the houses so as to front on Eighth avenue, but he would not do so for the reason that their desirability would be greater if they fronted in Plaza street, inasmuch as the west side of it overlooks a lengthy tree-clad knoll at the main entrance to Prospect Park and commands an unobstructed view of the park plaza. However, the yards to these houses, on Eighth avenue, were enclosed with high ornamental iron fences, nicely plotted with grass and curbed and sidewalked with the result that the rear view of the structures is not so unpleasant as was to be expected. It is not believed that the selling value of the fine houses opposite is impaired.

Substantial three and four-story dwell-

ings comprise both sides of the next block, from Lincoln place to Berkeley place. No. 34, a three-story and basement brownstone front is on the market at \$18,000, while No. 43, opposite, a similar sized dwelling was recently sold at the reported price of \$20,000. Private dwellings make up the block from Berkeley place to Union street. The west side of the block from Union to President street is improved only with two fine mansions, one at each corner, with a large grass plot intervening. The one at Union street is the home of J. Rogers Maxwell, while the one at President street was for many years the home of Timothy L. Woodruff and before

gomery place, George E. Lovett has erected a large four-story apartment house without elevators that rent for from \$1,000 to \$1,200 a year each.

Numerous churches have come into Eighth avenue in recent years. At the northeast corner of Garfield place is the new Temple of the Congregation Beth Elohim; at the southwest corner of Sec-



EIGHTH AVENUE AT PRESIDENT STREET.

ond street is the Park Slope Congregational Church; while St. Saviour's Catholic Church is erecting a new edifice at the southeast corner of Sixth street.

A vacant plot at the southwest corner of Eighth avenue and Garfield place is held at about \$350 a front foot; while four one-half blockfronts at as many corners of Eighth avenue and Third street are held at about \$35,000 each. A one-half block front at the southeast corner of Fourth street is held at the same figure. These plots will probably be improved with high-class apartment houses when they are sold. At 196 Eighth avenue,

southwest corner of First street, is a four-story light brick and limestone house that is on the market at about \$30,000. It is one of a row of five houses that was built about ten years ago by Peter J. Collins, former Superintendent of Buildings. They were all sold, but the occupant of the corner house desires to sell. A new four-story apartment house is at the southeast corner of the avenue and Second street. From Sixth to Seventh street, on the west side of Eighth avenue, is a parked section of the grounds of Seney Hospital. Many good apartment houses have been erected on Eighth av-

enue just north of Ninth street within the last few years. This is the line of demarcation on the thoroughfare.

South of Ninth street the structural character of Eighth avenue is extremely varied all the way to its end at Twentieth street or Greenwood Cemetery. The buildings comprise flats with stores, old fashioned brick and frame two and three-story dwellings, old brownstone fronts that have seen better days and what not. Vacant lots in this part of Eighth avenue range in value from \$100 to \$200 a front foot according to exact location but improved property predominates.

WHOLESALE TERMINAL MARKETS IN NEW YORK

A Report Submitted to the New York Food Investigation Commission By Dock Commissioner Calvin Tomkins.

THE Port of New York is naturally one of the best and cheapest markets of the world. Tropical fruits, vegetables, nuts, meats, fish, oysters, dried, cured and canned provisions are laid down here wholesale cheaper than elsewhere and there is great variety at all seasons of the year. In spite of its natural advantages, New York is one of the cities in which living expenses both for food and rent are excessive. The principal local causes of high-priced food are defective arrangements for the reception and distribution of food products. The terminals of the port are badly arranged and local transportation is based upon conditions which have outlasted their usefulness.

Manhattan, at the center of the port, originally developed in population and wealth when water transportation was of greater importance than railroads. Till after the middle of the last century, Manhattan received its principal supplies by water, viz., Erie Canal boats, Sound and river craft, coastwise and ocean steamers and sailing vessels. The lower North and East river waterfronts were utilized for the reception and distribution of its supplies and the custom has continued. The docks are still so used and are served by the car floats of the railroads, which have largely taken the place of the ships and boats of former times.

The best ports of the world are so organized that all parts are made accessible to all railroads. The harbor waters at New York have up to the present time prevented such an articulation of the railroad systems in the several parts of the port and the consequence has been that we have used car floats, lighters and ferry boats instead of direct lines of rail approach. This adds greatly to the expense and inconvenience of freight handling and the resulting congestion, especially at Manhattan, is pronounced and is due to the rivalry of the ships and the railroads both seeking accommodation at the overcrowded waterfront.

Hampers City's Development.

New York's orderly development is hampered by this lack of modern terminals and connections between them, more than anything else. These deficiencies are beginning to be felt in relation to the city's food supply and it is possible that as a consequence of the increased cost of living, attention may be directed to the general reorganization of the port terminals, which are sadly defective as compared with facilities elsewhere.

All of the railroad and steamship terminals of the port should ultimately be converted into public terminals, publicly controlled. The difficulty of co-ordinating private terminals with other private interests, and the capacity for obstruction which necessarily ensues, and which interferes with the continuous rearrangement necessary to meet changing conditions, is most harmful. The primary consideration of port administration is that there should be unity of control—and this can only be obtained through public control of all of the great terminals of the port. Private control of terminals means private license to exploit commerce, industry and the needs of the community.

New York is the most sought-for port of the world by marine commerce; but it is universally considered the most expensive great port of the world through which to pass commodities in transit. Natural conditions are such as to make it the cheapest and most convenient of ports, but these advantages have not been adapted to use, and the antiquated methods in vogue at its terminals seriously handicap its efficiency and restrict its trade.

The cheap handling of commodities in and out of the port, including its food, fuel and raw materials, affords the basis on which the entire social structure around the harbor waters rests.

The administration of the Port of New York is a great national responsibility rather than a local city affair. The port handles most of the imports and exports of the country and nearly all of the ocean passenger traffic and yet city officials, reflecting the prevailing inertia of popular opinion, do not meet this national responsibility, in spite of the recommendations of the Mayor and the Dock Commissioner. During the past three years, virtually nothing has been done to provide

lic of the city on the other, to obtain stands in these markets. I believe it will be desirable to plan for retail markets in the same terminal buildings with the wholesale markets so that the consumers wishing to go to market personally, or order by telephone, will find it feasible to do so at the places where food will naturally cost the least and from whence deliveries can be made to the best advantage.

If competition is restricted, as it clearly was in the case of the poultry dealers at West Washington Market, there is no reason why the city should not intervene to exclude from its wholesale terminal markets those dealers who conspire to raise prices artificially.

In Paris, the auctioneers who dispose of the produce which comes to the central markets must have no interest, other than their commissions, in the disposition of what they sell. Regulation to this extent may not now be desirable in New York, but the Paris custom illustrates the great desirability of avoiding temptations to rig the market.

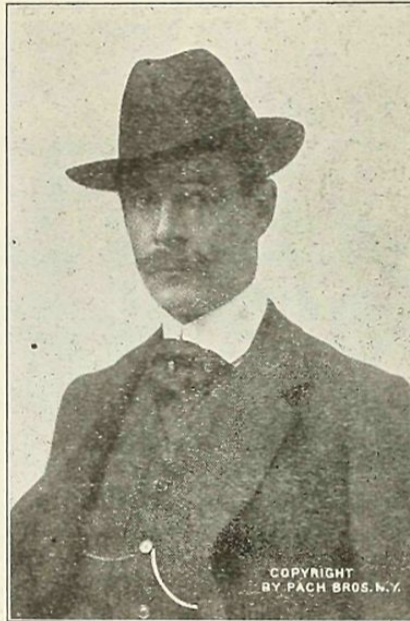
Improved transit methods and cold storage have revolutionized city living conditions which can be materially bettered if the cold storage warehouses, railroad and steamship terminals are properly co-ordinated so that unnecessary handling, storage and truckage, and the redundant profits of supernumary middlemen, can be avoided.

Handling Perishable Products.

It is desirable that a uniform low temperature should be maintained, and the passage of perishable products between terminals, subject to the influence of higher temperatures, is most unfavorable to their preservation. For this reason, if railroad cars can be brought directly into warehouses, it is decidedly more advantageous than to transfer perishable commodities through the streets by trucks. A very great saving will also result from the avoidance of unnecessary handling and drayage if railroad cars discharge directly into warehouses, and only one final delivery shall be made by truck to the retailer or consumer.

At present New York City is only a distributing center for supplies, the cold storage warehouse business being conducted in New Jersey. A large amount of material is transferred between New Jersey permanent storage houses and temporary supply houses in Manhattan in a manner detrimental to the commodities handled and involving serious losses. There should be warehouse terminals into which the cars are directly conducted in Manhattan. The floor above the ground to be used for the reception of commodities from the cars; the ground floor to be utilized by the trucks, to which deliveries would be made from the upper floor and from the basement, and the overhead floors would be available for cold and ordinary storage purposes. In terminal buildings of this character, auction rooms and office facilities could also be provided. The basements could also be utilized for farmers' market purposes. The larger the units of such an organization, the cheaper the service. Terminal buildings would be not merely self-sustaining municipal enterprises, but productive of large surplus revenues from the start, and would help and not burden the city's finances, and in addition would permit of complete public control over the wholesale market business.

The receivers of produce located along the lower west side of Manhattan exercise a very potent influence to prevent the general reception of food products elsewhere than in that locality. The railroad companies, especially the Pennsylvania and the New York, New Haven & Hartford have gone to extreme lengths in endeavoring to make direct car deliveries both to Brooklyn and to the Bronx,



CALVIN TOMKINS.

for the growing demands of commerce here; and the completion of the Erie and Panama Canals will create additional demands for dockage facilities.

Railroad Terminals Are Natural Markets.

The railroad terminals along the west side of Manhattan are in effect wholesale provision markets, and by far the largest amount of freight which all the railroads bring to Manhattan consists of food products, which after their arrival here are handled and distributed in a primitive, clumsy and expensive manner. Fortunately natural conditions are such that New York may be made one of the most orderly and cheapest of cities as regards the wholesale distribution of its food supplies.

The great cities of modern times are only made possible as a consequence of improved transportation methods which permit raw materials, food and fuel products to be continuously and regularly supplied to great concentrated masses of population. Even under the admirable existing systems of transportation, great cities like New York are always within a few weeks of the starvation point. Commissary arrangements are so nicely adjusted that temptations to control prices which have not existed heretofore are put in the way of the transportation and commercial agencies which control the food supply. The immense profits of organization adverse to the public interest are likely henceforth to result in injurious conspiracies which the public must guard itself against. The fulcrum on which control rests is the wholesale terminal market. With free, unrestricted wholesale competition at the municipal centers, where the food products enter the city, the dangers of combination can be minimized.

The freest possible competition should be maintained and opportunities should be afforded for agents of the producers on the one hand and the consuming pub-

but their efforts in this direction have been largely nullified by the control which the commission men exert over the local customs.

The city should seek to provide numerous railway terminals at the most convenient points around the harbor in the several boroughs so that car deliveries may be made direct and expensive drayage through the streets avoided. If the city provides the best terminals at the most convenient places, it would seem that business will necessarily gravitate to such locations and the expensive and inefficient concentration which now characterizes terminal handling on the lower west side of Manhattan will be ended. Why should produce received at the Desbrosses street terminal of the Pennsylvania Railroad be trucked to the Bronx and South Brooklyn when direct car deliveries can be made to these outlying boroughs so much more advantageously? And food products are being hauled from lower Manhattan to Harlem, building materials including coal, iron, sand, brick and lumber used in the construction of the city are being hauled from Harlem to lower Manhattan as a consequence of the exclusive but unnecessary occupation of the waterfront by the railroads in lower Manhattan.

Necessity of Local Markets.

Local retail markets, like local post offices distributed about the city at convenient points, may be found necessary as adjuncts to the wholesale terminal markets above referred to. If retailers do not provide conditions under which the poorer people in the city can be furnished with food under sanitary conditions similar to those which safeguard the food supply of the more well-to-do part of the community, then it will probably be found necessary for the city in some way to establish depots where staples like coal, milk, bread, ice, canned goods and cured provisions can be obtained in small quantities at reasonable prices, and with full publicity as to prices. Nine-cent milk is delivered in bottles by large, well-organized corporations and is wholesome in comparison with the six-cent milk, which is sold from the can at the corner grocery.

All food should be equally safe and the standard for inspection should be raised without leaving it a monopoly in the hands of large concerns whose services can only be afforded by the wealthy.

It is comparatively easy for permanent food investigating commission, such as that represented by Mr. Osborn, to detect any pronounced artificial control over prices against the interests of the consumer. With such a commission giving publicity to market prices and conditions, and the city in full control as to the conditions under which business shall be conducted at the most convenient public wholesale terminals, it will be comparatively easy to prevent conspiracies against the public by simply terminating the licensee's privilege to conduct business where it can be most cheaply carried on. It is cheaper and easier to put a conspirator on the sidewalk than to try to put him in prison.

In my judgment, these wholesale terminals should be municipalized and it will be easy to do this in most cases, since they can be made self-sustaining enterprises from the start. The evidence before the commission shows that one of the great disabilities of Manhattan is the separation of the cold storage and food depots from the railroad system of the country. This can be remedied by carrying out the plans of the dock department for the construction of a general west side railroad and steamship terminal as proposed in recent reports.

Modernizing the New York Central's terminals by the construction of a city elevated freightway in lower Manhattan will open up possibilities for a series of terminal markets and warehouses all along the line of the railroad, and also afford the New Jersey railroads opportunity by carfloats, bridges or tunnels, for reaching similar terminals along the line of such a road more advantageous for their use than those which they now occupy at higher rentals and under congested working conditions on the waterfront.

Terminal Markets Planned.

The dock department is planning for the construction of public terminal markets near the waterfront in Manhattan, the Bronx, at Staten Island and at South Brooklyn, and those which already exist can be made much more effective through city regulation.

President Miller of the Bronx has made a special study of market conditions here and at foreign cities and is an authority on these matters. Transportation and terminal factors are necessarily connected with the activities of the dock department, but from the point of view of

market organization, Mr. Miller's experience is doubtless more valuable than that of any other city official.

What is known as store door delivery, which prevails in some American and most European cities, would still further cheapen the distribution of food products and other commodities. This means delivery from the railroad's terminal station to the store door of the consignee by the drays of the railroad or steamship company. This practice is beginning to be introduced here but has not grown to great proportions as yet. Ultimately, it will develop to the advantage of shippers and carriers alike.

Evidence before the commission has shown that lack of receiving and distributing facilities at New York causes farm products to be held back at the farms and along the lines of the railroad at seasons when they are most plenty. If the glut and congestion at the terminals here could be avoided by better organization, the city could obtain the full benefit of cheaper seasonal prices and the farmer would not have his produce rotting on his hands.

The evacuation of the West Washington wholesale market, made necessary by the needs of the steamships, offers a great opportunity for inaugurating a correct wholesale, terminal market system in Manhattan. The steamships must have the market site and I have just secured legislation which makes this possible. The legislation also provides that the city shall coincidentally procure another location for the market men who will be dispossessed and I have given my promise to these men to do all I can to promptly bring this about.

The terminal market can be located inland in the vicinity of the present site and along the line of the marginal elevated railway. I am confident that it can be made a self-sustaining enterprise without burden to the city from the start, and that conditions for business can be here provided which will be most advantageous to the railroads, the merchants and to the people of the city. The experience acquired in the relocation and construction of this market will be valuable in establishing the city's policy generally.

New Jersey Beckons Merchants.

Most of the food inspection at the wholesale terminals is now conducted for the purpose of adjusting damage claims between the producers, receivers and transportation companies. It should be made a public function and extended to safeguard the health of the community.

Several of the New Jersey railroad companies have made strenuous endeavors to induce the commission merchants in New York to receive their produce at the Jersey terminals and truck it across the river on the ferries, but so far this movement has not met with much success. The Pennsylvania Railroad, would, I believe, consider the utilization of its great Pavonia railroad terminal for a terminal market of this description but I think it is more than questionable whether business can be conducted as cheaply outside of Manhattan as on the island under the plans of the dock department.

Whenever it is practicable for suburban farmers to truck their produce by drays into the city, street markets should be provided for their convenience. The convenience of the outlying districts of the city would be materially promoted by such a policy. The motor truck is likely to be used much more extensively in the future than heretofore for the conveyance of food products and other commodities.

If we cannot secure our fuel and food cheaply, and if our raw materials and finished products are expensive to handle in and out of the city, we cannot successfully compete with rival cities. These questions are of vital concern to every one. New York's interests are seriously imperilled by its lack of enterprise in providing for the elementary needs of its people, its industries and its commerce and rival cities are openly taking advantage of our neglect to increase their population and wealth.

A MARKET COMMISSION.

**Headed By Borough President Miller—
Will Devise a Plan.**

Mayor Gaynor this week named three citizens to constitute a commission and eighteen others to constitute an advisory committee, to look into the market conditions of the boroughs of the Bronx and Manhattan, and report a plan to improve such conditions. The action was taken at the suggestion of Borough President Cyrus

C. Miller of the Bronx. In a letter to the Mayor dated the 11th of May, the Borough President said:

"Universal complaint has been made of late of the high cost of food in this city. This has come about through many causes—the decrease in the cost of producing gold, the decrease in the number of producers and the increase in the number of consumers, and the inadequate handling facilities in the City. The first two causes are not within our power to remove; the third one we can remedy. The present facilities for marketing food stuffs in Manhattan are crude and inadequate. The poorer classes in the city are suffering under a burden of high prices and insufficient supply,—conditions which would be greatly relieved by proper distributing facilities.

"It has been computed that we spend annually \$900,000,000 in the City of New York for our food. I am satisfied from an examination of market and handling conditions in New York that five per cent. of the cost of its food would be the least the city would save if it furnished proper market facilities for the distribution of such food products. This would amount annually to \$45,000,000. Paris has \$10,000,000 invested in its markets; Berlin has \$7,000,000, and they pay a handsome return to the city.

"A recent report on the retail markets maintained by the City of New York shows that there is a deficit for such markets of over \$80,000 annually. The experience of this city, like that of other large cities abroad, proves that municipal retail markets not only do not pay but they compete with citizens already in that business. I am not in favor of municipal retail markets but I believe that there could be a very appreciable saving in the cost of food products here if wholesale distribution depots would be established by the City, to which retailers could go for their supplies without the increased cost acquired by trucking and other unnecessary handling. As you know, I have worked for some time on getting such a wholesale distributing depot in the Bronx to supply the territory of Manhattan north of 110th street, the Borough of the Bronx, and New Rochelle, Mt. Vernon and Yonkers.

"I have been requested to ask you to appoint a voluntary commission to look into the market conditions of the Bronx and Manhattan and to report to you a plan to improve such conditions."

Replying to President Miller, Mayor Gaynor said:

"Your effort to have a voluntary commission appointed to look into the market conditions of the boroughs of the Bronx and Manhattan, and report a plan to improve such conditions, is most commendable and I am glad to appoint such commission.

"Our market system here seems to have permanently settled down to a system very different from that of European cities. Our retail markets are in the main the retail grocery stores and meat stores which exist in every neighborhood of the city. But there is a great need of large central wholesale distributing markets, where the proprietors of these local stores may go and purchase their daily stock of fresh supplies. Your aim is to establish enough of these large distributing markets, and I think you are right."

The members of the commission appointed by the Mayor are Cyrus C. Miller, President of the Borough of the Bronx; Eugene H. Outerbridge, of the Chamber of Commerce; and Laurence L. Driggs, of the City Club.

The members of the Advisory Committee are:

John Aspegren, Vice President New York Produce Exchange; Edward C. Boynton, Bronx Industrial Bureau; Franklin Brooks, Member New York State Assembly; John Buckle, President Gansevoort Market Business Men's Association; Henry Dunkak, Ex-President New York Mercantile Exchange; Emil Fleischl, Produce Commission Merchant, Bronx; Thomas Fulton, Citizens' Committee; J. H. Killough, Merchants Association of New York; Nelson P. Lewis, Chief Engineer, Board of Estimate and Apportionment; Richard W. Lawrence, North Side Board of Trade; L. J. Lippmann, Secretary New Branch New York League of Commission Merchants; Mrs. George V. Mullan, Women's Marketing League, Bronx; William Church Osborn Chairman Committee on Marketing, New York State Food Investigating Commission; George S. Otis, Chairman Executive Committee, West Washington Market Association; William R. Patterson, Assistant Commissioner of Public Works, Borough of Manhattan; Allan Robinson, Allied Real Estate Interests; R. A. C. Smith, Chairman State Harbor Commission; Mrs. Flora Spiegelberg, Women's Sanitary League, Manhattan.

BAD REAL ESTATE TITLES CANNOT BE RECORDED

But the Courts Can Clear the Clouded Title of a True Owner---Comments on Justice Crane's Decision on the Torrens Law---Motion for Reargument

UPON the statute books of this State stands an article known as the Torrens Land and Title Registration Law, whereby an absolutely indefeasible title is vested by the State. Some have said that under the Torrens Law a clouded title could be cleared, a defective one cured. Justice Crane of the Supreme Court, Second Department, has limited this belief by a decision to the effect that bad titles cannot be registered even under the Torrens Law.

Friends of the new method of registration now declare that it was never contended that the courts could through the Torrens or any other method give a person possession of real property to which he was not entitled, but that under the new law the courts can remove clouds and cure defects in the title of a true owner which could not be dissipated in any other way.

A resolution before the Board of Aldermen provides for the appointment of a committee of seven by the Rules committee to confer with a committee of the Board of Estimate and Apportionment with a view to recommending such a course of action as may enable the City of New York to obtain perfect titles vested by the State under the Torrens Law, to all properties which it now owns or may acquire. The report of this committee is expected to be a very informing one for the general public. The chairman of the Board of Estimate's committee is Borough President Miller of the Bronx.

The legal issue decided by Justice Crane, which was entitled *Crabbe vs. Hardy*, says in part:

Justice Crane's Opinion.

"The Title Registration Law (art. 12 of the Real Property Law) is not for the purpose of registering bad titles or by the judgment of the court giving to the plaintiff a title which he does not have. Its object is to establish by a judgment of court the fact once and for all that the plaintiff has title, so that thereafter the records need not be re-examined. It was never intended to be a means for curing defects or clearing title. There are other kinds of actions at law for this purpose.

"The apparent attitude, therefore, of the plaintiff's counsel in this case is hardly the correct one, for he assumes that judgment must go as by default upon the examiner's certificate unless some one appears, and that if the defendant does answer he can only raise such questions as affect his individual interest. It is, however, the duty of the court to examine carefully the chain of title as set forth in the examiner's certificate and accompanying proofs, and, if it appears that the title is questionable, refuse its registration, leaving the parties to other action to cure the defects. Now the following defects or omissions appear from the record submitted:

"First. There is a break in the chain of title to the grantee, Andrew Nostrand who conveyed to Ryder in 1841; no deed showing how Nostrand obtained title. This occurs so early in the record that it might be overlooked if the property had been actually occupied and in the physical possession of all subsequent record owners, or in fact had been in possession of the record owners for the past twenty years. The certificate, records and testimony are silent upon this point.

"As the property consists of marsh and beach land the presumption of possession cannot follow from mere record title which does not run back to the original grant or patent (*Miller v. L. I. R.R.*, 71 N. Y., 380). The only statement regarding possession is that of a present tenant, without mention of the landlord. In view of the answer possession should have been established by oral proof.

"Second. Title is traced through a will into Annie E. Brandreth, but there is no record of conveyance from her to John Kinzie, who thereafter conveyed. I assume that the statement as to this deed is correct, but there is no proof as required by law. This is cured apparently by a deed from Annie A. Brandreth to Charles Crabbe, the plaintiff. It is not contained in the examiner's certificate or any of the records submitted on the trial amounting to proof. The examiner submits an affidavit stating the fact, which is not a part of the chain of title or certificate. This I deem insufficient proof.

"Third. The deed conveying this property into the plaintiff would take the northerly line to the high-water line of Barbadoes Creek. The title sought to be

registered would extend the property on the north to the bulkhead line, but there is no evidence whatever to show that the bulkhead line is at highwater mark. It may have extended far out into the tide water of the creek, and if so, the plaintiff shows no title to the land under water. There may be other minor defects, but for the purposes of decision these are sufficient, and I shall in consequence deny the application, without costs to anybody."

A Title Company's View.

Mr. Walter Lindner, Solicitor of the Title Guarantee & Trust Company, in commenting on this decision, which was rendered in the case of *Crabbe vs. Hardy*, said:

"This decision indicates that the Courts in dealing with the Title Registration Law do not intend that it shall be a menace to the rights of property owners. It had been contended in this case by the attorney for the plaintiff that the title ought to be registered under the law if no one appeared and showed that his interests were being cut off by such registration. Judge Crane says the Title Registration Law is not for the purpose of registering bad titles or by the judgment of the Court giving to the plaintiff a title which he does not have. It was never intended to be a means of curing defects or clearing title. He says there are other kinds of action at law for this purpose."

Gilbert Ray Hawes, of 2 Rector street, who is the attorney for the plaintiff in the case of *Crabbe vs. Hardy*, stated this week that a motion is now pending before Justice Crane for a reargument of the case and reconsideration of his decision, which motion will be heard next Monday.

"Until this new decision is rendered," said Mr. Hawes, "it would hardly be proper for me to comment on the action of the court. I am very confident, however, that upon the presentation of additional affidavits and proofs that the court will reverse its decision and grant plaintiff final judgment and a decree of registration as prayed for in the complaint."

There is a note of interest to real estate men generally in Judge Crane's decision this month relating to the Title Registration Law, popularly known as the Torrens Law. As usual the critics see more in it probably than the Judge intended, as is the case usually where one's wishes or sympathies are strongly engaged. The Real Estate Board of Brokers of the City of New York advocated the measure at the time of its enactment. Mr. E. A. Tredwell, who was a member of the Board's committee which investigated the question at the time, gave his views yesterday to the Record and Guide on the recent court decision. Mr. Tredwell said:

A Broker's View of Decision.

"In brief, I would say, that Judge Crane decided in the case of *Crabbe vs. Hardy* that the law is not for the purpose of registering bad titles or by judgment of the Court to give plaintiff a title which he does not have, but its object is to establish once and for all the fact that the plaintiff has title so that thereafter the records need not be re-examined. The Court holds the law was never intended to be a means for curing defects or clearing title. With these preliminary general remarks and a showing by the Court that from the particular evidence presented, the plaintiff's title is defective, the application for title registration under the act is denied.

"This is what should be expected under the provisions of this law. It was emasculated by its friends, the committee of able lawyers who acted as wet nurses at its birth and who provided for everything that might, could, would or possibly should happen and arranged such ingeniously unworkable machinery that only a man with a bad title can be persuaded to use the law, and this is the main purpose it is now being used for. This is probably the reason for Judge Crane's remarks in his decision. His criticism is most severe on the authors of the Land Registration Act by what he does not say.

"The Act is constitutional. It can be made workable by elimination and the injection of common sense and it is an ever present sword of Damocles suspended over the heads of powerful financial interests who may erroneously believe their interests lie in opposing its successful opera-

tion. When men have grown rich by skilfully and legitimately, mind you, taking advantage of the public neglect, these same men grown into ruts and finding the financial pasturage most delightful, do naturally protest most heartily at the public effort, to come into its own. A long pursuance of any course, good or evil, gives us all mental strabismus and we declaim of "vested rights," when we have merely sequestered the public's neglected opportunities and have come to believe by long use other opportunities are our own. The former management, investigation and disclosures of the life insurance companies fairly illustrates this frame of mind. It is possible, perhaps probable, the title business in private corporation hands has seen its best days. As it supplanted inferior methods, so is it confronted to-day with a superior type that must eventually succeed. That the present law is dormant, side-tracked, unworkable and unusable except in isolated cases, is a present truth, but that the principle is sound and unassailable when properly worked out and will be eventually dominant, is fairly apparent to one of unprejudiced mind.

"Land reforms are great reforms and as such they come slowly to their proper fulfillment. Heat, haste, trickery or manipulation and personal recrimination count for little where principles are involved, except to temporarily obscure the issue. The Title Companies have before them a vast field of financial usefulness born in the last decade, if they obstruct the progress of the Land Registration act, as they have been accused of doing, it is but to obstruct their own progress in larger, better and more profitable fields of usefulness to realty and its problems. But all things work out right in the vast analysis of Time, and principles that represent a higher measure of progress are the only things we may confidently predict will eventually come to pass. Little men and their measures disappear, principles only are eternal."

Pending Resolutions.

The resolution pending in the committee on Rules of the Board of Aldermen read as follows:

"Whereas, There is now upon the statute books of this State the Torrens Land Title Registration Law, otherwise known as Article XII. of the Real Property Law, whereby an absolutely indefeasible title is vested by the State, thus removing all clouds, curing all defects, and making the property more valuable and more salable, and

"Whereas, The City of New York is now the owner of vacant lands and real properties to the value of over twenty millions of dollars, which are not being used for municipal purposes, and from which the City is deriving no revenue by way of interest or taxation, and

"Whereas, The City of New York is constantly acquiring, either by purchase or condemnation, new properties for parks, school houses, court houses and other municipal purposes, and

"Whereas, The Board of Estimate and Apportionment has already appointed a special committee of three, consisting of the President of the Borough of The Bronx (chairman), the President of the Board of Aldermen and the Comptroller of The City of New York, to consider the aforesaid subject, now therefore be it

"Resolved, That a special committee of seven be appointed by the Rules Committee of this Board to confer with said committee of the Board of Estimate and Apportionment, with a view to recommending such course of action as may enable The City of New York to obtain perfect titles vested by the State under the Torrens Law, to all properties which it now owns or may hereafter acquire, in accordance with modern methods adopted in many States and foreign countries."

—Some real estate agents predict that the drift from private dwellings into apartments in fashionable sections now so noticeable will not always continue, and that after a certain amount of experience with the "private apartment house" families of wealth will again prefer the privacy only to be found in one's own house. If suitable property shall not be available in town, then homes in the suburbs or estates in the adjacent country will be more in demand than they have been heretofore.

TRINITY'S REAL ESTATE.

The Productive Property Valued at \$14,704,100—Miss Dinwiddie's Report.

The year book and register of the Parish of Trinity Church issued this week is a volume of 500 pages. The financial statement contained therein bears date of July 31, 1911. It sets forth that the productive property of the parish, at the assessed valuation for 1911, amounted to \$14,704,100, an increase of \$860,000 over the previous year. The parish had bonds and mortgages on churches of \$7,700, and on other property of \$442,000, and total assets of \$16,136,028, exclusive of the exempt property, as the year book puts no value on exempt property. The receipts during the year were \$2,035,517, of which \$834,945 was rents of real estate.

The productive property subject to taxation consists of dwelling-houses and office buildings the rents from which totalled \$834,944 in the twelve months. The number of dwelling-houses owned by the parish is 365, and there are 147 houses owned by others on land held under lease from the corporation. The rector states in an introductory chapter that:

"Great care is exercised to provide the fullest protection against danger from fire in all our buildings. In our dwelling-houses, almost all of which are small buildings, and all of which are fully provided with proper means of escape, this risk is reduced to its smallest proportions.

"In order that nothing might be left undone to secure the safety of any of those employed in our buildings rented for business purposes, the Vestry, in the spring of 1911, requested the Fire Department of the City of New York to make its own inspection of all these buildings, and to suggest any measures, or appliances, which they might consider advisable, to further safeguard life in case of fire.

"As a result of the report rendered, the Corporation has already expended over \$100,000 in enclosing elevators and stairs within fireproof partitions, in erecting additional fire-escapes, in making doors to open outwards, in putting in new hose, in arranging additional exits from buildings, and in equipping the buildings with sprinkler systems.

"Nearly three-fourths of the sum above mentioned has been expended for the installation of sprinkler systems in these buildings, and all buildings where this is necessary, have been, or are, being equipped with this safety device."

During the year about \$660,000 was expended on new buildings out of funds borrowed or realized on the sales of real estate.

Trinity's Dwelling-Houses.

The book contains the report of Miss E. W. Dinwiddie, formerly of the Charity Organization Society, who serves the corporation in the capacity of "landlord" to several thousand persons. The report states that the present number of dwelling-houses owned by Trinity is 365, occupied by 870 families. There now remain on Trinity's land only 147 houses not owned by the Corporation, but it will be some time before all of these come into the possession of Trinity, as part of the ground is held on old leases which have a number of years still to run.

"It is thus not yet possible for Trinity to control in all cases the condition of the dwellings on its land," says Miss Dinwiddie, "But where houses still on unexpired ground leases have been found to be in bad condition, attention of owners has been called to the state of the buildings and special effort has been made to secure improvement, with encouraging results in many cases.

"The dwelling-houses on Trinity's land are small buildings, not in any sense tenements of the ordinary type and usually not tenements even according to the legal definition; that is, houses for three or more families in each. Considerably over two-thirds are private dwellings for one or two families, making the needed renovation work less extensive than would be the case in the ordinary five, six or seven-story double-decker, dumbbell tenement, found elsewhere in downtown New York. But the fact that the houses were built many years ago and that the Corporation admits to its dwellings families with a number of children considerably increases the amount of repair and renovation work constantly required. The houses, however, with their large rooms and abundant yard space are of especial value to families of this kind.

"Among the dwellings belonging to the Corporation, as previously reported, the nearest approach to rear buildings to be found is a group of six small houses on a court opening from the street.

"Following out and adding to plans previously formed by the corporation

special effort has been devoted this year to making these houses attractive. With the co-operation of the National Plant, Flower and Fruit Guild window boxes were supplied for the windows and flowers were planted out in a large plot in the middle of the court, cared for by the gardeners of the corporation. The array of flowers added greatly to the appearance of the court, brightening up the bare walls and concrete pavement."

SEVENTH AVENUE SUBWAY.

Property Owners Approve of Amended Plan and Urge Construction.

At a meeting of the Seventh Avenue Association on Thursday afternoon, resolutions were passed expressing the opinion of the members as to the necessity for immediate action by the city officials in order to carry out their plans for subway construction.

The resolutions recite that whereas the City of New York and the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company have agreed upon certain subway constructions in the City of New York; and

"Whereas this association in the matter of the extension of the Seventh Avenue subway route through Varick, West Broadway and Greenwich street, expressed its preference for the continuation of the route through Liberty street under the river to Pineapple street, Brooklyn; and

"Whereas later negotiations have developed a new plan for the extension of the Lowest Seventh Avenue subway from West Broadway, east through Mail street, Beekman Street, south through William street to Old Slip and thence under the river to Clark street, Brooklyn; and

"Whereas this route taps the financial and insurance center of lower Manhattan and brings it in direct touch with Seventh Avenue and seems to us to be excellently planned; and

"Whereas this association believing in the wisdom of the City Officials to select the route that is most beneficial to the city and being desirous only of securing a route that will bring Seventh Avenue in direct touch with the banking, legal and insurance interests of the city; therefore

"Resolved that this association favors the immediate construction of a subway south through Seventh Avenue as extended, Varick street and West Broadway; and further that this association commends the City Officials for their untiring labors in securing what they believe to be the most beneficial downtown routes to communicate with the Seventh Avenue subway; to wit, from West Broadway, east through Mail street and Beekman street to William street, south through William street to Old Slip, and thence under the river to Brooklyn; and further that the association urges the immediate adoption of this route, and that the construction of the Seventh Avenue subway be no longer delayed."

New Edison Rates.

The announcement by the Brooklyn Edison Company of a new rate schedule to take effect July 1st, which will involve a considerable reduction in the cost of electric lighting, is naturally of very general interest.

Mr. W. W. Freeman, the vice-president and general manager of the company, in an interview, made the following statements regarding the new schedule and the reasons for putting it into effect.

"It has been the continuing policy of our company, since its organization, to reduce rates whenever economies in operation or conditions of development warrant. The lighting rates have, during twenty years, been cut practically in half for the same energy consumption and improvements in lamp manufacture, the full benefit of which has been given to the public, have resulted in more than doubling the amount of light obtained from corresponding current consumption, so that the cost of illumination by electricity today is about one-quarter of what it was in the early years of the company.

"A greatly increased standard of illumination has naturally resulted, so that the business of the company has increased, notwithstanding the reduced unit cost. This natural result has been beneficial both to the public and the Company, and encourages the company to extend freely to the public the benefits of marked improvements in the art, relying upon the increase of demand to compensate for the concessions voluntarily made as matters of good business policy.

"The rates of the company for its power services furnished to factories and other consumers operating electric motors, were recently very materially reduced with

gratifying results. The retail lighting schedule of the company has continued at 12 cents per kilowatt hour for some time, with an intermediate rate of 10 cents to customers guaranteeing several hours daily use of their installation, and a sliding scale rate for wholesale customers guaranteeing 750 kilowatt hours monthly.

"For some months the company has been making a thorough study and investigation of charging methods throughout the entire country, and as a result has devised its new schedule, which it offers as a scientific and yet reasonably simple method of charging for its service, which will automatically reduce the unit cost to consumers proportionately with their demands and the company's costs as influenced by such demand. This new schedule will supersede the present retail, intermediate and wholesale contracts, eliminating the guarantees in the two latter and automatically giving the customer the rate which his conditions of service will earn, subject to the present minimum charge of \$1.00 monthly averaged for the year.

"The maximum charge under this rate will be 11 cents, and after two hours' daily average use, the rate will drop to 8 cents for the third and fourth hours' daily average use, and all current consumed in excess of four hours daily average use will be charged at 4 cents. The maximum rate will, therefore, be 11 cents, and the average rate somewhere between 11 and 4 cents according to the hours of demand. This will mean a reduction of at least 1 cent or more than 8 per cent. for all retail consumers with a larger reduction to the long hour consumers.

"The peculiar character of the electric lighting business, which so largely influences the cost of service is the fact that the current must be generated for immediate use, as it cannot be economically stored for other than emergency purposes. Since the lighting demand for one or two hours each night is double that during the balance of the day, one-half of the Company's investment is idle during twenty-two out of each twenty-four hours. The current, therefore, which is furnished during the peak demand only is very expensive to the company, because of the very large investment charges, and customers whose use of service is extended beyond those hours can be supplied at correspondingly lower cost. This is the theory of the new rate schedule, which is intended to encourage and develop longer hours of service, and which we believe will be approved by the Brooklyn public after practical experience. The immediate effect of the reduction will be to save the present customers of the Company a sum approximating \$250,000 annually, which the company voluntarily relinquishes as an encouragement to a freer use of its service and in line with its business policy of giving the public the best service that can be supplied at rates which are as low as permanently satisfactory development of the property will warrant.

"A new rate schedule, especially one involving changes in the system of charges, involves a great deal of preliminary work on the part of the company in preparation for its being put into effect. Such preliminary work can hardly be carried out before July 1st, which has been the date fixed for the new rates to become effective, but the company feels that announcement of its intention should be made immediately."

Working Double Time.

The forces at work on the Bradley Contracting Company's contracts for the Lexington Avenue subway are now working in two shifts, from eight in the morning until eleven o'clock at night. The Bradleys give every evidence of desiring to please the public. They will work but two shifts so that the people living in the adjacent houses may have quietness during most of the night and early morning. They have also painted the buildings over the workings, at the request of the Municipal Art Society, and are keeping the streets as free from debris as possible. The power drills used for excavating, being operated by electricity, and working on the air cushion principle, are much less noisy than some others the public has knowledge of. Thirty shafts are being operated for the Bradley contracts. The spoil is carried by teams to the East River and ferried across to the Queens shore, where it is utilized in filling in a large tract which the Bradleys are developing under the Queensboro Bridge.

—At a meeting of the Downtown Taxpayers' Association in Guild Hall, Brooklyn, on Monday night, resolutions proposed by William Burling were adopted declaring unalterable opposition to the construction of an elevated railroad on the Flatbush Avenue extension.

FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

The Fire Insurance Policy.

Fire Insurance as an article that is bought by the property owner from the fire insurance company is in reality a form of indemnity and consists of a bond or guarantee to make good, to pay for, or to satisfy a loss, damage or injury. The bond or guarantee is placed on paper, and this paper is known as the policy; it is the proof and evidence that the insurance has been bought and sold in a regular and legal manner. The issuance of the policy establishes the insurance and makes it a thing of real and actual value to the property owner. It gives the fire insurance a legal standing and establishes a legal contract.

The fire insurance policy in external form and shape is a large sheet of printed paper. Some portions are left blank where certain details are to be filled in by writing. Additions or corrections to the policy are also made in writing, while the signatures are either in writing or printed fac-simile of writing.

The form of policy in use at the present day has been in use without change almost from the beginning of fire insurance. It is a sheet of paper 17 inches wide and 21 inches long or deep. It is folded twelve times, so that when closed, and first presented to a person, it is a folded paper three and one-quarter inches wide and eight and one-half inches long or deep.

The face of the folded policy has the following printed information:

1. That the policy is the standard or legal policy of certain states.
2. The date that the policy expires and ceases to be of value.
3. The location of the property insured.
4. The amount of the insurance.
5. The amount of the premium or money paid for the policy.
6. The name of the insured or holder of the policy.
7. The serial number of the policy as contained in the records of the insurer.
8. The name of the insurer or company and the amount of its capital or surplus.
9. The address or location where losses are paid.
10. A notice or warning that the written portions of all policies covering the same property should read alike.

The policy, when opened to one-quarter of its size, exhibits the names of the officers of the company, and three important clauses or endorsements. These are: 1, A form for assignment of interest by the insured; 2, A form for consent by the company to the assignment of interest, and, 3, a form for the receipt of returned premium and the surrender of the policy by the insured.

The policy matter is divided roughly into three divisions or sections as follows:

- 1st, details of the transaction or indemnity.
 - 2d, details of the property and special conditions.
 - 3d, standard or legal clauses and conditions required by law in all policies.
- An itemized or enumerated list of the things contained in a policy is given in the order in which they appear:
1. Character of insurer. For example; Stock Company.
 2. Serial number of policy as contained in insurer's records.
 3. Amount of insurance in figures.
 4. Rate of premium.
 5. Title of insurer and address, residence, or location.
 6. Statement of consideration; that is:
 - (a) stipulations named,
 - (b), cash or money as premium.
 7. Clause binding the insurer; that is, the words "does insure" or "do insure."
 8. Name of insured or owner.
 9. Term of policy or length of time during which insurance is good.
 10. Date of day, month, year, and hour of day that the insurance begins and ends.
 11. Risk, peril, danger, event, damage or loss, for which owner is insured against.
 12. The amount of insurance written in words.
 13. Clause limiting the insurance to the property described in the following blank space or lines, or in a sheet of paper attached to the blank space.

This sheet of paper attached to the blank space is called the "form." The "form" is a separate sheet of paper, simply as a matter of convenience, because it has been found in practice that it is easier to have all the matters that go into a "form" placed on a loose sheet of paper than it is to print or write these matters in the blank space left on the policy. Any paper attached to the policy in this manner has the same force and value as if it were a part of the policy itself.

It is customary to include in the "form" the following important things:

14. First, specified parts or amounts of the insurance, if the total sum is divided.
15. Second, specified and detail description of the property insured.
16. Third, location of the property insured.
17. Fourth, all special clauses, which are part of or belong to the particular policy. This includes privileges or permissions granted by the insurer, warranties or agreements made by the insured, and also any other feature, which is not an established or fundamental part of the policy as ordered by the law according to the printed lines underneath the blank space.
18. Conditions, stipulations, and provisions established by the State and required by the law in all policies issued by insurers. These compulsory legal conditions are contained in what is called the "printed portion" of the policy as distinguished from what might be added to the policy in the "form." The "printed portion" is the lines numbered from 1 to 112.
19. Paragraph, treating of conditions governing waiver of policy provisions.
20. Date that policy has been executed or subscribed by agents or officers.
21. Subscription or signature of officers of company.
22. Counter subscription or counter signature by agent of company, if policy is issued by such.

A Unique Sale.

According to E. B. Boynton, president of the American Real Estate Company, an unusual selling plan has been adopted in connection with the Watson A-RE-CO District. "We are selling at private sale on a specified day at a specified hour, and at no time before can a purchase be made. Two hundred and ten New York City lots, fronting on streets regulated, graded, sewered, paved and curbed to meet the City's requirements are being offered. Heretofore, New York City lots, unless they were in a section comparable with Fifth avenue and 42nd street, were nearly always offered at public auction, and, except in rare instances, were not regulated, graded, sewered, paved and curbed. Many have learned to their sorrow what it means to buy unimproved lots at auction.

"Our company, as you know, successfully developed the Hoe and Simpson Districts. These districts had almost a phenomenal growth. They are now practically solid rows of five and six-story apartment houses. The Watson district, directly adjoining the Simpson, is sure to get its share of the rapidly increasing population of the Bronx, and, as population makes values, lots in the Watson, we believe, offer the public a great big money making opportunity.

"In developing the Hoe and Simpson districts, this company sold to builders. Six months ago we decided to offer the public an opportunity to share in the profits of the Watson, and also decided on the selling plan we are now advertising in your paper. That the public knows our reputation as successful developers, with a clean record of twenty-four years of business success, is, I believe, clearly demonstrated by the many inquiries, over the 'phone, through letters and telegrams, and by the host of visitors at the property itself. Last Sunday brought out over 200.

"The developing of the Watson was a tremendous undertaking. These 210 lots offered are only part of a great big development of over twenty city blocks. Everyone visiting the Watson will realize the absolute necessity for this development; they will see the great city crowding towards it. Hardly a day passes that the ground is not broken for new apartment houses along the six blocks of Westchester avenue from the Simpson street subway station to the Watson.

"The Watson A-RE-CO district of ten blocks is served by two subway stations now, and what will happen when the new subway, which also gives us two stations on the property, is finished is not conjecture—it is a certainty. A new city of thousands of population, a duplicate of the Hoe and Simpson districts, will undoubtedly be built.

"It is noted that this week the contract with Arthur McMullen for Section 14 of the Lexington Avenue has been let. This section begins at 129th street and runs under the Harlem River to about 138th street in the Bronx. As the Watson is at 172nd street, the completion of the subway stations on the Watson is certainly not a matter of over four years."

—Taxpayers of Bath Beach and Bensonhurst who are endeavoring to secure the completion of the Fourth avenue subway and its branch to Coney Island held a meeting on Tuesday night in Belmont Hall, Bath avenue and Bay 22 dstreet.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns, the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of Jamaica.

AT TOWN HALL, JAMAICA, ON APRIL 5.

NAPIER AV.—To legally open at the crossing of the Atlantic av division of the Long Island Railroad, from Atlantic av on the south side of said railroad to Atlantic av on the north side, 4th Ward. Rescinded.

BROADWAY.—Regulating and repaving with asphaltic concrete (Topeka Sterling specification) on a prepared macadam or concrete foundation in BROADWAY, from Murray la to 10th st, Bayside, and from Main st, Douglaston, to the City line, 3d Ward. Adopted.

LIBERTY AV, ETC.—Construction of a sewer and appurtenances in LIBERTY AV, from Lefferts av to Nebraska av, and in SOUTH CURTIS AV, from Liberty av to Atlantic av, 4th Ward. Adopted.

UNION HALL ST, JAMAICA.—Construction of temporary sewer and appurtenances in UNION HALL ST, from South st to Cumberland st, Jamaica, 4th Ward. Adopted.

BRENTON AV.—To legally open BRENTON AV (HENRY ST), bet Plainfield and Hillside avs, 4th Ward. Laid over.

CUMBERLAND ST.—To open, across the Long Island Railroad for vehicle and pedestrian traffic either by tunnel or bridge, 4th Ward. Adopted.

PACIFIC ST.—To open across the Long Island Railroad for vehicle and pedestrian traffic either by tunnel or bridge. Denied.

SPRUCE ST, RICHMOND HILL.—To legally open, from Liberty av to St. Ann's av, Richmond Hill, 4th Ward. Rescinded.

4TH ST.—Construction of a catch basin, etc., at 4TH ST and the NORTH SHORE DIVISION of the Long Island Railroad, BAYSIDE. Adopted.

LIGHTS.—In REMSEN ST, from Merrick rd to Fern av; STATE ST, from Oakwood av to Chapman av; PACIFIC ST, from Queens av to Fern av; CHAPMAN AV, from Pacific st to State st; FERN AV, from Remsen st to Pacific st; PARKWAY AV, from Remsen st to Pacific st; QUEENS AV, from Remsen st to Pacific st; OAKWOOD AV, from Remsen st to State st. Adopted.

BEAUFORT AV.—Water mains and fire hydrants from Van Wyck av, west to Nebraska av, 4th Ward. Adopted.

EISMAN AV.—Water main and fire hydrants from Jamaica av to Foster Meadow rd, 3d Ward. Adopted.

HIGBIE AV.—Extend water mains and erect fire hydrants from Farmers av to New York av, Springfield, 4th Ward. Adopted.

Local Board of Jamaica.

AT TOWN HALL, JAMAICA, MAY 3.

VAN WYCK AV.—To lay sidewalks, on the wets side, from Metropolis av to Liberty av, 4th Ward. Laid over indefinitely.

CHICHESTER AV, ETC.—Construction of a sewer, etc., in CHICHESTER AV, from Greenwood av to Lefferts av; CEDAR AV, from Chi-

chester av to the crown about 215 ft. south of Atlantic av; HAMILTON AV, from Chichester av to Atlantic av; WALNUT ST, from Chichester av to Atlantic av; BRIGGS AV, from Chichester av to Atlantic av; and in CHURCH ST, from Chichester av to Atlantic av, 4th Ward. Adopted.

JAMAICA AV.—Regulating, grading, etc., on the south side, from the Rockaway Beach division of the Long Island R. R. to Freedom (Union) av, 4th Ward. Adopted.

UNION PL.—To lay cement or bluestone sidewalks on the east side, bet Jamaica av and Tulip st, Brooklyn Hills, 4th Ward. Adopted.

NOTTAWA AV.—To legally open from Smith av to New York av, Locust Manor, 4th Ward. Adopted subject to approval of the final map.

JEROME AV, ETC.—Construction of a sewer, etc., in JEROME AV, from Lefferts av to Maure av; BIRCH ST, from Jerome av to Beaufort av; SPRUCE ST, from Jerome av to Beaufort av; SOUTH VINE ST, from Jerome av to Beaufort av; SOUTH COCHRAN AV, from Beaufort av to the crown about 350 ft. south of Jerome av; SOUTH VILLA ST, from Jerome av to Beaufort av; SOUTH WICKES ST, from Jerome av to Beaufort av, and in SOUTH MORRIS AV, from Jerome av to Beaufort av, 4th Ward. Adopted.

BEAUFORT AV, ETC.—Construction of a sewer, etc., in BEAUFORT AV, from Lefferts av to Maure av; BIRCH ST, from Beaufort av to Chichester av; SPRUCE ST, from Beaufort av to Chichester av; SOUTH VINE ST, from Beaufort av to Chichester av; SOUTH COCHRAN AV, from Beaufort av to Chichester av; SOUTH VILLA ST, from Beaufort av to Chichester av, 4th Ward. Adopted.

JEROME AV, ETC.—Construction of a sewer, etc., in JEROME AV, from Greenwood av to Lefferts av; CHESTNUT ST, from Jerome av to Chichester av; CEDAR AV, from Jerome av to Beaufort av; HAMILTON AV, from Jerome av to Chichester av; WALNUT ST, from Jerome av to Chichester av; BRIGGS AV, from Jerome av to Chichester av; CHURCH ST, from Jerome av to Chichester av, 4th Ward. Adopted.

LEFFERTS AV.—Sewer, etc., from Liberty av to Park pl, 4th Ward. Adopted.

BIRCH ST, ETC.—Sewer, etc., in BIRCH ST, from Liberty av to Jerome av; SPRUCE ST, from Liberty av to Jerome av; SOUTH VINE ST, from Liberty av to Jerome av, and in KIMBALL AV, from Birch st to Lefferts av; KIMBALL AV, from Birch st to South Curtis av, 4th Ward. Adopted.

ATLANTIC AV, ETC.—Construction of a sewer in ATLANTIC AV (south side), from Greenwood av to Lefferts av; CHESTNUT ST, from Atlantic av to Chichester av, and in CEDAR AV, from the crown 215 ft. south of Atlantic av, 4th Ward. Adopted.

LIBERTY AV.—Construction of a sewer in LIBERTY AV, from Nebraska av to Van Wyck av; NEBRASKA AV, from Liberty av to Garden st; VAN WYCK AV, from Liberty av to Atlantic av; CHICHESTER AV, from Maure av to Van Wyck av; BEAUFORT AV, from Maine av to Van Wyck av; and in JEROME AV, from Maure av to Van Wyck av, 4th Ward. Adopted.

CHICHESTER AV, ETC.—Construction of a sewer in CHICHESTER AV, from Lefferts av to Maure av; BIRCH ST, from Atlantic av to Chichester av; SPRUCE ST, from Atlantic av to Chichester av; SOUTH COCHRAN AV, from Atlantic av to Chichester av; SOUTH VILLA ST, from Garden st to Chichester av; SOUTH WICKES ST, from Garden st to Beaufort av, and in SOUTH MORRIS AV, from Garden st to Beaufort av, 4th Ward. Adopted.

GUION AV, ETC.—Construction of a sewer in GUION AV, from Jerome av to Beaufort av; in BEAUFORT AV, from Guion av to Napier av, and in NAPIER AV, from Beaufort av to Jerome av, 4th Ward. Adopted.

MAURE AV, ETC.—Construction of a sewer in MAURE AV, from Wisner pl to Metropolitan av; in JAMAICA AV, from North Vine st to Ellsworth av, and in RIDGEWOOD AV, from Maure av to North Vine st, 4th Ward. Adopted.

ATLANTIC AV, ETC.—Construction of a sewer in ATLANTIC AV, north side, from Stoothoff av to Greenwood av, and in GREENWOOD AV, from Atlantic av to Ridgewood av, 4th Ward. Adopted.

10TH AV.—Construction of a temporary sewer, from 14th st to a point about 600 ft. south of 14th st, 3d Ward. Laid over until the next meeting.

ATLANTIC AV.—Construction of a sewer, from Birch st to Maure av, 4th Ward. Adopted.

HIGHVIEW AV.—Regulating and grading, from South st to Cumberland st, 4th Ward. Laid over as recommended.

Local Board of Newtown.

AT BOROUGH OFFICE, LONG ISLAND CITY, ON MAY 10.

SEWER THROUGH CITY PROPERTY.—Construction of a sewer, etc., through the property of THE CITY OF NEW YORK, from Flushing Creek to Lawrence st; in LAWRENCE ST, from the property of The City of New York to Myrtle av, in MYRTLE AV, from Lawrence st to Whitestone av, and a TEMPORARY SCREENING CHAMBER near Flushing Creek, 3d Ward. Adopted.

CAMELIA ST.—To lay 6-INCH PIPE for house connections where not already laid, from the sewer to the curb line in CAMELIA ST, from the Boulevard to Crescent st, 1st Ward. Adopted.

ANDREWS ST.—Regulating, grading, etc., and paving with granite block on a concrete foundation ANDREWS (Helen) ST, from Metropolitan av to Zeidler st, 2d Ward. Laid over until the next meeting.

SENECA AV.—To ELIMINATE from the FINAL MAP of the city SENECA AV, from Summerfield st to St. Felix av, 2d Ward. Referred back to the Borough President.

FOREST AV.—Regulating, grading, etc., and paving with asphalt on a concrete foundation

FOREST AV, from Myrtle av to the north house line of Halleck (Edsall) av, 2d Ward. Laid over as recommended.

13TH ST.—Construction of a sewer from the Boulevard to Van Alst av, 1st Ward. Adopted.

SNEDEKER AV.—To legally open from Jamaica av to Atlantic av, 4th Ward. Rescinded.

HANCOCK ST.—Construction of a sewer from Cypress av to Wyckoff av, 2d Ward. Adopted.

CRESCENT ST, ETC.—Regulating, reregulating, grading, regrading, etc., in CRESCENT ST, from South Jane st to Nott av, and in NOTT AV, from Hunter av to Jackson av, 1st Ward. Denied.

NOTT AV.—Paving with granite blocks on a concrete foundation, from Vernon av to the bulkhead line of the East River, 1st Ward. Rescinded.

COVERT AV.—To legally open, from the Brooklyn borough line to the Long Island Railroad, 2d Ward. Denied.

CASPIAN ST, ETC.—Regulating, paving, etc., and repaving with second-hand granite blocks on a sand foundation CASPIAN (ATLANTIC) ST, from Nurge st to Arnold (William) st, and ARNOLD ST, from Caspian st to Zeidler av, 2d Ward. Adopted.

JUNCTION AV.—Regulating, grading, etc., from Burnside av to Jackson av, 2d Ward. Adopted.

DEKALB AV.—Regulating, grading, etc., and paving with improved granite blocks on a concrete foundation, from Kings County line to Onderdonk av, 2d Ward. Laid over until the next meeting.

SILVER ST.—Regulating, grading, etc., and paving with sheet asphalt on a concrete foundation from Fresh Pond rd to Buchman av, 2d Ward. Adopted.

HANCOCK ST.—To pave, from Webster av to Vernon av, 1st Ward. Adopted.

CRESCENT ST, ETC.—Paving with wooden block pavement on a concrete foundation the WIDENED PORTION OF CRESCENT ST, from South Jane st to Nott av, and NOTT AV, from Hunter av to Jackson av, 1st Ward. Denied.

HUNT (GROVE) ST.—Regulating, grading, etc., bet Van Dine st and Junction av, 2d Ward. Adopted.

FOREST AV.—To legally open FOREST AV, from a property line about 85 ft. east of Summerfield st to Walter st, 2d Ward. Adopted.

GROUT AV (PERCY ST).—Regulating and grading, from Betts av to Schroeder pl, 2d Ward. Adopted.

NURGE ST.—Regulating, grading, etc., and paving with granite blocks on a concrete foundation from Metropolitan av to Arctic st, 2d Ward. Laid over as recommended.

JACKSON AV.—Construction of a sewer, etc., from South Washington pl to Skillman pl, 1st Ward. Denied.

WEBSTER AV.—Pave with asphalt block on a concrete foundation, from Vernon av to Jackson av, 1st Ward. Adopted.

FULTON AV AND MAIN ST.—To legally open and widen FULTON AV AND MAIN ST, from Mills st to Van Alst av, 1st Ward. Adopted.

CAMELIA ST.—Regulating, curbing, etc., and paving with asphalt blocks on a concrete foundation the roadway of CAMELIA ST, from Boulevard to Crescent st, 1st Ward. Adopted.

JACOBSON (3D) ST.—Regulating, grading, etc., from Warner (Whitney) av to Elmhurst av, 2d Ward. Adopted.

CASPIAN ST, ETC.—Regulating, grading, etc., from Nurge st to Arnold (William) st, and in ARNOLD ST, from Caspian (Atlantic) st to Zeidler av, 2d Ward. Adopted.

VAN DINE ST.—Regulating, grading, etc., from Roosevelt av to Kingsbridge av, 2d Ward. Adopted.

NUGGET PL.—Regulating, grading the sidewalk spaces, etc., in NUGGET PL (Dakota av), from Fulton (8th) st to Rockaway Boulevard, 4th Ward. Adopted.

CLEVELAND AV.—Regulate, grade, etc., CLEVELAND AV, WOODSIDE, from Thomson av to Skillman av, 2d Ward. Denied.

CORONA.—Fire hydrant at Orchard st and Myrtle av, CORONA, 2d Ward. Adopted.

MASPETH.—Fire hydrant in BRYANT ST, 3 blocks east of Fish av; 2 hydrants on MADISON AV, north of Grand st, MASPETH, 2d Ward. Adopted.

FOREST AV.—Lights on the southeast side, bet Foxhall st and Myrtle av, 2d Ward. Adopted.

4TH AV.—Water main from Washington av south to Jackson av, 1st Ward. Adopted.

HANCOCK ST.—Water main from Webster av to Pierce av, 1st Ward. Adopted.

BOULEVARD.—Extend water main in the BOULEVARD, from Washington av to Broadway; also, the necessary fire hydrants, 1st Ward. Adopted.

SUNSWICK AV.—Water main and fire hydrant, bet Wilbur and Payntar avs, 1st Ward. Adopted.

WEBSTER AV.—Water mains and fire hydrants, where not already laid, from Vernon av to Jackson av, 1st Ward. Adopted.

AUSTIN ST, ETC.—To extend the water main now laid in AUSTIN ST, from Mowbray st to Newbold pl, a distance of 260 ft; also, through NEWBOLD PL, northward not less than 300 ft, with hydrants as needed. Adopted.

TROY AV.—Extend water mains and erect fire hydrants in connection therewith, 3d Ward. Adopted.

ALBANY AV.—Extend water mains and erect fire hydrants, 3d Ward. Adopted.

KISSENA PARKWAY.—Extend water mains and erect fire hydrants, 3d Ward. Adopted.

SCHENECTALY ST.—Extend water mains and erect fire hydrants, 3d Ward. Adopted.

EISMAN AV.—Extend water mains and erect fire hydrants in EISMAN AV, from Flushing and Jamaica avs to a point east 1600 ft. at FLUSHING, 3d Ward. Adopted.

LINCOLN AV.—Extend water mains and erect fire hydrants in LINCOLN AV, from Fulton st to Hillside av, JAMAICA, 4th Ward. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

MANHATTAN.

A NEW STREET.—Laying out an UNNAMED STREET on the northeast side of the New York and Brooklyn Bridge property, extending from North William st to William st; CLOSING NORTH WILLIAM ST, from the unnamed st to a point about 85 ft. east of Frankfort st; and CHANGING the line and grade of WILLIAM ST, from the unnamed street to a point about 100 ft. east of Frankfort st. Adopted.

CLOSING A PUBLIC PARK.—Closing and discontinuing the PUBLIC PARK bounded by West 165th st, Riverside Drive, West 161st st and the right of way of the N. Y. Central & Hudson River R. R. Adopted.

BEEKMAN ST.—Removal of the sidewalk encroachments from Park Row to Nassau st. Adopted.

EAST 34TH ST, ETC.—Change in the grade of EAST 34TH ST, from Lexington av to a point 208.5 ft. east of the east line of Lexington av; and LEXINGTON AV, from East 34th st to a point 79 ft. south of the south line of East 34th st. Public hearing on June 27.

WEST 138TH ST.—Request of several property owners that the widening of WEST 138TH ST at its junction with 5th av be assumed by the city at large. Referred to the Presidents of Manhattan and the Bronx.

ISHAM ST.—Amending the proceeding for acquiring title to ISHAM ST, from Seaman av to Isham av; to WEST 218TH ST, from Seaman av to the bulkhead line of the Harlem River Ship Canal; to WEST 214TH ST, from Park Terrace East to Park Terrace West; to PARK TERRACE EAST, from a point 100 ft. south of West 215th st to Isham Park, together with the unacquired triangular parcel located on the west side and extending from a point 43.36 ft. south of West 218th st to a point 103.64 ft. south of West 218th st; together with the unacquired portions of ISHAM AV, from Isham st to West 218th st; of RIVERFRONT ST, from Isham st to West 218th st; of WEST 215TH ST, from a point 50 ft. east of Park Terrace West to a point 100 ft. west of Seaman av; and of PARK TERRACE WEST, from a point 103 ft. 8.3-4 inches north of West 215th st to Isham Park, by including the widened portion of ISHAM AV at West 215th st, the unacquired portion of West 214th st, from Isham av to Park Terrace West, and the unacquired portion of ISHAM PARK, at Isham av and West 214th st. A public hearing on June 27.

WEST 173D ST.—Sewer, from Broadway to St. Nicholas av. Preliminary work. Adopted.

AMSTERDAM AV.—Fixing the roadway width from West 155th st to its north terminus at 60 ft. Referred back to the Borough President.

VIADUCT OVER EAST 42D ST.—Working plans, elevations and details of the proposed viaduct over EAST 42D ST, and along the CENTER OF PARK AV TO 40TH ST, to be constructed in accordance with provisions of Chapter 553, Laws of 1910. Adopted.

WEST 168TH ST.—Suggestion of the Corporation Counsel that the Board rescind its resolution of April 18, 1912, vesting title in the city on June 1, 1912, to WEST 168TH ST, from Amsterdam av to Jumel pl. Adopted.

5TH AV.—Widening the roadway, from 14th st to 23d st, to 55 ft., leaving a sidewalk on each side 2 1/2 ft. wide. Adopted.

BLEECKER ST. & FULTON FERRY R. R. CO.—This company has offered to allow a judgment to be taken and entered for forfeiture of its franchise rights on various streets and avenues. The company wishes to retain its franchise rights on other streets mentioned in the communication. The Corporation Counsel submits the proposal with the recommendation that it be accepted, and requests to be advised if it has the approval of the board. Report from the Bureau of Franchises recommending that the offer of settlement be accepted. Adopted.

EAST RIVER BULKHEAD.—Request of the Borough President for an issue of \$25,000 corporate stock to defray the cost of constructing 100 ft. of the proposed BULKHEAD, from 90th st to 91st st, for the partial use of the ASPHALT PLANT to be located on the block bounded by 90th st, 91st st, Av C and East River. Referred to the Corporate Stock Budget Committee.

RIKER'S ISLAND.—Request of the Commissioner of Correction for an issue of \$1,200,000 corporate stock to provide for the erection of a WORKHOUSE FOR MALE INMATES on RIKER'S ISLAND. Referred to the Corporate Stock Budget Committee.

LEXINGTON AV SUBWAY.—Report of the Comptroller recommending that the board consent to the award of the proposed contract between the O'Rourke Engineering Construction Co. and the city for the construction of SECTION 2A, ROUTE NO. 5, of the LEXINGTON AV SUBWAY, extending along Broadway, beginning about 90 ft. north of the centre line of Walker st to about 50 ft. north of the centre line of Howard st, and AUTHORIZE the issue of \$912,351.60 corporate stock to PROVIDE MEANS for the execution of said contract. Laid over for one week.

CENTRE ST.—Offer of Maria L. Lansbein to sell to the city her property at 61 CENTRE ST for the sum of \$53,000, being part of the site chosen for the NEW COUNTY COURT HOUSE. Referred to the Court House Board and the Comptroller.

MUSEUM OF NATURAL HISTORY.—Claim of WILLIAM J. HART for \$6,051.02, the BALANCE of amount due him on account of services rendered and materials furnished in connection with the construction and decoration of the interior of the AMERICAN MUSEUM OF NATURAL HISTORY building during the years 1899 and 1900, said claim being filed pursuant to chapter 447, Laws of 1912. Referred to the Comptroller.

MUNICIPAL BUILDING.—In the matter of bids for the INSTALLATION OF ELEVATORS in the new Municipal Building. Laid over for one week.

BRONX.

EASTCHESTER RD, ETC.—Proposed area of assessment in the matter of acquiring title to EASTCHESTER RD, from Williamsbridge rd to Laconia av; SEYMOUR AV, from Eastchester rd to Hicks st; SACKET AV, from the prolongation of the east line of Newport av to Eastchester rd; also acquiring title. Referred back to the Chief Engineer. It is urged that the area of assessment should include the yards of the N. Y., N. H. & H. R. R.

VAN NEST AV.—Petition of Joseph Luke and 58 others requesting the city to assume that portion of the cost of the proceeding for acquiring title to VAN NEST AV, from West Farms rd to Bear Swamp rd, which is due to the intended regulating of the street. Referred back to the Borough President and the Chief Engineer.

CITY ISLAND.—Request of 72 property owners for relief from assessment in the proceeding for regulating and grading CITY ISLAND AV (MAIN ST), from the approach to the City Island Bridge to Long Island Sound, CITY ISLAND. Laid over for three weeks.

EXCESS CONDEMNATION, ETC.—Communication from the President of the Borough of the Bronx referring to two amendments of the Constitution of the State of New York adopted by the 1912 Legislature, namely, "EXCESS CONDEMNATION" amendment and "SUPREME COURT, WITH OR WITHOUT A JURY," amendment, which are to change section 7, article 1, of the Constitution, and suggesting, in order that there may be no misapprehension on the part of the legislators of the counties of the State of New York other than those which constitute the City of New York, that the Board of Estimate adopt a resolution to the effect that it is the policy of the city not to avail itself of the provisions of either of these amendments outside of the counties which now constitute the City of New York. Laid over for one week.

GRAND BOULEVARD AND CONCOURSE.—Report of the Comptroller relative to the issue of \$469,993.81 corporate stock to replenish the fund for street and park openings, in the matter of acquiring title to an extension of, and approaches to the south end of the GRAND BOULEVARD AND CONCOURSE, from East 158th to East 164th st. Adopted.

SEABURY PL AND 172D ST.—Communication from the Secretary, Local School Board, District 25, Borough of the Bronx, urging an appropriation in the Corporate Stock Budget for the year beginning July 1, 1912, to provide for the acquisition of a site in the neighborhood of SEABURY PL AND 172D ST, and the ERECTION of a school building thereon, to relieve the congestion in PUBLIC SCHOOL 40, Borough of the Bronx. Referred to the Corporate Stock Budget Committee.

NEW HIGH SCHOOL.—Communication from the Secretary of the Board of Education, transmitting certified copy of resolution adopted by said Board, requesting that \$518,500 be FIXED AND DETERMINED UPON as the amount to be expended for the new high school building to be erected at EAST 184TH ST, MORRIS AND CRESTON AVS, AND FIELD PL, in accordance with the resolution adopted by the Board of Estimate on July 17, 1911, authorizing the issue of \$2,512,740 corporate stock to provide means for the acquisition of school sites, etc., in the various boroughs. Referred to the Corporate Stock Budget Committee.

POPHAM AV.—Changing the grade of the platform at Popham av and Palisade pl. Adopted.

EAST 135TH ST.—Changing the grade of EAST 135TH ST, from Willow av to a point 326 ft. east therefrom. Adopted.

ROSEDALE AV, ETC.—Changing the lines of ROSEDALE AV, COMMONWEALTH AV and ST. LAWRENCE AV, from Westchester to East 174th st. Adopted.

WEST 244TH ST, ETC.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to WEST 244TH ST, from its intersection with Spuyten Duyvil parkway and Fieldston rd to Waldo av; to WALDO AV, from West 244th st to West 242d st; to WEST 242D ST, from Waldo av to Broadway; to CORLEAR AV, from West 242d st to the intersection of Broadway and West 246th st; to BROADWAY, from West 242d st to Corlear av, and to the PUBLIC PARK bounded by Corlear av, Broadway and West 242d st, so as to conform with changes recently made in the vicinity of Broadway. Adopted.

BEAR SWAMP RD.—Change in the grade of BEAR SWAMP RD, bet Cruger av and Barnes av, together with a corresponding modification in the grade of INTERSECTING STREETS and an adjustment of the platform grade at adjoining intersections. Public hearing on June 13.

DRAKE ST, ETC.—Change of the grade in the street system bounded by Drake st, Edgewater rd, Bacon st and Spofford av, together with a CHANGE in the grade of Lafayette av, from Edgewater rd to Bronx River av. Public hearing on June 13.

THROOP AV.—Acquiring title from Allerton av to Gun Hill rd. Public hearing on June 13.

ADAMS ST, ETC.—Amending the proceeding for acquiring title to ADAMS ST, from Berrian st to the New York, New Haven and Hartford Railroad; to MELVILLE ST, from Morris Park av to the New York, New Haven and Hartford Railroad, and to VAN BUREN ST, from Morris Park av to the New York, New Haven and Hartford Railroad, by excluding that portion of

ADAMS ST, from Berrian st to Morris Park av. Public hearing on June 13.

BRONX PARK AV, ETC.—Amending the proceeding for acquiring title to BRONX PARK AV, from Tremont av to Morris Park av, and to WYATT ST, from Tremont av to Morris Park av, in such a way as to exclude BRONX PARK AV, from East 180th st to Morris Park av and relate to this street as now laid out. Public hearing on June 13.

ADEE AV.—Acquiring title to ADEE AV, from Boston rd to the bulkhead line of Hutchinson river, as indicated on section 44 of the Final Maps. Public hearing on June 13.

ALLERTON AV.—Acquiring title to ALLERTON AV, from Bronx Park East to Hutchinson av; and, MACE AV, from Bronx Park East to Baychester av. Public hearing on June 13.

WEST 238TH ST, ETC.—Letter from the Commissioner of Public Works, Borough of The Bronx, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to WEST 238TH ST, from Kingsbridge av to Riverdale av; to WEST 236TH ST, from Albany rd to Riverside av, excluding the right-of-way of the New York and Putnam Railroad; to WALDO AV, from Greystone av to West 242d st, and to GREYSTONE AV, from Riverdale av to West 242d st. Engineer reports (10,967) that a proceeding for acquiring title to these streets was instituted on July 6, 1911. The maps submitted show that a net area of 306,624 sq. ft. is to be acquired, and that nine buildings, together with a number of porches and fences, encroach. Five of these buildings encroach upon WEST 236TH ST which, as now laid out, has a broken alignment. It is assumed that the Borough President has deemed the position of the street as heretofore fixed sufficiently advantageous to warrant the expense of retaining it, notwithstanding the building damage. Maps approved.

SEWERAGE DISTRICT, 43-W.—Drainage plan adopted.

MCGRAW AV.—Sewer, from Theriot av to Taylor av. Preliminary work. Adopted.

WHITE PLAINS RD.—Regulating and grading from a point near old Unionport rd to a point near Thwaites pl. Preliminary work. Adopted.

BURNSIDE AV.—Amending the resolution of October 19, 1911, giving preliminary authorization for paving with granite block on a sand foundation, and curbing where necessary, BURNSIDE AV, from Aqueduct av to the westerly side of Sedgwick av, so as to provide also for re-grading and flagging Borough of The Bronx. Resolution of the Local Board of the Van Cortlandt District. Adopted.

ST. LAWRENCE AV.—Laying a bituminous pavement on a concrete foundation (Class B pavement) and adjusting the curbing, where necessary, in ST. LAWRENCE AV, from Walker av to Merrill st. Resolution of the Local Board of the Chester District. Adopted.

BELMONT AV.—Paving with asphalt block, etc., from East 175th st to East 177th st. Adopted.

BEAUMONT AV.—Paving with asphalt, etc., from Grote st to East 189th st. Adopted.

BRONX PARKWAY.—Communication of the President of the Bronx Parkway Commission, relative to the approval, by the Board of Estimate and Apportionment, in accordance with the provisions of Section 19, Chapter 594 of the Laws of 1907, of the maps, estimates of cost of the property to be acquired, and the preliminary estimate of cost of the physical improvement of the BRONX PARKWAY, and requesting that a date be set upon which the Commission may present its estimate, together with its maps and plans, and explain the same. Referred to the Comptroller and the President of the Bronx to report to the Corporate Stock Budget Committee.

BROOKLYN.

FARRAGUT RD, ETC.—Changing the lines and grades of the STREET SYSTEM bounded by Farragut rd, Flatbush av, Nostrand av, Av H and East 26th st. Laid over for three weeks.

EAST 18TH ST, ETC.—Proposed area of assessment in the matter of acquiring title to EAST 18TH ST, from Av Z to Voorhies av. Laid over for two weeks.

GRAND ST.—Petition from the Grand St. and Extension Taxpayers' Association requesting that the cost of grading and paving GRAND ST, from Hooper st to the plaza of the Williamsburg Bridge, be levied on the city at large. Denied.

SNYDER AV.—Request of the Borough President for an appropriation of \$25,000 corporate stock for the erection of a NEW COURT HOUSE for the 7TH DISTRICT CITY MAGISTRATES' COURT on property on SNYDER AV, adjoining the present Court House and police station. Referred to the Corporate Stock Budget Committee.

DREAMLAND.—Report of the Comptroller recommending the PURCHASE of any award or awards that may be made to "DREAMLAND," for premises owned by it, as shown on the Draft Damage Map in the matter of acquiring title to a PUBLIC PARK in the 31st Ward, known as parcels 1 and 2 on said map. Laid over for one week.

COUNTY COURT HOUSE.—Report of the Comptroller recommending THE ISSUE of \$12,000 special revenue bonds (subdivision 8, section 188 of the Charter), for ALTERATIONS AND FURNISHINGS of quarters of the Justices of the Supreme Court, Second Department, in the COUNTY COURT HOUSE, BROOKLYN, under the jurisdiction of the President of the Borough of Brooklyn, also recommending approval of a schedule for said fund. Both adopted.

QUEENS.

VAN ALST AV.—Consent granted to the American Druggists Syndicate to install, maintain and use a 3-inch pipe under and across Van Alst av, near 3d st, connecting premises of the concern on opposite side of the street, for the

purpose of conveying electric current, etc. Work was completed on May 1.

SOUTH SHORE TRACTION CO.—In the matter of the joint petition requesting that the agreements of December 24, 1909, and December 31, 1909, be rescinded and the contract of May 20, 1909, granting a franchise to the South Shore Traction Co. be amended and the Board consent to the sale and assignment of said franchise to the Manhattan and Jamaica Railway Co. Communication from W. D. Sloane, Director of the Manhattan Co., stating sufficient bonds have been underwritten by the new company to provide the necessary money for the construction of the railway. Arrangements have been made with contractors for such purposes and the company is prepared to start the construction upon the assignment of the franchise and complete and put in operation the railway as speedily as possible. Referred to the Franchise Committee.

LONG ISLAND R. R. CO.—Application of the company for consent of the city to the operation of freight tracks on the surface of Hamilton av, Farmers av and South st, HOLLIS. Referred to the Bureau of Franchises.

SCHOOL SITE.—Communication from the Corporation Counsel, referring to the resolution adopted by the Board on February 15, 1912, authorizing the acquisition, by condemnation proceedings, of property on HILLSIDE AV AND FAIRVIEW AV, Corona Heights, as a site for school purposes, and stating that the Board of Education could not select this property for school purposes as the adoption of the final map of the Borough of Queens shows that a proposed street, as laid out on said map, is within the lines of the property described in said resolution, and the city, therefore, is without power to acquire said property by condemnation proceedings. Referred to the Comptroller.

RICHMOND.

WADSWORTH AV.—Discontinuance of proceeding for acquiring title from Tompkins av to New York av. Laid over until May 23.

CLIFTON REFUSE DESTROYER.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, plans and estimate of cost (\$8,500), for the construction of brick roadways, curbs, etc., at the CLIFTON REFUSE DESTROYER property, under the jurisdiction of the President of the Borough of Richmond. Adopted.

QUEBEC ST.—Laying out QUEBEC ST, from Richmond rd to the Staten Island Rapid Transit Railway. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Assessors.

320 BROADWAY, MANHATTAN.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the following assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before June 4, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BROOKLYN.

DITMAS AV AND EAST 16TH ST.—Basin at the southwest corner. Area of assessment: Block 5201. List 2491.

EAST 10TH ST AND CHURCH AV.—Basin at the northeast and northwest corners. Area of assessment: Blocks 5070, 5071. List 2494.

59TH ST AND 15TH AV.—Basin at the west corner. Area of assessment: Block 5713. List 2498.

79TH ST AND 20TH AV.—Basin at the north and west corners. Area of assessment: Blocks 6262, 6274. List 2505.

100TH ST.—Regulating, grading, etc., bet 3d av and Fort Hamilton Parkway, together with a list of awards for damage caused by a change of grade. List 1635.

STERLING PL.—Regulating, grading, etc., bet Eastern Parkway extension and Howard av,

together with a list of awards for damage caused by a change of grade. List 1935.

97TH ST.—Regulating, grading, etc., bet 4th and Fort Hamilton av, together with a list of awards for damage caused by a change of grade. List 2197.

49TH ST.—Regulating, grading, etc., bet Fort Hamilton av and the old city line, together with a list of awards for damage caused by a change of grade. List 2359.

FOSTER AV.—Regulating, grading, etc., bet Coney Island av and Gravesend av. List 2376.

RIVERDALE AV.—Regulating, grading, etc., bet East 98th st and Amboy st; bet Osborn and Junius sts; bet Vesta and Pennsylvania avs, and bet Wyona av and New Lots rd. List 2377.

ROCKAWAY AV.—Regulating, grading, etc., bet Stanley av and Rockaway Parkway, and curbing and flagging bet Vienna av and Rockaway Parkway. List 2461.

HEGEMAN AV.—Regulating, grading, etc., bet Hopkinson and New Jersey avs, excluding the land occupied by and intervening bet the tracks of the railroad companies. List 2477.

NOTE.—The area of assessment in the above mentioned lists extends to within one-half the block at the intersecting streets unless otherwise stated.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for public examination; and, all persons opposed to these assessments, or either of them, must present their objections, in writing, to the Secretary of the Board, at the above address, on or before June 11, at 11 a. m., when objections will be heard and testimony taken:

MANHATTAN.

WEST 142D ST.—Regulating, grading, etc., WEST 142D ST, from a point 392 ft. west of Broadway to Riverside Drive, together with a list of awards for damages caused by a change of grade. Area of assessment: Blocks 2088 and 2089. List 2331.

WEST 177TH ST.—Regulating, grading, etc., from Washington st to Riverside Drive. Area of assessment: Blocks 2139, 2142, 2140, 2176, 2177 and 2178. List 2482.

NORTHERN AV.—Sewer, bet 181st and 190th sts. Area of assessment: Block 2179. List 2231.

BRONX.

EAST 178TH ST.—Paving, etc., bet Burnside and Park avs. List 2519.

WEST 188TH ST.—Paving, etc., bet Aqueduct and Sedgwick avs. List 2520.

ST. GEORGE'S CRESCENT.—Regulating, grading, etc., bet 206th st and Van Cortlandt av. Area of assessment extends to within one half of the block at the intersecting and terminating streets. List 2521.

EAST 174TH ST, ETC.—Sewer in EAST 174TH ST, bet Boston and West Farms rds; and in HOE AV, bet East 173d st and East 174th sts. Area of assessment: Blocks 2983, 2990, 2991, 2997, 2998, 3002, 3003, 3010, 3011 and 3015. List 2075.

HOE AV, ETC.—Sewers in HOE AV, bet Boston rd and East 174th st; in VYSE AV, bet Boston rd and East 173d st; in BRYANT AV, bet East 173d and East 176th sts; in LONG-FELLOW AV, bet East 173d and East 176th sts; in BOONE AV, bet East 176th st and the summit south of 172d st; in EAST 172D ST and East 173d sts, bet West Farms rd and Longfellow av. Area of assessment: Blocks 2990, 2991, 2997, 2998, 3001 to 3003, 3008 to 3011, 3013 to 3015, inclusive. List 2229.

CARTER AV.—Erecting guard rail on the east side of CARTER AV, from a point about 70 ft. north of East 174th st to a point about 143 ft. north of East 174th st. List 2516.

EAST 165TH ST AND GRAND AV.—Fencing vacant lot on the northeast corner. List 2517.

WEBSTER AV.—Erecting guard rail on the east side of Webster av, beginning about 290 ft. south of the City Line and running south 180 ft. Area of assessment: Affecting lots 20 and 22 of block 3401. List 2522.

QUEENS.

ACADEMY ST.—Paving from Webster to Washington av, 1st Ward. List 2508.

12TH ST.—Regulating, grading, etc., bet Vernon and Van Alst av, 1st Ward. List 2514.

NOTE.—The area of assessment in each of the above matters extends to within one-half the block at the intersecting streets.

17TH AV.—Curbing, bet Jackson and Grand av, 1st Ward. List 2512.

HUNTERS POINT AV.—Curbing, etc, bet Van Dam st and Jackson av, 1st Ward. List 2548.

41ST ST (EVERGREEN AV).—Laying cement sidewalks in 41ST ST (EVERGREEN AV), bet Siboutsen (Washington) st to Public School No. 19. Area of assessment: Extends to within one-half the block at the intersecting streets. List 2546.

BILLS OF COST.

TREMONT AV (177TH ST), BRONX.—Acquiring title to the lands, etc, required for opening and extending TREMONT AV (unofficial name) from the east end of the proceeding now pending on that avenue at the Eastern Boulevard to Fort Schuyler rd, 24th Ward. The supplemental and additional bill of costs in the above matter will be presented, for taxation, to Special Term, part 1, Supreme Court, at the County Court House, Manhattan, on May 28, at 10.30 a. m.

LINDEN ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending LINDEN ST (unofficial name), from Brooklyn Borough line to Fresh Pond rd, 2d Ward, as amended by an order of the Supreme Court entered in the County Clerk's office on Feb. 18, 1910, so as to conform to the lines of said street as shown upon sections 15, 16 and 29 of

the final maps of Queens Borough as adopted by the Board of Estimate on May 21, 1909 and approved by the Mayor on June 4, 1909. The bill of costs in the above proceeding will be presented for taxation, to a Special Term of the Supreme Court, for the hearing of motions, at the County Court House, Brooklyn, on May 29, at 10 a. m.

FINAL REPORTS.

DEPOT PL, BRONX.—In the matter of acquiring title to the lands, etc, required for opening and extending of the approaches to the bridge over the Spuyten Duyvil and Port Morris Railroad on the line of DEPOT PL, HIGH BRIDGE, 23d Ward. The final supplemental and amended report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, part 3, Supreme Court, Manhattan, on May 17, at 10.30 a. m.

AV P, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV P, from Ocean av to Coney Island av, and from Coney Island av to Gravesend av, 31st Ward. The final report in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, at the County Court House, Brooklyn, on May 21, at 10 a. m.

NOTICES TO PRESENT CLAIMS.

17TH AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 17TH AV, from West st to the line bet the former towns of Flatbush and New Utrecht; and 16TH AV, from West st to the line bet the former towns of Flatbush and New Utrecht, 29th and 30th Wards. All persons having any claim on account of the above proceeding must present same, in writing, to James P. Judge and D. M. Hurley, commissioners, at 166 Montague st, Brooklyn, on or before May 20; and they will hear all such parties, in person, on May 22, at 3 p. m.

CANAL ST.—Acquiring title to the lands, etc., required for widening, bet. Bowery and Chrystie st, 10th Ward. All persons having any claim on account of the above proceedings must present same, in writing, to Charles H. Strong, Edgar J. Nathan and Alfred E. Smith, commissioners, at 90 West Broadway, on or before May 25; and they will hear all such parties, in person, on May 28, at 12 m.

By Comm's of Estimate & Assessment.

HEGEMAN AV, BROOKLYN.—Acquiring title to the lands, etc, required for opening and extending from New Jersey av to East 98th st, 26th and 32d Wards. Thos. Leslie, Geo. F. Maddock and Jno. H. Elliott, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons opposed to same must present their objections, in writing, to the commissioners at 166 Montague st, on or before May 29; and they will hear all such parties, in person, on June 3, at 3.30 p. m.

John H. Elliott, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons opposed to the same must present their objections, in writing, to the commissioner at 166 Montague st, Brooklyn, on or before May 29; and, he will hear all such parties, in person, on June 4, at 3.30 p. m.

EDEN AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending EDEN AV (unofficial name), from East 172d st to East 174th st, 24th Ward. Ernest Hall, M. J. Egan and Walter E. Brown, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before May 22; and they will hear all such parties, in person, on May 24, at 3 p. m.

Walter E. Brown, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before May 22; and he will hear all such parties, in person, on May 27, at 3 p. m.

By Comm's of Estimate and Assessment

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, MAY 20.

THERIOT AV, ETC., BRONX.—THERIOT AV, from Gleason av to West Farms rd; LE-LAND AV, from Westchester av to West Farms rd. At 11 a. m.

EASTERN BOULEVARD, BRONX.—From the property line of the N. Y., N. H. & H. R. R. to Hunts Point rd. At 2 p. m.

14TH ST, QUEENS.—From Broadway to Mitchell av. At 3 p. m.

ROCKAWAY BEACH.—Public park known as SEASIDE PARK, at ROCKAWAY BEACH, 5th Ward of Queens, as shown on a map of the Board of Estimate dated July 27, 1911, and adopted by the same Board on Sept. 21, 1911, etc., etc. At 10 a. m.

TUESDAY, MAY 21.

CRESTON AV, BRONX.—From Tremont av to Minerva pl. (Closing.) At 9.30 a. m.

EAST 227TH ST, ETC.—EAST 227TH ST, bet Laconia and Bronxwood avs; and EAST 228TH ST, bet Chapin av (1st st) and Laconia av. At 2 p. m.

LYVERE ST, ETC., BRONX.—LYVERE ST, bet Zerega av and West Farms rd; FULLER ST and BUCK ST, bet Zerega av and Seddon st; MACLAY AV, bet Parker st and West Farms rd; STEARNS ST, bet Glover st and Parker st; DORSEY ST, bet Zerega av and Seddon st. At 1 p. m.

EAST 161ST ST, BRONX.—From Elton av to Mott av. At 4 p. m.

GARFIELD ST, ETC., BRONX.—GARFIELD ST, from West Farms rd to Morris Park av;

FILLMORE ST, from Van Nest av to Morris Park av. At 3.15 p. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd; and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 10.15 a. m.

ROSEWOOD ST, BRONX.—From Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av. At 3 p. m.

HAVEMEYER AV, BRONX.—Bet Lacombe av and Westchester rd. At 2 p. m.

ROSEWOOD ST, BRONX.—Same limits as described above. (Assessment.) At 4 p. m.

BLONDELL AV, BRONX.—From Barlow st to Westchester av. At 12 m.

WEST 168TH ST, MANHATTAN.—From Amsterdam av to Jumel pl. (Assessment.) At 2 p. m.

WEST 184TH ST, ETC., MANHATTAN.—WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace); and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av. (Assessment.) At 9 a. m.

CASTLE HILL AV, ETC., BRONX.—CASTLE HILL AV, from West Farms rd to the public place at its south terminus; and the PUBLIC PLACE at the south terminus of Castle Hill av fronting on Westchester Creek to the East River and Pugsley's Creek. (Assessment.) At 11 a. m.

EAST 227TH ST, ETC.—Same limits as hereinbefore stated. (Assessment.) At 2 p. m.

OLMSTEAD AV, ETC., BRONX.—OLMSTEAD AV (formerly Av D, south of Westchester av, and Jefferson st north therefrom) bet Protectory av and the bulkhead line of Pugsley's Creek; and ODELL (JACKSON) ST, bet Unionport rd and Protectory av; and PURDY (WASHINGTON) ST, bet Westchester av and Protectory av. At 10.30 a. m.

HARSELL (WILBUR) AV, QUEENS.—Sewer, from Vernon av to the bulkhead line of the East River. At 3 p. m.

THURSDAY, MAY 23.

CASTLETON BOULEVARD, RICHMOND.—From Forest st to Castleton av. At 3 p. m.

BOSTON RD, BRONX.—Bet White Plains rd and the north boundary line of the city. At 3 p. m.

FRIDAY, MAY 4.

EDEN AV, BRONX.—From East 172d st to East 174th st. At 3 p. m.

EAST 190TH ST (ST. JAMES) ST.—From Jerome av to Creston av. At 1 p. m.

By Comm's of Estimate and Appraisal.

WATER SUPPLY.—In the matter of the application and petition of Charles Strauss, John F. Galvin and Charles N. Chadwick, constituting the Board of Water Supply of the City of New York, to acquire real estate for and on behalf of the City of New York, under chapter 724 of the Laws of 1905, and the acts amendatory thereof, in the counties of New York and Kings, for the purpose of providing an ADDITIONAL SUPPLY of pure and wholesome water for the use of the city. The first separate report in the above matter will be presented, for confirmation, to Special Term, part 3, Supreme Court, Manhattan, on June 3, at the opening of court. Charles L. Hoffman, Charles J. Leslie and Edwin M. Cox, commissioners.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

NORTHERN AV.—Opening, located bet. a line about 760 ft. north of West 181st st and Fort Washington av, 12th Ward. Area of assessment obtainable at the Bureau of Assessment and Arrears, 280 Broadway. July 7.

WEST 151ST ST.—Paving, etc., from St. Nicholas av to St. Nicholas pl. Area of assessment: Both sides of WEST 151ST ST, from St. Nicholas av to St. Nicholas pl, and to the extent of half the block at the intersecting streets, 12th Ward. July 7.

WEST 177TH ST.—Paving, etc., from Fort Washington to Northern av. Area of assessment: Both sides of WEST 177TH ST, from Fort Washington av to Northern av, and to the extent of half the block at the intersecting avenues, 12th Ward. July 7.

WEST 177TH ST.—Paving, etc., from Amsterdam to Audubon av. Area of assessment: Both sides of WEST 177TH ST, from Amsterdam to Audubon av, and to the extent of half the block at the intersecting streets, 12th Ward. July 7.

BRONX.

MAGENTA ST.—Opening, from White Plains rd to Colden av; and BARTHOLDI ST, opening, from White Plains rd to Bronxwood av, 24th Ward. Area of assessment obtainable at the Bureau of Assessment and Arrears, 3d av and 177th st. July 7.

LUDLOW AV.—Regulating, grading, etc., building approaches and placing fences, from Southern Boulevard at Hunts Point rd to New York, New Haven and Hartford Railroad, 23d Ward. Area of assessment: Both sides of LUDLOW AV, from Hunts Point rd to New York, New Haven and Hartford Railroad, and to the extent of half the block at the intersecting streets. July 7.

EAST 172D ST.—Paving roadway and setting curb, from Southern Boulevard to Bryant av, 24th Ward. Area of assessment: Both sides of EAST 172D ST, from Southern Boulevard to Bryant av, and to the extent of half the block at the intersecting streets. July 7.

REAL ESTATE NEWS.

The Week's Brokerage, Sales, Leases and Public Auctions.

Exceptionally Strong Week in Manhattan—Many Plots Sold for Improvement—Midtown and West Side Sections Most Active—Bronx Market Firm.

The total number of sales reported in this issue for Manhattan and the Bronx is 76, of which 22 were below 59th street and 34 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 49, of which 21 were below 59th street, 30 above, and 8 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 146 and in the Bronx 114. The total number was \$9,329,952.

The amount involved in auction sales this week was \$1,265,110, and since January, \$20,321,175.

New Apartment on Bloomingdale Square.

Lewis Edward Frith, as executor, sold the southeast corner of Broadway and 107th street facing Bloomingdale Square, a plot fronting 112.8 feet on Broadway, 125 feet in the street and measuring 100.11 feet along the easterly line now covered with two-story taxpayers to Irving Frith and George Finck for about \$400,000. This corner is one of the most desirable sites in the neighborhood for apartment building, facing on the small triangular park and at the junction of Broadway and West End avenue, it has practically unobstructed light. The Stanley Court at the northwest corner of West End avenue and 106th street was the last apartment completed in this vicinity. The buyers will erect a fourteen-story apartment on the site which has not changed ownership in over sixty years.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

ORCHARD ST.—K. Ulkish bought 192 Orchard st, a 5-sty tenement, with stores and basements, on lot 25x87.6.

18TH ST.—William H. Archibald sold 415 West 18th st, a 4-sty apartment dwelling on lot 21x92, for the est. of Washington Smith to a client for investment.

19TH ST.—William H. Archibald sold for est. of Washington Smith 363 West 19th st, a 4-sty private dwelling on lot 22x92.

25TH ST.—The Netherland Club sold its building at 47 East 25th st, a 3-sty structure, on lot 16.8x98.9, to the Wyllys Co. for the protection of the light of the Madison Square Hotel at 38 and 40 East 26th st.

41ST ST.—The Martin Holding Co. sold 18 and 20 East 41st st two 4-sty dwellings, on plot 50x98.9 to Judson S. Todd for about \$275,000.

30TH ST.—Harris and Maurice Mandelbaum and Lowenfeld & Prager bought the old Chelsea Methodist Episcopal Church, at 329 to 335 West 30th st, on plot 69x100, together with the adjoining 3-sty dwelling 327 West 30th st, on lot 20x98.9, making in all a plot 89x98.7. The property will be resold to builders for apartment house purposes.

30TH ST.—The Fernando W. Banner Co. sold for William Trotter 124 East 30th st, a 3-sty dwelling on lot 17.10x100, to Leslie R. Falmer.

35TH ST.—Frank Smith sold for the Metropolitan Bank 9 West 35th st, a 4-sty dwelling on lot 18.9x98.9, to a client, who will remodel the building for business purposes and lease the altered structure to one tenant for a term of years. The property is opposite McCreery's establishment and adjoins the 75-ft. plot recently leased to the Brunswick Realty Co. by the est. of Col. John Jacob Astor for improvement with a 12-sty mercantile building.

36TH ST.—The T. R. McMann Co. sold to Charles H. Darmstadt, 307 to 313 West 36th st, two 4-sty tenements and three 2-sty buildings, on plot 77.2x98.9.

42D ST.—L. J. Phillips & Co. and Miller, McMann & Donley sold for the Cutting est. 13 East 42d st, a 5-sty business building on lot 22x100.5, to the Henry Morgenthau Co. The property was sold under 4½ year contract, being leased to the Hotel Manhattan until October, 1916, for about \$300,000, or \$135 a square foot.

44TH ST.—S. De Pasquale sold for Herbert R. Linburg 313 and 315 East 44th st, two 4-sty tenements on plot 52.6x100.

48TH ST.—Lillian G. Johnson sold for the Century Holding Co. (Lee & Fleischmann) 121 West 48th st, a 4-sty dwelling on lot 18.9x100, to Isaac J. Mayer.

56TH ST.—Henry D. Winans and May sold for Frederic Cromwell, executor, 3 and 5 West 56th st to Frank Schlitt for investment. No. 3 is a 4-sty dwelling on lot 25x100.5 and No. 5 is a 5-sty dwelling on lot 25x100.5, making a combined plot 50x100.5.

57TH ST.—Henry D. Winans & May sold for Anna L. Elliott 47 East 57th st, a 4-sty dwelling on lot 20x80.5 to Henry B. Anderson.

57TH ST.—The Frank L. Fisher Co. sold to Quiney F. Cushing the West Park, a 6-sty elevator apartment house on plot 50x100, at 421 and 423 West 57th st.

EAST BROADWAY.—Lowenfeld & Prager bought from Katherine Conger Loines, executor and trustee of Clarence R. Conger, deceased, 44 East Broadway, a 4-sty building, on lot 25x70. The property was sold through George J. Hallock, Jr.'s, Sons.

BOWERY.—William A. White & Sons sold the old 4-sty building at 111 Bowery, between Grand and Hester sts., in the furniture trade region, for Margaret Wentworth Noyes and Josephine Wentworth White to Elias A. Cohen. The property has been in the possession of the Wentworth family since 1857.

LEXINGTON AV.—Horace S. Ely & Co. sold for Louis Ettlinger 606 to 614 Lexington av, three 5-sty apartment houses, on plot 100.5x103, at the southwest corner of 53d st to a client for about \$250,000, who will improve the site at the termination of the existing leases. The property adjoins the new building at the northwest corner of 52d st, now being erected by the National Board of the Young Women's Christian Association.

LEXINGTON AV.—Harris & Maurice Mandelbaum bought through John N. Golding 568 Lexington av, a 4-sty dwelling, on lot 20x73, adjoining the northwest corner of 55th st, from Florence L. Reid, of Newport, R. I. A few months ago the buyers bought the southwest corner of Lexington av and 51st st.

MADISON AV.—Pease & Elliman sold for Sheppard K. de Forest, of Lakewood, N. J., the two 4-sty dwellings, on plot 44.9x100.5, at the southwest corner of Madison av and 48th st, to a client, who will remodel the buildings into stores in the ground floor, and apartments in the upper floors. The property was sold recently for the Auchincloss est. to James A. Farley, who subsequently disposed of the property to Michael Dreicer, who sold it in turn to Mr. de Forest. The corner has been held at \$350,000 and will be altered so as to conform with the Carlton Chambers, which adjoins the premises.

2D AV.—The Charles F. Noyes Co. sold for a client of the Cruikshank Co. to Leon Pizer 557 2d av, a 4-sty building on lot 20x77.

6TH AV.—Joseph P. Day and Horace S. Ely & Co. sold for the Rolph Marsh est., 625 and 627 6th av, a 4-sty building, on plot 50.6x100, between 36th and 37th sts, to E. H. Van Ingen. The buyer also owns the Sheridan building adjoining.

9TH AV.—William H. Archibald sold for the est. of Washington Smith 132 and 134 9th av, two 4-sty tenements with stores, on plot 41.8x80.

Manhattan—North of 59th Street.

62D ST.—Post & Reese sold for Edward L. Tilton 135 East 62d st, a 3-sty dwelling on lot 12.6x100.5.

67TH ST.—George R. Read & Co. sold for Robert S. Talmage a new 5-sty dwelling at 41 East 57th st, on lot 16x100.5, to John Ames Mitchell for occupancy.

69TH ST.—H. C. Senior & Co. sold for Dudley Hall 139 West 69th st, a 4-sty dwelling, on lot 15x100.5, near Broadway, to a client for investment.

74TH ST.—Post & Reese sold for Herman Levy 123 East 74th st a 3-sty dwelling, on lot 17x202.2, between Park and Lexington avs, to Frederick P. Delafeld, a prominent attorney, who owns and resides at No. 121, adjoining.

74TH ST.—Henry D. Winans & May sold for J. W. Thomson 111 West 74th st, a 4-sty dwelling on lot 20x102.2, to Dr. John J. McGrath.

75TH ST.—Pauline G. Starr sold 309 West 75th st, a 5-sty dwelling on lot 18x102.2.

92D ST.—Edward Kauffman bought from Max F. Abbe, 109 and 111 East 92d st, two apartments, on plot 38x100.8.

95TH ST.—A. Frank sold for Alphonso E. Pelham the Watessing, a 6-sty elevator apartment house at 253 and 255 West 95th st, on plot 50x100.11; also the vacant lot, 25x100.11, at No. 257, adjoining. The properties, which comprise a total front of 75 ft., have been purchased by Alfred M. Rau and were held at \$160,000. In part payment the buyer gave 4 lots in the west side of Jerome av, between 200th and 204th sts, 100x100x irregular.

