

REAL ESTATE RECORD AND BUILDERS' GUIDE.

NOVEMBER 9, 1912

WALL STREET READY FOR BUILDING MOVEMENT

Nearly 50 Per Cent. of the Houses in It Are Low Structures of Five Stories or Less—High Land Values and Rising Taxes Demand Modern Improvements.

CONSIDERING the high level of its land values and the concentration of great financial interests within its limits, Wall street is a thoroughfare of comparatively low buildings. Compared with lower Broadway, from Bowling Green to the City Hall, it has few tall structures. Its average of tall buildings is, indeed, very low. Of the sixty-three structures on its entire length, nearly fifty per cent, are five stories or less, only a dozen are twelve stories or more and only two are more than eighteen stories high.

This is more clearly demonstrated in an accompanying table which establishes in a striking way the fact that although Wall street in the popular mind is a thoroughfare of gigantic trusts and sky-

are of the sort that stamp a street as unusual even in New York City.

Wall street, at no time in its history, has experienced any remarkable building boom. Its development, almost since the days of the Merchants' Coffee House, the Phoenix Coffee House and the Tontine, has not been notably spectacular from a constructional point of view. Yet while its buildings have for nearly 100 years expressed more or less the conservatism that is synonymous with the banking business, its land values have just as clearly reflected a certain disregard for expensive things that comes of familiarity with wealth. Most of the establishments along Wall street are identified with finance. High levels of land values were

May, 1909, the sale of 52 Wall street by the National City Bank to the New York Life Insurance & Trust Company for \$1,000,000 and of the 12-story building at 64 and 66 Wall street by the Bank of Montreal from a realty company for \$800,000.

Sensational Realty Events.

In July of the same year, Mrs. Adele Livingston Sampson, Duchess de Dino, leased the old Stevens Building at 14 to 18 Wall street with an "L" to Nassau street, to the Bankers' Trust Company. The land had been bought by her father in 1840. The Stevens Building was erected in 1880. It was seven stories high and when built represented the best type of office construction. The lease made in 1909 was for twenty-one



WALL STREET, WEST FROM WILLIAM STREET.



THE DREXEL BUILDING.

scraper banking structures, it is as a matter of fact underbuilt, according to the modern standards applied to lower Broadway, or even to such prominent sections as Herald Square, Times Square, and the Thirty-fourth street section of Middle Fifth avenue:

Since the era of construction seven or eight years ago, which added several new buildings to the street, Wall street real estate has been relatively dull. It is interesting to note, however, that the most recent real estate projects in this remarkable thoroughfare, include one of the tallest and in some respects one of the most spectacular structures in the city; and the other, not yet actually carried into effect, will result in the erection of the most expensive private banking structure in the world. The Bankers' Trust Building at the southwest corner of Wall and Nassau streets and the structure at the opposite southeast corner that is to supersede the old Drexel building as a home for the banking firm of J. P. Morgan & Company,

established in Wall street earlier than in any other part of the city. As far back as in 1872 the street attained a record land price that has only been exceeded once outside of the financial district and twice on Wall street—in quite recent years. It still holds the highest, and next highest record prices. And yet is worth noting that its variations in prices are more marked than in any other prominent thoroughfare.

If it were not for the fact that two of the most recent transactions on this thoroughfare furnish startling exceptions to the statement, one might be tempted to account for the comparatively few sales there by emphasizing the permanent character of Wall street. But whether partly from the fact that real estate has been through a period of dullness, or partly from the established character of its business and the high level of valuations, it is true that for the past four years only about half a dozen sales of real property have been made on Wall street. These include in

years, with the privilege of three renewals at a rental reported as being, for the first term, on a net basis of four per cent. on an appraisal of \$2,000,000. This is a net income of \$80,000 a year, or \$1,680,000 for the first term and approximately \$7,000,000 for the life of the lease. It was proposed to erect a sixteen-story building on this site, which fronted sixty-nine feet on Wall street and 23.5 feet on Nassau street, with a depth of about 122 feet, and completely surrounded the Gillender Building at the northwest corner of Wall and Nassau streets.

The Gillender Building was owned by Mrs. Helena L. Gillender Asinari, Marquise de San Marsano. It was erected in 1897, was nineteen stories high on a lot so small that the Gillender Building had the distinction of being the tallest building on a lot of its size in the city. The site was 25 x 73.10 feet, or 1845 square feet. The owner had inherited the land from her grandfather, George Lovett, in 1849. The old Union

BUILDING HEIGHTS ON WALL STREET.

Blocks on Wall St.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	sty.	Total	Per Block.
Broadway to Nassau	1	2	1	1	1	1	1	1	1	1	1	1	1	1	8	8
Nassau to William	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	14
William to Pearl	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15	15
Pearl to Water	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4	4
Water to Front	1	1	1	1	1	1	1	1	1	1	1	1	1	1	9	9
Front to South	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13	13
Total for street by stories	1	1	3	1	6	1	3	3	8	6	2	17	8	3	Total 63 Bldgs.	

Building preceded the Gillender on the site. The Manhattan Trust Company, tenant of the Gillender, had been a tenant also in the old Union Building.

The sale of this structure to the Manhattan Trust Company in December, 1909, and the resale by the trust company to Mrs. Adele Livingston Sampson, owner of the adjoining Stevens building, were links in a chain of sensational realty events that year, the most sensational being the decision to demolish the comparatively new Gillender Building. Mrs. Sampson also leased this site to the Bankers' Trust Company for twenty-one years, with three renewals, at a net rental of between \$800,000 and \$900,000 for the first term. Both sites were incorporated into one of about 10,500 square feet, the sixteen-story plan was abandoned in favor of an improvement with the present thirty-two-story Bankers' Trust Building, for which the owner of the land thus receives a net annual rental of about \$125,000. The Manhattan Trust Company, which is closely identified with the Bankers' Trust Company, was to be a tenant in the new building.

In this complicated series of deals it is not entirely clear from the newspaper reports whether the Manhattan Trust Company acted for the final buyer or actually made a profit on the realty deal. But the only price quoted in the sale of the Gillender Building—the sale by Mrs. Asinari—was even more sensational than the plan to demolish the comparatively new Gillender Building. Mrs. Asinari received for the 1845 square feet \$1,500,000, or at the rate of \$813 a square foot. This was \$215 a square foot more than was paid by a St. Louis syndicate in 1905 for the little Silliman corner of 1170 square feet, sold for \$700,000.

This thirty-two-story Bankers' Trust Building, with a pyramid roof which brings the total height to forty-one stories, is 540 feet above the curb. It cost about \$3,000,000. The first stone was laid on February 1, 1911, and the stone work completed by September 15—a period of eight months. By November the renting agents, the Douglas Robinson, Charles S. Brown Company, reported that sixty-five per cent. of the space had been contracted for, although the structure was not to be ready for occupancy before May 1, 1912. One of these early comers for rentable space was J. P. Morgan, who took the entire top floor at a rental reported as \$240,000 a year.

Mr. Morgan's Move.

This year's transactions on Wall street have been hardly less spectacular than those of 1909.

This spring the firm of J. P. Morgan & Company acquired the Drexel Building, at the southeast corner of Wall and Broad streets, opposite the Bankers' Trust Building.

The Drexel Building was erected in 1873, for the banking house of Drexel, Morgan & Company. In 1872 the late Anthony J. Drexel had established a record price—not exceeded for more than thirty years following—for 717 square feet, comprising the corner portion of this site. For this he paid at the rate of \$348 a square foot. The firm was reorganized as J. P. Morgan & Company in 1894. Mr. Morgan has been in the old Drexel Building for forty years.