97TH ST.—Pease & Elliman sold for Joseph Dillon 175 West 97th st, a 3-sty dwelling, on lot 17x100.

99TH ST.—Emanuel Simon sold for J. F. McKean 61 West 99th st, a 5-sty tenement, on lot 25x100, to F. J. Sheridan for investment.

103D ST.—William Hutter sold for Katherine N. Weill to the S. F. Realty Co. the 4-sty double flat 163 East 103d st, on plot 30x100.11.

111TH ST.—Diego Chiarello and others sold 18 East 111th st, a 5-sty flat, on lot 25x100.11. In exchange the buyer gave seven dwellings in 42d st, between 15th and 16th avs, Brooklyn.

115TH ST.—Lowenfeld & Prager sold 16 West 115th st, a 3-sty dwelling on lot 20x100.11, to Lazarus Levy for occupancy.

115TH ST.—Louis Hutter sold for Samuel L. Kahn and others 108 West 115th st, a 5-sty flat, on plot 31.3x100.11, to Louis Berney.

118TH ST.—Arnold, Byrne & Baumann sold for the Acme Realty Co. 357 and 359 West 118th st, a 7-sty elevator apartment house, on lot 50x100. The house was built by the sellers about 10 years ago and was held at \$125,000.

125TH ST.—William H. Whiting & Co. sold for Grace M. Lane to Daniel Birdsall 29 East 125th st, a 3-sty building, on lot 16.8x100. The buyer owns Nos. 31 and 33, adjoining, and now controls a plot 50x100.

142D ST.—Sonn Bros. sold 454 and 462 West 142d st, two 4-sty dwellings, with frontages of 18 and 17 ft., respectively. The buyer gave Jerome av lots in part payment.

143D ST.—The Duff & Brown Co. sold to E. F. Eurich the 3-sty dwelling 467 West 143d st, on lot 18x100.

163D ST.—The World Securities Co. sold the two 5-sty apartment houses at 548 to 554 West 163d st, each on plot 44.2x100, adjoining the southeast corner of Broadway. The sellers acquired the houses in November, 1909, and have been holding them at \$110,000.

AMSTERDAM AV.—Ennis & Sinnott resold 1749 Amsterdam av, a 5-sty triple store tenement, on plot 25x100, to a client of Ferdinand Nagel. This property was purchased by the sellers in January, together with No. 1751, adjoining, which was resold in February.

AMSTERDAM AV.—Charles S. Kohler sold for the Peters Realty Co. the two 5-sty flats, on plot 50x98, at 828 and 830 Amsterdam av to William Mertens.

AUDUBON AV.—The Harvey Realty Co. sold 110 to 116 Audubon av and 553 West 171st st, two 5-sty apartment houses, on plots 95x58 and 42x95, respectively, to James Shanny.

BROADWAY.—The Waunegan Realty Co. bought from the Henry T. Bulman Co., Balmoral Court, a 6-sty apartment house, on plot 157.5x100, at the southwest corner of Broadway and 163d st.

BROADWAY.—George Rauger resold for Franklin Petit the block front on the west side of Broadway, between 160th and 161st sts, a plot 200x125, to the Herbert Dongan Construction Co. The seller bought the property only a few days ago through the same broker from the est. of Loyal L. Smith. The present buyer will erect two 10-sty apartments on the site.

FORT WASHINGTON AV.—De Selding Brothers sold for the Bedford Estates, Inc., the plot 75x303.2 in Fort Washington av, just north of 181st st, running to and crossing Overlook terrace. The property was a portion of the Lucius Chittenden farm, on part of which Fort Washington stood. Mr. Chittenden's widow married Dr. Frederick Bedford.

LENOX AV.—Moritz Neuman bought through Samuel E. Neuman, attorney, 61 Lenox av, a 5-sty flat, on lot 25.11x100, from Ernest B. Mueller.

LEXINGTON AV.—William Rutter and Abraham Weiss sold for Maria Braun to the S. F. Realty Co. the 4-sty house 1826 Lexington av, on lot 20x74.

MADISON AV.—Patrick Kiernan bought through Goodale & Perry the southeast corner of Madison av and 84th st, a 4-sty dwelling, on lot 22x79.

MADISON AV.—Irving Margulies sold 1712 Madison av, northwest corner of 113th st, a 3-sty dwelling, on lot 18.5x70. Dr. Davis, who will alter the premises for his own occupancy.

WEST END AV.—The F. R. Wood-W. H. Dolson Co. sold for Senator W. A. Clark the block front on the east side of West End av, between 63d and 64th sts, measuring 200x125, to Archibald D. Russell for about \$200,000. The buyer will improve the site with a 5-sty automobile building, at a cost of \$200,000. The building has been leased from plans by the same brokers for 21 years at an aggregate rental of \$200,000 to the International Motor Co.

WEST END AV.—Leroy Coventry sold 531 West End av, a 3-sty dwelling on a lot 20x100, adjoining the plot at the northwest corner of 85th st, recently acquired by Harris and Maurice Mandelbaum. The latter operators control a plot 100 ft. in the avenue and 150 ft. in the street, but are not the buyers in the present deal.

WEST END AV.—Earle & Calhoun resold for Harris & Maurice Mandelbaum the vacant plot at the northeast corner of West End av and 83d st and the two 4-sty dwellings to the north Nos. 490 and 492 West End av having a combined frontage of 112 ft. on the avenue and 125 ft. in the street, to Henry Mayer for about \$350,000. The sellers in the present deal recently acquired the property from Georgiania M. Ward Admion together with the remainder of the block front in 83d st. The buyer will erect a 12-sty apartment house on the site. The entire deal involved about \$1,000,000.

8TH AV.—E. H. Ludlow & Co. and Collins & Rowe sold for Koch & Co. the two 6-sty modern tenements, each occupying a plot 40x100, at 2716 to 2724 8th av, between 144th and 145th sts. Mrs. Anglesia Weeks bought the southerly property and Mrs. Anita Clark the northerly house. The deal is said to have been for all cash on a basis of about \$150,000.

Bronx.

158TH ST.—Lauter & Blackner sold for George Leemle and L. H. Giraud the 5-sty apartment house at 404 East 158th st, on plot 50x100.

179TH ST.—John A. Steinmetz sold for Obark Realty Co. 934 East 179th st, a 4-sty four-family flat on lot 71x56, to John Steg, who gave in part payment a lot 31x114 on the west side of Daly av, between 179th and 180th sts.

169TH ST.—Alexander Selkin and B. Lichtig sold for John Butterfass 409 East 169th st, a 4-sty flat, on lot 27x83, near Webster av, to an investor.

CONCORD ST.—J. Clarence Davies sold for Sol. Lent a plot 75x85 on the east side of Concord st, 153 ft. south of Nereid av.

AQUEDUCT AV.—J. Clarence Davies sold for Joseph Loeb to the Wilbert Realty Co. a plot 75x100 on the west side of Aqueduct av, 121 ft. north of 176th st.

AQUEDUCT AV.—The Aqueduct Realty Co., Peter J. McCoy, Jr., pres., sold the plot 90x103 in the east side of Aqueduct av, between 183d st and Fordham rd, to a builder for improvement.

BEACH AV.—Hugo Wabst sold the plot on the south side of Beach av, about 800 ft. from Boston rd, to a builder, who will improve.

BOSTON RD.—The Dreicer Realty Co. and the Martin Holding Co. sold to George S. Leiner a plot 171x178 in the west side of Boston rd, between 166th and 167th sts.

BRYANT AV.—Harry C. Jackson and Charles Lopard sold the northeast corner of Bryant av

and 173d st, 24x100x irregular, for improvement with a 5-sty flat, with stores.

CASTLE HILL AV.—Beadsley, Hemmens & Taylor, attorneys, sold the plot, 76x212.6, in the west side of Castle Hill av, 229 ft. south of Starling av, running through to Purdy st. The property was to have been sold at auction.

CONCORD AV.—J. Clarence Davies sold for the Harlem Savings Bank the two 3-sty two-family dwellings, each on lot 19.6x100, on the east side of Concord av, 395 ft. south of 149th st.

CONCORD AV.—Theo Realty Co. sold for A. L. Fessler a plot 50x100 adjoining the northeast corner of 145th st to a client, who will build a stable.

GARRISON AV.—A. Bodo sold a plot 75x100 on Garrison av, near Whittier st; a plot 50x100 on Whittier st, 100 ft. from Garrison av, and a lot 25x100 in Longfellow av, 50 ft. from Whittier st.

FORDHAM ROAD.—Harry F. Keil resold the plot, 108.9x228.3x irregular, with 2-sty dwelling, at the southeast corner of Fordham rd and Grand Boulevard and Concourse. The seller bought the property recently at auction for \$54,500.

PROSPECT AV.—Frederick McCarthy sold to Wolf Burland 977 Prospect av, an old dwelling on plot 70x160, between 163d and 164th st. It is the former Ebling residence. The same buyer last week bought an adjoining plot, 121x147, from Binberg & Welter. With this latest purchase Mr. Burland now controls a frontage of 191 ft. on Prospect av, with a depth of from 147 to 160 ft. The buyer will build a taxpayer and an open air nicole theatre.

TELLER AV.—W. E. & W. I. Brown, Inc., sold the plot of 36 lots in the block bounded by 167th and 168th sts, Findlay and Teller avs, upon which will be erected a modern building to be used by the purchasers, the Home of the Daughters of Jacob.

TIEBOUT AV.—John A. Steinmetz sold for M. O'Connell 7 lots at the southwest corner of Tiebout av and Ford st to the Obarck Realty Co, who will improve them.

WALTON AV.—McLernon Brothers and B. H. Weisker, Jr., sold for Mrs. B. A. Devoe 2391 Walton av, a 3-sty dwelling, on lot 20x95, located 149 ft. north of 184th st. The buyer will occupy.

WEBSTER AV.—H. B. Davis bought from Junius Pittmann the plot 120x90 in the east side of Webster av, 100 ft. north of 182d st. In exchange the buyer gave the 5-sty apartment house 2341 Andrews av, on plot 50x100. J. A. Wood was the broker.

WESTCHESTER AV.—Edward Hirsh sold to the Henry Acker Co. the plot fronting 150 ft. in the south side of Westchester av, 100 ft. east of the Southern Boulevard, for improvement with a 1-sty store, taxpayer.

WHITLOCK AV.—George R. Read & Co. sold for the Dreicer Realty Co. the vacant plot at the northeast corner of Whitlock av and Barretto st, 100x121; also for the Dreicer Realty Co. the vacant plot at the northeast corner of Whitlock av and Tiffany st, 100x143, to Frank Irving.

Brooklyn.

35TH ST.—Patrick J. Reynolds sold through Elizabeth Dynes to Dr. William Davis 1426 35th st, a 2-family house.

MADISON ST.—A. J. Waldron sold 296 Madison st, a frame house on lot 25x100, for E. Reed Burns and George H. Case to Henry Kappes; also 298 Madison st, on lot 25x100, for Victor E. Carrier to Henry Kappes, making a combined plot 50x100, which the buyer will improve.

LINCOLN PL.—Burrill Bros. sold for the Leary est. 217 Lincoln pl, a 3-sty dwelling, on plot 33x131, between 7th and 8th avs, to a buyer, who will improve the plot.

PARK PL.—The Burland Co. bought from Isaac Levingson the southwest corner of Park pl and Howard av, a 4-sty apartment, on plot 42.7x100, for \$8,750.

47TH ST.—Charles E. Miller & Co. sold for John J. Loftus 523 47th st, a 2-sty two-family house, to Stephen Martin.

66TH ST.—Benjamin J. Sforza sold for Ellen M. Galligan, 2 lots on the north side of 66th st, 420 ft. east of 12th av.

BAY RIDGE AV.—Benjamin J. Sforza sold for William Giember 354 Bay Ridge av, a 2-sty 2 family dwelling.

MYRTLE AV.—Patrick J. Reynolds sold to De Goode & Walta 301 Myrtle av, a 4-sty building on lot 20x90.

Queens.

ARVERNE.—The Somerville Realty Co. made the following sales: A plot 80x100 on the east side of Vernam av, south of Morris av, to Dr. H. I. De Groot; a plot 40x100 on the east side of Clarence av to S. M. Bernstein; a plot 40x100 on the north side of Isabelle av, fronting on Jamaica Bay, to Felix Levey; a plot 40x105 on the north side of Isabelle av to Anton Loder, and a plot 40x100 on the south side of Gouvernor av to H. Rosenberg.

LONG ISLAND CITY.—John Weldon sold for Henry S. Kearney, pres. of the Long Island Realty Co., the block fronting 260 ft. on Newtown Creek, 464 ft. on Duck st, 448 ft. on Brant st and 260 ft. on Bridge st, to a large manufacturing concern for about \$175,000.

THE LEWIS H. MAY CO. leased the following: At Arverne, L. I., for H. Basman, apartment on Park av to L. Leiserson; for George S. Leiner, cottage 9 Straiton av to L. Golde.

LONG ISLAND CITY.—John Greer sold a plot of 9 lots on the west side of 3d av, 40 ft. south of Graham av; also, plot 150x150 on Academy st, 25 ft. north of Washington av, and 12 lots on Graham av, near Academy st, to a building syndicate for immediate improvement.

LOCUST VALLEY.—W. Burling Cocks and Samuel Willets sold the John W. Simpson property of about 100 acres, near Peacock Point, to J. E. Aldred, of Manhattan. The property is to be immediately improved and will be one of the finest estates on Long Island. The same firm sold also to Mr. Alfred the Davis, Senecal, Meserole and Hamilton tracts, adjoining the Simpson est, making the entire holding consist of about 125 acres.

Richmond.

BRIGHTON HEIGHTS.—Cornelius G. Kolff sold for Frank Koch his house in Fairmount av, on plot 40x100, to Allan F. Jacobson.

NEW DORP.—Charles Whitaker sold for Thomas T. Murray the plot of land, 50x100, at the southeast corner of Richmond rd and Elm av to James E. Grunert, who will erect a cottage.

Suburban.

MAKWAH, N. J.—Dudley P. Power sold to J. Clarence Lewis a portion of the Mountain-side Farm, the est of the late Henry O. Havemeyer. The original farm comprises some thousand acres. The portion bought is located north from the mansion, which is retained by Mrs. Havemeyer. The buyer contemplates making extensive improvements and using it as a summer home.

HORNOR & CO., INC., leased for M. S. Beltzhoover his estate at Irvington, N. Y., known as "Rochroane," consisting of 30 acres, with large house, garage and other outbuildings, to Benjamin N. Duke. This property is one of the finest on the Hudson River and has never been leased until this year.

SHIPPAN POINT, CONN.—Kenneth Ives & Co. sold a tract of 383 ft. on the shore to Conrad Stein, and to John McHugh a tract in Ocean Drive West.

ARLINGTON, N. J.—Henry G. Eilshemius sold to James E. Morrison a building plot on the west side of Chestnut st, and also for the est. of Henry G. Eilshemius to Miss E. P. Robus a building site on the north side of Laurel av, 50x145. Both sites are to be improved at once with dwellings for occupancy.

YONKERS, N. Y.—The American Real Estate Co. bought from Caroline Martin the block front, 200 ft. on the south side of Undercliff st, between Overcliff st and Alta av, being 100 ft. deep on each street.

ELMSFORD, N. Y.—The holdings of the Elmsford Real Estate Co., at Elmsford, have been bought by a syndicate headed by Alfred J. Johnson. The tract was laid out some years ago by the late Charles T. Barney. Mr. Johnson and his associates intend to improve a part of their holdings with one and two family houses, selling the remainder at public auction, some time in June.

VALLEY STREAM, N. Y.—The Windsor Land and Improvement Co. sold to Louis Rubenstein a plot, 60x105, at Chester st and Cottage Parkway; to Joseph Frelich a plot, 80x100, at Emerson pl and Beverly Parkway; to A. M. Martin a plot, 40x100, at Melrose st and Rockaway av; to F. J. Kelly a plot, 60x100, at Dover st and Corona av; to Edmund Davies a plot, 60x100, on Maujer st; to Andrew Cohn, J. W. Wintjen and Lewis Hartman each, a plot, 40x100, on Carpenter st; to C. F. Jordan a plot, 60x100, on Keller st, and to Samuel Boston a plot, 60x100, on Rockaway Parkway.

LYNBROOK.—The Windsor Land & Improvement Co. sold to Arthur Garbie a plot, 100x100, at Clifford st and Ocean av; to Wm. Thombarde a plot, 125x100, at Rolling st and Driving Park av; to August Ullman and Benjamin Hollman each, a plot, 40x100, on Christabel st; to Richard Cerantonio a plot, 60x100, on Waterview pl; to A. S. Davey a plot, 80x100, on Allen st, and to Henry Schildauer a plot, 40x114, on Driving Park av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to D. H. McAuliffe a plot, 100x100, at Botsford st and Nassau Parkway; to A. M. Berg a plot, 60x100, at Booth st and Nassau Parkway; to P. J. Walsh a plot, 40x100, at Oxford rd and Concord av, and to David Hamburger a plot, 40x100, on Oceanside av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to Charles Moeller a plot, 40x100, at Allen st and Sopper av; to Benjamin Kisser and John Kisser each, a plot, 40x100, on Mount av; to E. A. Hatto a plot, 40x100, on Langdon Boulevard, and to Arthur Sauer a plot, 40x100, on Columbia av.

YORKTOWN, N. Y.—Ewing, Bacon & Henry, Inc., and the Briarcliff Realty Co. sold 150 acres to Walter Stern, for a country home.

WHITE PLAINS, N. Y.—E. Nelson Ehrhart sold for Clara E. Mapes her residence at 16 Ridgeview av, together with the adjacent plot, the entire property comprising 200 ft. frontage by a depth of 175 ft. This property was held at \$24,000.

RECENT BUYERS.

THE INTER-CITY LAND CO. is the buyer of 25 West 16th st.

LOUIS WERNER is the buyer of 104 East 74th st.

EMIL L. KIEGER is the buyer of 324 West 31st st reported sold last week. The building will be altered for business purposes.

HARRY S. BANDLER is the buyer of the dwelling 617 West End av, sold recently by Linnie A. Calhoun.

CHARLES J. FOLLMER is the buyer of the property, 122 West 43d st, sold recently by Herbert A. Sherman for Fisher Lewine. Mr. Follmer owns No. 118 in the same street. The intervening house, No. 120, is held by Mrs. Charles F. MacLean.

LEASES—MANHATTAN.

THE WILLARD S. BURROWS CO. leased for A. G. Smith to the Childs Co., 10 East 23d st, a 6-sty building, and for the New York Life Insurance and Trust Co., as trustees, the building 12 East 23d st, forming a plot 50x100; also for Isabella Jex to the Childs Co. the building 1235 Broadway. The property will be extensively altered and connected with the adjoining premises at 1233 Broadway, now occupied by the company; also for the Hoffman est. to the Childs Co. 527 and 529 6th av and 104 West 32d st, forming an L around the southwest corner of 32d st and 6th av. The property will be rebuilt and the new building is to be occupied by the company.

THE WILLARD S. BURROWS CO. leased 3 floors in 144 West 34th st and the parlor floor store to the Sample Millinery Co. and the Health Appliance Co.; also to Adolph and Henry Fink the store in 499 6th av; also the store adjoining to Joseph Leblang; also for the Childs Co. the store at 388 and 390 6th av to Excelsior Embroidery Works; also store in 472 and 474 6th av to Costos Syracopoulos; also store in 472 and 474 6th av to Roth Embroidery Co.; also store in 41 West 33d st to Henrietta Stein; also store in 184 5th av to Compagnie Morana, and the store in 149 West 35th st for the Innovation Realty Co.

ROYAL SCOTT GULDEN leased the dwelling 41 West 45th st to Juliette Macier.

GORMAN H. LENNEY leased for the Studio Club of New York City the 4-sty dwelling at 63 West 56th st to Mrs. S. D. Deterding; also space in 10 West 40th st to the Brennan Millinery Co.; also with Mrs. M. C. Swanton for M. R. O'Loughlin a 4-sty dwelling 123 West 77th st to a Mr. Helmes.

LOWENFELD & PFEIFFER leased the store in 1600 Madison av to the Rock Spring Dairy Co.

THE CHARLES F. NOYES CO. leased offices in 45 John st to Edward Donaldson and to Joseph A. Britton, offices in 61 Beekman st to Charles Weisz, in the Market and Fulton National Bank Building to Prince's Metallie Paint Co., in 19 Liberty st to John Proud, in the Hays Building to Adolph Hahn, and offices in 37 and 39 Liberty st to Joseph Dash and Kenneth Fowler.

PEASE & ELLIMAN leased 28 East 38th st to Conde Nast, who resides at 4 Lexington av, which property is to be razed to make way for the building of the Sage Fountain Fund building.

M. M. HAYWARD & CO. leased for H. C. Burdick the 3-sty dwelling 275 West 132d st; also for Gustave Stillgebauer the 4-sty dwelling 245 West 99th st, each for a term of years.

THE CROSS & BROWN CO. leased space in the New Centre Building, at 39 and 41 West 32d st, to D. Appleton & Co.

ROCHER & CO. leased for Dr. W. B. Vanderpoel 384 to 392 Pearl st, 5 Oak st, 24 to 30 Cherry st, also the rear factory buildings and stables, for a term of years, at an aggregate rental of \$60,000.

H. C. SENIOR & CO. leased space on the 3d floor of the Motor Mart Building, 1870 Broadway, to the Waverly Electric Co.

M. M. HAYWARD & CO. leased for Albert L. Thompson to the Ingersoll-Rand Co. for a term of years the entire floor and basement in the new 8-sty loft building at 511 and 513 West 42d st.

DOUGLAS L. ELLIMAN & CO. and the J. P. Whiton Stuart Co. leased for Marmaduke Tilden the stable at 2 Washington Mews to Mrs. Clinton H. Crane, who will alter the premises for studio purposes.

THE CROSS & BROWN CO. leased the store in 23 West 38th st to Pincus Rinner.

JOHN A. OSBORNE leased for the heirs of the late Theodore B. Starr the McClure Building, at the northeast corner of 4th av and 20th st, a 16-sty structure, on plot 60x90, to Klein & Jackson, for a term of 21 years, with privilege to renew, at an annual net rental of \$46,375. Last March the property was acquired by the present owners from the lessees in the deal just closed in trade for 205 5th av, running through to 1126 Broadway. Klein & Jackson bought the property 2 days previous from Charles Brogan, the builder, and gave in exchange a plot of lots at the northeast corner of Broadway and 81st st, where a large apartment house will be erected.

SIMON J. BLOOM leased for the 29 West 35th Street Co. the 5th and 6th lofts, containing 13,000 sq. ft., in the new building at 29 to 33 West 35th st, to Lazarus Cohen & Co., cloak manufacturers, for a term of years, at an aggregate rental of \$50,000.

THE CITY INVESTING CO. leased the store in the Washington Life Building, 141 Broadway, corner of Liberty st, to the Cormick Co., clothiers. The store is at present occupied by Benedict Brothers, jewelers, who will shortly remove to Broadway and Fulton st.

CORN & CO. leased 7,500 sq. ft. in 159 to 163 West 25th st to Eisen & Feit; 4,500 sq. ft. in 129 and 131 West 22d st to K. & P. Cloak and Suit Co.; top loft in 137 5th av to B. Hirschhorn & Co., and the store in 644 Madison av to Mayorkas Bros.

THE CROSS & BROWN CO. leased to Vito Silvester the ground floor and 1st loft in 507 and 509 West 35th st.

THE McVICKAR, GAILLARD REALTY CO. leased to Liberman Brothers the store in 402 and 404 5th av, southwest corner of 37th st, 35x140.

SAMUEL H. MARTIN leased for a term of years the store in 1864 Broadway to the United States Tube Co.

M. & L. ROSENTHAL leased to the B. Z. Stanger Contracting Co. space in 320 and 322 5th av.

ALEXANDER J. ROUX & CO. leased the 1st loft in 133 5th av to H. A. Caesar & Co., importers.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

The Bronx and Westchester Number of the Record and Guide Will Be Published May 25, 1912.

A new railroad, the New York, Westchester & Boston, will be opened to the public next week. It runs through a portion of the Bronx now virtually isolated—a section of many square miles of territory now practically unoccupied. It will also open up a section of Westchester, between Mount Vernon and White Plains, now mainly undeveloped.

In addition to describing the large area to be reached by the N. Y., Westchester & Boston R. R. there will be a general article describing past growth, present condition, and future prospects of the territory which this number will cover. Borough President Miller has been asked to write on the Tendencies of Growth in Population and Industries; Building Supt. Henderson, on Tendencies in Building; Mr. Gambee, Manager of the Bronx Office of the Title Guarantee & Trust Co., on the Influence of Transit Transfer Points in Building up Shopping and Amusement Centers; Mr. Messenger, Secy. of the Bronx Industrial Bureau, on Industries in the Bronx; Mr. Miller, Pres. of the New York, Westchester & Boston Railroad, on Real Estate Developments along his road; Com. Thomas Higgins, on Parks and Parkways, and Robert E. Farley, Pres. of the Gramatan National Bank, Bronxville.

This entire territory now awaiting improvement will be the seat of a great building campaign within a year's time.

This number of the Record and Guide presents an unprecedented opportunity to REAL ESTATE BROKERS AND OPERATORS, DEVELOPMENT COMPANIES, BUILDERS, SUPPLY DEALERS, ETC., to reach those interested in or who will do the actual building in The Bronx and Westchester this coming year.

For Advertising Rates address

RECORD AND GUIDE

11 E. 24th Street, New York City

LOUIS SCHRAG leased the store in 438 7th av to Gibbs Brothers.

H. C. SENIOR & CO. leased the store in 2025 Broadway, running through to and including 209 Amsterdam av, to Philip Bogachick for a term of years.

JAMES H. STRYKER leased to Michael Roan the store in 62 West 33d st, in the new Wilson Building.

G. W. BARNEY leased, in conjunction with the McVickar-Gaillard Realty Co. the store in 1593 Broadway to J. Wiener; also, in conjunction with W. B. Mabie & Co., the store in 931 Broadway to Louis Arons; also, in conjunction with J. C. David & Co., the third loft in 19 Warren st to R. G. Brenek; also for Richard Roth part of the 4th loft in 6 and 8 West 20th st to Charles H. Posner; also for George Pollinger the parlor store in 119 East 18th st to Rosengarten Brothers; also to Ed. A. Goolnick the parlor store in 14 East 29th st, and the 4th loft in 33 Park pl to Ehrich Kienzle.

FREDERICK FOX & CO. leased in conjunction with John P. Kirwan a store in the Grand Hotel at the southeast corner of 31st st and Broadway to the Lehigh Valley Railroad Co.

M. & L. HESS leased from the plans the 12th loft in the building now in course of construction at 6 and 8 East 27th st through to 11 and 13 East 26th st to David Crystal & Co.; the 9th loft in the building at the southeast corner of 15th st and 5th av to Adolph Rosenberg; the 8th loft in 118 and 120 West 27th st to Morris & Stern; the 7th loft in 9 West 31st st to A. Abrahams; the 6th loft in 105 and 107 5th av to the Transatlantic Import Co., and the 6th loft in 28 to 32 West 36th st to L. Bleet & Co.

HUBERTH & GABEL leased in 67 East 59th st stores to Hollander & Co. and L. Lefkowitz and 2 floors to M. Malloy.

WILLIAM R. MOORE leased for Albert G. Weed the 4-sty building at 75 West 47th st for a term of years at an aggregate rental of about \$85,000. After extensive alterations the building will be used by the lessees for their own business. Also leased for D. Mitchell about 9,000 sq. ft. in 302 and 306 West 53d st to M. Martin; also the 2 stores in 77 West 48th st to Elisa, millinery, and Jacob Markow.

CARSTEIN & LINNEKIN leased for Dr. Albert Pittis, of Plainfield, N. J., the entire building at 236 4th av for a term of years to the South and Western Buyers' Association. Extensive alterations will be made to the building.

POST & REESE leased for Mrs. Mary Jane Graber to Dr. Arthur S. Armstrong 185 East 71st st a remodeled American basement dwelling, for 5 years.

H. C. SENIOR & CO. leased for Herman Boymann the 1-sty building now in the course of construction at 217 and 219 West 64th st to Richard B. Laffay for a term of years.

THE THEO. REALTY CO. leased for the Lindeman & Sons Piano Co. to the Hall-Borchert Dress Form Co. the 5-sty factory building at the northeast corner of 10th av and 40th st for 5 years.

WILLIAM H. WHITING & CO. leased the store in 187 Washington st to Lewis Bechtold; the 2d loft in 60 Beekman st to Shipp & Borger; the 1st loft in 20 Murray st to Isaac Diamond; the 2d loft in 107 John st to Samuel Blum; the 1st loft in 39 Beekman st to A. S. Garcia; the 3d loft in 74 Gold st to N. Fatt; the basement in 39 Beekman st to A. De La Pino, and offices in 31 and 32 Park Row to Sanford & Co.

THE CROSS & BROWN CO. leased space in 1700 Broadway for Scott & Griffith to Gilbert C. McCullough for a term of years.

FREDERICK SOUTHACK & ALWIN BALL, JR., leased for the 88 and 90 Walker Street Co. a loft in 88 and 90 Walker st to the Washington Magazine-Penholder Co.; for Hubinstein & Silverman a loft in 205 Canal st to H. Gevirtz; for Horace S. Ely & Co. a loft in 21 Washington pl to H. Frankel & Co., and a loft in 244 Canal st to S. Minkoff; for M. Kiss space in 109 Mercer st; for Jetter Brewing Co. a loft in 118 Spring st to Sol. Bernstein; for George C. Welch a loft in 15 Walker st to the Children's Fashion Dress Co.; for estate B. D. Stewart a loft in 281 Pearl st to John H. Graham.

H. C. SENIOR & CO. leased for the Oak Crest Realty Co. offices in the Lincoln Square Court building, Broadway and 64th st, to the Auto Buyers' Service Bureau, F. C. Abbott and D. Laval Bliss; also for Jeannette Forsheim the store in 1860 Lexington av to A. Horowitz, and for the Ess Eff Realty Co. the store in 106 West 63d st to J. Fein.

HEIL & STERN leased for the Building & Engineering Co. space in 40 to 46 West 25th st to Cohen & Erdman.

THE CROSS & BROWN CO. leased space in 235 and 237 5th av to William H. Beers.

FREDERICK FOX & CO. leased space in 151 to 163 West 26th st to J. Sternstein. This completes the leasing of the entire building; also the 2d loft in 135 and 137 West 27th st to Safferson & Herman; the 2d loft in 115 and 117 West 27th st to Schultz & Guthrie, and the top loft in 4 and 6 Washington pl to Preiss Bros.

H. T. GURNEY leased the dwelling at 7 East 9th st, formerly occupied by Miss Helen Parish, to J. B. A. Foster for a term of years.

LOUIS KEMPNER & SON leased the store in 2411 Broadway to J. Pomerantz; also, 2297 Broadway to C. G. Cockeros.

THE UNITED CIGAR STORES CO. leased from George B. Wilson, through Searing Wilson, the corner store in the new Wilson Building, now in course of construction at the southeast corner of Broadway and 33d st, for 15 years at an aggregate rental of about \$600,000. The store contains an area of 2,064 sq. ft., and if the reported rental is correct the lessees will pay \$40,000 a year rent, or a trifle in excess of \$19 a square foot.

WAGENHALS & KEMPER have sub-leased to Cohan & Harris the Astor Theatre, Broadway and 45th st, for 10 years from Sept. 1, at a rental aggregating \$250,000.

THE DUROSS CO. leased the building, 49 6th av, for Jos. A. Vellone of Hackensack, to Schlorer & McHarg of Philadelphia, Pa., for a term of 10 years at an aggregate rental of \$20,000. After extensive alterations the building will be used for manufacturing purposes.

THE DUROSS CO. leased the northwest corner store of 20th st and 7th av, for Roda Hoffman and Martha Howells to Jas. T. Welsh, for a term of years; also the store in 82 7th av, for St. Joseph's Home to Thomas L. Coup for a term of years; and for the est. of M. Rowan, 315 West 14th st to Dr. P. Cunningham.

H. C. SENIOR & CO. and Moore & Wychoff, leased the 3-sty dwelling at 256 W. 71st st, for Miss H. V. Wetmore to Mrs. S. A. Dean, for a term of 3 years.

THE CROSS & BROWN CO. leased space on the 8th floor of the Centurian Building, 1182 Broadway, to Beyer & Williams Co.

FANNIE I. HELMUTH leased 229 Madison av, a 4-sty dwelling, on lot 25x100, for 21 years at a yearly rental of \$16,000, to the Corn Exchange Realty Co. The lessee will improve the site with a 6-sty mercantile building.

EWING, BACON & HENRY and the Charles F. Noyes Co. leased offices in 133 William st to the Frankfort Marine Accident and Plate Glass Insurance Co. and Rogers, Hobart & Carr; also leased space in 250 West 54th st to the Bijur Motor Lighting Co. and Fred F. Goodman in 32 Broadway to El Agulia S. A. Concrete Steel Co., the Consolidated Lumber Co., of Georgia, Samuel D. Hollis, Arthur W. Law and George C. Patton.

MOORE & WYCKOFF leased for the Douglas Robinson, Charles S. Brown Co. space in the Barbey building, 15-17 West 38th st, to the John Ogden Co., Henry W. Wilkinson, Maurice Levy, Home Review Publishing Co., and to Columbia University, to be used in connection with the Architectural School; also leased for the Talman est. the first loft in 43 Mercer st to the Reliable Trunk Co.

LEASES—BROOKLYN.

JAMES R. ROSS leased the store he now occupies at 1297 Fulton st to Spiliotes Brothers for a term of 5 years, to be used for a restaurant; also leased for his own use from the Nostrand Realty Co. the building at 568 Nostrand av.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, L. I., for Dr. S. J. L. Norton cottage on Atlantic av to Isaac F. Mortiz; for Ralph O'Rourke cottage on Rue De St. Felix to N. D. Speyer.

THE LEWIS H. MAY CO. leased the following: At Arverne, L. I., for William Grossman, cottage on Jerome av to A. L. Kass; for William Amerman, cottage on Alexander av to C. Politzer.

THE LEWIS H. MAY CO. leased the following: At Arverne, L. I., for J. & L. Lewy, cottage on Storm av to Jacob Gordon; for Alice M. Ernst, cottage 103 Jerome av to S. Kaufman.

REAL ESTATE NOTES.

THE NEW YORK TIMES BUILDING CO. gave a first mortgage to the Title Guarantee & Trust Co. securing a building loan of \$600,000 for a term of one year. The property is a plot 143x112.5 on the north side of 43d st and the west side of 7th av, on which an 11-sty building will be erected.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the apartment house at 68 East 86th st, to be completed by June 1 and now nearly 50 per cent rented.

THE CROSS & BROWN CO. were the brokers negotiating the lease with Gallison & Hobron, who have rented the entire 11th floor and part of the 10th floor of the Centurian Building, 1182 Broadway.

MILTON NATKINS was the broker in the sale of the 8-sty mercantile building 31 and 33 East 10th st, recently sold by the 20 West 36th Street Co.

MILTON NATKINS has been appointed as agent for Poiter & Brother, Inc. He has opened larger offices in the Broadway and 39th street building, which building is now under his management.

THE H. M. WEILL CO. in conjunction with Mannheimer Bros. were the brokers in the sale of 122 to 126 West 26th st, reported recently.

GEORGE R. READ & CO. report having recently placed loans on properties in Manhattan and the Bronx aggregating \$1,395,000.

THE GUARANTOR REALTY CORPORATION has been appointed agent for the Oppenheim-Collins Building, at 33 to 39 West 34th st.

J. J. CUMMINGS, one of the pioneers in the development of the Vanderveer Park section of Brooklyn, has opened a general real estate and insurance office at 1451 Flatbush av, Brooklyn, where he will make a specialty of exchanging properties.

AMONG the new real estate offices in the Brownsville section of Brooklyn is that of Harry Strongin, at 1509 Pitkin av. Mr. Strongin makes a specialty of managing property and of insurance.

SMITH & PHELPS secured for the Moorehead Realty and Construction Co., a building loan of \$126,000 for the purpose of erecting four 5-sty apartments at the southwest corner of 180th st and Southern Boulevard.

SAMUEL H. MARTIN has been appointed agent of 29 West 60th st by Henry L. Scheurerman.

THE TITLE GUARANTEE & TRUST CO. made a first mortgage building loan of \$140,000 to the Champion Realty Co. for the erection of the 6-sty factory and loft building on the property located 95 ft. on Southern Boulevard and 132d st and 200 ft. on Brook av; also loaned \$53,000 to the Rudolph Wallach Co. on first mortgage on the 3 and 4-sty stores and tenements on the southeast corner of City Hall pl and Pearl st.

THE NEW YORK LIFE INSURANCE CO. made a building loan of \$1,400,000 to the Armory Holding Co. (Irons & Todd), on the block front on the east side of 4th av, between 25th and 26th sts, 197.6x120 and irregular. A 12-sty loft is being erected on the entire 4th av frontage.

THE METROPOLITAN LIFE INSURANCE CO. loaned the Carnegie Construction Co. \$825,000 for 5 years at 5½ and 6 per cent. for the erection of two 10-sty elevator apartment houses, each on plot 80x150, occupying the block front in Amsterdam av, between 119th and 120th sts, facing Columbia University. Frank E. Smith was the broker.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 17, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY

- *Dey st, 57, see Greenwich, 185.
- *Greenwich st, 185, sec Dey (No 57), 43x 62.2x40.3x77.8, 5-sty bk & stn tnt with str; partition; Kennington Realty Co. \$156,000
- *North st, nec Davidson av, see Davidson av, 2350.
- *Purdy st, es 229 s Starling av, see Castle Hill av, ws, 229 s Starling av.
- *1ST st E, swe 2 av, see 2 av, 11-7.
- *23D st, 61-5 W, ns, 184 e 6 av, 75x98.9, 7-sty & b bk loft & str bldg; voluntary; Whitney Kernochan, party in interest. 299,000
- *52D st, 399 E, ns, 60.3 e 1 av, runs n22x w0.3xn50xe20xs72xw19.9 to beg, 3-sty & b stn dwg; due, \$7,078.35; T&c, \$160.14; Ester Kaplan. 7,900
- *59TH st, 338-42 E, ss, 125 w 1 av, 75x 100.5, 6-sty bk loft bldg; trstes' sale; bid in at \$99,000.
- *81ST st, 101-9 W, see Col av, 440-52.
- *82D st, 100-8 W, see Col av, 440-52.
- *122D st, 204 W (*), ss, 115 w 7 av, 15x 100.11, 3-sty & b bk dwg, 1-sty ext; due, \$11,857.77; T&c, \$307.45; Mary S Maddock. 11,000
- *127TH st, 229 E (*), ns, 300.6 e 3 av, 29.6x99.11, 5-sty bk tnt; due, \$18,230.49; T&c, \$755; Italian Svgs Bk of the City of N Y. 15,000
- *128TH st, 124 E, ss, 308.9 e Park av, 18.9 x99.11, 3-sty & b stn tnt; due, \$10,760.52; T&c, \$300; Wm Schweizer. 11,500
- *130TH st, W, swe Convent av, see Convent av, swe 130th.
- *131ST st, W, nec Old Bway, see Old Bway, nec 131st.
- *137TH st, 348 E, ss, 181.6 e Alex av, 25x 100, 4-sty bk tnt; due, \$10,623.34; T&c, \$1,039.00; Jno Leedy. 12,225
- *138TH st, 117 W, ns, 286 w Lenox av, 26x99.11, 5-sty bk & stn tnt; exrs sale; Henry Harris. 24,000
- *139TH st, 261 W ns, 80.1 e 8 av, 19x99.11, 4-sty bk dwg; due, \$2,282.72; T&c, \$249.75; adj to May 28.
- *184TH st W, see Ams av, see Ams av, sec184th.
- *198TH st, 1 E, see Jerome av, 2878.
- *240TH st E, ns, 350 e Martha av, see Jerome av, 2878.
- *Amsterdam av, sec 184th, 49.11x100, vacant; exrs & trstes sale; bid in at \$17,800.
- *Columbus av, 440-52, nwc 81st (Nos 101-9), 204.4 to 82d (Nos 100-8) x134, 7-sty bk hotel; Endicott; due, \$322,612.06; T&c, \$89,080.19; adj to May 29.
- *Clinton av, 2147-57 (*), ws, 264.4 n 181st, runs w145.3xn66.1xe—xn—xe97.9xs128.5 to beg, three 5-sty bk tnts; due, \$5,605.47; T&c, \$832.65; sub to a mtg of \$78,000; Jas F Donnelly. 84,500
- *Convent av, swe 130th, 27x142.11x28.6x 146.4, vacant; exrs & trstes sale; bid in at \$14,800.
- *Castle Hill av, ws, 229 s Starling av, 76x212.7 to Purdy, vacant; voluntary; withdrawn.

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HURD'S PRINCIPLES OF CITY LAND VALUES
 Price, \$1.50.

Liberty av (*), nec Van Sieten av, 25x100, Harman Wermann. 4,263
Snyder av (*), ns, 60 e E 39th, 20x60; Thos J Carrier. 1,900
Washington av (*), ws, 625 n Myrtle av, 23.4x100; Jas J Dowd. 3,700
Wythe av, es, 82 s S 6th, 24x87; David Roskam. 3,200

JAMES L. BRUMLEY.

E9TH st, es, 240 n Av Q, 20x100; O W Hamilton. 3,150
Gates av, ss, 38.9 w Irving pl, 19x80; withdrawn.
17TH av, ses, 37 s 75th, 18x100; Jere J Andreas. 4,000

WM. P. RAE CO.

18TH st, nes, 54 e 7 av, 46x100; also 18TH ST, nes, 100 e 7 av, 25x100; Chas Geyer. 3,650
18TH st, nes, 100 e 7 av, see 18th, nes 54 e 7 av.
Coney Island av, nwc Hinckley pl, 25.1x109.6; Richd Von Lehn Jr. 6,525
Liberty av, ns, 50 e Watkins, 50x100; withdrawn.
STH av (*), nec 43d, 20.2x90; Chas T Branch. 8,100

CHARLES SHONGOOD.

Meserole st, 130 (*), ss, 75 e Manhattan av, 25x25; Foreclos of tax lien; Harry Zirinsky. 100
St Johns pl (*), ns, intersec ses Eastern pkwy, runs e 278.1 to Saratoga av, xn177 to Eastern pkwy, xsw329.3 to beg; Harry Goldman. 106,000
2D st (*), ss, 312.5 w Prospect Pk W, 20x95; Augusta M Voss. 14,000
E 26TH st (*), ws, 320 n Voorhies av, 40x100.5; Saml McNeil. 7,000
44TH st (*), ns, 100 e 14 av, 250x100.2; Chas S Conklin. 60,500
Prospect av (*), swc Hopkinson av, 80x20; Sarah Mandelbaum. 8,800
Snediker av, es, 395.2 n Liberty av, 20x100; A B Roberts. 2,200

JOSEPH P. DAY.

Bay Ridge av (*) nes, 265.11 se 18 av, 25x100; Anna V McGivney et al. 4,000
 BRYAN L. KENNELLY.

At 14-16 Vesey St., Manhattan.

Fulton st, 696-700, ss, 68.4 e So. Portland av, runs e60xsw39.5xs72.2 to Hanson pl (Nos 83-9), xw80 to So Portlandt av, x n89.10xe20xn59.1 to beg, four 3 & 4-sty bk & stn dwgs & three 4-sty bk & stn tnts with str, exrs sale, bid in at \$87,000.
Fulton st, 706-8, ss, 40 w So Oxford, runs w40xsw60xs29.10 to Hanson pl (Nos 93-5), xe33xn26.2xe14xn35.1 to beg, three 2-sty fr bldgs with str & 1-sty fr str exrs sale, withdrawn.
Lexington av, 111, ns, 234.5 w Franklin av, 30x98, with right, title & c to strip in rear 23.6x30, vacant, voluntary bid in at \$2,900.
 Total \$353,488
 Corresponding week, 1911.... \$240,024

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

MAY 18.

No Legal Sales advertised for this day.

MAY 20.

96TH st, 100 E, see Park av, 1229-35.
132D st, 45 W, ns, 435 w 5 av, 50x99.11, 6-sty bk tnt & str; Isidore Samuels agt Morris Levy et al; H B Davis (A), 52 Bway; Jos R Truesdale (R); due, \$46,169.60; T&c, \$3,065.22; Joseph P Day.
Heath av, 2917, ws, 42.11 s 230th, 17.11x90, 2-sty fr dwg; Walter E Sharot agt Beulah H Whittaker et al; Amos H Stephens (A), 1 Mad av; Geo F Roesch (R); due, \$1,255.74; T&c, \$350; sub to pr mtg \$4,600; Joseph P Day, at 3208 3 av.
Park av, 1229-35, sec 96th (No 100), 100.8x90, 6-sty bk tnt & str; Ferncliffe Realty Co agt Isaac Levy et al; Max L Schallek (A), 74 Bway; Jno J Hynes (R), due, \$42,233.93; T&c, \$4,508.93; Henry Brady.

MAY 21.

15TH st 542-4 E, ss, 60 w Av B, 40x80, 2-4-sty bk tnts; Robt P Lee Jr et al agt Isaac Berlin et al; Rambaut & Wilson (A), 27 William; Phoenix Ingraham (R); due, \$19,256.93; T&c, \$650; D Phoenix Ingraham.
67TH st, 222 E, ss, 310 e 3 av, 40x100.5, 6-sty bk tnt; Julia E Cameron agt Jos Sagovitz et al; Saml Riker Jr (A), 19 Cedar; Earl Scott (R); due, \$50,571.04; T&c, \$3,537.06; Bryan L Kennelly.
117TH st, 401 W; see Morningside av, W, 70-3.
121ST st, 271 W, ns, 67.9 e St Nicholas av, 17x100.11, 3-sty & b stn dwg; Sigismund Levy agt Neil A Flannery et al; Sydney W Stern (A), 154 Nassau; Benj Patterson (R); due, \$1,925.82; T&c, \$500; sub to a pr mtg of \$9,000; Jos P Day.
137TH st W, nec St Nich av, see St Nich av, nec 137th.
137TH st W, nwc Edgcombe av, runs n719.6 to 140th xw155 to St Nich av, xs 729.7 to 137th xe34 to beg; vacant; Mau-

rice Frankfort agt Jno M Linck Constn Co et al; Ivins, Mason, Wolff & Huguet (A), 27 William; Worden E Winne (R); due, \$96,581.50; T&c, \$8,389.36; sub to 6 first mtgs aggregating \$203,000; Jos P Day.

140TH st, W, sec St Nich av, see 137th, W, nwc Edgcombe av.

140TH st, W, swc Edgcombe av, see 137th, W, nwc Edgcombe av.

175TH st, 723 E, ns, 27 w Clinton av, 30.8x90, 4-sty bk tnt; Michl E von Schoening agt Wiedhopf Constn Co et al; action No 1; Wolf & Kohn (A), 203 Bway; Arthur W Weil (R); due, \$3,316.55; T&c, \$616.10; sub to a first mtg of \$17,000; mtg recorded Oct25'10; J H Mayers.

175TH st, 721 E, ns, 57.8 w Clinton av, 36.8x90, 4-sty bk tnt; same agt same; action No 2; same (A); same (R); due, \$3,316.55; T&c, \$616.10; sub to a first mtg of \$17,000; mtg recorded Oct25'10; J H Mayers.

Edgcombe av, swc 140th, see 137th W, nwc Edgcombe av.

Edgcombe av, nwc 137th, see 137th W, nwc Edgcombe av.

Morningside av, 70-3 W nwc 117th (No 401), 100.11x120; 6-sty bk tnt & str; Edw Hyams agt Margt Morison et al; Gross & Sneudaira (A), 309 Bway; Edmond E Wise (R); due, \$26,222.50; T&c, \$2,550; sub to a pr mtg of \$205,000; mtg recorded July16'09; Jos P Day.

Prospect av, 1432, es, 90 s Crotona Pk E, 91.5x146.3x114.2, gore, 3-sty fr dwg; Henry J Hetterich agt August Bosche et al; Gerlich & Schwegler (A), 306 E 82d; Gilbert H Montague (R); due, \$4,221.93; T&c, \$650; Jos P Day.

St Nicholas av, sec 140th, see 137th W, nwc Edgcombe av.

St Nicholas av, nec 137th see 137th W, nwc Edgcombe av.

MAY 22.

62D st, 224 W, ss, 350 w Ams av, 25x100.5, 5-sty bk tnt; Marjorie G Singer agt Jas A Hogan et al; Jones & Carleton (A), 40 Wall; Lewis J Conlan (R); due, \$3,871.90; T&c, \$274.50; sub to a mtg of \$14,000; Jos P Day.

82D st, 518 E, ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & str; Patk Farley agt Bertha Scher et al; Geo H Hyde (A), 41 Park row; Chas N Morgan (R); due, \$7,757.01; T&c, \$263.74; D Phoenix Ingraham.

132D st, 160 W, ss, 184.11 e 7 av, 19.11x99.11, 3-sty & b stn dwg; Robt L Hoguet et al comm agt Rosie Yaeger et al; Wilbur Brundage (A), 27 William; Marshall B Clarke (R); due, \$13,304.60; T&c, \$347.11; Herbert A Sherman.

182D st E, nwc Webster av, see Webster av, 2237.

187TH st, 541 E, ns, 109.10 e Bathgate av, 22x82.5, 2-sty fr dwg; Jos H Banks agt Jno Banks et al; Irving I Berg (A), 302 Bway; Stephen J Stilwell (R); partition; Jos P Day.

Creston av, 2432, es, 205.2 s 189th, runs s70xe95xn60xw8.8xn10xw86.4, 3-sty fr dwg; Addie B Seligman et al admrx agt Jas T Doyle et al; Sigmund Wechsler (A), 32 Bway; Francis S Williams (R); due, \$8,083.82; T&c, —; Saml Marx.

Heath av, 2894, es, 258.11 s 230th, 20.10x100.7, 3-sty bk dwg; Malvina P Augur agt Alex Anderson et al; Ronald K Brown (A), 320 Bway; Jos A Warren (R); due, \$8,315.12; T&c, \$218; D Phoenix Ingraham & Co.

Heath av, 2896, es, 238.2 s 230th, 20.10x100.7, 3-sty bk dwg; Hannah W Cromwell agt Alex Anderson et al; Ronald K Brown (A), 320 Bway; Jno F O'Ryan (R); due, \$8,214.62; T&c, \$218; Henry Brady.

Morris Park av, 510, ss, 178 w Van Buren, 25x98x25x97, Van Nest; Rudolph J H Maier agt Ernest A Bezouska et al; Clocke, Koch & Reidy (A), 391 E 149th; Phoenix Ingraham (R); due, \$1,540.71; T&c \$600; sub to a first mtg of \$3,200; D Phoenix Ingraham.

White Plains av, 3735, ws, 375.3 n 216th, 37.6x150x37.6x146.3, Wakefield; Mary Dunn agt Ruskin Realty Co et al; Jno J Smith (A), 71 Wall; Seymour Mork (R); due, \$6,659.97; T&c, \$286; Jos P Day.

Webster av, 2237, nwc 182d, 31x100, vacant; Fiore Amanna agt Bernard Schultz et al; J P Donellan (A), 140 Nassau; Chas L Hoffman (R); due, \$551.73; T&c, \$250.39; Jos P Day.

MAY 23.

24TH st, 313 E, see 97th, 135 W.

33D st E, nwc Lex av, see 97th, 135 W.

50TH st, 248 E, see 97th, 135 W.

97TH st, 135 W, ns, 476 e Ams av, 16x100.11, 4-sty & b bk dwg; also LEXINGTON AV, 220-2, nwc 33d, 26.8x100, two 5-sty bk tnts & str; also 50TH ST, 248 E, ss, 80 w 2 av, 20x100.5, 3-sty & b stn dwg; also 2D AV, 532, es, 80 s 30th, 20x75.9, 3-sty bk tnt & str; also 24TH ST, 313 E, ns, 160 e 2 av, 20x98.9, 5-sty bk tnt & str, 4-sty bk rear tnt; also 1ST AV, 1971-3, ws, 50.7 s 102d, 50.4x100, 3-sty bk loft & str bldg; Jos E Dempsey et agt Isabella D Devine; Wm F Clare (A), 135 Bway; Jos Rowan (R); partition; Jos P Day.

Lexington av, 220-2, see 97th st, 135 W.

Undercliff av, 1521-3, ws, 227.2 n Washington Bridge Park, 68.3x142.11x57.11x143.7, two 4-sty bk tnts; Hamilton Securities Co agt Hope Constn Co et al; Fletcher, Sillocks & Leahy (A), 165 Bway; Edw L Parris (R); due, \$5,377.83; T&c, \$63.14; sub to three mtgs aggregating \$35,858.92; Jos P Day.

1ST av, 1971-3, see 97th, 135 W.

2D av, 532, see 97th, 135 W.

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MAY 24.

Mangin st, 69, ws, 100 s Rivington, 25x 99, 5-sty bk tnt; Ellen W Turnbull et al agt Jane E Cusack et al; Geo Waddington (A), 37 Wall; Phoenix Ingraham (R); due, \$21,868.13; T&c, \$1,161.95; D Phoenix Ingraham.

47TH st, 139 E, ns, 191.8 e Lex av, 16.8x 100.5, 3-sty & b stn dwg; Emma L Wagner agt Sarah E Bogart et al; Louis V Ebert (A), 135 Bway; Leopold W Harburger (R); due, \$13,579.84; T&c, \$250; Jos P Day.

67TH st, 436 E, see Av A, 1245.

97TH st, 222 E, ss, 335 e 3 av, 25x100.11, 4-sty stn tnt; Noel E Sanborn trste agt Hilda Tompkins et al; Baylis & Sanborn (A), 37 Liberty; Jno H Rogan (R); due, \$11,896.62; T&c, \$1,549.23; Jos P Day.

163D st E, nwc Stebbins av, see 163d, 1025 E.

163D st E, swc Stebbins av, see 163d, 1025 E.

163D st, 1025 E, nec Prospect av (No 938), runs n100.5xe125xn75xe214.11 to Stebbins av, xsl82.7xw391.8 to beg, 2-sty fr dwg & several 1-sty fr bldgs & vacant; also STEBBINS AV, swc 163d, —x—x17.8 x144.1, vacant; Robt D Douglass et al agt Mary R Chisholm et al; Alexander & Green (A), 165 Bway; Jas C Connell (R), due \$39,419.46; T&c, \$1,000; sub to pr mtg of \$28,144.47; Joseph P Day, at 3208 3 av.

175TH st, E, sec Grand blvd & Concourse, see 175th E, swc Eastburn av.

175TH st E, swc Eastburn av, runs s 126.8xw50xn83.10 to Grand blvd & Concourse xne59.1 to 175th xe9.5 to beg, 5-sty bk tnt; Winton Realty Co agt Nathan B Levin Co et al; Martin & Howe (A), 265 Bway; Morris Hillquist (R); due, \$6,240.28; T&c, \$970.05; sub to two mtgs aggregating \$67,500; Jos P Day.

177TH st, E, nwc Havemeyer av, see Havemeyer av, nwc 177th.

Av A, 1245, swc 67th (No 436), 40.5x100, 6-sty bk tnt & str; N Y Life Ins Co agt Milton M Silverman et al exrs; Cary & Carroll (A), 59 Wall; Wilbur Larremore (R); due, \$54,006.48; T&c, \$3,256.18; D Phoenix Ingraham.

Eastburn av, swc 175th, see 175th E, swc Eastburn av.

Grand blvd & Concourse, sec 175th see 175th E, swc Eastburn av.

Havemeyer av, nwc 177th, 108x205, Unionport; Hahnemann Hospital of the City of N Y agt Michl E Devlin et al; Julius H Seymour (A), 280 Bway; Chas E Morgan (R); due, \$10,248.81; T&c, \$1,350; Bryan L Kennelly.

Prospect av, 938, see 163d, 1025 E.

Stebbins av, swc 163d, see 163d, 1025 E.

Stebbins av, nwc 163d, see 163d, 1025 E.

MAY 25.

No Legal Sales advertised for this day.

MAY 27.

37TH st, 522 W, ss, 325 w 10 av, 25x98.9, 2-sty bk loft bldg; Celai S Meinhard agt Alfred J Ellis et al; Goldfogle, Cohn & Lind (A), 271 Bway; Warren Leslie (R); due, \$5,368.48; T&c, \$205.28; Jos P Day.

114TH st 341 E, ns, 200 w 1 av, 25x 100.10, 6-sty bk tnt & str; Jos J Asch agt Jacob Bloch et al; Wolf & Kohn (A), 203 Bway; Harry Bijur (R); due, \$5,481.85; T&c, \$1,413.20; sub to a first mtg of \$20,000; J H Mayers.

122D st, 514 W, ss, 250 w Ams av, 50x 95.11, 6-sty bk tnt; Saml Halperin agt Isaac Harris et al; Chas Brandt Jr (A), 99 Nassau; Sol Kohn (R); due, \$18,610.13; T&c, \$865.75; sub to a first mtg of \$65,000; mtg recorded July 28'11; Jos P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to be held at the Brooklyn Salesroom, 189 Montague st, unless otherwise stated:

MAY 18.

No Legal Sales advertised for this day.

MAY 20.

40TH st, ns, 316.8 e 3 av, 16.8x100.2; Meyer Goldstein agt Thos Orr et al; Irving I Kremer (A), 299 Bway; Alfred F Upson (R); Chas Shongood.

Maujer st, ns, 46 w Waterbury, 46x100x 45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 xe49.5xn95xe269.1xs95xe247xn95xe49.2 to beg; Home Life Ins Co agt Michl Seitz et al; Jas P Judge (A), 189 Montague; Fredk E Gunnison (R); Wm H Smith.

MAY 21.

53D st, es, intersec ses New Utrecht av, 81.9x10.6x irreg; Glen Falls Ins Co agt Extension Development Co et al (action No 1); Hirsh & Newman (A), 391 Fulton; John T Walsh (R); Wm H Smith.

New Utrecht av, ses, 10.6 ne 53d, 26.8x 100; same agt same (action No 2); same (A); Michael H Rose (R); Wm H Smith.

New Utrecht av, ses, 37.2 ne 53d, 26.8x 100; same agt same (action No 3); same (A); Barker D Leich (R); Wm H Smith.

New Utrecht av, ses, 63.10 ne 53d, 26.8x 100; same agt same (action No 4); same (A); Michael H Rose (R); Wm H Smith.

New Utrecht av, ses, 118.4 sw 52d, 26.8x 100; Poughkeepsie Savings Bank agt Extension Development Co et al (action No 1); Hirsh & Newman (A), 391 Fulton; Henry S Rasquin (R); Wm H Smith.

New Utrecht av, ses, 91.8 sw 52d, 26.8x 100; same agt same (action No 2); same (A); same (R) Wm H Smith.

New Utrecht av, ses, 65 sw 52d, 26.8x 100x irreg; same agt same (action No 3); same (A); same (R); Wm H Smith.

52D st, sws, intersec ses New Utrecht av, 119.9x65; same agt same (action No 4); same (A); same (R); Wm H Smith.

Cedar st, ss, 320.7 e Evergreen av, 20x 84.2; Nassau Trust Co of the City of Bklyn agt Eliz Stroh et al; Jas Moffet (A), 894 Bway; Henry B Ketchum (R); Wm H Smith.

Malbone st, ss, 276.9 e Nostrand av, runs s 100 x w 27.6 x n57xn42.4xn.08xe26.7 to beg; Jno E Reis agt Henry Knoell et al; Henry J Davenport (A), 375 Pearl; Saml Weinstein (R); Wm H Smith.

Guernsey st, es, 225 n Nassau av, 25x 100; Cath Sullivan agt Robt J Jimmerson et al; Julius Siegelman (A), 861 Manhattan av; Mitchell May (R); Chas Shongood.

Lewis av, swc Decatur, 20 x 62; Wm Luthy agt Frank A Harms et al; Mann & Buxbaum (A), 886 Bway; David Hirshfield (R); Chas Shongood.

North Elliott pl, ws, 345.8 s Flushing av, 17.1 x 98.6; Cath C Hall agt Andw Voelkiet et al; Louis Karasik (A), 44 Court Geo W Gibbons (R); Wm H Smith.

Bay Ridge av, nes, 395 nw 19 av, 25x 100; Marietta Cadmus agt Madison Bldg Co et al; action 1; Fredk B Bailey (A), 215 Montague; Jno Murphy (R); Wm H Smith.

17TH st, ses, 19 ne 76th, 18x100; Jeremiah J Andreas agt Boone Constn Co et al; action 2; Dorman & Danna (A), 48 Wall, Manhattan; Paul V O'Neil (R), Jas L Brumley.

Herkimer st, ss, 162 w St Andrews pl, 17.1x53.11; Eleanor L Grimes agt Edna S Gelhardt et al; Walter L Pate (A), 2 Wall, Manhattan; Maurice L Rippe (R); Jas L Brumley.

Gold st, es, 60.1 n Front, 20x70; North River Savs Bank agt Constant Schilling et al; Edwin Kempton (A), 175 Remsen; Jno E Seaman (R); Wm H Smith.

Lexington av, ss, 250 e Nostrand av, 24.10x100; also LEXINGTON AV, ss, 274.10 e Nostrand av, 24.7x100; Louis Weil agt Pincus Isaacson et al; H S & C G Bachrach (A), 916 Bway; Ernest P Seelman (R); Wm H Smith.

17TH st, ss, 339 e 7 av, 16x100; Geo C Tappen agt Morton P Christensen et al; Henry A Ingraham (A), 189 Montague; Horatio C King (R); Jas L Brumley.

36TH st, ns, 282 w 5 av, 18x100.2; Emma R Tappen agt Cary C Barr et al; Henry A Ingraham (A), 189 Montague; Fred G Milligan (R); Wm P Rae.

36TH st, ns, 282 w 5 av, 18x100.2; also PROSPECT PARK W, nws intersec sws 7th, 60x117.10; also DEGRAU ST, ns, 100 w Fourth av, runs n164.4xne—xse72xs 100xe20xs100 to beg, except parts released Cary C Barr agt Bridget Hart et al; Thos F Garvey (A), 189 Montague; Edw V Farley (R); Charles Shongood.

MAY 22.

Atlantic av, nwc Hopkinson av, 98x 167.7; Dime Savs Bank of Bklyn agt Carlo Rossa et al; Dykman, Oeland & Kuhn (A), 177 Montague; Wm D Niper (R); Wm H Smith.

Jay st, ws, 30 n Water, 19.8x50; Arthur D Wolf agt Jno B Schlesinger et al; Sidney Rossman (A), 149 Bway, Manhattan; Harry J Rosenson (R); Wm H Smith.

11TH st, sws, 280 nw 3 av, 20x100; Chas Franklin agt Michl Rafferty et al Eastman & Eastman (A), 277 Broadway, Manhattan; Jas T Williamson (R); Wm H Smith.

Sterling st, ns, 260 w Bedford av, 160x 100; Parshelsky Bros Inc agt Aronson Realty Co et al; Altkrug & Kahn (A), 712 Bway; Andw C Troy (R); Chas Shongood.

Cleveland st, ws, 170 s Pitkin av, 20x 90; Peoples Trust Co agt Harry A Clayton et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Herman W Schmitz (R); Wm H Smith.

Cleveland st, ws, 190 s Pitkin av, 20x90; same agt same; action 2; same (A); Frank Wasserman (R); Wm H Smith.

MAY 23.

3D av, es, 25.2 s 37th, 25x100; Charlotte Wills agt Agnes I Cunningham et al; Alvan R Johnson (A), 189 Montague; Ernest C Brower (R); Wm H Smith.

95TH st, sws, 118 se 2 av, 109x120; Lien Investing Co agt Isabella McQuaige et al; Simpson & Simpson (A), 2 Rector, Manhattan; Edson B Sammis (R); Chas Shongood.

3D av, ws, 60 s 11th, 20x80; Margretta Covert agt Wm H Winchester et al; Eastman & Eastman (A), 277 Bway, Manhattan; Chas F Murphy (R); Wm P Rae.

Martense av, ns, 515 w Clove rd, 50x 130.7x50x130.6; Ideal Realty Co agt Ernest M Hollister et al; V L Haines (A), 375 Fulton; Harry S Lucia (R); Chas Shongood.

43D st, nes, 200 se 16 av, 40x100.2; Louise Miller agt Sadie K Earle et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame (R); Jas L Brumley.

E 17TH st, es, 460 s Av J, 40x100; Carrie E Deshon agt Jno Watt et al; Edwin Kempton (A), 175 Remsen; Isaac E Chadwick (R); Wm H Smith.

11TH st, ss, 188.9 e 3 av, 18.9x100; Stimuson M Powell et al agt Ella L Drescher et al; Henry M W Eastman (A), 277 Bway, Manhattan; DeWitt Bailey (R); Wm H Smith.

12TH st, ss, 114.6 e 4 av, 16.8x100; Lucille D Albere agt Ella L Drescher et al; Eastman & Eastman (A), 277 Bway, Manhattan; G Vincent Leibell (R); Wm H Smith.

11TH st, ss, 226.3 e 3 av, 18.9x100; Mary F Noe agt Ella L Drescher et al; Eastman & Eastman (A), 277 Bway, Manhattan; Geo Eckstein (R); Wm H Smith.

Hudson st, es, 277 s Tillary, 28.1x100; Lena Ricci agt Frank Tartaglia et al; Chas Clark (A), 189 Montague; Edw R W Kurtz (R); Wm P Rae.

Vermont st, ws, 140 s Dumont av, 20x 100; Hyman Selverstone agt Howard E Greene et al; A Wolodarsky (A), 361 Stone av; Wm Watson (R); Wm H Smith.

East 42D st, es, 197.6 n Av I, 20x100; Jos H Banks agt Jno Banks et al; Irving Berg (A), 302 Bway, Manhattan; Stephen J Stilwell (R); (partition); J H Mayers.

MAY 24.

74TH st, ns, 366.10 e 4 av, 20x90.2; Morris Brickman agt Wm H Fleming et al; K C & M V McDonald (A), 189 Montague; Chas Y Van Doren (R); Wm H Smith.

Grattan st, ss, 50 e Porter av, 25x100; Georgina M Froude agt Ferdinand Leyer et al; Edwin Kempton (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

45TH st, ss, 312 se 14 av, 32x100.2; Jno I Barrett agt Louis Christensen et al; Edwin Kempton (A), 175 Remsen; Isidore Oshlag (R); Wm P Rae.

Baltic st, ss, 200 e Smith, 25x100; Caroline H Kellock agt Cath McCauley et al; Chas H Hyde (A), 51 Chambers, Manhattan; R Emmet Doherty (R); Wm P Rae.

45TH st, svs, 150 se 5 av, 25x100.2; Peoples Trust Co agt Haemann Barbanell et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Wm J Mahon (R); Wm H Smith.

Grattan st, ss, 25 e Porter av, 25x100; Jno McCann et al agt Ferdinand Leyer et al; Edwin Kempton (A), 175 Remsen; Edw H Maddox (R); Wm P Rae.

MAY 25.

No Legal Sales advertised for this day.

MAY 27.

Kings Highway, swc Ocean pkway, — x—; Ferdinand Weiller et al agt Ella G Cook et al; Milton M Brooke (A), 149 Bway, Manhattan; Vincent A O'Connor (R); Wm P Rae.

Greenwood av, ns, 31.4 e East 2d, 20x 100; Frank K Scott agt Otto Bachmann et al; Henry E Heistad (A), 190 Montague; Saml E Maires (R); Wm P Rae.

No Club Feature at the Bankers' Trust.

A press report states that the average price paid for space in the Bankers' Trust Building is \$3.50 a square foot, and 95 per cent. of the room was engaged before the doors were thrown open. There is no luncheon club or restaurant on any of the floors.

The quarters set aside for the use of the Bankers' Trust Company are finished from floor to ceiling in cream-colored Italian marble with bird's-eye marking. For the use of the 300 girls in the building half of the sixteenth floor is set aside, with a rest room, containing easy chairs, magazines, etc. A matron is on duty.

The building is 540 feet high and there are forty-one stories if the four basements be counted. Inside of the granite pyramid at the top are water tanks for the sprinkler and plumbing systems and a number of fireproof storage rooms for keeping records and books.

Fire Prevention.

The new Merchants' Association Committee on Fire Prevention and Insurance has been organized by Mr. Frank R. Chambers as chairman. It has taken up with the officials of the Fire Department the organization of the new Fire Prevention Bureau in the Department and will make a thorough inquiry into the matter. It is also considering various questions of fire insurance.

—The Public Service Commission has given its permission and approval under the Public Service Commissions Law for the exercise of a franchise for and the extension of the Union Railway Company's lines over Boscobel Avenue, in the Bronx, to Aqueduct avenue and across the Washington Bridge over the Harlem River to 181st street and Broadway, in the Borough of Manhattan. In connection with the 167th Street crosstown line, this new extension will give the Union Railway Company a continuous line across the Bronx from Long Island Sound on the east to Broadway, Manhattan, on the west.

AUCTION SALE

H. J. Sharrett will sell at auction at Schlitz Hall, Richmond Avenue, Port Richmond, N. Y.

Saturday, May 25, 1912, 2.30 P. M.: Lot, Washington and Van Name Avenues, and 2 Lots, Columbus Avenue, Mariner's Harbor, 25x100.

Corner house, Richmond Terrace and Bay Avenue, Mariner's Harbor; lot 58x136.

House, Franklin Avenue, Mariner's Harbor; lot 50x100.

Three lots, 25x100 each, Palmer Avenue, Port Richmond.

Two lots, Decker Avenue, Port Richmond, each 43' 6"x168, with barn.

Plot, Catherine Street, 99x100.

Inspection Days: May 22 and 23, from Office.

H. J. SHARRETT, Auctioneer

1975 Richmond Terrace Port Richmond, Staten Island

**STATE OF NEW YORK
4 Per Cent. Gold Bonds**

EXEMPT FROM TAXATION

AMOUNTING TO

\$25,950,000.00

Issued in Coupon or Registered form

Will be sold Thursday, June 6, 1912, at 12 o'clock, noon
At the State Comptroller's Office, Albany, N. Y.

These bonds have been segregated into three classes, and bidders will be required to state clearly in the proposal, the class of bonds and the amount and price for each \$100 bid for.

Class No. 1. \$10,000,000.00 for the Improvement of the Erie, Champlain and Oswego Canals, dated January 1, 1912, due January 1, 1962; \$2,000,000.00 for the Improvement of the Cayuga and Seneca Canals, dated January 1, 1912, due January 1, 1962; \$8,000,000.00 for the Improvement of Highways, dated March 1, 1912, due March 1, 1962.

As the bonds enumerated above are all 50-year bonds, bearing 4 per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds of any or all of the above issues in Class No. 1, notwithstanding the specific issue may be stated in the bid.

Class No. 2. \$5,000,000.00 for the Construction of Barge Canal Terminals, dated January 1, 1912, due January 1, 1942.

Class No. 3. \$950,000.00 for the State Reservation in the Town of Saratoga Springs, dated March 1, 1912, due \$95,000.00 in each year from March 1, 1913, to 1922, inclusive.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, May 13, 1912.

Wants and Offers

All Defective and Unmarketable Titles Cured under Torrens System

Real estate owners are now registering titles under Torrens Law. Consultation Free. MATTHEW J. WHEELER, OFFICIAL EXAMINER, 220 Broadway. Tel. 2024 Cort.

WANTED—Position in management department, corporation or estate; familiar with all repairs and handling of tenants; a top notcher in renting; American; age 40; single. BOX 45 Record and Guide.

EXPERIENCED man in an established mortgage brokerage office; to right parties liberal arrangement will be made; correspondence confidential. BOX 50, Record and Guide.

FOR SALE—Brick Mfg. Plant, on Hudson River; lots of finest quality clay; capacity, twelve million; everything in first-class condition and now operated. BOX 55, Record and Guide.

Experienced Real Estate Man Wanted. Real estate broker wants young man, real estate experience, as associate; liberal division of commissions; no drawing or expense account. BOX 60, Record and Guide.

EXPERIENCED young man for renting, collecting; highest references. T. F. KOUGHRAN, 62 Hamilton Terrace.

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

THE RECORD AND GUIDE

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

We Co-operate With Brokers

The Realty Associates desire to work with brokers for mutual advantage.

We have lots, flats, dwellings and business property in all parts of Brooklyn, making a specialty of our well known **Easy House-keeping Homes** in Prospect Park East and Fifty-Fourth St.

Property sold on easy terms and full commission to Brokers.

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176 REMSEN ST., BROOKLYN
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**FOR SALE
A Country Home Farm**

8 acres, cleared, level, stone road frontage, one-half mile to depot, large 8 room house, two barns, garage, tenant house, orchard 300 trees in bloom, \$8,500. Brokers Protected.

**EDWIN N. ROWLEY
NORTHPORT, L. I.**



Founded March 21, 1868, by CLINTON W. SWEET

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Trinity's Year Book, just issued, shows that the gross income of the corporation last year from rents of real estate was \$834,944. The productive real estate was assessed by the city at \$14,704,100. Hardly a normal return on Manhattan property, allowing for taxes and other expenses; but then not every owner of downtown "tenements" is satisfied to maintain a scale of rents established twenty years ago.

A plan for the development of the east entrance to the Manhattan Bridge has been prepared by the Department of Bridges. It includes adequate provision for pedestrian and roadway traffic, besides provision for trolley, subway and elevated-railway connections. A plaza is laid out at the branching of the several ways of communication, and this is parked and beautified in a manner perhaps more effective than that for the reconstructed entrances to the Brooklyn Bridge.

From January 1 to May 9, according to Police Commissioner Waldo, 11,006 prisoners were arraigned before the local courts. Of these 4,803 were convicted, 3,385 were acquitted, 2,818 are awaiting trial. Of the convicted prisoners sentences were suspended on 1,332. Some one has said that in this town the criminal's liability of punishment, particularly for crimes against property, may be computed at about the same ratio as the ordinary man's chance of being killed by accident in the street.

The National Highway Association, of which Charles Henry Davis, of South Yarmouth, Mass., is president has published a map of the United States on which it has laid down a proposed system of national highways having an aggregate length of 51,025 miles. The system includes three main east and west transcontinental highways and three main north and south highways, with a combined extent of about 17,000 miles, and in addition 23,000 miles of "trunk" highways and about 11,000 miles of "link" highways. The association asks that the system be built and maintained by the Federal Government. The cost of construction is estimated at \$663,000,000 by the "Engineering News," which disapproves of the expenditure of any such sum primarily for the benefit of automobile tourists.

George T. Powell, president of the Agricultural Expert Association, has an interesting article entitled "Better Market Facilities, a Solution of the High Cost of Living," in the current "Real Estate Record of Westchester County." Mr. Powell advocates White Plains as a proper location for a central distributing market for the suburban district north of the city. Westchester County, he says, used to be one of the greatest agricultural counties of the State, but in recent years, it has been made the living place of city business men. These city farmers would like to make their land productive but every one of them will tell the same story that it does not pay now to raise apples or potatoes or anything outside of a home garden. With a convenient local market, they would be in a position to sell a variety of produce at a profit, and the suburban consumer would get fresher produce at lower prices than he now does.

The Subway Compromise.

A good many property owners of New York must have felt much relieved when they learned in their papers on Wednesday morning that an agreement had been reached in respect to the subway routes, and that apparently the last obstacle (except a possible court decision) had been removed which prevented the acceptance of the offers of the Interborough Company and the Brooklyn Rapid Transit Company. If because of the delays in reaching an agreement about certain tunnel routes, the whole arrangement had been smashed, the people of New York certainly would have had a grievance against their public officials. Here was a complicated contract of vast importance to the future prosperity of the city, which involved the expenditure of hundreds of millions of dollars, and which had been worked out only after years of negotiation—here was the signing of this contract imperilled, because of a few minor differences of opinion as to one or two of the routes.

As soon as the differences were taken up with the intention of settling them instead of disputing about them an excellent solution was found and an agreement reached. The tunnel routes laid out at the conference last Tuesday provided for a better distribution of traffic than any which have yet been proposed. But one shudders to think of the disastrous consequences which might have resulted from the withdrawal of the Interborough Company. The dual subway system, which now seems almost assured, is so much the best solution of the most complicated rapid transit problem which has confronted any city in the world, that its possible abandonment or its unnecessary imperiling can only be regarded with dismay. The alternatives have so often been shown to be both more expensive and less efficient that the mere idea of being thrown back upon them is sufficiently distressing.

Of course all danger is unfortunately not yet over. It is possible, for instance, in case the contract is not quickly signed that a change for the worse in the financial situation might compel the bankers of the Interborough Company to insist upon some change in terms which would wreck the whole scheme. It is still possible that the higher courts may not view the legal aspects of the contract in the same way as Justice Blackmar. But fortunately the suspense will soon be over. In order to provide against the first contingency, the contracts should be prepared and signed with all possible celerity, because while the city might be forced to accept worse terms, it can never obtain better ones. As to the second contingency, that fortunately will be settled in a few weeks. It seems questionable whether a decision can be obtained from the Court of Appeals before the summer recess, but the opinion of the appellate division is favorable, its reversal by the highest State court, while possible, will under the circumstances be extremely improbable. When the contracts have been signed and validated, and work started on all the different links of the dual system, there should certainly be organized a feast of thanksgiving and congratulation. Never was an arrangement so desirable to all parties concerned exposed to so many unnecessary obstacles and vicissitudes.

Building Height.

The Borough President of Manhattan, Mr. McAneny, has recently raised the question of restricting the height of buildings, not merely on Fifth avenue, but throughout the City. A resolution has been introduced into the Board of Aldermen which provides for a special committee of fifteen members or less, and which authorizes this committee to make an exhaustive investigation into every aspect of the question of regulating the height of buildings. It is extremely desirable that such a committee should be constituted. As we pointed out last week, public opinion has always favored the existing lack of restriction, chiefly because of the vague idea that it resulted on the whole in cheaper rentals, but opinion has always been vague about the matter and

it was not anticipated many years ago when the movement in favor of restriction was checked that buildings forty stories high would ever be erected. The construction of such edifices as the Woolworth Building, and the probability that a certain number of them will continue to be constructed, make it extremely desirable that an exhaustive investigation should be made into the economic and legal aspects of the subject.

There is, we believe, very little disposition to limit the height of buildings in any way that will hurt the value of property or hamper the economic growth of the city; but there is an increasing disposition to believe that certain restrictions can be devised, which would safeguard public interests without injuring the property owner. It seems very probable that the height of buildings to be erected on Fifth avenue could be limited in the interest of the effective appearance of the avenue and that such a limitation would in the long run contribute more to the values of Fifth avenue real estate than it would take away from such values. There are certain side streets and squares, which occupy in this respect the same situation as Fifth avenue. It is very much to be hoped that the resolution will be passed and that under its provisions a strong committee will be appointed to make the investigation and the report.

City Planning Needs.

Another proposal of the energetic Borough President of Manhattan is the constitution of a permanent City Plan Commission, which would have charge of all matters relating to changes in the city map. This proposal has frequently been made before, and it usually receives cordial approval, until definite provisions are drawn up which cover the powers of the commission. Shall they be merely advisory? Shall it have authority to veto changes in the city plan, just as the Art Commission has the power of rejecting the design of any municipal building or public monument? Or shall it possess the positive function of initiating and planning street improvements as well as of vetoing them. There are objections to every one of these alternatives. A commission whose power was restricted to the offering of "pious opinions" would be practically useless. A commission which possessed only a veto power might be useful in killing bad proposals; but that is not what the city needs.

What we need is a commission which will have some power to advance desirable plans and to insist upon their consideration. If, consequently, the business of replanning the city is as important as its advocates claim, it is essential that the administration with specific jurisdiction over the matter should possess powers as effective in this region as those of the old Rapid Transit Commission were in its sphere.

As soon, however as any such a proposition is made it meets with strong opposition, because public opinion is not prepared for the grant of any such considerable powers. And it should be admitted, even by those who understand the necessity of certain radical changes in the street plan of the city, that such a method of obtaining them is open to serious objections. Every additional administrative commission constituted for a special purpose and endowed with substantial powers, tends to diminish the responsibility and power of the central governing board—the Board of Estimate and Apportionment. It tends to complicate administration, divide authority, and to interfere with efficiency. One power now exercised by the Public Service Commission in respect to the preparation of rapid transit routes constitutes merely an annoying impairment of the ultimate responsibility of the Board of Estimate. It is true, no doubt, that the Board is not properly organized to do a large amount of special work; but that is a reason for changing the organization of the Board, not for bestowing such special work upon a special commission. The Board of Estimate should be constituted so that it could be more easily sub-divided for the performance of special tasks,

Borough President Miller's Point of Law.

In another column the Record and Guide prints a letter written by Borough President Miller of the Bronx, in which he makes certain objections to the proposed ordinance restricting the height of buildings on Fifth avenue. As we understand it Mr. Miller is not necessarily opposed to all action designed to limit the height of buildings on Fifth avenue, but he fears that the proposed action may be forbidden by the provision of the State Constitution, which prevents any New Yorker from being deprived of life, liberty or property without due process of law. It is entirely possible that Mr. Miller's legal scruples may be well founded. The Board of Aldermen apparently has sufficient power, under the Charter to pass the ordinance, but any such grant might be declared unconstitutional. It is even possible that an act of the Legislature limiting the height of buildings on Fifth avenue might be declared void by the Court of Appeals. The highest court of New York has never consented to as liberal an interpretation of the police power as has the United States Supreme Court; and if it decided that a limitation of the height of buildings was an illegitimate exercise of the police power its disapproval would be final.

But while the possible unconstitutionality of such an ordinance must be admitted, it is extremely desirable that the question should be tested. It is probable that sometime within the next decade some limitation on the height of buildings may really become a matter of public safety. It would be well for that reason to know now what powers the municipal government has and whether any deficiency of power has to be cured by a legislative act or by an amendment to the constitution. The proposed limitation of the height of buildings on Fifth avenue provides an excellent opportunity to have the matter adjudicated. The case in favor of the limitation of the height of buildings on or near Fifth avenue is very strong. The majority of the property owners want it, and they want it chiefly because it will in their opinion contribute to the value of their property rather than diminish it. They are apprehensive of the ultimate results of the continually increasing congestion of traffic along the avenue. We hope, consequently, that the resolution will be passed and the various constitutional questions raised. But we also trust, as we have stated in another paragraph, that the Board of Aldermen will provide for an exhaustive investigation of the whole matter; and we understand that Mr. Miller agrees with us in approving such an investigation.

The Week in Real Estate.

The demand for high class property in Manhattan was rather more strongly emphasized this week than it has previously been for some time. Enough interesting transactions were closed to make the week the most notable in some months. Small trading was conspicuously absent, but there was a tendency to absorb high class parcels no matter where located provided the price was within reason.

The purchase by the Henry Morgenthau Company of 13 East 42d street, a five-story building, adjoining the Hotel Manhattan was probably the most interesting transaction of the week. The property was bought under contract to take title at the expiration of the present leases in 1916 for \$300,000 or about \$135 a square foot, which is a record price in this vicinity, showing the faith operators have in the Grand Central zone. In this same section the purchase of 18 and 20 East 41st street will probably result in the erection of a mercantile building.

The midtown section above Forty-second street returned its usual amount of trading to substantiate the fact that the private dwellings of the past will be supplanted by business structures. The southeast corner of Madison avenue, comprising Nos. 24 and 26 East 48th street, was sold for about \$350,000 to an operator who will make extensive alterations for business purposes. Farther north, at 3 and 5 West 56th street, the same kind of an operation will take place. The sale of 47 East 57th street may or may not be followed by change in the use of the site, which is now occupied by a dwelling; this one time residential street has already been invaded by business.

A transaction took place on the West

Side which will probably draw other concerns in the automobile business to this section, namely, the purchase of the block front on the east side of West End avenue, between 63rd and 64th streets, by Archibald D. Russell, who will erect a five-story building for automobile manufacturing, storage and repairing. The resale of the northeast corner of West End avenue and 83d street, which was assembled a few weeks ago by speculators, will add another large twelve-story apartment to this high class apartment section. Several private dwellings were bought by private investors.

One of the largest building operations on the Washington Heights will result from the resale of the block front between 160th and 161st streets, which will be improved with two ten-story structures.

The quietness of Harlem's premier street was broken this week by the purchase of 29 East 125th street by the owner of the two adjoining buildings at Nos. 31 and 33, which will probably add a high class business building to the thoroughfare.

There was a fair amount of activity in the Bronx during the past week revealing the steadily increasing demand among investors and operators for desirable plots for improvement. The section around 149th street was again productive of a sale which will in all events result in an improvement. Other transactions were well distributed and most of the buyers were builders who contemplated the erection of apartment houses before the end of the fall. The Bronx Public Market which has been in embryo for some time has finally had a definite approval by Mayor Gaynor with the appointment of an advisory committee.

The final settlement of the subway question ought to be of the greatest importance to Brooklyn and the solution of the various routes and operating companies will do more to stimulate real estate trading than anything else. With the improved transit conditions in the near future speculators and investors ought to show some inclination to start operations. On the whole the past week was very unproductive, only a few well distributed sales were made and these were of such a nature that no improvement will result.

In Queens the building movement continues to hold out very strong. Several large development companies are rapidly pushing their work to completion. This movement might be called a boom, but when it continues over several weeks one would believe that the market was in a very healthy condition. The two-story brick private dwelling from the half million dollars worth of operations filed in the Building Bureau seems to be the popular type of building.

There was a decided slump in the demand for building materials in the metropolitan district this week. As a matter of fact, it began to be noticed in the middle of last week, but it was ascribed to continued rainy weather conditions and nothing more was thought about it until it was discovered that, despite the alarming reports of an impending common brick famine, only 46 barge loads of Hudson river commons were sold, whereas the normal quantity for that week is 72.

Then came reports that the quantity of Portland cement being ridden into this city had fallen off during the last ten days more than 38 per cent. Following this was the informal announcement, that more liberal discounts were being allowed in hardwood, hardware and glass and that timber shadings were heavier than they have been at any time this year. Interior metal trim interests were able to show that the volume of their business has dropped at least twenty-five per cent. within the last three months, as compared with the volume of business taken a year ago at this time and the building stone department, both interior and exterior, came into the Exchange with the report that contracts were being held up and that the volume of their business has dropped off. Sand is still quoted at 45 cents, but concessions are liberal for new and desirable contracts.

On paints and varnishes, sales to the retail trade is way off. Painting contracts throughout New Jersey, New York and Long Island are being held up and contractors are complaining that they cannot go ahead with out of doors work and the continued dampness in the air makes high grade painting work difficult. In such weather there is always liability of adulterations being made to insure rapid drying. For that reason, concessions are everywhere being given to encourage buying now, but even under these conditions stocks are moving so slowly that dealers are showing a tendency to await more settled weather.

The reasons for this general slump, which, in short, affects every department but structural steel and iron are three;

indefinite crop reports arising from cold weather in the west and floods in the south, which, in turn, affects the financial and securities market, which controls building and permanent loan operations; the slump in building plans filed in practically every section of the district during the last three weeks and, last, but by no means least, the fact that building commodities are higher today than they have been in a year and in some cases, in two years.

No. 1 Foundry Pig Iron, (Eastern, N. Y.) is quoted at 15.50 a ton as against 15.25 on April 1; and 15.00 on March 1. No. 2 foundry, (Southern, Birmingham) on May 1 was 11.50, on April 1, 10.50 and on March 1, 10.25.

Steel beams were stiff at 23.00 on May 1 and easy at 23.00 on April 1 and active at 22.00 on March 1. Tin, on May 1, was \$0.46375, on April 1; \$0.4375 and \$0.43 on March 1, and \$0.42 on May 1. Linseed oil on May 1, was quoted at \$0.75 a gal. on April 1, \$0.74 and on March 1, \$0.75. Turpentine on May 1, was quoted at \$0.49, on April 1, \$0.465 and on March 1, \$0.4675. Hudson river common brick has been quoted steadily at \$6.75 which, by the way, is practically the only basic building material that has not fluctuated in price at any time so far this season. Lime also comes under this classification, in a sense, although it is stiffer at \$0.92 than it was on April 1 at the same figure. Nails are also stiffer at \$2. than they were at the same figure on April 1.

On May 1 of last year, nails were quoted at \$2.15 and on January 1, 1910, at \$2.25. Window glass comes under the same category. It is quoted today at \$1.78 as against \$1.68 on April 1 and \$1.53 on March 1, at which figure it was quoted on May 1, 1911. On January 1, 1910, however, window glass was quoted as high as 1.91 and on June 1 1901, it was quoted as \$4.08. Yellow pine is quoted at \$28.00 where it has been listed during the last three months. Eastern spruce, white, random, timber, per M, is quoted at \$23.00 today as against \$22.00 on March 1 of this year. On May 1, 1911, this commodity was quoted at \$23.00. Hemlock timber, Pennsylvania, random, per M. has been quoted at \$21.00 where it has remained since Jan. 1, 1910. Front brick is without change, prices ranging from \$28.00 to \$33.00. Portland cement is unsteady at \$1.33 where it is weaker today than it was at the same figure on April 1, but the supply is retracted in some districts making it firm in spots.

It therefore will be seen that building material prices are stiffer just now, despite the falling off in demand and general uneasiness of business, but the prospects are that prices will go even to higher levels before they reach a normal level. It explains in a nutshell just why building projects are being approached with caution, at least until the weather and political horizons clear up a little so the business man can get his bearings.

The New Picture Theatre Ordinances.

Editor of the RECORD AND GUIDE:

The Citizens' Union is urging the members of the Board of Aldermen to vote for the Folks' ordinance, to regulate motion picture shows. When it is considered that these places of amusement are visited daily by hundreds of thousands of persons, in the main women and children, and that practically nothing has been done to safeguard their lives in case of fire or panic, it becomes apparent that present conditions in this regard are scandalous.

There has been no adequate regulation of motion picture theatres in the past, although this class of entertainment is patronized daily by about 300,000 persons, composed largely of women and children. The Mayor and others have realized the seriousness of this condition, and the Mayor appointed a committee to investigate the subject and recommend an effective ordinance. This committee did on January 9, 1912, submit an ordinance (Introductory Nos. 87, 88 and 89, introduced by Alderman Folks) which was referred to the Committee on Laws and Legislation of the Board of Aldermen. This ordinance, with slight changes as to form, after public hearings were held, was reported favorably by the Committee on Laws and Legislation on May 7, and will be voted on by the board on Tuesday, May 14.

By the provisions of this ordinance motion picture theatres may not be constructed in frame buildings within the fire limits, or in hotels, tenements or lodging houses. They may not be constructed in factories or workshops, except where the theatre is separated from the rest of the building by fireproof walls and floors. In no case may a motion picture show be operated in any building, except on the ground floor.

The ordinance contains provisions re-

garding the character of fireproof construction to be used and the method of construction of booths; as well as the size of fire-escapes and halls, the arrangement of chairs, the lighting, heating and ventilating apparatus and other details.

The ordinance also regulates the licensing and inspection of motion picture theatres by the Bureau of Licenses, and provides that applicants for motion picture theatre licenses must file plans and specifications with the superintendent of buildings and these must be approved by him before a license can be granted. The Bureau of Licenses is also to specify the seating capacity for each open air motion picture theatre, including existing theatres.

This ordinance affects all motion picture theatres which accommodates not more than 600 persons. If their seating capacity exceeds 600, they will be governed by the provisions of the proposed Building Code affecting theatres and will be dealt with precisely as are other theatres.

All these provisions, particularly the sections dealing with exits, tend toward the better protection of motion picture theatre patrons.

The only reason that fire and health regulations of the character specified in this ordinance have not hitherto been passed, is that motion picture shows have only recently come into existence. It is a new industry. The Board of Aldermen should not wait until some disaster like that which befell the Titanic, or like that which caused the loss of more than 100 lives in the Asch Building, has occurred.

Instead of catering to the greed of certain persons who have a financial interest in motion picture theatres, and place the value of dollars above human life, we earnestly urge the passage of this ordinance, which will properly safeguard and protect the thousands of persons who daily attend motion picture theatres.

CLARENCE BISHOP SMITH,
Chairman, Aldermanic Committee Citizens Union.

Car Fare on Williamsburgh Bridge.

The Bridge Operating Company and other companies in Manhattan and Brooklyn interested in the operation of cars over the Williamsburgh Bridge, across the East River, have served on the Public Service Commission a writ of certiorari providing for a review by the courts of the recent action of the Commission in ordering the Bridge Operating Company to reduce its fare for local transportation over the Williamsburgh Bridge to two cents for a single fare or three tickets for five cents instead of the prevailing tariff of three cents for a single fare or two tickets for five cents.

The companies making the application for the writ claimed that the commission exceeded its power in making the order, and that it has no right to reduce fares allowed by contract made between the City of New York and the Bridge Company in 1904; also that the profits of the Bridge Operating Company, which the commission found to be at the rate of 112 per cent. a year, are not so high as they would seem, for the reason that the companies operate through car service over the bridge at a loss, and that this should be taken into consideration in connection with the profits made on the local service.

This is the second legal proceeding instituted over this order of the commission. When the companies refused to obey the order the commission applied to the courts for a writ of mandamus to compel obedience. Now the companies have applied for a writ of certiorari to review the commission's order.

Queensboro Bridge Lines.

On May 20, the Public Service Commission will grant a hearing on the application of the Third Avenue Bridge Company, a subsidiary of the Third Avenue Railway Company, for the approval of a contract between the Bridge Company and the Central Park, North and East River Railroad Company for the use of the southerly track of the latter company in 59th Street. The Bridge Company operates cars over the Queensboro Bridge, and is to be operated as a part of the Third Avenue system in Manhattan. The use of the Central Park Company's track in 59th Street is needed to connect the Manhattan lines of the Third Avenue Company with the Bridge Company's lines.

—The death-rate in the city of New York has been reduced one half since 1866. In that year it was thirty for each thousand of population, while in 1911 it was fifteen in each one thousand.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

	1912 May 10 to 16	1911 May 12 to 18
Total No.....	220	206
Assessed value.....	\$11,306,900	\$9,163,000
No. with consideration...	33	15
Consideration.....	\$2,245,300	\$745,817
Assessed value.....	\$1,871,000	\$452,000
Jan. 1 to May 16	Jan. 1 to May 18	

Total No.....	3,717	3,989
Assessed value.....	\$297,907,795	\$227,516,100
No. with consideration...	356	327
Consideration.....	\$20,340,057	\$16,162,802
Assessed value.....	\$19,028,800	\$14,768,200

MORTGAGES

	1912 May 10 to 16	1911 May 12 to 18
Total No.....	146	190
Amount.....	\$7,915,087	\$5,230,890
To Banks & Ins. Cos.....	21	40
Amount.....	\$1,665,200	\$957,500
No. at 6%.....	48	75
Amount.....	\$2,152,202	\$1,836,574
No. at 5½%.....	1	4
Amount.....	\$5,000	\$23,500
No. at 5%.....	45	52
Amount.....	\$3,997,150	\$1,412,316
No. at 4½%.....	11	11
Amount.....	\$632,700	\$593,500
No. at 4%.....	.....	1
Amount.....	.....	150,000
Unusual rates.....	.....	1
Amount.....	.....	\$33,000
Interest not given.....	41	46
Amount.....	\$1,128,035	\$1,182,000
Jan. 1 to May 16	Jan. 1 to May 18	

Total No.....	2,479	3,073
Amount.....	\$148,043,110	\$105,272,436
To Banks & Ins. Cos.....	543	.....
Amount.....	\$99,781,171	.....

MORTGAGE EXTENSIONS

	1912 May 10 to 16	1911 May 12 to 18
Total No.....	48	46
Amount.....	\$1,311,150	\$1,503,500
To Banks & Ins. Co.....	11	9
Amount.....	\$513,000	\$417,000
Jan. 1 to May 16	Jan. 1 to May 18	

Total No.....	987	1,026
Amount.....	\$28,582,060	\$38,863,751
To Banks & Ins. Cos.....	302	.....
Amount.....	\$21,069,500	.....

BUILDING PERMITS

	1912 May 11 to 17	1911 May 13 to 19
New buildings.....	24	36
Cost.....	\$3,270,700	\$2,402,850
Alterations.....	\$228,920	\$610,700
Jan. 1 to May 17	Jan. 1 to May 19	

New buildings.....	336	362
Cost.....	\$50,006,075	\$40,697,480
Alterations.....	\$4,902,709	.....

BRONX CONVEYANCES

	1912 May 10 to 16	1911 May 12 to 18
Total No.....	174	152
No. with consideration...	15	9
Consideration.....	\$205,810	\$145,200
Jan. 1 to May 16	Jan. 1 to May 18	

Total No.....	2,772	\$2,852
No. with consideration...	740	.....
Consideration.....	\$3,415,925	\$1,658,634

MORTGAGES

	1912 May 10 to 16	1911 May 12 to 18
Total No.....	114	147
Amount.....	\$414,865	\$1,568,556
To Banks & Ins. Cos.....	12	18
Amount.....	\$472,200	\$343,700
No. at 6%.....	52	78
Amount.....	\$613,200	\$647,859
No. at 5½%.....	18	18
Amount.....	59,515	\$251,782
No. at 5%.....	15	24
Amount.....	\$470,850	\$291,865
Unusual rates.....	4	.....
Amount.....	\$33,000	.....
Interest not given.....	25	27
Amount.....	\$238,300	\$377,050
Jan. 1 to May 16	Jan. 1 to May 18	

Total No.....	1,970	2,370
Amount.....	\$18,853,350	\$21,704,188
To Banks & Ins. Co's.....	227	.....
Amount.....	\$4,272,066	.....

MORTGAGE EXTENSIONS

	1912 May 10 to 16	1911 May 12 to 18
Total No.....	11	12
Amount.....	\$254,750	\$138,500
To Banks & Ins. Cos.....	4	1
Amount.....	\$176,000	\$33,000
Jan. 1 to May 16	Jan. 1 to May 18	

Total No.....	290	244
Amount.....	\$5,236,156	\$3,979,529
To Banks & Ins. Cos.....	58	.....
Amount.....	\$1,701,000	.....

BUILDING PERMITS

	1912 May 11 to 17	1911 May 13 to 19
New buildings.....	26	56
Cost.....	\$456,300	\$223,400
Alterations.....	\$10,980	\$21,275
Jan. 1 to May 17	Jan. 1 to May 19	
New buildings.....	541	456
Cost.....	\$13,726,070	\$6,926,250
Alterations.....	\$509,830	.....

BROOKLYN CONVEYANCES

	1912 May 9 to 15	1911 May 11 to 17
Total No.....	463	517
No. with consideration...	30	40
Consideration.....	\$336,370	\$388,720
Jan. 1 to May 15	Jan. 1 to May 17	
Total No.....	9,387	9,912
No. with consideration...	566	.....
Consideration.....	\$5,308,675	\$5,105,137

MORTGAGES

	1912 May 9 to 15	1911 May 11 to 17
Total No.....	424	464
Amount.....	\$1,503,617	\$1,498,449
To Banks & Ins. Cos.....	105	.....
Amount.....	\$681,500	.....
No. at 6%.....	262	289
Amount.....	\$651,218	\$683,743
No. at 5½%.....	43	74
Amount.....	\$205,820	\$298,050
No. at 5%.....	100	76
Amount.....	\$497,687	\$433,456
Unusual rates.....	3	1
Amount.....	\$100,657	\$975
Interest not given.....	16	24
Amount.....	\$48,235	\$82,225
Jan. 1 to May 15	Jan. 1 to May 17	

Total No.....	7,170	8,43
Amount.....	\$28,865,462	\$42,875,90
To Banks & Ins. Cos.....	1,600	.....
Amount.....	\$11,830,773	.....

BUILDING PERMITS

	1912 May 9 to 15	1911 May 11 to 17
New buildings.....	99	271
Cost.....	\$924,040	\$1,777,095
Alterations.....	\$69,390	\$90,648
Jan. 1 to May 15	Jan. 1 to May 17	

New buildings.....	2,425	1,907
Cost.....	\$17,368,283	\$11,521,480
Alterations.....	\$1,549,009	\$1,219,672

QUEENS BUILDING PERMITS

	1912 May 10 to 16	1911 May 12 to 18
New buildings.....	55	100
Cost.....	\$225,375	\$464,655
Alterations.....	\$13,675	\$19,168
Jan. 1 to May 16	Jan. 1 to May 18	

New buildings.....	1,810	2,117
Cost.....	\$6,641,972	\$8,241,258
Alterations.....	\$374,750	\$337,530

RICHMOND BUILDING PERMITS

	1912 May 10 to 16	1911
New buildings.....	28	.....
Cost.....	\$52,180	.....
Alterations.....	\$2,675	.....
Jan. 1 to May 16		

New buildings.....	363	.....
Cost.....	1,382,798	.....
Alterations.....	\$142,279	.....

More Elevators for a Subway Station.

The Public Service Commission has asked the Board of Estimate and Apportionment to appropriate \$40,000 for the purpose of installing additional elevators at the 181st street station of the Broadway branch of the subway. In 1906, when the subway at this point was opened, there were two elevators in operation at this station, which is more than 150 feet below the surface of the street. Building operations in the vicinity progressed so rapidly and the Washington Heights section increased so fast in population that these two elevators were soon found to be inadequate.