The Drexel Building site comprised

about 10,000 square feet. It wasn't large enough for a banking building of the kind that Mr. Morgan wanted. It has been said that he was ambitious to have for his firm something just a little finer than the old Custom House, remodelled in 1908 by the National City Bank at a cost of \$2,500,000, making the total cost to the bank nearly \$6,000,000. So in September of this year Mr. Morgan's firm added the adjoining property at 29-33 Wall street. This he bought from the Mechanics and Metals National Bank, bringing the area of the proposed new building up to 16,000 square feet. No figures have been mentioned in connection with the sales. The Drexel Building is assessed at \$2,700,000 and the adjoining property at \$1,620,000, making a

timism that predicted a re-building of Wall street as far down as the water front. The square foot prices in these sales ranged between \$59 and \$90. No new buildings, however, have been added since that period of activity on lower Wall street. The contrast between the Bankers' Trust Building and the rookeries two blocks further east is very striking.

Rental Rates.

Rents are highest, of course, in the block between Broadway and Nassau street. Here ground floor space on the north side brings from \$7 to \$12 a square foot and upper floor space from \$2.25 to \$4. Upper floor space on the south side brings from \$2.25 to \$3.50. Between Nassau and William streets, ground floor space rents at from \$5 to \$8 and upper floor space at \$2.25 to \$2.50.

Between William and Pearl streets ground floor space brings \$3.50 to \$5. Upper floor space on the north side of the street ranges from \$1.75 to \$2 and on the south side from \$2.25 to \$2.75.

East of Pearl street the highest

HIGH PRICES PAID FOR REAL ESTATE.

Date.	Location.	Buyer.	Sq. Ft.	Price.	Price Sq. Ft.
Oct., '12	Wall St., 50		5,758	\$1,500,000	\$260.52
Sept., '12	Wall St., 29 to 33, J. P. Morgan & Co.		5,000	No price given.	
Feb., '12	Wall St., s. e. cor. Broad, J. P. Morgan & Co.		10,000	No price given.	
July, '09	Wall St., n. w. cor. Nassau, Mrs. A. L. Sampson, Duchess de Dino.		1,845	1,500,000	813.00
May, '09	Wall St., 64-6, Bank of Montreal.		5,000	12-sty 800,000	160.00
May 1, '09*	Wall St., 52, New York Life Ins. & Trust Co.		5,479	1,000,000	164.26
June 29, '05	Wall St., 1 No. 1 Wall St. Corporation.		1,170	700,000	598.50
May 1, '02	Wall St., 50, New York Life Ins. & Trust Co.		5,758	1,000,000	173.49
Nov. 21, '01	Wall St., 41 & 43, also 45 & 47 Exchange Pl., Wall St. Exchange B. A.		9,115	2,245,000	246.29
Nov. 7, '01	Wall St., 41 & 43, also 45 & 47 Exchange Pl., Charles W. Morse.		9,115	1,200,000	131.65
March 25, '01	Wall St., 38, N. L. McCready.		2,029	260,000	128.14
Feb. 7, '01	Wall St., 38, Cen. Realty B. & T. Co.		2,029	202,000	99.51
July, '09	Wall, William, also Exchange Pl. & Hanover St., National City Bank.		31,403	3,265,000	103.65
April 16, '96	Wall St., 41 & 43, William K. Aston.		4,259	805,000	189.01
Feb. 28, '95	Wall St., 65, Duchess de Dino.		2,321½	138,905	59.83
April 22, '84	Wall St., 15, M. Wilkes.		1,069½	300,000	280.50
April 22, '84	Wall St., 17, M. Wilkes.		1,300	146,000	105.03
Nov. 1, '82	Wall St., 12, John J. Astor.		2,695	300,000	111.31
May 2, '82	Wall St., 35, also 13 & 15 Broad, D. O. Mills.		8,622	625,000	72.84
May 1, '82	Wall St., 7, s. w. cor. New, W. W. Smith.		1,525	240,000	157.37
June 20, '82	Wall St., 21, M. Wilkes.		508	168,000	330.76
Jan. 22, '82	Wall St., 8 & 10, John J. Astor.		5,709	500,000	87.58
April 29, '80	Wall St., 4, First National Bank.		1,065	94,000	88.25
April 14, '80	Wall St., 6, C. F. Southmayd, trustee.		2,699	156,250	57.63
Jan. 22, '76	Wall St., 19, M. Wilkes.		2,560	285,000	111.33
April 27, '72	Wall St., 27, A. J. Drexel.		1,803	250,000	138.65
April 20, '72	Wall St., s. e. cor. Broad, A. J. Drexel.		717	250,000	348.67

total of \$4,320,000, including buildings. But this is an average of only about \$270 a square foot.

Mr. Morgan's banking house will be a low structure—not much higher than the old Assay Office across the way. It will in respect of height follow the example of a number of other banking and financial institutions, notably the Liberty Bank, Redmond & Company, Harvey Fiske & Sons, Speyer & Company, the National Park Bank, the Title Guarantee & Trust Company, and the new Guaranty Trust Company, at Broadway and Liberty street. Trowbridge & Livingston are completing the plans for the Morgan & Company building and Marc Eidlitz & Son have been awarded the general contract.

The most recent Wall street sale was reported last month when No. 50, adjoining the northeast corner of William street, was sold by the New York Life Insurance & Trust Company at a price reported at \$1,500,000. A report that the buyer is the Bank of New York, which owns the adjoining corner, has never been confirmed. This plot which contains 5758 square feet, was bought ten years ago for \$1,000,000 or fifty per cent. less than the recent figure.

The easterly end of Wall street, with the exception of one or two corners, presents a marked contrast to the district west of Pearl street. In 1901-1903 a campaign of reclamation was started and a number of new structures, of eight to twelve stories, were built. The Taber and Orient buildings at Pearl street, the Tontine and Bennett, the Ward Line Building and the Quincy Building, at Water street, were all the result of op-

ground floor rentals in the new buildings are about \$3. Upper floors bring \$1 to \$1.25.

The foregoing table shows the values on Wall street, taken from the records or from accepted statements of prices, since the first sensational record was made in 1872.

Map Change for Throgg's Neck.

The width of Throgg's Neck Boulevard and of Shore Drive, as laid out on the map, is to be curtailed to 100 ft. At the same time the boulevard is to be extended from Layton avenue to a new intersection with Eastern Boulevard.

When Throgg's Neck Boulevard and Shore Drive were placed upon the city plan in 1908, attention was called by Chief Engineer Nelson P. Lewis to the excessive width proposed. The former street has been made the subject of an opening proceeding and title to the land within its lines has been vested in the city at the request of the property owners.

All of the interests affected now unite in asking to have the street width decreased with the understanding that the land to be released from the street system will be ceded back to them for a nominal consideration; that nominal awards will be made for the land required for the street; and that two of the interests will assume all of the assessment. By resolution of the Board of Estimate the matter has been called to the attention of the Commissioners of the Sinking Fund with the recommendation that the proposition submitted by the property owners be carried out.

FUTURE OF WEST BRONX.

Many Points of Similarity with the West Side of Manhattan.

Here is Joseph P. Day's way of stating the case for the 460 odd Forster-Schmitt lots, opposite Van Cortlandt Park, which he is to sell at auction on Nov. 12; and it is a pretty convincing way, too:

"The building up of the Dyckman section will mark the passing of the last vacant area of any size in Manhattan. The amount of land available for improvement there has been estimated at about 4,000 lots, and to anyone who is familiar with the rapid building up of Washington Heights it is apparent that 4,000 lots will not long accommodate the city's northward extension.

"The growing interest in the section lying between Kingsbridge and the city line has been abundantly shown—most recently, by the sale of the Van Cortlandt estate holdings around the 238th street station of the subway. At the time of the Van Cortlandt sale, it was recalled that for the last three or four years, during which real estate in many sections had been at best stationary as to values and with no visible demand, public offerings in the territory adjacent to Van Cortlandt Park had been uniformly successful.

"In seeking the explanation for this unusual strength of the Van Cortlandt district, real estate men have invariably pointed out that it is due to the property's location and surroundings.

"First, the property is directly in the line of the northward expansion of the city. Secondly, the section between Van Cortlandt Park and the Hudson river is adjacent to Broadway, which thoroughfare the growing city seems likely to follow through the 'Two-hundred' streets, just as persistently as it has through the 'One-hundreds.' Better transit facilities in other directions may have temporarily eclipsed Broadway, as was the case with Columbus avenue on the West Side, but the eclipse has been only of short duration and has not interfered with Broadway's ultimate supremacy in the Van Cortlandt region; even this slight delay is not in prospect, because there Broadway already has the transit facilities.

"Another remarkable fact has also made an impression on those real estate men who have given any consideration to the future possibilities of the district bordering Van Cortlandt Park. That is its striking resemblance to the West Side, from 59th to 110th street, in the matter of general location and surroundings. Both sections have a large park forming their entire easterly boundaries, while to the west is the river. Furthermore, the Riverdale section seems destined to grow along much the same lines as has the West Side—first a district of fine semi-suburban estates; later of moderate priced individual residences, and later still of apartment houses.

"Though these various stages may seem a long look into the future, West Siders will tell you that it was not much over twenty years ago that a good deal of the West Side had fewer improvements, and was certainly less inviting in appearance, than the Riverdale of to-day.

"Its location, with a park on one side and a river on the other, has admittedly had much to do with the popularity of the West Side as a residential section. Not only is Van Cortlandt Park about 40 per cent. larger than Central Park—1,132 acres as against 843 acres—but its opportunities for recreation and sport are even much greater than the difference in the figures would indicate.

"So great have been the demands upon its tennis courts this year that by the

opening of another season, it is planned to provide greatly increased facilities for the game by laying out courts over another large area at about 260th street, opposite the Forster-Schmitt property to be sold at auction by Joseph P. Day on November 12. The Van Cortlandt golf links are famous, attracting players from all parts of the greater city. The broad meadows accommodate a score of baseball diamonds in the summer and as many football gridirons in the fall. In the winter its lakes are usually safe for skaters before those in the more protected regions of Central Park, and it is only the deepest snow and the coldest weather that can drive its golfers in doors.

"With the growing popularity of the automobile among those who own and drive their own cars, the Riverdale territory seems likely to enjoy increasing favor as a locality for the erection of moderate-priced residences. There one has Broadway leading straight into the heart of the town, and connecting on the north with Westchester County's fine highway system."

SUBWAY FIRE WALLS.

Property Owners Protected—Contractors Must Meet Requirements.

With the aid of the Merchants' Association and the Fire Commissioner, the protest of the property owners along the line of the Broadway-Lexington subway against the imposition of higher insurance rates because of the unwillingness of the contractors to build fire walls satisfactory to the Board of Fire Underwriters, has been effectual. The fire walls will be built by the contractors at the dictation of the Public Service Commission in a manner prescribed by the underwriters and the insurance rates will be restored to their former level.

This is the outcome of a conference between representatives of the State Insurance Department, the Public Service Commission, the New York Fire Insurance Exchange, the Fire Department and the Merchants' Association. Where basement or cellar walls are broken into in the construction of the subway, the contractors will be required to build walls across the openings, and such walls shall be of 6-inch hollow tiles set in mortar without the cement facing required by the Exchange.

This agreement minimizes the cost to the city of the work done by the contractors and at the same time entirely relieves the property owners of the cost of constructing new walls.

Hearings on Terminal Plans.

The Commissioner of Docks announces the presentation of the Department's South Brooklyn terminal plans and public hearing thereon at the Aldermanic Chamber, Monday, November 11, at 2.30 p. m. Also a public hearing on the administrative features of, and the relations between, public and private terminals at South Brooklyn, to be held at the Department of Docks and Ferries, Pier "A", North River, Thursday, November 14, at 2.30 p. m.

Also a public hearing on the Bush Terminal Company's proposal now before the Department of Docks and Ferries, to be held at the Merchants' Association, 54 Lafayette street, Monday, November 18, at 2.30 p. m.

The Mayor will preside at the last hearing and if convenient, at the others.

—Between twenty and twenty-five little bungalows to cost \$400 each are being built on Rockaway Beach.

STATEN ISLAND PROGRESS.

Report of the Secretary of the Chamber of Commerce—Markets and Waterways.

The members of the Chamber of Commerce on Staten Island have received from their secretary, Cornelius G. Kolff his annual report of the operations of the body. It is seen from the report that various committees that have been earnestly at work in behalf of the general welfare have accomplished things worth while.

The subject of rates for vehicles on the municipal ferries between Manhattan and St. George and Manhattan and Stapleton has received the attention of a committee under the chairmanship of A. B. Pouch, and as a result the rates have been reduced to some extent.

High Cost of Living.

The committee on the "High Cost of Living," through its chairman, Mr. Carl F. Grieshaber, have taken up the question for consideration, resulting in a number of meetings, and the final organization of a corporation for the establishment of public markets on Staten Island.

Repeated invitations on the part of the Staten Island Sound and Deep Waterways Association asking the Staten Island Chamber of Commerce to become a member of this association were politely declined with the statement that while the efforts for the deepening and widening of the channel around Staten Island were highly approved, the directors of the Chamber felt that the expense necessary for agitating this improvement should be borne by the landowners and owners of the industries along the Staten Island Sound who would be more especially benefited by this important public measure.

Waterfront Facilities.

The waterfront of the borough is a subject which has been having the most serious consideration not only by the members of this Chamber, but of Commissioner Calvin Tomkins of the Department of Docks and Ferries, and every effort is being made towards the development of the waterfronts, either by the municipality or by private enterprise, and plans of considerable importance are now reported under contemplation.

As suggested by the Board of Directors, the matter of continuing the work of exterminating mosquitoes on Staten Island was taken up by Dr. Doty's successor, Dr. O'Connell, and an appropriation was made by the city for continuing the work with very satisfactory results.

The Comfort of a Good Investment.

Harold E. Witteman, the Staten Island real estate agent, says that those whose money has been lost or endangered realize the bitterness of experience with investments gone wrong.

"Thousands of investors purchase securities which fail to pay interest or return principal.

"Consider the peace of mind and physical comfort assured by a good investment. Scrutinize your present holdings. Do they afford ample security? Is the interest return satisfactory? Are they convertible into cash on reasonable terms?

"If you contemplate new investments either for yourself or for those dependent on you, it is imperative for you to apply these tests and act accordingly.

"You have a right to 6 per cent, good security and equitable provision for cash and convertibility."

LONG ISLAND R. E. MARKET.

New Buoyancy and Strength Expected to Follow End of Political Campaign.

With the national election passed, and the general public settled down again for a long siege of business, it is generally believed that the real estate market on Long Island will display new buoyancy and strength. It has been quite a general observation that the political campaign that has just ended did not divert attention from real estate buying as much as is usual in a presidential year. Either the public is less distracted and emotional about national affairs than formerly, or it has learned the art of attending strictly to business and taking politics as a diversion. At any rate, the pulse of the suburban real estate market did not change for the worst perceptibly last month, and especially is this true of Long Island.