In 1909 the Commission ordered the construction of a new shaft, capable of containing four elevators. These shafts were completed and two additional elevators placed in operation in 1910. As the traffic kept on growing, even four elevators were found to be at times crowded to their capacity in the rush hours, and towards the close of the year 1911 the Commission held hearings on the complaints of inadequate elevator service. As a result it decided to ask the Board of Estimate for the money needed to put in the two remaining elevators, for which shaft capacity has been provided. In 1907, the first year after the opening of the 181st street station, there were 1,378,181 tickets sold at the station. In 1911 the ticket sales had grown to 4,413,636 tickets.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article VII.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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NORMAL BUILDINGS.

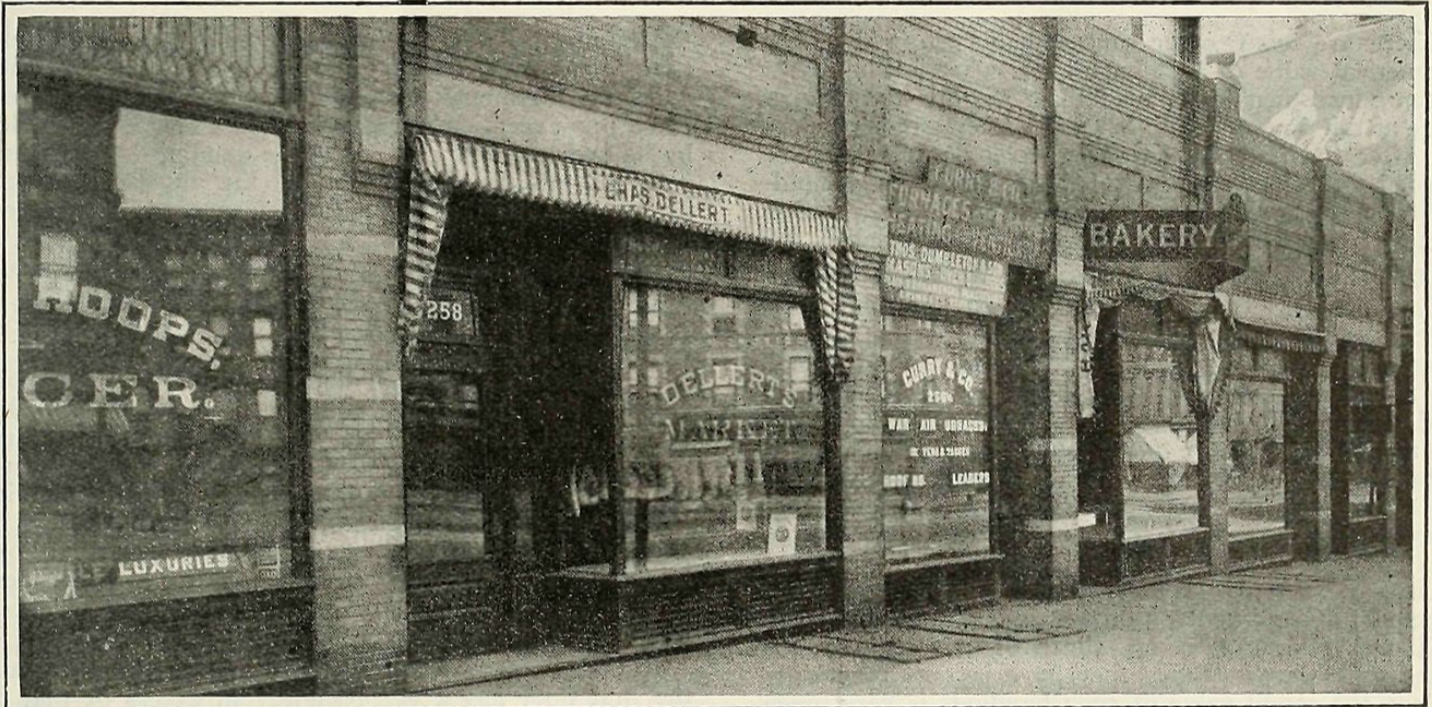
BUILDINGS which are suited to the site on which they stand, which are in keeping with their surroundings, and which meet the requirements of their occupants, may be called normal buildings. Thus in a residential section composed of residences averaging \$10,000 in value, the normal building is one which does not vary too much in either direction from this amount; a \$100,000 or a \$1,000 residence in such a section would not be normal on account of their great divergence from the average cost; neither would an office building in such a section be normal.

Other instances would be a four or five story old-

decoration incurred in a building whereby no equivalent addition is made to net income, will result in a commercial value lower than cost.

In new buildings it is well to take into consideration not only the proposed use of the building and the competition in similar structures, but its probable commercial life, which for the average building in the average city may not exceed fifty years; this will frequently have a very decided bearing on the amount to be expended on construction.

It is, of course, necessary to make an exception of certain buildings of a more public or monumental character, especially those which tend to dominate their



"TAXPAYERS." FLATBUSH AVENUE, BROOKLYN, N. Y.—When the ground floor is valuable and there is no strong demand for accommodation on upper floors, taxpayers (so-called) are frequently very profitable, the carrying charges being reduced to a minimum.

fashioned office building in a financial district, where land is of high value; or old-fashioned residences in sections changing to business; these buildings cannot return an adequate rental on the value of the land they cover, and their value consists in their earning power during the limited period that they are likely to stand, less expenses of maintenance and taxes on the buildings proper.

If a building is not normal, proper allowances will have to be made in arriving at the commercial value.

Buildings in sections which have changed character since their erection, though still structurally sound, are frequently of nominal value, this depending on the length of time they will probably continue in use and their net earning power over and above the taxes chargeable to them.

There is a tendency for similar buildings in similar locations to acquire equal values, just as there is for an equalization of rentals for similar accommodation, making it fairly easy to ascertain the normal rentals for a given unit of accommodation, either by the square foot, room or house.

NORMAL BUILDINGS SHOULD BE OF NORMAL COST.

The value of a building being its net rent capitalized, and its commercial life being generally shorter than its structural life, especially in growing cities, any wide divergence from the normal cost of similar buildings will result in a waste of capital.

Thus, abnormal expenses either for construction or

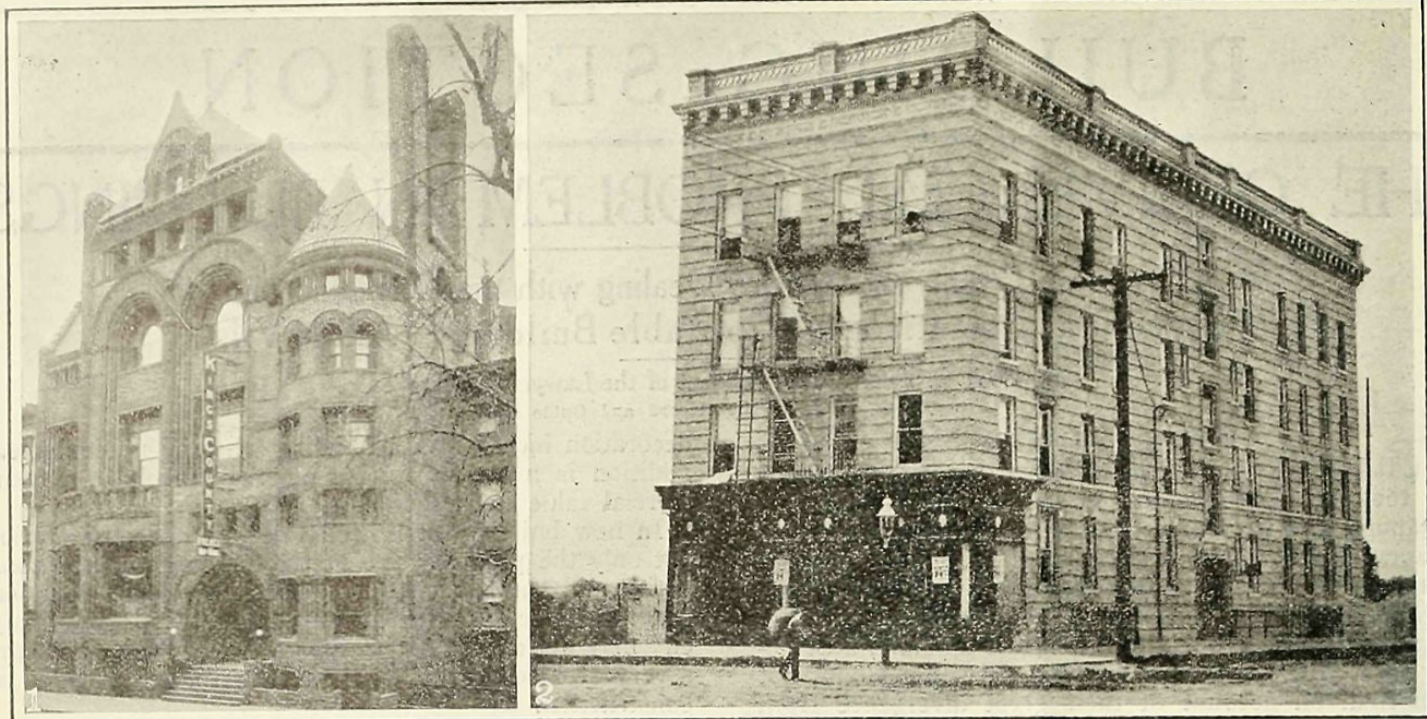
surroundings, such as the more important state or municipal buildings, exchanges, transportation terminals, public libraries and the larger churches.

It is interesting to note that at the present time a discussion is going on as to the extreme cost and difficulty which will be experienced when the necessity arises for removing some of the iron and concrete buildings now in course of construction, these being not only of a very durable nature, but very hard to demolish.

Not only should the normal building not be too costly, but it should also not err in the opposite direction. Buildings of flimsy and perishable construction are subject to rapid depreciation, the cost of maintenance and repairs is very high, and those deficient in necessary equipment and improvements suffer in competition with their better designed and better built neighbors, showing lower rentals and greater carrying charges.

COMMERCIAL VALUE DIFFERS FREQUENTLY FROM COST.

Commercial value may be, and frequently is, less than the cost price to replace a building. It may be more than the building cost originally when the price of labor and materials has increased since the time of erection. It is less than the cost of erection when the income derived from it is insufficient to give a proper return on this amount; this may be due to the depreciation which takes place from use, the action of the elements, or natural decay; or in other cases to wrongful location, poor planning or faulty construction.



(1).—A SPECIAL BUILDING, ORIGINALLY THE GERMANIA CLUB, BROOKLYN, N. Y.—Its sale years after erection resulted in a loss of over 30 per cent. of the money invested. A poor type for conversion to other uses.
 (2).—A MISPLACED BUILDING, BROOKLYN, N. Y.—Erected in advance of the demand: "top heavy," about ten times value of land built on.

There are many other causes tending to reduce the commercial value of buildings below what it would cost to reproduce them. Some of them are due to mistakes made at the time of building, others to conditions changing after the building has been erected; some can be avoided, others can be provided for (as when a building is erected which is convertible, to meet possible changed conditions), others again are unavoidable.

FIRE INSURANCE COMPANIES AND SOUND VALUE.

The difference which exists between cost and commercial value is recognized to a certain extent by fire insurance companies, who use the term "sound value" or "actual cash value," which has been described in a legal decision on fire insurance as "the cost of rebuilding a similar structure at present prices of labor and materials, less depreciation from any legitimate cause"; the same decision goes on to say that "it sometimes happens that the cost of reproduction, less depreciation, does not represent the value of the building at the time of its destruction. When buildings have been constructed for a particular purpose, and on account of an unfavorable location or a failure of the business for which they were intended they have become practically useless, the sound value of such buildings is very much less than the cost of reproduction."

INSTANCE OF GRADUALLY DECREASING VALUE OF SIMILAR BUILDINGS ON DIFFERENT SITES.

To convey a clearer idea of the difference in value of similar buildings in different locations, a building may be imagined costing say \$50,000, which placed in certain locations in New York City would be worth all it would cost to build. By shifting it to different sites, the building would have a gradually decreasing value, depending on its location; in some places it would be worth only what the materials of construction would fetch, less the expense of removal, or merely a nominal value.

COMPARATIVE VALUE OF GROUND FLOOR AND OTHER ACCOMMODATION IN DIFFERENT CLASSES OF BUILDINGS.

The introduction of steel skeleton structures has made possible a great increase in the height of buildings with much less loss of ground floor space than occurs in buildings of masonry construction. As ground floor space is limited in area and cannot be increased, and ground floor rentals in certain sections are from five to ten times the rentals of upper floors, the advantage of utilizing this space to the greatest possible extent is obvious.

The ability to increase the accommodation of upper stories by building higher and the impossibility of increasing ground floor areas draws attention to the importance, on valuable land, of a very careful study of ground floor plans and the avoidance of any waste in this portion of the building.

In high class city houses, the floor immediately above

the ground floor is nearly always of greater value than the ground floor itself on account of its greater privacy and of its removal from the dirt and noise of street traffic; an exception to this would be a house surrounded by its own grounds and where the building is sufficiently retired from the street to avoid the unpleasant effects of noise as well as the inconvenience of being overlooked.

In cheaper dwellings, the ground floor and that above are of nearly equal value, the odds being slightly in favor of the latter, except where the street is free from heavy traffic.

In high class apartment houses, the first floor is more valuable than the ground floor, on account of its greater privacy and freedom from noise and dust. The first floor again is more valuable than those above because of its freedom from dependence on elevator service where provided, and where there is none, because it is easier of access. Exceptions are when the ground floor has value for other than residential uses; for business purposes, such as shops or offices, or for semi-business, such as doctors' or other offices.

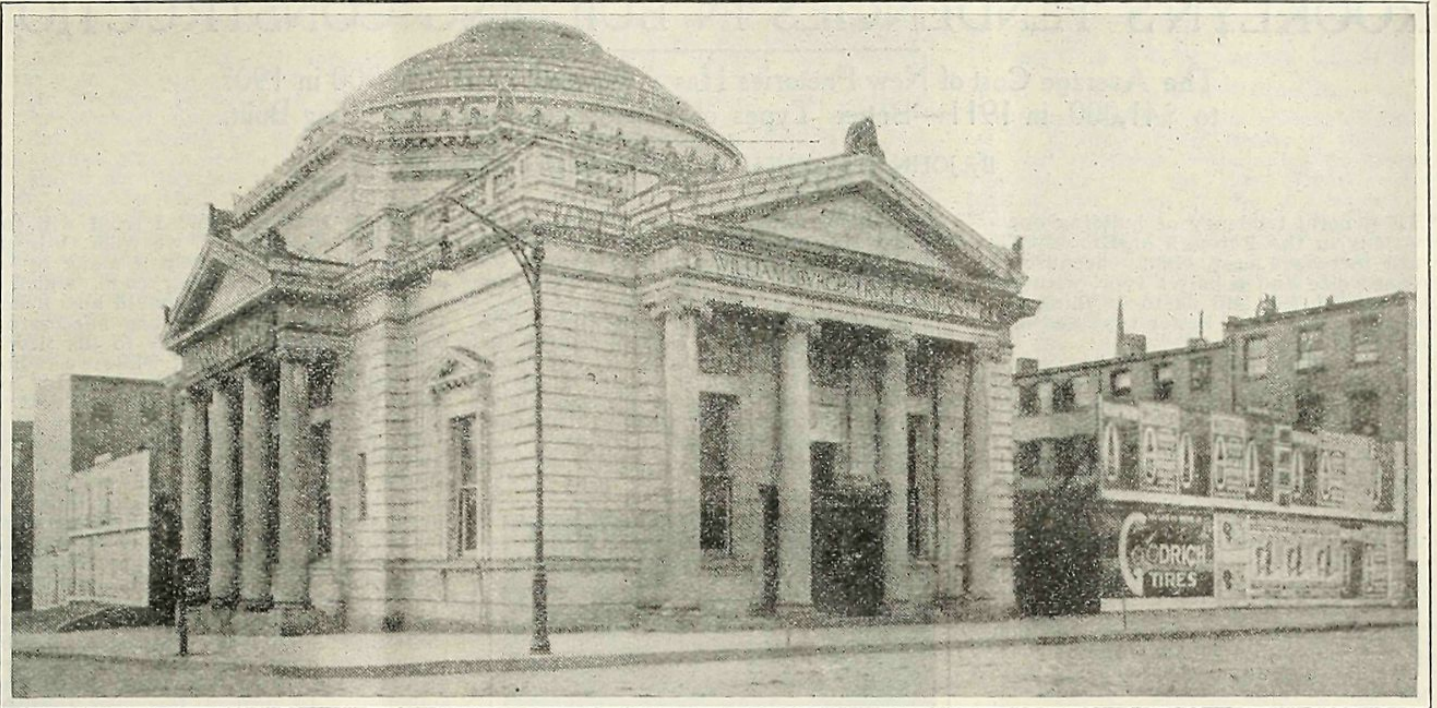
In the cheaper grades of apartments and in tenements, the first floor has a value slightly in excess of that of the ground floor, except when the latter is removed from the street by means of steps, in which case the ground floor may be somewhat more valuable on account of its greater ease of access; the difference, however, is not great.

For offices, banks and similar utilizations, the value of the ground floor is greatly in excess of that of the upper floors on account of its greater accessibility and its value for advertising purposes. Even in elevator buildings, especially in expensive locations, the floor immediately above the ground floor will have a considerably greater rental value on account of greater accessibility, and greater advertising value than those over it, which tend to be of equal value throughout. In non-elevator buildings, used for business purposes, the value of the accommodation will decrease in proportion as it is higher up, on account of its being less accessible from the street.

In shops and stores in good demand, ground floor values are greatly in excess of those above; the proportion increases as the location attains greater scarcity value. In cheaper locations the difference is not great, and where there is but small demand for stores, the rental value will tend to similarity for the two floors.

In apartment houses in Paris the relative value of different floors is frequently emphasized by placing between the shops on the ground floor and the first floor apartment a mezzanine story called "entresol," which is used for cheap business or inferior apartments.

We may summarize by stating that for business purposes the ground floor exceeds the upper floors in value, the excess value increasing rapidly with the demand for



A GOOD EXAMPLE OF A MISPLACED AND UNSUCCESSFUL BANK BUILDING. WILLIAMSBURGH BRIDGE PLAZA, BROOKLYN, N. Y. Built off the line of traffic, under the mistaken assumption that a fine building would attract business. Assessed value, 1912, \$115,000. Offered to City of New York for \$72,450, or without the vault, \$69,000.

accommodation; in residence property the excess value is generally for first floor accommodation, the proportion increasing as the property becomes of a higher class.

BUILDINGS IN SECTIONS OF CHANGING CHARACTER. "TAXPAYERS."

When the character of a section changes, buildings must either be easily convertible to meet the new demand or they may have to be practically reconstructed or entirely removed. Thus one sometimes sees churches, situated in sections from which their congregations have moved, used for business purposes. It is well not to make too expensive alterations in buildings located in sections of changing character until the nature of these changes is fully understood; for where several different utilities are competing for a given section, it may take some time to determine which will eventually secure possession of it.

It is quite common in growing cities, where there is some uncertainty as to the ultimate character of a section, or when a building suited to changing conditions would be in advance of the needs for it, to erect what are known as taxpayers, viz., buildings which will earn a sufficient income to repay their cost of erection during their probable life and something over to meet the taxes on the land as well as on the buildings. In some cases these taxpayers show a larger net return than neighboring high buildings.

SPECIAL BUILDINGS FOR PARTICULAR USES.

Those buildings for which there is a great demand, such as residences suited to the needs of and within the reach of the average house buyer, apartment and tenement buildings of not too large size, office buildings of average size and cost in a suitable section, shops in a shopping district, etc., are apt to approach nearest in commercial value to their cost to erect. Buildings for special uses, for which the demand is limited, frequently sell far below the cost of reproduction, especially where it is difficult to convert them to other uses for which there is a larger demand. This is especially the case with large buildings suitable for occupancy by one tenant and which are difficult to subdivide. Thus, a department store in a section where the demand for such a building is limited, if vacated by its tenants, will probably be very hard to rent, and if offered for sale will frequently find no market except at a great reduction from its original cost.

As an example of loss sustained in a building erected for special uses may be cited the Germania Club Building on Schermerhorn Street, Brooklyn, which cost to build, including the land, in 1892, \$130,000, and was sold in 1907 for \$90,000, or in 15 years a loss of \$40,000 or a little over 30 per cent. In this case the character of the section remained about the same during this time and the building was sold to another club, who could afford to pay a better price for the property than it

would have brought if converted to other uses, in which case the loss would have been considerably greater.

MISPLACED BUILDINGS CAUSE OF DESTRUCTION OF CAPITAL.

Loss of capital in building investments occurs more frequently through misplaced buildings than from any other cause. A misplaced building is one which is out of harmony with its surroundings or unsuited to them; either it is of a wrong class, such as a factory situated in the midst of a residential section, or it may be too costly for the neighborhood, such as a large and expensive dwelling amongst others much smaller and of cheaper character.

Buildings are frequently misplaced through being erected in advance of the requirements of a neighborhood, though, if they are in the line of growth, they may become in time the proper type. Thus a four or five story brick tenement in a neighborhood of small frame tenements, where the demand for increased accommodation is urgent, may be justified, whereas a similar building erected in a section where the demand is for cheap detached residences would be out of place.

Buildings misplaced at the time of erection generally consist of single structures or of small groups, and the more unsuited they are to their surroundings the greater the loss of capital they are apt to cause; mistakes of location are more important in growing cities, on account of the competition of new buildings, than in smaller settlements, where the competition is less keen. Where the growth is slow tenants will make the best of existing conditions, as there is nothing else likely to be offered, but where new buildings are constantly being erected, they compete for the tenants of older buildings, offering them better facilities and more modern improvements and tending to attract the best and most active class of tenants who are able and willing to pay for the best accommodation.

Changes in the character of a section are liable to render all the buildings in the section unsuitable; they will then gradually be replaced by others more in keeping with new requirements.

The cheaper the improvements, the more readily a section will adapt itself to changed conditions by wholesale reconstruction. Thus in a neighborhood built up with small frame houses, where pressure of population creates a demand for more accommodation, the oldest and cheapest will be removed first and those in the best condition last. If the section is built up with a more expensive and better class of house, the change will be slower, and greater resistance to reconstruction will be offered, which may even result in forcing the erection of superior accommodation in less desirable locations.

Instances of this are frequently seen where in high class residential sections the buildings are too good to be removed and they become utilized for boarding houses and tenements, their former occupants moving to locations where they can secure a more modern class of improvements.

BROOKLYN'S TENDENCIES IN BUILDING CONSTRUCTION

The Average Cost of New Factories Has Advanced From \$31,000 in 1907 to \$41,000 in 1911—Better Types of Residences Are Also Being Built.

By JOHN THATCHER, Building Superintendent of Brooklyn.

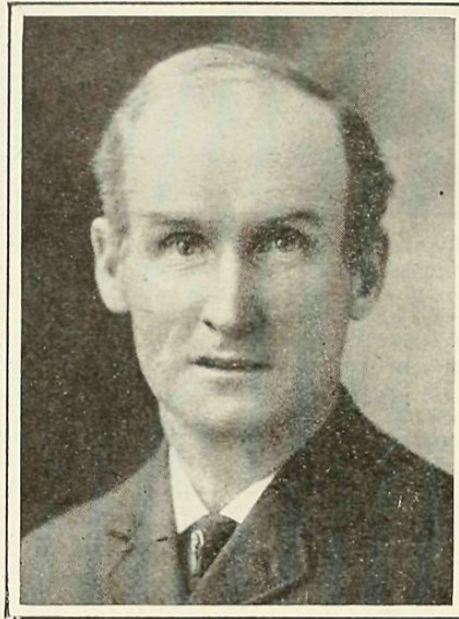
THE general tendency of building operations in the Borough of Brooklyn is toward increased cost, chiefly because of increased size and a better type, with regard to factories, and as to dwellings, it is largely a matter of better type and also of better construction.

I find that during the past five years, there were erected in the Borough of Brooklyn, the following brick factories:

Year.	Bldgs.	Cost.
1907	131	\$4,141,372
1908	79	1,405,500
1909	121	3,854,475
1910	109	2,841,800
1911	83	3,428,910
Total		\$15,672,057
Average cost		\$29,965

The average cost of those erected last year will amount to \$41,312. In the matter of these buildings, the tendency is to either slow burning or fireproof construction, a large number of which are equal to anything of their kind in the country; notably those of the Bush Terminal Co and the New York Dock Company. The Bush Terminal Company has erected and has under construction buildings with a floor area of nearly 4,000,000 sq. ft., all of which are absolutely fireproof. Allowing 100 sq. ft. to each person, these buildings will accommodate 40,000 workers. The New York Dock Co. is putting up similar buildings. They have already erected and have under way buildings with a floor area of 921,511 sq. ft. or 21 1-10 acres. These manufacturing plants being situated along our water front and being equipped with the very latest thing in the way of modern machinery and power, will count for much in the future development of the Borough. I have no doubt but that with wise and more economic government our future will be secure and will be equal to the predictions that in 1920 our population will be 2,500,000. This means an increase of some 93,000 in population per year, to accommodate which we have simply to continue constructing as we have been during the past eight years. During the period mentioned we have, along with the above, erected 509 frame factory buildings at a total cost of \$404,676, the average cost being only \$779; but as already stated, the tendency is toward the more expensive slow-burning or fireproof buildings.

We also find that the tendency is toward the one and two family houses, which is very gratifying and should be encouraged in every way possible. Assuming that we can help a man to own his own house, we can generally count upon his being a good citizen, having an actual and tangible interest in the community. In any event the chances are he can be reckoned an asset for the uplift of the community. We need men of this character these days, when so much difference, seemingly, is paid by our officials



JOHN THATCHER.

Superintendent of Buildings, Brooklyn Borough.

and politicians to the windjammers, socialists and anarchists, a class that do nothing toward the uplift of any community but who simply disrupt and pull down the good work of others wherever possible.

During the past five years there have been erected in the Borough some 9911 dwellings, largely one and two family houses. The trend at the present time

is largely that way and I trust will continue so. However, if we wish to insure this result, we must help it along by enacting the new building code, which is needed very much. We should also license every builder, after he has successfully passed an examination as to his fitness. The inconsistency is that while we require that almost everybody from a doctor to a peddler must prove his fitness and be licensed, and then registered before we allow him to practice his profession or trade, we allow anybody to operate as a builder; and if it were not for the vigilance of the Building Departments a large percentage of the buildings would not stand up. Quite a number of these assumed builders have neither conscience, ability nor knowledge of the business to commend themselves, and it is not fair to the honest builders nor to the community that they should be allowed to impose themselves upon the public. We also need an improvement in the present Lien Law, sufficiently to protect the men that put their money and labor into the buildings erected by this class of men who put up buildings to make money, and if they cannot make it legitimately they make it at the expense of the small contractors who do the major portion of the work for them. This class usually has the title to everything in some one else's name and between him and the first mortgagee, these small contractors lose their money, which these men pick up.

We also want more business management infused into our city government. It is becoming far too expensive. If it is not done very soon, it will be beyond doing, as the majority of the voters will soon be employees of the City. We have over 175,000 on the City payroll now and they practically hold the balance of power. If their number keeps on increasing at too rapid a rate, it will preclude the realization of the future greatness of the City that we are hoping and working for. I am fully persuaded that the present cost of our government could be reduced one-third, and with a better service as a result. With our enormous debt of nearly one billion dollars, which keeps growing, something should be done to check this extravagance. Unless we do so, I am afraid that all our optimistic hopes for future greatness, which is ours by right of location and natural advantages, will not be realized.

ALDERMEN'S POWER TO CONTROL OCCUPANCY.

Questioned By Ex-Alderman Doull at a Hearing on the New Building Code—
Classification of Buildings Under Consideration—Superintendents' Rulings.

SEVERAL of the most important provisions that it is proposed to engraft into the Building Code of the City of New York were scrutinized at the hearing on Wednesday before the Building Committee of the Board of Aldermen. One of these is Section 13, entitled "Certificate of Occupancy," and requiring from the architect or owner of a new building a statement regarding the purpose for which the premises will be used, and forbidding its use for any other purpose at any time in the future without a certificate of occupancy from the Superintendent of Buildings.

This is one of the greatest reforms that have been widely advocated since the Triangle conflagration. No real opposition appeared, but ex-Alderman Doull, who was a member of the Building Committee which revised the last previous code, stated that a similar provision had been omitted from that code, for the reason that the Board of Aldermen did not possess the power to regulate the occupancy of a building. The State Legislature possessed this power, but not the Board of Aldermen.

John D. Moore, C. E., the principal editor of the last proposed code, pointed out in the present revision a number of provisions which were criticised when they appeared in his code by some of the experts who now favored them. Lawrence Veiller suggested a number of modifications, mostly intended to bring the building code in consonance with the Tenement House Law. Lewis Harding, in answer to Mr. Veiller on one occasion, stated that

the committee's intention had been to improve on the Tenement House Law rather than to conform to it.

Others who participated in the discussion were Frank E. Conover, president of the Mason Builders' Association; Robert D. Kohn, secretary of the Joint Committee; C. B. Meyers, Oscar Lowinson, Dr. Korn, Michael, J. Horan, Guy P. Waite, J. O. Hammett of the Citizens Union and Ira J. Ettlinger.

Among the interested listeners were State Senator John B. Rose, president of the Greater New York Brick Company; Benjamin D. Traitel, chairman of the revision committee; C. G. Norman, chairman of the Board of Governors of the Building Trades Association; Ross F. Tucker, president of the Concrete Association; Prof. Woolson, of the National Board of Underwriters; Henry M. Keasbey, vice president of the National Fireproofing Company; Thomas Vinton, of the Concrete Association; John Gill, representing the bricklayers and masons of the State of New York; and Frank M. Patterson, counsel for the Hudson River brick manufacturers.

The sections of the code under consideration were those numbered 7 to 22 inclusive. They relate principally to the general powers and duties of the superintendent of buildings, the classification of buildings, the classification of construction, limits of area to be occupied by buildings, limits of floor areas between fire walls, light and ventilation, entrances and doors, stairs and smokeproof towers.

On most of these sections public and

technical opinion had been so crystalized that the modifications proposed were of a constructive and improving nature rather than destructive. The underlying motives in almost every case of the framers of the code were approved. Relative to the powers and duties of the Superintendent of Buildings the new code confers upon the Superintendents of Buildings the power to establish general rules and specifications for the enforcement of the provisions of the code, but these are not to become effective until they have been published in the City Record for at least one day each of eight successive weeks, and an opportunity has been given for a public hearing. They must also be bulletined in the Building Bureau. Other than this the practice provided for is not greatly different from what obtains at present.

No material change was proposed for Sections 13 and 14, though a doubt as to their legality was raised by ex-Alderman Doull. Section 15 relates to the classification of buildings. There are three primary classes, namely Public Buildings, Residence Buildings and Business Buildings. Public Buildings have two subdivisions—Class A and Class B. In Class A are armories, asylums, bath-houses, detention buildings, fire-houses, police stations, hospitals, libraries, museums, railway stations, schools, nurseries and theatres. Class B includes amusement halls, churches, exhibition buildings, lodgerooms and public halls. Class C is for club-houses having more than fifteen rooms, dormitories, hotels and lodging-houses;

and Class D is for dwellings and tenements of all other residence buildings not specified in Class C.

The code requires that such portions of the first story as are occupied for stores or other business purposes in buildings hereafter erected more than fifty feet high shall be enclosed by fireproof partitions. That portion of the floor situated above stores or other spaces occupied for business purposes shall be fireproof. Mr. Veiller of the Tenement House Committee of the Charity Organization thought this was an unnecessary hardship on owners, because it was unnecessary to require fireproof construction here. Comparatively few fires originated in stores. An investigation of the origin of sixty thousand fires in this city showed that less than ten per cent. started in stores. Twenty-five per cent. started in cellars.

Class E includes factories, lofts, market buildings, office buildings, printing houses, restaurants, stables, stores, warehouses and workshops. Buildings of this class must be of fireproof construction if over seventy-five feet high. If over thirty feet high the construction of the floor over the lowest story must be fireproof. Mr. Veiller considered the requirement contained in the last sentence as unnecessary.

Class F buildings comprises carbarns, foundries, light and power plants, railroad freight stations, icehouses and special industry buildings. All buildings of this class shall be fireproof.

Section 17 specifies that the fire limits shall be as established by the Board of Aldermen, and no change was suggested.

All buildings hereafter erected must have uncovered spaces for light and air to get in. These spaces must be open to the sky from the top of the second story window sills and must be in accordance with a table of measurements printed in Section 18.

Section 19 limits the maximum floor area between firewalls to a specified number of square feet when fronting on one, two or more streets. Most buildings when built fireproof are left unrestricted, but non-fireproof buildings fronting on but one street cannot have more than five thousand square feet of area between firewalls, and when fronting on two streets, 7,500 square feet of area between firewalls.

Under Section 20 every sleeping-room must have a window opening upon a street, yard or court, and such rooms must be at least eight feet and six inches high for at least two-thirds of their area. They must not be less than seven feet in width and have an area of not less than seventy square feet, except that in hotels, the area shall not be less than eighty square feet.

MOTION PICTURE THEATRES.

New Code of Regulations Pending—Prepared By Mayor's Committee.

The Folk ordinances relating to motion picture theatres were reported with amendments to the Board of Aldermen this week by the Laws and Legislation Committee and then recommitted for further amendment. By an oversight, the enacting clause had been omitted. The ordinances were prepared by a committee appointed by Mayor Gaynor, and have the approval of many church clubs and settlement workers. The report of the committee, embodying the proposed ordinances, will be found printed in full in the City Record of Thursday, May 16.

Under the terms of the new code an applicant for a motion picture license must file plans and specifications of the building with the Superintendent of Buildings, and the latter's certificate of approval, when obtained, with the Bureau of Licenses. If the building is an existing one it will at once be inspected by the Bureau of Buildings, the Fire Department, the Department of Water Supply, Gas and Electricity and the Department of Health. If the building is hereafter to be erected, the plans must show fully all exits, passageways, fire-escapes and aisles; the arrangement of seats, size of floor beams, walls supports etc., the location and construction of the enclosure for the motion picture light and machinery, a diagram of the lot or plot, showing outlets from all exits, and such other details as may be required by the Superintendent of Buildings.

Motion picture theatres are not hereafter to be constructed in frame buildings within the fire limits, nor in hotels or tenements. There must be two separate exits, one at the front and one at the rear. Where the main floor of the theatre accommodates more than three hundred people, there must be three sets of exits. No exit must be less than five feet in width and the main exit not less than ten feet wide.

A gallery may be permitted, but in no case shall it have a capacity to exceed twenty-five per cent. of the total seating capacity of the theatre, and the exit from the gallery must in no case lead to the main floor. A gallery must have at least one line of fire-escapes.

No aisle must be less than three feet wide in the clear. The rows of chairs must not be less than thirty-two inches apart and must be firmly screwed to the floor. The floor must bear a live load of not less than ninety pounds to the square foot. Toilets separate for the sexes must be provided, and portable fire apparatus according to a given list.

Theatres must be heated in cold weather and ventilated at all times. Under certain conditions artificial ventilation will be required.

Existing places of entertainment seating three hundred persons or less, where motion pictures are exhibited in conjunction with any other form of entertainment, must comply with the provisions of section 109 of the Building Code covering theatres seating more than three hundred persons.

A motion picture theatre is deemed to be any public hall or room in the city of New York in which motion pictures are exhibited, in which the capacity does not exceed 600, and in which there is no stage or scenery. An open-air motion picture theatre shall be deemed any public space or place in the open-air of the city in which motion pictures are exhibited and in which there is no stage or machinery.

In open-air motion picture theatres, aisles must be four feet wide, or wider, in the discretion of the Bureau of Licenses. There must be at least two separate exits remote from each other, and no exit must be less than five feet wide. Seats must be stationary with backs thirty-two inches apart. Floors must be constructed of wood with sleepers or of concrete. A gravel floor may be substituted with permission of the Bureau of Licenses. Chairs must be securely fastened together and at least four rows to one frame.

Status of Steinway Tunnel.

The Interborough Rapid Transit Company has asked for a conference between its Counsel, Counsel to the Commission and the Attorney-General to consider the status of the litigation over the Steinway Tunnel. This tunnel which runs from 42nd Street, Manhattan, under the East River to Long Island City, has been practically completed for the last four years, but has never been operated. It is held by trustees of the New York and Long Island Railroad Company, which is controlled by the Interborough Rapid Transit Company, but who have no franchise for its operation.

Some time ago, at the request of the Commission the Attorney-General started suit to oust the trustees from the possession of the tunnel and to turn the same over to the City. Since that time the Interborough Rapid Transit Company has made a proposition to build certain portions of the proposed dual system of rapid transit extension and to operate the same and other lines, to be built by the City. A part of this proposition is to turn over the Steinway Tunnel to the City for a consideration of \$3,000,000, the tunnel according to the company's estimate having cost about \$8,000,000 to build. Under the proposed dual plan it is to be connected with the existing subway and operated as a part of the subway system. In view of this proposition, the Interborough Company thinks that the ouster suit, started by the Attorney-General, should be suspended and has asked for the conference, before mentioned, to consider this question. The Commission has not yet acted upon the request.

Architectural League's Officers.

At the annual meeting of the Architectural League of New York, these officers were elected for the ensuing year. President, Breck Trowbridge; first vice-president, Robert I. Aitkin; second vice-president, George W. Breck; executive committee for term expiring May, 1915. Owen Brainard, Aymar Embury 2d and Joseph Howland Hunt; for the term ending May, 1913. Isidore Konti, John Almy Tompkins, Louis David Vaillant, and for term expiring May, 1914, Birch Burdette Long, Horace Moran and Stowe Phelps.

—The New York Times Building Company has secured from the Title Guarantee and Trust Company a building loan of \$600,000 for one year on the eleven-story Times Annex, to be erected on a plot 143x112.5 feet on the north side of 43rd street, just west of Broadway.

SUBWAY COMPROMISE.

A New Plan Will Be Carried Out If the Courts Do Not Stop It.

A joint meeting of the special committee on Transit of the Board of Estimate and Apportionment and the Public Service Commission for the First District was held at the office of the commission at 3 P. M., May 14, and was attended by Borough Presidents McAneny, Cromwell and Miller, Chairman Wilcox, Commissioners Maltbie, Eustis and Williams. The meeting was called for the purpose of considering certain routes in connection with the dual rapid transit system for the City of New York which had not been heretofore agreed upon.

It was agreed by the conferees that the Public Service Commission would send to the Board of Estimate and Apportionment and that the committee would recommend the adoption of the following routes, upon the terms hereinafter specified:

1. That a line be laid out for the Interborough Rapid Transit Company through Park place, Spruce or Beekman street and William street, to a connection with the William Street Route, and through Old Slip, under the East River to Clark street, Brooklyn, and along Clark street, Brooklyn, to a connection with the present Interborough line at Borough Hall.

2. That a route be laid out for the Brooklyn Rapid Transit Company from a point near Morris street, under private property, Whitehall street and the East River to Montague street and along Montague street and Willoughby street to a connection with the Fourth Avenue Subway at DeKalb avenue.

3. That a route be laid out from the present Nassau street route, which is already legalized, from a point near Pearl and Broad streets, through Broad street to a connection with the Whitehall street-Montague street line.

4. That a route be laid out between the Steinway Tunnel and the Queensboro Bridge Plaza through and over Sunnyside Yard of the Long Island Railroad Company, and thence through Davis street and Ely avenue.

5. That a route be laid as an elevated railroad from a point on Fourteenth street-Union square route at or near the junction of Bushwick and Johnson avenues, in Brooklyn, over Johnson avenue and private property to Wyckoff avenue, through Wyckoff avenue and private property to a connection with the Broadway Elevated Line of the Brooklyn Rapid Transit Company at Broadway, East New York.

6. That a route be laid out beginning at Fulton street, near the present Fourth Avenue Subway, thence through Fulton street to St. Felix street and under the property of the Long Island Railroad Company and through private property to Flatbush avenue where a connection can be made with the route already adopted on Flatbush avenue.

7. That a route be laid out commencing at a point on Fourth avenue, near 38th street, where convenient connection may be made with the present Fourth Avenue Subway; thence running through the property of the South Brooklyn Railway Company to Tenth avenue by subway, thence by elevated railroad over Tenth avenue; thence over New Utrecht avenue to a point near 81st street, and thence through private property to 86th street; thence through 86th street to a point where connection can be made with the elevated railroad route to Surf avenue, Coney Island, already laid out and adopted.

8. That a route be laid out beginning at a point near 38th street and Ninth avenue where connection can conveniently be made with the last-described line, continuing along 37th street to Gravesend avenue as an elevated railroad and thence along Gravesend avenue as an elevated railroad to Surf avenue, Coney Island.

9. That a two-track route be laid out from a point in the Fourth Avenue Subway, near 65th street, along, under or near the line of 65th street and under the bay to a point on Staten Island near the foot of Arrietta street, with spurs to St. George and Stapleton to provide proper connection with the transit facilities on Staten Island.

10. That a route be laid out on Boston road, near 179th street, where a convenient connection can be made with present subway through private property and the property of the New York, Westchester and Boston Railway Company, between its land at Bronx Park to a connection with the White Plains avenue route at Burchell avenue.

11. A physical connection is to be made between the Manhattan Bridge Line and the Broadway Line at Canal street, the additional cost necessary for this change to be borne by the Brooklyn Rapid Tran-

sit Company, provision for the westerly extensions on Canal street to remain in the plans as at present.

Following the ratification of the foregoing subway plan by the directors of the Interborough Company, it is being intimated that the plan also will be accepted by the Brooklyn Rapid Transit Company directors. It is further stated that J. P. Morgan & Co., which firm is to finance the new bond issue of \$170,000,000 for the Interborough Company, has agreed to the plan, and that the firm is ready to proceed with the financial arrangements, provided the final decision by the courts as to the constitutionality of the arrangement is not delayed too long.

Justice Blackmar decided that the contract was constitutional in the suits brought by John J. Hopper, on behalf of the New York American to test the question. Clarence J. Shearn, of counsel to Mr. Hopper, argued the question on appeal from Justice Blackmar's decision before the Appellate Division of the Supreme Court in the Second Department on Wednesday. The Court reserved decision. An appeal is to be taken to the Court of Appeals, so as to obtain a final decision.

BUILDING HEIGHT.

Borough President Miller's Reasons for Opposing Fifth Avenue Change.

The position of Borough President Cyrus C. Miller of the Bronx on the question of limiting the height of buildings is set forth in the following communication which he addressed to the Board of Estimate:

"The proposed resolution of the Board of Estimate and Apportionment to restrict the height of buildings on Fifth avenue to 125 feet, restricts the freedom of the use of the property and is in effect the taking of private property for public use without due process of law.

"Article I, Section 6, of the Constitution of the State of New York, provides:

"No person shall . . . be deprived of life, liberty or property without due process of law."

"In the absence of legislative enactment authorizing such restrictions and providing for the payment of damages sustained by the property on account of such restriction, where does the Board of Estimate or any other public body get power to do this? To be sure, Section 407 of the Charter purports to grant the power to the Board of Aldermen with the approval of a majority of the members of the Board of Estimate, but the legality of this is doubtful. In the absence of legislation or constitutional amendment it might be questioned whether this was a proper exercise of the power to take private property for public use.

"Is this restriction the taking of private property for public use under the power of eminent domain? If so, it must be by statutory process and upon payment of damages. Is it under the police power of the State? The Board of Estimate and Apportionment has nothing to do with that outside of the rules laid down by statute. Police power is to be exercised only in cases of public health or safety. Assuming that such restriction is desirable from an esthetic point of view, how can the Board of Estimate and Apportionment enforce it?"

"If the Board of Estimate and Apportionment can restrict the height of buildings to 125 feet, why has it not power to restrict them to 100 or 50 feet or to compel the owners to erect buildings to the height of 250 or 500 feet? Where is the limit to such power?"

"I do not approve of the proposed resolution."

Pending Resolutions.

The resolution referred to in Borough President Miller's communication as referred to above were referred to a committee by the Board of Estimate. They are reprinted here as a matter of record:

Whereas, Fifth avenue, from 110th street to 59th street was, by an act of the Legislature (Chapter 317 of the Laws of 1886) placed under the jurisdiction of the Department of Parks because of its proximity to Central Park, and is now the site of many fine residences and public buildings; and

Whereas, Fifth avenue, from 59th street to Washington Square is in the main the site of many public buildings, churches, handsome and valuable private dwellings, apartment houses and hotels, and high-class retail shops, many of which contain valuable works of art and literature, and forms a unique area in the City of New York and one of the most famous thoroughfares in the world; and

Whereas, the city derives a large portion of its revenues from the land values along the said avenue, which will be seri-

ously and injuriously affected should the present resolution not be adopted; and

Whereas, in order to meet the rapidly increasing use of the said avenue it has been essential to remove encroachments from its sidewalks and to widen its roadway; and

Whereas, unless the present resolution limiting the height of buildings be adopted, and if buildings continue to be erected on and adjacent to Fifth avenue to an unlimited height, it will soon be essential that a new longitudinal avenue parallel with Fifth avenue be laid out, at an expense so vast and under difficulties so great as to make such an undertaking practically prohibitive; and

Whereas, a large majority of the property owners and taxpayers along the said avenue within the limits above mentioned have urged upon this board that this resolution be adopted for the purpose of preserving the avenue from the congestion of population which might otherwise result; now, therefore, be it

Resolved, that the Board of Aldermen be and it hereby is requested to consider the adoption of an ordinance pursuant to Section 407 of the Greater New York Charter, providing that on and after the first day of July, 1912, or such other date as to said board may seem proper, no plans shall be approved by the bureau of buildings for the Borough of Manhattan which provide for the erection or alteration of any building abutting on the said Fifth avenue between Washington Square and 110th street, or within — feet adjacent to the said Fifth avenue on any street or avenue crossing the said Fifth avenue which shall exceed the height of one hundred and twenty-five (125) feet to the cornice line, with not more than two mansard roof stories; but this restriction shall not apply to steeples, domes, towers, or cupolas erected for ornamental purposes of fireproof material on buildings of the above height or less.

—By far the most important factor in the future is the crop situation. This country, and in fact the whole world, is seriously in need of a series of big harvests.

Resumption of Bronx Activity.

With more than double the number of tenement operations, building work in the Bronx is also more broadly distributed this year than last. The section west of Westchester avenue is as usual the busiest, but there is less to do here than in some previous years. The East Tremont section has many operations in hand, and there is something doing in nearly every section of the borough.

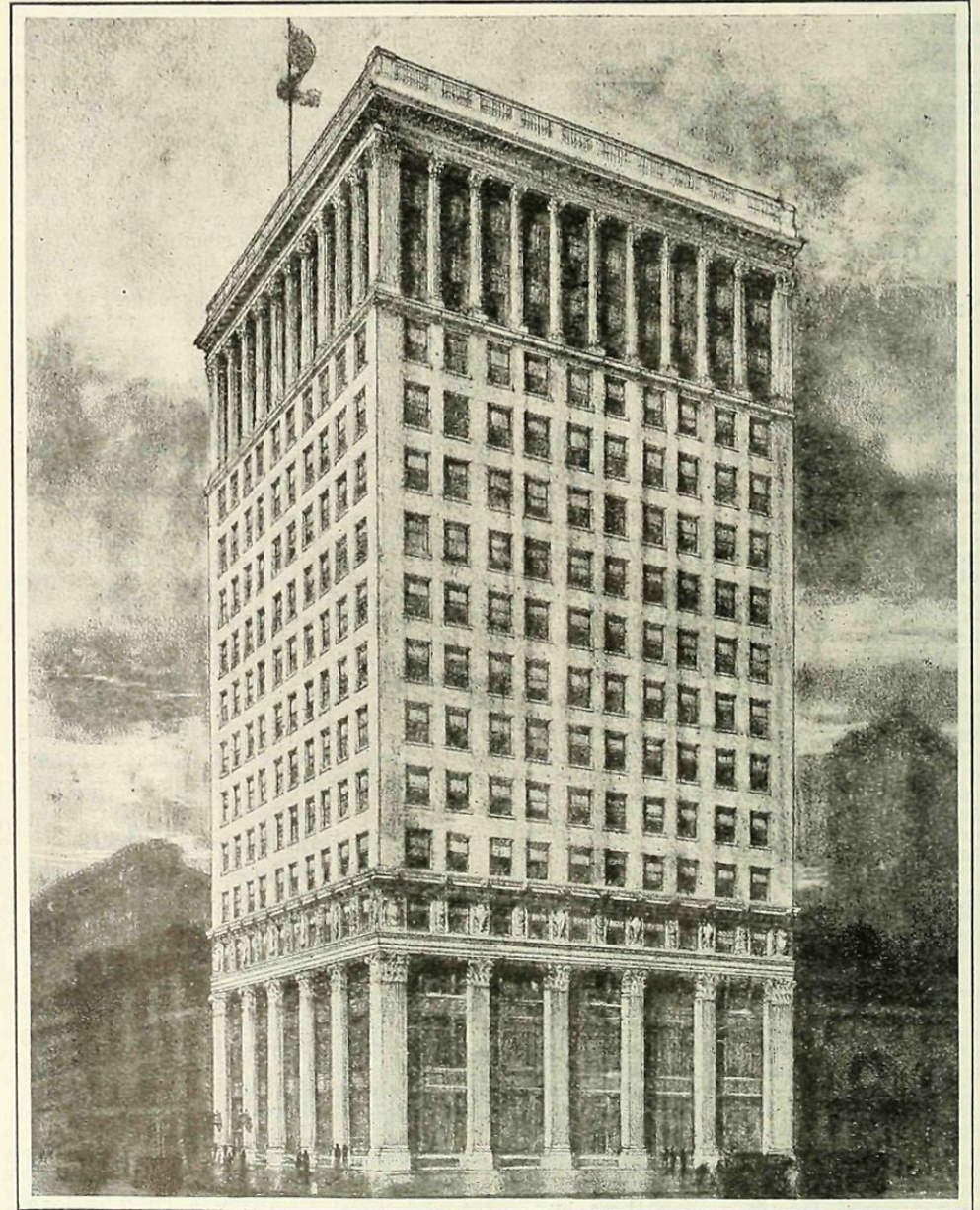
Altogether plans have been filed this year in the Bronx for over thirteen million dollars' worth of work, to compare with less than six millions' worth for the corresponding period last year. Fewer dwellings are being erected this spring, but many more apartment houses.

Rental conditions in the Bronx are reported to be satisfactory. The relative proportion of vacancies is small. Stores in the vicinity of 149th street and Third avenue are bringing higher rates, but otherwise rents are about the same as last year.

Sustains Supt. Thatcher.

Borough President Steers of Brooklyn has come to the support of Superintendent of buildings Thatcher, who has been steadfastly enforcing the provisions of the Building Code in Brooklyn against those who would violate it. The Borough President assures the public that the complaints which have been made to him against Superintendent Thatcher's rulings are without foundation. Mr. Thatcher himself has ignored the attacks, but something can be learned of the nature of his opinion of some builders from the stirring article he has written for the Record and Guide and which appears in this issue.

—The northward migration has left an uncountable number of vacancies in the old jobbing and manufacturing section downtown, especially in the class of narrow lofts. Had the times been less discouraging for new business ventures, many more of the small lofts would be occupied by new firms which spring up in boom years or move here from other places.



4th Av., southwest cor. 30th St.

PASSAVANT BUILDING.

Cross & Cross, architects.

The sixteen-story store, office and loft building to be erected by the Four-Hundred and Forty Fourth Avenue Company, to be ready for occupancy by December next.

BUILDING MATERIALS.

Reasons for the Slump in the Metropolitan Market.

Inquiry Drops as Filings Shrink Below Totals for April—Adverse Weather Conditions Generally Ascribed as the Cause—Steel and Other Commodities Firmly Held—Lumber Shaded.

INQUIRIES for building material throughout the metropolitan district have been slumpy during the last two weeks and manufacturers, jobbers and dealers have been at a loss to account for it. They recall that April was a fairly good month. In the first week there was a gain of 36 in the number of building plans filed in Manhattan, Bronx, Brooklyn and Queens, representing an increase of \$2,091,155 over the corresponding week in last year; in the second week there was an increase of 178 new building plans for these four boroughs or a total gain of \$3,464,015; in the third week the gain fell back to 152 new building plans with a gain of \$2,596,786 for the corresponding week in 1911 and in the fourth week the filings dropped to 493 or 93 more than in the corresponding week in 1911 and the estimated value of projected operations showed a gain of \$3,233,171 for 1911 over the corresponding week this year.

In the first week of May the lead of the corresponding week in 1911 was reduced to 9 and the value of \$201,579, while last week the gain again reverted to 1912 with an increase of 36 new filings and a value for last week of \$3,094,300 over the corresponding week in 1911.

The first week in May 1912 showed heavier filings than the first week in this month by 25 or a decrease in value of \$508,963. The second week in May showed 159 filings less than in the corresponding of last month or a drop of \$911,855.

Herein is found the real reason why inquiries for building materials have fallen off. Some interests are inclined to blame the money market for this slump and, indeed, it may be possible that prospective builders and architects have been awaiting a more stable securities market after the recent heavy fluctuations in the stock market before going ahead with financial plans.

There are others who point to the fact that commodity prices reached new high levels on May first.

For instance, No. 1 Foundry pig iron (Eastern, N. Y.) is quoted at 15.50 a ton as against 15.25 on April 1; 15 on March 1. No. 2 Foundry (Southern Birmingham) on May 1 was 11.50, on April 1, 10.150; and on March 1, 10.25.

Steel beams were stiff at 23.00 on May 1 and easy at 23.00 on April 1 and active at 22.00 on March 1. Tin on May 1 was .46375, on April 1 .4375, .43 on March 1 and .42 on May 1. Linseed oil on May 1 was quoted at .75 a gallon, on April 1 .74 and on March 1 .75. Turpentine on May 1 was quoted at .49, on April 1, .465 and on March 1, .4675.

Hudson River common brick has been quoted steadily at 6.75 which by the way, is practically the only basic building material that has not fluctuated in price at any time so far this year. Lime also comes under this classification although it is stiffer to-day at .92 than it was on April 1 at the same figure. Nails are also stiffer at \$2 than they were at the same figure on April 1. On May 1 of last year nails were quoted at \$2.15 and on January 1, 1910 at \$2.25.

Window glass to-day is quoted at 1.78 as against 1.68 on April 1 and 1.53 on March 1, at which figure it was quoted on May 1, 1911. On January 1, 1910, however, window glass was quoted as high as 1.91 and on June 1, 1901 is was quoted at 4.08.

Yellow Pine is quoted at 28 where it has been listed during the last three months. Eastern spruce, white random timber per M is quoted at 23.00 to-day as against 22.00 on March 1 of this year. On May 1, 1911 this commodity was quoted at 23.00. Hemlock timber, Pennsylvania random, per M, has been quoted at 21.00 where it has remained since January 1, 1910. Front brick is without change.

Portland cement is unsteady. It is stiffer at 1.33 than it was at the same figure on April 1 but the supply is limited in some districts. Lumber is being shaded.

It will therefore be seen that building material prices are somewhat stiffer and as concessions are hard to obtain builders believe that a policy of caution is desirable. It is quite probable that this has something to do with the hesitancy on the part of buyers, but it does not seem to be a convincing reason why construction is not going ahead for the reason that speculative building is more restricted to-

day than it has been in some time and that, therefore, most of the applications for finances for contemplated operations have been made when building money was fairly plentiful. But a man, who is familiar with building and permanent loan conditions, said this week that the prospects of a short winter crop as now seems certain, reduced cotton area and devastated sugar lands due to southern floods, high winds and cold weather in the west has affected the money market in such a way as to make holders cautious about tying up funds at the present time.

Warm weather alone can remedy these conditions. Therefore, it is believed by financial authorities that as soon as reasonable weather conditions prevail over an extended season the whole business fabric will undergo a change for the better and that the demand for building materials will be heavier just as soon as the larger percentage of the new building projects filed are permitted to go ahead.

The following statistics give in detail the rise and fall of building activity in New York exclusive of Richmond borough from April 1 to date.

NEW BUILDINGS.			COST.		
1st Wk., April, 1912.	1911	1912	1911.	1912.	1911.
Manhattan ... 17	18	\$1,187,800	\$1,006,190		
Bronx 31	23	1,062,875	418,350		
Brooklyn 226	113	1,986,070	508,809		
Queens 38	122	94,585	306,835		
	312	276	\$4,331,330	\$2,240,175	
	276		2,240,175		
	36		\$2,691,155		
2d Wk., April, 1912.	1911	1912	1911.	1912.	1911.
Manhattan ... 22	16	\$3,458,300	\$1,154,100		
Bronx 50	23	1,222,800	446,600		
Brooklyn 180	106	917,355	689,220		
Queens 219	148	792,780	536,300		
	471	293	\$6,391,235	\$2,826,220	
	293		2,826,220		
	178		\$3,465,015		
3d Wk., April, 1912.	1911	1912.	1911.	1912.	1911.
Manhattan ... 27	25	\$4,957,650	\$3,758,700		
Bronx 45	22	1,347,050	321,350		
Brooklyn 242	191	989,560	933,856		
Queens 178	102	674,165	347,723		
	492	340	\$7,957,415	\$5,361,629	
	340		5,361,629		
	152		\$2,596,786		
4th Wk., April, 1912.	1911.	1912.	1911.	1912.	1911.
Manhattan ... 22	34	\$3,313,425	\$6,872,250		
Bronx 32	31	732,750	513,670		
Brooklyn 323	206	1,337,775	867,115		
Queens 116	129	373,630	737,616		
	493	400	\$8,990,651	\$5,757,480	
	400		5,757,480		
	90		\$3,233,171		
1st Wk., May, 1912.	1911.	1912.	1911.	1912.	1911.
Manhattan ... 18	23	\$2,014,500	\$1,201,250		
Bronx 39	24	675,650	333,145		
Brooklyn 131	131	684,070	1,135,226		
Queens 99	220	448,147	1,354,425		
	287	398	\$3,822,367	\$4,023,946	
	289		3,822,367		
	9		\$201,579		
2d Wk., May, 1912.	1911.	1912.	1911.	1912.	1911.
Manhattan ... 15	28	\$3,474,000	\$1,107,875		
Bronx 27	36	416,395	344,735		
Brooklyn 139	119	1,246,960	600,465		
Queens 131	93	352,025	342,005		
	312	276	\$5,489,380	\$2,395,080	
	276		2,395,080		
	36		\$3,094,300		
1st Week, April, 1912.....	312		\$4,331,330		
1st Week, May, 1912.....	287		3,822,367		
Decrease	25		\$508,963		
2d Week, April, 1912.....	471		\$6,391,235		
2d Week, May, 1912.....	312		5,489,380		
Decrease	159		\$911,855		

Brick.

Last week was dull as far as requirements for common brick were concerned, but manufacturers controlled their shipments so that the market was not surfeited. In fact, the sales, low as they were, actually exceeded arrivals. The volume was off probably owing to the protracted rains.

Transactions on the market last week were as follows:

1912.		
Left over, May 4—20.		
Arrivals.	Sales.	
Monday	12	13
Tuesday	4	7
Wednesday	4	5
Thursday	5	3
Friday	10	10
Saturday	10	8
	45	46

Condition of market, dull in demand; strong in price. Quotations, \$6.25 to \$6.75 firm at top. Raritan, \$6.50. Wholesale, dock, N. Y. Allow for cartage and dealers' profits in estimating. Left over, May 11—19.

1911.		
Left over, May 6—13.		
Arrivals.	Sales.	
Monday	18	22
Tuesday	0	5
Wednesday	9	7
Thursday	8	7
Friday	12	10
Saturday	4	8
	51	59

Condition of market, strong on high Prices, \$5.75 to \$6.25, firm. Transactions corresponding week, 1910: Left over, 12; arrivals, 72; sales, 72; on hand, 12. Quotations on Raritan (1911), \$5.75.

DEPARTMENTAL RULINGS.

Board of Examiners Adopts New Rule Regarding Appeals Filed.

Decisions on Exits, Courts, Walls, Floor Construction, Additional Stories in Store and Loft Buildings Given in Digest Form.

SO great has been the rush of appeals filed with the Board of Examiners that a new rule became operative this week whereby no more than five appeals hereafter will be placed upon the calendar at any stated meeting. When more than that number are received by the Clerk, appellants will be notified of the fact and informed of the date upon which his appeal will be considered.

Reports of the findings of the Board at its meetings of May 2 and May 7 follow:

BOARD OF EXAMINERS.
(Meeting of May 2, 1912.)

Exits, Courts and Walls.

APPEAL 75 of 1912, New Building 164 of 1912, premises southwest corner Avenue B and 5th street, Manhattan, Thomas W. Lamb, appellant.

Questions of exits, courts and walls in theatre building; Section 109 of the Code.

APPROVED ON CONDITION that (1) the side court be extended to the rear of the lot, and that a rear court be provided at least six feet wide, open to the sky; (2) that an unobstructed entrance at least twenty-five feet wide be provided on the Avenue B front of the building; (3) that automatic sprinklers, wet system, be installed in all stores on the Avenue B front; and (4) that all windows on the Avenue B front above the stores shall have metal frames and metal automatic-closing sash with wireglass.

Exits, Courts and Walls.

APPEAL 76 of 1912, New Building 191 of 1912, premises southwest corner 116th street and 7th avenue, Manhattan, Thomas W. Lamb, appellant.

Questions of courts, exits and walls in theatre building; Section 109 of the Code.

APPROVED ON CONDITION that (1) the side court be extended to the rear of the lot, and that a rear court be provided at least six feet wide, open to the sky; (2) that an unobstructed entrance at least twenty-five feet wide be provided on the 7th avenue front of the building; (3) that there shall be no openings in the brick walls between the stores and the theatre proper; (4) that automatic sprinklers, wet system, be provided in all stores on the 7th avenue front; (5) that all windows on the 7th avenue front (including the twenty-two foot return on 116th street) above the stores, other than stationary windows, shall have metal frames and metal automatic-closing sash and wireglass; (6) that the fire escape balcony marked "A" on the court side (balcony floor plan) be extended to the rear at least eighteen feet, to the point marked "B"; and (7) that the run of the stairs from this landing be reversed, so as to lead towards 7th avenue.

BOARD OF EXAMINERS.
(Meeting of May 7.)

Floor Construction.

APPEAL 77 of 1912, New Building 1132 of 1912, premises, Twombly place, Queens, Herbert R. Brewster, appellant.

Question of construction of main floor, theatre; Section 109.

APPROVED.

Additional Stories.

APPEAL 78 of 1912, Alteration 415 of 1912, 436 and 438 Fifth avenue, Manhattan, Frederick S. Keeler, appellant.

Question of adding five stories to a fireproof store and loft building; Section 105 of the Code.

APPROVED ON CONDITION that all exterior windows above the seventh story have metal frames and sash, glazed with wireglass.

Withdrawal of Appeal.

APPEAL 79 of 1912, New Building 192 of 1912, premises 862 Park avenue, Manhattan, Eliot Cross and J. W. Cross, appellants.

Question of lot area, Section 8 of the Code. Withdrawn by appellant.

Conversion.

APPEAL 80 of 1912, Alteration 965 of 1912, premises 860 DeKalb avenue, Brooklyn, Glucroft & Glucroft, appellants.

Question of conversion from tenement to workshops, involving walls, shafts and means of exit. Sections 32, 48, 103 and 108 of the Code.

APPROVED.

Stairways.

APPEAL 82 of 1912, New Building 255 of 1912, premises, 195-7 Chrystie street, Manhattan, Messrs. Sommerfeld & Steckler, appellants.

Question of number of stairways in a nine-story fireproof loft building. Section 75 of the Code.

DISAPPROVED.

CURRENT BUILDING OPERATIONS

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

The Complete Chelsea M. E. Church.

The trustees of the Chelsea Methodist Episcopal Congregation, Rev. Dr. Charles Holla, pastor, will, in all probability soon proceed with the completion of its new edifice at the northwest corner of Fort Washington avenue and 178th street, Washington Heights. Owing to the sale of the old church property at 327 to 333 West 30th street, the past week, the trustees now come into sufficient funds to carry out the superstructure. At the present time services are being held in the basement which was erected in 1910. It is estimated that the amount received for the old site was about \$100,000. It was learned on Thursday that operations will not be undertaken until fall or the following spring. Bannister & Schell, 69 Wall street, are the architects, and John F. Phayre, is chairman of the Building Committee.

New Cafe Martin Promised.

Jean Baptiste Martin, until recently proprietor of the restaurant and cafe at Broadway and 26th street, has not yet definitely determined where he will locate his new place of business. The old establishment is now closed, owing to the recent sale of the property upon which a twenty-five story store and office building is about to be erected. Mr. Martin will soon go abroad remaining until fall, and upon his return he may decide to take over a group of dwellings and renovate them for occupancy. No architect has been retained.

Jefferson Trust at Hoboken to Build.

The Jefferson Trust Company, 464 1st street, Hoboken, will erect a bank and business structure at the corner of Clinton and 1st streets, Hoboken, on a plot 50x100 feet to cost about \$80,000. Bids will be received in about a month or six weeks. Crow, Lewis & Wickenhoefer, 200 5th avenue, Manhattan, have been selected architects.

New West Side Hospital Planned.

The New York Ophthalmic & Aural Institute, 46 East 12th street, is having plans prepared by Crow, Lewis & Wickenhoefer, 200 5th avenue, for a new hospital building, eight-stories in height, 40 x 75½ feet, to be erected at the southwest corner of 10th avenue and 57th street to cost about \$150,000. Estimates will be received in about a month or six weeks. The equipment will be strictly fireproof, containing every up-to-date convenience.

Fuller Co. to Erect Columbia School.

The George A. Fuller Company, 111 Broadway, has received the general contract to erect the School of Journalism, 210x57.3 feet, at the southeast corner of Broadway and 116th street, on the Columbia University campus, to cost \$350,000. The Pulitzer Estate, 61 Park Row, is the donor. McKim, Mead & White, 160 5th avenue, are the architects.

Architects for Broadway Hotel.

Schwartz & Gross and B. N. Marcus, 347 5th avenue, have been selected architects for the twelve-story apartment hotel, to be erected at the northeast corner of Broadway and 94th street, by Harry Schiff, 467 West End avenue.

Big Garage on West End Avenue.

Archibald D. Russell, lawyer, 30 Pine street, has commissioned L. C. Holden, 103 Park avenue, to prepare plans for a five-story garage to cover the block front on the east side of West End avenue between 63d and 64th streets. The International Motor Service Association, 1777 Broadway, is the lessee.

J. E. R. Carpenter Plans Atlanta Building.

J. E. R. Carpenter, 1 Madison avenue, Manhattan, is preparing plans for an office building to be erected at Atlanta, Ga., for the Atlanta Realty Corporation. Mr. Carpenter is now in Atlanta and expects to be ready to take bids on the general contract about the first of June. The cost is placed at about \$1,000,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ARDEN ST.—D. Wortmann & H. H. Braun, 22 East 21st st, have completed plans for three 5-sty tenements, 40x100 ft. each, to be erected in the west side of Arden st, 129.6 ft. north of Nagle av, for Brown Bros., Inc., 33 East 20th st. Estimated cost, \$135,000.

7TH AV.—Louis A. Sheinart, 194 Bowery, has completed plans for alterations to the 5-sty tenement 2023 7th av for Herman Markowitz. Estimated cost, \$7,000.

ARMORIES.

PARK AV.—Charles Meads & Co., 165 Broadway, at \$172,200, was low bidder for the 7th Regiment Armory, at Park av and 66th st, for the Armory Board. Pattison Bros., 1182 Broadway, electric engineers.

MANHATTAN.—C. L. Dooley, 257 Adelphi st, Brooklyn, was low bidder, \$18,423, for the erection of the 69th Regiment Armory for the Armory Board.

CHURCHES.

106TH ST.—Ludlow & Peabody, 12 West 31st st, have completed plans and will soon call for bids for the 3-sty church, 45x100 ft., of red brick and stucco, to be erected at 340-342 East 106th st, for the Church of the Ascension (Presbyterian Italian), 2050 1st av, Rev. Francesco Pirazzini, pastor, 541 Lexington av. The site has been excavated.

4TH AV.—The All Souls' Church property, at the southeast corner of 4th av and 20th st, is on the market for sale. It is learned that several offers have been made to the trustees for exchange for other real estate.

DWELLINGS.

8TH ST.—Fountain & Choate, 110 East 23d st, are figuring the general contract for a 1-sty extension, 25x50 ft., and alterations to the 4-sty boarding house at 12 West 8th st for the Rhinelander Real Estate Co., Inc., 31 Nassau st, owner. F. H. Bosworth, Jr., 1170 Broadway, architect. Cost, \$8,000.

PARK AV.—Ogden Codman, 340 Madison av, is preparing plans and will take bids for alterations to the 4-sty brick residence 1142-1144 Park av for Mrs. Frederick Bronson, 77 East 91st st. The general interior will be altered.

55TH ST.—Fountain & Choate, 110 East 23d st, are figuring the general contract for alterations to the residence 129 East 55th st for Andrew V. Stout, 129 East 55th st, owner. W. F. Dominick, 3 West 29th st, architect. Cost, \$10,000.

5TH AV.—Hoppin & Koen, 244 5th av, have completed plans for an extension, 5 stys, new front walls and other interior changes to the 5-sty residence 1033 5th av for George C. Smith, 79 7th av. Estimated cost, \$35,000.

55TH ST.—The Whitney Co., 1 Liberty st, N. Y. C., is figuring the general contract for the 5-sty addition, 13x33 ft., and alterations to the 5-sty residence 129 East 55th st, for Andrew V. Stout, 129 West 55th st. W. F. Dominick, 3 West 29th st, architect. Cost, \$10,000.

57TH ST.—The two 4-sty residences 37-39 West 57th st, plot 63x100 ft, will be altered for business purposes. Bainbridge Colby, 111 Broadway, owner. Lady Duff Gordon, 17 West 36th st, is the lessee. It is reported that the general contract has been awarded.

PARK AV.—Geraldyn Redmond, 542 5th av, owner of the property at the northeast corner of Park av and 69th st, 80x125 ft., has no plans as yet for the future improvement of the site.

5TH AV.—A statement was given out on Wednesday at the offices of Cornelius Vanderbilt, 30 Pine st, that no plans have yet been determined regarding the improvement of his residence 677 5th av.

HALLS AND CLUBS.

3D ST.—Jackson & Rosencranz, 1328 Broadway, architects, have nearly completed plans for the 10-sty terra cotta and hollow tile Y. M. C. A. building to be erected at 6-20 East 3d st for the Y. M. C. A., H. W. Hoot, secretary, 153 Bowery. Cost, \$400,000.

SCHOOLS AND COLLEGES.

Bids were opened May 13 by the Board of Education for installing heating and ventilating apparatus in P. S. 132. E. Rutzler Co., 404 East 49th st, \$28,899, low bidder.

Bids were opened May 13 by the Board of Education for installing temperature regulation in additions to and alteration in P. S. 132. Johnson Service Co., 123 East 27th st, \$2,688, low bidder.

STABLES AND GARAGES.

29TH ST.—The Cauldwell-Wingate Co., 381 4th av, is figuring the general contract and want bids on all subs for the 3-sty brick stable, 30x100 ft., to be erected in West 29th st, between 8th and 9th avs, for Borden's Condensed Milk Co., 108 Hudson st. G. H. Chamberlin, 18 South Broadway, Yonkers, N. Y., architect.

STORES, OFFICES AND LOFTS.

31ST ST.—The Neapolian Construction Co., 206 Broadway, owner, will handle the general contract for the 12-sty loft, 58.4x85 ft., to be erected at 25-29 West 31st st, at a cost of \$165,000. George Fred Pelham, 507 5th av, architect.

25TH ST.—The Irvel Realty Co., 37 Liberty st, will handle the general contract for the 16-sty loft building, 50x84 ft., to be erected at 36-38 West 25th st, costing \$150,000. Geo. Fred Pelham, 507 5th av, architect.

48TH ST.—Shire & Kaufman, 373 4th av, architects, are taking bids for the 2-sty brick, stone and terra cotta store and loft building, 100x125 ft., to be erected at Broadway, 48th st and 7th av, for the Broadway and 7th Avenue Co.

24TH ST.—Mulliken & Moeller, 103 Park av, have completed plans for the 12-sty loft building, 50x85 ft., to be erected at 121-123 East 24th st for the D. & M. Co., Harry B. Mulliken, president, 103 Park av, owner. Cost, \$125,000. Work will be by separate contracts.

6TH AV.—J. C. Westervelt, 36 West 34th st, architect, is taking bids for the 4-sty restaurant building, 50x100 ft., and wing, 25x100 ft., to be erected at 527-529 6th av for the est. of Charles F. Hoffman, 258 Broadway. The Childs Co., 200 5th av, is lessee.

23D ST.—Schwartz & Gross and B. N. Marcus, associate architects, 347 5th av, are taking bids for the 12-sty loft, 100x200 ft., to be erected at 114-120 East 23d st through to 115-117-119 East 22d st, for the 144 East 23d Street Co., Henry Corn, president, 341 5th av.

5TH AV.—Bids are being received for the limestone and brick, bank and office building, 28x70 ft., at the southeast corner of 5th av and 9th st, for the Mechanics' Bank, 215 Montague st, Brooklyn, G. W. Chauncey, president, owner. F. J. Helmle, 188 Montague st, architect.

MADISON AV.—Work has been started demolishing the old buildings at the southwest corner of Madison av and 42d st, to be replaced with an office building, for Frederick Johnson, 165 Broadway. Buchman & Fox, 11 East 59th st, architects, and Chauncey Matlock, 225 5th av, engineer.

26TH ST.—Schwartz & Gross & B. F. Marcus, 347 5th av, have been selected architects for the 12-sty loft building, 68x100 ft., to be erected at 122-126 West 26th st for the Fabian Construction Co., 1122 Broadway, Moses Crystal, president, owner.

30TH ST.—George Neiman, Riverside Drive and 115th st, the broker in the recent transaction which acquired the property 7-9 West 30th st, states that there is no truth in the report that the property has been resold. It was stated in the early part of the week that a 12-sty loft building would be erected on this site.

41ST ST.—Judson S. Todd, 11 Pine st, owner of the property 18 and 20 East 41st st, 50x90 ft., will probably resell to a builder with a loan who will improve the plot.

THEATRES.

116TH ST.—Work has been started demolishing the old building at the southwest corner of 116th st and 7th av, to be replaced with a theatre, from plans by Thos. W. Lamb, 501 5th av.

44TH ST.—Henry B. Herts, 35 West 31st st, will prepare plans for a new theatre to be erected at 221-231 West 44th st, through to 45th st, for a company which is now forming to erect the building. Further particulars will be announced in a coming issue.

MANHATTAN ST.—Christian Smith, 791 Amsterdam av, owner, will soon be ready for bids for the 1-sty brick and terra cotta theatre to be erected at 114-118 Manhattan st, from plans by Rouse & Goldstone, 38 West 32d st. Cost, \$15,000.

MISCELLANEOUS.

CHRISTIE ST.—Edward Necarsulmer, 507 5th av, has plans ready for bids for enlarging and renovating the 3-sty recreation rooms and settlement house at 186-188 Christie st, to cost \$8,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST.—Excavating has been completed for the 5-sty apartment, 50x80 ft., to be erected in the east side of Kelly st, 84 ft. north of 163d st, for the Newport Realty Co., 35 Nassau st. Groenberg & Leuchtag, 7 West 22d st, architects. Cost, \$45,000.

KELLY ST.—Foundations are being laid for two 5-sty tenements, 60x87 ft. and 70x97 ft., at the northeast corner of Kelly and 165th sts, for the Normal Construction Co., 661 Tinton av, N. Y. C., owner. C. B. Meyers, 1 Union sq, N. Y. C., architect. The Mason Construction Co., 661 Tinton av, N. Y. C., masonry. Total cost, \$102,000.

161ST ST.—Fred Hammond, 391 East 149th st, is preparing plans for a 6-sty apartment to be erected at the northwest corner of 161st st and Elton av for the Charles Streeter Construction Co., 432 East 158th st, owner. Cost, \$60,000.

166TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for the three 5-sty tenements, 54x89 ft. each, to be erected at 166th st and College av for the Weniganum Construction Co., 1078 Teller av, owner, who is taking bids on subs and materials.

ARMORIES.

166TH ST.—J. & F. Elec. Co., 212 Broadway, submitted the lowest bid, \$1,867, for arc lamps to be installed in the 2d Battery Armory, 166th st and 167th st and Franklin av, for the City of New York Armory Board.

KINGSBRIDGE RD.—Richard Carvel Co., 401 West 59th st, was low bidder, \$1,369,700, for the erection of the armory at Kingsbridge rd and Jerome av, for the 8th Coast Artillery, in care of the Armory Board, from plans by Pilcher

& Tachau, 109 Lexington av, architects; Gunvald Aus, 11 East 24th st, steel engineer; R. D. Kimball Co., 15 West 38th st, steam and electric engineer. Other bidders were: John H. Parker Co., 315 4th av, \$1,397,500; Libman Contracting Co., 107 West 46th st, \$1,412,000.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND.—The City of New York Department of Health, southwest corner of Centre and Walker sts, is taking bids, to close 10.30 a. m., May 22, for installing a complete fire alarm system in the buildings at Riverside Hospital, North Brothers Island, the Bronx.

SCHOOLS AND COLLEGES.

163D ST.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for new Public School No. 51, to be erected at 163d st and Tinton av by the Board of Education, 500 Park av. Bids will be called for this summer.

168TH ST.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for Public School No. 53, to be erected at 168th st, Teller and Findlay avs by the City of New York. Bids will probably be advertised for early this summer.

STORES, OFFICES AND LOFTS.

MORRIS AV.—Koppe & Daube, 830 Westchester av, Bronx, are preparing plans for a 1-sty brick store, 100x108 ft., to be erected at the northwest corner of Morris av and 161st st for the Henry Acker Co. Cost, \$15,000.

THEATRES.

SOUTH BOULEVARD.—The Kreymborg Architectural Co., 1330 Wilkins av, is preparing plans for a 1-sty brick three stores and moving picture theatre, 75x100 ft., to be erected on the west side of South Boulevard, 100 ft. south of 174th st. Cost, \$15,000.

HALLS AND CLUBS.

ST. ANN'S AV.—Koppe & Daube, 830 Westchester av, are preparing sketches for a dance hall to be erected at St. Ann's av and 138th st for Wolf Burland, 594 Broadway.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

12TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for a 4-sty brick and limestone apartment, 50x100 ft., for Seymour Rosenberg, 107 East 81st st, owner, to be erected in the south side of 12th st, 172 ft. east of 5th av. Cost, \$40,000.

ST. PAUL'S PL.—Cohn Bros., 361 Stone av, Brooklyn, are preparing plans for the 4-sty brick apartment, 30x75 ft., to be erected on the west side of St. Paul's pl, 240 ft. north of Church av, for the Vera Construction Co., 189 Montague st, owner, who will take bids on subs immediately. Cost, \$20,000.

IRVING ST.—O. Thomas, 354 Fulton st, Jamaica, L. I., architect, is taking bids for the 3-sty brick flat, 25x100 ft., to be erected at the southeast corner of Irving and Halsey sts for Emil Martin, 193 Wyckoff av, Evergreen, L. I. Cost, \$10,000.

ROEBLING ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans for a 6-sty apartment to be erected in the west side of Roebling st, 50 ft. north of Division av, Brooklyn, for the est. of Wm. H. Baker. Plot 52.5x100 ft. Electric lighting and steam heat will be installed.

ARMORIES.

BEDFORD AV.—George Stanton, 120 Worth st, N. Y. C., was low bidder, \$14,204, for alterations to the 23d Regiment Armory, Bedford and Atlantic avs. E. L. Robinson, 331 Madison av, N. Y. C., architect.

BEDFORD AV.—John Moreland, 1910 Park av, N. Y. C., was low bidder, \$6,936, for the construction of the gymnasium to Squadron C, northeast corner of Bedford av and Provost st, for the Armory Board.

FACTORIES AND WAREHOUSES.

SEDGWICK ST.—Excavating is under way for the 1-sty extension to the 5-sty warehouse at 85-87 Sedgwick st for Lehn & Fink, 120 William st, N. Y. C., owner. Maynicke & Franke, 25 East 26th st, N. Y. C., architects; Pattison Bros., 1182 Broadway, steam and electric engineers; Turner Construction Co., 11 Broadway, N. Y. C., general contractor.

15TH ST.—F. J. Kelly's Sons, 258 Broadway, N. Y. C., are figuring the general contract for the 4-sty brick storage building to be erected in the north side of 15th st, between 5th and 6th avs, Brooklyn, for T. Bennett, 52d st and 3d av, Brooklyn. Cost, \$35,000.

HALLS AND CLUBS.

SCHERMERHORN ST.—The Wm. L. Crow Construction Co., 103 Park av, N. Y. C., is figuring the general contract and desires bids on subs for the Y. W. C. A. home to be erected at Schermerhorn and Nevins sts for the Young Women's Christian Association of Brooklyn, Mrs. Charles N. Judson, president, 150 Columbia Heights, Brooklyn. Frank Freeman, 132 Nassau st, architect. Cost, \$400,000.

MUNICIPAL WORK.

HAVEMEYER ST.—The City of New York, Alfred E. Steers, President Borough of Brooklyn, Room 2, Borough Hall, is taking bids, to close 11 a. m., May 22, for the erection and completion of a public comfort station in the west side of Havemeyer st, about 35 ft. north of South 5th st.

STABLES AND GARAGES.

ST. MARK'S AV.—Eric O. Holmgren, 371 Fulton st, Brooklyn, is preparing plans for a 2-sty brick garage, 66x130 ft., to be erected on the north side of St. Mark's av, 147 ft. east of Vandebilt av, for George Smythe, 247 St. Mark's av, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—John Auer & Sons, 648 Lexington av, Brooklyn, are figuring the general contract for alterations and addition to 3-sty brick

department store, Broadway, Willoughby av and Suydam st, for the Berlin Department Store, 1013 Broadway, Brooklyn. Cost, \$40,000. A. R. Koch, 26 Court st, is architect.

THEATRES.

10TH AV.—A. Victor Donellan, 220 West 110th st, N. Y. C., owner, is ready for bids for the 1-sty brick moving picture and stores, 93x51x105 ft., to be erected at the northwest corner of 10th av and 20th st, from plans by Moore & Landsiedel, 148th st and 3d av, N. Y. C. Cost, \$8,000.

5TH AV.—Thomas W. Lamb, 501 5th av, N. Y. C., has prepared plans for a theatre to be erected at 5th av and 43d st, Brooklyn. It is indefinite when work will be started.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

CORONA, L. I.—A. Schoeller, Mulberry av, has completed plans for alterations to the tenement at the southwest corner of Locust st and Sycamore av for Andrew Reuhl, 664 6th av, N. Y. C., owner. Cost, \$6,000.

LONG ISLAND CITY.—The Sunswick Building Co., N. Nehrbauser, Jr., 580 9th av, L. I. City, owner, is taking bids on all subs for three 4-sty brick flats, 32x87 ft., to be erected in Steinway av, south of Flushing av, from plans by J. H. Friend, 148 Alexander av, N. Y. C., architect.

DWELLINGS.

GARDEN CITY, L. I.—Foundations are being laid for the four brick 2½-sty residences, 30x50 ft., to be erected by Gage E. Tarbell, 320 5th av, N. Y. C., owner, from plans by Louis Boynton, 160 5th av, N. Y. C., architect. Van Name & Co., 80 Wall st, N. Y. C., general contractors.

JAMAICA, L. I.—C. Thomas, 354 Fulton st, Jamaica, is preparing plans for a frame and stucco residence, 2½-stys, 20x61 ft., to be erected in the west side of Grove st, 50 ft. south of Alsop st, for the Stanley Agency, Times Building, N. Y. C., owners. Cost, \$6,500.

RIDGEWOOD, L. I.—St. Brigid's Church, Linden st, near St. Nicholas av, is raising funds for the erection of a rectory on vacant ground west of its building. Rev. Father P. J. Farrelly is rector.

ELMHURST, L. I.—Fred Hoffman, Main st, architect, is taking bids on subs for two 2½-sty residences, 21x50 ft., to be erected in Banta st for Annie F. Hoffman, Main st. Total cost, \$10,000.

FLUSHING, L. I.—A. E. Richardson, 97 Main st, is preparing plans for a 2½-sty frame residence, 20x40 ft., to be erected here by Abraham Shapiro. The architect will soon take bids on general contract. Cost, \$3,000.

LOCUST VALLEY, L. I.—James W. O'Connor, 3 West 29th st, N. Y. C., is preparing plans for a 2½-sty brick residence, 42x115 ft., to be erected here for George E. Fahys, 54 Maiden la, N. Y. C. Cost, \$50,000.

RIDGEWOOD, L. I.—Louis Berger & Co., Myrtle and Cypress avs, is preparing plans for a 3-sty brick store and residence, 19x60 ft., to be erected on the west side of Fresh Pond rd, 40 ft. north of Putnam av, for Walter Ring, 858 Fresh Pond rd. Cost, \$6,500.

COURT WASHINGTON, L. I.—Montague Flagg, 1 Lexington av, N. Y. C., will award contracts in a few days for a frame residence, 2½ stys, 115x35 ft., to be erected here by Robert Hoe.

RICHMOND HILL, L. I.—Harry Dean, 1323 Spruce st, architect, will soon be ready for bids on the general contract for the 2½-sty frame residence, 20x30 ft., to be erected by P. Nelson, 736 54th st, Brooklyn, owner. Cost, \$3,500.

LONG BEACH, L. I.—A. Durant Sneden, 149 Broadway, N. Y. C., architect, will soon call for bids on the general contract for the 2-sty hollow tile and stucco residence, 37x63 ft., to be erected here by George MacManus, in care of the New York "World," 61 Park Row, N. Y. C.

ASTORIA, L. I.—Gustaf Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 2-sty frame residence, 20x55 ft., to be erected in the north side of Academy st, 87 ft. west of Whitney st, for Edward Vill, Williams st, Astoria, owner. Cost, \$3,000.

FLUSHING, L. I.—A. E. Richardson, 97 Main st, Flushing, is revising plans for the five 2-sty brick residences, 20x55 ft., to be erected here by Edward Runge, 154 Bowne av. Cost, \$25,000.

FLUSHING, L. I.—A. E. Richardson, 97 Main st, architect, is taking bids on the general contract for the 2½-sty frame residence, 28x36 ft., to be erected in Grove st for J. Wiesant, 79 Grove street, Elmhurst, L. I. Cost, \$6,500.

JAMAICA, L. I.—The Innovation Improvement Co., 1128 Av G, Brooklyn, owner, is taking bids on sub contracts for two residences to be erected in the east side of Yarmouth st, 433 ft. south of Fulton av. J. C. Wandell Co., 4 Court sq, Brooklyn, architects.

GLEN COVE, L. I.—Mason R. Strong, 7 Wall st, N. Y. C., architect, is taking bids for the 2½-sty frame, stucco and hollow tile residence, 35x50 ft., to be erected here by Paul H. Grimm, owner. Rogers & Blydenburgh, Babylon, L. I., are figuring the general contract. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Foundations are being laid for the 2-sty brick paint factory addition, 40x50 ft., at Hancock and 13th sts, for C. A. Willey Co., on premises. John Boese, 280 Broadway, N. Y. C., architect; C. C. Woodruff & Co., 213 10th st, L. I. City, general contractor. Cost, \$9,000.

LONG ISLAND CITY.—Oscar Lowinson, 5 West 31st st, N. Y. C., has received bids for the 3-sty fireproof reinforced concrete factory, 200x142 ft., to be erected in Jackson av. The owner's name is for the present withheld. It is indefinite when work will be started.

HALLS AND CLUBS.

FLUSHING, N. Y.—The Shinnecock Club, P. J. Mara and Thomas F. Cleary, officers, contemplate the erection of a hall in the rear of the present club house, fronting in State st, and alterations to the present building. An architect has been instructed to prepare two sets of plans, one for frame and the other for cement concrete construction. Three thousand dollars has been pledged, but it is believed \$7,500 will be the total cost.

GREENPOINT, N. Y.—The Masonic Lodge contemplate the erection of a temple here and are anxious to make a contract with the Government to fit up the lower floor for Station G post office. Representative Calder and F. J. Kracke, members of the order, have submitted the plan to Postmaster General Hitchcock.

POWER HOUSES.

FAR ROCKAWAY, L. I.—Plans are completed for alterations to the power house in the west side of Clinton st, 100 ft. west of Union st, for the Queens Borough Gas & Electric Co., of this place. Charles E. Stanton, 124 West 45th st, N. Y. C., architect. Cost, about \$5,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Chris. Bauer, Jr., 6 Bedford av, Brooklyn, has completed plans for a 1-sty concrete garage, 50x80 ft., to be erected in the south side of Jackson st, 50 ft. west of Queen st, for Benjamin Lyman, 330 Jackson av, L. I. City, and desires bids immediately. Cost, \$10,000.

Richmond.

DWELLINGS.

SOUTH BEACH, S. I.—Joseph Notarangelo, in care of Walter Egan, 258 Broadway, N. Y. C., owner, is taking bids for the 2½-sty frame residence to be erected here. F. J. Kelly's Sons, 258 Broadway, N. Y. C., are figuring the general contract.

MUNICIPAL WORK.

STATEN ISLAND, N. Y.—The Healey Contracting Co., 13 Park Row, N. Y. C., was low bidder \$3,305.50 for borings of contract 132, to be installed ½ mile west of Tompkinsville, for the City of New York Board of Water Supply, 165 Broadway, N. Y. C.

STABLES AND GARAGES.

PRINCESS BAY, S. I.—Daniel Santoro, Stapleton, S. I., is preparing plans for a 2½-sty frame stable, 40x20 ft., to be erected here for A. Sermolino, of this place, and will be ready for bids on general contract about May 22.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—A. Ginsburg, 223 Main st, has prepared plans for a frame 3-sty tenement, 20x70 ft., to be erected in 4th st for H. Richmond, Sherman st, owner. Cost, \$6,000.

NEWARK, N. J.—Foundations are being laid for the 5-sty brick and limestone flat, 25x80 ft., to be erected at 109 7th av for Gabriele Matonti, 107 7th av. O. C. Gonnelli, 800 Broad st, architect; Newark Mason Contractors' Co., 107 7th av, general contractor; Nicola Maria, 26 Nassau st, carpenter. Cost, \$14,000.

CHURCHES.

KINGSTON, N. Y.—Foundations are being laid for the 2-sty stone church, 84x50 ft., at Wurts and Rogers sts, for the English Evangelical Lutheran Church of the Redeemer, Wm. Hildebrandt, 70 Ferry st, chairman. Bannister & Schell, 39 Wall st, N. Y. C., architects; Wm. McCullough, 270 West Chestnut st, general contractor.

LONG BRANCH, N. J.—Excavating is under way for the 1½-sty church, 153x39 ft., at the southeast corner of Broadway and Slocum pl, for St. James' P. E. Church, Rev. E. Briggs Nast, pastor. Brazer & Robb, 1133 Broadway, N. Y. C., architects; Charles H. Nichols, 1133 Broadway, N. Y. C., steam engineer; Charles H. Peckworth, 631 Hudson st, N. Y. C., general contractor; Stephen Colletti, 300 East 23d st, N. Y. C., mason. Cost, \$35,000.

FONDA, N. Y.—The Methodist Church, Rev. C. S. Noble, pastor, has appointed a committee for the purpose of receiving plans for the construction of a church in Main st.

FALCONER, N. Y.—The Roman Catholic church for Italians contemplates the erection of a new edifice soon, to be known as Our Lady of Loretto Roman Catholic Church, to be located at West Everett and Alberta sts, 125x100 ft. Rev. Father James Carra, of Jamestown, will act as resident priest. John Vallo and Lorenzo Di Giovanni, trustees.

DEAL, N. J.—Larus Loomis, Phillips av, Deal, a prominent member of the First M. E. Church of Asbury Park, has transferred to the official board of that church land opposite his home for the erection of a church and parsonage.

NEWARK, N. J.—Hughes & Backoff, 22 Clinton st, architects, are taking bids, to close May 22, for the 1-sty and basement church at Clinton av and Van Ness pl for the R. C. Church of the Blessed Sacrament, 52 Clinton pl, Rev. Frederick C. O'Neill, pastor.

DWELLINGS.

WESTFIELD, N. J.—Charles Darsh, 537 East Broad st, architect, is taking bids on the general contract for the 1-sty parish house, 48x60 ft., to be erected here by the Episcopal Church of Westfield, in care of the architect. Alex. Milne, 125 West 2d st, Plainfield, is figuring the general contract.

PERTH AMBOY, N. J.—Goldberger & Greisen, architects, have completed plans for the erection of a 2-sty residence on Park av for Samuel Polowitz, to cost about \$6,000; also a 2-sty residence for Stephen Kubian, to cost \$3,000.

CLYDE, N. Y.—The Baptists of Rose contemplate the erection of a parsonage on the property recently purchased from Miss Allie F. Ream.

SOUTH AMBOY, N. J.—A Mr. Ward, of Matwan, contemplates the erection of a residence on his lot recently purchased from N. E. Webb, on Bordentown av.

WOODHAVEN, L. I.—Charles Infanger, 2634 Atlantic st, Brooklyn, has completed plans for two 2-sty frame residences, 20x53 ft., to be erected on the west side of Jackson av, 356 ft. south of Jamaica av, for Gatehouse Bros., Inc., 58 Sheppard st, Brooklyn, owners. Cost, \$7,000.

WEST NEW YORK, N. J.—Cosmo Deliceppo, North Bergen, N. J., owner, is taking bids on the general contract for a 2-sty brick residence, 22x40 ft., to be erected in 15th st, from plans by Wm. Mayer, Jr., 693 Bergenline av, this place. Cost, \$3,500.

SOMERVILLE, N. J.—Excavating has been started for the 2½-sty frame residence, 36x32 ft., to be erected in Davenport st for Charles J. Levy, of this place, from plans by P. G. Van Nuys, Somerville. Jacob Breen, 879 Longwood av, N. Y. C., general contractor. Cost, \$5,000.

ORANGE, N. J.—Plans are ready for the 2½-sty frame residence, 22x42 ft., to be erected at 82 Jackson st for Frank E. Jones, owner. J. G. Frazee, at site, mason; L. H. Cortelyou, 53 Riggs pl, West Orange, carpenter. Cost, \$5,000.

PATERSON, N. J.—Plans have been completed for the 2½-sty frame residence to be erected at 186 East 25th st for D. D. Kreiken, at site, owner. Cost, \$4,000.

PATERSON, N. J.—Plans have been completed for the frame residence to be erected at 38 Gould av for James Murphy, at site, owner. Cost, \$4,000.

KEARNEY, N. J.—Foundations are being laid for the 2½-sty frame residence, 22x42 ft., on Quincy av, for Sadie J. Howe. Elbart D. Howe, 271 West 125th st, N. Y. C., architect. Cost, \$5,000.

CLIFTON, N. J.—A. Ginsberg, 223 Main st, Passaic, has completed plans for the 2½-sty frame residence, 22x50 ft., to be erected here for J. Kachinsky, Sherman st, Passaic, owner. Cost, \$5,000.

DOVER, N. J.—Thomas Northy, Jr., of West Blackwell st, contemplates the erection of a residence in Elliott st. Plans are being prepared.

OCEAN GROVE, N. J.—Jacob Johnson, of Deal, has commenced work on a stucco cottage on property recently purchased from Mrs. Anna Kent. He will probably erect another house on the property in the near future.

CHESTER, N. J.—Rev. Dr. Edward P. Gardner contemplates the erection of a bungalow here on property recently purchased from Stephen Hoffman.

POUGHKEEPSIE, N. Y.—Bids will soon be opened for a 2-family dwelling of 12 rooms in the eastern part of the city by Henry Schefer, the South Hamilton st. tailor. Estimated cost, \$8,000.

SEA GIRT, N. J.—Charles H. Detwiler, 46 Cedar st, has prepared plans for a residence for L. Best, 53 Wildwood Terrace, Glen Ridge, N. J., to be erected here.

WARWICK, N. Y.—P. P. O'Hehir contemplates the erection of two houses in McEwen st, known as the Towle property.

NEWBURGH, N. Y.—Shipp & Osborn, real estate agents, contemplate the erection of a house in Prospect st, where they have erected several during the past.

KINGSTON, N. Y.—Myron S. Teller, 280 Wall st, is preparing sketches for the 2½-sty brick residence, 25x58 ft., to be erected in Pearl st, for Delancy N. Mathews, president, New York National Bank, 301 Wall st, Kingston, owner. Cost, \$12,000.

DOVER PLAINS, N. Y.—Sketches are being prepared by George R. Freeman, 60 Market st, for a 2½-sty frame residence, 50x54 ft., to be erected here by H. K. Smoot, of Dover Plains. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Work will soon start for a brick addition, 50x107 ft., to the factory at Brown and Lister avs, for the Consolidated Color & Chemical Co., on premises. James Burns, 29 Freeman st, masonry; Terrance Gibney, 180 Broad st, carpenter. Cost, \$5,000.

FINDERNE, N. J.—Wills & Marvin Co., 1170 Broadway, N. Y. C., are figuring the general contract for the manufacturing plant, 2 stys, 50x125 ft., to be erected here by the H. W. Johns-Manville Co., T. F. Manville, president, 100 William st, N. Y. C., at a cost of \$1,000,000. H. J. Esser, Milwaukee, Wis., is the architect and engineer. The Northeastern Construction Co., 225 5th av, N. Y. C., has also submitted figures.

ELMIRA, N. Y.—The Thatcher Manufacturing Co., of this place and Kane, Pa., R. W. Niver, general superintendent, Kane, Pa., contemplates the erection of a 1-sty steel and concrete factory here. Cost, \$300,000.

MIDDLEVILLE, N. Y.—The Thomas Hide & Leather Co., E. M. Burns, president, contemplate enlarging their plant here. Walter J. Frank, Clarendon Building, Utica, N. Y., architect. Cost, about \$100,000.

POUGHKEEPSIE, N. Y.—Frederick Hart, Lansing av, this city, is preparing plans for the 2-sty brick factory, 100x120 ft., to be erected in Arlington. Cost, \$25,000. Bids will soon be called for.

HALLS AND CLUBS.

RIDGEFIELD PARK, N. J.—Funds are being raised for the erection of a club house for the Scouts, in connection with the new Baptist church. Charles Edwards, Euclid av, is director. Rev. Ernest Murphy is pastor of the church.

HOSPITALS AND ASYLUMS.

SYRACUSE, N. Y.—Russell & King, 602 Snow Building, architects, are taking bids for the 2½-sty brick infirmary to be erected in East Genesee st for the Onondaga Orphans' Home, Mrs. F. H. Hiscock, James st, chairman of the building committee. Cost, \$15,000.

CANANDAIGUA, N. Y.—Dr. George W. Gregg will soon erect a sanitarium here on property west of the Canandaigua Hospital of Physicians and Surgeons, in Gorham st, to be ready for occupancy by September 1.

MIDDLETOWN, N. Y.—Bids will close 3 p. m., May 22, for alterations and additions to the Chronic Building at the State Hospital, for the N. Y. State Commission in Lunacy, T. E. McGarr, secretary, Capitol, Albany, N. Y. State architect, Franklin B. Ware, Capitol, Albany, N. Y. Cost, \$55,000.

OTISVILLE, N. Y.—Bids will close 10.30 a. m., May 22, for furnishing and delivering steel girders, beams, channels, etc., for the construction of the second floor of the new laundry building at the Tuberculosis Sanatorium, this place. The Department of Health, Ernst J. Lederle, pres., N. Y. C., is the owner.

LIBRARIES.

NEW ROCHELLE, N. Y.—Albert R. Ross, 16 East 42d st, N. Y. C., has about completed plans for the \$60,000 public library to be erected here by the City of New Rochelle. John J. Holden, 141 Broadway, N. Y. C., is a member of the board.

MUNICIPAL WORK.

JERSEY CITY, N. J.—The Public Service Corporation, Electrical Department, Thomas N. McCarter, president, Broad and Bank sts, Newark, will soon be ready for bids for the Intake Water Line from Marion power house to Hackensack River. J. T. Whittlesey, in care of the owners, engineer.

NEWBURGH, N. Y.—Sealed proposals will be received at the office of the City Clerk, D. J. Coutant, in City Hall, Newburgh, until 5 p. m., May 20, for furnishing all materials and labor necessary for permanently improving by resurfacing with bitulithic pavement on Broadway, between the west side of Liberty st and the east side of Mill st, in accordance with plans and specifications prepared by William J. Blake, Jr., city engineer.

PUBLIC BUILDINGS.

LE ROY, N. Y.—LeRoy has voted for the erection of a new town building, to cost \$15,000. Address Town Clerk for particulars.

MONTCLAIR, N. J.—A. R. Ross, 16 East 42d st, N. Y. C., has completed plans for the new art museum, 60x90 ft., to be erected in this city. The general contract will probably be awarded some time in June.

SCHOOLS AND COLLEGES.

COBLESKILL, N. Y.—The directors of the Cobleskill Agricultural School contemplate the erection of a school. The Coburn farm, in West Main st, will probably be the site selected.