Operators and brokers point to the constant traffic improvements that are under way in the territory and which are natural precursors of growth and improvements. No area contiguous to Manhattan Island is subject to so many influences that spell progress as are Queens and Nassau counties. New highways costing more than one million dollars are in course of construction in Queens, a trolley road is about to join the Queensboro Bridge to Jamaica; the foundations are being put in place for the New York Connecting Railroad Bridge that will join Long Island to the continent at large; the improvement to highways is steadily going forward in Nassau and Suffolk counties, and the operation of all of the suburban parts of the Long Island Railroad by electricity is imminent.

These various contributing causes form a vortex of activity that make the tide of real estate strength. One company alone—the Windsor Land and Improvement Company—has transacted one million dollars' worth of business in lots in the level sections of Nassau county during the autumn months when political matters are presumed to engross the public mind. Other real estate companies also have been busy and no suburban colony on Long Island has lagged.

Small buyers of real estate abound because there is a steady movement of population to the suburbs for residential purposes. A propitious sign of the times is the fact that savings banks deposits have increased more than sixty per cent. in the last decade, and when savings banks are doing a steady and better business the suburban real estate market is good, because the same class of persons who deposit in savings institutions also buy lots and suburban homes. When bank deposits are steadily improving, business is good, and the influence is widespread. Real estate stability always accompanies active business conditions.

Notable as the scene of activity at this time is the section of Nassau county

just east of the city line. Two years ago the home building movement was localized to certain parts of Queens primarily. Now it embraces Nassau county as well, the latter section typifying the demand for homes beyond municipal borders, and this last mentioned demand is extensive. At Floral Park and Hempstead the selling of home sites is constant because all of the advantages are there that attract newcomers. The same is true of places farther removed, such as Lynbrook, Rockville Centre, East Rockaway, and in fact the whole southern coast line of Nassau county.

BRONX COUNTY ASSURED.

County Officers To Be Chosen a Year Hence—Real Estate Records.

By a majority of 10,000 out of a total vote of 67,000 the electors of the Borough of The Bronx have ratified the legislation providing for a separate county passed by the State Legislature last winter. A county clerk, sheriff, judge, surrogate and registrar will be elected in the fall of 1913 and take office on the first of January, 1914.

The functions of local government will thereafter be centered at Tremont, or wherever the county seat may be established, to a larger extent than heretofore. Deeds, mortgages and all other Bronx real estate papers will thereafter be filed there instead of downtown at Chambers street. Copies will be made of existing records for use in The Bronx as was done when the Annexed District was taken from Westchester County.

In the case of the records of property situated in the Annexed District Senator Stilwell hopes that the books containing these records, which have always been kept separate, may be removed to The Bronx, and that it will not be necessary to copy them. Further, Senator Stilwell says he can see no legal obstacles in the way of setting up the new county under the laws already provided. No supplementary legislation will be necessary.

An interesting question to be decided is as to the location of the county seat. Times and places have changed since the Borough Hall was built at Tremont. A new municipal building is urgently required, and the time has arrived to pick out a new civic center if public opinion favors a change.

Commends the "Crossway" Scheme.

The proposed "Crossway," designed to connect Forty-second Street in the vicinity of the new Grand Central Station with Thirty-fourth street in the vicinity of the Pennsylvania Terminal by means of a diagonal thoroughfare, has been approved by the Board of Directors of the Merchants' Association who, in connection with the plan, recommend the adoption of the constitutional amendment giving cities the right of "excess condemnation."

WILLIAM STREET AROUSED.

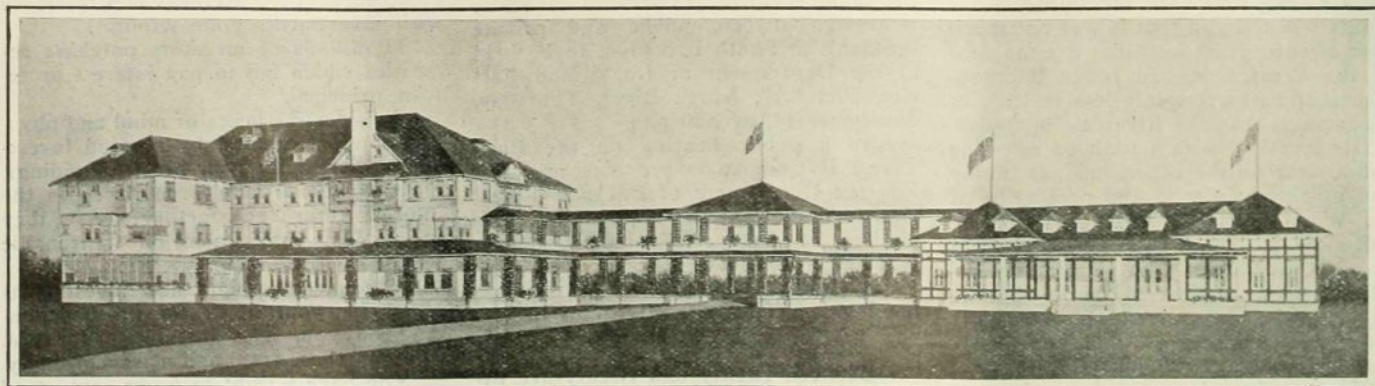
A Third Association Formed to Favor the New Subway.

Another association of prominent property owners, whose interests will be favorably affected by the construction of the so-called William street subway route, is organizing under the direction of David Rumsey, one of the vice-presidents and counsel of the Continental Insurance Company. Mr. Rumsey is also vice-president of the Fire Companies Building Corporation, owners of the new twenty-four story office building known as 80 Maiden Lane. This is the largest building in the district. This association now being organized will be known as the "Owners' Protective Association," and its membership will consist of owners of property located in the area bounded by Nassau, Beekman, Pearl and Wall streets. Mr. Rumsey feels that the William street subway with stations at John and Wall streets will be of great benefit to owners of property in this section. Many of the owners have indicated a desire to form such an association, and it is expected that it will have a membership of nearly 500.

The new association, while having separate counsel and an independent executive committee, will co-operate in every way with the Downtown Interborough Association which recently passed by unanimous vote resolutions favoring the route. The Downtown Interborough Association under the leadership of the Hon. Charles A. Schieren, president, represents 150 large property owners in the district north of Beekman street to Brooklyn Bridge. Edward M. Bassett represents this association and is actively working in its behalf for the speedy legalization and the construction of the route. The subway committee of the Downtown Interborough Association consists of the Hon. Charles A. Schieren, Alexander Gilbert, Albert H. Frankel, Major F. T. Leigh, F. A. M. Burrell, William H. Heller, and H. V. V. Black.

In addition to these two associations, a third association is also fighting for the construction of the route, and this association is the "Abutting Property Owners' Association," whose membership consists of the majority of the actual owners along the proposed route. The president of the Abutting Property Owners' Association is Wm. Jay Schiefelin, who is also president of the Citizens' Union. Harry Hall is its secretary. The executive committee consists of the two officers and Albert Plaut, H. B. Harding, Charles F. Noyes, J. Louis Schaefer and Seth Sprague Terry.

—The port directors throughout the country will hold a conference in Manhattan Dec. 9. The call has been issued by Dock Commissioner Calvin Tomkins of this city, George W. Norris, director of docks and ferries, Philadelphia, and Hugh Bancroft, chairman of the directors of the port of Boston.



E. S. Child, Architect.

NEW CASINO TO BE COMPLETED NEXT SPRING AT SALTAIRE FOR THE FIRE ISLAND BEACH DEVELOPMENT CO.

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 CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Prospect Heights.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 3.40 P. M.

LINCOLN PL.—To amend resolution of June 20, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete foundation on LINCOLN PL, from Classon av to a point 580 ft east thereof by having the limits of the improvement "Classon av to the bridge over the Brighton Beach Railroad," so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-inch concrete foundation on LINCOLN PL, from Classon av to the bridge over the Brighton Beach Railroad."

Local Board of Bedford.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 3.30 P. M.

TAYLOR ST.—To amend resolution of June 30, 1912, initiating proceedings to lay a permanent asphalt pavement on the widened portion of TAYLOR ST, from Lee av to Bedford av, and on the TRIANGULAR PUBLIC PLACE at the intersection of Division and Lee avs, so as to read as follows:

"To lay a permanent asphalt pavement on the widened portion of the roadway of TAYLOR ST, from Lee av to Bedford av, and on the roadway of the TRIANGULAR PUBLIC PLACE at the intersection of Division and Lee avs."

ROEBLING ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a permanent granite block pavement on the WIDENED PORTION OF ROEBLING ST, from Division av to Broadway, so as to read as follows:

"To lay a permanent granite block pavement on the widened portion of the roadway of ROEBLING ST, from Division av to Broadway."

PALMETTO ST.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by extending PALMETTO ST southwest from its present termination at Broadway to the north line of Monroe st.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 3.20 P. M.

SCOTT AV.—To regulate, grade, set cement curb and lay cement sidewalks on SCOTT AV, from St. Nicholas av and Troutman st to Flushing av.

IRVING AV.—To construct a sewer basin on IRVING AV, at the east corner of Willoughby av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$27,208.

WILLOUGHBY AV.—To regulate, grade, set cement curb and lay cement sidewalks on WILLOUGHBY AV, from St. Nicholas av to the Borough line.

SUYDAM ST.—To regulate, grade, set cement curb and lay cement sidewalks on SUYDAM ST, from St. Nicholas av to the Borough line.

Local Boards of Williamsburg and Bushwick.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 3.25 P. M.

ST. NICHOLAS AV.—To construct sewer basins on ST. NICHOLAS AV, at the east corner of Flushing av; at the east corner of Jefferson st; at the east corner of Starr st; at the east corner of Suydam st; also on INGRAHAM ST, at the southwest corner of Porter av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Total estimated cost, \$1,400; total assessed valuation, \$462,270.

Local Board of Williamsburg.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 3 P. M.

ANTHONY ST.—To regulate, grade, set cement curb and lay cement sidewalks on ANTHONY ST, from Morgan av to Porter av.

TEN EYCK ST.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by closing and discontinuing TEN EYCK ST, from Metropolitan av to Newtown Creek Canal.

BENTON ST (JACKSON AV).—To construct a sewer in BENTON ST (NOW JACKSON AV), from Kingsland av to Debevoise av, and an outlet sewer in BENTON ST (NOW JACKSON AV), from Debevoise av to Morgan av.

MORGAN AV.—To construct a sewer basin on MORGAN AV, east side, 204 feet south of Ten Eyck st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$54,550.

GARDNER AV.—To construct sanitary sewers and storm water sewers in GARDNER AV, from Randolph st to Grand st.

GARDNER AV.—To lay a preliminary pavement of second-hand granite block on a sand foundation on GARDNER AV, from Johnson av to Randolph st.

GARDNER AV.—To lay a preliminary pavement of second-hand granite block on a sand foundation on GARDNER AV, from Randolph st to Grand st.

NORTH HENRY ST.—To construct sewer basins on NORTH HENRY ST, at all four corners of Meserole av and at the northeast corner of Norman av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, \$700; assessed valuation, \$192,000.

OAKLAND ST.—To amend resolution of July 25, 1912 directing that cement sidewalks be laid on the west side of OAKLAND ST, from Java st south to the sidewalks now laid, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$125; assessed valuation, \$5,500, so as to read as follows:

"That cement sidewalks be laid where necessary on the west side of OAKLAND ST, bet Java st and Kent st, and on the south side of JAVA ST, bet Oakland st and Manhattan av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$125; assessed valuation, \$5,500."

PUBLIC PARK OR PLAYGROUND. Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by locating and laying out as A PUBLIC PARK OR PLAYGROUND the property bounded by McKibben st, Bogart st, Siegel st and White st.

PUBLIC PARK OR PLAYGROUND. To acquire title for A PUBLIC PARK OR PLAYGROUND to the property bounded by McKibben st, Bogart st, Siegel st and White st.

GARDNER AV.—To amend resolution of July 10, 1911, initiating proceedings to pave with granite block on concrete foundation GARDNER AV, from Flushing av to Johnson av, by providing for a preliminary or permanent granite block pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent granite block pavement on GARDNER AV, from Flushing av to Johnson av."

METROPOLITAN AV.—That the lots lying on the north side of METROPOLITAN AV, bet Berry st and Bedford av, known as Nos. 24, 25 and 26, Block 2359, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$21; assessed valuation, \$2,200.

Local Boards of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 2.45 P. M.

BAY 7TH ST.—Changing the grade in BAY 7TH ST, from Bath av to Cropsey av.

73D ST.—To lay a preliminary or permanent asphalt pavement in 73D ST, from 12th av to 14th av.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON NOV. 14, AT 2.50 P. M.

8TH AV.—To set cement curb and lay cement sidewalks on 8TH AV, from Bay Ridge av to 70th st.

8TH AV.—To lay a preliminary or permanent asphalt pavement on 8TH AV, from Bay Ridge av to 70th st.

56TH ST.—That a strip five feet in width be graded along the west line of lot lying on the south side of 56TH ST, bet 7th and 8th avs, known as No. 21, Block 842, at the expense of the owner or owners of said lot. Estimated cost, \$75; assessed valuation, \$1,200.

44TH ST.—To regulate, grade and set stone curb on concrete foundation on 44TH ST, from 1st av to 2d av.

77TH ST.—To rescind resolution of July 25, 1912, directing that the lot lying on the south side of 77TH ST, bet 4th and 5th avs, known as No. 15, Block 5691, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot.

45TH ST.—To lay a preliminary or permanent asphalt pavement on 45TH ST, from 12th av to 13th av.

76TH ST.—To amend resolution of October 27, 1910, initiating proceedings to pave with asphalt on concrete foundation the roadway of 76TH ST, bet 1st and 2d avs, omitting that portion bet a point 100 feet east of 1st av and a point 180 feet east of 1st av, and to construct a reinforced concrete stairway 10 feet in width with the necessary appurtenances beginning at a point 100 feet east of 1st av, and extending 80 feet east and to SOD THE SLOPES on each side of said stairway by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on the roadway of 76TH ST, bet 1st and 2d avs, omitting that portion bet a point 100 feet east of 1st av and a point 180 feet east of 1st av, and to construct a REINFORCED CONCRETE STAIRWAY 10 feet in width with the necessary appurtenances beginning at a point 100 feet east of 1st av and extending 80 feet east and to SOD THE SLOPES on each side of said stairway."

71ST ST.—To amend resolution of July 12, 1911, initiating proceedings to regulate, grade, set cement curb, lay cement sidewalks and pave with asphalt on concrete foundation 71ST ST, bet 10th and 11th avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on 71ST ST, bet 10th and 11th avs."

85TH ST.—To amend resolution of September 13, 1911, initiating proceedings to pave 85TH ST, with asphalt on concrete foundation, bet 3d and Fort Hamilton avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on 85TH ST, from 3d av to Fort Hamilton av."

45TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 45TH ST, from Fort Hamilton av to 10th av.

68TH ST.—To lay a preliminary or permanent asphalt pavement on 68TH ST, from 2d av to 3d av, with the exception of a strip 12 feet in width centrally located, extending from 3d av to a line 140 feet west thereof, and to pave said strip with a preliminary or permanent granite block pavement.

59TH ST.—To lay a preliminary or permanent asphalt pavement on that portion of 59TH ST, bet 7th and Fort Hamilton avs, that has not already been paved.