CLINTON, N. Y.—One hundred thousand dollars has been donated to Hamilton College for the erection of a library building. The name of the donor will be made known some time in June.

ATHENIA, N. J.—Bids will be called for about June 1 for the 2-sty and basement public school to be erected here for the Board of Education of Acquackanonk Township, Lewis Walters, president; A. D. Cheston, clerk; Harold Godwin, chairman of the Building Committee. H. T. Stephens, 152 Market st, Paterson, architect. Cost, \$22,000.

SONYEA, N. Y.—The Board of Managers of Craig Colony for Epileptics, Percy L. Lang, president, is taking bids, which will close 2 p. m., June 11, for construction, heating, plumbing and electric work for the Central School building to be erected here, from plans by Franklin B. Ware, State architect, Capitol, Albany.

LINDEN, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, N. J., is preparing plans for the 1-sty brick public school, 70x100 ft., to be erected here in Union County for the Board of Education, A. R. Corbet, pres., R. D. Kimball Co., 15 West 30th st, N. Y. C., heating and ventilating engineer. Bids will be taken between June 1 and 7. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

FORT LEE, N. J.—Work on the 3-sty frame and brick studio building, 62x62 ft., at this place, is advancing rapidly, the 2d tier being erected. John T. Woodruff & Son, 69 West 3d st, L. I. City, general contractors; Joseph Troscher, 32 Vernon av, L. I. City, is the carpenter; the New Jersey Studio Co., owner; Andrew Hajek, Edgewater, N. J., architect. Cost, \$25,000.

TARRYTOWN, N. Y.—Edw. W. Harden, of this place, contemplates the erection of a store and office building at Main st and South Broadway, from plans by Hunt & Hunt, 28 East 21st st, N. Y. C.

HACKENSACK, N. J.—A. Ginsburg, 223 Main st, Passaic, architect, is taking bids for the 3-sty brick business building, 65x95 ft., to be erected at Main and Mercer sts. Cost, \$45,000.

NEWARK, N. J.—James Stewart & Co., 30 Church st, have received the contract to erect the 2-sty brick, granite, limestone and terra cotta Administration Building, 60x65 ft., at 290 Ferry st, for the Celluloid Co., 295 Ferry st. Hughes & Bankoff, 22 Clinton st, architects. Cost, \$45,000.

THEATRES.

PERTH AMBOY, N. J.—Plans are being prepared by local interests for a \$75,000 theatre to be erected here and leased by a New York concern. Further details will soon be announced.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, Bayonne, is preparing plans for a brick and steel theatre, 62x155 ft., to be erected on

Broadway, between 23d and 24th sts, for the Broadway Theatre Co., Shiller & Hockstein, West 38th st, owner. Bids on separate contracts will be received about May 28. Cost, \$50,000.

MISCELLANEOUS.

JAMESTOWN, N. Y.—The Erie Railroad Co. will erect a passenger station here at once, also raise its tracks to avoid the grade crossing in three streets. Cost of improvement, about \$500,000.

CATSKILL, N. Y.—State Architect Franklin B. Ware, Capitol, Albany, has completed plans and specifications for the rifle range to be erected at the Catskill Armory for the New York State Armory Commission, F. A. McNealey, secretary, 174 State st, Albany. Bids will be called for soon.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.
PLAINFIELD, N. J.—James C. Manning, 1120 Myrtle av, Plainfield, has received the carpenter work for alterations to store and apartments 500 Watchung av, for Neumann Bros., 501 Watchung av. Geo. H. Fisher, Jr., 224 Manson pl, architect. Cost, \$5,000.

159TH ST.—The Hedden Iron Construction Co., 200 5th av, has received the structural steel work for the 7-sty apartment, 50x86 ft., to be erected in the south side of 159th st, near Broadway, for William M. Walker, 1974 Broadway, owner. Moore & Landsiedel, 148th st and 3d av, architects; Robert E. Moss, 126 Liberty st, steel engineer. Cost, \$75,000.

EASTERN PARKWAY.—Morris Toppol, 596 Eastern Parkway, received the painting contract for the three 4-sty flats, 50x88 ft., to be erected on Eastern Parkway, between Schenectady and Utica avs, for the Penn. Realty Co., N. Topel, president, 1305 East New York av. Cohn Bros., 361 Stone av, architects. Cost, \$40,000 each.

CHRISTOPHER ST.—T. J. Bunt & Son, 315 East 158th st, have received the mason work for the store and tenement at 100-104 Christopher st for Charles I. Weinstein. Charles B. Meyers, 1 Union sq, architect.

DWELLINGS.

71ST ST.—R. H. E. Elliott, 340 Madison av, has received the general contract for alterations to the 2-family residence at 173-175 East 71st st, for Mildred P. Stokes Hooker, 175 East 71st st, owner. S. E. Gage, 340 Madison av, architect. Cost, \$30,000.

UTICA, N. Y.—John Corbett, 231 Rutger st, has received the general contract to erect the 2½-sty frame residence, 26x52 ft., at 10 Rudolph pl, for Henry Hoffman, 237 South st, owner. Cost, \$5,000.

RIVERSIDE DRIVE.—H. F. Huber & Co., 13 East 40th st, have received the contract for \$10,000 worth of alterations to the 4-sty residence, 102 Riverside Drive, owned by Eldridge G. Snow, 56 Cedar st. Clarence True, 107 West 88th st, architect.

HUNTINGTON, L. I.—Warren E. Green, 1133 Broadway, N. Y. C., has received the general contract to erect the 2½-sty residence, 40x130 ft., for Francis M. Weld, 5 Nassau st, owner. Charles A. Platt, 11 East 24th st, architect.

BUTLER, N. J.—Miller Reed Co., 103 Park av, has received the general contract to erect the frame and stone monastery, 2½ stys, 136x44 ft., and 1-sty wing, 46x31 ft., in Morris County, for the Franciscan Monastery, Rev. Francis Koch, rector. Thomas J. Duff, 407 West 14th st, N. Y. C., architect.

YONKERS, N. Y.—Becker & White, Nepperman av, have received the general contract to erect the 2½-sty tile and stucco residence, 28x36 ft., at Colonial Heights, for Mrs. Myrtle Henckle, 15 Wadsworth av, N. Y. C. William Dewnap, 150 Nassau st, N. Y. C., architect; William Rohde, 15 Burhans av, masonry. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

WEST END AV.—Zimmerman & Gotthelf, 354 East 120th st, N. Y. C., have received the carpenter contract and Mr. Mullen, at site, the masonry for the 4-sty addition to the manufacturing building, 100x125 ft., at the northwest corner of West End av and 59th st, for the National Gum & Mica Co., 502 West 45th st, Alex. Alexander, president; Walter Alexander, secretary; Jerome Alexander, treasurer. Henry P. Morrison, 13 Park Row, consulting engineer.

PERTH AMBOY, N. J.—The Goeller Iron Works, Frelinghuysen av, Newark, has received the general contract to erect the 1-sty steel and corrugated iron rolling mill, 50x150 ft., in Market st, for C. Pardee, Market st, Perth Amboy, owner.

HALLS AND CLUBS.

BATAVIA, N. Y.—John Moon, of Lockport, has received the contract to erect the 3-sty brick Y. M. C. A. building in Main st, at a cost of about \$46,000.

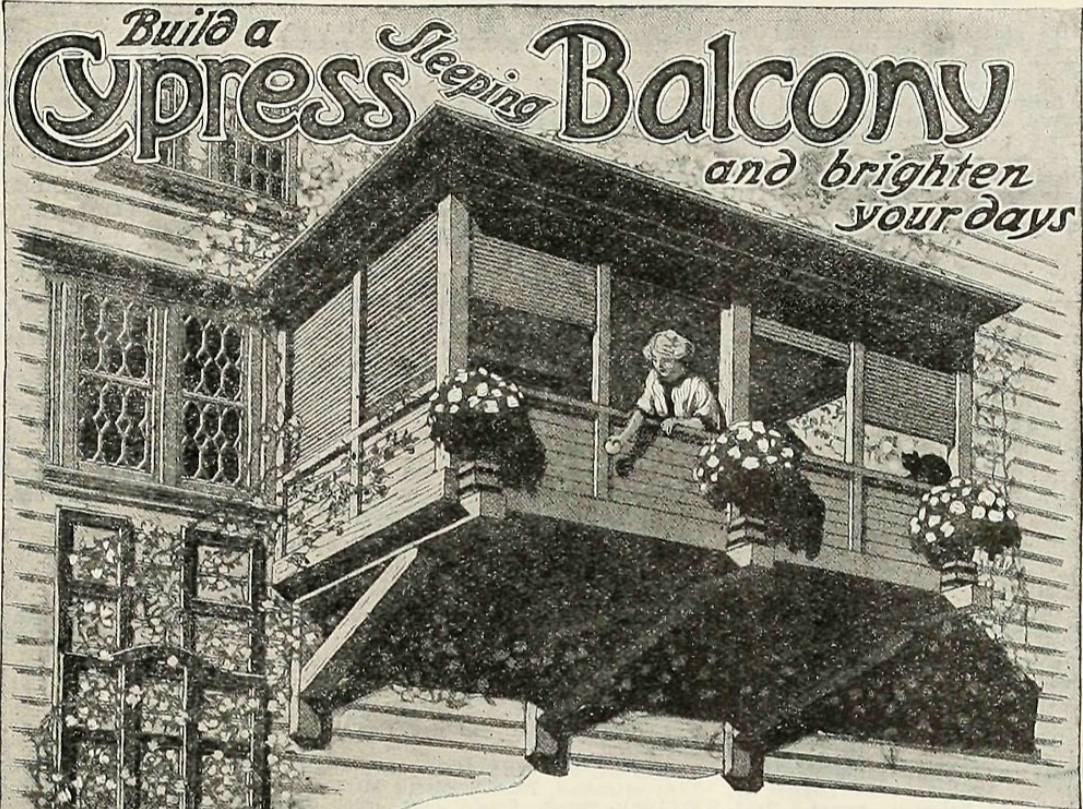
HOSPITALS AND ASYLUMS.

26TH ST.—The A. Perlman Iron Works, 1735 West Farms rd, has received the contract for the ornamental iron work necessary for pavilion M. & L. of the Bellevue Hospital. Plans and specifications by McKim, Mead & White, 160 5th av, architects.

AMSTERDAM AV.—Power Bros., 248 West 106th st, have received the contract for the masonry and Thomas McKeown, 103 Park av, the carpentry, for alterations to the hospital at Amsterdam av and 114th st, for St. Luke's Hospital, on premises, George MacCulloch Millea, 80 Broadway, president; Rev. George F. Clover, pastor and superintendent. Ernest Flagg, 109 Broad st, architect.

59TH ST.—T. A. O'Rourke Co., 103 Park av, has received the plastering contract for the 2-sty brick laboratory, 28x40 ft., to be erected in the south side of 59th st, east of 10th av, for the Roosevelt Hospital, on premises. La

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Farge & Morris, 25 Madison sq North, architects; H. H. Oddie, Inc., 30 Church st, general contractor. Cost, \$8,500.

HOTELS.

32D ST.—A. Weltfisch, 150 Nassau st, has received the general contract for alterations to the Hotel Aberdeen, 17-21 West 32d st, for Louis Markel, Hotel Pierrepont, 43 West 32d st, owner. Cantor & Levingson, 29 West 42d st, architects. Cost, \$75,000.

LIBRARIES.

PARK PLAZA.—Charles Meads & Co., 165 Broadway, has received the contract for foundations for the 2-sty granite and marble central library, 200x320 ft., to be erected at Park Plaza, 9th and Flatbush avs, for the Brooklyn Public Library, 26 Brevoort pl, David A. Boody, president. Raymond F. Almirall, 185 Madison av, N. Y. C., architect.

STORES, OFFICES AND LOFTS.

45TH ST.—The Geo. Backer Construction Co. has the general contract to erect the 16-sty store and office building, 100x90 ft., at 25-33 West 45th st, for the Chatham Construction Co., 62 West 45th st, to cost \$450,000. Wallis & Goodwillie, 346 4th av, architects.

UTICA, N. Y.—Orville Balch, S15 Genesee st, has received the general contract to erect the 2-sty brick, stone and hollow tile auto sales building, 48x87 ft., at 72 Lafayette st, for H. Gilbert Hart, 78 Lafayette st, from plans by Frederick H. Gouge, 70 Genesee st, Ford Motor Co., of Detroit, Mich., lessee. Cost, \$15,000.

36TH ST.—The Lourier Siegel Construction Co., 102 5th av, has received the general contract for changing the 5-sty residence 58 West 36th st to a restaurant, studio and office building for Adrian H. Muller, 55 West 52d st, owner. Smith & Ross, 103 Park av, architects. Cost, \$5,000.

NEWARK, N. J.—Wm. Robertson & Son, 15 Exchange pl, Jersey City, have received the general contract to erect the 3-sty brick, steel and concrete meter building, 30x78 ft., and wing, 20x29 ft., at 41-45 Front st, for the Public Service Corporation. Cost, \$18,000.

WILLIAM ST.—Jennings & Welstead, 227 West 50th st, has received the general contract and the Lincoln Steel Fleming Co., Inc., 17 Madison av, the masonry, for alterations to the 20-sty loft building 52-54 William st, for Kuhn Loeb Co., on premises. James B. Baker, 156 5th av, architect.

32D ST.—Charles T. Wills, Inc., 286 5th av, has received the general contract to erect the 12-sty loft building, 70x83 ft., at 38-42 East 32d st, for William H. Seach, 50 East 32d st, to cost \$200,000. Renwick, Aspinwall & Tucker, 320 5th av, architects.

29TH ST.—The White Contracting Co., 181 Chrystie st, has received the contract for excavating for the 12-sty loft building, to be erected at 105-107 East 29th st, by the 29th Street Construction Co., 1133 Broadway. C. B. Meyers, 1 Union sq, architect.

PATERSON, N. J.—The Hedden Iron Construction Co., 22 Clinton st, Newark, has received the structural steel contract for the store and loft buildings to be erected at the northwest corner of Main and Market sts for Charles W. Elbow, 240 Main st, Paterson, owner. Frederick W. Wentworth and August Rahm, associate architects, 140 Market st, Paterson; O. W. Shelly, 1123 Broadway, N. Y. C., general contractor.

THEATRES.

HORNELL, N. Y.—Jones & Dennison, local contractors, have received the contract to erect the \$35,000 vaudeville theatre at 53 Broad st for Fred Peters, representing a Corning syndicate.

WESTCHESTER AV.—The Libman Contracting Co., 107 West 46th st, has received the contract to erect the theatre at the northwest corner of Westchester and Bergen avs, on plot 100x200 ft., seating capacity 2,200, for Henry Morzentha, 165 Broadway, and Lachman & Goldsmith, 35 Nassau st, from plans by Thomas W. Lamb, 501 5th av. Messrs. Gersten, Baer and Friedenrich, operators of the Prospect Theatre, will be the managers.

MISCELLANEOUS.

ELIZABETH, N. J.—Rufus H. Brown, Inc., 391 Fulton st, Brooklyn, has received the general contract to erect the brick and frame 1-sty passenger station, 35x50 ft., between 1st and 2d avs and Caspian st, for the Central R. R. of New Jersey, 143 Liberty st, N. Y. C. J. O. Osgood, in care of the owner, chief engineer. Cost, \$5,000.

NORTH ARLINGTON, N. J.—The Fairfield Landscape & Nurseries Co., 103 Park av, N. Y. C., has received the general contract for grading, road making and the general construction of a cemetery here. Bids are wanted on material, consisting of sewer pipe, wrought iron galvanized iron pipe, trap rock gravel, sand, cement, granite curbing, grass sod and steel for reinforcing. The Roman Catholic Diocese of Newark, N. J., is owner. Otto Sonne, 132 Nassau st, N. Y. C., landscape engineer. Cost, about \$172,000.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

111TH ST, 8-14 West, 5-sty brick tenement and store, 100.6x59.10; cost, \$65,000; owner, Samuel Roseff, 11 Park av, Mt. Vernon, N. Y.; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 297.

40TH ST, 312 East, 4-sty tenement 25x86.7; cost, \$23,000; owners, Annie & Ellen J. Stone, 34 East 50th st; architect, Wm. Emerson, 281 5th av. Plan No. 298.

CHURCHES.

AMSTERDAM AV, Morningside av, Cathedral Parkway and 113th st, 2 and 4-sty brick and stone for Religious purposes, 72x170.8; cost, \$250,000; owner Corporation of Cathedral Church of St. John The Divine, 416 Lafayette st; architects, Cram, Goodhue & Ferguson, 2 West 47th st. Plan No. 289.

HOTELS.

59TH ST, 38 West, 12-sty hotel, 25x87.1, slag roof; cost, \$150,000; owner, Wm. F. Donnelly, 90 Nassau st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 294.

SCHOOLS AND COLLEGES.

BROADWAY, s e cor 116th st, 5-sty Journalism building, 210x57.3, copper roof; cost, \$350,000; owner, Columbia University, premises; architects, McKim, Mead & White, 160 5th av. Plan No. 293.

STORES, OFFICES AND LOFTS.

64TH ST, 211 West, 1 & 2-sty studio, 25x70, slag roof; cost, \$6,000; owner, J. J. Boyle, 1931 Broadway; architect, W. E. Young, 1931 Broadway. Plan No. 305.

32D ST, 38-42 East, 12-sty loft, 70x83, slag and gravel roof; cost, \$200,000; owner, Wm. H. Seach, 50 East 32d st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 299. C. T. Wills, Inc., 286 5th av, has general contract.

33D ST, 18-28 West, 12-sty loft and store, 125x88.9, slag roof; cost, \$375,000; owner, 24 West 33d St. Co., 1182 Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 301.

25TH ST, 36-38 West, 16-sty loft, 50x84; cost, \$150,000; owner, Jewel Realty Co., 37 Liberty st; architect, Geo. F. Pelham, 507 5th av. Plan No. 292. Owner builds.

45TH ST, 25-33 West, 16-sty store and office 100x90, tar, felt and tile roof; cost, \$450,000; owner, Chatham Const. Co., 62 West 45th st; architects, Wallis & Goodwillie, 346 4th av. Plan No. 296. Geo. Backer Const. Co., builder.

BROADWAY, 1578-92, 7th av, 710-20, 48th st, 200-202 West, 2-sty store and loft, 93.9x125.5; cost, \$100,000; owner, Broadway & 7th Av. Co., 719 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 290.

31ST ST, 25-29 West, 12-sty loft, 58.4x85; cost, \$165,000; owner, Napoleon Const. Co., 206 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 291. Owner builds.

25TH ST, 55-59 East, 4th av, 352, 16-sty store and loft, 100x98.9, slag roof; cost, \$300,000; owner, Israel Unterberg, 86 Franklin st; architects, Schwartz & Gross & Marcus, 347 5th av. Plan No. 306. Not let.

ESSEX ST, 100-102, 5-sty brick bank and office, 37.10x75.1; cost, \$75,000; owner, A. L. Kass, 122 Essex st; architect, B. W. Levitan, 20 West 31st st. Plan No. 304.

157TH ST, 501 West, Amsterdam av, 1960-1968, 1-sty store and bowling alleys, 99.11x125, slag roof; cost, \$60,000; owner, Riverside Viaduct Realty Co., 420 West 119th st; architect, Norman Lederer, 1341 Southern Boulevard. Plan No. 307.

35TH ST, 3-7 West, 11-sty store and loft, 75x90.6; extension, 75x36.8, plastic slate roof; cost, \$175,000; owner, Estate John Jacob Astor, 23 West 26th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 308.

MANHATTAN ST, 114-118, 127th st, 597 West, 2-sty store, office and moving picture theatre, 79.10x77.7, slag roof; cost, \$20,000; owner, Christian Smith, 791 Amsterdam av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 309.

30TH ST, 145-149 West, 12-sty loft, 75x89, composition roof; cost, \$250,000; owner, Karnack Realty Co., 142 West 30th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 310.

65TH ST, 303 West, 2-sty office building, 50.8x40.8, concrete, tar and gravel roof; cost, \$7,000; owner, architect & builder, Consolidated Gas Co., 124 East 15th st. Plan No. 311.

THEATRES.

3D AV, 1770, 1-sty moving picture theatre, 76.5x110; cost \$18,000; owner, Henry L. Gillespie, 800 Riverside Drive; architect, James P. Whiskeman, 39 West 38th st. Plan No. 302.

BROADWAY, n e cor 103d st, open air theatre, 108x149.7; cost, \$700; owner, Mayfield Construction Co., 35 West 119th st; architects, Schwartz & Gross, 347 5th av. Plan No. 295.

MISCELLANEOUS.

18TH ST, 654-658 West, 4-sty brick sub-station, 50x100, slag roof; cost, \$75,000; owner, The United Electric Light & Power Co., 1170 Broadway; architect, Walter E. McCoy, 1170 Broadway. Plan No. 300, not let.

66TH ST, 220 West, rear, 1-sty brick boiler house, 47.10x46.4; cost, \$6,000; owner, Con. Gas Co., 124 East 15th st; architect, W. C. Morris, 124 East 15th st. Plan No. 303.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

222D ST, n s, 280 w White Plains rd, two 3-sty brick tenements, tin roof, 25x60; total cost, \$18,000; owner, Rosario Spitalero, 3644 Hull av; architect, Enrico A. Russo, 731 East 215th st. Plan No. 376.

DECATUR AV, w s, 24.90 n Fordham rd, 5-sty brick stores and tenement, slag roof, 67.19x70.4; cost, \$50,000; owners, Wedgwood Realty Co., Henry F. Keil, 401 East 163d st, pres.; architect, Andrew J. Thomas, Webster av and Fordham rd. Plan No. 375.

WASHINGTON AV, w s, 72 n 163d st, two 6-sty brick tenements, plastic slate roof, 37.6x86.8; total cost, \$70,000; owners, Rice Fitzgerald Building Co., Patrick Fitzgerald, 314 East 157th st, pres.; architect, Fred Hammond, 391 East 149th st. Plan No. 374.

HOFFMAN ST, e s, 682 n 188th st, 4-sty brick tenement, plastic slate roof, 25x60.3; cost, \$15,000; owner, Cimillo Realty Co., Antonio Cimillo, 2280 Beaumont av, pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 379.

GARDEN ST, n s, 115.3 w So. Boulevard, two 5-sty brick tenements, tin roof, 50x88; total cost, \$110,000; owner, Rosa Realty Co., Jeremiah Attieri, 888 Tremont av, pres.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 380.

163D ST, s e cor Morris av, four 5-sty brick tenements, slag roof, 39x76.6, 42x73; total cost, \$125,000; owners, Wahlig & Sonson Co., Bristow & Jennings st; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 386.

DWELLINGS.

DOCK ST, s s, 375 e Westchester av, 2-sty brick dwelling, tin roof, 20x52; cost, \$5,500; owners and architects, Baisley & Watson, Inc., 2614 Aqueduct av. Plan No. 378.

SETON AV, w s, 275 n Randal av, two 2-sty frame dwellings, shingle roof, 18x32; total cost, \$6,000; owner, Robert Pickens, 981 East 179th st; architect, L. A. Soule, 676 East 180th st. Plan No. 382.

222D ST, n s, 305 e Barrus av, two 2-sty frame dwellings, tin roof, 21x46; total cost, \$11,000; owner, Wm. Ringelstein, South 10th av, Mt. Vernon; architect, Henry Nordheim, 1087 Tremont av. Plan No. 385.

PARKER ST, s w cor Westchester av, 2-sty brick dwellings, plastic slate roof, 25.11x81; cost, \$7,000; owner, Benjamin Packer, 525 East 138th st; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 388.

STABLES AND GARAGES.

SPUYTEN DUYVIL PARKWAY, w s, 275 n 227th st, 1-sty frame garage, 14x19; cost, \$400; owner, Isabel Cox, on premises; architect, E. K. Rossiter, 15 West 38th st. Plan No. 377.

MORRIS PARK, s e Melville av, 2-sty frame stable and shed, 25x18; cost, \$500; owner, Caroline Schleyer, 582 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 384.

STORES AND DWELLINGS.

MORRIS AV, n w cor 161st st, three 1-sty brick stores and dwellings, plastic slate roof, 36.2x70; total cost, \$25,000; owners, Henry Acker Co., Henry Acker, 2472 Grand av, pres.; architects, Kopper & Daube, 830 Westchester av. Plan No. 383.

THEATRES.

WESTCHESTER AV, s s, 85 w Olmstead av, open air theatre, 50x100; cost, \$400; lessee, Max Lieban, 1983 Starling av; architect, Harris Lieban, Jamaica, N. Y. Plan No. 381.

MISCELLANEOUS.

BARRETTO ST, w s, from Garrison to Lafayette avs, 1-sty brick laundry and mill, tin roof, 74.8x100.4; cost, \$12,000; owners, American Bank Note Co., on premises; architect, H. W. Butts, 1018 Hoe av. Plan No. 387.

BROWN AV, w s, 152 s Bronxdale av, 1-sty stone storage, 18x32; cost, \$500; owner, Jas. H. Holland, 1989 Brown av; architect, E. R. Williams, 461 Lenox av. Plan No. 389.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ALABAMA AV, e s, 100 n Dumont av, two 4-sty brick tenements, 50x85, slag roof, 20 families each, total cost, \$40,000; owner, Erector Realty & Construction Co., 24 East 99th st; architect, Frank Dunn, 2959 Atlantic av. Plan No. 2845.

UTICA AV, s w cor Park pl, 4-sty brick store and tenement, 25x90, — roof, 7 families; cost, \$12,000; owner, Mary E. Lucke, 21 Suydam pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2841.

61ST ST, s s, 200 w 16th av, two 2-sty frame tenements, 20x80, — roof, 4 families each, total cost, \$80,000; owner, Frank Lovise, 67 East Broadway; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 2847.

EASTERN PARKWAY, s s, 39.6 s Kingston av, 4-sty brick tenement, 50.6x79.7, gravel roof, 8 families; cost, \$23,000; owner, Michael F. Gleason, 131 5th av; architect, F. L. Hine, 370 Jefferson av. Plan No. 2777.

FULTON ST, n s, 20.4 w Nichols av, four 2-sty brick stores and tenements, 20.4x50, tin roof, 4 families each; total cost, \$17,200; owner, Jas. Grogan, 142 Lincoln av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 2785.

NOSTRAND AV, n w cor Malbone st, 4-sty brick tenement, 20.2x80, slag roof, 6 families; cost, \$7,000; owner, Mary A. Neary, 1274 Union st; architect, Frank Dunn, 2959 Atlantic av. Plan No. 2743.

3D AV, s e cor 30th st, 4-sty brick store and tenement, 25x89, tin roof, 9 families; cost, \$7,500; owner, Antonio Sonzo, 843 3d av; architect, A. J. Klein, 161 Greene av. Plan No. 2745.

DORCHESTER RD, s s, 101.9 e East 21st st, 4-sty brick tenement, 46x102.8, tin roof, 16 families; cost, \$25,000; owner, Emanuel Liebman, 180 Martense st; architects, Cohn Bros., 361 Stone av. Plan No. 2883.

DORCHESTER RD, s s, 9.9 e East 21st st, two 4-sty brick tenements, 46x104, tin roof, 16 families each; total cost, \$50,000; owner and architect as above. Plan No. 2884.

HOWARD AV, n e cor East New York av, 4-sty brick tenement, 57.11x89.4, tin roof, 19 families; cost, \$25,000; owner, Remlop Const. Co., 1600 Eastern Parkway; architects, Cohn Bros, 361 Stone av. Plan No. 2891.

EAST 26TH ST, w s, 100 s Newkirk av, 4-sty brick tenement, 40x79, tar and gravel roof, 12 families; cost, \$20,000; owner, Lefferts Const. Co., 44 Court st; architect, D. Salvati, 19 4th av. Plan No. 2939.

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3D AV, e s, 25 s 30th st, 4-sty brick store and tenement, 25x80, tin roof, 7 families; cost, \$7,000; owner and architect, as above. Plan No. 2746.

STH AV, e s, 50 n 8th st, 4-sty brick tenement, 50x83; tin roof, 16 families; cost, \$25,000; owner, Vera Const. Co., 1600 Beverley rd; architects, Cohn Bros., 361 Stone av. Plan No. 3009.

STH AV, n e cor 8th st, 4-sty brick tenement, 50x89.11, tin roof, 16 families; cost, \$25,000; owner and architect, as above. Plan No. 3010.

HOWARD AV, e s, 100.10 n Pitkin av, 4-sty brick tenement, 64.6x68, tin roof, 12 families each; total cost, \$12,000; owner, Remlap Const. Co., 1000 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3008.

BEDFORD AV, s e cor Newkirk av, 4-sty brick tenement, 40x90, — roof, 16 families; cost, \$20,000; owner, Midwout Realty & Const. Co., 189 Montague st; architect, Parfitt Bros., 26 Court st. Plan No. 2975.

DWELLINGS.

BEAUMONT ST, w s, 150 n Esplanade pl, 1-sty and attic frame dwelling, 23x55, tile roof, 1 family; cost, \$4,000; owner, A. Heinemann, 374 8th st; architect, S. B. Enardrath, 500 5th av. Plan No. 2856.

77TH ST, n s, 100 e 13th av, eight 2-sty brick dwellings, 20x36, — roof, 1 family each; total cost, \$36,000; owner, Albion Realty Co.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2854.

EAST 17TH ST, w s, 225 n Av U, 2-sty brick dwelling, 20x60, tin roof, 2 families; cost, \$3,700; owner, Louis Rosillo, 2217 East 17th st; architect, M. M. Foley, 2251 Homecrest av. Plan No. 2835.

FULTON ST, n w cor Nichols av, 2-sty brick store and dwelling, 20.4x50, tin roof, 2 families; cost, \$4,800; owner, Jas. Grogan, 142 Lincoln av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 2786.

HIMROD ST, s s, 102.4 w Wyckoff av, three 2-sty brick dwellings, 20x55, felt and slag roof, 2 families each; total cost, \$15,000; owner, Anton Kirsch, 355 Himrod st; architect, John L. Young, 372 Quincy st. Plan No. 2729.

AV N, n s, 76 w East 17th st, 2-sty and attic frame dwelling, 18.2x40.2, shingle roof, 1 family; cost, \$4,500; owner, Midwood Associates, East 17th st & Av N; architects, Slee & Bryson, 153 Montague st. Plan No. 2767.

OCEAN AV, e s, 165.6 s Dorchester rd, 2 1/2-sty frame dwelling, 44x35.6, tile, tar and gravel roof, 1 family; cost, \$12,000; owner, Edw. R. Vollmer, 293 Broadway; architect, R. H. Simonson, 315 5th av. Plan No. 2794.

POINT BREEZE, SHEEPSHEAD, 1-sty frame dwelling, 14x27, tarpaper roof, 1 family; cost, 205; owner, Mrs. J. Glockner, 263 Bainbridge st; architects, McCourt Bros., 315 9th st. Plan No. 2801.

GATES AV, n w s, 250 s w Hamburg av, 2-sty brick store and dwelling, 22x52, tin roof, 1 family; cost, \$5,000; owner, J. Feldman, 379 Hamburg av; architect, Paul Hanger, 14 Van Dorn st. Plan No. 2969.

BATH AV, n e cor Bay 14th st, 1-sty brick store and dwelling, 18.4x65, slate roof, 1 family; cost, \$3,500; owner, Keloha Realty Co.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2973.

VIENNA AV, s s, 100 e Crescent st, 2-sty brick store and dwelling, 20x36, gravel roof, 2 families; cost, \$3,500; owner, Stanislaw Wernikowski, 713 Logan st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2780.

TOMPKINS AV, w s, 100 n Jefferson av, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$5,000; owner, Nels Nelson, 372 Tompkins av. Plan No. 2773.

7TH AV, s w cor 52d st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$8,000; owner, Stock Const. Co., 1530 44th st; architects, Klein & Koen, 361 Stone av. Plan No. 2737.

7TH AV, n w cor 53d st, 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner and architect, as above. Plan No. 2738.

7TH AV, w s, 20 s 52d st, eight 3-sty brick stores and dwellings, 20x50, tin roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2739.

EAST 46TH ST, w s, 100 s Av L, three 2-sty frame dwellings, 16x26.6, — roof, 1 family; cost, \$8,400; owner, Anthracite Realty Co., 350 Fulton st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 2878.

LINDEN AV, s s, 24.8 w New York av, two 3-sty brick dwellings, 22.8x65, tin and gravel roof, 3 families each; cost, \$14,000; owner, Jos. Galandino, 872 New York av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2867.

LINDEN AV, n w cor New York av, 3-sty brick dwelling, 22.8x65, tar and gravel roof, 3 families; cost, \$7,000; owner and architect as above. Plan No. 2868.

CANAL AV, s s, 40 e West 36th st, 1-sty and attic frame dwelling, 32x28, shingle roof, 1 family; cost, \$1,000; owner and architect, Charles P. Ward, 209 Montague st. Plan No. 2874.

POINT BREEZE, s s, 5,000 e McKenzie st, 1-sty frame dwelling, 14x30, shingle roof, 1 family; cost, \$4,000; owner, Manhattan Beach Co., Manhattan Beach; architect, Carl H. De Leon, 153 Montague st. Plan No. 2890.

ULMER PARK, westerly bulkhead, 300 w Warehouse av, 1-sty frame dwelling, 14x27, rubberoid roof, 1 family; cost, \$500; owner, Sophie E. Roth, 645 49th st; architects, McCourt Bros., 6305 5th av. Plan No. 2894.

EAST 31ST ST, w s, 20 n Canarsie la, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$24,000; owner, Wm. Herod, East 31st st and Beverley rd; architects, Otto Infanger & Son, 2634 Atlantic av. Plan No. 2963.

ALBEMARLE RD, n s, 75 e Rogers av, 2-sty frame dwelling, 22x48, tin roof, 2 families; cost, \$4,000; owner, Jos. F. McElligott, 2709 Albemarle rd; architect, Wm. L. Cramer, — East 17th st. Plan No. 2951.

EAST 28TH ST, s e cor Beverley rd, 2-sty brick dwelling, 13.10x42.6, slag roof, 1 family; cost, \$3,000; owner, Andrew Schmitt, — Hart st; architect, Wm. Debus, 914 Broadway. Plan No. 2956.

EAST 31ST ST, e s, 20 s Beverley rd, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$24,000; owner and architect as above. Plan No. 2965.

EAST 3D ST, w s, 327 s Av I, two 2-sty and attic frame dwellings, 22x30, shingle roof, 1 family each; total cost, \$5,000; owner, J. D. Ranok Realty Co., 577 Atlantic av; architect, Chas. G. Wessel, 1456 85th st. Plan No. 2915.

EAST 49TH ST, w s, 280 s Av L, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$5,000; owner, Anthracite Realty Co., 350 Fulton st; architect, Chas. G. Wessel, 1456 85th st. Plan No. 2916.

EAST 49TH ST, w s, 200 s Av L, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$5,000; owner and architect as above. Plan No. 2917.

BEAUMONT ST, w s, 180 n Oriental blvd, 2-sty frame dwelling, 30x41.6; asbestos and shingle roof, 1 family; cost, \$5,500; owner, Mr. Hy C. Copeland, 242 West 101st st; architect, Edw. B. Chestresmuth, 181 Woodruff av. Plan No. 2905.

POINT BREEZE, 1/2 mile West End Island, 1-sty frame dwelling, 18x24, tarpaper roof, 1 family; cost, \$425; owner, Manhattan Beach Co., 192 Broadway, N. Y.; architect, Samuel Gadstein, 1168 45th st. Plan No. 2926.

EAST 31ST ST, n w cor Canarsie la, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, \$3,000; owner, Wm. Herod, East 31st st and Beverley rd; architects, Otto Infanger & Son, 2634 Atlantic av. Plan No. 2964.

EAST 31ST ST, n e cor Canarsie la, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, \$3,000; owner and architect as above. Plan No. 2966.

EAST 31ST ST, s e cor Beverley rd, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, \$4,000; owner and architect as above. Plan No. 2967.

DITMAS AV, s s, 60 e East 18th st, 2-sty and attic frame dwelling, 32x44, shingle roof, 1 family; cost, \$12,500; owner, Chas. V. Oden, 524 East 21st st; architect, Harry Grattan, 523 East 14th st. Plan No. 2971.

BATH AV, n s, 18.4 e Bay 14th st, five 1-sty brick stores and dwellings, 18.4x60, — roof, 1 family each; total cost, \$17,500; owner, Keloha Realty Co.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2974.

EAST 28TH ST, w s, 95 s Newkirk av, two 2-sty and attic frame dwellings, 18x57, — roof, 2 families each; total cost, \$9,000; owner, Harry W. Schmidt, 2415 Newkirk av; architect, Benj. Driesler, 178 Remsen st. Plan No. 3012.

POINT BREEZE, 660 w East Point Warehouse av, 1-sty frame dwelling, 14x27, tarpaper roof, 1 family; cost, \$250; owner, Mrs. E. Glockner, 263 Bainbridge st; architect, Wm. O. Hartman, 545 Midwood st. Plan No. 3007.

ULMER PARK, Camp City, 600 s Warehouse av, 1-sty frame dwelling, 10x12, tarpaper roof, 1 family; cost, \$200; owner and architect, Mrs. A. Edna Decker, 1539 Commonwealth av, Boston, Mass. Plan No. 3005.

BAY 16TH ST, e s, 90.5 n Cropsey av, five 2-sty frame dwellings, 17x45, tar and gravel roof, 1 family each; total cost, \$15,000; owner, Aplo Const Co., 16 Bay 31st st; architect, C. Schubert, 13th av and 86th st. Plan No. 2983.

WEST 36TH ST, w s, 300 s Neptune av, 1-sty frame dwelling, 17.5x54.2, shingle roof, 1 family; cost, \$1,800; owner, John A. Altenback, West 36th st & Neptune av; architect, Geo. H. Suess, 2985 West 28th st. Plan No. 2976.

FACTORIES AND WAREHOUSES.

EMERSON PL, e s, 100 s Myrtle av, 1-sty brick dairy plant, 42x123, tar and slag roof; cost, \$18,000; owner, H. Ranken Dairy Co., 204 Clason av; architects, Koch & Wagner, 26 Court st. Plan No. 2855.

CLARKSON ST, n w cor Hunterfly rd, 1-sty brick storage, 16.8x13.2, tar and gravel roof; cost, \$100; owner and architect, John Mehle, on premises. Plan No. 2772.

FLATBUSH AV, No. 53, 10-sty brick warehouse, 20.7x97.6, felt and gravel roof; cost, \$80,000; owner, Louis L. Firuski, 41 Flatbush av; architect, J. G. Glover, 166 State st. Plan No. 2766.

VAN SINDEREN AV, e s, 125 n Pitkin av, 1-sty frame storage, 16x20, tin roof; cost, \$50; owner, Harry Platnick, and another, 243 Van Sinderen st; architects, Klein & Koen, 361 Stone av. Plan No. 2864.

PARK AV, n s, bet Ryerson & Hall sts, 8-sty brick factory, 100x66.10, tar and gravel roof; cost, \$100,000; owner, Mergenthaler Linotype Co. —; architect, Albert Kahn, Detroit, Mich. Plan No. 2797.

SIGOURNEY ST, s e cor Court st, 1-sty brick factory, 106.10x200, — roof; cost, \$16,000; owner, Barrett Mfg. Co., 17 Battery pl; architect, A. A. McCobbin, same address. Plan No. 2897.

EAST 4TH ST, s w cor Canal av, 1-sty brick storage, 27x14, asbestos roof; cost, \$1,500; owner, City of N. Y.; architect, I. M. de Varona, 21 Park row. Plan No. 2895.

FURMAN ST, opp Pier 5, 8-sty brick warehouse, 106.6x105.8, slate roof; cost, \$100,000; owner, N. Y. Dock Co.; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 2903.

STABLES AND GARAGES.

BAY 32D ST, w s, 73 n Bath av, 1-sty frame garage, 12x16, rubberoid roof; cost, \$175; owner and architect, D. C. Allison, 150 Bay 32d st. Plan No. 2880.

OCEAN PARKWAY, w s, 190 n Cortelyou rd, 1-sty frame carriage house, 24x20, shingle roof; cost, \$300; owner and architect, Edw. Wilson, 168 Ocean av. Plan No. 2920.

EAST 17TH ST, e s, 230 n Av H, 1-sty frame garage, 20x16, shingle roof; cost, \$500; owner, S. Norman, 547 3d st; architect, Assembly Realty Co., 1721 Av J. Plan No. 2928.

PROVOST ST, e s, at Java & India sts, two 2-sty brick stables, 7x30, — roof; total cost, \$1,200; owner, Danl. J. Leary, 26 West 49th st; architect, J. D. Cosgrove, Sea Cliff, L. I. Plan No. 3004.

STOCKHOLM ST, n s, 150 e Irving av, 1-sty frame stable and garage shed, 25x99, tarpaper roof; cost, \$1,700; owner, Rud Stutzmann, 396 Knickerbocker av; architect, Hy. Loeffler, Jr., 804 Jefferson av. Plan No. 2986.

60TH ST, n s, 320 w 11th av, 2-sty brick stable, 20x25, tin roof; cost, \$1,800; owner, Wm. Zellman, Jr., 1037 60th st; architect, H. S. Pingel, 381 4th av. Plan No. 2989.

BERRIMAN ST, e s, 120 s Pitkin av, 1-sty frame stable and wagon shed, 11x15 (stable), 10.6x15 (shed); total cost, \$500; owner, Gustave Parthy, on premises; architect, Ernest Mehl, 410 Lincoln av. Plan No. 2978.

STORES, OFFICES AND LOFTS.

SURF AV, s s, 125 w East 31st st, 1-sty frame office, 12x24, felt roof; cost, \$150; owner, Wm. S. Suss, 192 Broadhurst av; architect, Thos. Burnett, 3d av and 52d st. Plan No. 2927.

NEW LOTS AV, s w cor Ashford st, 1-sty frame office, 13x25, tar and gravel roof; cost, \$350; owner, Robt. Kluber, on premises; architects, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 2982.

THEATRES.

HALSEY ST, s s, 160 e Saratoga av, 4-sty brick theatre, 145.9x102.8, felt and slag roof; cost, \$300,000; owner, Thos. A. Clarke, 26 Court st; architects, Harde & Short, 3 West 29th st. Plan No. 2861.

MISCELLANEOUS.

POINT BREEZE, 500 n Dock, 1-sty frame sleeping quarters, 16x20, tar paper roof; cost, \$100; owner, Manhattan Beach Estate, 192 Broadway, N. Y.; architect, A. Feschl, 230 East 71st st. Plan No. 2840.

BLAKE AV, n s, 50 e Van Sien av, 1-sty frame wagon shed, 28x15, tarpaper roof; cost, \$70; owner, Ernest Brecker, 801 Blake av; architect, Wm. J. Finck, 241 Sheridan av. Plan No. 2881.

20TH AV, n s, 270 w Cropsey av, 1-sty frame bathing booth, 52x29, tarpaper roof; cost, \$400; owner, Mary Warren, 20 Cropsey av; architect, Frederick Martini, Neptune av and West 16th st. Plan No. 2934.

19TH ST, n s, 205 w 3d av, 1-sty frame open shed, 20.2x20.2, tar and gravel roof; cost, \$2,000; owner, R. H. Comey Co., 78 18th st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 2946.

TAAFE PL, w s, 211.8 s Flushing av, 1-sty steel tower, 90 ft. high; cost, \$3,000; owner, Waterbury Mfg. Co., 21 Park Row; architect, Stephen Gill, 157 Meserole st. Plan No. 2968.

Queens.

DWELLINGS.

FOREST HILLS.—Kelvin st, n s, 150 w Colonial av, 2½-sty brick dwelling, 33x26, asbestos shingle roof, 1 family; cost, \$4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 1436.

BEECHURST.—30th st, n s, 180 e 15th av, 2½-sty brick dwelling, 40x29, tile roof, 1 family; cost, \$7,500; owner, M. J. Volkmann, 320 East 86th st, N. Y. C.; architect, Norman McGlashman, 1123 Broadway, Brooklyn. Plan No. 1432.

WOODHAVEN.—Fulton av, n s, 20 w Gherardi av, four 2-sty brick dwellings, 20x35, tar and gravel roof, 2 families; cost, \$20,000; owners, Stein & Quinko Construction Co., 19 Thadford st, Brooklyn; architects, S. Millman & Son, 189 Montague st, Brooklyn. Plan No. 1434.

WOODHAVEN.—Fulton av, n w cor Gherardi av, 2-sty brick dwelling, 20x35, tar and gravel roof, 2 families; cost, \$5,000; owners, Stein & Quinko Construction Co., 19 Thadford st, Brooklyn; architects, S. Millman & Son, 189 Montague st, Brooklyn. Plan No. 1435.

LONG ISLAND CITY.—14th av, w s, 400 n Graham av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, Joseph Sillman, 16 Court st, Brooklyn; architects, S. Millman & Son, 189 Montague st, Brooklyn. Plan No. 1433.

JAMAICA.—Orchard st, w s, 366 n Ocean View av, 2½-sty frame dwelling, 27x40, shingle roof, 1 family; cost, \$5,000; owner, Charles Clancy, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1444.

RICHMOND HILL.—Willow st, e s, 60 s Arlington rd, 2½-sty brick dwelling, 33x31, tile roof, 1 family; cost, \$7,500; owner, Robert W. Siegel, care Fairchild & White, Cotton Exchange; architect, Girdon S. Mumford, Garden City Estates, L. I. Plan No. 1442.

JAMAICA.—Washington st, s s, 30 w Columbus av, 2-sty brick dwelling, 27x40, 2-family; cost, \$10,000 (2 buildings); tin roof; owner, Walter Harburn, 282 Av B, Manhattan; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1445.

RICHMOND HILL.—Park av, w s, 317 n Jamaica av, 2½-sty frame dwelling, 21x32, shingle roof, 1 family; cost, \$2,500; owner, Walter E. Brown, 17 Park av, Richmond Hill; architects, McCloskey & Boyle, 367 Fulton st, Brooklyn. Plan No. 1443.

UNION COURSE.—3d st, n s, 40 w Suydam st, three 2-sty frame dwellings, 17x43, tin roof, 1 family; cost, \$12,000; owner, William Simm, 165 2d st, Union Course; architect, Geo. Stahl, 1524 Welcome pl, Ozone Park. Plan No. 1482-3-4.

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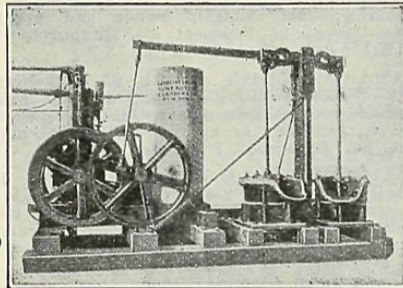
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UNION COURSE.—Suydam st, n w cor 3d st, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, \$7,000; owner, William Simm, 165 2d st, Union Course; architect, Geo. Stahl, 1524 Welcome pl, Ozone Park. Plan No. 1481.

NEPONSET.—Ontario st, e s, 90 n Washington av, 1-sty brick dwelling, 30x40, tile roof, 1 family; cost, \$2,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Benjamin Dreisler, 178 Remsen st, Brooklyn. Plan No. 1473.

BAYSIDE.—Highland av, e s, 260 s Palace Boulevard, 2½-sty brick dwelling, 28x36, shingle roof, 1 family; cost, \$6,000; owner, Robert W. Whitesell, 66 West 107th st, N. Y. C.; architect, George J. Hardway, 347 5th av, N. Y. C. Plan No. 1460.

ROCKAWAY BEACH.—Park av, e s, 60 s Boulevard, 2-sty frame boarding house, 122x40, gravel roof; cost, \$8,000; owner and architect, E. A. Cojean, Arverne. Plan No. 1448.

BAYSIDE.—Lawrence Boulevard, n e cor, 3-sty frame dwelling, 41x37, shingle roof, 1 family; cost, \$9,000; owner, Nathan Rock, Jr., 32d st and 5th av, N. Y. C.; architect, Frank Briggs, Plandome, Long Island. Plan No. 1449.

LONG ISLAND CITY.—Ridge st, n s, 53 e Marion st, 1-sty frame dwelling, 21x25, tar and gravel roof, 1 family; cost, \$1,000; owner, Rosario Criso, 74 Ridge st, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 1457.

COLLEGE POINT.—10th st, s s, 1000 e Causeway, 1-sty frame dwelling, 21x14, tin roof, 1 family; cost, \$125; owner, Homer D. Grant, 262 West 22d st, N. Y. C.; architect, owner. Plan No. 1454.

FLUSHING.—Murray la, e s, 187 n Myrtle av, 2½-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$3,800; owner, Peter McDonald, 12th st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1459.

MIDDLE VILLAGE.—Marion st, n e cor Remsen st, 2-sty frame dwelling, 20x35, tin roof, 1 family; cost, \$3,000; owner, William Lederes, Marion st, Middle Village; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1477.

ELMHURST.—Prospect av, n s, 300 w Hanover av, 2½-sty frame dwelling, 39x26, shingle roof, 1 family; cost, \$6,000; owner, Julius Movian, 347 5th av, N. Y. C.; architect, George J. Hardway, 347 5th av, N. Y. C. Plan No. 1462.

ROSEDALE.—Oxford rd, s s, 100 e Welcome av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,000; owner and architect, Niles Doing, 44 Prospect st, Elmhurst. Plan No. 1475.

JAMAICA.—Hilldale av, e s, 65 s Shelton av, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, \$6,200; owner, John Kenney, Willow st, Jamaica; architect, William Young, 12 Dara av, Jamaica. Plan No. 1451.

RICHMOND HILL.—Ward st, e s, 44 s Jamaica av, three 2-sty frame dwellings, 32x40, tin roof, 2 families; cost, \$6,000; owner, Magnolia Realty Co., Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 1465-6-7.

BROOKLYN HILLS.—Chestnut st, s s, 375 e Union pl, two 2-sty frame dwellings, 24x36, shingle roof, 1 family; cost, \$2,000-\$4,000; owner, George E. Johnson, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill. Plans No. 1463-4.

WOODHAVEN.—Willard av, s w cor Brandon st, three 2½-sty frame dwellings, 17x40, shingle roof, 1 family; cost, \$8,400; owner, Charles L. Reis, 671 Briggs av, Richmond Hill; architect, George E. Crane, 67 Welling st, Richmond Hill. Plans No. 1468-9-1470.

HOLLISWOOD.—Pueblo av, w s, 175 s Echo pl, 1½-sty frame dwelling, 20x30, tin roof, 1 family; cost, \$2,000; owner, Mrs. Jos. Steiger, Thompson av, Woodside; architect, Chas. Rieke, 16 Burroughs av, Winfield. Plan No. 1478.

JAMAICA.—Brooklyn av, w s, 100 s Pacific st, two 2½-sty frame dwellings, 17x28, shingle roof; cost, \$4,000; owner, Max Wohl, 201 New York av, Jamaica; architect, D. J. Evans, 3 Merriman av, Jamaica. Plan No. 1485.

FAR ROCKAWAY.—Franklin av, s e cor Mott av, 2-sty frame dwelling, 56x32, shingle roof, 1 family; cost, \$5,000; owner, Franklin C. Wormstrom, premises; architect, Arne Dehli & Co., 106 Fulton st, Brooklyn. Plan No. 1497.

RICHMOND HILL.—Lefferts av, w s, 210 n Stewart av, two 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, \$6,000; owner, Joseph Naughton, 76 William st, N. Y. C.; architects, Parfit Bros., 26 Court st, Brooklyn. Plan No. 1498.

ELMHURST.—Union av, n s, 48 e 5th st, 2-sty brick dwelling and store, 25x50, tin roof, 2 families; cost, \$4,500; owner, Joseph LaTuffo, 82 Ludlow av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1491.

NEW ELMHURST.—Arlington av, w s, 378 n Bushwick av and Newtown Turnpike, 2-sty brick dwelling, 22x48, slag roof; cost, \$4,500; owner, Mrs. Lizzie M. Ceaser, 43 Locust st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 1490.

FOREST HILLS.—Underwood rd, n s, 96 e Greenway North, 2½-sty brick dwelling, 28x31, tile roof, 1 family; cost, \$5,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1489.

SPRINGFIELD.—Mills av, n s, 550 e Farmers av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,800; owner, William Stringham, Mills av, Springfield; architect, Eric C. Carlstrom, Mills av, Springfield. Plan No. 1492.

JAMAICA.—Union Park av, n s, 100 w Park av, 2½-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$4,000; owner, F. L. Ferguson, 354 Fulton st, Jamaica; architect, R. Armstrong, Park av, Jamaica. Plan No. 1496.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Hamilton st, w s, 150 n Payntar av, 2-sty brick factory, 180x62, tar and gravel roof; cost, \$50,000; owner, Maxwell S. Mannes, 505 5th av, N. Y. C.; architect, George Mort. Pollard, 127 Madison av, N. Y. C. Plan No. 1446.

STABLES AND GARAGES.

ELMHURST.—Prospect av, n s, 300 w Hanover av, 1-sty frame stable, 20x18, shingle roof; cost, \$300; owner, Robert W. Whitesell, 66 West 107th st, N. Y. C.; architect, George J. Hardway, 347 5th av, N. Y. C. Plan No. 1461.

ELMHURST.—Dewey st, w s, 729 n Calmus rd, 1-sty frame barn, 20x20, tar paper roof; cost, \$100; owner, Mary Papentania, 9 Madison av, Winfield. Plan No. 1476.

FLUSHING.—Lawrence st, e s, 580 s Fowler st, 1-sty frame stable, 16x12, paper roof; cost, \$50; owner, J. J. O'Brien, 286 Lawrence st, Flushing. Plan No. 1480.

CORONA.—Grant st, e s, 100 s Park av, 1-sty frame garage, 11x16 (temporary); cost, \$75; shingle roof; owner, William H. Geib, premises. Plan No. 1455.

FLUSHING.—Maple av, s s, 177 e Jagger av, 1-sty frame garage, 23x31, asbestos shingle roof; cost, \$1,200; owner and architect, F. C. Whitteley, 86 Jagger av, Flushing. Plan No. 1486.

RICHMOND HILL.—Benedict av, e s, 200 n Ferriss st, 1-sty frame garage, 12x18, tin roof; cost, \$150; owner, M. P. Sanders, 364 Benedict av, Richmond Hill. Plan No. 1488.

STORES, OFFICES AND LOFTS.

WOODHAVEN.—Jamaica av, n s, 240 e Leggett av, 1-sty brick store, 27x55, tar and slag roof; cost, \$3,000; owner, John Lyons, 1506 Broadway, Brooklyn; architect, Charles W. Ross, 45 West 34th st, N. Y. C. Plan No. 1450.

STORES AND DWELLINGS.

BROOKLYN HILLS.—Jamaica av, n e cor Park av, two 3-sty brick stores and dwellings, 20x64, tin roof, 2 families; cost, \$13,000; owner, Phillip Brandmeir, 328 Grant st, Richmond Hill; architect, George E. Crane, 67 Welling st, Richmond Hill. Plans No. 1471-2.

STORES AND TENEMENTS.

LONG ISLAND CITY.—8th av, e s, 200 n Woolsey av, 3-sty brick store and tenement, 25x68, tar and gravel roof, 6 families; cost, \$9,000; owner, Joseph Horelka, 404 East 78th st, N. Y. C.; architect, Frank Braun, 311 Steinway av, L. I. C. Plan No. 1500.

MISCELLANEOUS.

ELMHURST.—Hoffman av, s s, w Barman Moller Barn, 1 frame sign board, 96x10; cost, \$75; owner, O. J. Gude Co., 935 Broadway, N. Y. C. Plan No. 1437.

ROCKAWAY BEACH.—No. Hollywood av, w s, adjoining railroad tracks, 1-sty frame shop, 10x18, felt roof; cost, \$75; owner, George Martin, Pier av, Rockaway Beach. Plan No. 1439.

FOREST HILLS.—One-quarter mile west L. I. R. R. station, 200 s tracks, erect two sign boards, 48x10; cost, \$75; owner, O. J. Gude Co., 935 Broadway, N. Y. C. Plan No. 1438.

LONG ISLAND CITY.—Dock st, s w cor River st, 1-sty frame shed, 34x15, corrugated iron roof; cost, \$175; owner, National Sugar Co., premises. Plan No. 1441.

LONG ISLAND CITY.—Broadway, s s, 25 e 11th av, 1-sty brick shop, 25x75, slag roof; cost, \$1,200; owner, Martha Tietzmann, 198 11th av, L. I. C.; architect, George J. Fischer, 406 12th av, Long Island City. Plan No. 1447.

ROCKAWAY BEACH.—Remsen av, w s, 210 s Boulevard, 1-sty frame shop, 20x15, felt roof; cost, \$100; owner, John Fox, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1440.

LONG ISLAND CITY.—7th av, w s, 150 n Walcott av, 1-sty frame shed, 60x14, paper roof; cost, \$200; owner, Domjeco Graziosa, Shore rd and 8th av, L. I. C. Plan No. 1479.

LONG ISLAND CITY.—Steinway av, w s, 373 s Flushing av, frame fence and platform for open airdrome; cost, \$1,700; owners, Barry & Miller, 332 Steinway av, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 1456.

FLUSHING.—Central av, w s, 225 n State st, frame coop, 8x10; cost, \$25; owner, E. Joniya, premises. Plan No. 1458.

RIDGEWOOD.—Grandview av, n s, 53 w Gates av, 1 metal booth for moving picture machine; cost, \$700 (7x10); owner, B. Lavoti, 691 Knickerbocker av, Brooklyn; architect, Charles P. Cammelli, 60 Graham av, Brooklyn. Plan No. 1452.

COLLEGE POINT.—3d av, n s, 61 e 13th st, frame fence and platform for open airdrome; cost, \$1,000; owner, J. Hefner, 402 13th st, College Point. Plan No. 1453.

LONG ISLAND CITY.—Ditmars av, s s, 115 e 2d av, 1-sty brick shop, 27x22, tar and gravel roof; cost, \$1,400; owner, Frank Mika, 247 Park pl, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 1487.

JAMAICA.—Hillside av, s w cor Warwick Boulevard, frame fence, 50x10; cost, \$50; owner, Jamaica Bill Posting Co., Jamaica. Plan No. 1495.

COLLEGE POINT.—13th st, No. 402, erect booth for moving picture show; cost, \$150; owner, Albert Deisea, 1404 Dean st, Brooklyn, Plan No. 1494.

HOLLIS.—Hillside av, n s, 1800 w Rocky Hill rd, erect new electric sign, 100x50; cost, \$350; owner, J. A. Wigmore Land Co., 516 5th av, N. Y. C. Plan No. 1499.

LONG ISLAND CITY.—Broadway n s, 45 w Steinway av, 1-sty frame shed, 17x35, tar and gravel roof; cost, \$600; owner, Charles Andres, 238 9th av, L. I. C.; architect, Peter Seofert, 83 Graham av, L. I. C. Plan No. 1493.

LONG ISLAND CITY.—Honeywell st, e s, 520 s Jackson av, 2-sty brick lounging room for railroad men, 42x68; cost, \$8,500; owner, Penn. R. R. Co., Broad st, Philadelphia, Pa.; architect, J. F. Richards, Broad st, Philadelphia, Pa. Plan No. 1501.

Richmond.

DWELLINGS.

SUMMIT AV, w s, abt 1,500 n e Richmond rd, New Dorp, 2 1/2-sty frame dwelling, 22x18; cost, \$1,500; owner, Frank E. Walker, 66 1st st, New Dorp; architect, Jas. E. Grunert, 2010 Richmond rd, New Dorp; builder, Claude Decker, New Springfield. Plan No. 276.

SOUTH BEACH, frame bungalow; cost, \$60; owner, Jas. Rigney, 509 West 59th st, N. Y. C. Plan No. 277.

PROSPECT AV, n s, 100 e Fairview av, New Brighton, 2-sty frame dwelling, 21x35; cost, \$2,800; owner, A. Hanisch; architect & builder, John P. From, Port Richmond. Plan No. 282.

VAN DUZER ST, w s, 200 s Young st, Stapleton, four 2-sty brick dwellings, 68x30; total cost, \$4,800; owner, Chas Beinert; owner builds. Plan No. 281.

CHESTNUT AV, w s, 125 s w New York av, Rosebank, 2-sty frame dwelling, 21x54; cost, \$6,000; owner and architect, Mrs. Johanna Bowe.

POST AV, s s, 100 e DuBois av, West New Brighton, 2-sty frame dwelling, 20x47; cost, \$3,200; owner, Florence Miller; architect and builder, Peter Larsen. Plan No. 288.

CRESCENT AV, e s, 865 n Barret av, 1 1/2-sty frame dwelling, 22x24; cost, \$750; owner, E. Richide; architect, Chas. B. Heweker, Tompkinsville; builders, Vece & Rose. Plan No. 290.

NORWOOD AV, s s, 200 e Talbot pl, Stapleton, 2-sty frame dwelling, 31x36; cost, \$6,400; owner, Mrs. C. Sanchez; architect, Otto Loeffler, Stapleton; builder, Jas. H. Thompson. Plan No. 286.

3D & 4TH STS, Midland Beach, two frame bungalows; cost, \$620; owner, Chas. J. Molkentin, 354 Chauncey st, Brooklyn; builder, Adam Marks, Jr., Dongan Hills. Plan No. 278.

10TH ST, n w cor Lincoln av, frame bungalow; cost, \$230; owner, Margaret Noblett; builder, Adam Marks. Plan No. 285.

OCEAN AV, w s, 100 n Newark av, frame dwelling, 12x12; cost, \$250; owner, John Carressel; builder, C. E. Gale. Plan No. 291.

FRANKLIN AV, e s, 50 s 2d st, New Brighton, 2-sty frame dwelling, 34x100; cost, \$4,800; owner, Catherine Fetherston; architect, Jas. Whitford; builder, P. Brennan. Plan No. 293.

CENTRAL AV, e s, 160 n Jacob st, 2-sty frame dwelling, 23x36; cost, \$2,000; owner, David McDowell; architect and builder, Chris Petersen. Plan No. 292.

CAMP IDEAL, South Beach, frame bungalow, 20x37; cost, \$300; owner, G. Ried; builder, J. W. Stilleton. Plan No. 294.

1ST AV, n s, 984 w Westervelt av, New Brighton, 2-sty frame dwelling, 21x42; cost, \$4,300; owner, Mrs. Eliz Carr; architect, Frank R. Sterner; builder, Wm. C. Sterner & Co. Plan No. 295.

ELM AV, s w s, 80 2d st, frame bungalow; cost, \$150; owner, Miss Fannie E. G. Baird; builder, Chas. C. Babbitt. Plan No. 296.

JEFFERSON AV, 175 w Central av, Ocean View, 1-sty frame dwelling, 20x26; cost, \$700; owner, G. Seclari, Jefferson av, Garretson; architect, Chas. B. Heweker, Tompkinsville; builder, Raphael Langera, Rosebank. Plan No. 271.

CORTELYOU PL, s s, 116 e Lafayette av, New Brighton, 2 1/2-sty frame dwelling, 19x31; cost, \$2,770; owner, Mary E. Reilly, Lafayette av; architect, John A. B. Larsen, 460 Heberton av, Port Richmond; architect builds. Plan No. 274.

LORETTO ST, Tottenville, frame bungalow; cost, \$300; owner, Alfonso Perez, 41 Joralemon st, Brooklyn; builder, J. H. Cummings, 720 Rockaway st, Tottenville. Plan No. 273.

SHELDON AV, e s, 200 s Jefferson boulevard, Annadale, 1 1/2-sty frame dwelling, 21x22; cost, \$2,200; owner, Geo. H. Huff Pleasant Plains; architect, Irving B. Ellis, 261 Broadway, N. Y. C.; builder, Harwood Const. Co., 261 Broadway, N. Y. C. Plan No. 275.

STORES, OFFICES AND LOFTS.

BOARD WALK, n s, 450 e Sand la, South Beach, 2-sty frame store, 34x40; cost, \$1,500; owner, S. I. Land Imp Co., South Beach; architect, E. H. Skinner; builder, D. N. Wood. Plan No. 280.

STABLES AND GARAGES.

BAY ST & HANNAH ST, Tompkinsville, 1-sty brick garage, 88x81; cost, \$6,000; owner, T. F. Santry; architect, Edw. F. Sargent. Plan No. 284.

HATFIELD PL, s s, 250 w Richmond av, Port Richmond, frame garage; cost, \$150; owner, Harry M. Lane, Hatfield pl; builders, Borsham & Housman, Housman av, W. B. Plan No. 272.

MISCELLANEOUS.

STUYVESANT PL, f s 55 Weiner pl, stone retaining wall; cost, \$400; owner and builder, Fred Rohde. Plan No. 287.

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Manhattan.

CHRISTIE ST, 186-188, 1-sty rear extension, 32x44, partitions, stairs, steps, windows, to 3-sty recreation rooms; cost, \$8,000; owner, Recreation Rooms & Settlement, premises; architect, Edward Necarsulmer, 507 5th av. Plan No. 1124, not let.

HOWARD ST, 36, piers, to 4-sty loft; cost, \$300; owner, Wm. Mitchell, 44 Wall st; architect, S. D. Harned, 848 Herkimer st, Brooklyn. Plan No. 1117.

NASSAU ST, 90, dumbwaiters, toilets, partitions, to 8-sty store and office; cost, \$500; owner, Geo. Arseny, premises; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 1121.

STANTON ST, 150-154, show windows, skylights, partitions, girders, columns, to three 4-sty stores and tenements; cost, \$5,000; owners, Jacob & Meyer Rosenberg, 80 St. Nicholas av; architect, C. M. Straub, 147 4th av. Plan No. 1127.

1ST ST, 100, partitions, toilets, windows, to 5-sty tenement; cost, \$2,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 1140.

4TH ST, 66-68 East, 3d st, 15-17 East, windows, doors, to 4-sty meeting room; cost, \$400; owner, Chas. Hirsch, 66 East 4th st; architect, O. Reissmann, 30 1st st. Plan No. 1122.

5TH ST, 704 East, cut openings, steel beams, to 6-sty tenement; cost, \$1,000; owner, Adolph Blumenkrantz, 704 East 5th st; architect, Chas. H. Dietrich, 300 East 74th st. Plan No. 1137.

44TH ST, 334-344 West, add 1-sty to extension, partitions, windows, girders, to 2-3-sty hall; cost, \$6,000; owner, Catherine Schmuck, 340 West 40th st; architect, C. H. Dietrich, 300 East 74th st. Plan No. 1136.

58TH ST, 345 East, 1st av, 1065, partitions, storefronts, doors, to 4-sty store and tenement; cost, \$1,000; owner, Geo. Ehret, 325 East 92d st; architect, Lena Kern, 424 East 92d st. Plan No. 1134.

60TH ST, 155-157 East, add battery floor and two pent houses, to 2-sty converter station; cost, \$25,000; owner, The New York Edison co., 55 Duane st; architect, Wm. Weissenberger, 55 Duane st. Plan No. 1132.

61ST ST, 401 East, 1st av, 1114, partitions, toilets, to 5-sty store and tenement; cost, \$800; owner, Henry Schlewitz, 999 Southern Boulevard; architect, Geo. Dress, 1436 Lexington av. Plan No. 1128.

89TH ST, 122-140 West, iron stairs, partitions, to 4-sty school; cost, \$10,500; owner, City; architect, C. B. J. Snyder, 500 Park av. Plan No. 1120.

119TH ST, 17 West, stairs, store fronts, to 3-sty dwelling; cost, \$1,000; owner, Samuel Siskind, 9 West 119th st; architect, N. Langer, 81 East 125th st. Plan No. 1131.

122D ST, 301 West, 8th av, 2271-2281, sign to 1-sty store; cost, \$500; owner, Ed. Bach, premises. Plan No. 1126.

125TH ST, 121 West, partitions, toilets, to 3-sty store and loft; cost, \$1,500; owner, John H. Van Tine, 150 Nassau st; architect, Philip Goldrich, 1503 Madison av. Plan No. 1129.

128TH ST, 14-28 East, partitions, to 4-sty school; cost, \$1,700; owner, City; architect, C. B. J. Snyder, 500 Park av. Plan No. 1118.

AMSTERDAM AV, n e cor 104th st, stairs, to 4-sty school; cost, \$445; owner, City; architect, C. B. J. Snyder, 500 Park av. Plan No. 1119.

BROADWAY, n e cor 22d st, partitions, windows, to 2-sty office; cost, \$600; owner, J. Watts Kearney, University, Va.; architect, Geo. J. Froehlich, Whittock and Leggett av, Bronx. Plan No. 1135.

RIVERSIDE DRIVE, 102, rebuild front wall, stairs, partitions, doors, to 4-sty residence; cost, \$10,000; owner, Elbridge G. Snow, 56 Cedar st; architect, Clarence True, 107 West 88th st. Plan No. 1130. H. F. Huber & Co., 13 East 40th st, has contract.

3D AV, 699, 1-sty rear extension, 20x30, stairs, floor beams, piers, show windows, to 3-sty store and dwellings; cost, \$1,500; owner, Wm. H. Whiting, 41 Park Row; architect, Wm. G. I. Roeder, 1123 Broadway. Plan No. 1123.

4TH AV, n e cor 18th st, mezzanine floor, stairs, sidewalk lift, to 18-sty store and loft; cost, \$5,000; owner, Pocono Building Co., 221 4th av; architect, T. M. Robertson, 331 Madison av. Plan No. 1125.

5TH AV, 1033, 5-sty rear extension, 8x40, new front walls, iron beams, partitions, shafts, to 5-sty dwelling; cost, \$35,000; owner, George C. Smith, 79 7th av; architects, Hoppin & Koen, 244 5th av. Plan No. 1133, not let.

8TH AV, 2285, stairs, partitions, to 3-sty moving picture and storage; cost, \$300; owner, Edward Bach, 2285 8th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 1139.

9TH AV, 262, baths, vestibule, cut openings, to 4-sty tenement and store; cost, \$1,500; owner, Samuel J. Gordon, 262 9th av; architect, W. G. Clark, 438 West 40th st. Plan No. 1138.

GREENE ST, 129-131, tank and tower, steel columns, to 5-sty loft; cost, \$1,000; owner, Hermanos Realty Co., 34 Nassau st; architect, G. S. Muzzarelli, 50 Church st. Plan No. 1145.

MONROE ST, 16, lift to 6-sty store and shops; cost, \$300; owner, Bernard G. Golden, 508 Pearl st; architect, M. Conniffe, 508 Pearl st. Plan No. 1144.

36TH ST, 53-57 West, sign to 12-sty store and loft; cost, \$500; owner, Newtown Creek Dock Properties, Inc., 129 Front st; architect, H. H. Uoham & Co., 508 West Broadway. Plan No. 1142.

125TH ST, 312 East, install boiler, stairs, piers, to 3-sty dwelling; cost, \$500; owners, A. Greenberg & J. Katz, 314 East 125th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1148.

2D ST, 101, stairs, partitions, windows, to two 2-sty dwellings and shed; cost, \$2,000; owner, Louis Turtle, 534 5th st; architect, O. Reissmann, 30 1st st. Plan No. 1143.

23D ST, 10 West, alter elevator shaft, to 7-sty store and office; cost, \$400; owner, Geo. Lebolt & Co., 10 East 23d st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1146.

MADISON AV, 687, alter walls, windows, beams, to 4-sty dwelling; cost, \$2,500; owner, Erode Realty Co., 3 Park Row; architect, Edward A. Lehman, 459 West 23d st. Plan No. 1141.

2D AV, 1983, change shaft, to 5-sty store and tenement; cost, \$300; owner, Jacob B. Agins, 515 East 135th st; architect, G. Spannhaake, 233 East 78th st. Plan No. 1147.

EMERSON ST, s e cor Sherman av, partitions, toilets, windows, to 6-sty store and tenement; cost, \$1,500; owner, Chas. Hensle, 3210 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1149.

EXCHANGE PL, 43-49, partitions, windows, to 25-sty office; cost, \$12,000; owner, Wall St. Exchange Building, premises; architect, Theodore Valleau, 55 Maiden la. Plan No. 1116.

HENRY ST, 265-267, change walls, to two 4-sty dwellings; cost, \$700; owner, Henry St. Settlement, 265 Henry st; architect, H. W. Wilkinson, 15 West 38th st. Plan No. 1161.

LUDLOW ST, 151, toilets, partitions, windows, to 4-sty tenement; cost, \$1,000; owner, Samuel Erschowsky, 175 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1157.

WATER ST, 665-667, 2-sty rear extension, 35.8x38, steel girders, stalls, to 2 1/2-sty dwelling; cost, \$5,500; owners, James Reardon & Dan Reardon, 237 South st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1160.

13TH ST, 55-63 East, Broadway, \$37-853, tank, to two 8-sty stores and lofts; cost, \$3,300; owner, Broadway Improvement Co., 853 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1154.

14TH ST, 125 West, 15th st, 124 West, interior changes, to 3 and 4-sty armory; cost, \$9,000; owner, Armory Board, Hall of Records; architects, Pilcher & Tachau, 109 Lexington av. Plan No. 1150.

39TH ST, 651 West, extension, partitions, windows, to 2-sty abattoir; cost, \$18,000; owner, M. Crane Co., premises; architects, Seymour & Schonewald, 7 West 42d st. Plan No. 1111.

45TH ST, 141-147 West, partitions, windows, toilets, to 12-sty store and loft; cost, \$4,500; owner, Wm. Crawford, Monroe, N. Y.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1144.

46TH ST, 219-221 West, partitions, windows, toilets, to 3-sty store and office; cost, \$8,000; owner, Jerome H. Remick Co., 131 West 41st st; architect, H. C. Severance, 21 West 45th st. Plan No. 1113.

54TH ST, 14 East, partitions, toilets, to 4-sty residence; cost, \$1,200; owner, Mrs. Howland Pell, 450 Madison av; architects, Fuller & Co., 32 West 36th st. Plan No. 1155.

63D ST, n e cor Amsterdam av, partitions, to 5-sty tenement; cost, \$100; owner, Moses Selig, 60 Amsterdam av; architect, David Stone, 127 Bible House. Plan No. 1151.

99TH ST, 104 West, partitions, windows, toilets, to 5-sty store and tenement; cost, \$2,500; owner, Gustave Hilborn, 198 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 1115.

BROADWAY, 2101-2115, skylights, alter wall, to 17-sty hotel; cost, \$2,500; owner, The Ansonia Hotel Co, 2011 Broadway; architect, A. Wallace McCra & Co., 23 East 15th st. Plan No. 1159.

BROADWAY, 585-587, Mercer st, 154-156, dumbwaiter shaft, to 12-sty loft; cost, \$200; owner, Louis Ettlinger, 585 Broadway; architect, J. H. O'Rourke, 137 East 47th st. Plan No. 1162.

BROADWAY, 801-7, mezzanine floor, to 5-sty store and loft; cost, \$1,000; owner, Rubin Sadowsky, 803 Broadway; architect, A. L. Kehoe, 1 Beekman st. Plan No. 1153.

WEST END AV, 142, partitions, windows, toilets, to 5-sty tenement and store; cost, \$350; owner, Elias Schlomowitz, 55 Lenox av; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1112.

1ST AV, 765, windows, air-shafts, to 5-sty tenement; cost, \$300; owner, Peter Doelger, 405 East 55th st; architect, J. Mueller, 610 West 47th st. Plan No. 1156.

3D AND 4TH AVS, ASTOR PL ANL 9TH ST, block, cut windows, partitions, to 6-sty printing house and office; cost, \$600; owner, American Bible Society, premises; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1152.

6TH AV, 485-487, 1-sty rear extension, 11.6x 50, partitions, store fronts, to two 4-sty stores and offices; cost, \$3,000; owner, Van Schaick Realty Co., 100 Broadway; architect, J. H. Knubel, 305 West 43th st. Plan No. 1158.

46TH ST, 2 East, 5-sty front and rear extension, 30x16.2, partitions, walls, girders, to 4-sty residence; cost, \$20,000; owner, Number Two East 46th St, 542 5th av; architects, Lord, Hewlett & Tallant, 345 5th av. Plan No. 1163. C. B. Warner, 79 Wall st, pres. Not let.

BROADWAY, 762-770, 9th st, 74-86 East, windows, to 12-sty store; cost, \$400; owner, John Wanamaker, Inc., 762 Broadway; architect, Alfred T. Flach, 188 Hutton st, Jersey City. Plan No. 1164.

3D AV, 1503, passage, doors, to 3-sty moving picture house; cost, \$250; owner, T. J. McManus, 19 Moor av, Bergen, N. J.; architect, C. B. Brun, 1 Madison av. Plan No. 1165.

56TH ST, 162 East, partitions, windows, to 5-sty store and tenement; cost, \$500; owner, Wilhelmina E. Hoffmann, 160 East 56th st; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 1166.

52D ST, 137 West, 1-sty rear extension, 8.4x 6.10, partitions, to 3-sty stable; cost, \$150; owner, Chester V. Chapin, 331 West End av; architect, J. J. Diemer, 45 Leonard st. Plan No. 1168.

MADISON AV. 629, sign, to 3-sty theatre and office; cost, \$200; owner, John C. Crimmins, 627 Madison av. Plan No. 1167.

2D AV. 55, partitions, to 7-sty tenement; cost, \$75; owner, Henry B. Chalanay, 222 East 3d st; architect, Samuel Kirshenbaum, 114 Essex st. Plan No. 1169.

PARK TERRACE, w s, 215th to 217th sts, add 1-sty, to 2-sty residence; cost, \$1,000; owner and architect, Thomas Lwyer, 215th st and Broadway. Plan No. 1170.

MANHATTAN ST, 123-125, partitions, to 6-sty tenement; cost, \$50; owners, George and John McCauley, 617 11th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1171.

25TH ST, 134-136 West, toilets, to 7-sty lofts; cost, \$1,000; owner, Realty & Commercial Co., 30 Church st; architect, L. A. Abramson, 37 Liberty st. Plan No. 1172.

Bronx.

HOFFMAN ST, e s, 68.2 n 188th st, new stairs to 2-sty frame dwelling; cost, \$50; owner, Cimillo Realty Co.; 2280 Beaumont av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 229.

CROTONA PARK EAST, No. 1602, new bay window, new partitions, etc., to 3-sty frame dwelling; cost, \$1,000; owner, Miss E. McLean, 7 East 36th st; architect, J. Ludvigson, 1181 Stebbins av. Plan No. 232.

MAYFLOWER AV, s e cor Roebling av, 1-sty frame extension, 18x15, to 2-sty frame store and dwelling; cost, \$300; owner, A. Kretsch, 534 So. Boulevard; architect, Anton Pirner, 2066 Blacklock av. Plan No. 230.

PILGRIM AV, e s, 86.08 n Liberty st, 1-sty frame extension, 14x12, to 1-sty frame dwelling; cost, \$250; owner, A. Lavereno, on premises; architect, Charles R. Baxter, 1587 Grant av. Plan No. 231.

3D AV, e s, 49.24 n 140th st, move partitions, to 4-sty brick stores and offices; cost, \$2,500; owner, A. P. Dienst, 2602 3d av; architects, Seifert & Webb, 104 West 42d st. Plan No. 228.

DOCK ST, w s, 275 s Westchester av, move 2 1/2-sty frame dwelling; cost, \$600; owners and architects, Baisley & Wilson, 2614 Aqueduct av. Plan No. 233.

DOCK ST, w s, 312.6 s Westchester av, move 2 1/2-sty frame dwelling; cost, \$500; owners and architects, Baisley & Watson, 2614 Aqueduct av. Plan No. 234.

3D AV, No. 3218, new partitions, etc., to 5-sty brick store and tenement; cost, \$500; owner, Anna Aneo, 871 Forest av; architect, Paul W. Gussion, 186 East 116th st. Plan No. 235.

225TH ST, ns, 150 w Lowerre pl, move 1-sty frame shop and storage; cost, \$85; owner, John D. Barnes, on premises; architect, Chas. McGarry, 3011 Olinville av. Plan No. 236.

MORRIS AV, No. 340, 1-sty frame extension, 2.6x8.8, to 2-sty frame dwelling; cost, \$45; owner, James Murphy, on premises; architect, Wm. Knoche, 377 East 139th st. Plan No. 237.

Brooklyn.

CARROLL ST, No. 241, new walls, etc.; cost, \$1,000; owner, Margaret A. Murphy, 286 President st; architects, Brook & Rosenberg, 44 Court sq. Plan No. 2932.

FREEMAN ST, s s, 104 w West st, new walls, etc.; cost, \$3,000; owner and architect, N. Y. Tanning Ext. Co., Greene and West sts. Plan No. 2938.

MYRTLE AV, No. 940, new toilet compartment, etc.; cost, \$400; owner, Hannah P. Glen, et al., 658 Putnam av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2940.

HENDERSONS WALK, s w cor Bowery, etc.; cost, \$250; owner, Peter Econopoly, on premises; architect, Richard Marzan, 2828 West 6th st. Plan No. 2907.

MAIN WALK, e s, 400 n Surf av, "Luna Park," new carousel, etc.; cost, \$100; owner, Herman Willet, 2864 West 3d st; architect as above. Plan No. 2908.

SEIGEL ST, No. 74, new toilet compartment, etc.; cost, \$400; owner, Simon Levy, on premises; architect as above. Plan No. 2943.

SACKETT ST, No. 47, remove store front, etc.; cost, \$50; owner, Pietro Tannello, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2948.

STOCKHOLM ST, n w s, 175 e Hamburg av, new elevator, etc.; cost, \$800; owner, Chris Grozinger, 195 Hamburg av; architects, R. H. Emrist & Son, 139 Stockholm st. Plan No. 2930.

PRESIDENT ST, No. 49, reconstruct machine booth, etc.; cost, \$100; owner and architect, Nicola Cornelli, on premises. Plan No. 2905.

18TH ST, No. 140, exterior and interior alteration; cost, \$200; owner, Louis Rosenblatt and ano., 24 Manhattan av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2941.


20TH ST, n s, 135 w 4th av, new tank supporters, etc.; cost, \$1,000; owners, F. Schneider & Sons, 150-54 19th st; architect, Stephen Gill, 157 Meserole av. Plan No. 2918.

WEST 25TH ST, s w cor Surf av, new extensions, 30x147; cost, \$1,800; owner, Hugh P. Skelly, 1st av and East 37th st, N. Y.; architect, S. P. Murphy, P. O. Building, Surf av. Plan No. 2910.

40TH ST, n s, 20 w 13th av, interior plumbing, etc.; cost, \$300; owner, Jos. Koroscos, 1267 40th st; architect, Samuel Gardstein, 1168 45th st. Plan No. 2924.


69TH ST, s s, 140 w 14th av, new plumbing, etc.; cost, \$150; owner, Mary E. Dunne, 1368 69th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 2913.

BROADWAY, e s, 42.3 s Palmetto st, new store front, etc.; cost, \$550; owner, Wm. J. Allgaier, and another, 156 Shaw av; architect, Chas W. Ross, 45 West 34th st, N. Y. Plan No. 2929.



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BATH AV, n e cor 18th av, interior alteration; cost, \$100; owner, Est. Ellen Staycor, 315 4th av, N. Y.; architects, Parfitt Bros., 25 Court st. Plan No. 2947.

BROADWAY, e s, 120 s Schaeffer st, replace bay window, etc.; cost, \$500; owner, Fenwick B. Small, 939 Broadway; architect, Fred Weber, 192 Woodbine st. Plan No. 2904.

CROPSEY AV, No. 1721, open porch, etc.; cost, \$75; owner, Simon Blum, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2944.

DEKALB AV, No. 639, new walls, etc.; cost, \$250; owner, Nathan D. Shapiro, 173 Floyd st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 2914.

GLENMORE AV, No. 437, interior alteration; cost, \$200; owner and architect, David Wais-hawsky, 212 Wyona st. Plan No. 2945.

HAMILTON AV, No. 192, replace show windows, etc.; cost, \$100; owner, Dora Gebbe, on premises; architect, A. P. Imperato, 356 Fulton st. Plan No. 2921.

MASPETH AV, No. 26, new extensions, 22x 10; cost, \$1,000; owner, Fillomeno Briganti, on premises; architects, Brook & Rosenberg, 44 Court sq. Plan No. 2931.

PARK AV, No. 874, new toilet compartment, etc.; cost, \$200; owner, Peppis Bibee, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2942.

5TH AV, No. 678, interior plumbing; cost, \$445; owner, Anna De Phillips, on premises; architect, A. Vanderdrift, 5821 3d av. Plan No. 2912.

COLUMBIA ST, w s, 16 s Sackett st, interior alteration; cost, \$150; owner, Carmine Bug-gione, 145 Sackett st; architect, John Burke, 603 East 2d st. Plan No. 2958.

MACON ST, No. 145, new brick front, etc.; cost, \$175; owner, Hy Zimmel, 493 Gates av; architect, Phillip Borck, 342a Bainbridge st. Plan No. 2949.

NOBLE ST, No. 108, new plumbing, etc.; cost, \$600; owner, Cong. Aldwath Israel, on premises; architect, Gustave Eida, 826 Manhattan av. Plan No. 2950.

ORIENTAL BLVD, s e cor Irwin st, internal alteration; cost, \$150; owner and architect, Manhattan Beach Estate, 192 Broadway. Plan No. 2953.

SANFORD ST, No. 210, new windows, etc.; cost, \$200; owner, Thos. Simpson, 161 Spencer st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2972.

SOUTH 5TH ST, n s, 25 w Kent av, new plumbing, etc.; cost, \$800; owner, American Sugar Reg. Co., Kent av and South 4th st; architect, John Knox, 105 Broadway. Plan No. 2961.

WEST 11TH ST, e s, 300 n Surf av, alter Sea Beach Palace, etc.; cost, \$850; owner and architect, Luna Amusement Co., "Luna Park." Plan No. 2952.

CORTELYOU RD, s s, 28 w East 16th st, remove front building, etc.; cost, \$225; owner, Elizabeth Bailor, 386 East 16th st; architect, W. H. Hatch, 304 Argyle rd. Plan No. 2954.

GRAHAM AV, w s, 75 s Jackson st, alter roof; cost, \$300; owner, Aug. T. Hoffman, 150 Elton st; architect, Frank Dunn, 2959 Atlantic av. Plan No. 2970.

GEORGIA AV, w s, 100 n Atlantic av, interior alteration; cost, \$150; owner, Jacob Ene-gar, Atlantic av and Georgia av; architects, Otto Infanger & Son, 2634 Atlantic av. Plan No. 2962.

HARRISON AV, No. 135, new windows, etc.; cost, \$400; owner, Philip Silberman, 295 7th st; architect, W. J. Conway, 400 Union st. Plan No. 2960.

MANHATTAN AV, No. 14, interior alteration; cost, \$1,200; owner, Samuel Weigler, on premises; architect, Wm. Debus, 914 Broadway. Plan No. 2957.

3D AV, No. 125, interior alteration; cost, \$300; owner, Max Zauber, 123 3d av; architect as above. Plan No. 2959.

COURT ST, No. 16, interior alterations; cost, \$200; owner, Continental Ins. Co., 42 Cedar st; architect, A. Balshun, 162 E. 137th st. Plan No. 2873.

FULTON ST, No. 1644, new extension, 15x 26; cost, \$250; owner, Jacob Lyons, on premises; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 2988.

ST. JOHNS PL, s e cor Nostrand av, new extension, 16x11; cost, \$3,000; owner, Geo. W. Walton, 700 Greene av; architect, Benj. Driesler, 178 Remsen st. Plan No. 3015.

SANDS ST, No. 209, replace store fronts, etc.; cost, \$500; owner, Anna Bopp, 220 Sterling st; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 2980.

WARREN ST, No. 377, interior alterations; cost, \$400; owner, Chas. Kreinbrink, 78 Rutland rd; architect, Emma G. Martin, 195 Prospect Park West. Plan No. 2979.

WASHINGTON ST, No. 257, interior alterations, etc.; cost, \$2,000; owner, Max M. Mandel, 239 Washington av; architects, Brook & Rosenberg, 44 Court st. Plan No. 3006.

20TH ST, s w cor 7th av, new extension, 20x 30; cost, \$2,000; owner, S. Liebmann Sons Bwg. Co., 178 Remsen st; architect, Benj. Driesler, 178 Remsen st. Plan No. 3014.

73D ST, s s, 180 e 3d av, new extension, 20x 32.8; cost, \$1,200; owner, Mrs. J. V. Kavanagh, on premises; architect, J. S. Kennedy, 44 Court st. Plan No. 2985.

BROADWAY, No. 1512, interior alterations; cost, \$1,000; owners, Christ. Hesler & Stubbe, 990 Madison st; architect, John C. Eichelman, Lynbrook, L. I. Plan No. 2984.

FLATBUSH AV, No. 191, new front to building; cost, \$250; owner, Geo. Weideman, on premises; architect, Benj. Driesler, 178 Remsen st. Plan No. 3013.

FLATBUSH AV, n s, 40.5 e Pacific st, close areaway; cost, \$1,000; owner, N. Y. & Brooklyn Bwg. Co., Bushwick & Scholes sts; architect, E. J. Meisinger, 394 Graham av. Plan No. 3011.

HERKIMER ST, Nos. 681-3, reinforce walls, etc.; cost, \$300; owner and architect, Alfred T. Culliford, 720 Herkimer st. Plan No. 2981.

GRAHAM AV, No. 4420, new machine booth, etc.; cost, \$250; owner, Frank Werner, 207 Meeker av; architect, Christ Bauer, Jr., 6 Bedford av. Plan No. 2987.

4TH AV, s e s, 20 n e Carroll st, new walls, etc.; cost, \$4,000; owner, J. S. Durpey estate, 10 John st, N. Y.; architect, Wm. H. Ludwig, 195 Prospect Park West. Plan No. 2977.

LUNA PARK, e s, Main walk, 225 n Surf av, new machine booth, etc.; cost, \$275; owner, Sea Beach Land Co., 60 Wall st; architect, Haustin Moscovice, Luna Park. Plan No. 2990.

HOYT'S LANE, s s, 90 w R. R., move building; cost, \$200; owner, Wm. Warts, Smiths la and East 96th st; architect, Emil Meisinger, 394 Graham av. Plan No. 2886.

LORIMER ST, No. 668, new extension, 25x 2.6; cost, \$2,000; owner, Jos. De Lorenzo, on premises; architect, Emil Meisinger, 394 Graham av. Plan No. 2885.

LEFFERTS PL, No. 115, new extension, etc.; cost, \$2,000; owner, Hy. H. Britts, on premises; architect, W. A. Lucas, 9S 3d st. Plan No. 2870.

PRESIDENT ST, No. 49, new M. P. booth; cost, \$200; owner, Nicola Canilli, 51 President st; architect, Albert Ullrich, 371 Fulton st. Plan No. 2882.

EAST 96TH ST, n e cor Denton av, new moving picture show, etc.; cost, \$100; owner and architect, Fred Boegel. Plan No. 2869.

BROADWAY, No. 487, new windows, etc.; cost, \$200; owner, Anna Niebuhr, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2888.

HARRISON AV, No. 136, new extension, 5x 6.6; cost, \$350; owners, Harry Swirsky and ano, 165 Hopkins st; architect as above. Plan No. 2889.

LEXINGTON AV, s s, 450 e Nostrand av, interior alterations; cost, \$2,500; owner, Martin D. Walsh, 332 Lexington av; architect, Emil J. Ericson, 640½ Fulton st. Plan No. 2872.

MONTROSE AV, No. 12, new windows, etc.; cost, \$225; owner, Morris Hirsch, 51 Graham av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 2871.

NORMAN AV, No. 88, new walls, etc.; cost, \$200; owner, Susan German, 66 Milwood st; architect as above. Plan No. 2887.

SURF AV, n w cor West 11th st, new sky sign, etc.; cost, \$2,800; owner, Luna Amusement Co., Luna Park; architect, John L. C. Mayer, same address. Plan No. 2866.

SCHENCK AV, No. 201, new extension, 26x 80; cost, \$210; owner, Wm. Ullrich, Barbey st; architect, Ernest Dennis, 241 Schenck av. Plan No. 2877.

3D AV, w s, from 58th to 59th st, interior alterations; cost, \$8,000; owner and architect, B. & C. I. R. R. Co., 85 Clinton st. Plan No. 2879.

20TH ST, No. 98, new plumbing, etc.; cost, \$60; owner, Anthony Kalbrick, 96 20th st; architect, Jos. Hartung, 548 2d st. Plan No. 2899.

CONEY ISLAND AV, No. 598, new plumbing, etc.; cost, \$50; owner, Charles Tracey, Fulton, near Lawrence st; architect, Frank F. Tromme, 1025 Cortelyou rd. Plan No. 2900.

GREENE AV, No. 1263, new windows; cost, \$75; owner, Louisa Denner, on premises; architect, Wm. B. Ellis, 105 Glen st. Plan No. 2901.

MANHATTAN AV, No. 630, new show windows, etc.; cost, \$1,000; owner, Sophie Suther, Allentown, Pa.; architect, L. E. Denslow, 44 West 18th st. Plan No. 2893.

PITKIN AV, No. 1420, new plumbing, etc.; cost, \$25; owner, Meyer Sopsower, on premises; architect, Jacob Fein, 99 Powell st. Plan No. 2898.

ROCKAWAY AV, s e cor Dumont av, new elevator, etc.; cost, \$1,500; owner, Max Silverstein, 305 Broadway; architect, Otis Elevator Co., 17 Battery pl. Plan No. 2896.

3D AV, w s, 60 n President st, new toilets, etc.; cost, \$150; owner, A. De Simone, 271 3d av; architect, Louis Sessler, 169 5th av. Plan No. 2902.

COURT ST, Nos. 12-20, interior alt; cost, \$300; owner, Phoenix Insurance Co., Liberty st; architect, Walter H. T. Tuest, 504 West 151st st. Plan No. 2848.

OCEAN PARKWAY, No. 2830, new sky sign; cost, \$150; owner, Jos. Guffanti, on premises; architect, Federal Sign Co., 229 West 42d st. Plan No. 2863.

VAN BRUNT ST, e s, 78 n Irving st, enclose elevator shaft, etc.; cost, \$350; owners, Marx & Rawalle, 9 Van Brunt st; architect, Turner Construction Co., 11 Broadway. Plan No. 2843.

WOLCOTT ST, s s, 115 w Van Brunt st, new plumbing, etc.; cost, \$100; owner, Luigi Imperato, 111 Wolcott st; architect, H. R. Imperato, 356 Fulton st. Plan No. 2849.

18TH ST, s s, 325 w 3d av, new tank beams, etc.; cost, \$300; owner, R. H. Comey Co., 78 18th st; architect, Wm. Higginson, 21 Park Row. Plan No. 2834.

WEST 35TH ST, w s, 180 s Surf av, move building; cost, \$100; owner, Margaret Hahn, on premises; architects, Jas. A. MacDonald & Son, Surf av and West 24th st. Plan No. 2859.

WEST 30TH ST, w s, 146 s Mermaid av, new extension, 7x31; cost, \$200; owner, Emma Bloom, 265 6th av; architect as above. Plan No. 2859.

56TH ST, n s, 180 w 8th av, new wall, etc.; cost, \$200; owner, Edward Emarsen, 761 56th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 2833.

3D AV, No. 107, new baker's oven, etc.; cost, \$400; owner and architect, C. B. Wardlaw, 141 3d av. Plan No. 2846.

CONEY ISLAND AV, 20 n Church av, new extensions, 10x15; cost, \$300; owner, Jas. M. Vallande, 455 Coney Island av; architect, Geo. Westervelt, 237 Himrod st. Plan No. 2862.

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EUCLID AV, w s, 440 s Vienna av, new extensions, 6x9; cost, \$250; owner, Tychan Drewal, — Euclid av; architect, Emanuel Kaisin, 68 East 94th st. Plan No. 2832.

FLUSHING AV, Nos. 571-3, new elevator; cost, \$1,700; owners, Meur Bros., 575 Flushing av; architect, John Sommerville, 156 West 30th st. Plan No. 2853.

GATES AV, s s, 60 e Ralph av, interior alteration; cost, \$6,000; owner, Borden Milk Co., Gates and Ralph avs; architect, Albert Ullrich, 371 Fulton st. Plan No. 2865.

IRVING AV, n s, 127 e Van Brunt st, enclose elevator shaft, etc.; cost, \$400; owner and architect, as above. Plan No. 2844.

6TH AV, n w cor 52d st, interior alteration; cost, \$900; owner, Antoni Tadross, 8701 Fort Hamilton av; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 2850.

Queens.

ARVERNE.—Ammerman av, e s, 82 s Seneca av, 1sty frame extension on front, 12x3, tin roof; cost, \$75; owner, John Jorgenson, Boulevard and Ammerman av, Arverne. Plan No. 447.

COLLEGE POINT.—12th st, e s, 125 n 6th av, erect new foundation and move dwelling thereon; cost, \$300; owner, Gustave Loeffler, 110 12th st, College Point. Plan No. 446.

MEADOWMERE.—3d st, w s, 140 s Plaza, 1-sty frame extension on rear, 8x9, shingle roof; cost, \$60; owner, P. Campion, 44th st, Brooklyn. Plan No. 448.

ARVERNE.—Remington av, w s, 60 n Gouvenour av, 2-sty frame extension on rear, 7x8, shingle roof; cost, \$165; owner, Miss Irene Irane, 33 Remington av, Arverne; architect, J. E. Moore, 225 Remington av, Arverne. Plan No. 459.

ARVERNE.—Vernam av, —, 1-sty frame extension on rear, 12x19, tin roof; cost, \$125; owner, Meyer Goldberg, 324 East 62d st, N. Y. C. Plan No. 452.

ARVERNE.—Vernam av, e s, 100 s Ocean av, erect new porch; cost, \$35; owner, Martha Nathons, Arverne. Plan No. 451.

ARVERNE.—Vernam av, —, board up and shingle open porch; cost, \$25; owner, Meyer Goldberg, 324 East 62d st, N. Y. C. Plan No. 453.

EVERGREEN.—Norman st, s e cor Wyckoff av, 1-sty frame extension on side, 25x50, tin roof, general interior repairs; cost, \$2,500; owner, George Keller, premises; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 458.

EVERGREEN.—Cypress av, s w cor Summerfield st, 1-sty frame extension on rear, 23x18, tin roof; cost, \$200; owner, Christian Bradmeir, premises; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 457.

RIDGEWOOD.—Prospect pl, No. 2, 2-sty frame extension on rear, 6x6, tin roof, new plumbing; cost, \$750 (tenement); owner, Anthon Fluhr, 65 Forest av, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 461.

RIDGEWOOD.—Grandview av, s w cor Bleecker st, general alteration to interior partitions; cost, \$100; owner, Jacob Sorg, 552 Grandview av, Ridgewood; architect, A. H. Eccles, 162 Main st, L. I. C. Plan No. 462.

RIDGEWOOD.—Himrod st, n s, 200 w Grandview av, 1-sty brick extension on rear, 7x8, tin roof, building to be raised to grade, and interior alterations; cost, \$1,000; owner, Marie Klein, 95 Leonard st, Brooklyn; architect, Henry M. Entlach, 29 Montrose st, Brooklyn. Plan No. 455.

ROCKAWAY BEACH.—Park av, e s, 300 s Boulevard, erect porch on rear, 7x18, and shingle; cost, \$165; owner, Mr. Scheur, 217 Mercer st, N. Y. C. Plan No. 454.

FAR ROCKAWAY.—Nostrand av, e s, 100 s Centre st, 1-sty frame extension on rear, 11x10, tin roof; cost, \$260; owner, Mrs. Ella Desmond, Far Rockaway. Plan No. 459.

ROCKAWAY BEACH.—Lincoln av, e s, 340 n Boulevard, erect new roof and shingle; cost, \$600; owner, Mrs. Mary MacManus, Lincoln av, Rockaway Beach. Plan No. 460.

RICHMOND HILL.—Stoothoff av, e s, 100 s Ridgewood av, raise church three feet and erect new foundation, 42x80; cost, \$2,400; owner, Evang. Lutheran St. Paul's Church, Jamaica av and Walnut st, Richmond Hill. Plan No. 450.

CORONA.—Jackson av, n s, 60 w DeWitt st, 1-sty frame extension on rear, 24x5, tin roof; cost, \$200; owner, Sophia Morycea, on premises. Plan No. 475.

CORONA.—Junction av, cor Jackson av, erect brick piers for foundations under office; cost, \$15; owner, Queensboro Corp., Bridge Plaza, L. I. City. Plan No. 467.

JAMAICA.—Fulton st, n w cor Washington st, erect glass sign; cost, \$25; owner, M. Bernstein, on premises. Plan No. 469.