40TH ST.—That a strip 5 feet in width, with banks sloping back at the rate of 1 1/4 to 1, be graded along the east line of Lot 20, Block 917, located on the south side of 40TH ST, bet 5th and 6th avs, at the expense of the owner or owners of said lot. Estimated cost, \$600; assessed valuation, \$1,350.

40TH ST.—That the lot lying on the south side of 40TH ST, bet 5th and 6th avs, known as No. 25, Block 917, be graded to the level of the curb at the expense of the owner or owners of said lot. Estimated cost, \$700; assessed valuation, \$4,000.

51ST ST.—To grade the following lots to a line five feet back of the street line and to slope the banks at the rate of one foot vertically to 1 1/4 feet horizontally, at the expense of the owner or owners of said lots: Lots lying on the north side of 51ST ST, bet 8th and 10th avs, known as Nos. 40, 52, 57, 64, 66, 70 and 1, Block 5644, and Lots 37, 45 and 1, Block 5645. Estimated cost, \$1,600; assessed valuation, \$39,400.

51ST ST.—That a strip 10 feet in width be graded along the northwest line of lot on the northeast side of 51ST ST, bet 8th and 9th avs, known as No. 57, Block 5644, at the expense of the owner or owners of said lot.

75TH ST.—To amend resolution of July 7, 1910, initiating proceedings to pave 75TH ST with asphalt on concrete foundation, bet 11th and 13th avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on 75TH ST, bet 11th and 13th avs."

77TH ST.—To regulate, grade, set cement curb or stone curb on concrete foundation and lay cement sidewalks on 77TH ST, bet 10th and 11th avs.

2D AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of 2D AV, bet 6th st and Gowanus Canal be fixed at 42 feet.

13TH ST.—To amend resolution of June 27, 1912, initiating proceedings to regulate, grade, set curb on concrete and lay a permanent granite block pavement on 13TH ST, from 2d av to the bulkhead line of Gowanus Canal, where not already done, by excluding therefrom the words "where not already done," so as to make the amended resolution read as follows:

"To regulate, grade, set curb on concrete and lay a permanent granite block pavement on 13TH ST, from 2d av to the bulkhead line of Gowanus Canal."

8TH AV.—To construct a sewer in 8TH AV, from 37th to 38th st.

Local Board of Flatbush.

AT BOROUGHS HALL, BROOKLYN, ON NOV. 14, AT 2.30 P. M.

AV I.—To amend resolution of May 20, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on Av I, from Coney Island av to the right of way of the Brighton Beach Railroad bet East 15th and East 16th sts, by excluding from the provisions thereof that portion of Av I bet East 15th st and the Brighton Beach Railroad, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on AV I, from Coney Island av to East 15th st."

AV I.—To amend resolution of July 10, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete foundation on AV I, from Coney Island av to the Brighton Beach Railroad, by excluding from the provisions thereof that portion of AV I, bet East 15th st and the Brighton Beach Railroad, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-inch concrete foundation on AV I, from Coney Island av to East 15th st."

BROOKLYN AV.—To construct sewers in BROOKLYN AV, from Malbone st to Lefferts av, and from Midwood st to Winthrop st.

EAST 3D ST.—To construct a sewer in EAST 3D ST, from the end of the existing sewer bet 18th av and Av F to Av F.

CANARSIE LA.—To lay a preliminary or permanent asphalt pavement on CANARSIE LA, from Flatbush av to Nostrand av.

WEST 37TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST 37TH ST, from Bay View av to the bulkhead located about 260 ft south of Surf av, omitting the land occupied by the New York and Coney Island Railroad Co.

73D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 73D ST, from 18th av to 19th av.

57TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 57TH ST, from New Utrecht av to 14th av.

57TH ST.—To lay a preliminary or permanent asphalt pavement on 57TH ST, from New Utrecht av to 14th av.

NEWKIRK AV.—To set cement curb and lay a preliminary or permanent asphalt pavement on NEWKIRK AV, from Coney Island av to 1st st.

CHESTER AV.—To amend resolution of March 14, 1912, initiating proceedings to pave CHESTER AV with asphalt on concrete foundation, from Louisa st to Fort Hamilton parkway, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on CHESTER AV, from Louisa st to Fort Hamilton parkway."

NEW YORK AV.—To lay a preliminary or permanent granite pavement or a preliminary or permanent asphalt pavement on NEW YORK AV, from Crown st to Sterling st, and to set stone curb on concrete foundation, from Montgomery st to Malbone st.

ALBANY AV.—To regulate, grade, set cement curb and lay cement sidewalks on ALBANY AV, from Clarkson av to Linden av.

ALBANY AV.—To rescind resolution of May 4, 1910, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on ALBANY AV, from Clarkson av to Ridgewood la.

BEVERLY RD.—To amend resolution of March 14, 1912, initiating proceedings to pave BEVERLY RD with asphalt on concrete foundation, from East 2d st to Gravesend av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on BEVERLY RD, from East 2d st to Graveend av."

EAST 13TH ST.—To construct a sewer in EAST 13TH ST, from Av N to Av O.

WEST 30TH ST.—To amend resolution of February 20, 1908, initiating proceedings to regulate, grade, set curb on concrete, lay cement sidewalks and construct a timber bulkhead on WEST 30TH ST, bet Neptune av and the Atlantic Ocean, by having the limits of said proceeding read: "Between Neptune av and a line 360 feet south of Surf av," the amended resolution to read as follows:

"To regulate, grade, set curb on concrete, lay cement sidewalks and construct a timber bulkhead on WEST 30TH ST, bet Neptune av and a line 360 feet south of Surf av."

FORT HAMILTON AV.—That cement sidewalks be laid on the east side of FORT HAMILTON AV, where necessary, from 38th st to 39th st, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$400; assessed valuation, \$21,300.

BAY 34TH ST.—To amend resolution of June 10, 1908, initiating proceedings to pave BAY 34TH ST with asphalt on concrete foundation, bet 86th st and Croysey av by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on BAY 34TH ST, bet 86th st, and Croysey av."

EAST 21ST ST.—To regulate, grade, set curb and lay cement sidewalks where not already done on EAST 21ST ST, from Av M to Kings highway.

EAST 21ST ST.—To construct a sewer in EAST 21ST ST, from Av M to Av O.

EAST 22D ST.—To regulate, grade, set curb and lay cement sidewalks on EAST 22D ST, where not already done, from Av M to Kings Highway.

EAST 22D ST.—To construct a sewer in EAST 22D ST, from Av M to Av O.

EAST 32D ST.—To construct a sewer basin at the northeast corner of EAST 32D ST AND CANARSIE LA, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$59,800.

Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON NOV. 11, AT 8 P. M.

EAST 140TH ST, ETC.—For filling in sunken sidewalks, flagging and reflagging the same and placing guardrail east from No. 505 EAST 140TH ST to the corner of Brook av, thence north along BROOK AV to the corner of East 141st st, thence west along East 141st st to No. 491 East 141st st.

LONGWOOD AV.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of LONGWOOD AV (where not already paved), from Southern boulevard to Westchester av, together with all work incidental thereto.

Local Board of Crotona.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON NOV. 11, AT 8.45 P. M.

PROSPECT AV.—For paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of PROSPECT AV (where not already paved), from East 149th st to Crotona Park East, together with all work incidental thereto.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON NOV. 11, AT 8.30 P. M.

MANOR AV.—Acquiring title to the lands necessary for MANOR AV (formerly Chanute av), from Westchester av to Bronx River av.

GLEASON AV, ETC.—Constructing a sewer and appurtenances in GLEASON AV, bet Metcalf av and St. Lawrence av, and in ST. LAWRENCE AV, bet Gleason av and Westchester av, and in WESTCHESTER AV (south side), bet St. Lawrence av and Taylor av, together with all work incidental thereto.