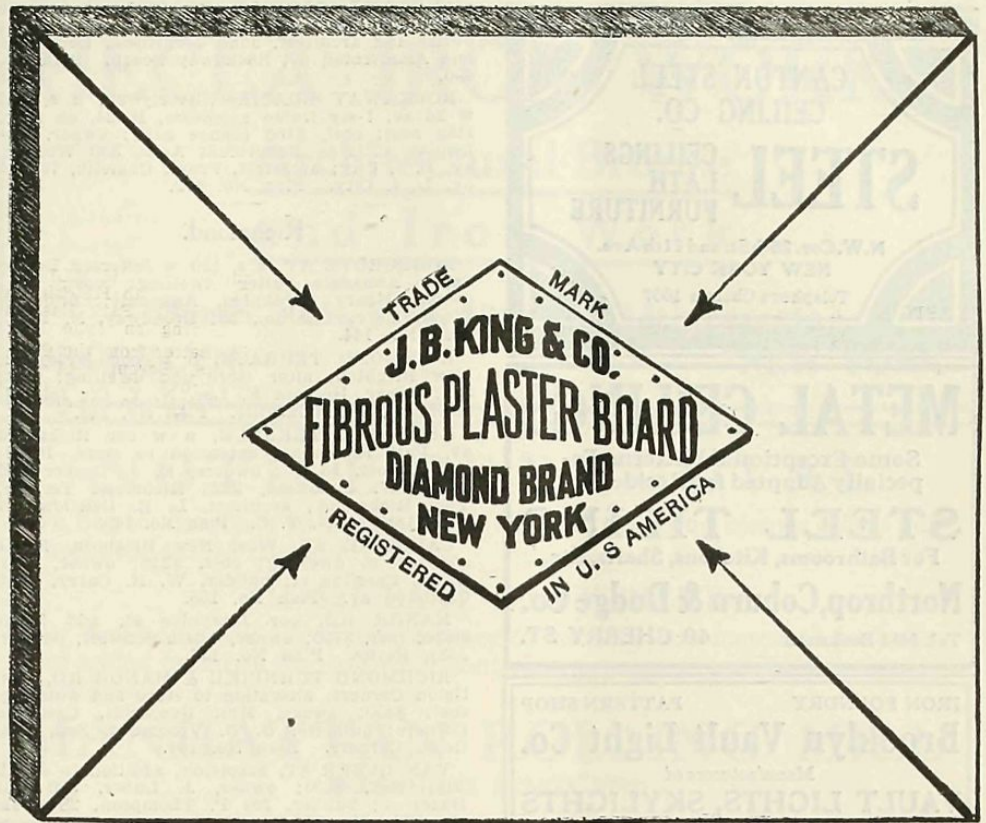
LONG ISLAND CITY.—2d av, No. 640, 1-sty frame extension on rear, 8x16, tin roof, new plumbing; cost, \$200; owner, John Fitzpatrick, on premises. Plan No. 471.

LONG ISLAND CITY.—Old Thomas st, n s, 80 w L. I. R. R., 1-sty brick extension on side, 25x97, gravel roof (warehouse); cost, \$2,300; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, F. L. R. Sweet, 1074 Prospect pl, Brooklyn. Plan No. 465.

LONG ISLAND CITY.—Old Van Mater st, s s, 80 s w L. I. R. R., 1-sty frame extension on side, 175x15, corrugated iron roof; cost, \$1,700; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, F. L. R. Sweet, 1074 Prospect pl, Brooklyn. Plan No. 466.

LONG ISLAND CITY.—Hamilton st, e s, 125 s Washington av, new water closet compartments, new plumbing; cost, \$50; owner, James Walsh, 452 Hamilton st, L. I. City. Plan No. 464.

WHITESTONE.—19th st, n e cor Bayside av, 1-sty frame extension on rear, 16x12, screened with glass; cost, \$75; owner, W. F. Fippinger, on premises. Plan No. 468.




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ARVERNE.—Alexander av, e s, 160 s Arverne Boulevard, erect new bay window; cost, \$250; owner and architect, John Jorgenson, Boulevard and Ammerman av, Rockaway Beach. Plan No. 456.

ROCKAWAY BEACH.—Waverly av, n s, 100 w 2d av, 1-sty frame extension, 10x24, on rear, slag roof; cost, \$160 (dance hall); owner, Bohemian Citizens Benevolent Assn, 359 Woolsey av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 472.

Richmond.

EDGE GROVE AV, s s, 120 w Jefferson Boulevard, Annadale, alter dwelling; cost, \$50; owner, Henry Barckham, Annadale; builders, Wood, Harmon & Co., 261 Broadway, N. Y. C. Plan No. 144.

RICHMOND TERRACE, n w cor Jersey st, New Brighton, alter store and dwelling; cost, \$25; owner, Herman F. Lee, N. Y. C.; John J. McHenry, Tompkinsville. Plan No. 143.

RICHMOND TERRACE, n w cor Richmond av, Port Richmond, extension to store, 16x21, 1 sty; cost, \$3,000; owners, E. J. Decker and Susan W. Simonson, 2223 Richmond Terrace, Port Richmond; architect, L. E. Denslow, 41 West 18th st, N. Y. C. Plan No. 145.

CAROLINE ST, West New Brighton, frame addition to dwelling; cost, \$210; owner, Geo. Davis, Caroline st; builder, W. H. Curry, 1119 Castleton av. Plan No. 155.

MANOR RD, cor Josephine st, add frame store; cost, \$750; owner, Adam Schwall; builder, John Racka. Plan No. 158.

RICHMOND TURNPIKE & MANOR RD, Castleton Corners, alteration to store and dwelling; cost, \$450; owner, Mrs. Gescheidt, Castleton Corners; builders, G. B. Vroom & Son, Castleton Corners. Plan No. 154.

VAN DUZER ST, Stapleton, addition to dwelling; cost, \$150; owner, J. Lucey, 390 Van Duzer st; builder, Jos P. Thompson, 28 Cedar st. Plan No. 153.

VAN DUZER ST, 350 w Hannah st, alterations to brick store; cost, \$65; owner, Luigi Taturi. Plan No. 152.

BRIGHTON AV, w s, nr Castleton av, alterations to frame dwelling; cost, \$60; owner, Mrs. Klauber; builder, J. Ball. Plan No. 157.

CENTRAL AV, No. 32, Tompkinsville, alter frame dwelling; cost, \$400; owner, Mrs. St. John; builder, C. W. Petersen. Plan No. 159.

CEBIA AV, s w cor Catlin av, stone wall; cost, \$200; owner, Chas. Walters, Jr. Plan No. 156.

DAVIS AV, w s, 600 s Castleton av, West Brighton; frame addition to dwelling; cost, \$125; owner and builder, Russell Bros., 304 Davis av, West Brighton. Plan No. 149.

RICHMOND AV, Tottenville, alterations to residence; cost, \$200; owner, F. J. Hinton, 104 Broad st, N. Y. C.; builder, Thos. F. Fox, 162 Douglas st, Brooklyn. Plan No. 150.

BOARD WALK, South Beach, addition to bath; cost, \$65; owner and builder, S. I. Beach Land Imp. Co., South Beach. Plan No. 151.

Personal and Trade Notes.

OSCAR LOWINSON, architect, formerly of 18 East 42d st, has moved to 5 West 31st st.

CHARLES H. DETWILLER, architect, formerly of 99 Nassau st, has moved to 46 Cedar st.

THE EUREKA CHANDELIER CO., formerly of 223 Grand st, has moved its factory and office to 182-184 Grand st.

ALEXANDER SELKIRK, architect, formerly of 39 North Pearl st, has moved to 133 North Pearl st, Albany, N. Y.

WRIGHT D GOSS, president of the Empire Erick and Supply Co, has recovered from a surgical operation which confined him at home for a month.

CHARLES M. HART and **MOTT B. SCHMIDT** announce the opening of an office for the practice of architecture at 43 Cedar st, under the firm name of Hart & Schmidt.

G. GOUVERNEUR ASHWELL, formerly connected with the R. H. Howes Construction Co., 105 West 40th st, has opened an office, under his own name, for the practice of architecture at 207 Market st, Newark, N. J.

THE MAHNKEN BUILDING MATERIAL CO. has moved its offices from 1091 Grand st, Newtown Creek, to the Corn Exchange Bank Building, at 957 Broadway, corner Myrtle av, Brooklyn, and occupies half a floor of this building.

THE FAIRFIELD LANDSCAPE AND NURSERIES CO., 103 Park av, N. Y., has been awarded the general contract for the construction of a cemetery at North Arlington, N. J., for the Roman Catholic Diocese of Newark, N. J. Otto Sonne, 132 Nassau st, N. Y. City, will be the engineer in charge. This contract, amounting to \$175,000, is the largest one of its kind let in several years.

L. & J. JUDELSON, manufacturers of the American Home Washer, have opened a new factory at 292-294 East 135th st, N. Y. C. This washer, operated by mechanical movement, is intended for use in private residences, clubs, apartment houses, small laundries and institutions. Its construction provides for hot and cold water, waste and boiling connections, it being designed especially to wash, rinse and blue clothes without removing them from machine.

(Continued from page 1083.)

SATISFIED MECHANICS' LIENS.

Borough of Brooklyn.

MAY 9.

36TH st, nec 14 av, 40x100; Robt Wilson agt Catherine & Eugene G Merry; Nov20'12. 35.00

West st, ws, 50 n 40th, 110x irreg; Harry L Hobbs & ano agt Jos B Thomson & Jos B Thomson Real Estate Co.

9TH st, 150; Sagovitz & Shapiro (Inc) agt Lillian Lipetadt & Isador Jackson; Apr16'12. 1,275.00

Greene av, ss, 60 e Adelphi, 20x100; Jno Morton's Sons Co agt Jno H Sterling & Jno Kennedy & Son; Apr3'12. 251.86

5TH av, swc 10th, 20x100; Saml Feldman agt Adolph Ohlbaum; Feb6'12. 125.00

MAY 10.

West st, ws, 77.6 n 35th, 144x80; Jno M Hayes agt Humphreys Constn Co; Feb3 '12. 40.00

MAY 11.

E 7TH st, es, 360 n Av M, 40x120.6; Jos G Scharff agt Esther Litwak & Jacob Zimmick; May8'12. 159.50

New Lots rd, ss, bet Wyona & Vermont, —x—; also NEW LOTS RD, ss, bet Vermont & N J av, —x—; Louis Tanenbaum & ano agt Vermont Bldg Co; Apr22'12. 60.00

Sanford st, 17-25; Meyer Weingrad & ano agt Arabol Mfg Co & J H Deebes & Bro; May2'12. 70.50

MAY 13.

Hicks st, nec President, 60x75; Bell Fireproofing Co agt Jos & Maryann Luciano; Jan27'12. 314.90

Eastern pkway, ns, 209.3 e Schenectady av, —x—; Greenberg & Schlecker agt Penn Liberty Co; Apr9'12. 3,200.00

Eastern pkway, ns, 209.3 e Schenectady av, 150x120; Isaac Solomowitz agt Penn Liberty Co & Nathan Topol; Apr8'12. 1,500.00

Same prop; Geo Singer agt same; Apr 8'12. 136.94

Same prop; Steinberg Steam Cut Stone Co agt same; Apr11'12. 1,125.00

Same prop; Saml Malofsky agt same; Apr8'12. 3,204.75

Same prop; Fredenburg & Lounsbury agt same; Apr11'12. 291.00

Same prop; Conover Engineering Co agt same; Apr10'12. 1,200.00

Same prop; Klein Material Co agt same; Apr9'12. 375.37

Boerum st, 88; Sol Auker agt Harry Cohen; Dec22'11. 200.00

Sutter av, 477; Saml Footerman agt Max Sklarsky & Jno Block; Apr26'12. 200.00

Eastern pkway, ns, 209.3 e Schenectady av, 150x120.7; Patk T McDermott agt Penn Liberty Co & Nathan Topel; Apr10 '12. 1,525.00

MAY 14.

64TH st, ns, 144 e 18 av, 186.8x82.6; Bernhard Goetz & ano agt Tectonic Corp & Ralph D Moore; Mar15'12. 32.32

New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Levin Kronenberg & Co agt Purdy Constn Co; Jan10'12. 94.20

Same prop; Barnet Weinstein agt Purdy Constn Co & Hochman's Sons Iron Wks; Apr24'12. 600.00

Williams av, ns, from Hinsdale to Williams av, —x—; Henry Wolfman agt Gordon Bldg Co; May 6'12. 330.00

Keap st, 217; Adolph Shapiro & ano agt Mr & Mrs Schneider; Dec7'11. 211.86

St Johns pl, ss, 200 e Classon av, 80x 100; Rosie Fishman agt Glaton Holding Co, Sam Zuberoff & Sam Zipkin; Jan26'12. 175.00

MAY 15.

No Satisfied Liens filed this day.

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ORDERS

Borough of Brooklyn.

MAY 9.

W 29TH st, es, 130 n Mermaid av, 60x 118; Christoforo Marrazzo on Home Title Ins Co to pay Harbison-Walker Refractories Co. 147.00

New Lots av, c Vermont (10 bldgs); Hochman Sons Iron Works on Vermont Bldg Co to pay Barnet Weinstein 5,000

MAY 10.

Lott av, nwc Bristol, 100x100; Bristol Bldg Co on J Lehrenkrauss & Sons to pay Constn Material & Coal Co 1,500.00

Chester st, es, 100.2 n Livonia av, 150x —; Pauline Constn Co on N Y Mtg & Security Co to pay Voletsky & Jarcho (Inc) 1,050.00

MAY 11.

E 7TH st, es, 360 n Av M, 40x120.6; Esther Litwak on Mary S Good to pay Louis Damsky 245.00

MAY 13.

No Orders filed this day.

MAY 14.

E 7TH st, es, 360 n Av M, 40x120.6; Esther Litkak, on Mary S Good to pay Harris Shur 70.00

Chester st, es, 100.3 n Livonia av, 150x 100; Pauline Constn Co on Title Ins & Trust Co to pay Interborough Sash & Door Co 239.82

MAY 15.

Brooklyn av, es, 295 n Glenwood rd, 240x100; Homesborough Realty Co on Lawyers Title Ins & Trust Co to pay Fromeyer & Whelan 2,000.00

E 7TH st, es, 360 n Av M, 40x120.6; Esther Litwak on Mrs Mary S Good to pay Jacob Zommick 60.00

(Continued from page 1082.)

BUILDING LOAN CONTRACTS.
Manhattan and Bronx.

MAY 11.

Prospect av., ws, 25.1 n 150th, 50x100; Harry Phillips loans Jas & Fannie Rothschild to erect an amusement hall; 2 payments. 12,000

Belmont av., es, 120 n 187th, 50x100; Eliz K Dooling loans Alida Amabile & Teresa Lauritano to erect 5-sty apartment; 7 payments. 24,000

Simpson st., ws, 438.8 s 163d, 84x108.3x irreg; Lawyers' Title Ins & Trust Co loans Podgur Realty Co to erect two 5-sty apartments; 3 payments. 70,000

55TH st, 140-2 W; Sender Jarmulowsky loans Geo Backer Constn Co to erect a 9-sty apartment; 10 payments. 100,000

Boston rd., nws, 98.8 sw 167th, 50.4x110; Montrose Realty Co loans Amicron Realty Co to erect a —sty bldg; 6 payments. 35,000

MAY 13.

43D st., ns, 207 w 7 av, 43x100.5; also 43D ST, ns, 250 w 7 av, 100x100.5; Title Guarantee & Trust Co loans N Y Times Bldg Co to erect a 4 & 11-sty store & offices; — payment. 600,000

Park av., es, 52.3 s 182d, 50x101; Concourse Improvement Co loans Chas Schaefer Jr to erect a —sty apartment; 11 payments. 28,000

Arthur av., es, 139.9 n 176th, 40.6x122; City Mortgage Co loans Mount Hope Bldg Co to erect a —sty bldg; — payment. 30,000

Arthur av., es, 100 n 176th, 39.9x122; same loans same. 30,000

MAY 14.

No building loan contracts filed this day.

MAY 15.

Brook av., swc So blvd, 95.1x200 to 132d; Title Guar & Trust Co loans Champion Realty Co to erect a 6-sty factory; —payment. 140,000

4TH av., sec 26th, 120x197.6xirreg; N Y Life Ins Co loans Armory Holding Co to erect a 12-sty store & loft bldg; 8 payments. 1,400,000

MAY 16.

Quimby av., ss, 291.1 w Havemeyer av, 100x103.1; Central Mtg Co loans Glebe Constn Co to erect a — sty bldg; — payments. 12,000

West End av., nec 71st, 117.2x105xirreg; New York Life Ins Co loans A G M Realty Co to erect a 12-sty apartment; 11 payments. 575,000

MAY 17.

Westchester av., ses, 100 n So blvd, 159.10x110xirreg; Edw Hirsh loans Henry Acker Co to erect a 1-sty bldg; 2 payments. 22,000

Tiffany st., nwc Westchester av, 96.11x 103; Edw Hirsh loans Henry Acker Co to erect a 1-sty bldg; 2 payments. 15,000

72D st, 256-60 W; City Real Estate Co loans Wellwyn Realty Co to erect a 12-sty apartment; 2 payments. 425,000

Hoe st., es, 204.2 s Home, 37.6x100; Manhattan Mortgage Co loans Charlotte Horn to erect a 5-sty apartment; 14 payment. 30,000

Hoe st., es, 241.7 s Home, 37.6x100; Same loans same to erect a 5-sty apartment; 14 payments. 30,000

Taylor av., es, 125 s Lacombe av, 25x 100; North New York Savgs & Loan Assn loans Margt Schwalbenberg to erect a — sty bldg; — payments. 3,450

So Boulevard., swc 180th, 152.3x99.8; City Real Estate Co loans Moorehead Realty & Constn Co to erect four 5-sty apartments; 8 payments. 126,000

Crotona pkwy., es, 109.9 s 177th, 109.9x 100; Atlantic Mtg Co loans Defender Constn Co to erect a 5-sty apartment; 12 payments. 100,000

Elsmere pl., ss, 131.3 e Crotona pkwy, 75x101.7xirreg; Same loans same to erect a 5-sty apartment; 12 payments. 62,500

Crotona pkwy., es, 274.5 s 177th, 109.9x 85.11; Same loans same to erect a 5-sty apartment; 12 payments. 105,000

Elsmere pl ns, 96.3 e Marmion av, 75x 100; Same loans same to erect a 5-sty apartment; 12 payments. 62,500

Elsmere pl. ns, 88 e Crotona pkwy, 104.6 x231.6; Same loans same to erect a 5-sty apartment; 12 payments. 82,500

ATTACHMENTS.

Manhattan and Bronx.

MAY 9.

No Attachments filed this day.

MAY 10.

Merchants Savings & Trust Co; Max Jaffe et al; \$2,590.87; Briesen & Knauth.

MAY 11.

No Attachments filed this day.

MAY 13.

Cullen, Allen Co Ltd; Chas B Justice; \$14,000; Davies, D & D. Williams, Sarah F; Jos Goldsmith; \$350; Moos, Prince & Nathan.

MAY 14.

Maolo, Jose; Thos H Brown; \$15,000; H C Mason.

MAY 15.

No Attachments filed this day.

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OFFICIAL CREDIT RECORDS

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.

Manhattan and Bronx.

- May.
- 11 Alexander, Bernard—S J Liebman... 29.91
 - 11 Alexander, Jane—G J Baumann... 374.34
 - 13 Adams, Simon J—L Scholem... 500.00
 - 13 Abd-el-Neur, Elias—S Abd-el-Neur... 129.68
 - 13 Avram, Elias H—B S Vitale... 45.41
 - 13 Alexander, Henri P—V S Fletcher... 71.41
 - 14 Ammerman, Benj—N Y Tel Co... 17.85
 - 14 Anderson, Julius L—Iron Ry Co... costs 12.72
 - 15 Alperen, Isaac—E B Schiller... 127.45
 - 16 Allentuch, Max J, Morris Wolpin & Sam Itzkovitz—J Gruber... 155.95
 - 16 Aird, Albert F—C H Bradner... 158.25
 - 16 Apperson, Richard—M A Carbaugh... 36.91
 - 16 Altman, Bernard—H Heiman... 63.17
 - 16 Ashley, Robt W—W P Kirk... 1,715.51
 - 16 Abbott, Arthur P—G M Smith et al... 43.79
 - 17 Aaron, Herman—O Bleecker et al... 46.77
 - 17 Aaronson, Morris—L Wisansky... 1,400.79
 - 17 Abelow, Harris—H N Goodstein... 78.65
 - 11 Badgley, Mollie—B Zipser... 23.16
 - 11 Brackett, Fannie R—C Nast... costs 46.50
 - 11 Bossing, Francis—J Gumpel et al... 1,372.33
 - 11 Bernstein, Saml—Wm Hammerstein... 108.88
 - 13 Bradley, Henry H—N F Bradley... costs 25.00
 - 13 Breen, Patk C—E F Bushnell... 105.42
 - 13 same—Robt G Thomas & Son... 62.68
 - 13 same—Mohawk Condensed Milk Co... 166.91
 - 13 Bayley, Claude J—E Legnate... 302.04
 - 13 Brand, Claude J—E Egidi... 280.81
 - 13 Becher, Nathan & Henry Birnbaum—Hebrew Gemilath Chasodam Assn... 26.25
 - 13 Barsony, Sander—M J Aronson... 84.87
 - 14 Birnzwieg, Jacob S—J I Silverstein... 189.55
 - 14 Buck, Geo—A S Levy... 116.91
 - 14 Besson, Mary—“Joseph”... 307.65
 - 14 Bachrach, Irving—H Bachrach et al... 7,525.15
 - 14 Blaha, Mary—J Stepanovsky... 75.49
 - 14 Buckley, Albion A—E P Sullivan... 339.12
 - 14 Boyer, Ivian—N Y Tel Co... 33.68
 - 14 Booker, Willis—same... 29.27
 - 14 Biedenkapp, Herman, Fredk, Saml & Abr—Acme Metal Ceiling Co... 92.21
 - 14 Brand, Claude Z—Century Tire Co... 145.79
 - 14 Brames, Saml—Sulzberger & Sons Co... 865.06
 - 14 Boeniger, Jno—M Hasbrouck et al... 174.86
 - 14 Black, Saml—E Bonomo... 344.72
 - 14 Brenner, Jas—Bowling Green Distilling Co... 100.78
 - 14 Baron, Anna—Engel Heller Co... 89.22
 - 14 Bible, Howard W—“Rectors”... 719.18
 - 14 Beckley, Harry R—T M Mulry et al... 237.41
 - 15 Brilliant, Henry—T B Clark et al... 957.59
 - 15 Bimberg, Bernard K—Jno Jordis Iron Works... 165.15
 - 15 Bass, Albert R—Pelham Bay Chemical Co... 1,564.66
 - 15 Berney, Abr & Louis—M L Rutherford... 477.98
 - 15 Brouer, Louis* & Herman Landau—S Le Wald... 192.77
 - 15 Browne, Grant H—Shipley Constn & Supply Co... 341.60
 - 15 Berkley, Ed—J D Nagel... 69.41
 - 15 Blumberg, Isaac—Lippman & Co... 173.11
 - 15 Battelle, Saml P—L D Goldstein... 49.85
 - 15 Benedict, Benj—T Friedberg... 94.28
 - 15 Bliss, Wm T—H H Thayer... 39.11
 - 15 Berrick, Vernon M—Yorkshire Realty & Constn Co... 45.26
 - 15 Bryant, J Wilson—Standard Plumbing Supply Co... 137.22
 - 15 Barkas, Victor—H V Quinby... 59.41
 - 15 Bickart, Harry—N Y Tel Co... 23.54
 - 15 Boehm, Oscar & August—same... 28.16
 - 15 Barth, Wm Isaac Goldstein—N Y Tel Co... 15.04
 - 15 Becker, August—American Name Plate Co... 82.23
 - 16 Bobish, Harry—A P Haire et al... 64.95
 - 16 Brady, Marguerite admrx—Pennsylvania Steel Co... 579.40
 - 16 Boughton, Edwin—S Adolph... 90.91
 - 16 Bowers, Fredk T—O'Neill Adams Co... 66.61
 - 16 Braun, Jacob—A H Joline et al... costs 68.00
 - 16 Becker, Morris & Morris Goldberg—M Busch... 111.90
 - 16 Baum, Jerome C—M Meyers et al... 28.41
 - 16 Blumenthal, Charlotte—Del Balso Contrg Co et al... costs 14.10
 - 16 Brodie, Geo W—Pierce, Butler & Pierce Mfg Co... 1,122.47
 - 16 Benesch, Arthur B or Adolph B & Wm M Robbins—G E Crater Jr... 508.79
 - 16 Borer, Oliver R & Chas W Beall—F R A Stiefel... 260.61
 - 16 Berti, Glosue—Somerville Lawns Co... 68.13
 - 16 Brennan, Jas—Hannis Distilling Co... 137.89
 - 17 Betts, Anna R—S J Brooks... costs 109.02
 - 17 same—St Vincent's Retreat for the Insane... costs 109.02
 - 17 Bimberg, Bernad K—N Y Tel Co... 50.83
 - 17 Braines, Saml—United Dressed Beef Co of N Y... 1,024.96
 - 17 Beck, Maks—I Todd... 52.95
 - 17 Brandwein, Moses—Belt Strap Co... 13.47
 - 17 Buhler, Saml, Alex Schwarz & Jos Aebischer*—Swift & Co... 87.23
 - 17 Baronian, Manoog—A Kewrkjian... 169.72
 - 17 Bispham, Vida—H Warendorf... 62.13
 - 11 Clousman, Frank J—A V Barnes et al... 229.65
 - 11 Carmichael, Vivian—E J Stelz... 206.42
 - 13 Case, Geo W Jr—C L Abbott... 654.34
 - 13 Carter, Vaulx—Mechanics Bank... 127.02
 - 13 Charash, Max—N Toplitzky... 40.82
 - 13 Coviinsky, Herman—I Covanisky... costs 144.89
 - 13 Catalano, Vito* & Anthony Ofrias—Hebrew Gemilath Chasodam Assn... 59.65
 - 14 Clark, Jno & Henry Fisher*—Elevator Repair & Supply Corp... 45.31
 - 14 Cohen, Aaron—A Sommerfeld... 30.35
 - 14 Cannon, Ackley C—G H Smith... 1,018.02
 - 14 Campe, Lee—C Metzger... 50.00
 - 14 Cunningham, Jno—N Y Edison Co... 84.66
 - 15 Cahn, Michl L & Josephine Alexander*—N Y Tel Co... 27.29
 - 15 Cain, Thos F—same... 98.82
 - 15 Cohen, Dora & Jacob Davis—Independent Consumers Ice Co... 153.84
 - 15 Consoli, Alfred—J G Kahaly Jr... 1,521.62
 - 15 Cooper, Jane M—L C H Dyckman... 461.72
 - 15 Catron, Max—M Beck... 44.65
 - 15 Conelon, Julia—City of N Y costs 107.85
 - 15 Coffey, Danl J—Thorndike & Hix Inc... 164.30
 - 16 Cain, Thos F—Chauncey Real Estate Co Ltd... 82.21
 - 16 Corker, Palmer L—R A Springs et al... 676.30
 - 16 Cornfield, David—P Halpern... 92.15
 - 16 Crippen, Layton A—City of N Y... 38.31
 - 16 Cohen, Sol or Sol L—same... 214.44
 - 16 Chase, Wm M & Jas D Trask exrs—City of N Y... 102.63
 - 16 Cogswell, C Van Rennselear—same... 57.88
 - 16 Cohen, Saml—H Spitzer... 29.41
 - 16 Clifford, Kathlee—“Joseph”... 108.56
 - 16 Cohen, Sadie—J Nathan... 321.46
 - 17 Cohen, David—B Keenan Sr et al... 244.85
 - 17 Comings, Hill L—A E Broidy et al... 112.40
 - 17 Capen, Joshua W—E T Burrowes Co... 133.91
 - 17 Corcoran, Mary—A Kess... 231.94
 - 17 Catron, Max—N Y Tel Co... 29.04
 - 17 Consoli, Alfred—E Sieradzka... 270.59
 - 17 Cobb, Louise—G Nitzsche... 94.65
 - 17 Carroll, Martin—Hayden Automatic Block Machine Co... 123.37
 - 11 De Maria, Jos, & Jos Pomlor—E Murphy et al... 568.99
 - 11 Danaher, Jno E—I Fisher et al... 32.31
 - 13 Dougherty, Wm A—J R Surrall... 329.67
 - 13 Daley, Dennis—Fidelity & Deposit Co of Md... 436.83
 - 13 Doern, Peter—W G Walker... costs 32.65
 - 13 Dunn, Sarah S—L H Holme... 344.95
 - 13 Dechele, Herman—Nichols & Gray Co... 217.89
 - 14 Donovan, Jno J—T M Mulry... 237.41
 - 14 Duffy, Thos—K Keogh et al... costs 108.85
 - 14 De Zego, Carmine—N Y Edison Co... 70.00
 - 14 Di Bianco, Emilio—A De Claremont... 64.21
 - 14 Dudley, Wm J—N Y Tel Co... 27.28
 - 15 Dizic, Irving B—International Distributors Corp... 39.31
 - 15 Delaney, Wm & Martin*—Johnson Bros... 257.17
 - 15 Drensky, Isadore & Philip Strick—N Y Tel Co... 32.98
 - 15 Di Noto, Jas—same... 18.47
 - 15 Dietz, Henry—P Dietz... 194.31
 - 15 Diamond, Henry—J Wotman... 112.35
 - 15 Danzieri, Michelangelo & Felix Mo-sielle*—F Autonacchio... 44.72
 - 16 Dalton, Eliz F—D Lippman et al... 272.05
 - 16 Dietrich, Helena—O Frenz... 45.12
 - 16 Devlin, Jos—M Bunderoff... 40.87
 - 16 Duffin, Rose—E McGlory... 243.37
 - 16 Davidson, Max—Equitable Life Assurance Society of U S... costs 92.99
 - 16 Dornbush, Leon & Hyman Portnof—Chas H Gillespie & Sons... 100.91
 - 16 Davidson, Herbert E—F L Jennings... 42.41
 - 16 David, Henry—J H Cowperthwaite et al... costs 16.91
 - 16 same—same... 314.75
 - 16 Dodge, Arthur C—E S Lanz et al... 81.60
 - 16 Danielian, Danl—S Bate et al... 885.51
 - 17 Daly, Wm H—N Y Tel Co... 47.94
 - 17 Di Ioria, Michl—same... 25.27
 - 17 De Camp, Anna E—G C Engel... 459.24
 - 17 Dreyfus, Jos—L Weiss... 33.34
 - 17 Donald, Chas, Adolf Daniels & Jennie Gasch*—L L Spielmann... 454.41
 - 17 Deninan, Abr & Meyer Kleinman—Public Bank of N Y City... 179.65
 - 11 Edelman, Isidor & Louis—L E Felix... 522.24
 - 11 Elliott, Fredk H—R J Sloan... 294.02
 - 14 Escher, Franklin—M A Ollwater... 178.31
 - 14 Egan, Jno J—N Y Tel Co... 33.44
 - 14 Elfang, Benj—Francis H Leggett & Co... 67.43
 - 14 Emery, Josephine—S Auster... 76.19
 - 15 Eitel, Hugo* & Wm—N Y Tel Co... 33.13
 - 15 Eitel, Wm F—same... 29.00
 - 17 Elias, Sam & Melaine Palestine*—N Y Tel Co... 18.38
 - 17 Elia, Jno—Natl Metal Bead Co... 204.75
 - 11 Feibel, Philip S—M Roth... 115.56
 - 13 Epstein, Edwin J—J Nussbaum... 42.41
 - 13 Farber, Ida—City of N Y... 59.41
 - 13 Freund, Saml—S Glantz... 76.16
 - 14 Flessas, Nick or Nicholas—L G Bob-bink et al... 203.56
 - 14 Flucker, Jno J—Equitable Trust Co of N Y... 412.49
 - 14 Fallon, Owen—J A O'Leary... 289.06
 - 14 Farley, Mathew—N Y Edison Co... 36.85
 - 14 Flisom, Jno—C A Weed et al... 76.03
 - 14 Flint, Henry or Harry M—H P Gould... 34.00
 - 14 Fernandez, Jennette—American Fund-ing Corp... 68.31
 - 14 Furey, Robt G—A Stern... 69.17
 - 15 Friedlander, Edwin M—C A Dards... 70.72
 - 15 Firpo, Jos—B Goldberg... 74.65
 - 15 Faiella, Jos—M B Ruggiero... 38.12
 - 15 Farber, Philip I—Hermitage Co... 444.24
 - 15 Fox, Fritz Scheff—Lichtenstein Mill-inery Co... 1,898.29
 - 15 Frawley, Patk J—J Schorr... 248.40
 - 16 Fishman, Pauline—R Sell et al... 28.41
 - 16 Fritsch, Frank—Humboldt Explora-tion Co... costs 98.78
 - 16 Fargo, Jas C prst—K Keenan... 5,945.38
 - 16 Fenton, Theo—C Ullick... 95.41
 - 16 Francolini, Antonio F—Bonagur Bldg Co... 36.22
 - 16 Fitzgerald, Austin—Eppens Smith Co... 52.32
 - 16 Fonner, Abr & David Fisher—Epstein & Kirshstein... 289.26
 - 17 Fishman, Hyman—Holtz & Freystadt Co... 50.79
 - 17 Fay, Jos M, Margt M Fay* & Clin-ton M Koons*—J J Fitzhenry... 230.41
 - 17 Fanshawe, Henry E—A G Strance... 109.39
 - 17 Fink, Meyer—S Hoersheimer... 162.81
 - 17 Francisco, Virgil A & Josephine—Stowell Mfg Co... 73.01
 - 17 Feldstein, Ida—City of N Y... costs 210.85
 - 17 Same—G W Litch... costs 107.83
 - 17 Florio, Felix—Henry Morgenthau Co... 412.72
 - 17 Francis, Wm W—American Bonding Co of Baltimore... 37.41
 - 11 Greenfield, Philip—S Weisenberg... 480.88
 - 11 Gunther, Geo—W A Baykin... 181.13
 - 11 Gaetings, Danl W—W I King... 23.56
 - 11 Greenwald, Abr & Saml Goldsmith—W J Dailey... 69.20
 - 13 Graf, Rudolph—Lion Brewery of N Y... 166.56
 - 13 Greibel, Geo H—Lord & Taylor... 310.47
 - 13 Gladman, Geo J—Weber Bunke Lange Coal Co... 215.91
 - 13 Glass, Jno Jr—Bangor Slate Mfg & Supply Co... 313.16
 - 13 Graburn, Chas G A—J Applebaum et al... 108.53
 - 13 Goldstein, Alfred—S W Bandler... 297.24
 - 14 Goldsholl, Morris—A Langer... 48.63
 - 14 Gorham, Frank B—J Mandel... 2,116.11
 - 14 Greenstein, Adolph—A Weller... 44.41
 - 14 Gorgers, Bernadina—K Betz... 99.43
 - 14 Gerson, Benj & Ike Reiner—H Sha-piro... 124.37
 - 14 Greenberg, Saul—N Y Edison Co... 14.81
 - 14 Golden, Louis—J Levin... 89.65
 - 14 Gordon, Harry—M Leshowitz... 22.85
 - 14 Gehlhardt, Fritz—B Boggiano et al... costs 13.38
 - 14 Glantzberg, Ernest—M Byrnes... 1,709.37
 - 14 Goldstein, Hyman & Jos Kameros—I Blumberg et al... costs 46.54
 - 14 Garssen, Harris & Jos H—H Smith... 2,179.10
 - 14 Gladman, Geo J—J Hill... 396.90
 - 14 Gaspurrino, Pasquale—D Panaro... 225.11
 - 14 Goldstein, Morris—Jefferson Bank... costs 27.41
 - 15 Gurski, Jos & Oliver B Lafreniere exrs—G P Sherwood & Co... 159.35
 - 15 Glickler, Sol—S Dorfman... 350.74
 - 15 Gentler, Louis F—Fluri Constn Co... 163.47
 - 15 Gallagher, Hugh J—N Y Tel Co... 18.99
 - 15 Gray, Jno W—Hudson Realty Co... 233.39
 - 15 Goldfaden, Max—N Y Tel Co... 17.99
 - 15 Gruber, Max—same... 20.65
 - 15 Gottheld, Geo & Lieb Zimmerman—R Waldo... 59.72
 - 16 Gilleran, Michl J—Chesebro Whitman Co... 143.15
 - 16 same—Patent Scaffolding Co... 135.91
 - 16 Gamsu, Chas—L Rosenberg... 88.82
 - 16 Gripps, Jos—City of N Y... 116.60
 - 16 Geering, Adolph—O Obermayer... 122.43
 - 16 Gammon, Montague—J H Cowper-thwaite et al... 74.21
 - 16 same—same... costs 9.41
 - 16 Goldstein, Marcus—O Mauer... 63.07
 - 16 Gibson, Burton M—Richard T Thi-baut Inc... 668.76
 - 17 Gotthelf, Leo—N Y Tel Co... 22.19
 - 17 Glashoff, Henry—Standard Comput-ing Scale Co... 130.83
 - 17 Goldsmith, Frank—F E Le Compte... costs 109.70
 - 17 Greenwald, Saml—Clark Hutchinson Co... 139.31
 - 17 Goldenberg, Saml—H Fertig et al... 206.51
 - 17 Goldberg, Moses—W C Wood et al... 68.56
 - 17 Gill, Thos—Central R R Co of N J... costs 107.45

17 Goldman, Meyer—M Pruss et al.	40.05
11 Harris, Wm—Federal Sign System Electric	275.67
11 Hirschhorn, Chas & Fred—W Dougherty	costs 27.72
11 Holly, I Mac Munn—F L Way	91.99
13 Heymsfeld, Adolph—S Corn	226.84
13 Hentschel, Chas J—F Kern	128.86
13 Hull, Geo—Natl Casket Co.	207.16
13 Hunnekes, Henry—N H Sachs	44.31
13 Hutton, Wm—M H Gornston	costs 106.85
13 Hurwitz, David—Hebrew Gemilath Chasodam Assn	32.15
14 Hautzik, Sigmund—Chicago Varnish Co	60.04
14 Hosford, Leonard D—N Y Tel Co.	25.01
14 Horowitz, Morris & Bette Horowitz & Annie Fogel—I Weiser	159.61
14 Hanshaw, Jos W—S Cohn	79.25
14 Hoffman, Jos—O'Neill Adams Co.	44.24
14 Hartslet, Harold C—Crescent Athletic Club	22.44
14 Hirschberg, Phillipine admr—City of N Y	124.89
14 Haskin, Jno B trste—City of N Y	120.85
14 Hoff, Robt W—A E Marling et al	339.91
14 Helfrich, Chas & Stockton Supply Co—Tisdale Lumber Co.	1,788.81
14 Haskel, Abe—M Felber	405.47
14 Herrmann, Anna—American Funding Corp	42.31
14 Harer, Josephine L—A Harling	84.47
15 Hirsh, Richard—Shipley Constn & Supply Co	35.27
15 Heiberger, Louis G—N Y Tel Co.	26.65
15 Helmke, Meta—same	40.83
15 Hobson, Francis J—Winton Motor Carriage Co.	costs 78.08
15 Hernon, Owen—W W Farley, costs	73.97
15 Harlib, Harry—A Pfeiffer	49.09
15 Harris, Jos & Henry H—H Federer	174.52
15 Hold, R Johnson—A A Mayper	274.41
16 Hakin, Fred—City of N Y	37.42
16 Hoops, Arthur—E Lanz	30.48
16 Hellacy, Wm or Hallecy—Central Cigar Mfg Co.	33.41
16 Havner, Harry J—American Newspaper Pub Assn	653.41
16 Hopping, Earle W—C F Clarkson	164.34
16 Heinze, F Augustus—H G Hemming	112.48
16 Hacker, Marcus & Annie—S Cohn	112.15
16 Huntington, Byron O—M Schlescheimer et al.	144.01
17 Hopkins, Louis A—N Y Tel Co.	28.60
17 Hart, Wm W—J J Radley et al.	226.91
17 Hirsch, Alex—A Bodkin	costs 77.78
17 Harris, Wm J—H Herrman Furniture Co	34.86
17 Hoelzle, Mary A & Anne K Smith—G C Smith	costs 117.42
17 Hanley, Jas N—T Doyle et al.	4,250.68
14 Ipp, Isaac & Harry Quint—H Levy	100.00
15 Isear, Abr—H C Quinby	265.91
11 Joseph, Jno L—E F Lanchantin	16.59
13 Jacobson, Albert—H Naseman	1,861.62
13 Jacobs, Lazarre & Bertha—W Sheinberg	169.42
13 Jennings, Herbert T, Bird M Robinson & Richard W Jones Jr—People's Svcs Bank of Clinton	4,795.15
13 same—Montgomery Bank & Trust Co	4,795.15
13 same—Fort Deposit Bank	2,458.68
14 Jacobs, David—Frank & De Keyser	150.56
15 Jennings, W Smith—M R Reinhardt	147.41
15 Jaeger, Carl N—D F Lucas	164.38
16 Joline, Adrian H & Douglas Robinson recrs—J J O'Connor	1,600.00
11 Kernan, Eugene F—F J Griffin	1,020.32
11 Kemp, Frank—H Wintjen	3,130.48
11 same—same	1,138.73
13 Krauer, Jos W gdn—J W Droogan	costs 110.99
13 Kotinsky, Julius—M Hyams	89.51
13 Karet, Jane—B Eacoff	27.41
13 Klein, Jacob—J Held	158.91
13 Ketcham, Berkley S—Weber Bunke Lange Coal Co.	169.41
14 Knight, Edwin W—J F Taylor & Co	37.00
14 Kind, Saml—A Grunbaum	157.72
14 Keenan, P Frank—B L Simmons	15,040.51
14 Kaufman, Leo exr—City of N Y	422.00
14 Kelly, Malachi exr—same	100.71
14 Klein, Jno J admr—same	208.44
14 Kopp, Emanuel & Isaac Applr—J Magidoff et al.	80.35
14 Kulla, Jacob—H Naginsky et al.	169.41
14 Kersey, Jno T—O F Meyer	322.89
14 Kurzrok, Raphael—S P Sturges	307.78
14 Keary, Denis—Manhattan Ice Co.	327.70
14 Kosofsky, Benj—S M Barber	75.00
14 Koslowitzky, Hyman—Manhattan Rolling Mill	89.04
14 Kent, Jno—G Gross	costs 68.94
14 Kashman, Jacob—Economy Ad Co Inc	32.56
15 Kurth, Wm—De Peyster Realty Co	74.41
15 Kelly, Jno—F Mork	39.72
15 Kaufman, Isaac—Frank E Rosen Co	180.91
15 Keller, Jno T—B Robinson	101.78
15 Kohn, Alfred J—J J Levenson et al	827.60
15 Kanarek, Louis—M Kumeryle	32.00
15 Kalmus, Phillip—I Zuckerman	477.15
15 Kiernan, Ellen—City of N Y	costs 143.35
16 Kelly, Stella by gdn—A H Joline et al	costs 91.50
16 Kraeger, Wm—United Dressed Beef Co	49.23
16 Kehoe, Annie E—United States Fidelity & Guaranty Co.	624.16
16 Koller, Saml—W G Kenny	280.19
16 Katz, Edw—Chas N Crittenton Co	356.53
16 Keyes, Wm E—L M Hunt	84.66
17 Klinger, Szeren—N Y Tel Co.	22.63
17 Kernan, Eugene F—National Marine Bank of Baltimore	351.27
17 Krone, Joel—Jno Behrens & Co.	167.10
17 Kurzman, Jacob & Lena—C Schnaier	5,766.68
17 Koenig, Mark, Jos Wieselther, Jos Wieselther & Mary Wieselther—M Haben	264.65
17 Hoefner, Jno H—A Origet & Co.	251.90
17 Kaplan, Saml—Wm H Henry & Co.	65.62
17 King, Chas L—Aero Club of N Y	costs 27.65
17 King, Albt & Orlean Nealy—S Sonn	340.71
17 Kohn, Walter J & Ewald Braun—E F Bushnell et al	201.74
17 Koe, David C—Cassidy & Son Mfg Co	59.97
17 Kurth, Arthur R & Eliz Wolfram—J H Wolfram	118.41
11 Laurent, Eliz—R Corn et al.	283.41
11 Lawrence, Chas S—F D Moore	74.21
11 Lasher, Wm H—T Rutledge	150.00
11 Lynch, Jos—Nason Mfg Co.	72.14
11 Levy, Abe—German Exchange Bank	180.77
11 Lott, Edna—Howard & Co.	349.90
11 Lubrano, Gennaro, Ermeto Carbari & Jos Modon—L Kantor et al.	132.15
13 Londine, Wm & Saverio Gallo—Lamura Cont Co.	329.92
13 Lipshitz, Louis—M Davidson	77.71
13 Lefkowitz, Nathan—A Jaulus	262.51
13 Lichtenstein, Ida—Armour & Co.	31.76
13 Levin, Saml—C Lehrenkraus et al	1,569.35
14 Lebendig, Sarah—Fuchs & Stulsky	77.73
14 Langer, Geo R—L Shorigi	50.41
14 Levy, Muriel—Cloyes Lyon Co.	53.31
14 Lemen, Saml D—M Lewine et al.	100.53
14 Low, Jno—Escallow Co.	355.88
14 Liess, Nicolaus—Equitable Trust Co of N Y	64.27
14 Laying, Henry C & Geo L Woolsey—West St Improvement Co.	263.53
15 Lesanti, Jos—A H Joline et al.	costs 68.00
15 Levine, Harry—Nassau Patrol Co.	24.67
15 same—same	costs 27.67
15 Landone, Leon E—Benj H Tyrrel Inc	57.07
15 Lehr, Anna—Joseph & Co.	84.77
15 Logavinoff, Maria—J Johnson	59.72
15 Leichter, Sol—Equitable Trust Co of N Y	175.73
15 Leavy, Harry A—American Taximeter Co	94.34
15 Levingson, Isaac—D Messon	1,200.65
15 Lane, Wm—City of N Y	costs 120.65
15 Lyon, Anne E—L V Faile	181.31
16 Lorch, Geo & Johanna Poggenberg exrs—City of N Y	38.26
16 Levy, Julius—E P Livingston et al	265.92
16 Levy, Julius—E P Livingston	265.92
16 Levy, Benj & Louis Levy—M H Westin et al.	36.00
16 Lung, Gong—Chinese Empire Reform Assn	151.91
17 Lippman, Jacob—C C Lathrop	1,053.53
17 Landau, Dolfi—Economic Electric Lamp Co	27.33
17 Link, Fredk W—E R Vernon	63.26
17 Law, Jas A—M Deane	46.41
17 Lally, Thos* & Jno—M J Drummond	22.41
17 Lowenhaupt, Walter J & Mortimer Kaplan—Karkas Advertising Agency	176.17
17 Lundberg, Arthur—Cohen & Miller	27.65
17 Lowenberg, Louis—L O Neale	155.50
17 Levy, Wm & Henry Langsam—Keely Stove Co	28.10
17 Lange, Rudolph—C L Adrian et al	costs 108.18
17 Lichtenstein, David—M Koenigsberg	44.41
17 Laskow, Abr, Abr Ross & Joe Laskow—I Goldwitz	233.68
17 Leitner, Jacob—D Rosing	1,236.08
17 Lavin, Jno & Richd Butler—Bernheim Distilling Co	246.17
11 Maresca, Guisepp—Bway Trust Co	528.44
11 Marr, Jos P—W N Jennings	2,423.20
11 Macham, Linus D—Corbin Cabinet Lock Co	108.36
11 McKirnan, Anthony B—H Oehl	25.72
11 Mohun, Jno L—E F Lanchantin	16.59
11 Malekotsas, Sarantos or Sam or Sam Malckotsas—E C Horan	51.66
11 Martin, Clinton—T Kirkpatrick & Co	669.78
11 Moltz, Max—Max Greenberg & Co	245.53
13 Maloney, Thos—Central Cigar Mfg Co	283.88
13 Mensching, Jno—C F McCollum	88.91
13 Macry, Rafael & Rocco Maltesi—John Pierce Co.	110.84
13 Mead, Anna R—S L Pakas	572.21
13 McElreavy, Wm L—J A Murray et al	428.24
13 Mays, Edmund A—K Niles	346.91
13 Maxwell, Mary E & Ida F Stevens extrs—City of N Y	costs 106.86
14 Murphy, Annie—N Y Edison Co.	66.16
14 McElroy, Sarah—Hannis Distilling Co	239.81
14 Morgan, Rolli M exr—City of N Y	503.58
14 Manes, Germani exr—same	208.44
14 Marsh, Jno E & Wm L exrs—same	1,354.86
14 Murphy, Mary admr—same	705.02
14 Magezus, Isaac gdn—J Fass	costs 107.95
14 Mariash, Wm A & Edw Kojan—L Schwartz	84.41
14 Meyer, Bernhard—L Malter	12.41
14 Moore, Jas R—T Sauter	28.41
14 Malone, Frank E—Imperial Automobile Co, possession of property or	1,512.79
14 Montgomery, Wm J & Jno Mano—D H Grant	86.20
14 Meyer, Isidore—E Metz et al.	25.72
14 May, Alfred—S May	423.78
14 Maggio, Guisepp—German Exchange Bank	2,133.24
15 Mennillo, Frank* & Gaetano Lignanto—C Frankel	241.55
15 Meyer, Abr I—D H McConnell et al	42.96
15 Marshall, Edw C—N Y Tel Co.	31.08
15 Martin, Luthers—T Waters	277.27
15 McCutcheon, Robt—N Y Tel Co.	20.63
15 Margolies, Jos—J Ozarin	2,522.43
15 Murray, Wm H—J Baum	39.41
15 Miller, Thos & Alice L—M Corcoran	131.70
15 McElhiney, Geo W & Geo W Bryant—Guardian Trust Co.	6,584.73
15 Massa, Tomasso—N Charlat	160.73
15 McGuire, Chas—A Masillo	64.72
16 Margolies, Edw—D Weinhandler et al	523.68
16 Magee, Jno—City of N Y	161.14
16 Mace, Jno or Jos—same	312.32
16 McNanamy, Robt or J admr—City of N Y	176.09
16 Miller, Geo L—E Badt	68.75
16 McMenamy, Thos—A Fries	83.83
16 Murphy, Wm—E S Lanz et al.	145.52
16 Mardt, Bernhard—C Brandt	525.41
16 Mardt, Bernhard—C Brandt	525.41
16 Marasco, Rocco M—P K Taylor	472.27
16 Mason, Alfred B—B Morgan	132.78
17 Miles, Jos R—C Abrams	1,385.04
17 Mattijesz, Alex & Stef Novak—M J Drummond	28.72
17 Morris, Andw R—H K Mulford Co.	37.21
17 Mirro, Gerardo & Vito Balerzazo—H G Street	303.47
17 Milliken, Conrad trste—E Caruso	106.45
17 Morton, Chas W—Palmer Price Co.	49.01
17 McCormack, Edw J—J O'Connor	1,109.42
17 McClarty, Clint C—E L Giroux	costs 145.67
17 Miller, Saml S—C S Clark	102.61
17 Michalik, Jno—Consumers Brewing Co of N Y Ltd	105.02
13 Nestler, Jacob—M H Mann et al.	135.66
13 Newman, Louise—Weber Bunker Lange Coal Co.	69.65
15 Niedhamer, Frank J—P Brock	113.91
16 Nagler, Chas P—Becker Bros Mott Haven Packing House, Inc.	1,010.07
17 Nathan, Saml—A S Shulman et al.	654.00
17 Nellenbogen, Isidore & Michaelis Borchart—Grimberg	843.18
17 Nelson, Helen—H Corn	350.48
13 Ofrias, Anthony—Hebrew Gemilath Chasodim Assn	59.65
14 Ottenheimer, Alfred—T Merrell et al	186.91
14 Osborne, Henry—People & c.	50.00
14 Oster, Herman W—N Y Edison Co	11.02
15 Offenberg, Adolph—C A De Bevoise et al	2,579.47
15 Ofrias, Anthony—Reich Reinhart Co	113.98
16 O'Byrne, Miles—M J Auerbeck	360.07
16 Orffray, Roland—American Bonding Co of Baltimore	5,228.69
17 O'Connor, Jno J—M J Drummond	49.41
17 O'Connell, Timothy Jr—Aetna Life Ins Co	1,060.40
17 O'Reilly, Geo M—H J Mandel	1,448.99
11 Porter, Alex T—J S Whalen	218.90
11 Plant, Walter T—Wood Lumber Co	284.75
11 Pell, H Archie—W W Y Marsh	615.45
13 Pfenninger, Herman F—D H Scell	30.61
13 Page, Chas E—L Channand	338.39
13 Place, Maria—I V Brokaw	601.29
13 Pirk, Amelia—L Baumann et al.	84.60
13 Phillips, Louis—M Hyams	449.13
13 Partridge, Harry C—S Lehrer	45.37
14 Phillips, Benj—F Kleib	81.51
14 Pessino, Jos—Francis H Leggett & Co	32.04
14 Pickard, Julia admr—City of N Y	18.76
14 Purdy, Henry S—J Gordon	26.12
14 Potter, Edwin C Jr—J F McKernon	513.87
14 same—Charles & Co.	41.56
15 Patterson, Frank M—M Krenzer	costs 7.65
15 Pessino, Jos—Francis H Leggett & Co	32.04
15 Potter, Shirley B—Bendheim Constn Co	333.81
15 Plumb, Wm D & Jno R Scott—Sweet Steel Co	74.69
15 Polley, Jacob W E—H G Silleck Jr	260.74
15 Pinner, Ruben E—Wm H Wright & Son Inc	costs 13.08
16 Poole, Fredk P—M L & C Ernst	50.01
16 Pallone, Marie M—A H Joline et al.	72.00
16 Phelps, J Stokes—E M Wolfe	45.03
16 Poulson, Fredk—City of N Y	41.91
16 Probst, Henry W—J Kaspar et al.	492.80
16 Phillips, Saml W—J Fischlowitz et al	82.67
16 Perrella, Emily—L Noschkes	30.01
16 Peirce, Thos W—E Fixman et al.	689.34
17 Plavner, Joe—H Estein	44.65
17 Preston, E Wesley—E B H Meyers	1,386.10
17 Peters, Henry—Louis Sutter & Bros Inc	149.66
11 Preuss, Guenther R—C H Dietrich	79.72
11 Quartin, Abr—S L Gottlieb	337.11
14 Quinn, Patk—J G Hauser	costs 23.38
14 Quimby, Frank P & Margt exrs—City of N Y	1,042.20
13 Renner, Emil E—S W Meyerfeld	72.91
11 Rapp, Saml H—F Wranek	218.16
13 Rosenstein, Leo—H H Cording et al	80.34
13 Rausch, Henry L—Ronalds & Johnson Co	137.60
13 Rothstein, Abr, Jos Wolf & Wm Wolf—G M Krakower	2,151.14
13 Rozzana, Vincenzo & Pasquale Curzia—J Prezioso et al.	72.72
14 Richards, Marion—N Y Tel Co.	28.99
14 Rubin, Nathan—same	27.30
14 Raabe, Herman & Henry—G Penbler	2,640.94
14 Rosen, Max—R J Rubin	38.15
14 Richard, Danl admr—City of N Y	20.14
14 Rosso, Carlo—Reliance Fireproof Door Co	71.16
14 Rand, Saml or Sam—A Gronowitz	126.76

14	Reitzfeld, Isaac—M E Hartney..	224.72
14	Rubin, Meyer—M Feldman.....	39.65
14	Rosevear, Chas W—American News- paper Pub Assn.....	1,429.73
14	Robertson, Jno J—P & F Corbin..	142.10
15	Revillo, Nich—H Fertig et al....	14.66
15	Robinson, Bld M—First Natl Bk of Jamaica.....	3,747.28
15	Roth, Fred—N Y Tel Co.....	32.35
15	Rabinowitz, Louis—N Y Tel Co..	15.55
15	Reich, Max & Adolph Weiss—same	41.43
15	Ridgley, Wm D—W D Tracy.....	136.17
15	Robinson, Fredk—J Lowenstein..	47.41
15	Ridgley, Wm B—J G Allen.....	7,334.16
15	Rhodus, Birch F & Thos—B C Bach- rach.....	526.57
16	Retti, Wm—G F Downey.....	costs 17.65
16	Rose, Wm G—Albany Savgs Bank..	6,392.52
16	Rapoport, Jos—J Jaburg et al....	568.20
16	Risque, Adele M—N Y Tel Co.....	41.11
17	Rosenfeld, Charles—N Y Tel Co..	22.97
17	Reed, Emery—Elmore Motor Car Co.	132.41
17	Rosenberg, Harry P—Smith Bros Pub Inc.....	64.91
17	Rosenthal, Jos—T E Stutson et al.	658.12
17	Rubin, Louis & Abr Saidel—H Herr- mann Lumber Co.....	47.81
17	Raabe, Herman & Henry—H Weisfeld et al.....	235.02
17	Rosenblitt, Paul—A Ginn et al....	66.81
17	Rubenstein, Rubin—J Talcott.....	1,171.45
17	Riegel, Jean—Brooklyn Heights R R Co.....	111.15
11	Stocker, Albert J—C E Reiss.....	173.05
11	Sculnick, Herman & Abram Noim— H Cohen et al.....	114.91
11	Schwedel, Jacob—E M Dixon Co....	424.39
11	Stromm, Jos—M Densen et al.....	25.81
13	Stearns, Marshal—McW Sutton.....	374.51
13	Schandel, Simon—M F Finkelstein..	74.41
13	Stephens, Jno—G Scundi.....	193.45
13	Schwarz, Henry E—Lord & Taylor..	336.22
13	Schicklerling, Conrad—H Silverman et al.....	114.33
13	Stack, Jno G & Wm A—Natl Casket Co.....	95.92
13	Siegel, Sarah E—E P Lawson.....	167.91
13	Smith, Terence F—M Farrell.....	84.90
13	Stearns, Wm T—City Rubber Co Inc	908.09
13	Schneider, Jacob & Jos Maletzky—E Goldfinger.....	costs 131.70
13	Story, Herbert—Hebrew Gemilath Chasodim Assn.....	45.35
14	Schmidel, Fred—N Y Edison Co....	10.96
14	Sparth, Geo F—same.....	36.74
14	Schoenberger, Wm—C K Williams & Co.....	95.65
14	Scalici, Anthony—H Garlock.....	87.96
14	Skitt, Alfred—Metropolitan Trust Co	costs 132.65
14	Scales, Michl—A Scales.....	costs 92.81
14	Stapputia, Greta or Greta Ettiene— M J Donovan.....	91.91
14	Stiner, Oscar—H C K Jenkee.....	360.95
14	Simon, Morris & Morris Simon Con- struction Co—Maximilian Zipkes, Inc.....	198.41
14	Stanford, C D—City of N Y.....	58.35
14	Sinnott, Catherine exr—Same.....	207.21
14	Strong, Chas E trste—City of N Y..	2,084.42
14	Speedy, Kearney P—E Goodman et al.	358.65
14	Schreiner, Arthur & Nathalie—R Rose	2,078.80
14	Seelig, Emil—J F Manning.....	9,488.02
14	Silverman, Nathan—A Lewis.....	266.76
14	Sullivan, Michl G—Thompson Sons..	62.26
14	Smith, Frances J—Crescent Athletic Club.....	82.95
15	Sipp, Geo A—F Oehl.....	216.58
15	Schier, Max—N Y Tel Co.....	39.66
15	Scharager, Lena—R Maas.....	22.67
15	Schmeidler, Isaac & Irving Bachrach —W F Fuerst.....	466.24
15	Schreiner, Ernest—N Y Tel Co.....	19.81
15	Steffens, Ernest—G W Levey.....	341.25
15	Segelcke, Jno F—N Y Tel Co.....	17.98
15	Sacher, Max & Wolf Adler—same..	26.86
15	Schwartz, Mary E—People & Co.....	500.00
15	Stevenson, Geo J—Northern Bank of N Y.....	839.26
15	Smythwick, Chas A—S Pitzell.....	153.56
15	Stemm, Ralph A—Lackin Thompson Realty Co.....	342.31
15	Stichel, Mary E—Clinton Realty Co	213.51
15	Szeglin, Andrew F—C W Butler.....	32.31
15	Stahl, Morris—F C Schlein.....	144.72
15	Silverson, Abr—A Shapiro.....	420.95
15	Stein, Chas F—Waterbury Co.....	44.41
15	Scheartz, Jacob—H Davidson.....	275.54
15	Stern, David & Nathan Klugman— F Siegel.....	81.59
15	Sonnestrahl, Abr—Chicago Flexible Shaft Co.....	195.61
15	Smith, Louis—M Estrin.....	34.21
15	Spetland, Carl—C S Bird.....	41.07
15	Sciarillo, Serafina admr—B Rockaway et al.....	costs 108.29
15	Silfen, Elias—City of N Y.....	115.85
15	Southwood, Fredk A—Gibson Distill- ing Co.....	703.88
16	Schikenbach, Christina admrx—City of N Y.....	110.47
16	Shannon, Wm exr—same.....	161.54
16	Stanton, Chas H—J Frankl.....	costs 108.17
16	Scherr, Jos—J Martinson.....	24.41
16	Schaefer, Rudolph L—Shoe & Leather Mercantile Agency Inc.....	75.51
16	Suarez, Harry E—E S Lang.....	39.71
16	Silver, Paul—H Wolhandler et al..	21.81
16	Senior, Theodore E—N Y Tel Co..	63.12
16	Stein, Wm M—H Steneck.....	3,072.00
16	Sigman, Harry—M Pruss et al.....	29.16
16	Schutz, Leon B—M Singer.....	38.66
16	Springer, Jno H—E C Barton.....	200.00
16	Scott, Wm & Virginia—L J Carr.....	150.00
16	Seidler, Herman—N Y Tel Co.....	26.41
17	Solomon, Sol L—same.....	19.82
17	Simpson, Sol—same.....	41.07
17	Schilling, Jno—F Heesters.....	551.91
17	Springer, Jno H—Leonard Bros..	181.15
17	Serino, Tony—Consumers Bwg Co of N Y, Ltd.....	792.05
17	Swain, Thos F—W L Chapman.....	546.90
17	Sevenson, Augusta—J A McKee..	32.06
17	Shapiro, J Sidney & Isaac L—Casualty Co of America.....	191.91
17	Suratt, Valeska—F J Welton.....	104.13
17	Schaefer, Rudolph L—Amsterdam Rubber Co.....	168.77
17	Stegel, Fred—J Arnauer.....	164.31
17	Seletzky, Louis—M B Herman.....	24.78
11	Turner, Robt—G J Kay.....	119.40
11	Thielcke, Hyman—O B Coates & Co	113.94
11	Taylor, Benj C—W I King.....	17.27
13	Tucker, Chas H—U S Tire Co.....	470.90
13	Taylor, Roy E—same.....	100.01
13	Thalheimer, Maurice—L Leonora..	costs 104.33
14	Thiesle, Gustave—I Feinberg.....	75.59
14	Tames, Peter—M Heineman et al..	427.02
14	Trotter, Walter F recvr—Iron Ry Co	costs 12.72
14	Trachtman, Solomon—York Mfg Co	52.41
14	Todd, Isaac—M Beck.....	costs 37.15
15	Tuchinsky, Abram—N Y Tel Co..	20.01
15	Teicher, David—same.....	17.35
15	Taglin, Jos J—Benjamins.....	59.66
15	Tezza, Patk—Mosaic Tile Co.....	355.05
15	Thiele, Gustave—I Feinberg.....	86.91
16	Tomney, Lawrence Jr exr—City of N Y	208.44
16	Tremps, Jno A or Jos A—same.....	410.14
16	Tucker, Jos H—E S Lang et al....	59.71
16	Tomlinson, Theodore E—J C Tomlin- son et al.....	3,811.94
16	Tobin, Thos—Central Cigar Mfg Co	26.51
17	Taylor, Jas B—E F Bushnell et al.	171.83
17	Tillack, J L Theodore—G B Wilson..	123.47
17	Trowbridge, Jas A, Geo D Mackay & Wm Read as surviving partners— E J Atkins et al.....	costs 226,034.17
17	Trimmer, Wesley H—C M Rosenthal..	404.46
17	Toelberg, Niles—H Hermann Lumber Co.....	73.30
17	Toch, Fanny—Public Bank of City of N Y.....	2,750.30
17	Tyson, David J—J J Dickinson..	3,263.36
17	Tillford, Chas W—Butler Bros.....	102.68
14	Urzo, Filomena—Lawyers Title Ins & Trust Co.....	59.66
13	Vofrei, Chas J—A T Sherry Co..	3,714.22
14	Valentine, J Townsend—R R Sher- wood.....	432.90
15	Voi, Frank—H Ferteg et al.....	14.21
16	Vogel, Alter—Aspegren & Co.....	33.09
16	Verner, Murry A—J E Riley.....	11,744.09
16	Von Dietsch, Henry—J Jost et al..	67.62
11	Weller, A Claude—P A O'Loughlin..	113.51
11	Weinstein, Abr—P C Uhlig.....	29.41
11	Wells, Frank M—Hamilton Auto Co	33.16
11	Weinberg, Abr & Simon Uhlfelder— Rector, Church Wardens & Co of P E Church of St Marks in the Bowery in the City of N Y.....	3,244.12
13	Whitehead, Jno—R D Whitehead..	costs 126.00
13	Wright, Hermann C—R J Byron.....	191.84
13	Wagner, Henry—Equitable Trust Co of N Y.....	48.43
14	Wald, Dora or Doorah Wold—M Perl- mutter.....	72.35
14	Whitney, Chas M—N Y Tel Co.....	47.92
14	Whisten, Stephen A—H J Laffer.....	235.48
14	Wells, Henry F—S Eiseman.....	231.51
14	Wray, Albt S & Stephen Callahan— Lex Press.....	38.89
15	Wagner, C Alfred—F H Reynolds..	152.96
15	Wagner, Fred—T J Byrne.....	114.82
15	West, Lillian—H R Stern.....	costs 108.38
15	Wisner, Geo—B C Samuels et al..	140.63
15	William McKinley Memorial Hospital League—R S Knaggs.....	223.88
16	Walter, Adam—Jacob Stahl Jr & Co	36.51
16	Waterbury, Grenville—Howard & Co	152.70
16	Wechsbaum, Isaac—City of N Y.....	83.49
16	Woglome, Gilbert T exr—same.....	27.91
16	Weeks, Chas R trste—same.....	100.71
16	Wander, Geo & Mary Hopp admr— City of N Y.....	33.41
16	West, Lillian—same.....	costs 107.85
16	same—J Capleas.....	costs 107.63
16	Wolf, Ebrahim—L Gevertz.....	22.25
17	West, Philip—N Y Tel Co.....	24.52
17	Watson, Jno T—Alfred Peats Co....	506.60
17	Wolf, Isidor—M Schelerman.....	116.15
17	Wenzel, Jno—E Hubert.....	115.11
13	Yules, Jno—E Kaufman et al.....	39.62
13	same—same.....	39.62
14	Young, Jno W—C H Lane.....	595.79
13	Zehden, Eliz—T P Smith Co-opera- tive Co.....	264.29
13	Zwern, Morris—W J Davidson.....	392.12
16	Zweigenbaum, Sam—S Tanner.....	25.00
16	Zimmerman, Harvey W—City of NY	59.17
16	Zirke, Leon—C A Keys.....	96.16
17	Zuccalmaglio, Jos or Guiseppe—R Foster.....	79.65
17	Zuckerman, Jno S—Butler Bros..	89.83

CORPORATIONS.

11	Alexander, Dickson Co of 34 E 33d St, Manhattan—F Guarino.....	154.11
11	Auto Supply Co—M Gutman.....	318.67
11	A Warren Constn Co, Abr Warren & Bldrs Stone Constn Co—Michl Cohen & Co.....	324.49
11	Greenwich Cold Storage Co—J & G Lippman.....	438.66
11	same—same.....	361.34
11	Hatch & Foote—T Hastings.....	23,283.90
11	Hudson Engineering Co—Healy Sew- er Machine Constn Co.....	350.58
11	Warheit Pub Co—S Bobis.....	60.12
12	Daxe Varnish Co—N Buchman.....	27.41
13	H S Horton & Co—E Caughlan.....	105.50
13	Bellwood Constn Co—North American Wall Paper Co.....	224.92
13	Belding & Franklin Machine Co— Carpenter Tew Gear Co.....	100.77
13	Ciletti Jewelry Co—National Ins Co	costs 704.91
13	same—St Paul Fire & Marine Ins Co.....	costs 68.28
13	La France Copper Co—J J Hogan..	23,751.10
13	U S Home Bldg Co of N Y—Clasmar Winchell Press.....	1,632.59
13	Acme Marble Co—Dubro Constn Co	112.15
13	Duminuco Constn Co, Francesco Dumi- nuco, Calagero Duminuco & Jos Ziccardi—L W Pettinati.....	335.72
13	Alligero & Spallone Constn Co—Key- stone Natl Powder Co.....	65.34
13	Supreme Council of the Royal Arca- num—S B Hahn.....	1,050.00
13	Bureau of Social Requirements—J H Booth et al.....	712.85
13	Eastern Confectionery Co—Armour & Co.....	97.76
13	Shaw Steam Laundry—B J Tamell..	34.40
13	Aetna Indemnity Co—J C Hatzel et al	3,500.00
13	Pelham Improvement Co, Albert A Finkelstein, Benj Gainsburg & Louis Berman—U S Gas Fixture Co of City of N Y.....	83.74
13	Hudson & Manhattan R R Co—M Perry.....	7,122.35
13	National Surety Co—A De Cicco.....	10,365.89
13	same—M Chisari.....	28.31
13	same—C Tarzio.....	45.27
13	same—G Delce.....	84.27
13	same—A Chisani.....	79.23
13	same—A Magio.....	22.63
13	same—G Catania.....	34.00
13	same—S Marchese.....	66.77
13	same—L Sasse.....	45.27
13	same—G L Desanet.....	112.17
13	same—S Figiolo.....	46.80
13	same—F Sperlings.....	62.24
13	same—M Russo.....	84.31
13	same—F Sertino.....	22.63
13	same—A Graziano.....	22.63
13	same—S Russo.....	113.17
13	same—G Ventrici.....	101.84
13	same—A Scarpignato.....	11.32
13	same—A Perrone.....	22.63
13	same—G Callella.....	84.87
13	same—G Battaglia.....	11.32
13	same—S Minnei.....	33.95
13	same—V Locascio.....	40.63
13	same—B Privitera.....	11.32
13	same—G Santolecito.....	11.32
13	same—M Cellano.....	202.78
13	National Surety Co—O Pinochiaro..	22.63
13	same—A De Cicco et al.....	costs 772.20
13	same—A Sessa.....	567.10
13	same—O Finechiaro.....	352.85
13	same—M Parisi.....	907.32
13	same—G Notaro.....	226.84
13	same—J Zumpati.....	110.02
13	same—G Celano.....	226.84
13	same—F Catrini.....	81.66
13	same—A Sessa et al.....	costs 120.87
13	City of N Y—K Haberland.....	1,137.92
13	same—E G Haberland.....	377.80
13	Merrill & Ruckgaber Co—W H Baker.....	1,113.94
13	Neptune Bathing Co—J Jacobs.....	29.31
13	Boston Road Realty & Garage Co— North Sand Co.....	125.59
13	Jacob P Adler Amusement Co—R Waldo.....	59.41
14	Rountree Realty Constn Co & Moses E Rountree—D Meyer.....	528.17
14	same—same.....	422.06
14	Rountree Realty Constn Co—D Meyer	533.31
14	Newport Sash & Door Co—N Y Tel Co	31.99
14	Atkins Iron Works—N Y Tel Co..	17.85
14	First Realty Corp—L S Davis.....	52.45
14	Hartford Garage Co—N Y Tel Co..	37.56
14	Moler-Smith Lead & Zinc Co—F G H Fayer.....	539.55
14	Owen Percy, Inc—City of N Y.....	169.82
14	Thomas O'Brien Granite & Blue Stone Co—City of N Y.....	45.93
14	North River Ice Co—same.....	38.89
14	New York House Furnishing Goods —same.....	169.82
14	Nathan B Levin Co—G E Buckbee..	3,282.42
14	same—same.....	1,222.27
14	New York Real Estate Assn—J Dixon	5,140.35
14	Ernst Krabo Realty Co—Hudson Man- tel Mirror Co.....	337.03
14	C Realty Co—B Simon et al.....	631.00
14	Ideal Vacuum Cleaner Co—A A Mil- ler.....	2,651.87
14	Century Gas & Electric Fixt Co—B Bienenfeld.....	656.39
14	Reid-Palmer Constn Co—C Keyser..	703.80
14	Economy Milk Machinery Co—Hedges & Bro.....	125.47
14	Max Wineburgh Inc—T B Brooks.....	232.02
14	Duminuco Constn Co & Francesco Duminuco—I Hart.....	111.81
14	Empire State Surety Co—Hastings Land Improvement Co.....	3,192.64
14	Aetna Elevator Co—Record & Guide Co.....	307.27
14	Amalgamated Chemical Co—E Whit- ney.....	367.46
14	American Watchmen's Time Detector Co—Architectural Record Co.....	148.78
14	Rheumaticide Co—J S Murphy.....	27.65
14	M S Perlstein Co—L Gibbs.....	81.91
14	Vitagraph Co of America—J A Leg- gett.....	8,544.75
15	Bklyn Shoe Mfg Co, Chas Goldzweig & Flora Goldzweig—J L Green et al	118.39
15	Brewers Dupligrph Check Co—Pot- ter & Bro.....	41.31
15	Borough Cloak & Suit Co—N Y Tele- phone Co.....	23.58
15	Limited Security Co—same.....	20.41
15	Rosenfeld Realty Co—S W Mesbury	200.00
15	Long Island Heating Co—Richardson & Boynton Co.....	502.88
15	Masonry Constn Co—same.....	397.15
15	Max Wineburgh Inc—Byron Co..	31.30
15	National Buyers Assn—Mercantile Printing & Stationery Co.....	41.83

15 Olympia Musee—R Waldo.....59.72
 15 Savoy Garage—Indian Garage...97.94
 15 Board of Education of City of N Y—
 F K Ward.....2,543.31
 15 Central Park, North & East River
 R R Co—M Murtha.....3,625.70
 15 R Graham-Woodward & Co—A P Ord-
 waycosts 138.88
 15 same—A P Ordway & Co.....
 costs 138.86
 15 Greenhut-Siegel Cooper Co—E Sulli-
 van3,869.95
 15 Messuri & Lauria Co—W Hampel.982.20
 15 same—same538.39
 15 same—same982.40
 15 S Graboy Inc—M Wachsman...287.02
 15 U S Grand Lodge, Independent Order
 Sons of Benjamin—R Mantell...591.88
 15 Sun Constn Co—D Israel.....1,378.57
 15 Gurlitt-Braun-Davis Corp, Hans W S
 Gurlitt & Edwin P Weiss—A Becker
49.28
 15 Dover Furnace Ore Co, Louis S Be-
 gent, Jno M Coleman & Chas F Pres-
 ton—G Williams4,530.05
 15 Hennebique Constn Co—H Gahren
 et al5,064.31
 15 Traction Materials Co—Ford & John-
 son Co159.13
 15 Broadway & Fifty-third St Co—M
 Pemberton500.78
 15 Apartment House Roofing Co of N Y
 —Barrett Mfg Co.....1,420.88
 16 Fifth Avenue Tailors—Eastman Ma-
 chine Co.....302.08
 16 same—samecosts, 154.62
 16 Star Starter Co—Penton Publishing
 Co.....178.85
 16 Regal Homes Co—J Sideti.....74.41
 16 City of N Y—J Bryant334.52
 16 Brook Constn Co—A J Jacobs...17,941.93
 16 Samuel Bros—M Acharan et al.674.43
 16 Brooklyn Heights R R Co—J Fein.
903.24
 16 same—M Fein250.00
 16 Conron Bros Co—L H Cummings...
 costs, 108.80
 16 Central Fish Co—R F Hall.....6,004.41
 16 Robert S Redfield & Co—G A Baker.
2,525.00
 16 Schechartz Fur Co—H S Stron.....62.22
 16 London Aquarium Co—Continental
 Playing Card Co.....39.17
 16 Zingold Realty Co—City of N Y...55.00
 16 Creme De Mohr Co—H Opperman et
 al296.68
 16 Towanda Constn Co, Wm McPherson*
 & Adolph Edelson—I Kleinman.319.68
 16 same—same471.18
 16 Coleman Transportation Co—N Y
 Tel Co.....63.12
 16 Anderson Coal Mining Co—W E Han-
 na.....3,286.21
 16 City of N Y—M Yachelson.....6,145.07
 17 Columbia Gold Placer Co—S Pickel-
 man1,975.42
 17 Ging Costume Co—N Y Tel Co.....27.21
 17 E W Sweet & Co—W G Schermerhorn
 et al379.44
 17 Graf & Graf Restaurant & Hotel Co
 —Sulzberger & Sons Co.....359.76
 17 Peoples Wet Wash Co—J Eavenson &
 Sons Inc116.60
 17 Scalzo Realty Co—Mazza Constn Co...
 269.22
 17 Eden Mfg Co—A S Rosenthal Co.152.11
 17 Jas C Picken Realty Co—G Strecker
32.72
 17 Brill Contrg Co—Interboro Door &
 Sash Co904.00
 17 same—M L Rohman613.82
 17 Amalgamated Chemical Co & Julius
 Weil—White Tar Co.....196.00
 17 Fifth Ave Investing & Improvement
 Co—Buensignore Realty Co.costs 46.65
 17 United Surety Co—D Musco.....1,348.18
 17 Columbus & Dorfman Constn Co—
 Italian Svgs Bk of City of N Y.4,183.05
 17 A J Schossberger & Co—M Anas-
 tasiocosts 8.41
 17 Chas H Tucker & Co—Goodyear Tire
 & Rubber Co183.95
 17 Cantor-Friedman Ptg Co—M Cantor
27.61
 17 same—same225.61
 17 same—same27.61
 17 same—same275.57
 17 Elm Forwarding Co—W Bader.....615.70
 17 Rich Tietzky Petticoat Co—Eastern
 Embroidery Works.....78.19
 17 Hasbrouck Piano Co—Cleveland Var-

Borough of Brooklyn.

10 Ackerman, Morris—I L Rosenbaum.
140.56
 10 Applebaum, Benj—Western Film Ex-
 change38.69
 10 Allen, Geo—B Campbell & Co...308.12
 11 Ammerman, Benj—N Y Tel Co...17.85
 14 Atlis, Thos F & Albert A—Fuller-
 ton Electric Co424.47
 9 Bine, Max—J Stern & Sons.....39.53
 9 Blauberg, Bertha—M & E Appel Co...
 183.05
 9 Baranklau, Henry A—Richardson &
 Boynton Co380.94
 9 Benson, Louis—J Mangold Co...154.41
 10 Black, Jacob M & Herman—Guar-
 dian Trust Co N Y.....1,038.48
 10 Bonner, Oliver R—L Huethwold.104.51
 10*Beall, Chas W—L Huethwold...104.51
 10 Brunner, Evelyn D—F B Torrey as
 exr109.06
 10 same to same109.06
 10 Baron, Israel—City of N Y.....59.40
 10 Block, Jos & Rosa—Anna M Link.
151.65
 10 Block, Freda—Same100.35
 10 Byrnes, Stephen T—City of N Y...88.87
 11 Boyer, Ivian—N Y Tel Co.....33.68
 10 Birtindale, Thos H—same.....23.86
 11 Booker, Willis—same29.27
 11 Berlin, Morris—same16.38
 11 Brill, Isaac—I Melnick.....106.34
 11 Block, Jos—P Lesser & ano.....164.08
 13 Belden, Geo E admr of Henry—H N
 Hausen1,189.07
 13 Breger, Kate an infant by Saml as
 guard—Rose Wilkenstein77.00
 14 Brand, Johanna E—Bklyn Motor
 Car Co254.21

14 Behr Andw—Richmond Light & R
 R Co106.00
 14 Becker, Abr F—M Rosenbaum...219.08
 14 Black, Saml—Esther Bonomo...344.72
 14 Buffa, Vincenzo—J Personi...193.23
 15 Burns, Herman P—T M Coan.....20.00
 15 Bond, Caroline—Brooklyn Furniture
 Co.....756.94
 9 Carter, Vaulx—Mechanics Bank.
127.02
 10 Clements, Albert—Kings Co Dye
 Wks86.54
 10 Christensen, Louis—Robinson Stone-
 ware Co44.40
 10 Cohn, Simon—J Brodie47.02
 10 Corideo, Jas—C B White.....29.62
 10 Claassen, Harry—D D D Co.....28.20
 10 Coburn, Harry—W H Henry & Co.78.00
 13 Cohen, Meyer—A L Jaffe.....182.15
 13 Costigan, Jos P—Rock Plaster Mfg
 Co1,733.76
 13 Clarke, Walter—I Gollender.....29.60
 14 Crook, Sanilas exr Nathan—Reis-
 berg Bros33.40
 14 Cain, Thos F—Chauncey Real Es-
 tate Co97.21
 14 Carter, Herbert K—Crescent Athle-
 tic Club22.34
 14 Coffey, Jay C—W D Downs.....764.62
 9 Donovan, Jas & Peter—Julia L Sam-
 novis776.78
 10 De Chantillon, Patk J—D Stern...30.40
 10 Dolan, Edw J—Barbara Miller...112.90
 11 Dudley, Wm J—N Y Tel Co.....27.28
 11 De Bevoise, Richd G—same.....22.40
 11 Delaney, Wm & Martin, or Delaney
 Bros—Johnson Bros257.17
 13 Dugro, Jacob—P Langler et al...
 1,454.19
 13 Dicker, Saml—A Bononie425.69
 13 Dureimurs, Jos C—I Gollender...29.60
 11 Dyer, Peter A—Crescent Athletic
 Club41.38
 15 Dodge, Elma—C T McCarthy...250.00
 15 De Baum H Jos—B Greenberg...12.23
 15 Dickson, Arnold C—H Davidson...55.65
 9 Epstein, Sam—Mossen Bros.....88.86
 10 Elmer, Wm H—Peoples Natl Bank
227.98
 10 Ehrenberg, Max—A Ruff & ano.9,968.10
 11 Egan, John J—N Y Tel Co.....33.44
 11 Eldredge, Frank M—Knickerbocker
 Metal Ceiling Co134.90
 11 Elfers, John F—C C Froeb.....244.85
 9 Frankel, Mitchell—Fullerton Elec Co...
 116.50
 9 Fishman, Hymon—M Glazier...34.40
 9 Fields, Henry—S Galitzka.....356.40
 10 Friedman, Max—Jennie Feinstein...
 122.20
 10 Fyans, Thos F—Abram Cox Stove Co...
 291.47
 10 Fleiss, Hirsch—J Brodie.....52.17
 11 Forker, Edith L—R King.....22.23
 11 Feinstein, Jacob—S Liotta.....280.75
 11 Fox, Edward D—A Musorofito...36.15
 13 Fay, Eliz S—Annie Lafferty.....804.54
 13 Fitzgerald, Jno J—F W Marquand...
 199.90
 14 Flint, Henry or Harry M—H P
 Gould34.00
 14 Fink, Aug D—Texas Co388.28
 14 Futterman, Louis & Bessie—L Ben-
 jamin et al40.30
 14 Fox, Saml—A Fisherman et al...95.01
 9 Goodman, Chas—Annie Feldman.512.41
 10 Golden, Jacob & Isidor—R Marder...
 194.15
 10 Gottlieb, Leon—Cleveland Faucet Co...
 429.41
 11 Gollier, Frank E—N Y Tel Co...18.90
 11 Gulliksen, Andw G—H Jacobs & ano...
 173.27
 13 Gladman, Geo J—J Hill.....396.90
 13 Galvin, Mary C—Burns Bros...31.05
 13 Gallo, Saverio—Lamure Contn Co...
 329.92
 14 Goetz, David—F Elfein et al...58.40
 14 Goldstein, David—M Rosenbaum.219.08
 14 Gliordo, Nicola—A Amato...144.65
 14 Gillen, Peter—J Wachner.....43.16
 14 Greenbaum, Leo & Tessie—J River-
 sky89.05
 15 Glickler, Sol—S Dorfman.....350.74
 15 Graffagnino, Gioachimo—Standard
 Computing Scales Co...102.01
 16 Gurski, Jos & ano as exrs—G P
 Sherwood & Co.....159.35
 9 Holly I MacMunn—C F Cartwright...
 36.91
 10 Heissel or Steissel, Bertha—M David-
 son183.48
 11 Hosford, Leonard D—N Y Tel Co.25.01
 13 Hirshman, Isaac—J Levinson...164.40
 13 Hann, Emily—H Graf.....167.85
 14 Hossack, Alexander—J J Keating...
 167.90
 14 Hall, Chas W—same169.20
 14 Rilbicke, Paul—American Sewing
 Machine Co114.85
 14 Herslet, Harold C—Crescent Athle-
 tic Club22.44
 14*Handelman, Jacob—Reisberg Bros...
 33.40
 15 Hentochel, Chas J—F Kern...128.66
 15 Hautzik, Segmma—Chicago Varnish
 Co60.04
 11 Insel, Morris—I Mendelser36.29
 11 Jentzer, Jacob C—B Roesler...36.18
 11 Jackson, Mary—J Rosenblum...732.01
 11 Jung, Carl & Adolph, or Jung Bros
 —N Y Tel Co.....21.29
 11 Jacob, Lazarre & Bertha—W Scham-
 berg169.42
 13 Jeansen, Chas A—S Husborg...288.50
 13 Jensen, Augusta admr of Sweren—
 E Madigan124.05
 14 Jowaiszas, Frank—D Isaacs...141.76
 14 Same—Boehm & So.....81.84
 15 Jaeger, Carl N—D F Lucas...164.38
 9 Kojan, Chas L—L Hyman.....319.28
 9 Kelly, Jas—Nassau Electric R R Co...
 133.76
 9 Kelly, Bella—Same110.22
 10*Kramer, Philip—Mutual Alliance
 Trust Co N Y375.16
 10 Kemp, Frank—H Wintjen...3,130.48
 10 Same—Helen Wintjen...1,138.73
 11 Kunz, Martin—P Lesser & ano...164.08
 11 Kojvski, John H—B Roesler...36.18
 11 Kettner, Wm—Mollenhauer Sugar
 Refining Co47.23

11 Kalisch, Julius D—S R Straus...108.90
 13 Kossover, David & Philip or Koss-
 over Bros—W Lerner216.95
 13 Kettner, Wm—Natl Sugar Refining
 Co, NJ37.23
 13 Kleinfeld, Max—Burns Bros...23.15
 13 Kessler, Max—L E Muller169.47
 14 Karchman, Sam—F Wasserman...29.40
 14 Kennedy, or Martin or Campbell Ag-
 nes—H A Giebner501.80
 14 Kotinsky, Julius—M Hyams.....89.51
 14 Koslowitzky, Hyman—Manhattan
 Rolling Mills89.04
 14 Kauffeld, Theo as exr—G P Fort as
 guard77.00
 14 same—G D Bergener as guardian
78.00
 14 Kneuper, Geo—R W Bosth, Jr...17.40
 14 Karcher, Edw—F Bennett...251.82
 15 Kirk, formerly Rauch Louise—R
 Braglie136.52
 9 Lapenna, Jas—J McCunn Co...229.69
 9 Limay, Fredk—P C Finn.....16.40
 10 Lindlenblit, Tobias—City of N Y...50.00
 10 Larkin, Jno—Drake Business Schools
85.31
 10 Lerner, Anna & Mrs Ezra—F Singer
32.44
 11 Leahy, Michl—D Y Mills.....55.24
 13 Levin, Saml—A R Jaffe.....182.15
 13 Lerner, Pincus & Clara—M M Ge-
 wertz29.40
 13 Londino, Wm—Lamure Contracting
 Co.....329.92
 15 Lignante, Gaetano—C Frankel...241.55
 15 Lafreniere, Olive B & ano as exrs—
 G P Sherwood & Co159.35
 9 McKeon, Sadie, an infant, by Frank
 A—Coney Island & Bklyn R R Co...
 138.57
 9 Miller, Thompson W—J Mangold.154.41
 9 Margolis, Morris—Same154.41
 9 McKeon, Peter—Margaretha Schwarz
73.09
 9 Muller, Aug—S L Reiss.....80.49
 9 Medoff, Aaron—Deane Plaster Co...21.97
 10 McNamee, Martin—J Brodie.....67.52
 10 Morse, Ray B—Same56.95
 10 Madansky, Isaac—Same.....89.32
 10 Monahan, Jno E—M E Lobley & ano...
 170.40
 10 Mergel, Anna K—Gustave Rader Co...
 307.90
 10 Mullen, Eliz G—Cuba Cigar Co...504.73
 10 Montigny, Emile J—City of N Y.111.90
 10 Miller, Wm—Birdsey, Somers Co.126.41
 10 Miller, Ruben—A Straus.....116.36
 10 Messeter, Wm F—R Gordon & ano...
 42.73
 13*Morris, Celia—E Kaufman39.62
 13 Same—same39.62
 14 Mikomtowicz, Mary—Amastasio Or-
 dinewich77.42
 14 Mandel, Philip—L Newman...1,323.86
 14 McCann, Jno as exr—G P Fort as
 guardian78.00
 14 same—G D Bergener as guardian
78.00
 15 Mulvey, Jas F by exrs—G P Sher-
 wood & Co159.35
 15 Murray, Wm H—J Baum.....39.41
 15 McMurray, Robt T & *Wm H—L
 Herman571.65
 15 Same—same113.50
 15 Martinez, Geo B—J Baubol an in-
 fant636.10
 15*Mennillo, Frank—C Frankel...241.55
 15 Moore, Jas R—Theresa Sauter...28.41
 15 Morgan Robt—D Vapplegate & Co...
 30.01
 9 North, Benj—Annie Feldman...512.41
 9 Noyes, Chas S—Title G & T Co...79.20
 9 Newman, Lena—I Fishbein & ano...
 59.40
 11 Noim, Abr—H Cohen & ano...114.91
 15 Napoli, Jos—Bramera, Shaler &
 Hall Co426.90
 9 Overbaugh, Clarence—Sacharoff &
 Co144.35
 9 O'Day Patk H—Gibson Iron Wks
679.56
 13 O'Connor, Thos—W Mayerson...113.47
 13 O'Brien, Thos F—HG Dickinson.172.19
 14 Olsen, Peter—Union Stove Wks...172.27
 14 O'Malley, Chas A—F V Linden...125.02
 14 Offenber, Adolph—C I De Bevoise
 & ano trsts2,579.47
 15 Orr, Wm J—T P Turpin69.86
 10*Perry, Wm B—F B Warner Co...92.72
 13 Paddock, Judson H—H C Lohman...
 911.34
 13 Polito, Vincenzo—S Miller.....51.90
 13 Same—A Wexler67.98
 14 Peddy, Saml C—Acme Metal Ceil-
 ing Co59.41
 14 Phillips, Louis—M Hyams449.13
 15 Plaute, Anna R—F C Bostock...199.34
 9 Quimby, Fredk J—A Schoneberg.125.00
 10 Quinn, Julia—J Connolly, an in-
 fant200.00
 10 Same—Mary Connolly50.00
 9 Rosenblatt, Benj—L Stern.....106.90
 9 Reinheimer, Anna—E T Borrowes
 Co152.56
 10 Rottenberg, Philip—S Fuss.....65.65
 10 Roseno, Louis, Danl & Isaac—A Ruff
 & ano9,968.10
 10 Roshal, Morris M—J D Engel...200.30
 10 Reesman, Jos—M Davis.....32.40
 10 Riecop or Reitkopf, Jos—N Horo-
 witz119.40
 11 Rubin, Nathan—N Y Tel Co...27.30
 11 Richards, Marion—same.....28.99
 14 Rustolo, Ernesto—Klein & Bind-
 heim108.87
 14 Rothbach, Louis—United Produce
 Co192.20
 14 Ryan, Michael & Patk for Ryan
 Bros—Smith-Donagan Co...114.02
 15 Raffaele, Rosario & Rosario—C Maio
 & ano1,619.77
 15 Ruggiero, Domenico—A Ruggero.284.15
 9 Schlachter, Morris—Canunez Furni-
 ture Co74.10
 9 Schneider, Benj—R Schlachter...102.72
 10 Siegler, Nathan—Mutual Alliance
 Trust Co, N Y375.16
 10 Simonstad, Olaf G S—J Brodie...77.02
 10 Smith, Jas—C Grozinger.....241.18

11 Sculnick, Herman—H Cohen & ano.	114.91
11 Schwedel, Jacob—E M Dixon & Co.	424.39
11 Simonetti, Aniello—A Franzese.	88.60
11 Schwerin, Harry—E F Sargent.	118.40
11 St Germain, Dan—S Liotta.	280.75
11 Scallie, Anthony—H Gaslock.	87.96
11 Schmertz, Jacob—N Y Tel Co.	17.11
13 Schutte, Frank L—H J Schweder.	144.22
13 Schickerling, Conrad or Schickerling & Co—H Silverman.	114.33
14 Sullivan, Jas—J McCann & ano exrs.	78.70
14 Same—J Kirk.	80.15
14 Sullivan, John exrs of—G P Fort as guardian.	77.00
14 Same—G D Bergener as guardian.	78.00
14 Smythwick, Chas A—S Pitzel.	153.50
14 Sellig, Jos—M Weisbart.	210.03
14 Seitz, Michael—Kath Cooney.	800.43
15 Sullivan, Patk J—A J & J J McCollum.	128.65
15 Silverman, Meyer—W Grossman.	294.20
9 Travers, Hattie—J Hirsch.	33.06
9 Trazaska or Jakubiak, Mary A—H Jakubiak.	470.00
10 Travis, Wm—Archer Bros.	78.14
10 Tranel, Jno G—B J Conroy.	45.60
10 Todd, Wm C—Same.	83.47
11 Tink, Max—J Mendelson.	36.29
9 Van Brunt, Clara—J W Reid.	635.68
10 Vangelder, Jesse C—Galilee Fish Co.	269.82
11 Van Horn, John J—N Y Tel Co.	20.28
14 Vonder Smith, Saml B—J J Keating.	167.90
14 Same—same.	169.20
15 Volfree, Chas J—A T Skerry Co.	3,714.22
9 Walsh, Michael J—F Swanstrom.	71.20
10 Wackett, Frank H—Linenwear Hosiery Co.	92.50
10 Weisshaar, Moritz—M Davidson.	183.48
10 Weisberg, Jacob A & Pauline S—J Lipman.	225.67
10 Weisberg, Pauline—Same.	418.65
10 Weinbach, Louis—Kings County Dye Works.	86.54
11 Woodhull, Jesse C & Anne M—Broadway Trust Co.	1,325.01
11 Wagner, Wm, an infant, by Lizzie—I Gilman.	32.23
13 Walbroeche, Gottfried—Cath Schurmer as admtr.	1,654.97
13 Wittstock, Aaron—W Steinbrick.	22.41
13 Wienckowski, Bendzyne guard Teodor Achawski—R Grau.	77.00
14 Weinstein, Sam—F Wasserman.	29.40
14 Weingrath, Annie & Wm—Kings Co Mtg Co.	1,747.86
14* Weiner, Chas—J Rivesky.	89.05
14 Whiting, Edw N—C H Gerdes.	91.78
15 Wagner, C Alfred—F H Reynolds.	152.96
15 Wallace, Edw M—C Efinger.	43.40
10 Yerxal, Lillian—H Etringer.	46.75
13 Yules, Jno—E Kaufman.	39.62
13 Same—same.	39.62
15 Yglesia, Adolph—Sophie Fisher.	382.50
9 Zagarino, Frank—J M McCunn & ano.	229.69
13 Zimmerman, Louis—S Emanuel.	14.82
15 Zeikus, Thos as admr Geo—Florida East Coast Railway Co.	45.00

CORPORATIONS

9 Coney Island & Boulevard Impt Co—A Schomberg.	125.00
9 E H Breiterman Cue Co—C W Witte.	149.98
9 Garahan Leo or Leo Garahan & Co—Flatbush Observer.	41.92
9 Kings Impt Co—J Mangold.	154.46
9* Newport Sash & Door Co—Mosson Bros.	86.85
9 Shaw Steam Laundry—B J Ramell.	34.10
10 Amboy Constr Co—Gustave Rader Co.	307.90
10 Bonacci, Domenick—E W Thompson & ano.	130.11
10 Brighton Beach Racing Assn—Ella Everts.	10,028.15
10 Boone Constn Co—C T Branch.	803.32
10 Bonner & Beall—L Huethwold.	104.51
10 same—same.	803.32
10 same—same.	850.20
10 same—same.	850.71
10 Cantiaque Development Co—A Ruff & ano.	9,968.10
10 Howard Hull Co—City of N Y.	59.40
10 James Murtagh Co—Jas H Roberts Elevator Co.	454.47
10* Ph Kraemer Diamond Jewelry Co—Mutual Alliance Trust Co, N Y.	375.16
10 Motor Racing Assn—Ella Everts.	10,157.25
10 Mintz Realty Co—H P Journeay.	1,127.56
10 Otto Wieke Co—F B Warner Co.	92.72
10 Peerless Motor Car Co—A Cashmore, an infant.	200.00
10 Stanley Advertising Agency—F B Warner Co.	92.72
10 Shield Realty & Constn Co—M McNamara.	70.40
11 Carpenter Motor Vehicle Co—J M Balsam.	711.66
11 International Grant Safety Coaster Co—Lutz & Shemkman.	157.41
11 Kowski & Jantzer—B Roesler.	36.18
11 Newport Sash & Door Co—N Y Tel Co.	31.99
11 Progress Automobile Storage & Supply Co—T Strickland.	89.40
11 Atkins Iron Wks—N Y Tel.	82.09
11 Hartford Garage Co—N Y Tel Co.	37.56
13 Casualty Co of America—R L Searcy.	44.47
13 City of N Y—Annie Lafferty.	804.54
13 Corse Payton Amusement Co—J Matthews et al.	631.49
13 Dunton Lodge Realty Co—S St John.	74.40
13 First Poltaver Brotherly Aid Assn—M Rosenfeld.	131.70
13 Jno Grenier Cabinet Wks—Terwilliger Parquet Floor Co.	209.47
13 Larsan Machine Co—F Wischerth.	117.81

13 Ritano Realty Co—Bertha Trautman & ano as exrs.	6,510.25
13 S Adelson & Co—I Rubin & ano.	158.73
14 Attix Bros Electrical Engineering Co—Fullerton Electric Co.	424.47
14 City of N Y—H J McFadden.	931.75
14 Eastern Confectionery Co—Armour & Co.	97.76
14 Filtrine Mfg Co—R W Booth Jr.	499.40
14 Inquisitor Publishing Co—Guide Printing & Publ Co.	70.90
14 Midwood Constn Co—H J McFadden.	931.75
14 N Y Real Estate Assn—J Dixon.	5,140.35
14 Sea View Constn Co—E E Ford.	2,256.57
14 Vonder, Smith & Co—J J Keating.	169.20
14 Vitagraph Co of America—J A Leggett.	8,544.75
15 Aronson Realty Co—P Theille (D).	2,222.80
15 Same—same (D).	2,114.57
15 Same—H Rauch (D).	4,356.88
15 Curtin Bldg Co—G Colla.	145.75
15 N Y Meatlizing Co—Cavanaugh Co.	250.89
15 National Waste Co—N H N J Steamboat Co.	86.86

SATISFIED JUDGMENTS.

Manhattan and Bronx.