BEACH AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in BEACH AV, from Walker av to Tremont av, together with all work incidental thereto.

GLEBE AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in GLEBE AV, from Zerega av to Overing st, and all work incidental thereto.

Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON NOV. 11, AT 8.10 P. M.

GUARDRAIL, ETC.—For placing guardrail, building retaining walls and all work incidental thereto at the property BOUNDED BY 3d av, Washington av, 186th st and 187th st.

WEST 240TH ST.—Acquiring title to the lands necessary for WEST 240TH ST, from Spuyten Duyvil rd to Broadway.

REVIEW PL.—Acquiring title to the lands necessary for REVIEW PL, from West 238th st north to Van Cortlandt Park South.

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON NOV. 15 AT 2 P. M.

WHITNEY ST.—To legally open WHITNEY ST, from Academy st to the Crescent, 1st Ward.

RAMSEY ST (MADISON AV).—To legally open, from Queens Boulevard to Grand st, 2d Ward.

CORINTH AV, ETC.—To legally open CORINTH (GRANDVIEW) AV and CARTER PL (PROSPECT AV), bet Grand st and Caldwell av; and DIVISION AV, from Calamus to Caldwell av, and SAMUELSON ST, from Corinth av to Division av, 2d Ward.

20TH AV.—To legally open 20TH AV, from Jackson av to Quinn st, and WILSON AV, from Old Bowery Bay rd to 20th av, 1st and 2d Wards.

ADAMS AV, ETC.—Opening ADAMS (COLUMBIA) AV, from Laurel Hill Boulevard (Shell rd), north to Queens Boulevard, in WINFIELD, 2d Ward.

5TH ST.—To legally open 5TH ST, from Thomson av to Jackson av, 2d Ward.

CYPRESS AV, ETC.—"That the grade of CYPRESS AV be changed from its grade as now established to its former grade, from a point about 175 ft south to a point about 175 ft north of the crossing of the Manhattan Beach division of the Long Island Railroad, at EVERGREEN, 2d Ward."

HOWARD ST.—Construction of a storm water sewer and appurtenances in HOWARD ST, from Newtown creek to Bradley av, 1st Ward.

ROCKAWAY BEACH.—Construction of a temporary catch basin on the southeast corner of NEPTUNE AV AND THE BOULEVARD, ROCKAWAY BEACH, 5th Ward.

FOREST AV.—Construction of a sewer in FOREST AV, from Putnam av southerly to Putnam av northerly, and in PUTNAM AV, from Forest av to Buchman av, 2d Ward.

WOODBINE ST.—Construction of a sewer and appurtenances in WOODBINE ST, from Cypress av to Seneca av, 2d Ward.

GREENE AV.—Construction of a sewer and appurtenances in GREENE AV, from Seneca av to Forest av, 2d Ward.

HUNTERS POINT AND EAST AVS.—Construction of a receiving basin and appurtenances on the southeast corner, 1st Ward.

FAIRVIEW AV.—Construction of a sewer and appurtenances in FAIRVIEW AV, from Putnam av to Woodbine st, 2d Ward.

SHERMAN ST.—To construct a sewer and appurtenances in SHERMAN ST, from Noble st to Webster av, 1st Ward.

5TH ST.—To regulate and grade the sidewalks and curb and lay concrete sidewalks in 5TH ST, bet Howell and Jackson avs, WOODSIDE, 2d Ward.

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

PUTNAM AV.—Regulating, grading, curbing and paving with a permanent pavement of sheet asphalt on a concrete foundation PUTNAM AV, from Forest av to Fresh Pond rd, 2d Ward.

WOODBINE ST.—Regulating, grading, curbing with cement curb, laying sidewalks where not already laid to grade and in good condition, and paving with a preliminary pavement of sheet asphalt on a concrete foundation WOODBINE ST, from Myrtle av to Cypress av, 2d Ward.

MADISON ST.—Regulating, grading, curbing with cement, laying sidewalks where not already laid to grade and in good condition, and paving with a preliminary pavement of sheet asphalt on a concrete foundation MADISON ST, from Myrtle av to Cypress av, 2d Ward.

COVERT AV.—To lay sidewalks on COVERT AV, bet Palmetto st and Gates av, 2d Ward.

WHITNEY ST.—Regulating, grading, curbing and laying sidewalks in WHITNEY ST, from Academy st to Crescent st, 1st Ward.

FRANKLIN ST.—Regulating and laying sidewalks where not already laid to grade and in good condition in FRANKLIN ST, bet Van Alst av and Woolsey st, 1st Ward.

MADISON ST.—Paving with permanent pavement of sheet asphalt on a 6-inch concrete foundation MADISON ST, from Seneca (Covert) av to Forest av, 2d Ward.

MADISON ST.—Regulating, grading, curbing and laying sidewalks crosswalks in MADISON ST, from Brooklyn borough line to Forest av, 2d Ward.

7TH AV, ETC.—Paving with asphalt block on a concrete foundation the roadway of 7TH AV (Blackwell st), bet Grand and Flushing avs; resetting and repairing curbing wherever same has become broken or fallen out of line or grade, and setting in new curbing where necessary.

BUCHMAN AV, ETC.—Paving with asphalt on a concrete foundation BUCHMAN AV, from Catalpa (Elm) av to Myrtle av, 2d Ward.

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. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

EAST 34TH ST, ETC.—Changing 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. Laid over indefinitely.

HAVEN AV.—Paving with asphalt (permanent pavement) and curbing and recubing HAVEN AV, from Fort Washington av to West 170th st. Preliminary work. Adopted.

WEST 179TH ST.—Paving with asphalt block (permanent pavement) and curbing and recubing WEST 179TH ST, from Northern av to Haven av. Preliminary work. Adopted.

BROADWAY.—Removal of encroachments on BROADWAY, bet Battery pl and Columbus Circle, by exempting from its provisions the encroachments existing at 69 to 73 Broadway, known as THE EMPIRE BUILDING, so long as the entrance to the subway station and the passageway through the said building connecting with the subway and elevated stations are maintained for the free and unobstructed use of the public. Adopted.

MARKET STREETS.—Designating as MARKET STREETS the district bounded on the north by Franklin st, on the east by Hudson st, West Broadway and Greenwich st, on the south by Dey st and on the west by West st. Adopted.

DRAINAGE PLAN DISTRICT 3-B-O.—Modification. Adopted.

WEST 190TH ST.—Sewer in WEST 190TH ST, from Wadsworth av to St. Nicholas av. Preliminary work. Adopted.

WEST 151ST ST.—Paving with granite block (permanent pavement) and curbing and recubing WEST 151ST ST, from Broadway to Riverside drive. Preliminary work. Adopted.

WEST 169TH ST.—Paving with asphalt block (permanent pavement) and curbing and recubing WEST 169TH ST, from Fort Washington av to Haven av. Preliminary work. Adopted.

WEST 163D ST.—Paving with asphalt (permanent pavement) WEST 163D ST, from Amsterdam av to St. Nicholas av. Adopted.

WEST 176TH ST.—Paving with asphalt (permanent pavement) WEST 176TH ST, from St. Nicholas av to Wadsworth av. Adopted.

WEST 142D ST.—Paving with granite block (permanent pavement) WEST 142D ST, from a

point about 450 ft east of Lenox av to a marginal street. Adopted.

WEST 141ST ST.—Paving with asphalt block (permanent pavement) WEST 141ST ST, from Broadway to Riverside drive. Adopted.

CENTRAL PARK WEST.—Fixing the roadway width at 60 ft, from Columbus Circle to Cathedral Parkway. Laid over for two weeks.