Ams, Chas M—G M Fenne; 1912.	5,177.86
Same—E F Fenne; 1912.	2,177.86
1912.	519.41
Bellows, Edw F, Wayne R Bellows & E F Bellows Agricultural Co—L Josephthal et al; 1903.	479.41
Chapin, Chas E—T Parsons et al; 1912.	441.77
Courtney, Bernard—W Chapman; 1912.	300.00
Cary, Arthur L—E S Griffing; 1910.	121.12
Central Park, North & East River R R Co—J Healy; 1912.	116.15
Same—same; 1911.	1,385.21
Collins, Denis T—J Shanley; 1898.	1,282.22
Cohen, Jacob & Harry, Maurice Parker, Jos D Cohen & Peter Cohen—J Epstein; 1912.	1,448.07
Campbell, Andw D—M A Campbell; 1912.	129.87
Davies, J Clarence—N Wigmore; 1912.	325.00
*De Groat, Geo E—J J Curley; 1910.	359.84
*Same—P W Engs & Sons; 1909.	800.76
*Same—B J Aborn et al; 1909.	78.00
Davis, Clarence—L S Pilcher; 1911.	499.79
D'Amora, Matthew R, Donato Pizzitiello & Antonio Cittadini—G Lombardi et al; 1912.	367.84
*Einhorn, Moses—L Lewis; 1912.	204.90
Engelsberg, Saml—A Lalli; 1911.	172.40
Fink, Bertha—E Orenstein; 1912.	519.41
Fels, Julius & Frank Teller—F Sturm; 1911.	95.48
Graziano, Rocco & Felice Pape—People & Co; 1911.	100.00
Grill, Isidor, Meyer Berger, Helen Grill & Jacob Grill—C Schefer et al; 1904.	166.27
Grill, Isidor—G P Ide et al; 1904.	266.31
Garcia, Juan—J Spencer Turner Co; 1908.	256.45
*Golding, Saml—W O Fredenburg et al; 1908.	874.80
*Same—S E Kellar Lumber Co; 1908.	524.41
Goes, Howard—E V Harman & Co; 1912.	368.51
*Golding, Saml—New Amsterdam Gas Co; 1905.	18.22
*Grossman, Newman—J P Day; 1908.	22.10
*Golding, Sam—H Robinson; 1908.	533.24
*Same—V Prochazka; 1909.	390.84
Greenspan, Augusta & Max Goldberg—J Rabinowitz; 1912.	96.53
Hoadley, Fannie C—The Chelsea; 1911.	607.12
Same—same; 1910.	1,818.80
Herbert, Fredk W—J Barkley; 1910.	127.49
Hergenhan, Albert—H Freeman; 1912.	371.37
Hurley, Edw—A M Moses; 1911.	1,270.70
Hurty, Geo A—H H Swasey et al; 1912.	47.50
*Hawes, Gertrude D—Title Ins Co of N Y; 1912.	16.91
Hellman, Paul—Bernhard A Berge Inc; 1912.	35.29
Isaacs, Morris—Standard Plumbing Supply Co; 1911.	408.12
Jenkins, Alfred—B L Peck; 1908.	929.79
Jewelers Safety Fund Society—M Wolfe; 1912.	1,490.18
*Kinsella, Clinton W—M Meyers et al; 1912.	792.63
Kurzrok, Raphael—W Budd et al; 1907.	598.82
Levin, Abr & Saul—N Y Tel Co; 1905.	37.59
Lowe, Wm—W H Weiher; 1912.	600.39
Lefkowitz, Isaac—G Masulli; 1912.	3,509.98
*Lerenkind, Morris—G H Sargent et al; 1909.	239.08
Lotsch, Louis A—Marco Bros Inc; 1908.	68.57
Levi, Jos & Moritz Yukelson—A Jones; 1911.	297.21
Leach, Jno P—E T Bartlett; 1903.	222.01
Lefkowitz, Isaac—G Masulli; 1912.	483.47
Levy, Morris & Harry—A Masia; 1912.	108.59
Murphy, Jno P—A Dryfoos et al; 1912.	119.42
Meek, Wm M—R Rosenberg; 1912.	149.15
Moore, Wm—M Brennan; 1911.	2,656.70
*Malzone, Gaetano—City of N Y; 1911.	111.91
Mariani, Humbert & Oreste—P Gargiulo; 1908.	175.00
*Macdonald, Dwight—M Berliner et al; 1910.	797.81
Mayper, Henry—S Shanker; 1912.	66.65
McMurray, Philip & Patrick F Lynch—A Thompson; 1912.	99.41
Marrin, Chas C & Waldo S Godwin—C L Doran; 1911.	417.41
Mining Supply Co—R A Berger et al; 1912.	132.40

McChrystol, Edw T—M Bunderoff; 1912.	25.11
*Mead, Willis Henry Mattinson & Martin Nibur—People & Co; 1912.	2,000.00
O'Gorman, Wm J—J F Lawson Co; 1911.	103.50
Olsen, Peter—Union Stove Works; 1912.	172.27
Oehler, Fredk C—F Wilensky; 1912.	50.00
Pomrinse, Harry—L Frank et al; 1912.	186.20
Pettke, Albt—G Robitzek & Bro Inc; 1912.	166.22
Quinby, Fredk J—G O Redington et al; 1912.	87.59
Richman, Danl W & Julian Benedict—German Exchange Bank; 1912.	2,029.81
Rabinowitz, Jos—Tenement House Dept; 1909.	70.16
Rosenberg, Sam—L Kirsch et al; 1912.	66.73
Robinson, Mary E—Central Bridge Coal Co; 1911.	105.72
Schwortreich, Leo—W Barnett; 1911.	1,383.60
Smith, Harry J—S Rubinsky; 1912.	113.60
*Smith, May & Arnold Brudner—People & Co; 1912.	500.00
Stone, Peter—J M McCunn et al; 1909.	290.29
Thomas, Hugh—N Y Tel Co; 1905.	47.65
Traut, Jos H—N Y Tel Co; 1911.	43.06
Warren, Whitney—W Mountfortt Jr; 1912.	204.89
Walker, Jas E & Harry D Pattison—T H Graham; 1911.	70.65
Weston, Willie—M Spiegel; 1912.	519.67
Weiland, Chas—W J Lachner; 1912.	93.42
*Weiss, Annie & Louis Cohen—People & Co; 1912.	500.00
Whelan, Jane—J Zubrow; 1911.	62.70
Wittmann, Chas R & Adolph D—Commercial Advertiser Assn; 1912.	135.03
Walsh, Jno—J R Potter; 1912.	155.90
*Waldo, Gertrude R & Geo Cunningham—M Madden; 1912.	250.00

CORPORATIONS.

*Peerless Book Binding Co—H E Murray; 1912.	863.80
Morris Improvement Co, Wm T Hookey Inc & Max Henry—Hotchkiss Bros Co; 1912.	484.33
N Y Transportation Co—J F Schoenfelder; 1910.	1,821.72
Same—same; 1911.	89.44
Same—same; 1912.	103.77
Same—L Laven; 1912.	100.00
*Title Ins Co of N Y—G D Hawes; 1912.	16.91
Homesborough Realty Co—Pittsburgh Water Heater Co; 1912.	86.26
Liedreman Realty Co—S Thaler; 1912.	124.40
Masten (G H) Realty Co—M Weinhandler et al; 1912.	471.66
Briggs Avenue Realty Co—H Delinsky; 1912.	445.90
Same—same; 1911.	864.03
F W Crane Realty & Constn Co & Fredk E Vossnack—Smyth Donegan Co; 1912.	102.03
N Y Terrain & Bldg Corp—NY Tel Co; 1911.	27.31
Tangiers Development Co—J W Pratt Co; 1911.	32.47
Same—R D Douglass et al; 1912.	171.64
Same—M Gillespie; 1912.	426.90
Tangiers Manors Corp—J W Bratt Co; 1911.	137.97
Seitz, Frank A Realty & Constn Co—Newburgh Savgs Bank; 1911.	35,817.48
Welsh Machine Works—E Marshall; 1910.	165.78
Tangiers Manors Corpn—G O Redington et al; 1912.	827.16
Tangiers Development Co—G O Redington et al; 1912.	304.96
Tangiers Manors Corpn & Tangiers Development Co—G O Redington et al; 1912.	161.27
Armour Realty Co—N Y Edison Co; 1911.	78.08
A G Hyde & Sons—E P Fraker; 1910.	17,390.32
Snare & Triest Co—P McKenna; 1912.	1,204.80
Eastern Asphalt Paving Co—Jas A Stevenson Co; 1912.	77.01
Tremont Holding Co—R Henschel; 1912.	1,078.72
Michigan Millers Mutual Fire Ins Co of Lansing—Kline Bros & Co; 1911.	11,147.59
Mount Gilead Baptist Church—A Asher; 1912.	85.91
N Y Suburban Land Co—J F Smith; 1912.	150.45

Borough of Brooklyn.

MAY 9, 10, 11, 13, 14, 15.

Appelt, Gustav & Lena—C Weil; 1912.	119.40
Broderson, Hans K—Barr Bros; 1911.	308.34
Bryson, Robt H—Harry Marcus Iron Wks; 1911.	274.40
Bonacci, Domenick—Clinton Point Stone Co; 1912.	3,849.85
Cole, Byard N—A W Hillebrand Co; 1911.	1,571.78
Same—same; 1911.	1,571.78
Collins, Denis T—J Shanley; 1898.	1,282.66
*Duchman, Levy—City of NY; 1911.	55.00
*De Crescenzo, Pasquale—City of N Y; 1911.	260.00
Eberhardt, Emil—B Graley; 1912.	107.47
Engelsberg, Saml—A Lalli; 1911.	172.00
Fink, Bertha—E Orenstein; 1912.	519.41
Gewertz, Jacob M—Lillian A Kupers; 1908.	262.90
Griffin, Norah—H J Davenport; 1911.	39.90
Hoffman, Chas—B J Abrams & ano; 1912.	48.38
Hansen, Robt—Barr Bros; 1911.	308.34
Hollander, Saml J—Butler Bros; 1912.	100.89
Isaacs, "Gertrude"—M Rosenberg; 1911.	81.35
Isaacs, Jos—M Rosenberg; 1911.	76.35

Jenkins, Alfred Jr.—Whitney & Ketchen (assignee of) 1908929.79
 Knettel, Chas W—H Von Glatin & ano; 191150.35
 *Kobre, Max—H Greenberg; 1912...1,888.66
 Korn, Paul—B Levine & ano; 1911.111.40
 Mathews, F L & RobtV—A W Hillebrand Co; 19111,571.78
 Same—same; 19111,571.78
 McAllister, Jas—D F Gillen; 1911...901.00
 Same—same; 191289.10
 Puhl, Mary—Huberty & Greifenstein; 1911109.50
 Same—same; 1911109.50
 Pope, Wm L—J J Kane; 1911.....128.26
 *Polishook, Khiva—H Heischober (infant &c); 1912633.70
 Slipper, Chas J—W H Henry & Co; 1911123.50
 Slee, John B—Harry Mascus Iron Works; 1911274.40
 Smith, Isabella C W—Brandywine Summit Kaolin & Feldspar Co; 1912...293.05
 Stephenson, Sadie L—Lydia L Southerland; 1912106.00
 Same—same; 1912102.75
 Stevenson, Jos P—Eisler Jabin Realty Co; 190969.40
 Savarese, Frank—Borough Bank of Bklyn; 19123,138.53
 Schmidt, Emil—K Bergt; 1911.....247.67
 Savarese, Frank—Constn Material & Coal Co; 191272.86
 Topol, Nathan—H Selverstone; 1912.370.70
 *Taylor, Hester—City of NY; 1911...260.00
 Winham, Etta M—S C Stuart; 1911...27.57

CORPORATIONS.

Emigrant Industrial Savgs Bank—Mary White as admrx; 19111,308.05
 Same—same; 1911175.75
 Same—same; 1912113.08
 *Falk & Fine Constn Co—Empire City Roofing Co; 191276.42
 Mining Supply Co—R A Berger & ano; 1912132.40
 Standard Arch Co—A Pucci; 1912.6,173.08
 Penn Liberty Co—H Silverstone; 1912370.70
 Stamford Tide Water Coal Co—A W Hillebrand Co; 19111,571.78
 Same—same; 19111,571.78
 H Krantz Mfg Co—Regina Behrmann; 191138.40

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

MAY 9.

53D st, 322 E; Maurice M Sternberger et al agt Gertrude Straus et al; Cary & Carroll, (A); Jno H Rogan, (R); due, \$7,270.27.

Lots 2 to S, map of Estate Jno P Schmenger, Mt Hope; Henry Iden agt Eva W Bailey et al; Salter & Steinkamp, (A); Henry M Steinert, (R); due, \$1,672.

MAY 10.

99TH st, 56 W; Annina F Kingsley agt M Leonard Frazier et al; Adams & Comstock, (A); Donald McLean, (R); due, \$17,425.

West st, ns, 25.6 e Mohegan av, 25x65; Oswald N Cammann agt Delaware & Hudson Realty & Improvement Co; Cary & Carroll (A); Robt W Chanler (R); due, \$4,176.67.

MAc 11.

No Judgments in foreclosure filed this day.

MAY 13.

133D st, ns, 29 w Willow av, 50x100; Jas H Donald agt Patk F Coyle; Lyman W Warren, (A); Jos M Schenck, (R); due, \$4,325.11.

Findlay av, sec 165th, 94.7x35; Louise Ebling agt Hadden Realty Co; Eugene Cohn & Julius Levy, (A); J Cotter Connell, (R); due, \$8,437.33.

MAY 14.

Lot 93, amended map of Bronxwood Pk, Bronx; Bernard Meyer agt Orvetta C Stillwell; Henry F Lippold, (A); Alphonse G Koelble (R); due, \$4,206.66.

MAY 15.

So Blvd, ns, 587.6 w Av St John, 37.6x 105; Jacob Wicke, Jr, agt Jos Picone; Jas B Mitchell, (A); Stephen J Stilwell, (R); due, \$36,492.36.

Lorillard pl, ws, 42 s 187th, 41.10x90; Peter Freese agt Furlong Tompkins Co et al; F P Hummel, (A); Isaac Fromme, (R); due, \$4,592.33.

Lorillard pl, ws, 83.10 s 187th, 41.9x90; same agt same; same (A); same (R); due, \$4,592.33.

LIS PENDENS.

Manhattan and Bronx.

MAY 11.

Washington av, 1281-3; Chas S. Keller agt Sarah Cohen et al; action to foreclose mech lien; M Silverstein, atty.

1ST av, 2319; Giovanni Viviano agt Luigi Fusco et al; action to set aside conveyance; P S Saitta, atty.

Grote st, ss, bet Prospect av & So Blvd, lot 33; Tax Lien Co of N Y agt Cath M Brady et al; amended; W Lustgarten, atty.

5TH av, 12; Alanson P White agt Waverly Realty Co; specific performance; Weschler & Rothschild, attys.

MAY 13.

No Lis Pendens filed this day.

MAY 14.

2D av, ws, 40 s 5th, 20x80; Jos Wolf agt Wm A W Young et al; action to foreclose mech lien; Wesselman & Kraus, attys.

17TH st, 305-9 W; also 8TH AV, 143; Murtha & Schmoel Co agt Coffey Realty Co et al; action to foreclose mech lien; Wilson, Barker & Wager, attys.

19TH st, 235 E; also 49TH ST, 153-7 E; also 5TH AV, 2082; Wm W McGovern by gdn agt Jno B McGovern et al; partition; T A McGrath, atty.

MAY 15.

Canal st, ns, 152 e Bway, 25.7x96.10; also CANAL ST, ns, 177 e Bway, 25x107.5; also; HOWARD ST, 31; Chas A Robinson et al agt Annie B Hyatt et al; adjudication of right &c; Rollins & Rollins, attys.

8TH av, 258; also 23D ST, 273-5 W; also JANE ST, 80; also WASHINGTON ST, 718; also 11TH ST, 348 W; also 11TH ST, 350 W; also WASHINGTON ST, 753; also PERRY ST, 4; also 13TH ST, 406 W; also 55TH ST, 508-16 W; & prop in Kings Co; Edith A Halsted et al agt Hetty F Fischer et al; partition; McLaughlin & Stern, attys.

86TH st ss, 173 e Av A, 25x102.2; Vincent Roberts agt Margt J Mellor et al; action to determine validity of will; Hoerber, Miller & Coffin, attys.

MAY 16.

Albany av, —, lots 220 to 225; also STEVENSON av, —, plot 16 map of Oloff Park, Bronx; Jno E Van Hagen agt Mary H Van Hagen et al; partition; T O'Connor, atty.

12TH st, ns, 172.9 w Av A, 24.3x103.3; People of the State of N Y agt Benj Sherman; notice of levy; C S Whitman, atty.

3D av, 480; Yatty Kramer agt Carrie Freund; partition; Strasbourger, Eschwege & Schallek, attys.

Lot 40, blk 2242, sec 8, tax map of Bronx Borough; City Real Estate Co agt Edw J McGuire et al; foreclosure of transfer of tax lien; H Swain, atty.

Crosby st, es, 112.3 n Broome, 24.11x 137.2; Cornelia N Stuyvesant agt Josephine G Walters et al; partition; W G Bates, atty.

80TH st, 511-5 E; also 5TH AV, 2254; also 142D ST, 131 W; also MADISON AV, 1326; also AV A, 1408-10; also FRANKLIN ST, 178-80; also 12TH ST, 304-8 E & 314-6 E; also 11TH ST, 301-7 E; Lawrence B Cohen trustee agt Simon Uhlfelder et al; action to set aside conveyance; Engel Bros, attys.

MAY 17.

Lot 224, blk 2343, sec 12, tax map of Bronx Borough; David Herman agt Isaac Moritz et al; foreclosure of transfer of tax lien; H Swain, atty.

5TH av, 331; Ellison Constn Co agt Jno M Martin et al; action to foreclose mech lien; C L Hoffman, atty.

7TH av, 2246-8; Tilmil Realty Co agt Mary A O'Gara et al; action to declare lien; Krakower & Peters, attys.

Claremont av, es, 475 n 122d, 150x57.4x irreg; Thompson W Miller et al agt Thoma-hawk Realty Co et al; action to impress trust; Weschler & Rothschild, attys.

Madison av, 299; Geo Gascoigne agt Corn Exchange Realty Co et al; action to restrain &c; Hamilton & Graves, atty.

Borough of Brooklyn.

MAY 9.

Bay 26th st, nws, 400 ne Benson av, 60 x96.8; Harry C Jacobs agt Emily Hickson et al; C C Suffren, atty.

Johnson av, nws, 165.3 ne 1st, 20x75; Title Guar & Trust Co agt Edwin G Jackson & ano; T F Redmond, atty.

Av D, sec E 9th, 80x100; Geo H Coutss agt Gilbert M Stratton & ano; T F Redmond, atty.

Irvington av, nes, 140 se 12 av, 40x136.4 x40x135.10; Jas A Shephard agt Anna E Brockington et al; Wm E Smith, atty.

New Lots rd, nes, 60 se Amboy, runs ne 100xnw31.1xe130.5 to Hopkinson av xs63.1 xnw33.9xsw100 to New lots rd xnw80 to beg; Jos Ricca, Jr, agt Jos Ricca, Sr; Jos Ricca, Jr, atty.

Atlantic av, 1617; Minnie Nussberger agt Bessie Youngentob et al; J C Kinkel, atty.

Hubbard pl, ses, 230 ne Flatbush av, 19.10x100; Frances A de Beer agt Agnes W Rylander & ano; G W Pearsall, atty.

Belmont av, ss, 20 e Berriman, 40x90; Jos Barudio agt Harry Freifeld et al; MacGregor & Wickert, attys.

Sheffield av, ws, 250 n Belmont av, 50x 100; Richard C Campbell & ano as exrs agt Mary Glover et al; T P Peters, atty.

Neptune av, ss, from W 35th to W 36th, 237.7x100; Ann S Meserole agt Eliz M Eldridge et al; M T Manton, atty.

MAY 10.

Dorchester rd, ss, 101.4 w Flatbush av, runs w146.9 to E 21st, xs150.2xe208.1xn— to beg; Title Guar & Trust Co agt Public Constn Co; T F Redmond, atty.

Bay Ridge av, sws, 280 nw 14 av, 40x 100; Title Guar & Trust Co agt Aug Kopischka & ano; T F Redmond, atty.

4th av, ws, 25 s 62d, 75x100; Methodist Episcopal Hospital of Bklyn agt Isaac T Flatto & ano; T F Redmond, atty.

46TH st, nes, 240 se 13 av, 40x100.2; Julia L Sammis agt Harriet E Nesdra et al; T F Redmond, atty.

Hopkinson av, ws, 240 n Newport av, 60x100; Hans Kessler agt Jacob A Freedman, et al; T F Redmond, atty.

Douglass st, nws, 130 se Saratoga av, runs se7.7 to East N Y av xe20.7xne55.6 xn39.4xnw—xsw100 to beg; Wmsburg Trust Co agt Sol Lashinsky et al; W W Taylor, atty.

Utica av, es, 77.6 s Prospect pl, 19.8x90; Maximilian Mosson agt Isaac E Juselius et al; Surpluss, Moore & Williams, attys.

McDonough st, 531; May E Macclinchey et al agt Selina R Newman et al; Jonas, Lazansky & Neuburger, attys.

Fulton st, swc Smith, 48.9x125.10x50.3x 125; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; Oran S Baldwin agt Peoples Trust Co as trustee et al (partition); Hedges, Ely & Frankel, attys.

66TH st, swc 21 av, 480x100; also 21ST av, ws, from 65th to 66th, 200x480; also 21ST AV, ws, from 64th to 65th, 200x480; also 63D ST, swc 21 av, runs s 200 to 64th xw43.3xnw—xn95.9 to 63d xe480 to beg; also 64TH ST, ns, 480 w 21 av, runs n69x se— to st xw326.9; also 63D ST, nwc 21 av, 480x100; also 62D ST, sec 21 av, runs e100xs100xe489.2xs100.1 to 63d xw594.3 to 21 av xn200 to beg; also 20TH AV, es, from 60th to 61st, 220x100; Harry H Smith agt Van Cleave Constn Co et al; E J Ludvigh, atty.

S8TH st, ns, 375 e 2 av, 50x100; Title Guar & Trust Co agt Katie A Schiffel & ano; T F Redmond, atty.

12TH av, ses, 60.2 sw 49th, 20x100; Andw G Cooper agt Paul W Connolly Bldg Co; T F Redmond, atty.

Willoughby av, ss, 345 w Sumner av, 60 x109; Louis G Bendick agt Jos Freedman et al; De LaMare & Morrison, attys.

Bay 27th st, nws, 250 sw 86th, 50x96.8; South Bklyn Savgs Institution agt Frank A Slocum Bldg Co et al; T F Redmond, atty.

Av S, ss, 52 e W 9th, 16x100; Antonio Nitti agt Highlows Constn Co et al; L F Hollenback, atty.

Warwick st, es, 100 n Pitkin av, 25x90; Margaret V Pearse agt Rosie Wachs et al; Kiendl, Smyth & Gross, attys.

Carroll st, sws, 104.1 se Polhemus pl, 21x132.8x21x130.8; Alfred Costello agt Julia W Costello et al (partition); J E Duross, atty.

Christopher av, ws, 118.9 n Blake av, 18.9x100; Ida Zwetschenbaum agt Tena Rosenblum et al; Wm Rappel, atty.

MAY 11.

16TH st, nes, 174.7 e 11 av, 23.1x53x23.1 x50; Ernest Schupp agt Anna E Vorweck et al; J C Kinkel, atty.

8TH av, es, 30 s Windsor pl, 20x97.10; Annie Grayer agt Nathan Telson et al; Harry Cook, atty.

MAY 13.

Boerum st, ss, 75 e Manhattan av, 25x 100; Title Guar & Trust Co agt Bert Realty Co et al; T F Redmond, atty.

E 35TH st, es, 137.6 s Av I, 40x100; Eliz P Campbell agt Janet M Turnau et al; Pettretch & Seybel, atty.

E 27TH st, es, 180 n Av N, 40x100; also E 27TH ST, es, 340 n Av N, 40x100; also E 27TH ST, es, 420 n Av N, 40x100; also E 27TH ST, ws, 180 n Av N, 40x100; also E 27TH ST, ws, 340 n Av N, 40x100; also E 27TH ST, es, 140 n Av N, 40x100; also E 27TH ST, es, 220 n Av N, 40x100; also E 27TH ST, ws, 100 s Av M, 40x100; also E 27TH ST, es, 140 s Av M, 40x100; also E 27TH ST, ws, 220 s Av M, 40x100; also E 27TH ST, ws, 260 s Av M, 40x100; also E 27TH ST, ws, 260 s Av M, 40x100; also E 28TH ST, es, 850 n Av P, 30x100; also E 28TH ST, es, 880 n Av P, 30x100; Wm S Roebuck agt Jos J Baughman et al; E F Driggs, atty.

4TH av, swc 60th, 20x100; Brooklyn Home for Consumptives agt Sarah R Newman et al; T F Redmond, atty.

Bay 28th st, ses, 230 sw Bath av, 45x 96.8; Trustees of the fund for the aged & infirm clergymen of the P E Church in the Diocese of Long Island agt Mary A Kelly; T F Redmond, atty.

95TH st, ss, 335 w 3 av, 40x100; Archibald R Livingston agt Barnet Galler et al; E Kempton, atty.

Block bounded by 64th & 65th sts & 21 & 22 avs, 700x200; also 65TH ST, sec 21 av, 641x200 to 66 st; also 22D AV, nwc 65th, 25x85; Harry H Smith agt Aberdeen Holding Co et al; E J Ludvigh, atty.

21ST av, sws, 440 sw Benson av, 100x 96.8; Yonkers Homeopathic Hospital & Maternity agt Mary A Williams & ano; T J Redmond, atty.

Ovington av, ss, at the intersection of the ws of lot 68 on map of the Village of Ovington, runs s154.1xw54.5xn153.10xe 54.5; Ada L Hill agt Sarah F Kelly; T F Redmond, atty.

Cropsey av, sws, at intersection of se line of land of N Bradshaw runs se194.5 to Harway av xe13.3 to land of Jno Bateman xsw614.4 to high water xnw67 to land of Denyse xne527.10 to beg; also PLOT begins at intersection of mean high water line of Gravesend Bay & upland of Jno Bateman which point is 614.4 w Harway av, runs sw1,724.10 to pier line xnw 66xnel,736.1 to high water line of Gravesend Bay xse66.1 to beg; also 6TH AV, ws, 85 n Lincoln pl, 21x100; Gordon K Baldwin infant &c agt Wm R Oliver et al (partition); Pratt & Koehler, attys.

Eldert st, ses, 329 ne Evergreen av, 18x 100; Franklin Trust Co agt Philip Kunzinger et al; T F Redmond, atty.

Frost st, ss, 80 e Humboldt, 40x100; Title Guar & Trust Co agt Annie Schwartz et al; T F Redmond, atty.

Bergen pl, ec 67th, runs ne47.10xse100 xsw18.9xw104.2; Title Guar & Trust Co agt Patk K Roche et al; T F Redmond, atty.

60TH st, sws, 119.8 nw 7 av, 20x100; Thos M Montgomery et al as trstes agt Jas Warnock et al; T F Redmond, atty.

Myrtle av, ss, at intersection of nws Cedar, runs w66.4xse33.10 to st xne55.3 to beg; Jennie Cohen agt Irene M Brost et al; M Miller, atty.

Bushwick av, nes, 175 nw DeKalb av, 25x105.5x25x— to beg; Henry J Pforr agt Maxville Farm & Development Co; G E Serenbetz, atty.

Stone av, es, 100 s Dumont av, 25x100; Wmsburgh Savgs Bank agt Wolf Mosse-son et al; S M & D E Meeker, attys.

Miller av, ws, 220 n Belmont av, 20x 100; Annie Himmelstein agt Wm Himmelstein & ano (specific performance); I Solomon, atty.

44TH st, sws, 382.5 nw West, 20.9x100.2; Wm H Talmage agt Raymond Homes et al; E W Tyler, atty.

Same prop; same agt same; same atty.

41ST st, wc West, runs s32.10xsw77.7x nw40xne100.2 to st xse16.1 to beg; Title Guar & Trust Co agt Isabelle Mantel & ano; T F Redmond, atty

Herbert st, ns, 261 w Rumboldt, 24x80; Title Guar & Trust Co agt Jno Holden & ano; T F Redmond, atty.

MAY 14.

Manhattan av, es, 100 s Skillman av, runs n100 to Skillman av xe40xsl03xw 64.9 to beg; Lazarus Weil agt Magdalena Schlitz et al; Kramer, Cohn & Meyer, attys.

Bedford av, ws, 20 s Park pl, 27x100; Marshall S Ely agt Meyer Realty Co et al; Simon & Weinstein, attys.

Hendrix st, ws, 175 n Glenmore av, 50x 100; Harry Ginsburg agt Kay Bldg Co et al (to foreclose mechanics lien); S Ber- zick, atty.

Hamburg av, nes, 75 se Jefferson av, 25x100; Title Guar & Trust Co agt Reiss Realty & Constn Co; T F Redmond, atty.

Bay 27TH st, ses, 250 sw 86th, 50x96.8; South Bklyn Savgs Institution agt Jen- nie M Burroughs et al; T F Redmond, atty.

Leonard st, ws, 46 s McKibbin, 27x75; Bank for Savgs of Ossining agt Cecelia Penner et al; T F Redmond, atty.

Bay 34TH st, nws, 440 sw Benson av, 30x96.8; Emil G Schweitzer agt Edinboro Constn Co et al; G O Sayer, atty.

Saratoga av, ws, 50 s Sumpter, 25x75; Chane Denner agt Harry Groff (specific performance); Bernard Hees, atty.

Plot begins ss road leading from Canarsie to the former Village of Flat- lands where the same is intersected by the boundary line bet land hereby grant- ed & land formerly of Wm Kouwenhoven, runs ne387.7xne101.6xse35.6xsw173.2xse586 to Bedford Creek xse232.7xse193.7xne 563.7xse690.6xsw480.9 to centre of Bed- ford Creek xse474.2xsw99xse126.1xsw89.9 xsw76 & 7xsw55.6xse120.6xse152.2xne90.6xn e140xsexs—xsw161.6xsw89.1xse69.5 x sw27.4 to the centre of a ditch xsw184.xsw166.4 xsw407.2xsw197 xnw696.2 xnw889.7 xne1. 240.6xsw830.3xne666.2 to beg (excepting certain premises); Home Life Ins Co agt Paedergat Heights Co et al; E Kempton, atty.

Bond st, es, 60 s Baltic, 20x75; also DOUGLASS ST, ns, 145 w Bond, 20x80; Agnes Tompkins agt Henry Clarke et al (partition); J H Steenwerth, atty.

Myrtle av, ns, 50 e Lewis av, runs e 75xw—xsw43.9xsl00 to beg; also MYRTLE AV, ns, 125 e Lewis av, 75x 100; Pauline Westernacher agt Minnie V Zechiel et al (partition). A Christman, Jr, atty.

7TH av, ws, 71st, runs sw 202.11xw53.10 to 721 xnw53.3xne100xnw40xne100 to 71st xse73.1 to beg; August Klipstein agt Hannah Berkowitz et al; S E Klein, atty.

72D st, ec Stewart av, 181x100x188.3x 100.3; Aug Klipstein agt Hannah Berk- owitz et al; S E Klein, atty.

72D st, nes, 181 se Stewart av, 220x 100; same agt same; same atty.

Ovington av, ws, 7 av, runs sw198 to 71st xnw148.6xnl73.8 to Ovington av xse 78.4 to beg; Aug Klipstein agt Hannah Berkowitz et al; S E Klein, atty.

71ST st, ne 8 av, runs nw65.5xne— to 70th xse104 to 8 av xsw200 to beg; Aug Klipstein agt Hannah Berkowitz et al; S E Klein, atty.

Ovington av (or 70th st), wc 7 av, runs sw214.6 to 71st xse65.5xne214.6xnl04 to beg; Aug Klipstein agt Hannah Bedko- witz et al; S E Klein, atty.

71ST st, ec Stewart av, 281.4x86.10x 281.4x68; Aug Klipstein agt Hannah Berkowitz et al; S E Klein, atty.

70TH st, se Stewart av, 293.7x86.10x 293x68; Aug Klipstein agt Hannah Berk- owitz; S E Klein, atty.

Stone av, swc Blake av, 50x100; Con- gress Bwg Co agt Rosie Levy et al; Cald- well & Holmes, atty.

Hopkinson av, 348; Isaak Gotz agt Herman Stehr (partition); M A Robino- vitch, atty.

6TH av, ws, 51.10 s 74th, runs w93x80 xel13 to 6 av xn82.8 to beg; Title Guar & Trust Co agt Mary J O'Connor & ano; T F Redmond, atty.

Moore st, ss, 125 w Humboldt, 25x100; Title Guar & Trust Co agt Isidor Chaim- owitz et al; T F Redmond, atty.

Hamburg av, nes, 125 se Jefferson av, 25x100; Title Guar & Trust Co agt Reiss Realty & Constn Co; T F Redmond, atty.

Hamburg av, ec Jefferson av, 25x100; same agt same; same atty.

Richmond st, es, 202.1 s Fulton, 25x 100; Susan C Johnson agt Jno H Wolf et al; T F Redmond, atty.

Bay 22D st, sws, 163.4 ne Cropsey av, 60.1x109.1x60x112.6; Title Guar & Trust Co agt Margt Sullivan & ano; T F Red- mond, atty.

71ST st, wc 8 av, runs sw160.8xw43.5 to 7 av xn181 to 71st xse107.9 to beg; Aug Klipstein agt Hannah Berkowitz et al; S E Klein, atty.

MAY 16.

Blake av, ns, 39.9 e Sackman, 20.1x50; Halstead Rushmore agt Lena Golieb et al; Smith, Doughty & Weynberg, attys.

Blake av, ns, 79.10 e Sackman, 20.2x50; Kath Ebling agt same; same attys.

Blake av, ns, 59.10 e Sackman, 20x50; Anna R Smits agt same; same attys.

Blake av, nec Sackman, 20x50; Lina Koechlein agt same; same attys.

Washington park, es, 185.4 n Will- oughby av, 22x100; Rufus J Ireland agt Clara B Beard; F T Wells, atty.

E 23D st, es, 182.9 n Av D, runs e100xn 37.4xw70.5xw16.10xsw21.9 to E 23d xs 46.11 to beg; South Bklyn Savgs Institu- tion agt Herbert Ashfield et al; H M Bellingier, Jr, atty.

Glenmore av, ss, 120.3 w Lincoln av, runs s68.5 to Conduit av xnw23.8xw55.9 to Glenmore av xe20 to beg; Oliver Cooper agt Thos Misicki et al; Cary & Carroll, atty.

Av R, swc W 6th, runs w140xsl00xe40x s20xel100 to st xn120 to beg; also AV R, ss, from W 5th to W 6th, 200x100; Jas S Coward agt Chaffers Constn Co & ano; Wm F Connell, atty.

DeKalb av, ss, 175 e Marcy av, runs s 100xel8xsl00 to Kosciusko xe73.4xn200 to DeKalb av xw75 to beg; Paul J Shrier agt Cyrus V Bunce (specific perform- ance); E J Connolly, atty.

17TH st, 170; Edith A Halstead & ano agt Hetty F Fischer et al (partition); McLoughlin & Stern, attys.

Manhattan av, ws, 25 n Johnson av, 25x75; Poughkeepsie Savgs Bank agt Henry Rosenstein et al; T F Redmond, atty.

Broadway, nes, 75 se DeSales pl, 50x 100; Rebecca Schmidt agt Jacob Voelbel et al; T F Redmond, atty.

Cropsey av, nes, 29 se Bay 23d, 20x97.8 x20x97.5; Bond & Mtg Guar Co agt Saml Brill et al; T F Redmond, atty.

Fulton st, ns, 25.4 w Chestnut, 25.4x 108x25x100; U S Trust Co as trstes agt Paul Dabow et al; T F Redmond, atty.

Brooklyn av, es, 240 s Av C, 40x100; also E 35TH ST, es, 260 s Av C, 40x100; Chas C Johnson agt Osias Roemer et al; S M & D E Meeker, attys.

Thatford av, es, 200 n Livonia av, 50x 100; South Bklyn Savgs Institution agt Israel Lewis et al; T F Redmond, atty.

Ocean av, es, 150 s Albemarle rd, 49x 110; Title Guar & Trust Co agt Virginia L Egbert; T F Redmond, atty.

E 16TH st, ne Cortelyou rd, runs n83.7 xel100xs42.6xsw108.2; Eleanor C Gibson agt Virginia L Egbert; T F Redmond, atty.

Rogers av, es, 59.5 n Church av, 20x95; Cath F Schroeder as extr agt Helen M Knickerbocker; E Kempton, atty.

Rogers av, es, 99.5 n Church av, 20x95; Trust & Deposit Co of Onondaga agt same; same atty.

Rogers av, es, 39.5 n Church av, 20x 95; Louise Williams agt same; same atty.

Rogers av, es, 119.5 n Church av, 20x 95; Trust & Deposit Co of Onondaga agt same; same atty.

Cropsey av, ec Bay 23d, 29x97.5x29x97.1; Natl Savgs Bank of the City of Albany agt Saml Brill & ano; T F Redmond, atty.

Troy av, 27S, ws, 40.1 s Lincoln pl, 23.6 x110; Geo Alexander Co agt Parkway Builders & ano; Niebrugge & Maxfield, attys.

Adelphi st, ws, 106.3n DeKalb av, 25x 100; Edw Viehmann agt Patk Duffy et al; J H Breznell, atty.

Warwick st, es, 190 s Dumont av, 20x 90; Bertha Corlies as extr agt Thos Gray et al; Hunter & Hatch, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

MAY 11.

Delancey pl, es, lots 158-65, Bronx; Jas J Burke agt Casriel Benjamin; J J Dwy- er, atty.

124TH st, es, 172.6 w 1 av, 18x100.11; Hebrew Orphan Asylum of the City of N Y agt Moritz Leipziger et al; Hoadly, Lauterbach & Johnson, attys.

MAY 13.

Grace av, es, 203.11 n old ns Westches- ter av, 25x130; Julius Zink agt Steinmetz Constn Co et al; R H Arnold, atty.

Grace av, es, 228.11 n old ns Westches- ter av, 25x130; Emma Pagendorn agt Steinmetz Constn Co et al; R H Arnold, atty.

Grace av, es, 178.11 n old ns Westches- ter av, 25x130; Saml B Steinmetz agt Steinmetz Constn Co et al; R H Arnold, atty.

Park av, 4290; Helen Fuld agt Wm H Masterson et al; Kurzman & Franken- heimer, atty.

109TH st, 306 W; Judith W Richard- son agt Maria A Donnegan et al; B Shaw, atty.

MAY 14.

73D st, 243 E; Lillie Aarons agt Isidor Kopluk; S G Geller, atty.

Lot 623, map of Gleason prop, Bronx; Fannie Bernstein agt Jennie Tackney et al; Kurzman & Frankenheimer, atty.

Southern Blvd, es, 144.5 n 136th, 57.9x 123.10; also 137TH ST, ss, 8.5 e So Blvd, 50x100; Wm C Heberd agt Millard F Johnson et al; H Swain, atty.

5TH av, es, 57.2 s 130th, 18.6x110; Au- gusta E Wendt agt Ambrose F Bruder et al; Duer, Strong & Whitehead, attys.

113TH st, 14 E; Mary C Maguire agt Jacob Steiner et al; Finch & Coleman, attys.

Hester st, 57; Pennington Whitehead trste agt Celia Siegel et al; Duer, Strong & Whitehead, attys.

MAY 15.

75TH st, 344 E; Frederic E Klein et al agt Frank Ibert Bwg Co et al; Keller & Klein, attys.

Barnes st, es, lot 769, map of Laconia Park, Bronx; State Savgs Bank of the City of NY agt Rachela Bracco et al; R H Grimes, atty.

Lots 180 & 181 map of Village of Will- iamsbridge, Bronx; State Savgs Bank of the City of NY agt Gaetano Di Puma et al; R H Grimes, atty.

Morris av, 2308; Cornelia H Hughes agt A Warren Constn Co et al; McClure & Mc- Clure, attys.

Lenox av, ws, 91.2 s 134th, 33.8x100; Fred L Conroy agt Jas J Martin et al; J Carter, atty.

5TH av, ws, 40.10 s 126th, 20x85; Leah Bartley et al agt Wm Simpson et al; H A Knox, atty.

White Plains rd sec 211th, 2.8x100xir- regular; Jno W Fincke agt Adelaide Bur- lando et al; amended; McLoughlin & Mar- tin, attys.

Morris av, es, 100 s 183d, 100x115; Annie A Devlin agt Maria A Scerbo et al; B Zwinge, atty.

MAY 16.

Road from Kingsbridge rd to mansion of Saml Thornton, es, intersec cl 211th, runs w420xn180xe420xs180 to beg; also EMER- SON ST, nws, 477.1 s Prescott av, 300x 215.3; also ROAD FROM KINGSBRIDGE RD TO MANSION OF S THORNTON, es, adj land of De Witt C Hays, 2.9x405.6x3.2 x405.6; Isabella Jex agt Cornelius Kah- len et al; S Hoff, atty.

Perry st, ns, 136 w Wash, 66x100.3; Jas H Cruikshank et al agt Anne E Carroll; Bowers & Sands, attys.

Eldridge st, 141-3; Aug Ruff et al agt Nathan Rubenstein et al; Gettner, Simon & Asher, attys.

80TH st, 511-5 E; Roscoe H Channing et al agt Saml Uhlfelder et al; Foley & Mar- tin, attys.

45TH st, ns, 200 w 3 av, 20x100.5; Wm A Hughes agt Jno Conville; M S Borland, atty.

Boscobel av, es, 72.11 s Plympton av, 25 x71.7; Julia Lipps agt Edmondson Constn Co et al; S Williamson, atty.

Taylor av, —, lot 327, map of Van Nest Park, Bronx; Paul J Schmitz agt Chas Ringelstein et al; F C Hirleman, atty.

Elsmere pl, ss, 313.3 w So Blvd, 80x100; Manhattan Mtg Co agt Anna A Egan et al; Carrington & Pierce, attys.

MAY 17.

Lots 97-113; 188-193, 318-321, 396-398, map of Adee property, east of Botanical Park Bronx; Empire City Savgs Bank agt Warwick Realty & Constn Co et al; C W Dayton, atty.

108TH st, ss, 200 w 1 av, 75x117.10xirreg; Jno Cullen agt Sidney H Hersch et al; Stoddard & Mark, attys.

101ST st, 59 E; Fredk H Von Stade agt Dora Schwarz et al; E Goldschmidt, atty.

108TH st, ns, 100 w Col av, 75x100.11; Geo Hahn agt Godspeed Realty Improve- ment Co et al; C B Plante, atty.

For Building Loan Contracts and At- tachments, see page 1075.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAY 9, 10, 11, 13, 14 & 15.

Ahrens, A & H H. 710 W 179th..Con- solidated G Co. Ranges. 103
Bethel Constn Co & Bonser & Dough- erty & J P Wentz. Fulton av, ws, 100 s 171st..Pierce, Butler & Pierce. 1,047
Brawn, Jos. 1666 Madison av..Shonfeld Gas Fix Co. Gas Fixtures. 245
Beaumont Bldg Co. Cambreling av, nec 189th..Reisler & Klein. Iron Work. 3,150
Barry, Jas E & Co. 517 W 171st..Con- solidated G Co. Ranges. 59
Crispi Constn Co.—Charlotte st, es, 120 n Jennings..Central Union Gas Co. Ranges. 120

Collin & Woodward, 2005 Amsterdam av., Consolidated Gas Co. Ranges. 100
 Halidon Court (Inc). 3679-95 Bway., Consolidated G Co. Ranges. 243
 Levine & Atlas Co. 849 So blvl & 855 So blvd., Central Union Gas Co. Ranges. 120
 McCool, Wm J. 524 W 169th., Consolidated Gas Co. Ranges. 67
 Osban Realty Co. Beck st, ss, 159th st & Leggett av & 105 w & 213 w of Leggett av, & Beck st., Central Union Gas Co. Ranges. 243
 O'Leary, Jno. Crotona av, es, 100 n 183d., Northern Union Gas Co. Ranges. 90

Sherpe Bldg Co. Vyse av, swc 173d., Northern Union Gas Co. Ranges. 120
 Schroeder, Carl. 433-45 Lenox av., Consolidated Gas Co. Ranges. 69
 Sousin-Wohlig Constn Co. So blvd, es, 200 n Jennings., Northern Union Gas Co. Ranges. 174
 Stoop, Ike. Prospect av, ws, 60 s 180th., Colonial Mantel R Co. Refrigerators. 160
 Sweetman, Jacob. 26 Orchard., Reislser & Klein. Iron work. 578
 Sinnott, Wm. Hoe av, es, 104 s Home., Central Union G Co. Ranges. 78
 Smith, Hy S. 781 6 av., Coisolated Gas Co. Ranges. 57
 W O Constn Co. 165th st, ss, 60 e Hoe av & Hoe av, sec 165th., Central Union Gas Co. Ranges. 123
 W O Constn Co. Faile st, swc 165th, & 165th st, ss, 60 w Faile., Central Union Gas Co. Ranges. 138

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAY 9, 10, 11, 13, 14 & 15.

Donin, Morris. Eastern Pkwy & Saratoga av (notice of lien). E F Keating Co. Plumbing. 3,700
 Fox Constn Co. 2908-14 Clermont rd., Wm Keiley. Ranges. 464
 Alford (F A) Co. 1029 Atlantic av., Bklyn Lumber Co. (R) 1,500
 Homesborough Realty Co. Bklyn av, nr Glenwood rd., Frommeyer & Whelan. Plumbing Fix. 2,000
 Masief Bldg Constn Co. Eastern pkwy & Saratoga av., Morris Dohnin. Plumbing. 3,700
 Rodeman, Geo. N Y & Atlantic av., R M Rodgers & Co. Elevator. 450

MECHANICS' LIENS.

Manhattan and Bronx.

MAY 11.

Grand st, 243; Saml Silver agt Jno Doe & Moritz Leibovitz (68). 60.00
 Same prop; Wm A Thomas Co agt Oliver J Wells, Moritz Leibovitz & Saml Fisher (69). 36.70
 11TH st, ss, 550 e Lenox av, 100x71.10; Beckie Levin agt Saml Roseff & Farber & Fidler Inc (70). 84.00
 Houston st, 70-4 W; Coleman & Krause Inc agt Lily W W Beresforde, Geo G Williams & Jacob K Lachman trstes & Wm Collins Contrg Co (71). 127.00
 Briggs av, 2646-8; Jacoby & Salovin Inc agt Nich Hodes (72). 102.00

MAY 13.

19TH st, 151-3 W; Houghtaling & Witt-penn agt One Hundred Fifty-one Nineteenth St Co (73). 305.50
 Westchester av, 2309-13; Colwell Lead Co agt Glover Constn Co & Edw Malithant (74). 572.35
 29TH st, 337-9 E; Hallahan & Ahearn agt Mohican Realty Co (75). 8,428.40
 Morningside dr, swc 121st, 101x181.4; Geo H Storm & Co agt Eighty-Eight Morningside Drive Co & Ellison Constn Co (76). 4,753.65
 145TH st, 309-17 W; Geo Carroll agt Alex J Bruen & Geo Bloomfield agent (77). 38.70
 La Fontaine av, 2001; Dilizia & Co agt Weller & Meeker Realty Co (79). 150.00
 Bathgate av, sec 178th, 60x100; Chas Kausen agt Reliable Constn Co (80). 80.00

123D st, 232 E; Saml L Marcus agt Mary Lyons (82). 113.00
 48TH st, 155 E; Saml L Marcus agt Mary Lyons (83). 54.00
 27TH st, ss, 50 e 8 av, 50.6x30; Sarah Rosenberg agt Isidor Bregman (85). 50.00
 134TH st, 539 E; Mollie Silverson agt 134th St Co (86). 270.00
 Southern blvd, 922-32; Frank Kromsky agt Rotterdam Holding Co (87). 900.00

MAY 14.

Cedar av, 1793-9; Fredk Jackson agt Plympton Constn Co & Nathan Cohen (88). 1,600.00
 Northern av, es, whole front bet 178th & 179th, —x100; Murtha & Schmohl agt Birch Realty Co, Henry Raabe, Herman Raabe & Gussie Raabe, & Chas Gallo & Vincent Boscarelli (89). 1,600.00
 Westchester av, 7-11; Pasquale Giacobbe agt Clover Constn Co (90). 300.00
 Prospect av, 2091; Louis Macousey agt Osias Stup, Paulina Schwartz lessee, & R Kurzrock (91). 149.60

Old Broadway, es, 75.3 s Lawrence, 25.1 x112; Oriental Fireproof Sash & Door Co agt Heissenbutte & Berges & Jno Lohmann (92). 150.00

Prospect av, 2091; North American Wall Paper Co agt Osias or Isaac Stup & Raphael Kurzrok & Meyer Cohen (93). 140.00

134TH st, 539 E; Max Levenkind agt Knepper Realty Co (94). 30.80
 170TH st, 503-7 W; Jno F Meighan agt Sarah Haas (95). 64.50

MAY 15.

Starling av, ss, 50 e Olmstead av, 50x105; also OLMSTEAD AV, es, 105 s Starling av, 50x100; Graff Furnace Co agt Starling Realty Co & J Edw Bentz (96). 160.00

Same prop; Jno E Braithwaite agt same (97). 172.81
 Starling av, ss, 50 e Olmstead av, 50x105; W A Mallett Co agt same (98). 212.46
 Olmstead av, es, 105 s Starling av, 50x100; W A Mallett Co agt Starling Realty Co & Jno E Bentz (99). 212.46

Prospect av, 2083; Fritz Iron Works agt Pauline Schwartz & Isais Stup (100). 325.00

Starling av, ss, 50 e Olmstead av, 50x105; also OLMSTEAD AV, es, 105 s Starling av, 50x100; Frank P Van Ripper agt Starling Ave Realty Co & Abr Herbst & Jno E Bentz (101). 166.92

3D av, 3782-6; Louis W Shadd agt Rose Stengel & Raphael Luongo (102). 15.00

Starling av, ss, 50 e Olmstead av, 50x105; also OLMSTEAD AV, es, 105 s Starling av, 50x100; Isidoro Marcello agt Starling Ave Realty Co & Abr Herbst & Jno E Bentz (103). 688.00

Starling av, ss, 50 e Olmstead av, 50x105; also OLMSTEAD AV, es, 105 s Starling av, 50x100; Siegfried H Bushmiller agt Starling Realty Co & J E Bentz (104). 175.00

6TH av, 35; Jno B Cavinato agt Sixth Av & Fourth St Realty Co (105). 7,500.00

Lenox av, 471; Harry Grohman agt Henry T B Harris & M Chester & Maurice Levi (106). 29.90

Southern blvd, 931; E I Dupont De Nemours Powder Co agt Eberhart & Podger & Antonio Spadaccini (107). 191.71

74TH st, ns, 250 e West End av, 60x102.2; Richard E Thibaut Inc agt Jos H Davis Bldg Co (108). 882.12

Olmstead av, es, 105 s Starling av, 50x100; also STARLING AV, ss, 50 e Olmstead av, 50x105; P J Heaney Co agt Starling Realty Co & Edw Bentz (109). 459.60

MAY, 16.

Starling av, 2106-8; Laurent Poirier agt Starling Realty Co & Jno E Bentz (110). 110.00

Burke st, nec Wallace av, 100x100; Wm E Mason agt Madison Constn Co & Henry Applebaum (111). 88.00

Same prop; same agt Madison Constn Co. (112). 46.00

134TH st, 539 E; Mollie Silverson et al agt Bronx Investing Co & One Hundred & Thirty-fourth St Co. (113). 270.00

3D av, sec 175th, 138x113; Alemanno Tossini agt Codae Realty Co. (114). 638.00

Kenmare st, 86-96; Saml Zucker agt Michl Brigante (115). 90.00

Bryant av, 1465; Harry Gold agt Tax-payers Realty Co, Value Realty Co & Model Constn Co. (116). 200.00

Bathgate av 1585-7; same agt Hannah McGrath & Model Constn Co. (117). 100.00

168TH st, 454-6 E; same agt Model Construction Co. (118). 100.00

82D st, 530 E; Jos O'Neil agt Pauline Gigond & Henry Glaser (119). 47.50

MAY 17.

Amsterdam av, swc 175th, 60x100; Konkle & Co agt Lentz Realty Co. (121). 1,582.49

Grand st, 243; Glassman & Heuer agt Oliver J Wells, Morris Liebowitz & Saml Fisher (122). 95.00

Borough of Brooklyn.

MAY 9.

Livingston st, 305; Jno Mulstein Co agt Oliver Rouss & Angelo Restivo. 217.00

Bergen st, 821; Grand Plumbing Co agt Mr & Mrs Morris Apgar. 26.00

64TH st, ns, 114.9 e 18 av, 186.8x82.6; Jos Abramson agt Tectonic Corp. 144.00

Eastern pkwy extension, 1646; L Greenblatt & Son agt A Caplan Constn Co & Abe Caplan. 327.00

MAY 10.

Parkside av, nwc Parkside ter, 48.5x104.1x40x95; Valentino Marcello agt Parkside Court Realty Co & Jno D Borio. 98.00

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Martense Contracting Co agt Linwood Realty Co. 3,300

MAY 11.

12TH av, es, from 76th to 77th, 200x100; Wm C Bodenhausen agt Gibraltar Constn Co. Geo W Averell, pres. 99.50

MAY 13.

Eastern pkwy, ns, 209.3 e Schenectady av, 150x121; Manhattan Rolling Mills agt Penn-Liberty Co & Greenberg & Schleck-er. 1,825.00

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Construction Material & Coal Co agt Loring Realty Co & Tillie Karasik. 374.45

Amboy st, es, 100 n Newport av, 100x100; Wm Amberg & ano agt Milford Constn Co. 25.00

43D st, ss, 400 w 12 av, 37x100; Giuseppe Caristo agt Isaac W Welton. 157.04
 Rogers av, swc Av D, 26x100x25x100; Italian-American Marble & Tiling Co agt Rose Constn Co. 166.75

MAY 14.

33D st, ss, 260 w 4th av, 60x100; Caranza Rooming Co agt Ferdinando Penna Constn Co & Ferdinando Penna. 178.00

Same prop; Placide Chille agt Ferdinando Penna Constn Co. 425.00

West st, ws, 50 n 40th, 100x100; Sidoti Bros agt Jos B Thompson Real Estate Co. 965.43

Neptune av, ss, 220 e Highland av, 40x100; Frank Byrne agt Mr & Mrs Zell, Sr. & Wm H Quailley. 217.00

Coney Island Creek, ns, bet W 12th & Sea Beach R R, —x—; Jno C Walsh agt Bklyn Borough Gas Co. 600.00

20TH av, swc 63d, 75x80; Graeber & Berko agt S Himmelstein & Isaac Arker. 60.00

E 12TH st, 971; A B C Marble & Tile Co agt Sarah Koller & Oakland Constn Co. 170.00

MAY 15.

64TH st, ns, 144 e 18 av, 160x100; I Ciaccio & Son agt Tectonic Corp. 170.00

Parkside av, nwc Parkside court, 41.7x104x40x95.5; Jno Rossi agt Parkside Court Realty Co & Jno Di Boris. 91.00

Bedford av, es, from Sterling to Lef-ferts av, —x— (7 houses); Fletcher-Stanley Co agt Terence H Forrests & Wm Bostell. 166.63

Schenectady av, es, 100 n Park pl, 52.9x100; L L Wright Roofing, Waterproofing & Constn Co agt Johanna & Robt Graf-ton. 475.00

Same prop; Carlson Operating Co agt Johanna Grafton & Michael Bridges, Jr. 68.51

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

MAY 9.

5TH av, nec 31st; Robt A Keasley Co agt Fifth Av Investing Co et al; July 28 '11; corrects error in last issue, when prop appeared as 5th av, nec 3d. 69.40

Same prop; American Radiator Co agt same; Aug 9 '10. 1,965.23

MAY 11.

Washington av, nec 182d; Bklyn Fire-proof Sash & Door Co agt Hadden Realty Co; Nov 24 '11. 680.00

23D st, 115-7 E; J L Keating & Co agt 115 E 23d St et al; Apr 24 '12. 75.00

Same prop; Jump House Wrecking Co agt same; Apr 27 '12. 35.99

MAY 13.

Delancey st, swc Mulberry; Klenert & Rosenbluth Inc agt Michele Brigante et al; Feb 19 '12. 650.00

178TH st, 485 W; Julius Oberlain agt Celtic Real Estate Co et al; Mar 28 '12. 80.00

MAY 14.

Charlotte st, es, 164.6 n Jennings; Rudolf Grosmann agt Regina Constn Co et al; May 13 '12. 680.00

23D st, 115-7 E; Kalt Lumber Co agt 115 E 23d St et al; Apr 29 '12. 1,415.90

70TH st, 251 W; Geo J Easig Sr agt Mabel C Golding et al; Aug 27 '10. 7,827.00

92D st, 405-7 E; Jno Quinn agt Ambrose, Frank & Co et al; Feb 6 '12. 51.45

114TH st, ns; also 115TH ST, ss, — w Bway; Wm Buess agt Carnegie Constn Co et al; Aug 15 '11. 2,135.00

165TH & 166TH sts, Findlay & Teller avs, block; Ferd W Geiler agt Manhattan Island Realty Co et al; Jan 23 '12. 614.48

223D st, ns, 38.3 e White Plains rd; Morris Perlberg agt Morris Improvement Co et al; Mar 19 '12. 900.00

MAY 15.

243D st, 122 W; Jno McKeefrey agt Josephine M S Cugley et al; Mar 6 '12. 650.00

MAY, 16.

Bradhurst av, 25; Geo Carroll agt Cornelius V B Burrell et al; May 13 '12. 9.00

Bronxdale av, ss, 240 w Muliner av; Chas Shapiro agt Johanna McDonough et al; Feb 24 '11. 100.00

Broadway, swc 163d; Abr Chaleff agt Henry T Bullman Co et al; Apr 30 '12. 361.70

Broadway, 715; Edw M Gardner agt Randolph Guggenheimer et al; Apr 25 '12. 21.50

Haven av, es, 100.1 n 180th; Wm Buess agt Kirby Constn Co et al; Sept 12 '11. 242.60

176TH st, 229-33 E; Akron Roofing Tile Co agt Jno Bergen et al Apr 27, 12. 92.15

223D st, ns, 381 e White Plains av; Dante G Crissonino agt Morris Improvement Co et al; Mar 18 '12. 667.00

MAY 17.

Prospect av, ws, 60 s 180th; Simon Klein agt Isaac R Kurzrock et al; May 13 '12. 20.00

1 Melrose av, nec 160th; Harry Gold agt Value Realty Co et al; May 16 '12. 150.00

For Brooklyn Satisfied Mechanics' Liens and Orders, see page 1074.

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RECORDS SECTION

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REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. LXXXIX No. 2305

New York, May 18, 1912

(45) PRICE 20 CENTS

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.

69-11	855-13-16 & 21	1301-23	1721-18	2070-37
70-13	887-20	1304-26-27	1730-52	2074-56
144-39-40 & 43-44	871-57	1320-38	1735-69	2099-29
159-31-32	891-59-60 & 63-64	1378-44	1756-65	2132-84
250-36	945-54	1381-9 & 22	1768-62-63	760-59
251-60	961-7	1392-59½	1769-8-9	784-66
287-24-25	993-pt Lt 47	1396-71	1784-23	1372-26-40 & 42-46½
304-24	995-44	1404-1-5	1795-1	1381-31
322-32 & 35-36	1002-57-58	1430-37	1806-28½	1399-59½
333-77	1007-51-52	1432-38-40	1808-45	1400-63
338-63	1103-pt Lt 36	1450-16-17	1817-31	1757-20
349-34	1050-14	1472-37	1831-13	1927-61
351-9	1057-11	1485-36	1832-33-40	1941-33-34
353-3	1074-31	1488-51	1838-25	2137-pt Lt 11
373-36	1078-43	1510-1	1858-26 & 51	2149-76-77
396-47 & 57	1080-44	1521-63	1870-64	2154-57
408-9	1085-34, 36 & 36A	1542-33	1872-4	2164-42 & 44
412-11	1096-15-18	1583-4½	1874-6	2177-166
435-54	1103-pt Lt 36	1594-50	1891-67	2255-41 & 95
429-13	1104-29-30 & pt Lt 1	1601-48	1893-23	
464-22	1121-29	1602-27	1915-49	WILLS.
522-30	1127-21	1614-29½	1915-41	160-38
524-54	1132-24-25	1615-64	1918-9 & 32	590-43
559-14	1134-1	1628-32	1926-44	760-59
589-33	1147-64	1631-30	1936-62	784-66
606-25	1149-27	1644-24 & 50	1938-15	1372-26-40 & 42-46½
609-59 & pt Lt 26	1163-1-4, 5½, 58-60 & 64	1645-15-16	1960-45	1381-31
631-41	1176-24	1647-39 & 45	1969-40	1399-59½
861-52	1182-41	1674-14-15 & 37	1979-40	1400-63
720-24	1224-4¼ & 4½	1676-4½	2002-101	1757-20
748-30 & 32	1240-59	1679-22½	2011-52-55	1927-61
754-55	1244-72	1685-23	2034-pt Lt 25	1941-33-34
784-68	1250-22½	1702-5-8 & 42-46	2058-19½ & 22	2025-11½
792-35	1260-66	1709-15	2060-44	
818-21	1265-73	1711-45½	2062-7	
833-60	1272-6	1720-27½	2063-35	

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 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)—attorney
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrix—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company

constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
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
irreg—irregular
impt—improvement
installs—installments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

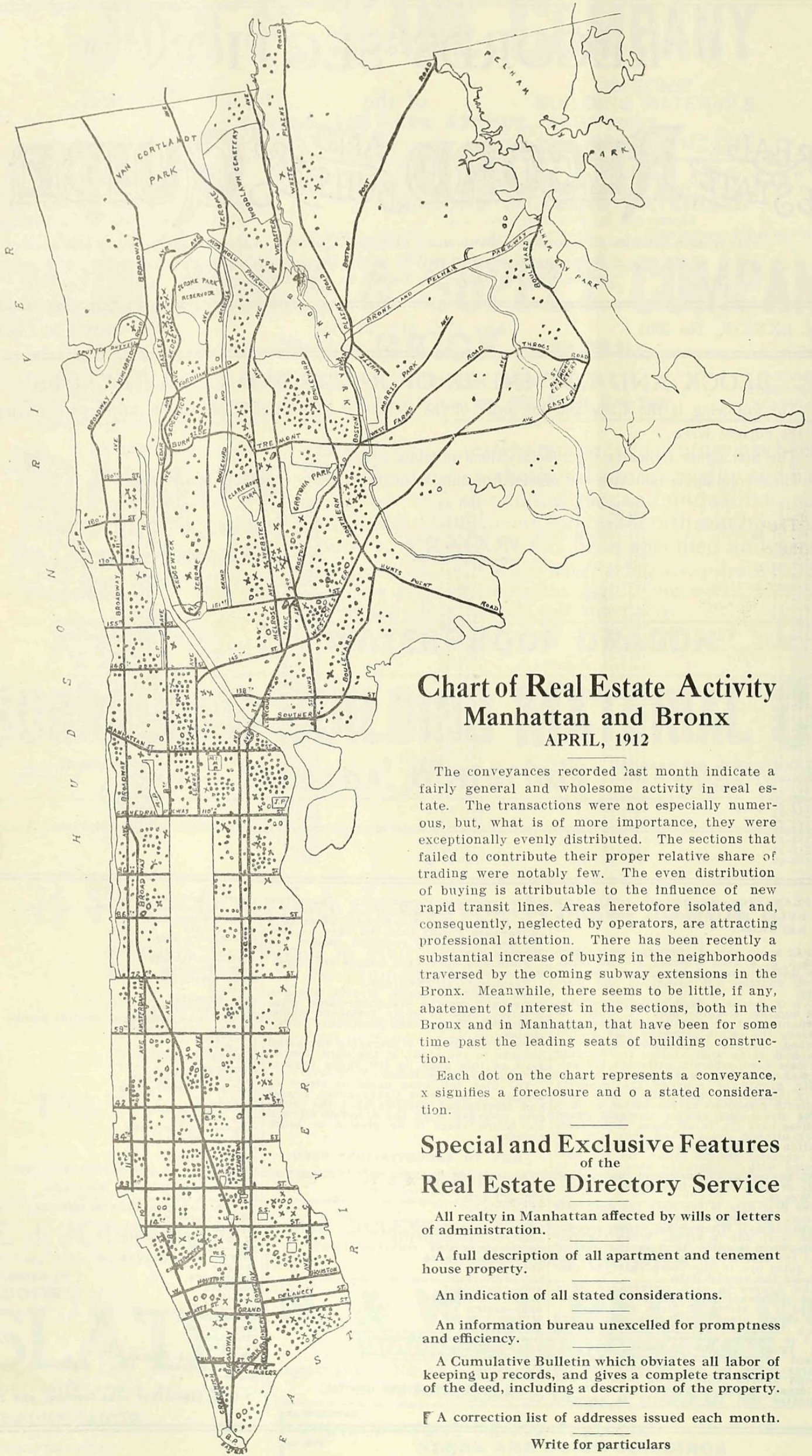


Chart of Real Estate Activity Manhattan and Bronx APRIL, 1912

The conveyances recorded last month indicate a fairly general and wholesome activity in real estate. The transactions were not especially numerous, but, what is of more importance, they were exceptionally evenly distributed. The sections that failed to contribute their proper relative share of trading were notably few. The even distribution of buying is attributable to the influence of new rapid transit lines. Areas heretofore isolated and, consequently, neglected by operators, are attracting professional attention. There has been recently a substantial increase of buying in the neighborhoods traversed by the coming subway extensions in the Bronx. Meanwhile, there seems to be little, if any, abatement of interest in the sections, both in the Bronx and in Manhattan, that have been for some time past the leading seats of building construction.

Each dot on the chart represents a conveyance, x signifies a foreclosure and o a stated consideration.

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CONVEYANCES.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Broome st, 375 (2:471) agmt that should above be sold before expiration of notes for \$5,000 said notes shall become due & payable at option of party 2d pt; Alessandro Delli Paoli, 387 Broome with Francesco Pignuolo, 375 Broome; Apr10; May 15'12. **nom**

Broome st, 356 (misc) the business; power of atty; Concetta A Buffa to Calogero Buffa; May14'12.

Broome st, 30 (2:322-32), ns, 25 e Goerck, 25x75, 5-sty bk tnt & str; Eva Bama to Mary Bravin, 232 E 111; AL; May9; May 10'12; A\$12,000-22,000. **nom**

Broome st, 223 (2:351-9), ss, 25 e Essex, 25x75, 5-sty bk tnt & str; Maria A O'Reilly to Edw J O'Reilly, 31 W 96; 1/2 pt; Apr 30; May16'12; A\$23,500-31,000. **O C & 100**

Columbia st, 50-2; see Delancey, 266.

Chrystie st, 97 (1:304-24), ws, 100.3 s Grand, 25x74.10, 5-sty bk tnt & str; Barak G Coles & ano EXRS Eliza Coles to Adelaide P C Hand at Glen Cove, LI, & Eliz C Hegeman, 24 Montgomery pl, Bklyn; A T; May9; May10'12; A\$19,000-27,000. **nom**

Crosby st, 163 (2:522-30), es, 101.6 s Bleeker, 32.8x55.7x19.11x54.1, 5-sty bk loft & str bldg; Thos W Jones to Gaetano de Luca & Maurizio de Pina both at 7 Charlton; mtg \$12,000; May11; May14'12; A\$15,000-21,000. **O C & 100**

Catherine sl, 15 (1:250-36), es, 18.2 s Water, 17.8x49.7x17.11x51.6, 3-sty bk tnt & str; Albt W Ransom ref to Geo Ricard, 317 W 139; FORECLOS, May10; May14'12; A\$6,000-6,500. **5,000**

Catharine sl, 8 (1:251-60), ws, 60 s Cherry, 20x40, 5-sty bk tnt & str; Benj Albert & ano EXRS &c; Sol Appel to Millia Anzilone, 136 Cherry; mtg \$8,750; May10; May15'12; A\$5,500-7,500. **10,000**

Delancey st, 266 (2:333-77), nec Columbia (Nos 50-2) 25x100, 6-sty bk tnt & str, Fischel Weintraub to Isaac Kracower, 283 Grand; mtg \$43,000 & AL; May10'12; A \$28,000-53,000. **O C & 100**

Essex st, 102 (2:353-3), es, 89.2 n Delancey, 18.10x75.1x18.11x75.1, 3-sty bk tnt & str, 1 & 2-sty ext; Rubin Resler to Montrose Realty Co, 135 Bway; mtg \$7,000; Apr30; May10'12; A\$17,000-22,000. **O C & 100**

Greene st, 171-3 (2:524-54), ws, 140 s Bleeker, 40x100, 6-sty bk loft & str bldg; Julius Tishman & ano to Saranac Constn Co, 3785 Bway; mtg \$75,000; May7; May 10'12; A\$42,000-70,000. **O C & 100**

Hudson st, 529 (2:631-41), ws, 48.7 s Charles, 21x78x16x78.6, 3-sty bk tnt & str, 1-sty ext; Arthur J Haight to Ella J Winters, 265 N 5, Roseville, NJ; mtg \$15,000; AL; May7; May10'12; A\$12,000-16,000. **nom**

Hudson st, 62-70 (1:144-39, 43 & 44), sec Worth (Nos 2-16), runs e204.2xs80.2xw24.8 xs100.2 to ns Thomas (No 91), xw24.10xn 100.2xw50.2xs3.11xw65.6 to es Hudson, xn 116 to beg, 1 & 4 & 7-sty bk str; Garner & Co a corp at Wappingers Falls, NY, ADMR & TRSTE Wm T Garner deed to Hudson-Worth Corp, 56 Hudson; mtg \$310,000 on this & all other land owned by party 2d pt in said blk; May15; May16'12; A\$239,000-316,000. **313,000**

Hudson st, 56-60 (1:144-40), nec Thomas (Nos 93-7), runs e78.3xn100.3xw50.3xs3.10 xw65.6 to Hudson, xs77.11 to beg, 7-sty bk str; Jno A Potter & ano EXRS Roswell C Williams to Hudson-Worth Corp, 56 Hudson; 1-3 pt; mtg \$150,000; Apr30; May16'12; A\$125,000-185,000. **25,000**

Hudson st, 56-60; nec Thomas, 93-7; Ellen S Williams wid to same; 1-3 pt; QC; mtg \$150,000; Apr30; May16'12. **nom**

Hudson st, 56-60, nec Thomas, 93-7; Edwin H Sayre to same; 2-3 pt; C a G; mtg \$150,000; May14; May16'12. **50,000**

Montgomery st, 11, see Montgomery 9.

Montgomery st, 9 (1:287-24), nes, abt 40 s East Bway, 24x75, 3-sty bk tnt; Ellen C McManus to Harriet E Dixon, 27 Hollywood av, East Orange, NJ; Apr29; May16'12; A\$15,000-18,000. **O C & 100**

Montgomery st, 11 (1:287-25), es, 63 s East Bway, 24x75, 3-sty bk tnt; Ellen C McManus to Harriet E Dixon, 27 Hollywood av, East Orange, NJ; Apr29; May16'12; A\$15,000-18,000. **O C & 100**

Montgomery st, 9 (1:287-24), nes, abt 40 s East Bway, 24x75, 3-sty bk tnt; A\$15,000-18,000; also MONTGOMERY ST, 11 (1:287-25), es, 63 s East Bway, 24x75, 3-sty bk tnt; A \$15,000-18,000; Harriet E Dixon to Hyman M Cohen, 1391 Mad av; mtg \$23,000 & AL; May16'12. **O C & 100**

Mangin st, 24, see Mangin, 22.

Mangin st, 22 (2:322-35), es, 75 n Broome, 25x100, 6-sty bk tnt & str; A \$11,000-30,000; also MANGIN ST, 24 (2:322-36), es, 150 s Delancey, 25x100, 6-sty bk tnt & str; A\$11,000-30,000; Louis & Harris Sackin to Benj J Weil, 21 E 82; A L; May14; May16'12. **O C & 100**

Maiden la, 113, see Pearl, 202-4.

Maiden la, 105, see Pearl, 201.

Nichols pl, es, abt 650 s Prescott av, see Prescott av, nws, 225.10 ne Bolton rd.

Orchard st, 86 (2:408-9), es, 22.9 s Broome, 21x60, 3-sty bk tnt & str; Ethel Levy & ano EXTRX, &c, Isaac Natelson to the Rudolph Wallach Co, 68 Wm; mtg \$12,000; May14'12; A\$14,000-15,000. **17,800**

Orchard st, 192 (2:412-11), es, 119.11 s Houston, 24.11x87.10, 5-sty stn tnt & str; Edw S Clinch ref to Kalman Ulkish, 845 Jennings; AL; PARTITION; Apr16; May 16'12; A\$23,000-29,500. **30,650**

Pearl st, 202-4 (1:70-13), nec Maiden la (No 113), 50.6x28x50x25.5, 5-sty bk loft & str bldg; Rudolph F Schortemeier & ano, EXRS, &c, Louis Schortemeier to Minnie Smith, 214 Audubon av & Sophie Haase, Hudson County blvd, North Bergen, NJ; May10; May11'12; A\$35,000-43,000. **44,100**

Pearl st, 201 (1:69-11), nec Maiden la (No 105), 16.8x59x19.6x60, 5-sty bk loft & str bldg; Rudolph F Schortemeier & ano, EXRS, &c, Louis Schortemeier to Woodbury G Langdon, at Morristown, NJ; May 10; May11'12; A\$38,000-42,000. **56,100**

Pearl st, 481-3 (1:159-31-32), sws, 15.6 s e City Hall pl, 36x71.5x33.10x55, 2 4-sty bk tnts & str; Elise Boyd widow to Rudolph Wallach Co, a corp, 68 Wm; May14; May 16'12; A\$22,500-24,500. **O C & 100**

Rivington st, 154 (2:349-34), ns, 77 e Suffolk, 27x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Manhattan Island Realty Co to Chas Greines, 168 Rivington; mtg \$46,000; May15'12; A\$26,500-35,000. **O C & 100**

St Nicholas ter, 41-7 (7:1969-40 & 1956), nwc 129th (No 401), 99.11x143, 6-sty bk tnt T J McGuire Constn Co to Hyman Sonn, 40 W 86, & ano; mtg \$15,000; May14'12; A \$85,000-225,000. **nom**

Sheriff st, 63 (2:338-63), ws, 125 s Rivington, 25x100, 5-sty stn tnt & str; Jno H Rogan ref to Wm A Hanisch, 1166 Forest av; mtg \$23,000; FORECLOS, Apr 19; May11'12; A\$17,000-27,000. **5,500**

Thomas st, 93-7, see Hudson, 56-60.

Thomas st, 91, see Hudson, 62-70.

Worth st, 2-16, see Hudson, 62-70.

2D st, 101 E (2:429-13), ss, 90.7 e 1 av, runs s50.10 & 50xe27.3 to cl of a la, xn 101.4 to st, xw20.2 to beg, 2-sty bk tnt & 2-sty bk rear stable; A T; Wm Pilgrim et al to Luis Turtel, 534 5th; May13; May 15'12; A\$15,000-15,000. **O C & 100**

7TH st, 97 1/2 E (2:435-54), ns, 142.5 e 1 av, 19x97.6, 5-sty bk tnt; Sarah Stein to Chas E Heydt, 301 W 91; AL; May9; May10'12; A\$14,000-25,500. **O C & 100**

9TH st, 224 E (2:464-22), ss, 266 w 2 av, 20.7x75, 2-sty bk garage, 1-sty ext; 9th St Garage, a corp, to Saml I Horowitz, 373 E 4; mtg \$14,000; May9; May10'12; A\$11,000-13,000. **O C & 100**

13TH st, 127 W (2:609-59 & pt lt 26), ns, 307 w 6 av, runs n69xne46.2xw74.11xe35.8x s81.4 to st, xe20.6 to beg, 3-sty & b bk dwg & pt 8-sty bk bldg; Fredk de L B Tucker to Salvation Army Inc, 122 W 14; QC; Oct 2'11; May10'12; A\$—\$. **nom**

13TH st, 605 E (2:396-57), ns, 88 e Av E, 25x103.3, 6-sty bk tnt & str; Wm J Amend to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg \$19,000; May13; May16'12; A\$14,000-29,000. **O C & 100**

13TH st, 631 E (2:396-47), ns, 310.6 w Av C, 27.6x103.3, 5-sty bk tnt & str; Wm J Amend to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg \$22,000; May13; May16'12; A\$14,000-27,000. **O C & 100**

14TH st, 110 E (2:559-14), sws, abt 210 e 4 av, 25x106.6, 3-sty bk restaurant, 1-sty ext; Elwood Mildeberger to ugust Luchow, 110 E 14; May15; May16'12; A\$65,000-67,000. **nom**

16TH st, 126 E (3:871-57), sws, 80 se Irving pl, 22.5x103.3, 3-sty & b bk dwg, 2-sty ext; Cornelia D Earle to Ceasar Casper, 128 E 16; AL; May14'12; A\$20,300-22,500. **O C & 100**

16TH st, 25 W (3:818-21), ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; Wm Lesser to Clarence P Whitman, at East Orange, NJ; mtg \$30,000; May9; May10'12; A\$40,000-44,000. **O C & 100**

22D st, 447 W (3:720-24), nes, 410 nw 9 av, 20x98.9, 4-sty & b stn dwg; Jno J Reynolds to Nathan Ottensoser, 20 Morningside av; AL; Nov20'11; May14'12; A \$9,500-15,500. **nom**

22D st, 447 W; Nathan Ottensoser to Rodena Realty Co, 28 Harrison; AL; May 10; May14'12. **nom**

24TH st, 315 W (3:748-32), ns, 187 w 8 av, 18.6x98.9, 3-sty fr bk ft dwg; Mary J Donnelly to Tillie Titus, 545 W 111; mtg \$8,500 & AL; Apr20'01; May10'12; A\$8,000-9,500; R S 50c. **gift**

24TH st, 319 W (3:748-30), ns, 224 w 8 av, 17x98.9, 3-sty fr bk ft dwg; Edw Bassett to Tillie Titus, 545 W 111; May10'12; A\$7,500-9,000. **O C & 100**

25TH st, 53 E (3:855-13), ns, 150 w 4 av, 25x98.9, 4-sty & b bk dwg; Richd Trimble to Israel Unterberg, 11 W 86; B & S; May7; May15'12; A\$57,500-64,500. **O C & 100**

25TH st, 55 E (3:855-14), ns, 125 w 4 av, 25x98.9, 4-sty & b stn dwg; Edith L wife Geo E Chisolm et al to Israel Unterberg, 11 W 86; B & S; May7; May15'12; A\$57,500-64,000. **O C & 100**

25TH st, 57 E (3:855-15), ns, 100 w 4 av, 25x98.9, 4-sty & b stn dwg; Margt Lawrence to Israel Unterberg, 11 W 86; B & S; May7; May15'12; A\$57,500-65,000. **O C & 100**

25TH st, 59 E (3:855-16), ns, 75 w 4 av, 25x98.9, 4-sty & b stn dwg; A\$57,500-63,000; also 4TH AV, 352 (3:855-21), ws, 79 n 25th, 19.9x75, 4-sty bk tnt & str; A\$57,000-60,000; Richd Trimble et al to Israel Unterberg, 11 W 86; B & S; May7; May15'12. **O C & 100**

26TH st E, sec 4 av, see 4 av, 361.

26TH st, 100 E, see 4 av, 361.

29TH st, 407 E (3:961-7), ns, 125 e 1 av, 25x98.9, 5-sty bk tnt; Leonardo Cario to Concetta Cario his wife, 432 West Bway; 1/2 R T & I; mtg \$12,000; May15'12; A\$7,500-13,500. **O C & 100**

31ST st, 324 W (3:754-55), ss, 250 w 8 av, 18.9x98.9, 3-sty & b bk dwg; Maria D F Bergeman to Emil L Kieger, 167 W 29; mtg \$11,000; May13; May14'12; A\$15,000-17,000. **O C & 100**

31ST st, 131 E (3:887-20), ns, 47.10 w Lex av, 18.6x56, 4-sty bk tnt; Grace N Gaige to Mary D Gaige on Welcome pl, es, — n Freeland av, Ozone Park, LI; AL; Sept29'10; May11'12; A\$17,000-21,000. **nom**

32D st, 28 W (3:833-60), ss, 400 w 5 av, 22.6x98.9, 4-sty & b stn dwg, 1-sty ext; Jane E Sutherland to Hattie Kennedy, 28 W 32; QC; Jan22; May10'12; A\$86,500-92,500. **nom**

32D st, 34-6 E (3:861-52), ss, 220 w 4 av, 40x98.9, 9-sty bk tnt; Thos L Shelton to Harry Wehmer, 350 Milton, Cinn, Ohio; mtg \$208,000 & also 21y Ls; Mar16; May 13'12; A\$90,000-240,000. **O C & 100**

35TH st, 248 W (3:784-68), ss, 275 e 8 av, 25x98.9, 3-sty bk tnt & str, 2-sty fr rear tnt; mtg \$27,500; A\$35,000-36,000; also 50TH ST, 516 W (4:1078-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; mtg \$19,000; A\$9,000-19,000; Flat Iron Realty Co to Jas S Darcy, 246 Putnam av, Bklyn; May11; May14'12. **nom**

35TH st, 248 W & 50TH st, 516 W; Jas S Darcy to Allison Holding Co, Inc, a corp, 280 Bway; B & S & C a G; mtg \$50,500; May11; May14'12. **nom**

36TH st, 146 E, see 36th, 140 E.

36TH st, 138 E (3:891-64), ss, 95 e Lex av, 20.10x98.9, 4-sty & b stn dwg; Emma L Reaney EXTRX, &c, Jane Humes to Geo U H Reaney, 133 W 92, heir Jane Humes; AL; May10; May11'12; A\$21,000-33,000. **nom**

36TH st, 148 E (3:891-59), ss, 199.2 e Lex av, 20.10x98.9, 4-sty & b stn dwg, 2-sty bk ext; Emma L Reaney EXTRX, &c, Jane Humes to Ellen J Reaney, 133 W 92, heir Jane Humes; AL; May10; May11'12; A\$21,000-36,000. **nom**

36TH st, 140 E (3:891-63), sws, 115.10 se Lex av, 20.10x98.9, 4-sty & b stn dwg; A \$21,000-32,000; also 36TH ST, 146 E (3:891-60), sws, 178.4 se Lex av, 20.10x98.9, 4-sty & b stn dwg; mtg \$21,000; A\$21,000-32,000; Jane L H Williamson to Emma L Reaney, 133 W 92; B & S & C a G; AL; May 10; May11'12. **nom**

40TH st, 439 W (4:1050-14), ns, 325 e 10 av, 25x98.9, 4-sty bk tnt & str & 2-sty bk rear bldg; Rose Lustbader to Saml Lustbader Jr, 163 E 82; 1/2 pt; mtg \$15,200 & AL; May13; May15'12; A\$11,000-14,000. **O C & 100**

41ST st, 138 W, see Bway, 1448.

41ST st, 130-6 W, see Bway, 1448.

43D st, 122 W (4:995-44), ss, 267.10 w 6 av, 21.5x100.5, 4-sty & b stn dwg; Josephine M S Cugley to Chas J Follmer, 312 Riverside dr; mtg \$55,000; May16'12; A \$63,000-66,000. **O C & 100**

45TH st, 62-4 W (5:1260-66), ss, 180 e 6 av, 40.6x100.5, 12-sty bk loft & str bldg; Geo Backer Constn Co to Geo Backer, 51 Hamilton terrace 1/2 pt, & Emanuel Arnstein & Saml Levy each 1/4 pt, both at 600 West End av; mtg \$200,000; May10'12; A \$125,000-\$. **O C & 100**

46TH st, 127-9 E, see Lex av, 477-85.

47TH st, 220 E (5:1320-38), ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & str; Kayell Realty Co to Terence Curry, 222 E 47; mtg \$8,000; May15'12; A\$7,500-12,000. **O C & 100**

47TH st, 220 E; Terence Curry to Mary Maguire, 128 E 48; mtg \$8,000; May15'12. **O C & 100**

47TH st, 449 W (4:1057-11), ns, 262.6 e 10 av, 18.9x100.5, 4-sty & b stn dwg; Howard C Lake ref to Chas Brandt, 469 W 47; FORECLOS, Feb17; May10; May11'12; A\$9,000-12,500. **13,200**

48TH st, 625-31 W (4:1096-15-18), ns, 350 w 11 av, 100x72.6x100x74.6, 4 5-sty bk tnts, str in 631; Rosa Peck EXTRX Leopold Peck to Rosa Peck, 125 W 86, & Jos Ullman, White Plains, NY; mtg \$40,000; Mar23; May14'12; A\$28,000-60,000. **nom**

48TH st, 625-31 W; Lucy S Peck et al EXRS, &c, Alfred L Peck et al to same; QC; Mar23; May14'12. **nom**

49TH st, 145 E (5:1304-26), ns, 255.6 w 3 av, 20.5x100.5, 3-sty & b stn dwg; Maria A O'Reilly to Elz L Gaynor, 168 W 99, & Jno D O'Reilly, 31 W 96; Apr30; May 14'12; A\$12,000-16,000. **O C & 100**

49TH st, 149 E (5:1304-27), ns, 218.11 w 3 av, 18.6x100.5, 3-sty & b stn dwg; Maria A O'Reilly to Mary G Murphy, 617 W 179; Apr30; May14'12; A\$11,000-15,000. **O C & 100**

50TH st, 154-6 W (4:1002-57-58), ss, 160 e 7 av, 40x100.4, 2 3-sty & b stn dwgs; Longacre Estates Co to Josephine K Cugley, 931 Fox; mtg \$54,000 & AL; May14; May16'12; A\$50,000-51,500. **O C & 100**

50TH st, 516 W, see 35th, 248 W.

51ST st E, nec Lex av, see Lex av, nec 51st.

55TH st, 142, on map 140-2 W (4:1007-51-52), ss, 303.1 e 7 av, 46.10x100.5, vacant; Herald Sq Holding Co to Geo Backer Constn Co, a corp, 62 W 45; mtg \$50,000; May10'12; A\$59,500-\$. O C & 100

56TH st, 59 W; (5:1272-6), ns, 122.2 e 6 av, 22.9x100.5, 4-sty & b stn dwg; Robt T Oliver to Wm N Cohen, 19 W 31; C A G; mtg \$32,500; Apr22; May13'12; A\$14,000-53,000. O C & 100

56TH st W, ns, 175 w 11 av, see 56th W, ns, 150 w 11 av.

56TH st W, ss, 250 w 11 av, see 56th W, ss, 200 w 11 av.

56TH st W, ss, 225 w 11 av, see 56th W, ss, 200 w 11 av.

56TH st, 600-6 W, see 11 av, 799-803.

56TH st W, ss, 175 w 11 av, see 56th W, ss, 150 w 11 av.

56TH st W, ns, 275 w 11 av, see 56th W, ns, 200 w 11 av.

56TH st, 641-3 W, see 11 av, 823-5.

56TH st W, ns, 250 w 11 av, see 56th W, ns, 200 w 11 av.

56TH st W, ns, 225 w 11 av, see 56th W, ns, 200 w 11 av.

56TH st W, ns, 125 w 11 av, see 56th W, 605.

56TH st, 608 W, see 11 av, 799-803. ST W (4:1103 pt lt 36), ss, 175 w 11 av, A\$—\$. 18,000

56TH st W (4:1103-pt lt 36), ss, 150 w 11 av, 25x129.1x25.2x132, vacant; also 56TH ST W (4:1103 pt lt 36), ss, 175 w 11 av, 25x126.3x25.2x129.1, vacant; S Sidney Smith ref to Jno B Dolan, 613 W 142; AL; PARTITION, Apr11'12; May13; May14'12; A\$—\$. 18,000

56TH st W (4:1104-pt lt 1), ns, 200 w 11 av, 25x55.11, vacant; also 56TH ST W (4:1104-pt lt 1), ns, 225 w 11 av, 25x55.11; also 56TH ST W (4:1104-pt lt 1), ns, 250 w 11 av, 25x55.11, vacant; also 56TH ST W (4:1104-pt lt 1), ns, 275 w 11 av, 25x55.11, vacant; S Sidney Smith ref to Robt C Fulton, 240 W 102; AL; PARTITION, Apr 11; May13; May14'12; A\$—\$. 21,200

56TH st, 605 W (4:1104-pt lt 1), ns, 100 w 11 av, 25x55.11, pt 1 & 2-sty fr stable; also 56TH ST W (4:1104-pt lt 1), ns, 125 w 11 av, 25x55.11, pt 1 & 2-sty fr stable; S Sidney Smith ref to Jno Theurer, Jr, 804 11 av; AL; PARTITION, Apr11, May13; May14'12; A\$—\$. 11,400

56TH st W (4:1104-pt lt 1), ns, 150 w 11 av, 25x55.11, 1-sty fr stable; also 56TH ST W (4:1104-pt lt 1), ns, 175 w 11 av, 25x55.11, vacant; S Sidney Smith ref to Elsa C Theurer, 804 11 av; AL; PARTITION, Apr11; May13; May14'12; A\$—\$. 10,600

56TH st W (4:1103-pt lt 36), ss, 200 w 11 av, 25x122.6x25.3x126.3, vacant; also 56TH ST W (4:1103-pt lt 36), ss, 225 w 11 av, 25x120.5x25.1x122.6, vacant; also 56TH ST W (4:1103-pt lt 36), ss, 250 w 11 av, 25x100.5, vacant; S Sidney Smith ref to Thos G Patterson, 57 East Kings Bridge rd; AL; PARTITION, Apr11; May 13; May14'12; A\$—\$. 22,950

56TH st, 608 W (4:1103-pt lt 36), ss, 125 w 11 av, 25x132x25.2x134.11, 1-sty fr stable; S Sidney Smith ref to Geo W Alger, 451 West End av; AL; PARTITION, Apr 11; May13; May14'12; A\$—\$. 10,000

56TH st W, ss, 175 w 11 av, see 56th W, ss, 150 w 11 av.

56TH st W (4:1103-pt lt 36), ss, 150 w 11 av, 25x129.1x25.2x132, vacant; also 56TH ST W (4:1103-pt lt 36), ss, 175 w 11 av, 25x126.3x25.2x129.1, vacant; A\$—\$. Jno B Dolan to P Brady & Son Co, 552-6 W 58; QC; mtg \$12,600 & AL; May14; May16'12. nom

57TH st, 502 W, see 10 av, 863-5.

57TH st, 500 W, see 10 av, 863-5.

60TH st, 115-7 W (4:1132-24-25), ns, 175 w Col av, 50x100.5, 2 5-sty stn tnts; Hinley Realty Co to Wm Loeb, 44 W 83; AL; May14; May16'12; A\$24,000-48,000. O C & 100

62D st, 100-12 E (5:1396-71), see Park av, runs e117.6x100.5xw37.6xn20.5xw32xS 0.5xw48 to es Park av, xn80.5 to beg, vacant; Park Av & 62d St Co to Northcote Realty Co, 505 5 av; mtg \$226,500 & AL; May13'12; A\$225,000-225,000. O C & 100

62D st, 163-5 W, see Ams av, 61.

64TH st, 310-21 W (4:1176-24), ns, 175 w West End av, 54.4 to lands Hudson R R Co, x104.3x85x100.5, 3-sty bk factory; Herman Raabe et al, firm H Raabe & Sons to Birch Realty Co, 319 W 64; B&S & C A G; May9; May10'12; A\$13,000-25,000; nom

64TH st, 42 E (5:1378-44), ss, 175 w Park av, 17x100.5, 4-sty & b stn dwg, 1-sty ext; Fredk C Dodd to Lee W Dodd, 257 W 86, & Marjorie D MacCracken, at New Haven, Conn; QC; Apr24; May16'12; A\$36,000-44,000. nom

64TH st, 42 E; Cass Gilbert to Julia F Gilbert his wife at Ridgefield, Conn; May 15; May16'12. O C & 100

66TH st, 9 E (5:1381-9), ns, 206 e 5 av, 28x100.5, 5 & 6-sty bk dwg; Chas Scribner to Louis F Scribner at Morristown, NJ; Dec20'11; May16'12; A\$120,000-P185,000. gift

66TH st, 45 E, see Mad av, 777-81.

68TH st, 1 W, see Central Pk W, 81-3.

69TH st, 101 E, see Park av, 701.

69TH st, 103-5 E (5:1404-4-5), ns, 88.11 e Park av, 36.1x100.5, 1-4-sty & 1-5-sty bk & stn dwgs, 1-sty ext; Mary E wife Wm M Sloane to Geraldyn Redmond at Tivoli, Dutchess Co, NY; May6; May15'12; A\$61,000-90,000. O C & 100

71ST st, 273 W (4:1163-4), ns, 88 e West End av, 17x92.2, 3-sty & b bk dwg; Susie D Smith to A G M Realty Co, 79 5 av; AL; May14; May15'12; A\$13,500-19,500. nom

71ST st, 269 W (4:1163-5½), ns, 121 e West End av, 18x92.2, 3-sty & bk dwg; Sophie H Salomon to City Real Estate Co, 176 Bway; mtg \$20,000 & AL; May10; May16'12; A\$14,000-21,000. O C & 100

71ST st W, nec West End av, see West End av, 242.

71ST st, 320 W (4:1182-41), ss, 207 w West End av, 17.6x100.5, 3-sty & b stn dwg; Otto Gerdaud to Edwin Goodman, 32 W 32; B&S; AL; May13; May16'12; A\$10,000-21,000. O C & 100

71ST st, 277 W (4:1163-3), ns, 53 e West End av, 17x92.2, 3-sty & b bk dwg; Isaac A Giffing to Mary E & Kath S Giffing, both at 277 W 71; QC & C A G; May13; May16'12; A\$14,000-20,500. 2,500

71ST st, 277 W; Jno F Giffing to same; QC & C A G; May13; May16'12. 2,500

71ST st, 277 W; Jno F Giffing et al EXRS, &c, Wm C Giffing to A G M Realty Co, 79 5 av; May13; May16'12. 35,000

71ST st, 281 W (4:1163-2), ns, 19 e West End av, 16x92.2, 3-sty & b bk dwg; Harriet Nutty to A G M Realty Co, a corpn, 79 5 av; mtg \$12,000 & AL; May14; May16'12; A\$13,000-19,000. 28,500

71ST st, 279 W (4:1163-2½), ns, 35 e West End av, 18x92.2, 3-sty & b bk dwg; Wm P Trent to A G M Realty Co, 79 5 av; mtg \$12,000; May14; May16'12; A\$14,500-21,500. O C & 100

71ST st, 275 W (4:1163-3½), ns, 70 e West End av, 18x92.2, 3-sty & b bk dwg; Charlotte B Lawlor to A G M Realty Co, 79 5 av; mtg \$9,000; May14; May16'12; A\$14,000-21,000. O C & 100

72D st, 256 W (4:1163-58), ss, 150 e West End av, 20x112.2, 4-sty & b stn dwg; Rosina Vollhart wid to Wellwyn Realty Co, 2079 Bway; AL; May15; May16'12; A\$33,000-45,000. O C & 100

72D st, 258 W (4:1163-59), ss, 125 e West End av, 25x112.2, 4-sty & b stn dwg, 2-sty ext; Henry N Whitney heir, &c, Cath S Whitney to Wellwyn Realty Co, 2079 Bway; mtg \$42,000 & AL; May14; May16'12; A\$42,000-62,000. O C & 100

72D st, 260 W (4:1163-60), ss, 100 e West End av, 25x112.2, 4-sty & b stn dwg, 2-sty ext; Wm H Gray EXR, &c, Wm H Gray decd to Wellwyn Realty Co, 2079 Bway; mtg \$20,000 & AL; May13; May16'12; A\$2,000-62,000. O C & 100

74TH st, 528 E (5:1485-36), ss, 398 e Av A, 25x102.2, 1-sty fr rear stable; Mary N Flynn et al to Abr Wolf, 1102 Lex av; AL; May15'12; A\$5,000-5,000. nom

74TH st, 21 W (4:1127-21), ns, 494 e Col-av, 25x102.2, 4-sty & b stn dwg; Wm De Witt Sterry & ano EXRS Geo E Sterry to Alfred Gutwillig, 36 W 73; mtg \$30,000; May10'12; A\$25,000-58,000. O C & 100

75TH st, 327-9 E (5:1450-16-17), ns, 228.4 w 1 av, 56.8x102.2, 2 4-sty stn tnts; Franklin Brooks ref to Nomella Renting Co, a corp, 149 Bway; AL; FORECLOS, & drawn; May10'12; A\$21,000-35,000. 5500 over & above all liens

76TH st, 220 E (5:1430-37), ss, 305.3 w 2 av, 24.9x102.2, 4-sty stn tnt; Albina Goldstein to Lillian Stern, 158 W 141; mtg \$13,500; May13; May14'12; A\$11,000-19,000. O C & 100

76TH st, 182 W, see Ams av, 333-5.

77TH st, 111 W (4:1149-27), ns, 118.6 w Col av, 20x104.5x20x104, 4-sty & b stn dwg; Arnold C Weil to Lena A P Weil, 109 W 77; ½ pt; B&S; May8; May13'12; A\$16,000-29,000. nom

78TH st, 26 E (5:1392-59½), ss, 74 w Mad av, 15.8x76.8, 4-sty & b stn dwg; Edw Lehlbach to Edwin P Shattuck, 154 W 12; mtg \$25,000; May14; May15'12; A\$36,000-41,000. O C & 100

78TH st, 26 E (5:1392-59½), ss, 74 w Mad av, 15.8x76.8, 4-sty & b stn dwg; re mtg; Stuart Wyeth to Edwin P Shattuck, 154 W 12; May13; May15'12; A\$36,000-41,000. 11,000

78TH st, 220-30 E (5:1432-38-40), ss, 198.4 e 3 av, 80x102.2, 2 6-sty bk tnts & str; Jno H Bodine & Jennie his wife to Speedway Realty Co, 31 Nassau; mtg \$105,000; May10'12; A\$36,000-104,000. O C & 100

78TH st, 220-30 E; Speedway Realty Co to Jno H Bodine, 1427-9 Mad av; mtg \$105,000; May10'12. O C & 100

78TH st, 430 E (5:1472-37), ss, 277.4 w Av A, 16.8x102.2, 3-sty & b bk dwg; Albina Goldstein to Lillian Stern, 158 W 141; May13; May14'12; A\$5,000-7,500. O C & 100

80TH st, 336 E (5:1542-33), ss, 150 w 1 av, 25x102.2, 4-sty stn tnt; Wm Morris et al to Wm Morris TRSTE, 752 Lincoln pl, Bklyn; B&S; May8; May14'12; A\$9,000-14,000. O C & 100

81ST st, 301 W, see West End av, 441.

81ST st, 99 E, see Park av, 941-3.

88TH st, 317 W (4:1250-22½), ns, 195 w West End av, 20x100.8, 4-sty & b stn dwg; Ashton C Clarkson et al EXRS, &c, Harriet A Clarkson to Eva Deutsch, 344 W 88; May2; May13'12; A\$15,000-32,000. 33,000

93D st, 175-7 W (4:1224-4¼ & 4¼), ns, 67.10 e Ams av, 32.1x65.8x32x65.9, 2 3-sty & b bk dwgs; American Board of Commissioners of Foreign Missions, a corp, to St Pauls Institute at Tarsus, Asia Minor, a corp, 41 Union st; B&S & C A G; May6; May13'12; A\$15,000-25,000. nom

93D st, 175-7 W; St Pauls Institute at Tarsus, Asia Minor, to Isaac Breidenbach, 346 W 71; mtg \$17,500; May13'12. O C & 100

93D st, 175-7 W; Isaac Breidenbach to Geo W Schwob, 404 Riverside dr; mtg \$17,500; May13'12. nom

93D st, 124 E, see 104th, 144 W.

93D st, 262 W (4:1240-59), ss, 119 e West End av, 17x100.8, 4 & 5-sty bk dwg; Henry L Wolff to Chas S Reed, Croton-on-Hudson, NY; mtg \$17,000; May13; May14'12; A\$12,000-24,000. O C & 100

96TH st, 57-9 E (6:1602-27), ns, 150 e Mad av, 50x100.11, 6-sty bk tnt; Carrie R Easch et al to Sol D Moss at Long Branch, NJ; AT; C A G; mtg \$73,500 & AL; May 14; May16'12; A\$44,000-96,500. nom

97TH st W, swe Central Pk W, see Central Pk W, swe 97th.

98TH st, 214 E (6:1647-39), ss, 235 e 3 av, 25x100.9, 5-sty bk tnt & str; Tillie Cahane to Katie Seise, 234 E 88; AL; Dec 11'11; May13'12; A\$9,000-20,000. O C & 100

98TH st, 214 E; Katie Seise to Neil P Cullom, 526 W 122; B&S & C A G; May10; May13'12. O C & 100

98TH st, 200 E, see 3 av, 1765.

100TH st, 195 E (6:1628-32), ns, 98 w 3 av, 27x100.11, 4-sty bk tnt; Jno A Pearl to Margt DeBaun, 195 E 100; correction deed; mtg \$13,000; Jan29'09; May14'12; A\$9,500-16,500. nom

100TH st, 195 E; Margt De Baun to Henry Neugass, 415 W 145; mtg \$13,000; May13; May14'12. O C & 100

102D st, 249 W (7:1874-6), ns, 128 e West End av, 18x100.11, 4-sty bk dwg; Anthony H Harrigan to Annie T Harrigan; mtg \$25,000; Oct22'07; May14'12; A\$13,500-25,000. O C & 100

102D st, 321-5 E (6:1674-14-15), ns, 250 w 1 av, 75x100.11, 2 & 3-sty bk stable; Mutual Milk & Cream Co to Central Dairy Co, 322 E 103; May11; May13'12; A\$24,000-49,000. nom

102D st, 9 W (7:1838-25), ns, 181 w Central Park W, 19x100.11, 5-sty stn tnt; Thos Blake to Mary A Thornton, 500 W 143; mtg \$19,000; May8; May11'12; A\$11,000-21,000. O C & 100

103D st, 322-6 E (6:1674-37), ss, 250 w 1 av, 75x100.11, 3-sty bk stable; Mutual Milk & Cream Co to Central Dairy Co, 322 E 103; May11; May13'12; A\$24,000-50,000. nom

103D st, 107 W (7:1858-26), ns, 150 w Col av, 18.9x100.11x18.3x100.11, 5-sty stn tnt; Cecelia A & Mary E Taylor to Arthur J Taylor, 783 West End av, mtg \$20,000; May15; May16'12; A\$11,200-18,000. nom

103D st, 163 E (6:1631-30), ns, 150 w 3 av, 30x100.11, 4-sty bk tnt; Kitty N wife Leroy Weil to Sadie Froelichstein, 335 E 55; B&S; AL; May11; May13'12; A\$12,000-21,000. O C & 100

104TH st, 144 W (7:1858-51), ss, 460 w Col av, 34.6x100.11, 5-sty bk tnt; A\$21,800-43,000; also 93D ST, 124 E (5:1521-63), ss, 233.4 e Park av, 16.8x100.11, 3-sty & b stn dwg; A\$9,000-12,000; Jos Geiler of Spokane, Wash, to Max Geiler, 124 E 93; 1-8 pt; sub to life estate of party 2d pt; May 16'11; May14'12. nom

104TH st, 144 W & 93D st, 124 E; Fredk Geiler of Stratcona, Alberta, Can, to same; 1-8 pt; sub to life estate of party 2d pt; May6'11; May14'12. nom

104TH st, 303 E (6:1676-4¼), ns, 75 e 2 av, 25x100.11, 4-sty bk tnt; Louis Botto to Louis Zanelli, 311 E 104, & Antonio Dellavalle, 337 E 104; mtg \$10,000; May 13; May14'12; A\$8,000-13,500. nom

106TH st, 324 W, see Riverside dr, sec 106th.

107TH st, 339 E (6:1679-22½), ns, 71.10 w 1 av, 28.2x75.6, 5-sty stn loft bldg; Elisabetta Pandolfino to Matteo Tantery, 339 E 107; mtg \$15,000 & PM mtg \$—; May14; May15'12; A\$8,000-16,000. O C & 100

108TH st, 67 E (6:1614-29½), ns, 170 w Park av, 17x100.11, 4-sty stn tnt; Rachel Redelsheimer to Ellen Casey, 114 W 49; mtg \$9,650; May15'12; A\$7,500-9,500. O C & 100

108TH st, 403-9 E, see 109th, 406-12 E.

109TH st, 308 W (7:1893-23), ss, 163 w Bway, 19x100.11, 5-sty bk dwg; Lina Buxbaum to Carrie Runkle, 443 E 188; mtg \$24,000 & AL; Apr26; May14'12; A\$16,000-32,000. nom

109TH st, 406-12 E (6:1702-5-8 & 42-46), ss, 95 e 1 av, runs s201.10 to ns 108th (Nos 403-9), xe100xn100.11xe25xn100.11 to 109th, xw125 to beg, 2-sty fr office, 1-sty fr stable & 1-sty fr bldg of stone works; Jno S Myers ADMR Aaron Bussing to Rudolf Seus, 1992 Morris av; QC; May6; May 10'12; A\$63,000-69,000. 225

110TH st, 10 E (6:1615-64), ss, 202 w Mad av, 26x100.11, 5-sty bk tnt; Norman G Cooper to Edwin E Carpenter at Cranford, NJ; mtg \$25,000; Mar21; May16'12; A\$15,500-27,500. nom

111TH st W (6:1594-50), ss, 345 w 5 av, 100x71.10, vacant; Curtis B Pierce EXR Mary G Pinkney to Bessie Davis, 209 E 114; May10; May11'12; A\$—\$. nom

111TH st W (6:1594), same prop; Bessie Davis to Harry B Davis, 187 Cottage av, Mt Vernon, NY; mtg \$30,000; May10; May 11'12. O C & 100

111TH st W (6:1594); same prop; Harry B Davis to Julius Tishman, 25 W 90; mtg \$30,000; May10; May11'12. O C & 100

113TH st, 349-53 E (6:1685-23), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & str; Raphael Kurzrok to Jos J Speth, 514 Putnam av, Bklyn; AL; Mar28; May15'12; A\$17,000-51,000. nom

114TH st, 21-3 E (6:1620), ns, 245 e 5 av 50x100.11; asn rents to extent of \$750; Lillie Lustig to Philip Sugerman, 136 W 118, et al; May11; May13'12. nom

115TH st, 431 E (6:1709-15), ns, 244 w Pleasant av, 40x100.11, 6-sty bk tnt & str; Hannah Beyer to Wayne Investing Co, 100 Bway; mtg \$40,000; Apr30; May10'12; A\$13,000-45,000. nom

115TH st, 233 W (7:1831-13), ns, 300 e Sav, 25x100.11, 6-sty bk tnt; Isaac Poirstein to Harris Schwartz, 951 Av St John; mtg \$27,500; May8; May15'12; A\$15,000-31,000. O C & 100

116TH st, 155 E (6:1644-24), ns, 317 w 3 av, 17x100.11, 3-sty & b stn dwg; Jas P Nelson EXR Johanna Oelze or Annie Earle to Maude C Lizotte, 821 2d, Williamsport, Pa; AL; Feb10; May15'12; A\$10,000-12,000. nom

117TH st, 160 E (6:1644-50), ss, 343.7 w 3 av, 16.8x100.11, 3-sty & b bk dwg; Michl J Fox to Annie P Fox, 162 E 117; 1/2 pt; A L; May14'12; A\$7,000-9,000. gift

117TH st, 137-9 E (6:1645-15-16), ns, 20 w Lex av, 45x80.11, 2-4-sty bk tnts; Julius Padve to Edwin A Cruikshank, 438 Washington av; mtg \$23,000; May10; May11'12; A\$17,500-27,500. O C & 100

118TH st, 18 W (6:1601-48), ss, 285 w 5 av, runs w25x100.11x23xne3.6xn98 to beg 5-sty bk tnt; Chas T Terry ref to Jas Stokes, 68 Park av; mtg \$20,000; FORECLOS; May1; May10'12; A\$15,000-27,000. 3,000

118TH st, 400 E (6:1711-45 1/2), ss, 75 e 1 av, 18.7x75.7, 3-sty bk loft bldg; Isabella McLean et al to Murdock M Campbell, 309 W 111; B&S; Dec29'11; May13'12; A\$5,500-11,000. nom

118TH st, 301 E, see 2 av, 2302.

119TH st, 452 E (6:1806-28 1/2), ss, 98 w Pleasant av, 16.8x100.11, 5-sty bk tnt; Rosanna Rosenfeld to Geo H Coutts, 144 Joramleon, Bklyn; mtg \$13,000; Jan12; May16'12; A\$4,500-13,500. nom

120TH st, 115 E, see 120th, 113 E.

120TH st, 113 E (6:1769-8), ns, 165 e Park av, 20x100.11, 4-sty bk tnt; A\$8,500-13,000; also 120TH ST, 115 E (6:1769-9), ns, 185 e Park av, 20x100.11, 4-sty bk tnt; A \$8,500-13,000; Jno H Wynn to Pauline Gumbiner, 16 E 97; AL; Apr30; May15'12. nom

120TH st, 120 E (6:1768-62), ss, 240 e Park av, 25x100.10, 5-sty bk tnt; Kath Elias to Louis H Kopp, 332 E 50; mtg \$7,800; May1; May14'12; A\$11,000-21,000. nom

120TH st, 118 E (6:1768-63), ss, 215 e Park av, 25x100.10, 5-sty bk tnt; Kath Elias to Louis H Kopp, 332 E 50; mtg \$24,000; May1; May14'12; A\$11,000-21,000. nom

120TH st, 120 E (6:1768-62), ss, 240 e Park av, 25x100.10, 5-sty bk tnt; Theo T Baylor ref to Kath Elias, 332 E 50; FORECLOS; Apr23; Apr30; May14'12; A \$11,000-21,000. 19,000

121ST st, 18 W (6:1720-27 1/2), ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; Morris J Hirsch to F Glynn Young, 18 W 121; May13'12; A\$12,500-23,000. O C & 100

121ST st, 224 W (7:1926-44), ss, 250 w 7 av, 18x100.11, 5-sty bk tnt; Nellie K Howell to Wertherm Realty Co, 149 Bway; mtg \$14,000 & AL; May10'12; A\$11,000-16,000. O C & 100

121ST st, 406 E (6:1808-45), ss, 125 e 1 av, 25x100.11, 5-sty bk tnt; Rose wife Louis Sherman et al to Frances Mayer, 247 E 117; mtg \$12,000 & AL; May13; May15'12; A\$7,000-15,000. nom

121ST st, 506 E (6:1817-31), ss, 98 e Pleasant av, 25x100.11, 3-sty & b fr dwg; Frank A Wahlig Co to E Loewenthal & Son, Inc, a corpn, 1347 Boston rd; mtg \$3,000 & AL; May14; May16'12; A \$5,000-5,500. O C & 100

125TH st, 514 W (7:1979-40), ss, 175 w Ams av, 25x100.11, 5-sty bk tnt & str; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; May9; May10'12; A \$15,000-24,000. O C & 100

129TH st, 401 W, see St Nich ter, 41-7.

129TH st W, nwe Old Bway, see Old Bway, nwe 129th.

131ST st, 112 W (7:1915-41), ss, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Margt J Ellis to Jno L C Schutt, 10 Paris Blvd, Elmhurst, BofQ; mtg \$15,000; May3; 9; May10'12; A\$8,000-11,000. O C & 100

131ST st, 134 W (7:1915-49), ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; Stephen H Jackson to Jno L C Schutt, 10 Paris Blvd, Elmhurst, BofQ; mtg \$15,000; May3; May10'12; A\$9,600-15,000. O C & 100

132D st, 10 E (6:1756-65), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Louis Segelbohm to Sarah Gens, 204 W 119; mtg \$18,800 & AL; May10; May14'12; A\$9,000-21,000. nom

132D st, 249 W (7:1938-15), ns, 355 e 8 av, 19.6x99.11, 3-sty & b stn dwg; Erastus D Benedict to Kathi Zoller, 249 W 132; mtg \$10,000; May13; May14'12; A\$8,500-11,500. nom

133D st, 30 W (6:1730-52), ss, 385 w 5 av, 25x99.11, 5-sty bk tnt; Jno J O'Connor to Margt E Meyer, 1528 44th, Bklyn; mtg \$17,000; May9; May14'12; A\$9,000-20,000. O C & 100

133D st, 163 W (7:1918-9), ns, 175 e 7 av, 25x99.11, 5-sty bk tnt; Henrietta wife & Lewis H Lazarus to Herbert P Martin, 1730 Bway; mtg \$20,750 & AL; May14; May16'12; A\$11,000-22,000. O C & 200

136TH st W, see Riverside dr, see Riverside dr, 587.

138TH st, 68 W, see Lenox av, 546-52.

139TH st, 504 W (7:2070-37), ss, 100 w Ams av, 50x99.11, 6-sty bk tnt; Golde & Cohen, a corpn, to Elias A Cohen, 49 W 113; B&S; mtg \$57,250 & AL; May13'12; A \$20,000-57,000. O C & 100

139TH st, 504 W; Elias A Cohen to Chas Cohn, 51 E 104; B&S; mtg \$57,250 & AL; May13'12. O C & 100

142D st, 462 W, see 142d, 454 W.

142D st, 454 W (7:2058-19 1/2), ss, 118 w Convent av, 18x99.11, 4-sty stn dwg; A\$7,200-16,500; also 142D ST, 462 W (7:2058-22), ss, 189 w Convent av, 17x99.11, 4-sty stn dwg; A\$6,800-16,000; Hyman & Henry Sonn to Lewis S Davis, 439 Manhattan av; mtg \$25,500 & AL; May15; May16'12. O C & 100

143D st, 134-44 W (7:2011-52-55), ss, 191.8 e 7 av, 125x99.11, 3 6-sty bk tnts; Johanna Cohn to Nathan J Cohn, 552 Lenox av; mtg \$114,000; May1; May16'12; A\$54,000-153,000. O C & 100

143D st, 530 W (7:2074-56), ss, 175 e Bway, 17.11x99.11, 3-sty & b bk dwg; Marion Hutchinson to Frank DeK Huyler, 265 West End av; David Huyler, 225 W 86, & Coulter D Huyler at Greenwich, Conn EXRS, Jno S Huyler; mtg \$12,750; May9; May13'12; A\$7,900-11,500. nom

146TH st, 420 W (7:2060-44), ss, 62.6 e Convent av, 37.6x99.11, 5-sty bk tnt; Saml Tillis to Ensign Realty Co, 55 Liberty; mtg \$40,000; May15'12; A\$17,000-42,000. O C & 100

147TH st, 463 W (7:2062-7), ns, 156.3 e Ams av, 18.9x99.11, 3-sty & b bk dwg; Geo H Mallory to Kate B Mallory, both at 114 Park av, Mt Vernon, NY; mtg \$10,000; Apr19'11; May13'12; A\$7,000-13,000. O C & 100

148TH st, 205 W (7:2034-pt lt 25), ns, 137.6 w 7 av, 12.4x99.11, pt 5-sty bk tnt; Geo Ricard to Sherman Co, a corpn, 1400 5 av; mtg \$111,000; Apr2; May11'12; A \$—\$. O C & 1,000

153D st 600 W, see Bway, 3679-81.

160TH st W, nwe Bway, see Bway, swc 161st.

161ST st W, swc Bway, see Bway, swc 161st.

176TH st, 506 W (8:2132-84), ss, 144 w Ams av, 43.6x99.11, 5-sty bk tnt; Wertherm Realty Co to Nellie K Howell, 734 St Nich av; mtg \$37,000; May10'12; A\$11,500-38,500. O C & 100

179TH st W, nec Northern av, see Northern av, nec 179.

182D st, 553 W (8:2154-57), ns, 300 e St Nich av, 25x79.9, 2-sty fr dwg; Jas C Byrne to Mary A Smith, 380 Audubon av; AL; May15; May16'12; A\$7,500-9,000. nom

184TH st W, see Bway, see Bway, sec 184th.

204TH st, late Hawthorne st (8:2226-pt lt 47), nes, 175 nw Sherman av, 25x100, pt 5-sty bk tnt; N Y Trust Co to Hawthorne Constn Co, 530 W 207; QC; May 14'12; A\$—\$. O C & 1,000

204TH st, late Hawthorne st (8:2226-pt lt 45), nes, 125 nw Sherman av, 25x100, pt 5-sty bk tnt; N Y Trust Co to Hawthorne Constn Co, 530 W 207; QC; May9; May10'12; A\$—\$. O C & 1,000

Av A, 1640 (5:1583-4 1/2), es, 60 n 86th, 20x75, 4-sty stn tnt; Albt F Doermer to Lina Doermer his wife, 1640 Av A; 1/2 pt; mtg \$10,000; May9; May10'12; A\$7,500-12,000. nom

Av A, 1444 (5:1488-51), es, 52 s 77th, 25.1x98, 5-sty stn tnt & str; Wm R Wilder et al TRSTES Jno Baird to Hannah wife Samson Wallach, 1361 Mad av; B&S; AL; May1; May16'12; A\$8,000-23,000. O C & 100

Av D, 29-31 (2:373-36), ws, 70.4 s 4th, runs s39.7xw100xn22xe19xn17.7xe81 to beg, 6-sty bk tnt & str; re judgt; Frank Gens to Louis Segelbohm, 18 E 105; May 10; May14'12; A\$25,000-52,000. nom

Av D, 29-31; Louis Segelbohm to Max Fine, 402 Grand; mtg \$50,400; May10; May 14'12. nom

Amsterdam av, 333-5 (4:1147-64), sec 76th (No182), 77.2x25, 5-sty bk tnt & str; Herbt H Hazelton to Jno A Lange, 101 W 70; Herman Lange, 65 W 70 & Hy J Lange, 243 W 98; Mtg \$50,000; May15'12; A\$35,000-55,000. O C & 100

Amsterdam av, 61 (4:1134-1), nec 62d (No 163-5), 25x75, 5-sty bk tnt & str & 1-sty bk str; Rudolph F Schortemeier & ano EXRS & Louis Schortemeier to Minnie Smith, 214 Audubon av & Sophie Haase Hudson County Blvd, North Bergen, NJ; May10; May11'12; A\$25,000-36,000. 48,700

Amsterdam av, 2525-7 (8:2149-76), es, 45.4 n 185th, 41.4x100, 6-sty bk tnt & str; Albt R Lesinsky ref to Henry Ettelson, 206 E 15; FORECLOS, Mar21; May16'12; A 14,500-47,000. 40,000

Amsterdam av, 2529-31 (8:2149-77), es, 86.8 n 185th, 41.4x100, 6-sty bk tnt & str; Albt R Lesinsky ref to Henry Ettelson, 206 E 15; FORECLOS, Mar21; May16'12; A \$14,500-47,000. 40,000

Broadway, 1450, see Bway, 1448.

Broadway, 1448 (4:993-pt lt 47), es, 30.11 s 41st, runs s22.11xe78.9xs22xe20xs24.8xe 59.9xn98.9 to ss 41st (Nos 130-6), xw79.9xs 30xw84.11 to beg; also BROADWAY, 1450 (4:993-pt lt 47), sec 41st (No 138), 31.2x 84.11x30x93.4, this leasehold 9&10-sty bk hotel Albany; Douglass W Mabee & Florence L his wife to 41st St Realty Co, 5 Beekman; AL; May1; May11'12; A\$750,000-1,025,000. nom

Broadway, 1448-50 & 41st st, 130-S W; declaration by Mirabeau L Towns that entire title was vested on Mar5'09 in Douglass W Mabel & Florence L his wife of Saratoga Springs, NY; May1; May11'12.

Broadway, nwe 160th, see Bway, swc 161st.

Broadway (8:2137-pt lt 11), swc 161st, 199.10 to ns 160th, x125, vacant; J Romaine Brown & ano EXRS Loyal L Smith to Leicestershire Realty Co, 2 Wall; AL; May13'12; A\$—\$. O C & 100

Broadway (8:2137); same prop; Leicestershire Realty Co to Herbt Dongan Constn Co, 41 Wadsworth av; AL; May13'12. O C & 100

Broadway, 4308-14 (8:2164-42), es, 37.8 s 184th, 37.11x92.9x37.7x97.11, 6-sty bk tnt & str; Ely Neumann ref to Metropolitan Life Ins Co, 1 Mad av; FORECLOS, May 9; May13'12; A\$—\$. 25,000

Broadway (8:2164-44), sec 184th, 37.8x 97.11x37.4x103.1, 6-sty bk tnt & str; Ely Neumann ref to Metropolitan Life Ins Co, 1 Mad av; FORECLOS, May9; May13'12; A \$—\$. 35,000

Broadway, 3679-81 (7:2099-29), swc 153d (No600), 99.11x150; 6-sty bk tnt; Philip L Sillman to Halidon Court Inc, a corpn, 1 Bridge Plaza N, B of Q; mtg \$290,000; Apr 4; May15'12; A\$121,000-315,000. nom

Central Park W (7:1832-33-40), swc 97th, 100.11x200, vacant; Geraldyn Redmond et al EXRS, &c, Johnston Livingston to Estelle L Redmond & Carola L De L Villars at Tivoli, NY; AL; May16'12; A \$210,000-210,000. nom

Central Park West, 81-3 (4:1121-29), nw c 68th (No 1), 75.5x100, 7-sty bk tnt; A \$165,000-280,000; also 52D ST, 522 W (4:1080-44), ss, 500 e 11th av, 25x100.5, 5-sty stn tnt, 1-sty ext; A \$9,000-18,500; Jos W Moore to Florence Moore his wife, 56 Hawthorne, Bklyn; AT; B&S; Feb15; May 16'12. nom

Greenwich av, 60 (2:606-25), es, 143.7 s 11th, 25x67.10x26.5x59.7, 3-sty bk tnt & str; Jacob Steuhl & Eliza his wife to Eliz Steuhl, Front av, Bronx Manor, Bronxville, NY; mtg \$16,000; May13; May 15'12; A\$12,000-13,500. O C & 100

Lexington av, 477-85 (5:1301-23), nec 46th (Nos 127-9), 100.5x40, 6-sty bk tnt & str; Lillian Realty Co to Anna B Carroll, 35 Schermerhorn, Bklyn; mtg \$118,000 & AL; May13; May14'12; A\$80,000-125,000. nom

Lexington av, 477-85 (5:1301-23), nec 46th (Nos 127-9) 100.5x40, 6-sty bk tnt & str; Anna B Carroll to E & R Realty Co, 80 Maiden la; mtg \$118,000 & A L; May14'12; A\$80,000-125,000. nom

Lenox av, 471 (7:1918-32), ws, 91.2 s 134th, runs w100xs—xn along av, 33.8 to beg, probable omission of e course, 5-sty bk tnt & str; Henry T B Harris to Anita C Chesler, 111 E 19; AL; June27'11; May 11'12; A\$27,000-40,000. O C & 100

Lexington av (5:1306-23), nec 51st; consent to stairway at 51st station; Jno F Ambrose et al to Public Service Commission, 1st District; Apr30; May13'12. —

Lenox av, 546-52 (6:1735-69), sec 138th (No 68), 99.11x100, 7-sty bk tnt & str; Brown-Weiss Realities to Geo B Bergkamp, 417 Clinton av, West Hoboken, NJ; mtg \$150,000; May15; May16'12; A\$95,000-200,000. O C & 100

Manhattan av (mscl) & 101st st, the drug business, &c; power of atty to foreclose mtg &c on above; Wm T Cox of Sherman, Texas to Wm E Holloway, 135 Bway; May1; May10'12.

Madison av, 777-81 (5:1381-22), nec 66th (No 45), 100.5x100, 10-sty bk tnt; Edw D Dowling ref to Barney Estate Co, a corpn, 135 Bway; mtg \$447,000; FORECLOS, May 9; May10'12; A\$280,000-615,000. 195,000

Mt Morris Park W, 26 (6:1721-18), ws, 80 s 123d, 20.11x80, 3-sty & b stn dwg; Richd Croker to Eliz F Croker his wife; B&S; Apr20'99; May16'12; A\$14,500-18,000. nom

Mt Morris Park W, 26; Eliz F Croker to Otto Timme, 27 Mt Morris Park W; May 16'12. O C & 100

Northern (Haven) av (8:2177-166), nec 179th, 100x100, 6-sty bk tnt; Jno D Lannon ref to La Lontaine Ave Realty Co, 13 Lawrence; AL; FORECLOS Apr29; May14; May15'12; A\$30,000-150,000. 5,000

Old Broadway (7:1984-12), nwe 129th; sal Ls; re mtg; Lion Brewery to Frank Bigley; Jan30; May15'12; A\$25,000-70,000. nom

Park av, sec 62d, see 62d, 100-12 E.

Prescott av (8:2255-41 & 95), nws, 225.10 ne Bolton rd, 100x297.10 to Nichols pl, x 104.7x293.8, vacant; also OGDEN AV, 993 (9:2524), ws, 55 s 164th, 25x100, except pt for av, 3-sty fr tnt; also 170TH ST W (9:2532), sec Lind av, 42.11x102.1x50x105.11, vacant; Louis Richter heir &c Max Rechner to Clementine Rechner, 993 Ogdenville av; B&S; AL; Apr9'09; May10'12; A\$7,400-7,400. nom

Park av, 701 (5:1404-1), nec 69th (No 101), 20.5x88.11, 4-sty & b bk dwg; Mary H wife Cornelius B Smith to Geraldyn Redmond at Tivoli, Dutchess Co, NY; May 10; May15'12; A\$53,000-68,000. nom

Park av, 703-7 (5:1404-2-3), es, 20.5 n 69th, 60x88.11, 3-4-sty & b bk dwgs; Barney Estate Co to Geraldyn Redmond at Tivoli, NY; mtg \$130,000; May15'12; A \$99,000-127,000. O C & 100

Park av, 941-3 (5:1510-1), nec 81st (No 99), 34.8x80, 5-sty bk tnt & str; Geo J Humphreys & ano to Gisela Humphrys, wid, 99 E 81; QC; May16'12; A\$54,000-72,000. nom

Riverside dr, 587 (7:2002-101), sec 136th, 102.7x132.2x99.11x109.4, 6-sty bk tnt; Low-ell Realty Co to Northcoate Realty Co, 505 E 5 av; AL; May9; May13'12; A\$125,000-270,000. O C & 100

Riverside dr (7:1891-67), sec 106th (No 324 (30.11x61, 5-sty bk dwg; Matilda W Brower wid to Chas B Barkley, 22 E 47; mtg \$70,000; May14'12; A\$50,000-85,000. O C & 100

189th, 35x95, 2-2-sty fr dwgs; also 3D AV, late COLLEGE AV (11:3033), es, 229.7 s Pelham av, a strip, runs e95xn2.9xw95 to av xs2.9 to beg, except parcels conveyed to N Y & H R R Co; Martin J Klug to Oscar Le Roy Warren at 80 Waller av, White Plains, NY; QC & B&S; AL; May13; May14'12. nom

Adams st, Morris Park av, Columbus av, 189TH st, 445-9 E Oakley av, Crotona av, 1973, Interior Lot, Crotona av & 3D av, 4762-4, same prop; all land &c conveyed to party 1st pt by party 2d pt & recorded May14'12; Oscar Le Roy Warren to Martin J Klug & Mary A his wife, 1973 Crotona av as tenants by entirety B&S & C a G; May14; May15'12. nom

Adams st (*), nes, 99.3 s Morris Park av, runs s41.1xw1.3xw28.9xs40.7xe28.4xe 1.8 to beg, being land in bed of st; deed of cession; Maria Dosso to City of NY; B&S; May13'11; May15'12. nom

Adams st (*), same prop; re mtg; Fredk H St John TRSTE for Emma St John to same; QC; Apr19'11; May15'12. nom

Alice st, swc Mulford av, see Story av, ss, 174 w Castle Hill av.

Bartholdi st (*), ss, 30.7 e Rosewood av, 25x100, except pt for st; Sebastiano Rizzo to Alfredo & Concettina Allegrezza, 522 E 16; May11; May14'12. O C & 100

Barry st or Leggett av (10:2736), nwc 144th or Worthen (Nos 1123-5), 100x50, except pt for av & Barry, 1 & 2-sty fr dwgs; Patk J Bradley et al to Ellen M Quinlan, 679 Timpson pl; mtg \$1,500 & AL; May14; May15'12. O C & 100

Brandt pl, see Aqueduct av, see Aqueduct av, sec Brandt pl.

Fort Independence st (12:3258), es, abt 1,245 s 238th, 25x156.7x23.4x157.11, vacant; Francis J McGovern et al to Benj A Jackson, 254 W 73; Sept21'11; May10'12. nom

Fox st, 1072 (10:2726), es, 636 n 165th, 20.10x100, 3-sty bk dwg; Ida Signal to Jno J Scriven, 1068 Fox; mtg \$8,000; May15; May16'12. O C & 100

Ford st, swc Webster av, see Webster av, swc Ford.

German pl (9:2360), es, 78.1 n 156th, 75.1 x100.4x75x96.9, vacant; Elmer C Miller ref to Saml Y Hampton, 320 Sumner av, Bklyn FORECLOS, Apr30; May11; May13'12.

15,000

Gouverneur pl 9 (9:2388-22), ns, 177.9 e Park av, 25.6x119.5, land in bed of st in front of above; deed of cession; Anna Brender to City of NY; B&S; Mar13; May 15'12. nom

Gouverneur pl 9; re mtg; Central Trust Co of NY trste; Kath L Standish to same; QC; Mar13; May15'12. nom

Gouverneur pl 3 (9:2388-25), ns, 99.8 e Park av, 26x119x irreg x123, land in bed of st in front of above; deed of cession; Christian Koch to City of NY; B&S; Mar14; May15'12. nom

Gouverneur pl 3; re mtg; Central Trust Co TRSTE; Kath L Standish to same; QC; May15'12. nom

Green la (*), ss, 629.7 e Castle Hill av, 25x103.1; also Columbus av (*), ns, 53 w van Buren, 26.6x107x25x98; Alberto Chiappa of Atlanta, Ga, to Luigia Chiappa his wife, 513 Van Nest av; mtg \$2,000 & AL; May9; May15'12. O C & 100

Home st, 881 (10:2694), ns, 115.7 w 169th, 25x60.1x27.2x49.5, 2-sty fr tnt & str; Saml Shapero to Jennie Gold, 1479 Washington av; mtg \$5,350; May9; May13'12. O C & 100

Home st (11:2986), ns, 40.3 e Hoe av, runs e135.11xn94.3xw75xs5xw60xs104.9 to beg, 3-5-sty bk tnts; re mtg; U S Life Ins Co to Hoe Realty Co, 1205 Hoe av; QC; May9; May10'12. 80,000

Horton st (*), ss, 204 e City Island av, 219.6x135x219x137.3; Merchants Lloyds Realty Co to Jno W Miller, 109 Fordham; mtg \$7,000; May9; May11'12. nom

Herschell st, 1319 (*), ws, 126.7 se Halsey pl, 25x94.10x25x98.10; Jas C Waddell to Albt S Reed, 316 W 52; mtg \$3,250 & AL; May 15; May16'12. nom

Kelly st, 990 (10:2715), nec Westchester av (No 961), 150.1x17.10x113.3x100, 5-sty bk tnt & str; Putnam Realty Co to Wm Sherwood, 21 Washington av, New Rochelle, NY; mtg \$77,000 & AL; May15; May 16'12. O C & 100

Kelly st, 835 (10:2702), ws, 226 n Longwood av, 40x100, 5-sty bk tnt; Eliz McPhillips to Eliz G Palmer, 774 Tinton av; mtg \$34,000 & AL; May7; May10'12. O C & 100

Lyman pl (11:2970), es, 252 s Freeman, runs e90.1lxse9.2xsw25xse14.10xsw20.2x w 80 to pl, xn50 to beg, vacant; E Loewenthal & Son, Inc, a corpn to Frank A Wahling Co, a corpn, 406 E 149; mtg \$2,220 & AL; May14; May15'12. O C & 100

Melville st (*), bet Morris Park av & n 1 NY & NH & H R R Co land lying in bed of st in front of lot 224, map Van Nest Park; deed of cession; Herman Doering to City of NY; AT; B&S; Jan3'11; May 15'12. nom

Melville st (*); same prop; re mtg; Wm & Minnie Eichmann to same; QC; Apr19'11; May15'12. nom

Melville st (*), ws, 150 n Van Nest av, runs e— to cl st xn25xw—xs25 to beg, being land in bed of st; deed of cession; Benj Cohen to City of NY; B&S; May13'11; May15'12. nom

Reservoir Oval E, es, abt 450 s Reservoir pl, see Perry av, 3323-5 on map 3323-7.

St Pauls pl, 480-90, see Washington av, sec St Pauls pl.

Sound View pl, ws, lots 94 to 96, map Penfield prop, see Baker av, es, lots 103-5, same map.

Terrace pl (*), ns, 150 w King av, 75x 148 to LI Sound, x—x194; Jno C Bremen to Jos C Dixon, 701 Minnieford av, City Island; AL; May8; May14'12. O C & 100

Timpson pl, 521 (10:2600), nws, 258.3 sw 149th, 25x100, 2-sty fr dwg; Jas A Foley ref to Edw Robitzek, 759 Beck; mtg \$2,200; FORECLOS, May8; May10'12. 100

Thwaites pl, see Bronx Park E, or Bronx Blvd, see Bronx Park E, or Bronx Blvd, sec Thwaites pl.

Van Buren st (*), nec Van Nest av, runs w25 to cl Van Buren, xn100xe25xs100 to beg, being land in bed of st; Ira M Ansoerge to City of NY; Jan11; May15'12. nom

Van Buren st (*), same prop; re mtg; Mark P Ansoerge to Ira M Ansoerge, 1043 E 14, Bklyn; QC; Jan11; May15'12. nom

Victor st, es, 200 n Van Nest av, see Washington st, ws, 175 n Van Nest av.

Whittier st, ws, 100 s Garrison av, see Longfellow av, ws, 125.6 n Garrison av.

Washington st (*), ws, 175 n Van Nest av, 25x95; also VICTOR ST (*), es, 200 n Van Nest av, 25x95; Ellen Doyle wid to Ellen Doyle her daughter, 9 W 102; May 13; May14'12. gift

Worthen st, 1123-5, see Barry, nwc 144 or Worthen.

West st, ns, abt 40 w Mohegan av, see Crotona pkwy, sec 182d.

West st, ss, abt 10 w Honeywell av, see 181st E, ns, 21.6 w Honeywell av.

5TH st E (*), ns, 195 e Zerega av, 25x 100, Westchester; Annie Anderson to Annie Kroupa & Francis Costinger, both at 2413 Maclay av; May9; May10'12. O C & 100

132D st E, nwc Brook av, see Brook av, ws, for ss So Blvd or 133d to ns 132d.

136TH st, 374 E (9:2298), ss, 206.6 w Willis av, 25x100, 5-sty bk tnt; Helena Wolf to Julius Wolf her husband, 458 Brook av; B&S; AL; May10; May15'12. nom

137TH st E, nwc Cypress av, see 138th E, ss, 350 w Home av.

138TH st E, swc Cypress av, see 138th E, ss, 350 w Home av.

138TH st E (10:2550), ss, 350 w Home av, runs s200 to ns 137th, xe1.11 to ws Cypress av, xn200 to 138th, xw1.11 to beg; Alfred Wagstaff EXR Cath E Daly & American Soc for the Prevention of Cruelty to Animals to Otto Sartorius, 184 Washington Park, Bklyn, & Otto F Gierisch, 545 W 111, as TRSTES Hy F Gierisch for Clara A Gierisch et al; May10; May13'12. O C & 3,500

139TH st, 437 E (9:2284), ns, 383.4 e Willis av, old line, 16.8x100; re mtg; August R Haeuser to Wm J O'Gorman, 420 E 135; QC; sub to mtg \$4,500; Jan24; May 10'12. 1,000

139TH st, 437 E; Wm J O'Gorman to Minnie Mazziotta, 376 E 139; mtg \$4,500; Apr30; May10'12. nom

142D st, 348-52 E (9:2304), ss, 231.6 e Alex av, 75x100, 1 & 2-sty bk stable; Mutual Milk & Cream Co to Central Dairy Co, 322 E 103; AL; May11; May13'12. nom

142D st E (9:2304), ss, 231.6 e Alex av, a strip 75x— lying bet old & new lines of 142d; Edw Willis et al heirs, &c, Edw Willis deed to Mutual Milk & Cream Co, 214 E 22; AT; QC; May11; May13'12. nom

142D st E (9:2304); same prop; Mutual Milk & Cream Co to Central Dairy Co, 322 E 103d; AT; QC; May11; May13'12. nom

142D st E, nec Concord av, see Concord av, nec 142.

144TH st, 1123-5, see Barry, nwc 144th or Worthen.

144TH st, 354 E (9:2306), ss, 134.11 e 3 av, 25x100, 4-sty fr tnt; Mary Ganther to Chas Neundorff, 285 E 141 & Philip Bender 705 E 163; AL; May3; May11'12. O C & 100

145TH st, 546 E, see 145th, 550 E.

145TH st, 356 E (9:2306), ss, 78.4 e 3 av, 25x100, 2-sty & b fr bk ft dwg; Jno H Wynn to Mary Meade, 520 E 146; AL; Apr 8; May11'12. nom

145TH st, 550 (S24, E (9:2271)), ss, 75 w St Anns av, 37.3x99.9, 6-sty bk tnt; also 145TH ST, 546 E (9:2271), ss, 112.3 w St Anns av, 37.3x99.9, 6-sty bk tnt; Paulward Co, a corpn, to Annie L & Ferdinand G Kneer, 236 W 51, tenants by entirety; AL; May15; May16'12. nom

150th st, 339 E (9:2410), ns, 100 w Courtland av, 25x118.5, 5-sty bk tnt; Emanuel Trucco to Pietro Rezzoagh, 339 E 150 & Giuseppe Rezzoagh, 512 North Middletown, NY & Louis Peroni, 83 Baxter; mtg \$18,000; May9; May10'12. nom

153D st, 265 E, see Morris av, 673-5.

157TH st, 424-6 E (9:2378), ss, 150 w Elton av, 50x167.6x50x165, 5-sty bk tnt; Thos D Malcolm Constn Co to Herman Menaker, 428 E 157, & Abr Stolwein, 427 E 158; mtg \$40,000; May15; May16'12. O C & 100

158TH st, 404 E (9:2379), ss, 21 e Melrose av, 50x98.2, 5-sty bk tnt; Geo Laemmle et al to Jacob Grunder, 450 E 179; mtg \$35,000; May14'12. nom

159TH st E, see Park av, see Park av, 3124.

163D st E, nwc Grant av, see Grant av, nwc 163.

164TH st, 496 E (9:2368), ss, 141.6 e Washington av, 40x100, 5-sty bk tnt; Kingsley Contracting Co to Wm E Diller, 912 Grand Blvd & Concourse; mtg \$32,500; May15; May16'12. nom

165TH st E, ss, abt 75 w Hoe av, see Westchester av, ses, 100 ne So Blvd.

170TH st W (9:2532 & 2534), sec Lind av, 42.11x102.1x50x105.11, vacant; Clementine Rechnitzer et al heirs, &c, Max Rechnitzer to Otto Kronmuller, 582 E 141; mtg \$7,065; May10'12. O C & 100

170TH st W, see Lind av, see Prescott av, nws, 225.10 ne Bolton rd, Manhattan.

172D st E or Randolph av (*), nec St Lawrence av, runs n— to ws Beach av, xs — to cl 172d, xw—xn— to beg; deed of cession; Wm W Astor of London, Eng to City of NY; B&S; Mar31'11; May15'12. nom

175TH st E, es, 100 s Story av see 176th E, ws, being lot 1122 Gleason prop.

175TH st E (*), ws, 206.9 n Watson av, 50x100; Maria R Bua to Jacob Bate, 758 West End av; mtg \$240 & AL; May9; May 10'12. nom

176TH st E (*) ws being lot 1122 map Gleason property; also 175TH ST E (*), as 100 s Story av 149.11x—x117.3x100; Long Island Properties Co to Eliz Dietrich, at Hackensack, NJ; AL; May10; May 11'12. nom

176TH st W, nwc Jerome av, see Jerome av, nwc 177th.

177TH st W swc Jerome av, see Jerome av, nwc 177th.

177TH st W, nwc Jerome av, see Jerome av, nwc 177th.

179TH st, 450 E (11:3035), ss, 83 e Park av, 33x85, 4-sty bk tnt; Jacob Grunder to Louis H Giraud, 1001 Faile; mtg \$12,000; May14; May15'12. O C & 100

179TH st, 446 E (11:3035), ss, 50 e Park av, 33x85, 4-sty bk tnt; Jacob Grunder to Geo Laemmle, 953 Prospect av; mtg \$12,000; May14'12. O C & 100

179TH st 782 E, see Mapes av, 2011.

181ST st E (11:3124), ns, 21.6 w Honeywell av, runs w50.6xn88.7 to West, xe50x s81.4 to beg, 2-5-sty bk tnts; Abr Benedict ref to Warren Bldg Co, 2304 Morris av; mtg \$7,700; FORECLOS, Apr24; May9; May14'12. 6,500

182D st E, see Crotona pkwy, see Crotona pkwy, sec 182.

182D st E, swc Mohegan av, see Crotona pkwy, sec 182.

182D (North) st E (11:3119), being land lying in bed of st in front of lots 21 & 44, map Wardsville agmt releasing easement as to light air & access; Mary C Breen with Corn Exchange Bank, 15 Wm et al; May11; May15'12. nom

186TH st, 468 E (11:3039), ss, 280 e Park av, 20x100, 4-sty bk tnt; Elsie Realty Co to Saul Friedman, 61 E 102; mtg \$9,000; May15; May16'12. O C & 100

187TH st, 731 E, see Crotona av, 2400.

189TH st, 445-9 E, see Adams, ws, 228 s Col av.

204TH st, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 204th.

216TH st E (2d av) (*), ns, 81 e White Plains av, 33.4x114, Wakefield; Mary Ellis to Stephen J Stilwell, 3311 Olinville av; mtg \$3,500; May14; May16'12. O C & 100

217TH st E (*), ns, 469 e White Plains rd, 12.6x114.6; mtg \$3,800 on this & other 12.6x114.6 adj on w; also 220TH ST E (*), ss, 50 w from e line lot 358, 50x114, being pt lot 358, map (143 in West Co), of Wakefield; mtg \$5,760; Jno A Blackwood to Robt L Moffett, 471 Park av; May10'12. nom

218TH st E (*), ss, 81 e White Plains av, 50x114, Wakefield; N Y Co op Bldg & Loan Assn to Herbert Royal, 710 E 218; B&S & confirmation deed; July8'08; May 14'12. nom

220TH st E, ss, 50 w from e line lot 358, map Wakefield, see 217th E, ns, 469 e White Plains rd.

226TH st E, nwc Barnes av, see Barnes av, nwc 226.

226TH st E (*), ss, 155 w Barnes av, 50x 114, Wakefield; Peter Bonelli to Serafina Mirabella & Nellie Miano, both at 766 E 226; mtg \$10,000; Jan18'12; rerecorded; from Jan19'12; May16'12. O C & 100

226TH st E (*), ss, 180 w Barnes av, 25x114, Wakefield; Nellie Miano & Serafina Mirabella, to Thos J Henry 459 E 135; mtg \$5,000; May10; May16'12. O C & 100

226TH st E (*), ss, 155 w Barnes av, 25 x114; agmt fixing w line at 606.11 e White Plains av, & the e line at 25.1 e from said w line; Serafina Mirabella & Nellie Miano owners with Jos Buehler & Cath Wagner mortgagees; May7; May16'12. nom

233D st E, nec Kepler av, see Kepler av, es, 100 s 235.

233D st E (*), ns, 137.6 w Carpenter av, a strip 5x113; re mtg; Woodlawn Cemetery, a corpn, to Robt Mayer, 611 E 233; May15; May16'12. nom

233D st E (*), ns, 137.6 w Carpenter av, 25x113; Woodlawn Cemetery to Robt Mayer, 611 E 233d; May15; May16'12. 2,400

235TH st E (12:3376), ns, 475 e Kepler av, 25x100, vacant; Anne G & Victoria Blewett to Wm H Blewett, 811 Eagle av; AT; QC; Apr29; May13'12. nom

235TH st E (12:3376); same prop; Edw N Blewett to same; AT; QC; Apr29; May 13'12. :om

235TH st E (12:3376); same prop; Sylvia J Ellin & ano to same; QC; AT; Apr 29; May13'12. nom

236TH st E (12:3377), ns, 475 e Kepler av, 50 x 100, vacant; Richd Clemens to Clemens Constn Co, 2401 1 av; mtg \$1,000; May9; May10'12. O C & 100

250TH st W, nwc Fieldston rd, see Fieldston rd, nwc 250.

259TH st W (13:3423), ss, 150 e Tyndall av, 50x154.6x54.8x177.4, vacant; Mary Montgomery to Marion D Collyer at Chelsea-on-Hudson, NY; Aug31'10; May10'12. O C & 100

261ST st, 400 W, see Tyndall av, swc 261.

261ST st W (13:3423), see Liebig av, 40 x100, vacant; Fredk P Forster et al to Ella F Bradley, 1930 Aqueduct av, AL; Mar14; May15'12. O C & 100

261ST st W, nwc Liebig av, see 261st W, (see Liebig av.

261ST st W (13:3423), see Liebig av, 40 x100; also 261ST ST W (13:3423), nwc Liebig av, 50x100, vacant; re mtg; Edw S Clark to Fredk P Forster, 270 W 84, & Henry A Forster, 316 W 84; QC; Feb27; May15'12. 5,000

Aqueduct av (11:2876), see Brandt pl, 125x100, vacant; Chelsea Realty Co to Morell Realty Co, 116 W 164, Bronx; mtg \$14,325; May3; May14'12. O C & 100

Belmont av (11:2947), ws, 100 s Tremont av, or 177th, 100x50, 2-sty fr dwg; Danl F Callahan to Bernhard Moral, 1980 Mad av; AL; May11; May13'12. O C & 100

Barnes av (*), nwc 226th, 39x105; Philomena Perri to Angela Gliberty, 769 E 224; AL; June30'11; May11'12. O C & 100

Brook av, 1310 (11:2894), es, 158.3 n 169th, 43x100.6 to land of Harlem R R, 6-sty bk int; Polatschek-Spencer Realty Co to Anton Bodo, 339 E 6; mtg \$37,750 & AL; May10; May11'12. nom

Boston rd (10:2613), nws, 99.8 sw 167th, 50.4x110, vacant; Chas Graef to Americon Realty Co, 1076 Boston rd; May9; May11'12. O C & 100

Boston rd (10:2613), nws, 99.8 sw 167th, 50.4x110, vacant; re two mtgs; Henry Ruhl to Chas Graef, 1076 Boston rd; QC; Apr23; May10'12. nom

Bainbridge av, es, abt 150 n Kingsbridge rd, old line, see Marion av, 2543.

Baker av (*), es, lots 103 to 105, map Penfield, prop So Mt Vernon, 170.6x100x105 x100, except pt for av; also SOUND VIEW PL (*), ws, lots 94 to 96, same map, 163.6 x100x165x100; Jas T Penfield to Ralph Wilson, 8 South 11 av, Mt Vernon, NY; May15'12. nom

Boston rd, 1214-6 (10:2663), es, 37.7 n 168th, runs e117.11x37.8xe12.6xn37.8xw101 to rd, xs80.11 to beg, 2-5-sty bk tnts; Sellwell Realty Co to Hudson Realty Co, both at 115 Bway; mtg \$56,000; Apr17; May15'12. O C & 100

Beech av (*), ss, 175 w Elm, 75x100, Lacionia Park; Chas E Moore ref to Carmela Cannatella, 1421 Needham av; FORECLOS, Apr26; May14; May15'12. 1,255

Beech av (*), ss, 125 w Elm, 50x100; Geo E Moore ref to Adelaide A Wapst, 3318 White Plains rd; FORECLOS, Apr26 May14; May15'12. 805

Brook av, nwc 132d, see Brook av, ws, from ss So Blvd, or 133 to ns 132d.

Brook av (9:2277), ws, from ss So Blvd, or 133d to ns 132d, 200x95, vacant; Chas S Brown et al EXRS, & Lewis B Brown to Moses Schorsch, 38 W 97; AL; Apr26; May14'12. 35,000

Brook av (9:2277); same prop; Moses Schorsch to Champion Realty Co, 510 E 73; AL; May10; May14'12. nom

Briggs av, 2769 (12:3301), ws, 280 n 196th, 20x94.10x20x94.6, 3-sty bk dwg; Inland Holding Co to Geo P Tarbox, 2547 Marion av; mtg \$7,000; May14'12. O C & 100

Bronx Park av (*), es, 100 s Burke av, 75x90; Jno J Delehanty to Theresa V K Bourke, 715 Burke; AL; Feb17; May14'12. nom

Briggs av (*), ns, 450 e 4th, 25x211x25 x211.5, Valentine Schneider et al to Nich Weiszmandel, 240 Tremont av E; mtg \$3,800; May13; May14'12. O C & 100

Bronx Park E or Bronx Blvd (*), see Thwaites pl, 50.1x96.3x50x92.6 being lots 7 & 8 map (1562) Bronxdale Manor, estate of Geo Reiss; Henry Doscher et al EXRS, & Geo Reiss to Arthur W A Weyers, at Reiss pl & Bronx Blvd; AL; Apr30; May 16'12. 4,050

Bronx Park E (*); same prop; re dower; Anna Reiss wid to same; AT; QC; Apr 30; May16'12. O C & 100

Bronx Park E (*); same prop; re mtg; Wm Grosspeter to same; QC; Apr30; May 16'12. 250

Bronx Park E (*); same prop; re mtg; Dollar Savings Bank to same; QC; Apr30; May16'12. 2,500

Bathgate av, 2504 (11:3059), es, 100.4 s Pelham av, 50x82.4, 5-sty bk int; August Nelson to Edna Egan, 754 Greenwich; mtg \$33,000; May15; May16'12. O C & 100

Bathgate av, 2504; Edna Egan to Alida Amabile, 2316 Hughes av, & Teresa Lauritano, 2318 Hughes av; mtg \$34,500; May 15; May16'12. O C & 100

Bassford av, 2240 (11:3050), es, 115.10 n 182d, 17.6x74.11x17.6x74.4, 2-sty fr dwg; Aug W Hoyer to Barbara Hoyer, 2240 Bassford av; QC; May16'12. nom

Courtlandt av, 929 (9:2409), ws, 175 n 162d, 25x133.1x25.3x137, 5-sty bk int; Aug Gerleit to Jas Devito, 226 Sullivan; mtg \$20,500; May15'12. nom

Crotona pkwy (11:3119), see 182d, runs e218.9 to ws, Mohegan av, xs67.5xw24.5xs w100 to ns West, xw50x100xw115.5 to pkwy, xn79.9 to beg; Mary C Breen to Seitz Realty Co, 200 E 33; mtg \$26,500; May14; May15'12. O C & 100

Cypress av, nwc 137th, see 138th E, ss 350 w Home av.

Cypress av, swc 138th, see 138th E, ss, 350 w Home av.

Crotona av, 2400 (11:3104), nec 187th (No 731), 200x100, vacant; Michele Bolognini to Nista Constn Co, 655 E 189; mtg \$21,625; May10; May13'12. O C & 100

College av, 426 (9:2325), ses, 50 sw 145th, 25x100, 2-sty & b fr dwg; Jonas Weil et al to Bertha Kaufmann, 1767 3 av, B&S; AL; May10; May13'12. O C & 100

Crotona pkwy, 1954-6 (11:2985), see Tremont av or 177th (No 880), 109.9x96.4x 101x126.11, 6-sty bk int & str; Rosa Realty Co to Honeoye Realty Corp, 220 Bway; mtg \$125,000; Dec19'11; May13'12. O C & 100

Crotona pkwy (11:2985), es, 384.3 s Tremont av or 177th, 54.11x129x52.2x136.9, 4-sty bk int; also DALY AV, 1915 (11:2985), ws, 353.8 s Tremont av or 177th, 50.6x129x52.2x136.9, 4-sty bk int; Rosa Realty Co to Honeoye Realty Corp, 220 Bway; mtg \$83,000; Dec19'11; May13'12. O C & 100

Carpenter av (*), es, 85.6 s 229th, 28.6x 105, Wakefield; Chas H Baechler to Jas Martinelli, 787 E 211; May7; May13'12. O C & 100

Concord av (10:2574), nec 142d, runs n 145xe116.7xs45xw16.7xs100 to ns 142d, xw 100 to beg, vacant; Wm C Evans to Ward Bread Co at So Blvd & St Marys; mtg \$16,000; Apr29; May10'12. O C & 100

Concord av (10:2574), es, 145 n 142d, a strip, 5x116.7; Wm C Evans to Ward Motor Vehicle Co, cor Concord av & St Marys mtg \$16,000; Apr29; May10'12. O C & 100

Clay av, 1228 (9:2427), es, 34.6 n 168th, 43.3x80, 5-sty bk int; Harry M Cohen to Bernard & Lena Levy, 1228 Clay av; AT; mtg \$25,000; May9; May10'12. O C & 100

Creston av (12:3318), ws, 47.4 n 196th, 23.8x75.3, 3-sty bk dwg; Wm C Bergen to Geo H Hachmann, 1162 Forest av; mtg \$7,000 & AL; May14'12. O C & 100

Chatterton av, ns, 119 e Virginia av, see Story av, ss, 174 w Castle Hill av.

Concord av, 496 (10:2580), es, 20 n 147th, 19.8x100, 3-sty bk dwg; Warren Leslie ref to Hyman Grossman, 1317 3 av, & Newman Grossman, 2750 3 av; AL; FORECLOS, Apr25; May15; May16'12. 5,100

Columbus av, ns, 53 w Van Buren, see Green la, ss, 629.7 e Castle Hill av.

Concord av, 498 (10:2580), es, 39.8 n 147th, 19.8x100, 3-sty bk dwg; Warren Leslie ref to Harlem Savings Bank, 124 E 125; AL; FORECLOS, Apr25; May15; May16'12. 5,000

Concord av, 500 (10:2580), es, 59.4 n 147th, 19.8x100, 3-sty bk dwg; Warren Leslie ref to Harlem Savings Bank, 124 E 125; AL; FORECLOS, Apr25; May15; May16'12. 5,000

Columbus av, ns, 100 e Fillmore, see Adams st, ws, 228 s Col av.

Crotona av, 1973, see Adams st, ws, 228 s Col av.

Crotona av, ws, 275 s 179, see Adams, ws, 228 s Col av.

Daly av, 1915, see Crotona pkwy, es, 384.3 s Tremont av.

Daly av (11:2985), ws, 101 s Tremont av or 177th, 101x127, vacant; Jno A Clayton to Merrell Realty Co, 35 Nassau; mtg \$18,500 & AL; May8; May13'12. O C & 100

Daly av (11:2985); same prop; re judgts; Louis Padulo to same; May9; May13'12. nom

Decatur av, nec Kingsbridge rd, see Webster av, 2535-41.

Decatur av, 2977 (12:3285-41), ws, 51 s 201st, 39x110, 2-sty fr dwg; Valentine Constn Co to Emille Von Der Linden, 2977 Decatur av; mtg \$6,800; Sept14'11; May14'12. nom

Ellis av (*), ns, 305 e Havemeyer av, 100x216 to ss Newbold av, Unionport; Rossiter L Waters to Spencer Waters, 216 W 100; 1/2 pt; mtg \$2,500 & AL; May13; May14'12. nom

Ellis av (*), ss, 205 e Olmstead av, 100x 108, Unionport; Edna L Brunner to Sidney B Hickox, 2246 Gleason av; May15'12. O C & 100

Edgewater rd, see Garrison av, see Garrison av, sec Edgewater rd.

Eden av (11:2820), es, 289.4 s Belmont 48.7x100.6x38x100, vacant; Geo C Woolf to Louisa C Woolf, 1558 Grand Blvd & Concourse; B&S; May15'12. nom

Elten av, 679-S1 (9:2375), ws, 50 s 154th, 53x100, 5-sty bk int & str; Henrietta A Kroll to Henrietta Realty Corp, 639 Fox; mtg \$48,150; May15; May16'12. nom

Fieldston rd (13:3415), nwc 250th, runs e101 to es of rd, xn308xw101 to ws rd, xs 298 to beg, being land in bed of rd; Delafield Estate, 25 Broad to City of NY; May 17'11; May15'12. nom

Fulton av, 1557-67 (11:2929), ws, 81.7 n Wendover av, runs n125xw168xs50.3x72.10 xs75xe100 to beg, 3 5-sty bk tnts; Rosa Realty Co to Honeoye Realty Corp, 220 Bway; mtg \$110,000; Dec19'11; May13'12. O C & 100

Fairfax av, see Waterbury av, see Waterbury av, sec Fairfax av.

Garrison av (10:2761), ss, 25 w Longfellow av, 50x100, vacant; Herman Tuchman to Ella T Goldstein, 315 Park av, East Orange, NJ; AL; B&S; May16'12. nom

Grand av (11:3212), ws, 50 n 184th, 50x 90; land in bed of st in front of above; deed of cession; Francesco Carlucci to City of NY; B&S; Aug29'11; May15'12. nom

Grand av (11:3212), same prop; re mtg; Danl L Mott to same; QC; Oct14'11; May 15'12. nom

Grand Blvd & Concourse (11:2822 & 28383, ws, 181 s 174th, 67.10x87x75x67.8, vacant; Chas Spillner to Julius Schork, 1620 Aqueduct av; 1/2 pt; May9; May15'12. O C & 100

Grand Blvd & Concourse (12:3311), nec 204th, a strip, 82.6x5.7x82.6x7.1; Herman Hoffstadt to Friedrich Hoderman, 201 E 204; QC; May3; May14'12. O C & 100

Garrison av (10:2762), ss, 25 w Whittier 75x100; Anton Bodo to Polatschek-Spencer Realty Co, 938 St Nich av; mtg \$3,500 & AL; May10'12. nom

Grant av (9:2446), nwc 163d, 55.9x95.2, vacant; Wm E Diller to Kingsley Contracting Co, a corp, 3210 3 av; AL; May 15; May16'12. nom

Garrison av (10:2762), see Edgewater rd, — to Bronx River, 9 lots, fr bldgs of coal yard; CONTRACT; Chas D McDonnell or Chas McConnell to Wm D McDonnell; 1-3 pt & AT as creditors & stockholder of McConnell Coal Co, a corp; May11; May13'12. 22,500

Holland av (*), ws, 25 n 214th, 25x100; Chas W Dayton ref to Eugene L Brisach, 3777 Willett av; AL; FORECLOS, Apr16; May15; May16'12. 500

Hoe av, 1541 (11:2982), ws, 205 n 172d, 20x100, 3-sty bk dwg; Eliz G Palmer & Julius Oestreicher to Eliz McPhillips, 1200 Franklin av; mtg \$8,850 & AL; May9; May 10'12. O C & 100

Harrington av (*), ss, 500 w Cornell av, 50x90.1x46.2x90; Julius Schork to Chas Spillner, 1624 Aqueduct av; May9; May14'12. O C & 100

Jackson or Robbins av, 537 (10:2557), ws, 100 s 149th, 25x109, 2-sty fr dwg; Appleton D Palmer ref to Katie T wife Geo Voelbel, 377 E 140; AL; FORECLOS, Apr25; May1; May14'12. 4,300

Jerome av, es, 166.5 s Potter pl, or 264th, see Webster av, old es, 632.10 s of an angle in av.

Jerome av, nwc 176th, see Jerome av, nwc 177th.

Jerome av, swc 177th, see Jerome av, nwc 177th.

Jerome av (11:2862), nwc 177th, 221.11 x—x105.3, vacant; also JEROME AV (11:2861), swc 177th, 137.8x100.4x104.8 x105.3, vacant; also JEROME AV (11:2861), nwc 176th, 100x100x—x103.3, vacant; Lewis S Davis to Jerome Holding Co, 95 Liberty; AL; May15; May16'12. O C & 100

Jerome av (11:2861 & 2862); same prop; Jerome Holding Co to Central Bldg Impt & Invest Co, 149 Church; mtg \$59,000; May15; May16'12. O C & 100

Kepler av, nec 233d, see Kepler av, es, 100 s 235.

Kepler av (12:3375), es, 100 s 235th, 53.7 to ns 233d, x106.4x89.11x100, except pt for 233d, vacant; Adelbert J Howe to Elmsere Cab & Car Co, a corp, 789 Elmsere pl; May10; May11'12. nom

Kingsbridge rd, 50 E (11:3177), ss, 25 e Morris av, 20x77.8x20x78.8, 3-sty bk dwg; Angele Wolf to Charlotte D Meisel, 113 Montague, Bklyn, & Katiyrn R Bragaw, 340 Hartford rd, South Orange, NJ; mtg \$10,100; May11; May13'12. O C & 100

Kingsbridge rd, nec Decatur av, see Webster av, 2535-41.

Kingsbridge rd, nwc Webster av, see Webster av, 2535-41.

Liebig av, see 261, see 261st W, sec Liebig av.

Longfellow av (10:2741), ws, 125.6 n Garrison av, 25x100; also WHITTIER ST (10:2741), ws, 100 s Garrison av, 50x100, vacant; Fanny wife Anton Bodo to Polatschek-Spencer Realty Co, 938 St Nich av; mtg \$1,900 & AL; May10'12. nom

Longfellow av (11:3009), es, 200 n 172d, 100x100, vacant; Jackson Associates to Madeleine Hawn, 1239 Simpson; AL; Apr 6; May14'12. O C & 100

Lind av, see 170th, see 170th W, sec Lind av.

Longfellow av, 1438 (11:3007), es, 150 s Jennings, 25x122.6x26.10x115, 2-sty fr dwg; Chas Johnson to Theresa Bastone, 1160 West Farms rd; mtg \$3,000; May10; May 11'12. O C & 100

Lind av, see 170th, see Prescott av, nws 225.10 ne Bolton rd, Manhattan.

Lyon av (*), ns, 30 w Parker av, 25x 100; Agnes M Pragnell to C Edw Schumacher, 530 W 153; C a G; mtg \$6,000; May2; May16'12. nom

Liebig av, see 261st, see 261st W, sec Liebig av.

Morris Park av, ss 50 w Taylor av, see Adams, ws, 228 s Col av.

Mohegan av, swc 182, see Crotona pkwy, sec 182.

Morris av, 984 (9:2432), es, 100 n 164th, 37.6x104.10, 5-sty bk int; C Edw Schumacher to Thos H Roff, 1042 Fox; AL; May 14; May15'12. nom

Marion av, 2543 (12:3286), ws, 150 n Kingsbridge rd, old line, 50x145 to Bainbridge av, except part for av, 2-sty fr dwg & vacant; Geo P Tarbox to Inland Holding Co, 507 Tremont av; mtg \$12,000; May14; May15'12. nom

Mulford av, swc Alice, see Story av, ss, 174 w Castle Hill av.

Maps av, 2011 (11:3106), swc 179th (No 782), 75x100, 2 5-sty bk tnts; Chas Schaefer, Jr, Co to Sarah J Schaefer, 784 E 79; AL; Jan31; May13'12. O C & 100

Morris av, 673-5 (9:2442), nwc 153d (No 265), 50x100, 6-sty bk int & str; Chas A Conlon ref to Jos Newmark, 951 Sherman av; FORECLOS & drawn; Apr16; May16'12.

\$250 over & above mtg for \$45,000

Newbold av, ss, 305 e Havemeyer av, see Ellis av, ns, 305 e Havemeyer av

Newbold av (*), nec Olmstead av, runs e 123xs30 to cl of av xw123 to es Olmstead av xn30 to beg; Elise S Schmidt to City of NY; Jan11; May15'12. nom

Oakley av, es, abt 170 s Emmons pl, see Adams, ws, 228 s Col av

Ogden av, SS3-991 (9:2524), ws, 80 s 164th, 75x94.6, 5-1-sty fr str & pt 1-sty fr rear dwg; Mary M McCann to Cath V McCann, 266 W 23; mtg \$16,000; Sept26'10; May10'12. O C & 100

Ogden av, 993, see Prescott av, nws 225.10 ne Bolton rd, Manhattan.

Ogden av, 1187 (9:2528); also OGDEN AV (9:2528), ws, 217.7 n 167th, 24.11x95x 25.7x89; mtg \$6,500; also SEDGWICK AV (9:2530), es, 42.3 n 167th, 75x115x84.7x 154.5; mtg \$5,000; also OGDEN AV (9:2522), es, abt 364.10 s Boscobel pl, 69x 140.11 to Plympton av, x50x128.6, vacant; mtg \$5,500; also KINGSBIDGE RD (*), nws, 144.7 sw 233d, 114x85.6x75x172.3; mtg \$2,500; Jos Schwartz to Maurice Stierer, 416 E 135; 1/2 pt; B&S; May7; May10'12. O C & 100

Ogden av, es, abt 364.10 s Boscobel pl, see Ogden av, 1187.

Ogden av, ws, 217.7 n 167th, see Ogden av, 1187.

Oneida av (12:3365), ws, 100 s 235th, 50x 100, vacant; Ike Melnik et al to Frank Zambetti, 721 E 218; QC; May11; May15'12. nom

Oneida av (12:3365), same prop; affidavit & certf by Frank Zambetti of 721 E 218, as to payment of all claims of Ike Melnik & other material men for materials furnished &c; May13; May15'12. O C & 100

Park av, 3124 (9:2418), see 159th, runs e79.6xs23.6x1xs50xw119.5 to av xne83.2 to beg, 2-sty b fr dwg & vacant; Grace W Deinoce to Noble & Gauss Constn Co, a corpn, 406 E 149; mtg \$10,000; May14; May 15'12. O C & 100

Park av (11:3037), es, 52.2 s 182d, 50x 101, vacant; Sarah J Schaefer to Chas Schaefer, Jr, (J), a corp, 401 Tremont av; AL; Jan31; May13'12. O C & 100

Prospect av, 1315 (10:2681), ws, 57 n Home, 40x105, 5-sty bk tnt; Laura E Manning to Alta Look at Bergen, NJ; AL; May4; May13'12. O C & 100

Prospect av, 2093 (11:3094), ws, 75 s 180th, 47x100, 5-sty bk tnt; Osias Stup to Paulina Schwartz, 409 E 50; mtg \$4,500 & AL; Nov13'11; May13'12. nom

Prospect av, es, 175.1 n Tremont av, see Tremont av, ns, 100 e Prospect av.

Perry av, 3323-5, on map 3323-7 (12:3343), ws, 444.1 s Reservoir pl, 44x84.5 to es Reservoir Oval E, x46.8x94, 2-2-sty fr dwgs; Thos H Roff to C Edw Schumacher, 530 W 153; mtg \$5,000 & AL; May14; May 16'12. O C & 100

Quimby av (4th st) (*), ss, 305 w Havemeyer av, 100x108, Unionport; Morris Moshkowitz to Glebe Constn Co, 140 Nassau; AL; Mar15; May16'12. O C & 100

Quimby (*), ss, 305 e Havemeyer av, 100x216.1 to ns Story av, Unionport; Jno Drakard to Helen LeRoy Pearsall at White Plains rd & Pelham pkwy; mtg \$3,300; May9; May10'12. O C & 100

Robbins av, 537, see Jackson av, 537.

Richardson av (Fulton st) (*), ws, 150 n 240th, 50x100; Edw Ramhorst to Nicholas Brennan, 811 E 219; mtg \$2,700; May 9; May11'12. O C & 100

Road leading from Westchester Church to Village West Farms (*), ss, 74 ne from nc Jas Hydes land, runs w75xsw316xse75 x-316 to beg; also ROAD leading from Westchester Church to West Farms (*), ss, at nc land Jas Hyde, runs sw333xse 98.6x- to beg; Frank Danahy, of Chester-town, NY, to Cornelius Danahy of City of NY; 1/2 pt; Feb28'96; May13'12. 3,500

Road to Westchester av, nwc Wallace av, see Wallace av, nwc road to Westchester av

Rochambeau av (12:3336), ws, 152.11 n Van Cortlandt av, 144.2x100x179.6x100, vacant; Emil Hermann to Anna A Breunich, 1461 Washington av; mtg \$3,500 & AL; May11; May13'12. nom

Sands av (*), ns, 141 e Pelham rd, 50x 100.10x50x102.2, except pt for Westchester av; Milton Newman to Emil Goldberger, 928 Kelly; 1-6 pt & Lillian Goldberger, 609 W 127; 1-6 pt; Apr29; May14'12. nom

Story av (*), ss, 174 w Castle Hill av, 50x103, Unionport; mtg \$7,000; also WATSON AV (*), ns, 305 w Olmstead av, 100x 108, Unionport; also CHATTERTON AV (*), ns, 119 e Virginia av, 75x103.1; mtg \$12,000; also MULFORD AV (*), swc Alice 25x100, Throggs Neck; Jno E Bentz or J Edw Bentz to Elise Bentz his wife, 2041 Watson av; AL; May11; May14'12. O C & 100

Sheridan av, 943-7 on map 943-5 (9:2455 2461), ws, 30.8 n 163d, 75x66.10x76.7x68.7, 2-4-sty bk tnts; re judgt; Kaplan Kandra & Co to Briggs Ave Realty Co, 789 Elsmere pl; May7; May11'12. nom

Sheridan av, 943-7; re judgt; Louis H Leopold et al firm United Shade & Awning Co to same; May8; May11'12. nom

Sheridan av, 943-7; Briggs Av Realty Co to Adelbert J Howe, 2975 Bainbridge av; mtg \$35,000 & AL; May9; May11'12. nom

Story av, ns, 305 e Havemeyer av, see Quimby av, ss, 305 e Havemeyer av.

Southern Blvd (10:2727), ws, 225 s 167th 160x100, vacant; Maximilian Morgenthau to Amundsen Realty Co, 115 Bway; mtg \$32,380; Apr22; May13'12. O C & 100

Sedgwick av, es, 42.3 n 167th, see Ogden av, 1187.

Southern Blvd (10:2743), es, 100 s Westchester av, runs e150xsl64xw32.4xns84xw 117.8 to st, xn80 to beg, vacant; re mtg; N Y Trust Co to Mercury Realty Co, 650 Prospect av; QC; May15; May16'12. O C & 1,000

Teller av, 957 (9:2423), ws, 45 n 163d, 40x100, 5-sty bk tnt; Wm Sherwood to Putnam Realty Co, 391 E 149; mtg \$28,000; May15'12. O C & 100

Tyndall av, 6033, see Tyndall av, swc 261.

Tyndall av, 6040, see Tyndall av, swc 261.

Tyndall av, es, 211.11 s 261, see Tyndall av, swc 261.

Tyndall av (13:3423), swc, 261st (No 400) 100x37.6, 2-sty fr dwg; also TYNDALL AV, (13:3423), es, 211.11 s 261st, 37.6x90, 2-sty fr dwg; also TYNDALL AV, 6040 (13:3423), es, 111.11 s 261st, 37.6x90, 2-sty fr dwg; also TYNDALL AV, 6033 (13:3423), ws, 175 s 261st, 37.6x95, 2-sty fr dwg; Forster Property Builders, a corpn, to Fredk P Forster, 268 W 84; AL; May4; May15'12. O C & 100

Teller av, 1051 (9:2428 & 2433), ws, 99.5 n 165th, 20x100, 3-sty bk dwg; Alice Adams to Lyman W Divine, 2083 Clinton av; mtg \$8,000 & AL; Mar28; May15'12. O C & 100

Tremont av (11:3106), ns, 100 e Prospect av, 50x190x50x189.11, vacant; also PROSPECT AV (11:3106), es, 175.1 n Tremont av, 14.10x100.1x14.11x100.11, vacant; Ferd C Baman to Louis E Levy, 530 W 157 & Nathan Levy, 2121 Lehigh av; mtg \$5,000; Mar30; May13'12. O C & 100

Tremont av, SS0 E, see Crotona pkwy, 1954-6.

Tinton av, 774 (10:2655), es, 50 s 158th, 16.8x100, 2-sty & b fr dwg; Eliz G Palmer to Ida Brantman, 959 Prospect av; mtg \$5,250 & AL; May9; May10'12. O C & 100

Tiebout av, ws, 112.7 n 181st, see Valentine av, 2180.

Trinity av, 823, see Trinity av, 827.

Trinity av, 827 (10:2630), ws, 46 s 160th, 40x102.1, 5-sty bk tnt; Geo G Battle ref to Jos A Morris, 324 W 103; mtg \$27,000; FORECLOS, May7; May9; May11'12. 7,000

Trinity av, 823 (10:2630), ws, 86 s 160th, 40x102.1, 5-sty bk tnt; Geo G Battle ref to Jos A Morris, 324 W 103; mtg \$27,000; FORECLOS, May7; May9; May11'12. 7,000

Trinity av, 827 (10:2630), ws, 46 s 160th, 40x102.1, 5-sty bk tnt; also TRINITY AV, 823 (10:2630), ws, 86 s 160th, 40x100.1, 5-sty bk tnt; Jos A Morris to Kramer Contracting Co, 35 Nassau; B&S; mtg \$54,000; May11'12. O C & 100

Union av, 1174 (10:2681), es, 174.3 s 168th, 19x100, 2-sty fr dwg; Sarah Gluck to Ernestina Rosenthal, 265 E 165; mtg \$4,500; May2; May15'12. O C & 100

Union av, 1136 (10:2680), es, 189 s Home, 18.9x99.7, 3-sty fr tnt; Elizabetha Inselmann to Jacob Littau, 504 E 165; mtg \$5,500; May14; May15'12. O C & 100

Union av, 859 (10:2667), ws, 25 s 161st, 25.6x100, 3-sty fr tnt & str; Richd Koppen to Jno H Bullwinkel, 770 E 161; mtg \$8,000 & AL; May15; May16'12. O C & 100

Van Nest av (*), nec Van Buren, runs s 30 to cl av xe50xn30xw50 to beg; Ira M Ansoorge to City of NY; Jan11; May15'12. nom

Van Nest av (*), same prop; re mtg; Mark P Ansoorge to Ira M Ansoorge, 1043 E 14, Bklyn; QC; Jan11; May15'12. nom

Van Nest av (*), ns, 20 e White Plains rd, 12.6x100; Michl Kelly to Anne C Mof-fert, 1519 Zerega av; AL; May14; May15'12. O C & 100

Valentine av, 2180 (11:3144), es, 112.7 n 181st, 20x118.6 to ws Tiebout av, x20x 118.9, 3-sty bk dwg; Edw Goldschmidt to Phebe E Field, - Ocean av, Arrochar Pk, SI; B&S; mtg \$7,000; May11'12. O C & 100

Villa av (12:3322), ws, 25 s 205th, 25x 100, vacant; Robt J Porter to Wm Porter, 422 Bergen av, Jersey City, NJ; QC; May 14; May16'12. nom

Villa av (12:3322), ws, 25 s 205th, 25x 100, vacant; Eugene Mazzei to Francesco Gugliano, 15 E 204; mtg \$2,700; May16 '12. O C & 100

Waterbury av (*), sec Fairfax av, 154x 100; Danl F McCort to Paul Richter, 251 E 57; AL; May14; May16'12. O C & 100

Walton av, 1764 (11:2826 & 2825), es, 180.9 n 175th, runs s28.9xe85.9xns50.7xw 61.9 to beg, 2-sty fr dwg; Helen Le Roy Langride to Helen Le Roy Pearsall at White Plains rd, near Pelham pkwy; mtg \$7,000; May9; May10'12. O C & 100

Walton av, 1764; Helen Le Roy Pearsall to Jno Drakard, 2250 Bassford av; mtg \$7,000; May9; May10'12. O C & 100

Webster av, 2505-11 (11:3026), ws, 525 n 189th, runs w102.8xne- & 40.6 & 18.11 & 43.5, xse45.11 to av, xs79.4 to beg, 4-1-sty fr str; Anthony F Koelbe to Jno Noonan, 310 W 107 & Amanda B Manee, 1897 Mad av; mtg \$15,000; May14'12. O C & 100

Webster av (11:3026), ws, 525 n 189th, same prop; re mtg; Aurelia Boband to Anthony F Koelbe, 788 Riverside dr; QC; May13; May14'12. nom

Watson av, ns, 305 w Olmstead av, see Story av, ss, 174 w Castle Hill av.

Webster av, 2535-41 (12:3275), nwc Kingsbridge rd, 115.8x71.8 to es Decatur av, x128.7 to rd, x57.7, 2-sty fr hotel & 2-sty fr dwg & 1-sty fr str; Maurice Brill to Jacob C Simon, 790 Riverside dr; 1-5 pt; mtg \$22,000; Dec19'04; May14'12. O C & 100

Webster av (12:3275), same prop; Jacob C Simon to Isidore Isaac, 88 Central Pk W; AT; mtg \$22,000; May13'12. May14'12. nom

Wallace av (*), nwc rd to Westchester av, 145.4x100x184.1x103; Warwick Realty & Constn Co to Paul W Mack, 205th & Barnes av; AL; May10; May13'12. O C & 100

Westchester av (*), ss, 25 w Zerega av, 75x100; J Edw Bentz or Jno E Bentz to Elise Bentz his wife, 2041 Watson av; AL; May11; May14'12. O C & 100

Wilder av (*), es, 300 n Jefferson av, 25 x100; Edenwald; Julius Magidson to Mobergan Tube Co, Jackson av cor Davis, Long Island City, B of Q; Mar19; May15 '12. nom

Washington av, 1766-70 (11:2916), es, 322.8 s 175th, 52.8x120; satisfaction of as- rents recorded Dec28'11; Royal Co of N Y to Third Ave Bldg Co, 465 E 174; May10; May16'12. nom

Washington av, 1432, see Washington av, sec St Pauls pl.

Washington av (11:2911), sec St Pauls pl, 120.6x140.2x123.3x140.5, except Wash av, es, 40.1 s St Pauls pl, 40.8x100 & also Wash av, es, 80.10 s St Pauls pl, 40.8x 100; the parcel conveyed now described as follows: St Pauls pl, 480-90, sec Wash av (No 1432) runs s40.1xe100xs81.4xe40.2xn 123.3 to ss St Pauls pl xw140.5 to beg, 2-6-sty bk tnts, str on cor; Geo W Field, ref to Jeanette Jacobs, 131 W 142d; FORECLOS; Apr3; May15'12.

750 over & above all liens
Westchester av (10:2743), ses, 100 ne Southern Blvd, runs ne159.10 to ss 165th or Baneroft, xell10xw20xsw27.6xsw20xw10xs60x w25xn20.6xw125.10 to beg, vacant; American Real Estate Co to Edw Hirsch, 53 E 60; AL; May15'12. O C & 100

Walton av, 2409 (11:3188), ws, 328.6 n 184th, 19.10x96.6, 3-sty bk dwg; Mary E Robinson to Theo L Bailey, 153 E 74; mtg \$6,500 & AL; May9; May13'12. nom

Webster av, late Berrian av (12:3330), old es 632.10 s of an angle in av, runs s on curve 286.5 passing through a pt on es Webster av, 85.4s 202d, xs on curve 213.4 to ws ld N Y & H R R, x still s269.8xw7.2 xn on curve 458 & 210.3 to es Berrian av, xn84.1 to beg, being lot 11 on tax map also WEBSTER AV (Berrian) old ws. 598.4 s of an angle in av, runs w on curve 328.4 passing through a pt in ws Webster av, 358.11 n Mosholu pkway N, x still w on curves 305.8 & 163.9 & 139.11 & 252.10 & 414.11 & 17.2, xs 41.10 x e 4.11, 402.11, 247.2, 134, 162.4, 294.4, 344.2 to Berrian av, xn 51.3 to beg; also PLOT A map of land taken from J Corsa by Jerome Park R R Co, May6'80, being 257.5 n from cl Mill brook, & at line of Bussing farm, runs w 226.5 to es Wmsbridge rd, at 112.6 s of cl Potter pl, prolonged, xn50xe220x-31.4 to beg; also JEROME AV, es, 166.5 s Potter pl, old line or 204th, prior to opening E 204th, runs e on curve 433.6 & 94 to ws Anthony, old line, at pt 27.1 s Potter pl, x s50.2xw13.7 & 443.3 on curve to Jerome av, xn66.7 to beg, excepts parts for sts, being lots 2, 8, 11, 17, 24, 25, 29, 52, being lot 29 blk 3310, lot 25 blk 3321, lot 2 blk 3325, lot 52 blk 3334, lot 8 blk 3333, lot 17 blk 3332, lot 24 blk 3331, lot 11 blk 3330 on tax map; Jerome Park Railway Co to Subway Realty Co, 165 Bway; mtg \$100,000 & AL; Apr26; May10'12. O C & 100

Webster av (11:3143), swc Ford, 115.5x 100.1x111.5x100, vacant; Alida Amabile & ano to August Nelson, 193 W 168, Bronx; mtg \$15,000; May15; May16'12. O C & 100

Westchester av, 961, see Kelly, 990.

Washington av, 1766-70 (11:2916), es, 322.8 s 175th, 52.8x120, except part for av, 6-sty by tnt & str; Rebecca Isear to Southwestern Realty Co, a corpn, 25 Broad; mtg \$49,000; May13; May16'12. O C & 100

Washington av, 1766-70 (11:2916), es, 322.8 s 175th, 52.8x120, except part for av, 6-sty bk tnt & str; Southwestern Realty Co to Clarence A Sparks, 930 West End av; mtg \$49,000; May15; May16'12. O C & 100

Washington av, 1792 (11:2916), es, 104 s 175th, 54x109.4, 2-sty fr dwg; Mary A Siccardi to Fanny Gruen, 116 E 90; mtg \$9,000; May16'12. O C & 100

Washington av, 1792; Fanny Gruen to Wm Korn, 911 Park av, & Jos L B Mayer, 944 Park av; mtg \$9,000; May16'12. O C & 100

3D av, 4093 (11:2922), ws, 102 s 175th, 108.1x111.10x108x109.9, 2-sty fr dwg; Jas Reilly to Protective Holding Co, 4093 3 av; May11; May13'12. O C & 100

3D av, 4762-4, see Adams, ws, 228 s Col av.

3D av es, 229.7 s Pelham av, see Adams, ws, 228 s Col av.

Parcels (11:2824), 10, 11, 11B, & 13, on damage map to open Eden av, from 172d to 174th; re mtg; Eliz J Childs TRSTE Henry Howard to Harold Swain, 1650 the Concourse; QC; May10; May13'12. nom

Interior lot (10:2743), begins 117.8 e So Blvd & 180 s Westchester av, runs s 84xe32.4xn84xw32.4 to beg, vacant; re mtg; American Real Estate Co to Mercury Realty Co, 600 Prospect av; May15; May16'12. nom

Interior lot, 100 e Belmont av & 283.8 n Tremont av, see Adams, ws, 228 s Col av.

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.

MAY 10, 11, 13, 14, 15 & 16.

1 Bridge st, 12, see Whitehall, 22.
1 Charlton st, 5S, see Varick, 169.
1 Cherry st, 35-7 (1:109); all; Southern Mtg & Security Co, 150 Nassau to Grazia Napolitana, 35 Cherry; 3yf May1; May10 '12. 1,320
1 Dey st, swc Bway, see Bway, 189-91.
1 East Broadway 17 (1:280); cor str; Lazarus Levy to Joe Wolf, 9 Chatham sq; 4yf May1; May14'12. 2,160 & 2,280
1 East Broadway 17 (1:280); asn Ls; Joe Wolf to Abr Wolf, 385 Clinton, Bklyn; May3; May14'12. nom
1 Essex st, 102 (2:353); sur Ls; Louis Reibstein to Rubin Resler, 25 Meserole, Bklyn; AT; Apr10; May10'12. 1,800
1 Elizabeth st, nwc Grand, see Grand, 218-20.
1 Elizabeth st, 205-7 (2:493); all; Eva A Cone et al to Rocco M Marasco, 57 E Houston; 10yf May1; May10'12. 4,875
1 Eldridge st, 134 (2:414); s str & b; Simon Eigenmacth to Jennie Sellinger, 236 Mad; 5yf Dec1'11; May10'12. 1,296
1 Essex st, 102 (2:353); all; Rubin Resler to Jos & Dora Gonsky; 6yf Sept1'07; re recorded from May5'09; May11'12. 2,600
1 Essex st, 102; asn Ls; Jos & Dora Gonsky to Louis Reibstein, 122 Essex; June7 '11; May11'12. nom
1 East Broadway, 183 (1:284); str & c; Israel Hermann to Harry Kolodny, 350 W 25; from May13'12 to Apr30'15 (2y ren); May15'12. 1,800
1 Grand st, 334 (2:408); nwc Ludlow; re asn Ls; Wm Zoll to Herman Tolk, 367 Grand; AT; mtg \$3,431.49; May14; May15 '12. nom
1 Grand st, 218-20 (2:470); nwc Eliz; all; Alessandro Delli Paoli & ano to Carmelo La Capria, 153 Bleecker et al; 5yf Mar1; May10'12. 3,600
1 Gouverneur st, 28 (1:267); all; Lena Apfelbaum to Jennie Sakowitz, 276 Henry; 2 11-12y & 15days f May15; May10'12. 2,587
1 Hester st, 101 (1:307); 2d & 3d fls; Besie Silverman to Congregation Chal Odorn Anshei Lomze, a corp, 101 Hester; 1yf May1; May10'12 (1y ren). 600
1 Houston st E, nwc Av B, see Av B, 2&4
1 Whitehall st, 57-8 (1-4); all; Mary Dollard GDN Gertrude Dollard et al to Fredk A L Hillebrecht, 57-8 Whitehall; 5yf May 1'13, at May13'12. 8,000
1 Ludlow st, nwc Grand, see Grand, 334.
1 Lawrence st, 17-19 (7:1967); re asn Ls; Jno D Haase to Max Muller, 17 Lawrence; AT; mtg \$4,000; May15'12. nom
1 Ludlow st, 113 (2:410); all; Rosa Jackson to Neustadter & Bros, 116 Ludlow; 10 yf June1; May16'12. 2,100 & 2,200
1 Mercer st, swc Prince, see Prince, 94.
1 Norfolk st, 163-5, see Stanton, 134-6.
1 Prince st, 94 (2:499) swc Mercer; all; Anna C H Gerken & ano to Max Green, 94 Prince; 10yf May1'13; May15'12. 5,000
1 Pearl st, 208 (1:70); bill of sale of Ls & chattels; Jos Cohen, auctioneer to Aug Moebus, 78 Locust av, New Rochelle, N Y; May2; May16'12. 150
1 Pearl st, 208 (1:70); asn Ls; August Moebus to Geo L Thomas, 51 Windsor pl, Bklyn; May2; May16'12. nom
1 Rutgers slip, 65 (1:247); asn Ls; Ethel Blumenthal individ & as ADMRX Louis Blumenthal to Benj Blumenthal, 65 Rutgers slip; Apr29; May16'12. nom
1 Rutgers slip, 65 (1:247); n ground fl, 23 x25; Max Levine & ano to Louis Blumenthal, 65 Rutgers sl; 5yf May1'11; May16 '12. 720
1 Sullivan st, 66-70 (2:490); 3d or n str & b; Jno B Basso to Rocco Dragonetti, 64 Sullivan; 5yf May1; May15'12. 810
1 Stanton st, 134-6 & Norfolk st, 163-5 (2:355); all; Augusta Greenspan to Esther Fass, 120 Broome; 3yf Feb1; May10'12. (2y ren). 9,600
1 Thompson st, 231 (2:539); e str & b; Carmelo Naso to Donato Pasqualini, 231 Thompson; 4yf May1; May10'12. 348
1 Varick st, 169 & Charlton st, 5S (2:580); re asn Ls; Arthur G Freeland to Edw N Cunningham, 558 Hudson & ano; AT; mtg \$1,000; May15'12. nom
1 Whitehall st, 22 & Bridge st, 12 (1:9); re asn Ls; Davies J Marshall to Louis H Albrecht, 91 Harrison, Stableton, SI; mtg \$3,000; AT; Apr11; May15'12. nom
1 4TH st 14 W (2:535); str & b; Ranken Realty Co to Paul Kanold, 231 W 4; 5 4-12 yf June1; May15'12. 2,600
1 6TH st, 516 (2:401); asn Ls; Jos Rabinowitz to Eva Boyer, 448 W 20; mtg \$1,150; May15; May16'12. nom
1 11TH st, 322-4 W (2:633); order of court cancelling; asn of rents recorded July1'08, & Aug28'08, so far as claim of Wm P Curley for \$1,000 is concerned & also claim of Julius Blumofe for \$250 is concerned in matter of application of Sophie Schmitt; May10; May11'12. court order

1 13TH st, 524 E (2:406); east str & b; Jno Becker to Giachino Sagona, 524 E 13; 3yf May1; May15'12. 550
1 13TH st, 313-5 E (2:455); east str & w b; Maria Berliant to Ruby Realberg on premises; 3yf May1; May14'12. 684
1 13TH st, 447 W (2:646); str & b; Conron Bros Co to Henrietta Glintenkamp, 439 W 13; 5yf May1; May10'12. 1,800
1 14TH st, 21 E (3:842); ns, 166.10 W University pl, 25x103.3; asn Ls; Anany Kibrick to Adolf Weiss, 602 St Nich av; 1-3 pt; mtg \$6,000; Mar11; May10'12. nom
1 14TH st, 21 E; asn Ls; Adolf Weiss to Rose Brown, 478 Central Park W; AT; mtg \$6,000; Mar11; May10'12. nom
1 16TH st, 105 W (3:792); all; Geo Kelly to Geo Casey, 206 W 14; 3y & 1/2 mo, from Apr15; May13'12. 2,100
1 20TH st W, sws, at nws S av, see 8 av, 195.
1 23D st, 445 W (3:721); nes, abt 290 e 10 av, 23x117.6, the land Margt V C MacNutt to Franklin Couch et al EXRS, & J D Sherwood decd, 1010 Main, Peekskill, NY; 21y f May1'08; option of ren; May15 '12. taxes, &c, & 575
1 23D st, 505 W (3:721); all; Cath M Donnelly to Mary E Kelly, 505 W 23; 3yf May 1; May15'12. 1,000
1 32D st W, ss, 75 w 6 av, see 6 av, ws, 49.5 s 32.
1 32D st 104 W (3:807); all; Max L Meyer to Jacob Valensi, 108 Boram av, Jersey City, NJ, et al; 6 4-12yf Jan1'11; re recorded from Jan9'12; May15'12. 7,000 to 10,500
1 32D st, 104 W; asn Ls; Jacob Valensi et al to Specialty Amusement Co, 104 W 32; Dec7'10; May15'12. nom
1 32D st, 104 W; asn Ls; Specialty Amusement Co to Estate of Chas F Hoffman, a corp, 258 Bway; AT; May15'12. O C & 100
1 32D st, 43-7 W (3:834); hotel Pierrepont, 1st fl & b; Grunert Realty Corp to Jno Moje, 31 3 av; 13 2-12yf May1; May 16'12. 9,000 & 10,000
1 34TH st, 38 W (3:835); str, b & mezzanine fl; Adolph A Frankfield et al to The Mirror, a corp, 431-3 Hudson, from Sept 1'12 to Apr1'19; May15'12. 18,000 & 20,000
1 34TH st, 38 W; same premises; Frankfield Bldg Co to same; from Apr1'19 to Sept1'27; May15'12. 20,000
1 34TH st, 38 W; ext of Ls for 5yf Apr 1'14; Frankfield Bldg Co to Adolph, Emil & Hugo Frankfield indiv & as co-partners, firm A Frankfield & Co; May14; May15'12. nom
1 34TH st, 38 W; asn Ls &c; Adolph A Frankfield et al to Jas Klaber, 125 W 124; Aug1'11; May15'12. nom
1 41ST st W, see Bway, see Bway, sec 41.
1 41ST st E, nec Mad av, see Mad av, 299.
1 44TH st, 154 W (4:996); all; Louis Stecker & ano to Max Kessler, 284 E Houston & ano; 5yf Aug1; May15'12. 3,500
1 44TH st, 243 W (4:1016); ns, 240 e 8 av, 20x100.5; asn Ls; Madeline Flammer to Wm W Astor, 8 Carlton House ter, London, Eng; May4; May11'12. nom
1 44TH st, 59-65 W (5:1260); ns, 125.3 e 6 av, 91.7x100.5; all; The Algonquin hotel with furniture; Jane T & Juliet C Smith to Algonquin Hotel Co, 59 W 44; 20yf May1; May16'12. taxes, &c, & 40,000
1 47TH st, 118 W (4:999); str & b; Helena Perry to Jos H Joubert, 156 W 45; 10yf May15; May10'12. 2,400 to 3,000
1 49TH st, 513 W (4:1078); str & pt b; Henry Ludemann & ano to Fredk Kohlhoff, 513 W 49; 5yf May1; May10'12. 600 & 660
1 54TH st, 260-2 W, see 8 av, 904-8.
1 60TH st, 313 E (5:1435); sobrn of Ls to mtg for \$13,000; Stefan Feola with Bertha Q Middendorf, 52 Montgomery pl, Bklyn, et al EXRS, &c, Elvina Quast; May 16'12. nom
1 64TH st, 42 E (5:1378); sur Ls; Jacob Stern to Lee W Dodd, 257 W 86; AT; Mar 21; May16'12. 1,250
1 64TH st W, see Ams av, see Ams av, 97.
1 65TH st, 121 W, see Bway, 1941.
1 70TH st W, see Col av, see Col av, 219.
1 71ST st, 161 W (4:1143); all; Sheridan S Norton individ & TRSTE Marietta Norton to Jno H Meyer, 161 W 71; 4yf Oct1; May13'12. 1,600
1 75TH st, 3 W (4:1128); all; Heilner & Wolf to Henry Phillips, 210 W 138; 3yf Oct1; May16'12. 2,700
1 81ST st E, swc 1 av, see 1 av, 1549.
1 89TH st, 218 E (5:1534); str; Ida Metzger to Aug Huber on premises; 3 3-12yf Feb1; May14'12. 480 & 512
1 90TH st W, nwc Bway, see Bway, 2447.
1 108TH st 322 E (6:1679); str & b; Antonio Mordente to Filippo Greco, 2109 1 av; 3yf May1; May14'12. 360
1 102D st, 222 E (6:1651); e str & pt b; Isaac Rabinowitz & ano to Gussie Buchfuhrer, 228 E 102; 5yf Feb1'11; May16'12. 1,020
1 125TH st, 357 W (7:1952); w str; Chas H Lehman to Alfred Starke, 513 W 125; 5yf May1; May14'12. 600 & 660
1 129TH st E, swc 3 av, see 3 av, 2380.
1 141ST st W, nec 7 av, see 7 av, nec 141.
1 Av A, 1379 (5:1468); s str & b; Vaclav Kutil to Jno Hajek, 1379 Av A; 3yf May 1'11; May10'12. 600
1 Av C, 28 (2:372); str; Edw Baumann to Harry Hofstetter, 417 Grand, & ano; 3yf May1; May16'12. 300
1 Av B, 155-7 (2:392); str adj cor str; Henry Tishman to Eva Farkas, on premises; 2yf May1; May16'12. 456 & 480

1 Av B, 261 (3:983); n str & b; Jos Holzman to Domenico Figliozzi, 604 E 17, from Jan1'12 to Apr30'14; May15'12. 240
1 Av B, 2 & 4 (2:397); nwc Houston, str & b; Saml Kamlet to Philip & David Kronfeld, 192 2d; 8 3-12yf Feb1; May13'12. 2,640 & 3,300
1 Amsterdam av, 97 (4:1135); sec 64th; asn Ls; Morris Daum to Edw Friedman, 103 W 120; May13; May15'12. O C & 100
1 Amsterdam av, 112 (4:1156); str & b; Saml Parsont to Max Himler, 794 President, Bklyn; 3 1-12yf Dec1'11; 2y ren at \$1,700; May15'12. 1,500 to 1,700
1 Broadway, 2447 (4:1238); nwc 90th; str & pt b; The A C & H M Hall Realty Co to Sigmund Glatzer, 506 Ams av; June25'1911, 5 1-12yf — to Sept30'16; per month \$183.34 to \$216.67; May14'12. whole rent for term, \$12,183.34
1 Broadway, 189-91 (1:63); swc Dey; str & c on Dey; Broadway & Dey St Co, 1 Dey to Danl Newman, 51 E 88; 10 2-12yf Mar1; May14'12. 6,000 to 8,000
1 Broadway, 1941 & 65TH st, 121 W (4:1137); str & b; Empire Sq Realty Co to Henry H Meyer Jr, 1364 38th, Bklyn; 5yf June1'13; May10'12. 10,000
1 Broadway (4:993); sec 41st, 31.2x84.11x 30x93.4; asn Ls; Florence L Mabee to 41st St Realty Co, 5 Beekman; May1; May11'12. nom
1 Columbus av, 219 (4:1122); sec 70th; Chas Genscher to Francis Mulgrew, 159 W 84; 5yf May1'14; May15'12. 5,500
1 Lenox av, 475 (7:1918); all; Mariamme Rosenzweig to Arthur O Branson, 48 W 136; 10yf May1; May13'12. 3,300 & 3,402
1 Lenox av, 475 (7:1918); s str & rear c; Arthur O Branson to Philip Slatin on premises; 5yf May1'13; May13'12. 1,200 to 1,320
1 Lexington av, 1125 (5:1413); n str; M L & C Ernst to F F A Treuleben, 1125 Lex av; 3yf Oct1'11; May15'12. 540 & 600
1 Madison av, 299 (5:1276); nec 41st, 25x 100, lot only; Fannie I Helmuth to Corn Exchange Realty Co, 39 E 42; 21yf Oct1; privilege of 2 ren of 21y ea; May16'12. taxes, &c, & \$12,000 to 16,000
1 Madison av, 1501 (6:1608); str & b; Isador Wasserman to Jno & Egon Roggenkamp, 18 E 107; 3yf May1; May14'12. 840
1 1ST av, 172 (2:438); all; Julius Tishman to Giuseppe Laurato, on premises; 3yf Jan 1; May14'12. 1,200
1 1ST av, 1549 (5:1543); swc 31st, str & pt c; Pauline Larchan to Wm Natanson, 433 E 80; 5yf May1; May13'12. 1,500
1 1ST av, 121 (2:449); double str; Maria Nurse to Morris Freund, 121 1 av; 3yf July1'11; two y ren; May15'12. 840
1 1ST av, 2173 (6:1684); asn Ls; Cath Sasso to M Grohs Sons, a corp, 238 W 28; May15; May16'12. nom
1 1ST av, 2173 (6:1684); all; Francesco Ruggiero to Caterina Sasso, on premises; 5yf Nov1'10; May16'12. 3,800
1 2D av, 612 (3:939); asn two Ls; Harry Shein to Morris Sann, 791 Dawson; Apr 12; May15'12. nom
1 2D av, 612 (3:939); str & b; Mary E Geraghty to Harry Shein, 478 Lenox av; 2yf Oct1; May15'12. 720
1 3D av, 2380 (6:1777); swc 129th; 2d to 5th fls; Alice E Mullen & ano to Frank A Campbell, 2784 Bainbridge av; 5yf May1; May14'12. 2,000
1 3D av, 297 (3:903); 1st loft; Julius Davison to Nicholas Calamaras, 205 2 av; 5yf May1; May10'12. 900 to 1,300
1 3D av, 1484 (5:1512); asn Ls; Jacob Kallman to Martha B Kallman, 171 E 83; May 11'12. nom
1 3D av, 1857 (6:1652); s str; Wm Shretski to Mathias Eichhorn, 1857 3 av; 3yf May1; May11'12. 600
1 3D av, 2318 (6:1774); str & b; Julius Gumpel & ano to Saml Bogen, 65 E 121; 2y & 1 1/2 mos f Mar15'11; May16'12. 2,600
1 3D av, 90 (2:558); nws, 25.6 ne 12th, 26x 60; asn Ls; Louis Vamvoketis to Peter Menedis, 90 3 av; May14; May15'12. nom
1 5TH av, 330 (3:834); str fl & b; Gorham Co to Maison Bernard a corp, 7 W 31, et al; 9 11-12yf June1; May11'12. 18,000 to 26,000
1 6TH av, 529 (3:807); str &c; Max L Meyer to Jacob Valensi; 7yf May1'10; May 15'12. 7,000 to 10,000
1 6TH av, 529; asn Ls; Jacob Valensi to Specialty Amusement Co, 104 W 32; Dec 7'10; May15'12. nom
1 6TH av, 527 (3:807); agmt as to asn & sur of two Ls; Herman & Martin King to Max L Meyer, 254 W 98; Jan3; May 15'12. nom
1 6TH av, 529 (3:807); asn Ls; Specialty Amusement Co to Estate of Chas F Hoffman, a corp, 258 Bway; AT; May15'12. O C & 100
1 6TH av (3:807); ws, 49.5 s 32d, —x—; also 32D ST (3:807); ss, 75 w 6 av, —x—; asn Ls; Max L Meyer to Estate of Chas F Hoffman a corp, 258 Bway; AT; May15 '12. O C & 100
1 6TH av, 338 (3:822); top fl; Alex Hess to Anton Sellner, 7yf May1'10; May15'12. 460 to 600
1 6TH av, 635 (3:813); all; Mary A Smith & ano to Jno F Burum, 141 Perry; 2 10-12 yf July1'11; 3y ext; May13'12. 4,000 & 4,500
1 7TH av, 2469 (7:2012); s str & b; Ferdinand Levy to Emil Rothman, 50 E 124; 3yf May1 (2y ren at \$1,080); May11'12. 960
1 7TH av, (7:2010); nec 141st, str, &c; Crystal Realty & Constn Co to Jacob L Blumenstock, 2400 7 av; 5yf Apr1; May13 '12. 1,200 to 1,680

7TH av, 800 (4:1024); asn Ls; Johanna O'Connor to Thos E Gahan, 326 Columbus av; AT; May11; May13'12. nom

8TH av, 904-8 (4:1024), sec 54th (Nos 260-2; sobr'n of Ls & mtgs for \$6,000 & \$2,000 to another mtg for \$11,000; Henrietta B Karsch & Edw A Bell, 124 W 85, et al, with Emigrant Indust Savings Bank, 51 Chambers; May6; May13'12. 6,000

8TH av, 195 (3:743), nws, at sws 20th, 21x80, the land; Kath E Moore to Everett P Wheeler, 735 Park av, & ano; 21yf Nov 1'11; option of ren; May16'12. taxes, &c, & 1,200

8TH av, (3:743), nws, 128.6 ne 19th, 34.4 x80, lot only; Kath E Moore to Mary H Smith, 101 E 69; 21yf Nov1'11; privilege of 21y ren; May16'12. taxes, &c, & 1,560

10TH av, 248 (3:722-4), es, 74 n 24th, 24x100, 4-sty bldg; Henry Ewe to Henry Kloppenburg, 248 10 av; 10yf May1; May 16'12. 2,160

LEASES

Borough of the Bronx.

Freeman st, 960 (11:2993); str; Martha Perna to H Blau, 1721 Garfield; 1yf May1 '11 (2y ren); May10'12. 480

Freeman st (11:2986), ss, 70 e Hoe av, double str; Jas G Gaffney with Herman G Paetsch, 946 Freeman; agmt as to ext of Ls for 5yf Apr1'13, at \$960 to \$1,200; May7; May10'12. nom

136TH st E, nwc 3 av, see 3 av, 2491.

136TH st, 402 E (9:2280), cor str & rear b; Louis Roeser to Jas Wilson, 402 E 136; 5yf May1; May15'12. 1,500

139TH st, 401 E (9:2284), 1st fl & b; Minnie E Smith to Paul Schnizler on premises; 3yf May1; May20'12. 390

147TH st E, sec Willis av, see Willis 486.

156TH st, 723-5 E, see Jackson av, 748.

162D st, 914, see Prospect av, see Prospect av, 914.

204TH st E, nwc Villa av, see Villa av, nwc 204.

Jackson av, 748 (10:2646); str &c; also 156TH ST, 723-5 E (10:2646); str &c; Henry S Burger to Mary H VanKirk, 700 E 156; from Feb1'12 to Feb1'17; May10'12. 1,920 & 2,100

Longwood av, 1129 (10:2737); bill of sale of Ls & chattels; Jos Cohen auctioneer to August Moebus, 78 Locust av, New Rochelle, NY; Apr30; May16'12. 250

Longwood av, 1129 (10:2737); August Moebus to May A Flynn, 1129 Longwood av; May1; May16'12. nom

Mott av, 422 (9:2343), str & pt c; Eliz M Kervan to Ernst D Neuschafer, 422 Mott av, 3yf May1'10; May15'12. 1,020 to 1,080

Morris av, 1005 (9:2447), 2-sty bk bldg; Abram W Herbst to I J Wallach, 508 E 165; 5yf May15; May14'12. 1,200 to 1,500

Union av, 814, see Westchester av, 801-15.

Prospect av, 877 (10:2677); asn Ls; Morris Brown to Nathan Brown et al, nrm Brown Bros, 920 Prospect av; Apr29; May 10'12. O C & 100

Prospect av, 877; asn Ls; Morris Brown to Nathan Brown et al, firm Brown Bros, 920 Prospect av; Apr29; May10'12. O C & 100

Prospect av, 914 (10:2690), sec 162d, all; Reuben E Fichthorn to Morris Jacobs, 758 Hewitt pl; 15yf June11; May16'12. 2,100 to 3,000

Prospect av, 1035 (10:2679); str & part c; Herman Paul to Isidor Hersch, 107 Huron, Bklyn; 3yf June1; May10'12. 660

Tremont av (11:3126), nwc Vyse av, 40 x90, 2 1/2-sty frame bldg; also small str adj on w; Francis A E Meyer to Adolph Morgenweck, 1382 Washington av; 2yf Feb1'11 (1y ren); May11'12. 900

Vyse av, nwc Tremont av, see Tremont av, nwc Vyse av.

Villa av (12:3322), nwc 204th, 80.7x50x 91.9x51.3, the land; Anna F Ramsdell to Frank Hamilton, 2957 Bainbridge av; 3yf Apr11; May15'12. 300

Westchester av, 768 (10:2676); str equipped; Westchester Amusement Co to Maurice Fleischman, 987 Union av; from Sept 1'11 to Apr30'18; May14'12. 2,400

Westchester av, 801-15 (10:2666), ws, 246.9 s 160th, runs nw71.4xw89.2 to es Union av (No 814) or 158th xs201.2 to ns Union av xe21.2 to Westchester av xne209 to beg; 1st fl above str fl; Wolf Burland to Davis Eisler, 220 2d; 15yf May1; May 14'12. 8,000 to 12,000

White Plains av, 4700 (*), 2-sty fr bldg; Wm J Diamond to Wm Sudbrink, 564 Robbins av, 5-12yf May1; May14'12. 900

White Plains av, 4700 (*), asn Ls; Wm Sudbrink to Ebling Brewing Co, 260 St Anns av; Dec29'11; May14'12. nom

Webster av (12:3358), es, 190 s Gun Hill rd, x—; asn Ls; Fred Mirthes to Ebling Brewing Co, 760 St Anns av; Apr24; May 14'12. nom

White Plains rd, 1701 (*), cor str; Simon Willax to Saml H Goldstein, 1711 Barnes av; 5yf June1 (5y ren at \$240); May11'12. 180

Willis av, 486 (9:2291), sec 147th, asn Ls; Fredericka Howard to Aug Gerleit, 471 W 145; AT; mtg \$—; May14; May15 '12. nom

Walker av, sec Westchester av, see Westchester av, sec Walker av.

Westchester av (*), sec Walker av, 1st fls & str 4&5; L Eugene Field to Leon Marcus, 118 Westchester Sq; 10yf Jan1 '10; May15'12. 720 & 1,080

Washington av, 1479-S1 (11:2902); asn Ls; Jos Konovitch to Abr Graff, 3784 3 av; Apr24; May13'12. nom

Washington av, 1766-70 (11:2916), es, all; sur Ls; Louis Silverman to Rebecca Isear, 21 E 117; AT; May15; May16'12. nom

Webster av, 2085 (11:3143), str & b; Jos Lahres to Jos Estherson, 2085 Webster av; 5yf June1; May16'12. 900

3D av, 3876-S (11:2929); asn Ls; Jos Konovitch & ano to Abr Graff, 3784 3 av; Apr24; May13'12. nom

3D av, 3254 (10:2621), n str & pt c; Hulda Kandler to Jas Ralph, on premises; 3y f May1; May16'12. 720

3D av, 3254, s str & pt c; same to Emil Reichenberg, on premises; 3yf May1; May 16'12. 720

3D av, 2491 (9:2320), nwc 136th; asn Ls; Harry Golding to Max Geisler, 209 W 108; May15; May16'12. nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Allen st, 7 (1:293), ws, abt 125 n Division, 25x87.6, given as collateral security for payment of \$24,100; May13; May16'12, 1y5%; Jno Bloek to Chas H Holt, 97 Lex av trste Leopold Friedman. 3,500

Baxter st, 16 (1:160), ws, abt 110 s Worth, 25x116; pr mtg \$12,000; May9; May10'12; due Dec 22'13; 6%; Thos F Fallon to Kate Canepa, 203 So 4, Bklyn. 1,000

City Hall pl, 39, see Pearl, 481-5.

Cornelia st, 11 (2:590), ext of \$16,000 mtg to Mar2'15; Mar12; May10'12; Mary B Ripley & ano with Rosina & Jos Marron, 146 Waverly pl. nom

Columbia st, 50-2, see Delancey, 266.

Clinton st, 240-2 (1:258), es, 100.10 n Cherry, 40.4x71.10x39.11x72; agmt as to asn of mtg of \$3,000 for consideration of \$1,500 to be paid at the rate of \$50.00 per month; Apr15; May13'12; Harris Siegel with Hyman Safr, 240 Clinton. nom

Chrystie st, 110 (2:418), es, abt 100 n Grand, 25x100; May13'12, 3y6%; Mary A A Cervante to Mary A Curry, 305 W 55. 5,000

Coenties sl, 7-11, see Water, 37 1/2.

Catharine sl 8 (1:251), ws, 60 s Cherry, 20x40; May11; May15'12, due, &c, as per bond; Milia Anzilone, 136 Cherry to Benj Abert, 140 E 65th & ano exrs Sol Appel. 8,750

Clinton st, 182-6 (1:314), es, 250 s Grand, 53.2x54x70x100; ext of \$55,000 mtg to May 16'17, at 5%; May16'12; Sam Bernard with Lena Rosenthal, 105 Henry. nom

Dyckman st (8:2175), sws, 150 nw Sherman av, 100x200 to Thayer; ext of \$14,000 mtg to May1'15 at 5 1/2%; Apr30; May13 '12; Leopold Frank with Mathilda I Messer, 550 w 165 & Cath Muller, 474 W 143. nom

Dyckman st (8:2175), same prop; ext of \$5,000 mtg to May1'15 at 5 1/2%; Apr30; May13'12; Leopold Frank with Mathilda I Messer, 550 W 165 & Cath Muller, 474 W 143. nom

Duane st, 1 (1:119), nec Rose runs nw 33.4xne34xs47.4 to Rose, xw5.3 to beg; pr mtg \$—; May1; May10'12; 3y5%; Jos P Felt, 825 Carroll, Bklyn to Henry W Felt, same address. 4,000

Delancey st, 266 (2:333), nec Columbia (Nos 50-2), 25x100; PM; pr mtg \$43,000; May10'12; due, &c, as per bond; Isaac Kracower to Fischel Weintraub, 140 Rivington. 7,000

East Bway, 101 (1:282), ss, abt 185 w Pike, 25x100x24.8x100; pr mtg \$38,000; May 16'12, 3y6%; Hannah Solomon, 151 E 71, to Louis Kahn, 109 W 129. 6,000

Greenwich, 90 (1:80), ws, 26.1 s Rector, 25.2x70.11x24.4x—; May15'12; 3y4 1/2%; Hannah Mendelsohn to Bankers Trust Co, 7 Wall trste Kate P Warden. 3,700

Houston st, 65-7 W (2:515), swc Wooster (Nos 159-61), 50x95; pr mtg \$205,850; Apr30; May13'12, 1y6%; Fluri Constn Co to Michl J Callahan, 354 W 50, et al. 25,000

Houston st, 65-7 W; certf as to above mtg; May10; May13'12; same to same.

Hamilton ter, 6 (7:2050), agmt changing int days; May15'12; Viola Straub with German Savgs Bank, 157 4 av. nom

Hudson st, 56-60, see Worth, 2-16.

Hudson st, 62-70, see Worth, 2-16.

Henry st, 236 (1:269); ext of mtg for \$24,100 to May15'17, at 5%; May13; May 16'12; Chas H Holt, 97 Lex av, as trste Leopold Friedman with Etta B Boorstein, 76 Hart, Bklyn. nom

Ludlow st, 109-11 (2:410), ws, 120 n Delancey, 40x87.6; May10'12; 5y4 1/2%; Careful Realty & Constn Co to German Savgs Bank, 100 E 14. 40,000

Ludlow st, 109-11; certf as to above mtg May10'12; same to same.

Lewis st, 227-9 (2:363), ext of \$30,000 mtg to June1'15 at 5%; May15'12; Stephen P Sturges with Max Gold, 218 Ocean av, Arverne, LI. nom

Manhattan st, sws at ss 129th, see 129th, ss, 225 e Riverside dr.

Mercer st, 135, see Prince, 94.

Maiden la, 105 (1:69), nec Pearl (No 201), runs n60xe19.6xs59 to Pearl, xw16.8 to beg; PM; May7; May11'12; 3y4 1/2%; Woodbury G Langdon at Morristown, NJ to Rudolph F Schortemeier, 726 Washington, Hoboken, NJ et al exrs Louis Schortemeier. 33,000

Montgomery st, 11 (1:287), es, 63 s East Bway, 25x75; May7; May16'12, due, &c, as per bond; Harriet E Dixon, 27 Hollywood av, East Orange, NJ, to Ellen McManus, 965 Mad av. 11,500

Montgomery st, 9 (1:287), es, abt 40 s East Bway, 24x75; PM; May7; May16'12, due, &c, as per bond; Harriet E Dixon, 27 Hollywood av, East Orange, NJ, to Ellen C McManus, 965 Mad av. 11,500

Mott st, 215 (2:494); ext of \$18,500 mtg to Dec27'16, at 5%; May1; May16'12; Isaac Bell with Jno Palmieri, 150 Ocean pkway, Bklyn. nom

Oak st, 1-3 (1:112), sec New Bowery or Pearl (Nos 390-2), 37.6x54.9x69x36; May 10; May15'12; due as per note 5%; Waldron B Vanderpoel to Geo B Vanderpoel exr Jacob Vanderpoel at Summit, NJ. note 6,000

Orchard st, 192 (2:412), es, 119.11 s Houston, 24.11x87.10; PM; May16'12, 5y 4 1/2%; Kalman Uklich to German Savings Bank, 157 4 av. 21,000

Pearl st, 208 (1:70); sal Ls! May2; May 16'12, demand, 6%; Geo L Thomas to A Hupfels Sons, a corpn, 842 St Anns av. 1,542.02

Pearl st, 481-5 (1:159); certf as to mtg for \$53,000; May15; May16'12; Rudolph Wallach Co to Title Guarantee & Trust Co.

Pearl st, 481-5 (1:159), swc City Hall pl (No 39), 51.6x71.5x56.6x47; May14; May 16'12, due, &c, as per bond; Rudolph Wallach Co to Title Guarantee & Trust Co. 53,000

Pearl st, 481-5; sobr'n agmt; May14; May 16'12; August Weymann with same. nom

Pearl st, 390-2, see Oak, 1-3.

Prince st, 94 & Mercer st, 135 (2:499), asn Ls by way of mtg as collateral security for payment of \$5,000; May1; May 15'12; Max Green to Consumers Bwg Co, Lim, 55th & Av A. nom

Pearl st, 201, see Maiden la, 105.

Rose st, nec Duane, see Duane, 1.

Rivington st, 154 (2:349), ns, 77 e Suffolk, 27x100; PM; pr mtg \$30,000; May15 '12, 6y, % as per bond; Chas Greines, 168 Rivington to Manhattan Island Realty Co, 155 Rivington. 16,000

Sullivan st, 66-70 (2:490), sal Ls; May8; May15'12; demand; 6%; Rocco Dragonetti to Lion Bwy, 104 W 108. 750

Sullivan st, 81 (2:489), es, 150 s Spring, 25x100; May13'12; 5y5%; Jos De Lucia, Oradell, NJ to Emigrant Indust Savgs Bank. 14,000

Stanton st (2:427); agmt changing int days; May10'12; Henrietta Klein with German Savgs Bank, 157 4 av. nom

Stanton st, 315 (2:329), ext of \$12,000 mtg to June1'15 at 5%; May8; May10'12; Israel Geminder with Geo M Miller, Morristown, NJ & ano trste Levin R Marshall. nom

Thomas st, 93-7, see Worth, 2-16.

Thomas st, 91, see Worth, 2-16.

Vandewater st, 38 (1:113), ext of \$5,000 mtg to Apr28'15 at 5%; Apr12; May14'12; First Congregational Soc of Montclair, NJ with Philip Ochsenreiter. nom

Worth st, 87-9, see Bway, 335-7.

Washington ter 3 (8:2156), es, 17.9 s 186th, 17.9x62.6; May11'12; 3y5%; Edw M Favor to Arthur L Merriam trste for Adeliza A Sahler with Benj W Merriam, 58 Central Pk W. 5,000

Wooster st, 159-61, see Houston, 65-7 W.

Water st, 37 1/2 (1:7), swc Coenties sl (Nos 7-11), 45x75.2x45.2x76.8; Apr2; May 15'12; 5y4 1/2%; Jos B Morrell of Little Neck, LI & Amos D Carver, Bklyn to Seamens Bank for Savings, 76 Wall. 100,000

Worth st, 2-16 (1:144), sec Hudson (Nos 62-70), runs e204.2xs80.2xw24.8xs 100.2 to ns Thomas (No 91), xw24.10xn 100.2xw50.2xs3.11xw65.6 to Hudson, xn116 to beg; also THOMAS ST, 93-7 (1:144), nec Hudson (Nos 56-60), runs e78.3xn100.3x w50.3xs3.10xw65.6 to Hudson, xs77.11 to peg; PM as to first parcel; pr mtg &—; May15; May 16'12, due Feb1 '19, 4 1/2%; Hudson-Worth Corpn, 56 Hudson, to Garner & Co, at Wappinger Falls, NY, admr Wm T Garner. 310,000

Worth st, 2-16, Thomas 91-7 & Hudson 56-70; certf as to above mtg; May15; May 16'12; same to same.

m2D st, 191 (2:429), ss, 90.7 e 1 av, runs s50.10x55x27.3x101.4 to st, xw20.2 to beg; PM; May13; May15'12; 5y5%; Luis Turtel to J S Wm Pilgrim, 321 W 101, 14,000
 m3D st, 353-5 E (2:357), ns, 155.3 e Av D, 41.9x irreg x35x96; certf as to payment of \$6,000 on account of mtg of \$41,000; May 11; May15'12; Zoe D Underhill to L Michelson.
 m7TH st, 248 E (2:376), ss, 241.11 e Av C 27.5x90.10; ext of \$26,000 mtg to Dec30'15, at 5%; Nov16'10; May15'12; Ludwig Grosz-wirth, 744 E 6, with Caroline A Middlebrook, nom
 m8TH st, 55 E (or Clinton pl), (2:560), ns, 323.1 W Bway, 37.6x93.11, Leasehold; pr mtg \$8,000; May10'12; 1y5%; Chas Harit, 36 Perry to Theo & Emilie Huck, 353 W 15, 2,000
 m9TH st, 705-7 E (2:379), ext of \$9,800 mtg to July20'15; at 6%; May6; May15'12; Jonas Weiss with Henry C Reed, 2167 Bathgate av, nom
 m9TH st, 635 E (2:392), ns, 213 W Av C, 30x92.3; ext of \$30,000 mtg to May14'17 at 4½%; Apr29; May16'12; Barnet Apfel with A Gertrude Cutter, 781 Lex av, nom
 m10TH st, 386 E (2:392), ss, 133 W Av C, 25x92.3; ext of \$26,000 mtg to Apr10'17, at 5%; Apr10; May15'12; Michl Kwint with Aaron Schrier, 1391 Mad av, nom
 m11TH st, 267 W (2:623), ns, 125 W 4th, 25x101x24.6x101.9; pr mtg \$10,000; May1; May14'12; due &c as per bond; Herman Kuhlmann, 267 W 11 to Herman Lichten at Millbrook, NJ, 3,000
 m12TH st, 9 E (2:570), nes, 225 se 5 av, runs se25xne127xsw26xsw121 to beg; pr mtg \$23,500; May13'12, due, &c, as per bond; Adelaide W Nash to Chas H Randall 316 W 93, 5,000
 m12TH st, 269-71 W (2:615), ns, 106 e 4th, runs e54.1xw70.6xw25x10xw24xs—xe2.2xse 34.10x22.10 to beg; agmt that mtg for \$24,500 shall cover above premises; May 7; May13'12; Chas Rubinger with Jos L Bittenwieser, 300 Central Park W, nom
 m13TH st, 447 W (2:646), sal Ls; May3; May10'12; demand; 6%; Henrietta Glintenkamp to Lion Bwy, 104 W 108, 5,304.31
 m14TH st, 110 E (2:559), sws, abt 210 e 4 av, 25x106.6; PM; May15; May16'12, 5y 5%; August Luchow to Elwood Mildeberger, Bay Shore, LI, 70,000
 m16TH st, 25 W (3:818), ns, 500 W 5 av, 25x92; PM; May9; May10'12; 3y5%; Clarence P Whitman, East Orange, NJ to County Holding Co, 128 Bway, 38,000
 m16TH st, 25 W; PM; pr mtg \$38,000; May 9; May10'12; 1y6%; same to Jno B Faunce, 1084 Ams av, 3,500
 m16TH st, 126 E (3:871), sws, 80 se Irving pl, 22.5x103.3; PM; May14'12; due &c as per bond; Ceaser Casper, 128 E 76 to Cornelia D Earle, 1 Lex av, 15,000
 m23D st, 248 E, see 2 av, 395-7.
 m24TH st, 319 W (3:748), ns, 224 W 8 av, 17x98.9; PM; May10'12; 3y5%; Tillie Titus to Edw Bassett, 319 W 24, 7,000
 m24TH st, 223 E (3:905), ns, 287.9 W 2 av, 19.5x98.9; May10'12; 3y5%; Theresa J Kelly to Title Ins Co of NY, 4,500
 m25TH st, 101 E, see 4 av, 343-61.
 m26TH st, 100-4 E, see 4 av, 343-61.
 m26TH st, 36 W (3:827); leasehold; May 11; May13'12, 1y6%; Rose Rappaport trste Lillian Rappaport to Benj Schorr, 170 Orchard, 225
 m26TH st, 443 W (3:724); ext of \$10,000 mtg to July1'15, at 4½%; Apr27; May13'12; Lawyers Title Ins & Trust Co with Mary E Sage, nom
 m27TH st, 27 W (3:829), ns, 87.7 W Bway, runs n49.7xw29.3xw15.0x71.6 to 27th, xe 25 to beg; May2; May10'12; 3y5%; Eliz W, Dudley S & Ethelinda A W Morgan to Amedee D Moran, 1 E 60, 7,000
 m29TH st, E, nec 4 av, see 4 av, 423-7.
 m31ST st, 324 W (3:754), ss, 250 W 8 av, 18.9x98.9; May13; May14'12; due &c as per bond; Emil L Kieger to Title Guar & Trust Co, 12,000
 m32D st, 208 E (3:912); ext of \$6,000 mtg to May10'17, at 5%; May3; May10'12; Law-yers Mtg Co with Dora Schultz, nom
 m34TH st, 113 E (3:890), ns, 162.6 e Park av, 21x98.9; May14'12; 3y5%; David Keane Kath K Phelan & Anna P K Taylor to Lawyers Mtg Co, 59 Liberty, 52,000
 m34TH st, 38 W (3:835); sobrn of mtg to two Ls; May14; May16'12; Adolph A Frankfield, with the Mirror, 431 Hudson, nom
 m35TH st, 248 W (3:784), ss, 275 e 8 av, 25x98.9; also 50TH ST, 516 W (4:1078), ss, 250 W 10 av, 25x100.5; PM; pr mtg \$19,000; May11; May14'12; due &c as per bond; Allison Holding Co Inc to Jas S Darcy, 246 Putnam av, Bklyn, 4,000
 m36TH st, 138-48 E (3:891), ss, 95 e Lex av, 125x98.9; May10; May11'12; due June 1'17; 5%; Emma L, Ellen J & Geo U H Reaney to Lawyers Mtg Co, 59 Liberty, 160,000
 m37TH st, 128 E (3:892), ss, 19 W Lex av, 18.9x49.5; May13; May14'12; due &c as per bond; Alex S Walker of NY & Leon N Gillette Larchmont, NY firm Walker Gillette to Edw E Black at Yonkers, NY, 21,000
 m41ST st, 138 W, see Bway, 1448.
 m41ST st, 130-6 W, see Bway, 1448.
 m42D st, 300-6 W, see 8 av, 651-7.
 m43D st, 217-9 W, see 43d, 221-9 W.
 m43D st, 221-9 W (4:1015), ns, 250 W 7 av, 43x100.5; also AT to plot begins at nec 2d; parcel above described runs w143xnl2xel43xsl2 to beg; Leasehold; bldg loan; May10; May11'12; 1y % as per bond; N Y Times Bldg Co to

Title Guar & Trust Co, 176 Bway, 600,000
 m43D st, 217-29 W; certf as to above mtg, May10; May11'12; same to same.
 m44TH st, 203-7 E (5:1318), ext of \$28,000 mtg to May2'15 at 4½%; May2; May10'12; Gustave E Walter with Bowery Savgs Bank, nom
 m46TH st, 127-9 E, see Lex av, 477-85.
 m47TH st, 338 E (5:1339), ss, 120 W 1 av, 20x100.5; May14'12; 5y5%; Paul Diedrich to Wm M Purdy, 32 E 63, 7,000
 m47TH st, 17 W (5:1263), ext of \$43,500 mtg to June21'15 at 4½%; May10; May15'12; Trstes of Columbia College in the City N Y with Louisa M Agosini, nom
 m50TH st, 516 W, see 35th, 248 W.
 m50TH st, 154-6 W (4:1002), ss, 160 e 7 av, 40x100.4; PM; pr mtg \$54,000; May14; May 16'12, installs, 6%; Josephine M Cugley, 931 Fox, to Longacre Estates Co, 135 Bway, 15,600
 m54TH st, 260-2 W, see 8 av, 904-8.
 m54TH st, 317-9 W (4:1045), ns, 266.8 W 8 av; two lots ea, 29.2x100.5; two mtgs ea \$22,500; May9; May10'12, due &c as per bond; Edw J H Rogers trste of Peter Farley; Danl J Rogers & Leo T Rogers by gdn to Title Guar & Trust Co, 45,000
 m54TH st, 317-9 W (4:1045), ns, 266.8 W 8 av, 58.4x100.5; pr mtg \$45,000; May9; May 10'12; due &c as per bond; Edw J H Rogers trste of Peter Farley trste & Danl J & Leo T Rogers by gdn to Emil F Maurer, 64 Ludlow, Yonkers, NY, 2,000
 m54TH st, 300-2 W, see 8 av, 903-7.
 m54TH st, 338 E (5:1346), ss, 225 W 1 av, 25x100.5; May14; May15'12; 5y5%; Eman-uel Eschwege to Augusta N Steckler, 120 W 70, 15,000
 m54TH st, 338 E; sobrn agmt; May11; May15'12; same & Abel King & Isaac Schorsch with Augusta N Steckler, nom
 m55TH st, 350-8 W (4:1045), certf as to mtg for \$288,000; May7; May11'12; Brentmore Realty Co to Albany Savgs Bank, Albany, NY, nom
 m55TH st, 140-2 W (4:1007), ss, 303.1 e 7 av, 46.10x100.5; bldg loan; May8; May10'12; 1y6%; Geo Backer Constr Co to Sender Jarmulowsky, 16 E 93, 100,000
 m55TH st, 140-2 W; certf as to above mtg, May10'12; same to same.
 m56TH st W, ns, 175 W 11 av, see 56th W, ns, 150 W 11 av.
 m56TH st W, ns, 125 W 11 av, see 56th, 605 W.
 m56TH st W, ss, 250 W 11 av, see 56th W, ss, 200 W 11 av.
 m56TH st W, ss, 225 W 11 av, see 56th W, ss, 200 W 11 av.
 m56TH st W, ss, 175 W 11 av, see 56th W, ss, 150 W 11 av.
 m56TH st, 600-6 W, see 11 av, 799-803.
 m56TH st W, ns, 275 W 11 av, see 56th W, ns, 200 W 11 av.
 m56TH st W, ns, 250 W 11 av, see 56th W, ns, 200 W 11 av.
 m56TH st W, ns, 225 W 11 av, see 56th W, ns, 200 W 11 av.
 m56TH st, 601-3 W, see 11 av, 823-5.
 m56TH st W (4:1104), ns, 150 W 11 av, 25 x55.11; also 56TH ST W (4:1104), ns, 175 W 11 av, 25x55.11; PM; May13; May14'12; due &c as per bond; Elsa C Theurer to S Sidney Smith ref, 105 E 38, 7,420
 m56TH st, 605 W (4:1104), ns, 100 W 11 av, 25x55.11; also 56TH ST W (4:1104), ns, 125 W 11 av, 25x55.11; PM; May13; May 14'12; due &c as per bond; Jno Theurer Jr to S Sidney Smith ref, 105 E 38, 7,980
 m56TH st W (4:1103), ss, 200 W 11 av, 25x 122.6x25.3x126.3; also 56TH ST W (4:1103), ss, 225 W 11 av, 25x120.5x25.1x122.6; also 56TH ST W (4:1103), ss, 250 W 11 av, 25x 100.5; PM; May13; May14'12; due &c as per bond; Thos G Patterson to S Sidney Smith ref, 105 E 38, 16,065
 m56TH st W (4:1103), ss, 150 W 11 av, 25 x129.1x25.2x132; also 56TH ST W (4:1103), ss, 175 W 11 av, 25x126.3x25.2x129.1; PM; May13; May14'12; due &c as per bond; Jno B Dolan to S Sidney Smith ref, 105 E 38, 12,600
 m56TH st, 608 W (4:1103), ss, 125 W 11 av, 25x132x25.2x134.11; PM; May13; May 14'12; due &c as per bond; Geo W Alger to S Sidney Smith ref, 105 E 38, 7,000
 m56TH st W (4:1104), ns, 200 W 11 av, 25x 55.11; also 56TH ST W (4:1104), ns, 225 W 11 av, 25x55.11; also 56TH ST W (4:1104), ns, 250 W 11 av, 25x55.11; PM; May13; May14'12; due &c as per bond; Robt C Fulton to S Sidney Smith ref, 105 E 38, 14,000
 m56TH st, 129 W (4:1009), ns, 391.8 W b av, 20.10x100.5; May13'12, 3y, 4½%; Ann A Birmingham to Lawyers Title Ins & Trust Co, 25,000
 m56TH st, 234 W (4:1027); sobrn agmt; May15; May16'12; Alex P W Kinnan with Isabella Jex, 2 W 59, nom
 m56TH st, 234 W (4:1027), ss, 205 e 8 av, 20x100.5; May15; May16'12, due, &c, as per bond; Giuseppe & Alice De Jorio to Isa-bella Jex, 214-30 W 59, 28,000
 m60TH st, 313 E (5:1435), ns, 200 e 2 av, 25x98; May16'12, 3y5%; Millie I wife Saml D Levy to Bertha Q Middendorf, 59 Mont-gomery pl, Bklyn, et al exrs Elvina Quast, 13,000
 m62D st, 100-12 E, see Park av, sec 62.
 m66TH st, 45 E, see Mad av, 777-81.
 m71ST-st, 149 E, see Lex av, 985-91.
 m71ST st, 273-81 W, see West End av, 242-6.

m71ST st, 320 W (4:1182), ss, 207 W West End av, 17.6x100.5; PM; May13; May16'12; 3y5%; Edwin Goodman to Otto Gerdaud, 146 W 75, 17,000
 m72D st, 256-60 W (4:1163), ss, 100 e West End av, 70x112.6, bldg loan; May15; May16'12; due Nov15'13; 6%; Wellwyn Realty Co to City Real Estate Co, 176 Bway, 425,000
 m72D st, 256-60 W; certf as to above mtg; May13; May16'12; same to same.
 m75TH st, 240 E (5:1429), ss, 125 W 2 av, 25x102.2; pr mtg \$14,875; May1; May10'12; due &c as per bond; Marie Cannariato to Frank Salemo, 240 E 75, 2,000
 m75TH st, 33 W (4:1128), ext of \$25,000 mtg to June1'17 at 4½%; May13; May16'12; Scholle Brothers, a co-partnership with Harry G Simon, 33 W 75, nom
 m77TH st, 57 E (5:1392), ns, 125 e Mad av, 18.9x102.2; May13'12, 5y, 4½%; Roseby Realty Co to U S Trust Co, 45 Wall, 25,000
 m77TH st, 57 E; certf as to above mtg; May13'12; same to same.
 m78TH st, 216 E (5:1432), ss, 171.8 e 3 av, 13.4x102.2; May1; May10'12; 1y6%; Helen Sweeney to Annie S Liebler, 323 E 84, 600
 m78TH st, 134 W (4:1149), ss, 357 W Col av, 18x95.2x18x95.6; May11; May13'12, 1y 6%; Louise A Stevenson, 134 W 78, to Otto Kress, 438 W 116, 3,000
 m79TH st, 208 E (5:1433), ss, 125 e 3 av, 20x102.2; May13'12, due, &c, as per bond; Mary Candler, 208 E 79, to Bankers Trust Co trste Geo T Perkins, 7 Wall, 10,000
 m81ST st, 429 E (5:1561), ns, 156.6 W Av A, 25x102.2; also AV A, 1319 (5:1465), ws, 95.4 s 71st, 25x100; also 2D AV, 2107 (6:1658), ws, 26.3 s 109th, 25x100; supplemen-tal mtg; pr mtg \$50,500; Apr22; May10'12; due July1'15; 5%; Jos Topplitz to Henry Bischoff Jr trste Alex M Fisher, 180 W 59, 30,000
 m81ST st, 99 E, see Park av, 941-3.
 m82D st, 152 E (5:1510), ss, 333.4 W 3 av, 16.8x87; pr mtg \$10,000; May15'12; 2y6%; Jno E Warner, 152 E 82 to Helen Weiss, 975 Park av, 2,000
 m83D st, 607 E (5:1590), ext of \$14,000 mtg to July1'17 at 5%; May15; May16'12; Norbert Stadtmuller with Fredk Westpfal indiv & as exr Fredk Westpfal & Aug. Henry & Albt Westpfal, nom
 m85TH st, 129 E (5:1514), ns, 37 W Lex av, 30.2x102.2; May7; May11'12; 1y6%; Jno A Minaldi to Gustav Hoffman, 133 W 138, notes 3,500
 m86TH st, 338 E (5:1548), ss, 225 W 1 av, 20x102.2; pr mtg \$12,000; Apr30; May10'12; installs; 6%; Chas L Lietz to Frances Husters exr Nicholas Husters, 61 Whitney av, Elmhurst, LI, 950
 m87TH st, 116 W (4:1217); ext of \$17,500 mtg to May1'15, at 4½%; May7; May13'12; Helen S Ogilvie with Geo Raymond, 116 W 87, nom
 m88TH st, 317 W (4:1250), ns, 195 W West End av, 20x100.8; May11; May13'12, 5y4½% Eva Deutsch, 344 W 88, to Lawyers Title Ins & Trust Co, 22,000
 m90TH st, 67 E (5:1502), ext of \$15,000 mtg to July1'17 at 4½%; May9; May11'12; Adeline & Jessie Jacoby with Millie Hel-linger, 67 E 90, nom
 m91ST st, 438-40 E (5:1570), ss, 94 W Av A, 50x100.8; May14; May15'12; 5y5%; Wm F Cunningham & Philip J Kearns to Josiah H De Witt gdn Helen De Witt, 40 W 51st, 50,000
 m91ST st, 438-40 E, ext of \$15,000 mtg to June1'17 at 5%; April; May15'12; Edw L Partridge with Wm F Cunningham, 131 E 91 & Philip J Kearns, 2311 Grand blvd & Concourse, nom
 m91ST st, 322 W, see Riverside dr, 187.
 m93D st, 262 W (4:1240), ss, 119 e West End av, 17x100.8; PM; pr mtg \$17,000; May 14'12; due &c as per bond; Chas S Reed to Henry L Wolff, 764 West End av, 10,500
 m93D st, 175-7 W (4:1224), ns, 67.10 e Ams av, 32.1x65.8x32x65.9; PM; May13'12, due, &c, as per bond; Isaac Breidenbach to St Pauls Institute at Tarsus, Asia Minor, 41 Union sq, 17,500
 m98TH st, 200 E, see 3 av, 1765.
 m98TH st, 9 E (6:1604), ext of \$24,000 mtg to Aug1'15 at 4½%; May6; May11'12; Adeline Jacoby with Marcus M Marks, 4 E 94, nom
 m98TH st, 7 E (6:1604), ext of \$24,000 mtg to Aug1'15 at 4½%; May8; May15'12; Julius Oppenheimer with Marcus M Marks, 4 E 94, nom
 m100TH st, 208 E (6:1649), ss abt 155 e 3 av, —; May13; May14'12; installs; 6%; Louis Segelbohm to Gussie Morgen-ster, 53 Lenox av, notes 200
 m100TH st, 206 E (6:1649); asn Ls to se-cure 13 notes aggregating \$652; May10; May14'12; Louis Segelbohm, 18-20 E 105 to Sam Weidhorn, 55 Av D, nom
 m101ST st, 317 E (6:1673), ns, 371 W 1 av, 29x100.11; pr mtg \$—; May15; May16'12; installs; 6%; Mayden Realty & Constr Co to Abel King, 148 W 65 & ano, 1,500
 m102D st, 321-5 E, 103D st, 322-6 E & 142d, 348-52 E; certf as to above mtg May11; May13'12; same to same.
 m102D st, 307 W (7:1890), ns, 120 W West End av, 20x100.11; May11; May13'12, 1y6%; Richd S Treacey to Jas A Farley, 26 E 48, 4,000

102D st, 321-5 E (6:1674), ns, 250 w 1 av, 75x201.10 to 103d (Nos 322-6); also 142D ST, 348-52 E (9:2304), ss, 231.6 e Alex av, 75x100; also strip lying in front of above bet old & new lines of 142d; also all real properties & creameries at Downing, Georgetown, Lebanon, Theresa, Green Haven & Warwick, N Y, & Mill Plain, Conn; also leasehold premises & creameries at Daysville, Maple View, Mexico, Parish, Pulaski, Holmes, Stormville, Baldwin Place & Madrid, NY; Mill Plain, Conn, & Tranquility & Marlboro, NJ; May 11; May 13'12, due May 11'17, 6%; Central Dairy Co to Knickerbocker Trust Co, 358 5 av trste. gold bonds 125,000

103D st, 322-6 E, see 102d, 321-5 E.

104TH st, 402 E (6:1697), ss, 69.1 e 1 av, 24.3x100.11; also 109TH ST, 413-5 E (6:1703), ns, 195 e 1 av, 50x100.10; pr mtg \$42,500; May 16'12; due Sept 16'12; 6%; Moses Schwartz to Corn Exchange Bank, 13 Wm. 5,600

104TH st, 303 E (6:1676), ns, 75 e 2 av, 25x100.11; PM; May 13; May 14'12; due & c as per bond; Louis Zanelli & Antonio Dellavalle to Louis Botto, 303 E 104. 10,000

104TH st, 67 W (7:1840), ext of \$5,500 mtg to May 15'14 at 6%; May 15'12; Jos Burkart with Wm Overton. nom

104TH st, 244 W; ext of mtg for \$10,000 to May 17'15 at 6%; May 11; May 14'12; Gertrude D Hawes with Jno McCann. (Torrens System) nom

104TH st, 244 W; ext of mtg for \$60,000 to May 17'17 at 5% & sobrn agmt; Mar 30; May 14'12; same & Jno B Harrison & U S Trust Co of NY trstes Andw Soher with same. (Torrens System) nom

107TH st, 339 E (6:1679), ns, 71.10 w 1 av, 28.2x75.6; pr mtg \$10,000; May 14; May 15'12, 3y6%; Elizabethta Pandolfino to Jno Cullen, Long Beach, NY. 5,000

107TH st, 339 E; PM; pr mtg \$15,000; May 14; May 15'12; due June 14'12; 6%; Matteo Tantery, 339 E 107 to Elisabetta Pandolfino, 241 E 106. 1,250

107TH st, 339 E; Estoppel certf; May 13; May 15'12; Elisabetta Pandolfino to Metropolitan Savgs Bank. —

108TH st, 67 E (6:1614), ns, 170 w Park av, 17x100.11; PM; May 15'12; 4y6%; Ellen Casey to Rachel Redelsheimer, 1663 Lex av. 2,650

108TH st, 2 E (6:1613), ext of \$27,000 mtg to May 15'17 at 4 1/2% to May 15'15 & 5% thereafter; May 15; May 16'12; Anna E Kidd with Abram Roseman, 200 W 111. nom

108TH st, 15 W (7:1844), ns, 95 e Manhattan av, 50x100.11; ext of \$55,000 mtg to May 14'15 at 5%; Apr 5; May 15'12; Adolf Gluck, 244 Riverside dr with Wilson M Powell et al. nom

109TH st, 413-5 E, see 104th, 402 E.

109TH st W, nwc Manhattan av, see Manhattan av, 215-7.

109TH st, 86 E (6:1614), ss, 17 w Park av, runs s66xw0.10xs4.9xw6.7xsi10xw9.5xn 80.10 to st, xe17 to beg; May 10'12; 5y5%; Dora Blauschild to Noah Benevolent Widow & Orphans Assn, 145 E 58. 7,500

109TH st, 50-4 E, see Mad av, 1631.

111TH st W (6:1594), ss, 345 w 5 av, 100 x71.10; PM; May 10; May 11'12; 2y5%; Bes-sie Davis to Curtis B Pierce, exr Mary G Pinkney, 56 E 133. 30,000

111TH st, 230-8 W (7:1826); ext of three mtgs for \$43,000 ea May 15'17 at 5%; May 14; May 15'12; Citizens Savgs Bank with Rosie Sadowsky, 535 West End av. nom

113TH st, 8 E, see 134th, 26 W.

114TH st, 332 E (6:1685), ss, 300 w 1 av, 30x100.11; pr mtg \$—; May 7; May 10'12; 1y6%; Antonio Gregorio, 409 E 115 to Angelo Gregorio, 409 E 115. 1,000

115TH st, 410 E (6:1708), ss, 95 e 1 av, 18.9x100.11; May 9; May 11'12; due & c as per bond; Antonio & Angelo Gregorio to Wm M Purdy, 32 E 63. 7,000

115TH st, 610 W (7:1896), ss, 175 w Bway, 50x100.11; pr mtg \$—; May 9; May 11'12; 18mos6%; Carnegie Constrn Co to Leonard Rothstein, 16 E 97. 25,000

115TH st, 610 W; certf as to above mtg; May 9; May 11'12; same to same.

118TH st, 116 W (7:1902), ss, 195 w Lenox av, 20x100.11; May 10; May 11'12; 5y 5%; Aaron Adler to Harold A Meeks, 88 E Main, Meriden, Conn, & ano, exrs & c Ed-win J Meeks. 17,000

118TH st, 116 W; sobrn agmt; May 2; May 11'12; Same & Anna L Daly with same. nom

120TH st, 118 E (6:1768), ss, 215 e Park av, 25x100.10; PM; pr mtg \$14,000; May 1; May 14'12; 5y6%; Louis H Kopp to Kath Elias, 332 E 50. 10,000

120TH st, 120 E (6:1768), ss, 240 e Park av, 25x100.10; PM; pr mtg \$18,000; May 1; May 14'12; 5y6%; Louis H Kopp to Kath Elias, 332 E 50. 6,000

121ST st, 18 W (6:1720), ss, 140 e Lenox av, 20x100.11; PM; May 13'12, due Jan 1'16, 5%; F Glynn Young to Morris J Hirsch, 7 E 92d. 15,650

122D st, 163-5 E (6:1771); ext of \$40,000 mtg to May 17'17 at 5%; May 7; May 10'12; Lawyers Mtg Co with Morris Kahn. nom

126TH st, 75 W (6:1724), ns, 109 e Lenox av, 17x99.11; May 16'12; due & c as per bond; Pauline A Eckerson of Spring Valley to Title Guar & Trust Co. 4,000

129TH st, 229-33 W (7:1935), ns, 425 e 8 av, 50x99.11; May 10'12; 5y5%; Florence S Livingston to Lawyers Mtg Co, 59 Liberty. 24,000

129TH st W (7:1995), ss, 225 e Riverside dr, runs e55.10 to sws Manhattan, xse 35xsw150xw23.1xn139.8; bldg loan; pr

mtg \$37,500; Apr 16; May 16'12, 3y6%; Edgewater Hotel & Cafe Co, Inc, to Jno H Feldscher, 304 W 102. 17,000

129TH st (7:1995), same prop; certf as to above mtg; Apr 16; May 16'12; same to same.

130TH st, 228-30 W (7:1935), ss, 425 e 8 av, 33.4x99.11; May 10'12; 5y5%; Florence S Livingston to Lawyers Mtg Co, 59 Liberty. 16,000

131ST st, 112 W (7:1915), ss, 175 w Lenox av, 16.8x99.11x16.11x99.11; PM; pr mtg \$—; May 9; May 10'12; 3y6%; Jno L C Schutt to Stephen H Jackson, 53 W 67. 2,500

131ST st, 614-8 W (7:1997), ss, 250 w Bway, 75x99.11; pr mtg \$35,000; May 10; May 11'12; due & c as per bond; Mary F Grossman wid of, Morsemere, NJ, to Mae A Grossman, Morsemere, NJ. 2,000

132D st, 39-41 E (6:1757), ns, 300 w Park av, 20x99.11; pr mtg \$—; Dec 26'11; May 16'12; installs; 6%; Mt Gilead Baptist Church, 39-41 E 132 to Lewis B Twisby, 108 W 132. 5,352

134TH st, 301 W, see 8 av, 2511.

134TH st, 26 W (6:1731), ss, 386 w 5 av, 26x99.11; also 113TH ST, 8 E (6:1618), ss, 150 e 5 av, 25x100.11; Apr 17; May 11'12; demand; 6%; Harry Herzog, 101 W 140 to State Bank, 378 Grand. 3,500

135TH st, 519 W (7:1988), ns, 380 w Ams av, 40x99.11; equal lien with mtg for \$35,000; May 13; May 14'12; due & c as per bond; Chas W Nelson to Rosalie Corn, 50 W 77 & ano. 5,500

135TH st, 519 W; sobrn agmt; May 1; May 14'12; same & Louis S Baum with same. nom

135TH st, 519 W; ext of \$35,000 mtg to May 13'15; May 13; May 14'12; Rosalie Corn & Bertha Guttenberg with Chas W Nelson, 2176 Bway. nom

136TH st W, see Riverside dr, see Park av, sec 62d.

138TH st, 68 W, see Lenox av, 546-52.

139TH st, 504 W (7:2070), ss, 100 w Ams av, 50x99.11; PM; pr mts \$—; May 13'12, 3y6%; Chas Cohn to Elias A Cohen, 49 W 113. 10,000

143D st, 134-44 W (7:2011), ss, 191.8 e 7 av, 125x99.11; PM; pr mtg \$114,000; May 1; May 16'12; due May 1'33; 6%; Nathan J Cohn to Johanna Cohn, 552 Lenox av & ano. 41,000

146TH st, 420 W (7:2060), ss, 62.6 e Convent av, 37.6x99.11; PM; pr mtg \$40,000; May 15'12; 2y6%; Ensign Realty Co to Saml Tillis, 1871 7 av. 3,250

150TH st, 569 W, see Bway, 3640-52.

151ST st W, nwc Convent av, see Convent av, 480-2.

152D st, 631 W (7:2099), ns, 425.5 w Bway, 99.7x99.11; May 14; May 15'12; due June 1'15; 5%; Robt D Kohn & Estelle J R Kohn to Bettie Rothfeld, 163 W 72 et al trstes Sigmund Rothfeld. 28,000

160TH st W, nwc Bway, see Bway, nwc 160th.

161ST st W, snc Bway, see Bway, snc 161st.

170TH st, 506-8 W (8:2126), ext of \$17,750 mtg to July 1'17 at 6%; Apr 18; May 16'12; Moses M Valentine with Benj Shapiro, 940 Fox. nom

171ST st W (8:2139), ns, 95 w Ft Wash av, 25x100; ext of \$9,000 mtg to May 6'15 at 5%; May 6; May 15'12; Ehrich Weiss with Engelbert Neus, 703 W 171. nom

176TH st, 506 W (8:2132), ss, 144 w Ams av, 43.6x99.11; PM; pr mtg \$37,000; May 10'12; due & c as per bond; Nellie K Howell, 734 St Nich av to Wertheim Realty Co, 149 Bway. 4,000

176TH st, 510-4 W (8:2132), ss, 187.6 w Ams av, 2 lots, together in size 87.6x99.11; ext of two mtgs for \$9,000 each to Feb 1'17, at 6%; Apr 27; May 11'12; Ethelia Realty Co, 160 Bway, with Morris Moses, 1626 Ams av. nom

183D st, 569 W (8:2154); ext of \$8,000 mtg to May 14'15 at 5%; Apr 26; May 15'12; Esther McMurray with Eliz F Josephine C, Isabel G & Caroline A Westendorf, 569 W 183. nom

204TH st, late Hawthorne st (8:2226), nes, 175 nw Sherman av, 25x100; May 14'12; 5y5%; Hawthorne Constrn Co to Bar-tow S Weeks trste, 240 W 73. 20,000

204TH st, late Hawthorne st (8:2226), same prop; certf as to above mtg; May 14'12; same to same.

204TH st, late Hawthorne st (8:2226), nes, 125 nw Sherman av, 25x100; May 9; May 10'12; 5y5%; Hawthorne Constrn Co to Marie C Schiffer, 1227 Mad av. 20,000

204TH st, late Hawthorne st (8:2226); same prop; certf as to above mtg; May 9; May 10'12; same to same.

204TH st W (8:2226), nes, 150 nw Sherman av, 25x100; May 16'12, 5v5%; Hawthorne Constrn Co to Isaac Bell, Newport, RI. 20,000

204TH st W (8:2226), same prop; certf as to above mtg; May 16'12; same to same.

Av A, 1444 (5:1488), es, 52 s 77th, 25.1x98 May 1; May 16'12; due June 1'17; 5%; Hannah wife Samson Wallach, 1361 Mad av to Wm R Wilder at Stratford, Conn et al trste Jno Baird. 18,000

Av A, 219 (2:441); ext of \$25,000 mtg to Apr 23'15 at 5%; Mar 26; May 15'12; Montefiore Home, a corpn, with Katharina Kopp-ler. nom

Av A 1319, see 81st, 429 E.

Av D, 29-31 (2:373); ext of \$5,500 mtg to May 10'17 at 6%; May 10; May 14'12; Stanis-laus N Tuckman & Gussie Morgenstern with Louis Segelbohm, 18 E 105. nom

Av D, 29-31 (2:373), ws, 74.4 s 4th, runs s39.7xw100xn22xe19xn17.7xe81 to beg; ext of \$1,600 mtg to Apr 10'13 at 6%; May 10; May 15'12; Frank Gens with Louis Segel-bohm, 18 E 105. nom

Av D, 29-31; ext of \$800 mtg to May 10'13 at 6%; May 10; May 15'12; Miriam Tuck-man with Louis Segelbohm, 18 E 105. nom

Amsterdam av, 575 (4:1218); sal Ls; May 10'12; demand; 6%; Claus Oetjen to Geo Ehret, 1197 Park av. 2,000

Amsterdam av, 1626, see Mad av, 1479.

Amsterdam av, 2529-31 (8:2149), es, 86.8 n 185th, 41.4x100; PM; May 16'12; 3y5%; Henry Ettelson, 206 E 15 to Wm L Condit, Hoboken, NJ. 33,000

Amsterdam av, 2525-7 (8:2149); es, 45.4 n 185th, 41.4x100; PM; May 16'12; 3y5%; Henry Ettelson, 206 E 15 to Mamie E Cohn, 64 E 66 et al exrs & c Abr Cohn. 30,000

Amsterdam av, 807 (7:1854), ext of \$13,000 mtg to June 1'15 at 6%; May 11; May 16'12; Leopold Saalberg with Geo Ash, 109 W 45. nom

Broadway, 1450, see Bway, 1448.

Broadway, 1448 (4:993), es, 30.11 s 41st, runs s22.11xe78.9xs22xe20xs24.8xe59.9xn98.9 to ss 41st (Nos 130-6) xw79.9xs30xw84.11 to beg; fee; also BROADWAY, 1450 (4:993), sec 41st (No 138), runs e93.4xs30xw 84.11 to Bway xn31.2 to beg, leasehold; May 1; May 11'12; due Apr 1'18; 5%; 41st St Realty Co a corpn to Florence L Mabee Saratoga Springs, NY. 830,000

Broadway, 335-7 (1:173), nwc W 10th (Nos 87-9), runs n55.5xw179.1xn44.11xw 24.4xs100.8 to st xe203.2 to beg; agmt that mtg for \$200,000 shall cover above prem-ises & ext of said mtg to May 15'15 at 4 1/2%; Apr 26; May 10'12; Cora M Bramwell, 2 W 55 & Myra Moffat, 154 W 57 with Guaranty Trust Co, 30 Nassau. nom

Broadway, 335-7; agmt that two mtgs aggregating \$135,000 shall cover above premises & ext of said mtg to May 15'15 at 4 1/2%; Apr 26; May 10'12; same with same. nom

Broadway, 189-91 (1:63); sal Ls; May 14'12; demand; 6%; Danl Newman, 51 E 88 to F & M Schaefer Bwg Co, 114 E 51. 4,429

Broadway, 3640-52 (7:2082), nec 150th (No 569), 99.11x100; ext of \$150,000 mtg to May 7'17 at 4 1/2%; May 7; May 13'12; M M Realty Co with Franklin Savgs Bank, 656 8 av. nom

Broadway (8:2137), snc 161st, 99.11x125; PM; May 13'12, due July 8'13; 5%; Leices-tershire Realty Co, 2 Wall, to J Romaine Crown, 340 Convent av, & ano exrs Loy-d L Smith. 100,000

Broadway (8:2137), same prop; PM; pr mtg \$100,000; May 13'12, due & c as per bond; Herbt Dongan Constrn Co to Leices-tershire Realty Co, 2 Wall. 35,000

Broadway (8:2137), nwc 160th, 99.11x 125; PM; May 13'12, due July 8'13; 5%; Leices-tershire Realty Co, 2 Wall to J Ro-maine Brown, 340 Convent av & ano exrs Loyal L Smith. 100,000

Broadway (8:2137), same prop; May 13'12, due & c as per bond; Herbt Dongan Constrn Co to Leicestershire Realty Co, 2 Wall. 35,000

Broadway, 2328 (4:1232), es, 10 s 85th, 22x80.9x21.11x79; May 14; May 15'12; due & c as per bond; Laura W Parsons to Edw E Black, Yonkers. 9,600

Broadway, 2328 (4:1232), es abt 80 n 84th 22x80.9x21.11x79; ext of \$20,000 mtg to May 4'17; 4%; May 4; May 15'12; Edw E Black with Laura W Parsons, 324 West End av. nom

Columbus av 27 (4:1113), es, 75.5 n 60th, 25x100; May 13; May 15'12; due & c as per bond; Edw Gordon to Title Guar & Trust Co. 5,000

Convent av, 484-6 (7:2066), ws, 54.6 n 151st, 54.5x84.8x49.11x106.5; ext of \$44,000 mtg to May 10'17 at 4 1/2%; May 10; May 16'12; Lawyers Title Ins & Trust Co with McKinley Realty & Constrn Co. nom

Convent av, 480-2 (7:2066), nwc 151st, 54.6x84.8x50x62.11; ext of \$48,000 mtg to May 10'17 at 4 1/2%; May 10; May 16'12; Law-yers Title Ins & Trust Co with McKinley Realty & Constrn Co. nom

Fort Washington av (8:2136), ws, distant 250.5 w from cor formed by inter-section ws Bway & ws Ft Wash av, measured along ws Ft Wash av as same curves, runs w103.5xs60xe100xne45.2 to ws Ft Wash av xn41.4 to beg; bldg loan; Feb 26; May 10'12; 1y6%; Saranac Constrn Co to Chelsea Realty Co, 135 Bway. 90,000

Ft Washington av (8:2136), same prop; certf as to above mtg; Feb 26; May 10'12; same to same.

Ft Washington av (8:2136), ws, at a pt where a line drawn parallel with ws Bway & distant 150 w therefrom would intersect ws Ft Wash av, said pt being abt 157.4 w from ws Bway, measured along ws Ft Wash av as same curves, runs s 115.9xw75xn114.10xne45.2 to ws Ft Wash av xs51.10 to beg; AT to small gore adj above on es; bldg loan; Feb 26; May 10'12; 1y6%; Saranac Constrn Co to Chelsea Realty Co, 135 Bway. 110,000

Ft Washington av (8:2136), same prop; certf as to above mtg; Feb 26; May 10'12; same to same.

Lexington av, 477-85 (5:1301), nec 46th (Nos 127-9), 100.5x40; PM; pr mtg \$86,000; May 14'12; due Apr 1'14; 6%; Anna B Carroll, 35 Schermerhorn, Bklyn to Lillian Realty Co, 221 W 33. 38,000

Lenox av, 454 (6:1730); ext of \$20,000 mtg to Feb 1'15 at 5%; May 14'12; Lina Blumenthal with Union Trust Co, 80 Bway. nom

Lexington av, 176 (3:886), ws, 19.9 s 31st 19.9x64; May10; May13'12; 3y4½%; Milford Simis to Pauline Altrocchi at Florence, Italy. 3,000

Lexington av, 176; sobrn agmt; May11; May13'12; same & Sol Kauffman with same. nom

Lexington av, 985-91 (5:1406), nec 71st (No 149), 19.8x100; May10; May13'12; 5y 5%; Renee H or Rena H Canalizo heir Henry Hughes of Freeport, LI to Jane R Wilson, 166 W 58th. 18,000

Lenox av, 546-52 (6:1735), sec 138th (No 68), 39.11x100; PM; pr mtg \$150,000; May 15; May16'12; due July1'15; 6%; Geo B Bergkamp, 417 Clinton av, West Hoboken, NJ to Brown-Weiss Realities, 61 Park row. 25,000

Madison av, 1479 (6:1607), es, 75.9 s 102d, 25.2x95.6x25.9x100.11; also AMSTERDAM AV, 1626 (7:2072), ws, 24.11 n 140th, 25x 100, given as collateral security for two mtgs of \$9,000 each on 510-14 W 176th; pr mtg \$62,500 on this & other premises; May 7; May10'12; due, &c, as per bond; Morris Moses to Ethelia Realty Co, 160 Bway. 5,000

Madison av, 777-81 (5:1381), nec 66th (No 45), 100.5x100; May10'12; 5y5%; Barney Estate Co to Annie F Hyde, 23 W 50 et al trste Henry B Hyde. 500,000

Madison av, 777-81; certf as to above mtg; May10'12; same to same.

Madison av, 777-81; same prop; pr mtg \$500,000; May10'12; 3y6%; same to U S Realty & Impt Co, 111 Bway. 125,000

Madison av, 777-81; certf as to above mtg; May10'12; same to same.

Manhattan av, 215-7 (7:1845), nwc 109th, b; asn Ls by way of mtg as per agmt; Jan8; May10'12; Bernhard Stahl to Luyties Bros, 204 Wm as trstes for benefit of creditors of party 1st pt. nom

Madison av, 1601 (6:1613), es, 25.11 s 108th, 25x83; pr mtg \$15,000; May14'12; due &c as per bond; Eva Rosenzweig to Alice M Lyons, 601 W 113. 2,000

Madison av, 1601 (6:1613), es, 25.11 s 108th, 25x83; May14'12; due &c as per bond; Eva Rosenzweig to Title Guar & Trust Co. 15,000

Madison av, 1631 (6:1614), sec 109th (Nos 50-4), 25.6x95; Apr26; May13'12; 5y 5%; Edw C Prescott to Cornelius G Coakley, 53 W 56 et al trstes Kath T W Gardner. 35,000

Park av (5:1396), sec 62d (Nos 100-12), runs e17.6x100.5xw37.6x20.5xw32x80.5x w48 to av, xn80.5 to beg; also RIVERSIDE DR, 587 (7:2002), sec 136th, 102.7x 132.2x99.11x109.4; pr mtg \$835,000; May13 '12, due June1'16; 6%; Northcoate Realty Co, 505 5 av to Park Av & Sixty-Seconc St Co, 40 Wall. 138,500

Park av (5:1396), & Riverside dr, 587 (7:2002), certf as to above mtg; May13'12; same to same.

Park av, 941-3 (5:1510), nec 81st (No 99), 34.8x80; May16'12; 3y4½%; Gisela Humphrys wid to U S Trust Co, 45 Wall. 50,000

Riverside dr, 587, see Park av, sec 62.

Riverside dr, 187 (4:1251), sec 91st (No 322), runs e75x35.8x10x810xw46.10xn10x w39.2 to dr, xn35.8 to beg; May16'12; 5y 5%; Ferral C Diminny to N Y Trust Co, 26 Broad. 72,000

West End av, 242-6 (4:1163), nec 71st (Nos 273-81), runs e105xn92.2xw5xn24.6xw 34.9xn0.8xw65.3 to avx117.2 to beg; May 14; May16'12; 6y6% until completion of bldg & 5% thereafter; A G M Realty Co to N Y Life Ins Co, 346 Bway. 575,000

West End av, 242-6; certf as to above mtg; May15; May16'12; same to same.

2D av, 2107, see 81st, 429 E.

2D av, 1577 (5:1527), ws, 39.1 s 82d, 19x 61.5; pr mtg \$8,000; May13; May14'12; 2y 6%; Jacob Holzman to Isaac Rosenstock, 425 E 83. 1,500

2D av, 395-7 & 23D st, 248 E (3:903); ext of \$68,000 mtg to May15'17 at 5%; May 15'12; Wm I Jacobs with Fredk Picker, 121 St Nicholas av. nom

2D av, 1114 (5:1351), es, 25.3 s 59th, 25x 75; pr mtg \$—; May11; May15'12; 3y6%; Jno Wendt to Chas R Ranken, 368 Greene av, Bklyn. 2,000

2D av, 2327 (6:1784), ws, 60.10 n 119th, 20x80; PM; pr mtg \$5,000; May15; May16 '12; 2y 5½%; Jacob Fischer, 2325 2 av to Gottlob C Zeeb, 147 Willis av. 5,000

3D av, 1765 (6:1647), sec 98th (No 200), 25.9x83.9; PM; May10; May11'12; 6y5%; Jno M Brunjes, Bklyn, NY, to Lawyers Mtg Co, 59 Liberty. 28,000

4TH av, 423-7 (3:885), nec 29th, 66.2x80; pr mtg \$290,000; May13; May14'12; due &c as per bond; Protective Realty Co to Maximilian Fleischmann Co, 1 Mad av. 14,000

4TH av, 423-7; certf as to above mtg; May13; May14'12; same to same.

4TH av, 343-61 (3:881), sec 26th (Nos 100-4), runs e120x98.9xw30x98.9 to 25th (No 101) xw90 to av xn197.4; May15'12; 7y6% until completion of bldg & 5% thereafter; Armory Holding Co to NY Life Ins Co, 346 Bway. 1,400,000

4TH av, 343-61; certf as to above mtg; May12; May15'12; same to same.

4TH av, 343-61; pr mtg \$1,400,000; May5; May15'12; due Feb1'22; 6%; same to Wm E Iselin at New Rochelle, NY, et al, firm Wm Iselin & Co, 150,000

5TH av, 536 (5:1260), ws, 75.5 n 44th, 25 x100; certf as to payment of subordinate interest of \$75,000 on acc of mtg; Apr16; May13'12; Udo M Fleischmann to whom it may concern.

4TH av, 343-61; certf as to above mtg; May15'12; same to same.

6TH av, 450-2 (3:829), es, 49.4 n 27th, runs e100xn40xw32x80.6xw68 to av xs39.6 to beg; AT to strip adj on n 0.6 wide; pr mtg \$80,000; May13; May14'12; due Nov13 '15; 6%; Max Radt to Maurice Cohen, Yonkers, NY. 25,000

7TH av, 556 (3:789); ext of \$35,000 mtg to May1'15 at 5%; Apr12; May10'12; Frank Curtis trste Sarah M Moore with Alice J Ryan exr & Cornellus J Ryan. nom

7TH av (7:2028), ws, 25 s 143d, 25x99; ext of \$25,000 mtg to July5'17 at 5%; May 6; May15'12; Chas Steckler with Louis Grunig Jr & Gertrude Grunig, 735 9 av. nom

8TH av, 2511 (7:1959), nwc 134th (No 301), 24.11x75; pr mtg \$15,000; May16'12; 1y5%; Mary B Slevin to Emigrant Indust Savgs Bank. 5,000

8TH av, 2798 (7:2034), ext of \$36,000 mtg to Marl'17 at 5%; May8; May16'12; Louisa Mander with Asher Simon Realty Co, 39 Union sq. nom

8TH av, 651-7 (4:1032), swe 42d (Nos 300-6), runs w150x98.9x50xn16.5xe100 to av xn82.3 to beg; pr mtg \$350,000; May10 '12; due Nov22'14; 5%; Heyman Vogel to Louis Shoenberg, 22 W 59. 100,000

8TH av, 904-8 (4:1025); also 54TH ST, 260 W (4:1025); ext of \$39,000 mtg to May 13'13 at 4½%; May13; May14'12; Henrietta B Karsch & Edw A Bell with Emigrant Savgs Bank. nom

8TH av, 903-7 (4:1025), swe 54th (Nos 300-2), 75.5x100; May13'12; 1y5%; Henrietta B Karsch & Edw A Bell to Emigrant Indust Savgs Bank. 11,000

9TH av, 532 (3:763), es, 98.9 s 40th, 24.8 x100; ext of \$18,000 mtg to May1'17 at 4½%; Apr25; May15'12; Gussie Brann, 260 Convent av with Wilson M Powell & ano trste Francis H Macy. nom

11TH av, 799-803 (4:1103), swe 56th (Nos 600-6), 75.5x125; PM; May13; May14'12; due &c as per bond; Geo D Alger to S Sidney Smith, ref, 105 E 38. 25,200

11TH av, 823-5 (4:1104), nwc 56th (Nos 601-3), runs n44.9xw97.5x55.11xw3.8x85.11 to st xe100 to beg; PM; May13; May14'12; due &c as per bond; Jno Theurer to S Sidney Smith, ref, 105 E 38. 17,920

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Car Lease (Misc); Railroad equipment agmt general mtg &c; May1; May10'12; 15 y4½%; Guaranty Trust Co of NY as trste with Rutland Railroad Co. certificates \$500,000

Certf asto mtg (Misc) on all property & franchises, to secure bonds for \$1,000,000; May3; May15'12; International Magazine Co, 381 4 av, owned by Millicent V Hearst, to Knickerbocker Trust Co as trste.

Chattel mtg (Misc); certf as to mtg for \$250; May8; May10'12; Eastern Box & Label Co to Max Greenebaum.

Chattel mtg (Misc); certf as to mtg for \$4,302.28; May6; May10'12; Central Steam Laundry of Manhattan, at 1809 1 av to NY Soap Works

Elizabeth, NJ (Misc); certf as to mtg for \$80,000; Apr19; May15'12; Colwell Lead Co, 109 Lafayette, NY to Standard Sanitary Mfg Co of Pittsburgh, Pa.

Easthampton, L I (Misc); certf as to mtg for \$2,550; May7; May14'12; Sayles & Connor Land Co to Jos K Wells.

File; certf as to mtg dated May8; May 10'12; A J H Brooks Inc to Shadbolt Mfg Co.

Subways, Conduits, Ducts, &c; constructed for the reception of Telegraph & Telephone conductors supplemental mtg; pr mtg \$—; Jan1; May13'12; due, &c, as per bond; Empire City Subway Co, Lim, to Mercantile Trust Co, trste, 7 Wall. gold bonds 230,000

Subways, &c, same prop; certf as to same.

MORTGAGES.

Borough of the Bronx.

Bronx Park E, or Bronx blvd (*), sec Thwaites pl, 50.1x96.3x50x92.6; PM; Apr 30; May16'12; 3y6%; Arthur W A Weyers to Kath O Reiss, 1748 Topping av. 2,500

Brandt pl, sec Aqueduct av, see Aqueduct av, sec Brandt pl.

Bartholdi st (*), ss, 30.7 e Rosewood av, 25x100, except part for Bartholdi; PM; May 11; May14'12; due &c as per bond; Alfredo Allegrissa to Sebastiano Rizzo, 738 Magenta. 700

Dawson st, 1083 (10:2687), ns, 166.8 w Leggett av, 16.8x80.11x—x74.7; pr mtg \$—; Apr15; May14'12; due Jan15'13; 6%; Saml Waxstein to David Frankel, 558 W 181. 900

Fletcher st, nec Wash av, see Wash av, nec Fletcher.

Fletcher st, nec Washington av, see Washington av, nec Fletcher.

Garden st, nec Crotona av, see Crotona av, nec Garden.

German pl (9:2360), es, 78.1 n 156th, 75.1 x100.4x75x96.9; PM; May10; May13'12; 3y 5½%; Saml Y Hampton of Bklyn to Lawyers Title Ins & Trust Co. 6,500

Home st, 881 (10:2694), ns, 140.7 w 169th runs n60.1xe27.2xs49.5 to Home xw25 to beg; PM; pr mtg \$—; May9; May11'12; installs; 6%; Jennie Gold, 1479 Wash av to Saml Shapero, 1731 Unionport rd. 1,600

Horton st (*), ss, 204 e City Island av, 219.6x135x—x137.3; PM; pr mtg \$5,000; May 9; May11'12; due Nov10'12; 6%; Jno W Miller to Merchants Lloyds Realty Co, 44 Court, Bklyn. 2,000

Home st (11:2973), ns, at nes 169th (No 899), runs nw94.4xne57.10xse110.1 to Intervale av (No 1213), xsw41.8 to Home, xs w23.2 to beg; pr mtg \$71,250; May2; May 13'12; due Nov2'13; 6%; Intervale Constn Co, 132 Nassau to Wm N Reynolds Jr Wilkesbarre, Pa, trste in bankruptcy, American Forge & Iron Co. 7,000

Home st (11:2973), same prop; certf as to above mtg; May3; May13'12; same to same.

Kelly st, 731 (10:2701), ns, 125 n 156th, 25x100; May10'12; due &c as per bond; Edw J Reilly to Title Guar & Trust Co. 9,000

Kelly st, 731; May9; May10'12; Geo F Johnson with same.

Kappock st, nwc Arlington av, see Arlington av, nwc Kappock.

Sound View pl, ws, lots 94 to 96 map Penfield prop, see Baker av, es, lots 103 to 105, same map.

Simpson st, ws, 408.8 n 163, see Simpson, ws, 438.8 n 163.

Simpson st (10:2724), ws, 438.8 n 163d, 42 x107.9x42x108.2; bldg loan; May9; May10 '12; 1y6%; Podgur Realty Co to Lawyers Title Ins & Trust Co. 35,000

Simpson st (10:2724), same prop; sobrn agmt; May9; May10'12; American Real Estate Co with same. nom

Simpson st (10:2724), ws, 408.8 n 163d, 42 x107.4x42x107.9; May9; May10'12; 1y6%; Podgur Realty Co to Lawyers Title Ins & Trust Co. 35,000

Simpson st (10:2724), same prop; sobrn agmt; May9; May10'12; American Real Estate Co with same. nom

Simpson st (10:2724), ws, 438.8 n 163d, 42x107.9x42x108.2; also SIMPSON ST (10:-2724), ws, 408.8 n 163d, 42x107.4x42x107.9; certf as to two mtgs for \$85,000 each; May9; May10'12; Podgur Realty Co to Lawyers Title Ins & Trust Co.

Terrace pl (*), ns, 150 w King av, 25x 148 to L I Sound x—x194; PM; May8; May 14'12; due Oct1'15; 6%; Jos C Dixon to Jno C Bremen, 528 Minnieford av, City Island. 4,500

Thwaites pl, sec Bronx Park E or Bronx blvd, see Bronx Park E or Bronx blvd, sec Thwaites pl.

West st, ss, abt 10 w Honeywell av, see 181st E, ns, 21.6 w Honeywell av.

William st, swe Scofield av, see Scofield av, swe Wm.

5TH st (*), ns, 195 e Zerega av, 25x100; PM; May9; May10'12; due &c as per bond; Annie Kroupa & Francis Costinger to Annie A Horton, 60 Centre, City Island. 2,000

5TH st (*), ns, 103.11 e Green la or av, 20x101.2, Westchester; May8; May13'12; 3 y5½%; Aug G Ollry to Jno G Urstadt, Jr, 267 E 198. 2,000

132D st E, nwc Brook av, see Brook av, swe So blvd.

138TH st, 574-6 E (10:2550); ext of \$9,-625 mtg to May14'15 at 6%; May14'12; Fredk Correll with Saul Ellner, 504 E 188. nom

138TH st, 414 E (9:2282), ss, 125 e Willis av, 25x100; ext of \$7,500 mtg to Feb1'15 at 6%; Feb26; May10'12; Jacob Lincic et al with Wm Schwenker at Scarsdale, NY. nom

138TH st, 414 E (9:2282), ss, 125 e Willis av, 25x100; ext of \$3,500 mtg to Feb1'15 at 6%; Dec29'11; May10'12; Fredk Storck with Wm Schwenker, Scarsdale, NY. nom

139TH st, 598 E (10:2551-2552), ss, 365.3 e St Anns av, 37.6x100; May15; May16'12, due Jan1'17; 6%; Lena Zam, 598 E 139, to Geo Vassar, Sr, 433 W 22. 5,000

142D st, 348-52 E, see 102d, 321-5 E, Manhattan.

144TH st, 354 E (9:2306), ss, 134.11 e 3 av, 25x100; PM; May3; May11'12; 5y5%; Chas Neundorff & Philip Bender to Mary L Gantner, 354 E 144. 7,000

145TH E (9:2289), ss, 475 e Willis av, 50.2x104.3x50x100; May15; May16'12, due, &c, as per bond; McAfee Constn Co to Jennie K Stiefel at the Crossways, Bway & Greenwood av, Far Rockaway, LI, extrx, &c, Jacob K Stiefel. 42,000

145TH st E (9:2289), same prop; certf as to above mtg; May15; May16'12; same to same.

147TH st E (9:2273), ss, 200 e Brook av, 25x100; May10; May13'12; 3y4½%; Pauline Wolf to Frances E Gribben, 2081 Bathgate av. 5,000

148TH st E (9:2327), ss, 121.5 w 3 av, runs s 83.7xw0.4xs30xw25xn112.11 to st xe 25 to beg; May10'12; due &c as per bond; Geo W Markey Jr to Union Sq Savgs Bank, 20 Union sq. 48,000

149TH st (9:2337), ss, lot 81 map Melrose South, 33.4x106.6, except pt for st; May15; May16'12; 1y6%; Wm J Reed at Scarsdale, N Y, to Robt Cowie, of same place. 5,000

149TH st, 248-54 E (9:2337), ss, 100 w Morris av, 100x106.6; except part for 149th; pr mtg \$—; May14'12; 5y4½%; Amanda F Buttner at Pleasantville, NY to Louis J Weil, 526 W 111th et al exrs &c Mathias Strasburger. 12,000

153D st E (9:2375), ns, 145 w Elton av, 50x100; bldg loan; May9; May10'12; 1y6%; Smada Realty Co to Enoch C Bell, Nyack, NY. 38,000

153D st, E (9:2375), same prop; certf as to above mtg; May9; May10'12; same to same.

153D st, 265 E, see Morris av, 673-5.
156TH st, 723-5 E, see Jackson av, 748.
156TH st E, nec Jackson av, see Jackson av, 748.
156TH st, 957 E (10:2708), ns, 50 e Kelly, 25x100; May10; May15'12; 5y5%; Max Stirn to Lawyers Mtg Co, 59 Liberty. 8,000
161ST st, 700 E (10:2637), ss, 250 w Forest av; also 25 w Jackson av, 50x95.2; May 14'12; 5y5%; Allendorf Realty Co to Morris M Sinske, 108 W 142d 43,000
161ST st, 700 E; certf as to above mtg; May10; May14'12; same to same.
161ST st, 700 E, 2 sobr n agmts; May9; May14'12; same & Fredk William Co with same.
161ST st (9:2382), ss, 172 w Elton av, 28 x89.5; May16'12, 3y4½%; Wm Sherwood at New Rochelle, NY, to Lawyers Title Ins & Trust Co, 160 Bway. 10,000
163D st E, nwc Grant av, see Grant av, nwc 163d.
169TH st, 899 E, see Home st, ns at nes 169.
169TH st E (10:2682), ss, 62.10 e Union av, 18.7x67.11x18.4x73.11; pr mtg \$4,500; May1; May11'12; 3y6%; Victor Gerhards, 806 E 169 to Chas A Benkiser, 1906 Marmion av. 1,500
169TH st, 854 E (10:2694), ss, 47.6 e Prospect av, 21.1x76.9x20x33.7; pr mtg \$5,000; May14'12; due Jan1'16; 6%; Valentine Morstatt to Carl Klug, 1153 Intervale av. 1,500
172D st E, nec Gleason av, see Gleason av, nec 172.
173D st E, nec Clay av, see Anthony av, nwc 173.
173D st E, nwc Anthony av, see Anthony av, nwc 173.
177TH st, 43 W (11:2862), ext of \$9,500 mtg to April15 at 5%; Apr25; May15'12; Harriet C Hill indiv & as trste for J Clarkson Hill will Wm Hill with Ellen McGuire, 43 W 177. nom
178TH st E (*), ss, 93 w Morris Park av, 25x100; May13'12; 3y5%; David F Hanigan, 143 W 98 to Emigrant Indust Savgs Bank. 4,500
179TH st E, nec Webster av, see Webster av, nwc 179th.
180TH st E, swc So Blvd, see So Blvd, swc 180th.
180TH st E (11:3108), ss, 50 w So Blvd, 49.9x79.3; bldg loan; May15; May16'12, 1 y6%; Moorehead Realty & Consn Co to City Real Estate Co, 176 Bway. 30,000
181ST st E (11:3124), ns, 21.6 w Honeywell av, rns w50.6x88.7 to West ex50x88.1.4 to beg; PM; pr mtg \$7,700; May9; May14'12; due Jan1'13; 6%; Warren Bldg Co to Prospect Investing Co at Purchase, NY. 7,300
182D st E, nec Honeywell av, see Honeywell av, nec 182.
183D st E, swc Park av, see Park av, swc 183.
186TH st E (11:3039), ss, 280 e Park av, 20x100; PM; pr mtg \$9,000; May15; May16'12, 3y6%; Saml Friedman, 61 E 102, to Elsie Realty Co, 1394 Crotona av. 2,000
204TH st E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 204.
218TH st E (*), ss, 81 e White Plains av, 50x114; May11; May14'12; due July1'15; 5½%; Herbt Royal to Smith Williamson at White Plains, NY. 3,500
221ST st E (*), ss, 80 w White Plains av, 50x114, Wakefield; pr mtg \$3,500; May3; May13'12; due &c as per bond; Isidor Weil & Alfred Rosenzweig to Nelson Berman at Port Henry, NY. 1,000
221ST st E (*), ss, 130 w White Plains av, 50x114, Wakefield; pr mtg \$3,500; May3; May13'12; due &c as per bond; Isidor Weil & Alfred Rosenzweig to Nelson Berman, Port Henry, NY. 1,000
233D st E, nec Kepler av, see Kepler av, es, 100 s 235.
233D st E (*), ns, 381.3 e White Plains rd, 66.8x114; sobr n agmt; Apr26; May15'12; Isidor Brodow with Central Mtg Co, 60 Wall. nom
234TH st W, nwc Albany rd, see 234th W swc Albany rd.
234TH st W, nec Bway, see 234th W, swc Albany rd.
234TH st W (12:3268 & 3269), swc Albany rd, 301.3x175.1x—x137.2; also BROADWAY (12:3268 & 3269), nec 234th, 273.9x287.5x—x212.1; also 234TH ST (12:3268 & 3269), nwc Albany rd, 54x291.10x16.6x296; pr mtg \$40,000; Apr29; May11'12; due &c as per bond; Evelyn C Gagnebin, Brookline, Mass to Mary Payson at New Brunswick, NJ. 5,000
235TH st E (12:3365), ss, 450 w Oneida av, 22x151.5x43x150; AT to a triangular gore, bet old ss Willard av, & ss 235th at present; May11; May13'12; installs; 10y 5½%; Jos O Ekstrom to Title Guar & Trust Co. 2,700
236TH st E (12:3377), ns, 475 e Kepler av, 50x100; pr mtg \$—; May9; May10'12; due &c as per bond; Clemens Consn Co to Manhattan Mtg Co, 200 Bway. 20,000
236TH st E (12:3377), same prop; certf as to above mtg; May9; May10'12; same to same.
Aqueduct av (11:2876), see Brandt pl, 45x100; bldg loan; May6; May14'12; 1y6%; Morell Realty Co to Chelsea Realty Co, 135 Bway. 40,800
Aqueduct av (11:2876), same prop; certf as to above mtg; May6; May14'12; same to same.

Aqueduct av (11:2876), es, 45 s Brandt pl, two lots ea 40x100; two bldg loan mtgs ea \$30,600; May6; May14'12; 1y6%; Morell Realty Co to Chelsea Realty Co, 135 Bway. 61,200
Aqueduct av (11:2876), same prop; two certfs as to above mtgs; May6; May14'12; same to same.
Andrews av (11:3217), es, 487.8 s 183d, 58x100; Apr30; May10'12; due as per bond; 6%; Jessamine C Bliss, 2202 Andrews av to Mary N Bliss, 423 W 154. 3,200
Anthony av, ws, 110 n 173 see Anthony av, nwc 173.
Anthony av (11:2889), nwc 173d, 110x52.5 to Clay av x111.11x26.7; May10'12; due Junel'15; 5%; Mellwin Realty & Consn Co to Dollar Savgs Bank, 2808 3 av, 43,000
Anthony av (11:2889), ws, 110 n 173d, 80 x71.5 to Clay av x82.2x52.5; May10'12; due Junel'15; 5%; Mellwin Realty & Consn Co to Dollar Savgs Bank, 2808 3 av, 51,000
Anthony av (11:2889), nwc 173d, 110x52.5 to Clay av x111.11x26.7; also ANTHONY AV (11:2889), ws, 110 n 173d, 80x71.5x82.2x52.5; certf as to two mtgs aggregating \$94,000; May3; May10'12; Mellwin Realty & Consn Co to Dollar Savgs Bank, 2808 3 av. —
Anthony av (11:2889), same prop; sobr n agmt; May9; May10'12; same & Ernest Wenigmann with same.
Albany rd, nwc 234, see 234th W, swc Albany rd.
Albany rd, swc 234, see 234th W, swc Albany rd.
Arlington av, nwc Kappock, see Arlington av, ws, 240 s 227.
Arlington av, late Troy st (13:3407), ws, 240 s 227th, late Sidney, rns w70.5x157.4 to ns Kappock xse4.11 to Arlington av x ne— to beg; May13; May15'12; 3y6%; Maud E L wife Edmund R Dodge to Kate C Boyer, 54 Harrison, East Orange, NJ. 12,000
Arlington av (13:3407), same prop; sobr n agmt; May13; May15'12; Jessie E Fraser with same. nom
Beech av (*), ss, 175 w Elm, 75x100; three PM mtgs ea \$250; May14; May15'12; due July1'15; 6%; Carmelo Cannatella to Smith Williamson at White Plains, NY. 750
Blackrock av (*), ss, 350 w Olmstead av, 25x108; pr mtg \$3,000; May14; May15'12; 3y6%; Wilhelm Schlickeneder to Otto Hipp, 2041 Chatterton av. 500
Baker av (*), es, lots 103, 104, 105 map Penfield prop, 170.6x100x165x100; also SOUND VIEW PL (*), ws, lots 94, 95 & 96 same map, 163.6x100x165x100, except part for Baker av; PM; May15'12; 5y5%; Ralph Wilson to Jas T Penfield, 4820 Baker av. 11,850
Boston rd (10:2613), nws, 99.8 sw 167th, 50x110; bldg loan; May7; May15'12; 1y 6%; Amicron Realty Co to Montrose Realty Co, 135 Bway. 40,000
Boston rd (10:2613), same prop; certf as to above mtg; May7; May15'12; same to same.
Boston rd (11:3138), nws, 133.6 ne Samuel, now 180th, old lines runs s71.6x107 xne3x115x3xne35xw191.11 to Bryant av, xn 32.5x276.4 to beg, except pt for rd; pr mtg \$—; Apr29; May13'12; due &c as per bond; Taxpayers Realty Co to Alois L Ernst, 541 W 113. 15,000
Boston rd (11:3138), same prop; certf as to above mtg; Apr29; May13'12; same to same.
Bryant av, ws, abt 125 n 180, see Boston rd, nws 133.6 ne 180.
Boston rd (*), ws, 150.3 s Eliz, 75x103x75x108.8, except pt lying bet ws White Plains rd as legally opened & the Old Boston rd as on map Olinville; May10; May14'12; demand; 6%; Rosa Muller wid to Louise Ebling, 803 Eagle av. 1,500
Bedford Park Blvd, 216 (12:3320), ext of \$18,000 mtg to July28'15 at 4½%; June21'10; May13'12; Theo Dieterlen with Mary E & Edw R Flynn. nom
Bedford Park Blvd (12:3320), nwc Valentine av, 62.6x112.6; pr mtg \$18,000; May7; May8'12; due Apr2'15; 5%; Cath Kearney to Bluthenthal & Bickart, Inc, 19 Cedar. (Corrects error in last issue when property was Bedford Park Blvd, nwc 200th.) 5,000
Brook av, nwc 132d, see Brook av, swc So Blvd.
Brook av (9:2277), swc Southern Blvd or 133d, 200 to 132d x95; May14'12; due 5yf completion of bldg; 6% until completion of bldg, & 5% thereafter; Champion Realty Co to Title Guar & Trust Co. 140,000
Brook av (9:2277), same prop; certf as to above mtg; May14'12; same to same.
Briggs av, 2769 (12:3301), ws, 280 n 196th, 20x94.10x20x94.6; PM; pr mtg \$7,000; May14'12; due &c as per bond; Geo P Tarbox to Inland Holding Co, 507 E Tremont av. 1,500
Bracken av (*), ws, 100 n Randall av, 25 x100, Edenwald; agmt that above premises shall bear entire mtg for \$550; July 7'11; May14'12; Neden Realty Co with Henry McCaddin, 63 Mad. nom
Broadway, nec 234, see 234th W, swc Albany rd.
Belmont av (11:3075), es, 120 n 187th, 50 x100; bldg loan; Apr10; May11'12; 1y6%; Alida wife of & Louis Amabile & Teresa wife of & Giuseppe Lauritano to Eliz K Dooling, 179 E 80. 24,000
Brook av, 1310 (11:2894), es, 158.3 n 169th, 43x100.6; PM; pr mtg \$37,750; May 10; May11'12; 1y6%; Anton Bodo, 334 E 6 to Crescent Star Realty Co, 211 E 55. 3,100

Boston rd (10:2663), es, 78 n 168th, 40.5x101xirreg; ext of \$28,000 mtg to Apr29'17 at 5%; Apr29; May10'12; Lawyers Title Ins & Trust Co with Sellwell Realty Co. nom
Boston rd (10:2663), es, 37.7 n 168th, 40.5 x103.3xirreg; ext of \$28,000 mtg to Apr 29'17 at 5%; Apr29; May10'12; Lawyers Title Ins & Trust Co with Sellwell Realty Co. nom
Bathgate av, 2504 (11:3059), es, 100 s Pelham av, 50x82.4; PM; pr mtg \$33,000; May15; May16'12, due, &c, as per bond; Edna Egan, 754 Greenwich to August Nelson, 193 E 168. 1,500
Brook av (9:2289), ws, 50 s 145th, 49.10 x100x49.10x90; asn rents to secure \$500; May9; May10'12; Rebecca Cahn to Estates Securities Co, 116 Nassau. nom
Brook av (9:2289), ws, 50 s 145th, 49.10 x90; pr mtg \$—; May9; May10'12; due Nov9'12; 6%; Rebecca Cahn, 228 W 140 to Estates Securities Co, 116 Nassau. 500
Bronx Park av (*), ws, 100 n 179th, 25x100; May9; May10'12; 3y5½%; Anton Kurdelski, 427 Bronx Park av & Adam Szumski, same address to Mary A Quinn, 2011 Prospect av & ano. 3,500
Brown av (*), ws, 450 n Sagamore, 25x121.1x25.6x126.1; May15; May16'12; due &c as per bond; Maria Yates, 1987 Cruger av to Fredk C Hardy, 82 Decatur, Bklyn. 2,500
Garfield st, see Mead av, see Mead av, sec Garfield.
Clay av, nec 173d, see Anthony av, nwc 173.
Cruger av, 1710 (*), es, 100 n Col av, 25 x100; May8; May13'12; 3y5½%; Jno Oertel to Agnes G W Bertieri, 17 Victoria rc, London, Eng. 4,500
Cruger av, 1710 (*), pr mtg \$4,500; May 8; May13'12; 1y6%; same to Bronx Security & Brokerage Co, 258 E 138. 600
Carpenter av (*), es, 85.6 s 229th, 28.6 x105, Wakefield; bldg loan; May11; May 13'12; 3y6%; Jas Martinelli to Otto Mollenhauer, 3533 White Plains av & ano exrs Anna Conrad. 4,500
Cauldwell av, 898 (10:2631), es, 260 n 161st, 20x125; May15; May16'12, due, &c, as per bond; Irene C Allen to Caciela Hess, 372 E 183. 8,000
Clay av, 1306 (11:2887), es, 57 n 169th, 19x80; May15; May16'12, 3y5½%; Chas Maggiolo to Geo Singer, 881 E 181, 4,800
Crotona av (11:3100), nec Garden, 70.3 to ss rd leading from Fordham to West Farms, x44x79.5x49.2; pr mtg \$5,500; May 4; May16'12, due, &c, as per bond; Sasc-Cal Realty & Consn Co to Thos P Howley, 421 W 34. 4,000
Crotona av (11:3100); same prop; certf as to above mtg; May4; May16'12; same to same.
Eagle av, (10:2617), ws, 222.7 n Westchester av, 25x110.9x25.1x108.6; May14; May15'12; due July1'15 5½%; Maria Hickey to Cora M & Clara B Butler at Weehawken, NJ. 1,400
Eastern Blvd, nec Ft Schuyler rd, see Ft Schuyler rd, nec Eastern Blvd.
Eagle av, 668 (10:2624), es, 552.11 s 156th runs s50x115x50xw87.7xw27.3 to beg; May10; May11'12; 5y5%; G Evans Consn Co to Poughkeepsie Savgs Bank at Poughkeepsie, NY. 36,000
Eagle av, 668; certf as to above mtg; May10; May11'12; same to same.
Eagle av, 668; sobr n agmt; May10; May 11'12; same & Henry Segall with same.
Fordham rd (11:3203), nec Grand av, 111 x99.2x100x147.2; pr mtg \$12,500; May10'12; 2y6%; Ida L Terwilliger, 291 W 92 to Empire Mtg Co, 66 Bway. 5,500
Ft Schuyler rd (*), nec Eastern Blvd, 109x100x—x100; May14; May15'12; 3y5½%; Chas Speckman to Jno Baumann, 371 W 125. 3,000
Fairfax av, see Waterbury av, see Waterbury av, sec Fairfax.
Gleason av (*), ns, 75 e 171st, 25x100; May15; May16'12; due &c as per bond; D J Dillon Co, 1159 Theriot av to Fredk T Hoffman at sec 192d & Grand Blvd & Concourse. 4,000
Gleason av (*), same prop; certf as to above mtg; May13; May16'12; same to same.
Grand Blvd & Concourse (12:3311), nec 204th, 82.6x30.7x82.6x32.1; May4; May 14'12; due &c as per bond; Friedrich or Frederick Hoderman, 201 E 204 to Simeon C Bradley, 2702 Marion av. 2,000
Gleason av (*), nec 172d, 100x100; May 9; May13'12; due &c as per bond; Jacob Cohen to Theo J Chabot, 1208 Wash av. 3,500
Grace av (*), sws, 126.6 se Lafayette, runs se25xsw55.3xw55.3 to Lafayette, xnw 25xne46.1xw46.1 to Grace av, xne25 to beg, except part for Castle Hill av; pr mtg \$2,000; May15'12; due Nov15'12; 6%; Lydia A Williams, of Bklyn, to Jas F Donnelly, 1432 Glover. 915
Grant av, (9:2446), nwc 163d, 55.9x95.2; PM; May15; May16'12, 1y4%; Kingsley Contracting Co to Wm E Diller, 912 Grand Blvd. & Concourse. 6,000
Gleason av, see Havemeyer av, see Havemeyer av, sec Gleason av.
Grand av, nec Fordham rd, see Fordham rd, nec Grand av.
Greystone av (13:3414), es, 25 s 238th, 25x100; May8; May10'12; 3y6%; Albt E Wheeler to Annie E Brown, 340 Convent av. 1,000

Greystone av (13:3414), es, 50 s 238th, 25x100; May8; May10'12; 3y6%; Albt E Wheeler to J Romaine Brown, 340 Convent av. 1,000

Havemeyer av (*), sec Gleason av, 58x105, Unionport; May1; May10'12; 3y6%; Francis R Cox to Paul Zerneck, 13 Ramapo av, Paterson, NJ. 1,000

Honeywell av (11:3125), sec 182d, 109.6 x20.3x106.7x17.6; May13; May14'12; 3y5%; Jennie E Brolles to Herbt Germond, 421 Lex av. 16,500

Intervale av, 1213, see Home ns, at nes, 169.

Jackson av, 748 (10:2646), nec 156th, also 156TH ST, 723-5 E (10:2646), sal Ls; May6; May10'12; demand; 6%; Mary A Van Kirk to Lion Bwy, 104 W 108. 3,500

Kepler av, nec 233, see Kepler av, es, 100 s 235.

Kepler av (12:3375), es, 100 s 235th, 53.7 to 233d x106.4x89.1x100; PM; May10; May11'12; 3y6%; Elsmere Cab & Car Co Inc, a corpn, 789 Elsmere pl to Florence S Biggart, 1731 Sedgwick av et al trste Jno Biggart. 3,400

Kepler av (12:3375), same prop; certf as to above mtg; May10; May11'12; same to same.

Longfellow av (11:3007), es, 150 s Jennings, 25x122.6x26.10x115; PM; pr mtg \$3,000; May10; May15'12; due &c as per bond; Theresa Bastone to Chas Johnson, 1483 Longfellow av. 500

Longwood av, 1129 (10:2736); sal Ls; May9; May16'12; demand; 6%; May A Flynn to A Hupfells Sons, a corpn, 842 St Anns av. 2,525.52

Lafayette av (10:2765), ss, 310 e Whittier, 50x92x50.6x93; Apr27; May10'12; 1y6%; Robt H Waldron, 129 E 127 to Robt Dey Syracuse, NY & ano. 5,000

Mosholu pkwy (12:3309), ws, 132.1 n 203d, runs n31.8xw71.5xs25.11xe25xs5xe50 xn5xel14.10 to beg; pr mtg \$6,500; May13; May15'12; 1y6%; Elise Levy to Sophia Fensterer at Berlin, Germany. 2,300

Morris av, 673-5 (9:2442), nwc 153d (No 265), 50x100; pr mtg \$45,000; Apr16; May16'12; 5y6%; Jos Newmark to Theresa Rothschild, 71 E 87. 14,000

Mead av (*), sec Garfield, 25x100; May15; May16'12; due &c as per bond; Rubin Stillman & Saml Kirkowitz to Mary C Grebe, 58 W 47. 3,500

Oneida av (12:3365), ws, 100 s 235th, 25 x100; May14; May15'12, due Junel'15; 5½%; Frank Zambetti to Carrie E Parsons, 754 Beck. 4,500

Oneida av, (12:3365), ws, 125 s 235th, 25x100; May14; May15'12; due Junel'15; 5½%; Frank Zambetti to Carrie E Parsons gdn Chas H Parsons, 754 Beck. 4,500

Park av, proposed (11:3030), swc 183d, 91.5x44.8x93.8x46; May10; May11'12; due &c as per bond; Luigi Molia to Nicholas Kessler, 176 E 7. 12,500

Prospect av (10:2674) ws 25 n 150th, 50x100; May9; May11'12; due July1'15; 6% until completion of bldg & 5% thereafter; Jas Rothschild to Harry Phillips, 601 W 113. 12,000

Prospect av (10:2674), ws, 20.3 s 152d, 18.6x100; pr mtg \$—; May16'12, due, &c, as per bond; Louis Lewis to Manhattan Mtg Co, 200 Bway. 7,000

Park av (11:3037), es, 52.2 s 182d, 50x101; bldg loan; May10; May13'12; 1y6%; Chas Schaefer Jr Co to Concourse Impt Co 1340 Brook av. 28,000

Park av (11:3037), same prop; certf as to above mtg; May10; May13'12; same to same.

Prospect av (11:3094), ws, 75 s 180th, 47 x100; May10; May13'12; 3y5%; Paulina Schwartz to Louis Feitelson, 14 Rutgers pl. 34,000

Prospect av (11:3094), same prop; sobrn agmt; May10; May13'12; same & Raphael Kurzrok & Amelia & Marian H Siegel with Lawyers Title Ins & Trust Co. nom

Quimby av (*), ss, 291.1 w Havemeyer av, four lots, ea 25x103.1; four mtgs ea \$3,000; May1; May16'12, 3y5½%; Glebe Constn Co to Central Mtg Co, 60 Wall. 12,000

Road leading from Westchester to Eastchester (*), ws, adj land now or formerly Dennis Heddy, contains 9 acres, except small triangular portion at ses of above; pr mtg \$25,000; May14; May16'12, 1y5½%; Wm, Agnes D, Cornelia B & Caroline A Abbott heirs Agnes A Abbott to Park Mtg Co, 41 Park row. 2,000

So blvd, swc Brook av, see Brook av, swc So blvd.

Seofield av (*), swc Wm, 59x100; Mar23; May13'12; 1y6%; Mary E Baxter to Ralph F Baxter, 620 E 163. 500

Southern Blvd (11:3108), swc 180th, 154.3x99.6x154.3x99.9; certf as to four mtgs aggregating \$126,000; May15; May16'12; Moorehead Realty & Constn Co with City Real Estate Co. nom

Southern Blvd (11:3108), swc 180th, 79.3 x49.11x79.3x50; bldg loan; May1; May16'12, 1y6%; Moorehead Realty & Constn Co to City Real Estate Co, 176 Bway. 42,000

So Blvd (11:3108), ws, 79.3 s 180th, 37.6 x79.7; bldg loan; May15; May16'12, 1y6%; Moorehead Realty & Constn Co to City Real Estate Co. 27,000

Southern Blvd (11:3108), ws, 116.9 s 180th, 37.6x99.6x37.6x99.7; bldg loan; May15; May16'12, 1y6%; Moorehead Realty & Constn Co to City Real Estate Co, 176 Bway. 27,000

So Blvd (10:2743), es, 100 s Westchester av, runs e 150xs164xw32.4xn84xw117.8 to So blvd, xn80 to beg; May15; May16'12, 3y5%; Mercury Realty Co to Harlem Savings Bank, 124 E 125. 50,000

So Blvd (10:2743); same prop; certf as to above mtg; May15; May16'12, same to same.

So Blvd (10:2743); same prop; two sobrn agmts; May15; May16'12; American Real Estate Co with same.

Tiebout av, ws, abt 100 n 187, see Valentine av, es, 100 n 187.

Tinton av (10:2669), es, 89.5 n 163d, two lots ea 72.11x132.2; ext of two mtgs for \$60,000 ea to May15 at 5%; May1; May15'12; Title Ins Co of NY with Kramer Contrg Co, 35 Nassau. nom

Trinity av, 823-7 (10:2630), ws, 46 s 160th, two lots ea 40x102.1; two PM mtgs ea \$7,000; two pr mtgs ea \$—; May11'12; due Jan18'15; 6%; Kramer Contrg Co to Jos A Morris, 324 W 103. 14,000

Tinton av, 774 (10:2655), ext of \$5,250 mtg to June8'17 at 5%; Feb6; May10'12; Victorine Studwell & ano exrs &c Sarah Grumman with Eliz G Palmer, 774 Tinton av. nom

Union av, 859 (10:2667), ws, 25 s 161st, 25.5x100; PM; May15; May16'12, due, &c, as per bond; Jno H Bullwinkel, 770 E 161, to Richd Koppen, 859 Union av. 8,000

Valentine av (11:3147), es, 100 n 187th, runs e135xn1.11xe100 to Tiebout av, xn 100.1xw235 to Valentine av, xs101.11 to beg; May13; May15'12, due &c as per bond Marie J C Carey to Title Guar & Trust Co. 12,500

Van Nest av (*), ns, 20 e White Plains av, 25x100; May15'12, due July1'15; 5½%; Anne C Moffett to Jas R Strong, Short Hills, Essex Co, NJ. 3,700

Van Nest av (*), same prop; pr mtg \$3,700; May15'12; 5y6%; same to Michl Kelly at Cornwall-on-Hudson, NY. 500

Van Nest av (*), ss, 25 e Garfield, 25x100; May13; May14'12; 3y6%; Anna Tochor to Antonie Wicke, 1621 Glover. 300

Valentine av, nwc Bedford Park blvd, see Bedford Park blvd, nwc Valentine av.

Whitlock av (10:2730), ses, 128.10 ne Leggett av, 50x98.5x50.7x96.4; May14'12; 3y6%; Ellen M Quinlan, 679 Timpson pl to B Meredith Arnold, 529 Scotland rd, Orange, NJ. 1,425

Washington av (11:2916), es, 104 s 175th 54x109.4, except part for av; May16'12, 1 y5%; Fanny Gruen, 116 E 90, to Mary A Siccardi, 711 11th, NW, Wash, DC. 9,000

Washington av (11:3050), nec Fletcher; sobrn agmt; May10; May15'12; Nathan J & Moses Packard with Jas G Wentz, 335 West End av. nom

Washington av, 2041 (11:3036), ws, 200 n 179th, 25x145; May9; May10'12; 5y5%; Olga & Elisabetha Marx & Elisabetha wife Philipp Marx to Lawyers Mtg Co, 59 Liberty. 5,000

Washington av, 2041; sobrn agmt; May9; May10'12; same & Adam Weiffenbach with same. nom

Washington av (11:3050), nec Fletcher, 109.9x73.4x108x93; bldg loan; May7; May11'12; demand; 6%; Nora Constn Co to Jas G Wentz, 335 West End av. 61,000

Washington av (11:3050), same prop; certf as to above mtg; May10; May11'12; same to same.

Washington av (11:3050) same prop; sobrn agmt; May7; May11'12; Harry A Munroe & Candee, Smith & Howland Co with same. nom

Washington av (11:3050), same prop; sobrn agmt; May7; May11'12; Jas T Barry with same. nom

Washington av (11:3050), same prop; 2 sobrn agmts; May7; May11'12; Wm V Simpson with same. nom

Washington av (11:3050), es, 109.9 n Fletcher, 40.8x66x40x73.4; May9; May11'12; due &c as per bond; Nora Constn Co to Fredk N Du Bois at Catskill, NY. 10,000

Washington av (11:3050), same prop; certf as to above mtg; May9; May11'12; same with same.

Washington av (11:2916), es, 322.8 s 175th, 52.8x120, except part for av; certf as to payment of \$4,000 on account of mtg and there now remains unpaid \$5,000; May15; May16'12; Max Cohen to Southwestern Realty Co. 20,000

Wilkens av (11:2965), ws, 244 n 170th, 100x76.9x100.5x85.9; pr mtg \$22,000; May7; May10'12; 2y6%; H & R Constn Co to Sophia Fensterer, Berlin, Germany. 2,000

Wilkens av (11:2965), certf as to above mtg; May7; May10'12; same to same.

Webster av (11:3142), nwc 179th, 23.4x100.8x42.11x94; pr mtg \$—; May10; May16'12, due, &c, as per bond; Agnes M Pragnell to Manhattan Mtg Co, 200 Bway. 20,000

Webster av (11:3142); same prop; sobrn agmt; May13; May16'12; Benj Benenson with same. nom

Webster av (11:3142); same prop; sobrn agmt; May13; May16'12; Mathilda Remlein with same. nom

Waterbury av (*), sec Fairfax av, 154x100; PM; May15; May16'12; installs without interest; Paul Richter to Danl F McCort, 2638 Marion av. 2,950

Lot 138 (*), amended map (1038), Bronxwood Park; ext of \$1,500 mtg to Feb25'15 at 6%; Mar19; May15'12; Celia Cunningham with Eliz B Graham, 556 W 181. nom

Plot (*), begins 100 e White Plains rd at point 595 n along same from Morris Park av, runs e95xn25xw95xs25 to beg, with right of way over strip to Morris Park av; May10; May13'12, due &c as per bond; Elias Lutz to Chas J Anderson, 212 E 83. 400