BRONX.

ELDER AV, ETC.—Changing the lines and grades of the streets within the territory bounded by ELDER AV, BRONX RIVER AV, STRATFORD AV and EAST 172D ST, and closing and discontinuing a portion of EAST 174TH ST, at the west corner of Bronx River av. Adopted.

STEENWICK AV, ETC.—Changing the lines and grades of the STREET SYSTEM bounded by Steenwick av, East 233d st, Provost st and Conner st. Adopted.

BENEDICT AV.—Proposed area of assessment in the matter of acquiring title to BENEDICT AV, from Storow st to Olmstead av. Adopted.

WATERBURY AV.—Proposed area of assessment in the matter of acquiring title to WATERBURY AV, from Fort Schuyler rd to Eastern Boulevard. Also acquiring title. Adopted.

EAST 166TH ST.—Modifying the area of assessment heretofore fixed in the boundary of the district of assessment in the matter of acquiring title to EAST 166TH ST, from Brook av to the west right of way line of the New York & Harlem Railroad. Adopted.

WEST 231ST ST.—Petition for a revision of the assessment area in the proceeding for acquiring title to WEST 231ST ST, from Bailey av to Riverdale av. Denied.

NEREID AV.—Recommendation of the Corporation Counsel that the proceeding for acquiring title to NEREID AV, bet White Plains rd and Bronx river be amended in such a way as to exclude DAMAGE PARCELS 34 AND 35. Adopted.

THROGGS NECK BOULEVARD.—Laying out an EASEMENT at the foot of THROGGS NECK BOULEVARD from Shore drive to the bulkhead line of the East river, and deeds conveying EASEMENTS to the land and also to STRIPS within the lines of CHAFFEE AV AND PENNYFIELD AV. Adopted.

UNIONPORT RD.—Rule map, damage map and profile in the proceeding for acquiring title to UNIONPORT RD, from Morris Park av to White Plains rd. Adopted.

DRAINAGE PLAN, DISTRICT 43-0.—Adopted.

DRAINAGE PLAN, DISTRICT 43-R.—Adopted.

ST. LAWRENCE AV, ETC.—Sewer in ST. LAWRENCE AV, from Tremont av to Randolph av; BEACON AV, from Tremont av to Rosedale av; COMMONWEALTH AV, from Beacon av to Tremont av. Preliminary work. Adopted.

FOREST AV.—Petition of property owners asking for a rescission of a resolution authorizing the construction of a sewer in FOREST AV, bet East 166th st and Home st. Denied.

ANDREWS AV.—Regulating and grading ANDREWS AV, from Fordham rd to West 188th st. Preliminary work. Adopted.

EAST 179TH ST.—Paving with asphalt (permanent pavement) and curbing where necessary EAST 179TH ST, from Park Av West to Valentine av. Preliminary work. Adopted.

LONGFELLOW AV.—Paving with asphalt block (permanent pavement) and curbing where necessary LONGFELLOW AV, from Lafayette av to the New York, New Haven & Hartford Railroad. Preliminary work. Adopted.

TIFFANY ST.—Changing the grade of TIFFANY ST, from Whitlock av to Garrison av. Adopted.

CRUGER AV, ETC.—Changing the plan for the STREET SYSTEM bounded by Cruger av, Bartholdi st, Bronxwood av and Burke av. Adopted.

JEROME AV.—Changing the grade of JEROME AV, bet Van Cortlandt av and Mosholu Parkway South; of VAN CORTLANDT AV, bet Jerome av and Mosholu Parkway South; of GRAND BOULEVARD AND CONCOURSE, bet East 206th st and Mosholu Parkway South. Adopted.

LAYTON AV, ETC.—Laying out and establishing grades for the STREET SYSTEM bounded by Layton av, Eastern Boulevard, Baisley av and Fairfax av; decreasing the width of THROGGS NECK BOULEVARD, bet Shore drive and Layton av; decreasing the width of LAYTON AV (formerly Throggs Neck Boulevard), bet Throggs Neck Boulevard and Eastern Boulevard, and decreasing the width of SHORE DRIVE, bet Throggs Neck Boulevard and the angle point, distant about 300 ft west of Pennyfield av. Adopted. The cession of land is referred to the Sinking Fund Commission.

VAN CORTLANDT PARK SOUTH.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to VAN CORTLANDT PARK SOUTH, from Broadway to Mosholu Parkway, excluding the right of way of the New York & Putnam Railroad. Adopted.

AQUEDUCT AV, EAST.—Change in the grade of AQUEDUCT AV, EAST, at its intersection with West 183d st. Public hearing on Dec. 12.

WEST 169TH ST.—Change in the grade of THE STREET SYSTEM bounded by West 169th st, Ogden av, Merriam av, West 169th st, Ogden av, West 170th st, Plimpton av, Boscobel av, Shakespeare av, Jesup pl, Jesup av, Boscobel av, West 168th st, Shakespeare av, West 170th st and Nelson av. Public hearing on Dec. 12.

ALLERTON AV.—Change in the lines and grades of THE STREET SYSTEM bounded by Allerton av, Fenton av, Gun Hill rd, Adee av and Eastchester rd. Public hearing on Dec. 12.

PROSPECT PL.—Acquiring title to PROSPECT PL, from Carter av to Clay av. Public hearing on Dec. 12.

NEEDHAM AV.—Acquiring title to NEEDHAM AV, from East 216th st to East 222d st. Public hearing on Dec. 12.

BRONX BOULEVARD.—Petition for relief from assessment in the proceeding for acquiring title to BRONX BOULEVARD, from Boston rd to East 242d st. Denied.

WEST 244TH ST, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to WEST 244TH ST, from its intersection with Spuyten Duyvil Parkway and Fieldston rd to Waldo av; WALDO AV, from West 244th st to West 242d st; WEST 242D ST, from Waldo av to Broadway; CORLEAR AV, from West 242d st to West 246th st; WEST 246TH ST, from its intersection with West 242d st and Broadway to the prolongation of the north line of the second unnamed street north of West 242d st; THE FIRST UNNAMED STREET north of West 242d st from Broadway to West 246th st; THE SECOND UNNAMED STREET north of West 242d st, from Broadway to West 246th st; THE PUBLIC PARK bounded by Corlear av, West 246th st and West 242d st; THE PUBLIC PARK bounded by Broadway, West 246th st and the first unnamed street north of West 242d st; and THE PUBLIC PARK bounded by the first unnamed street north of West 242d st, West 246th st, the second unnamed street north of West 242d st and Broadway. Adopted.

SEWERAGE DISTRICT 37-1-2.—Modification in the drainage plan. Adopted.

EAST 233D ST, ETC.—Drainage plan showing TEMPORARY SANITARY SEWERS for the territory bounded by East 233d st, Byron av, East 236th st, Furman av, East 237th st and Barnes av. Adopted.

WEST 236TH ST.—Sewers in WEST 236TH ST, from Broadway to Kingsbridge av; WEST 238TH ST, from Broadway to Kingsbridge av, and KINGSBRIDGE AV, from West 234th st to West 238th st. Preliminary work. Adopted.

MACLAY AV.—Sewer in MACLAY AV, from Zerega av to Seddon st. Preliminary work. Adopted.

ST. LAWRENCE AV, ETC.—Sewer in ST. LAWRENCE AV, and in COMMONWEALTH AV, from Tremont av to Merrill st. Preliminary work. Adopted.

ST. RAYMOND AV, ETC.—Sewers in ST. RAYMOND AV, from Parker st to Zerega av; MACLAY AV, from Parker st to Zerega av, and ZEREGA AV, from St. Raymond av to Lyvere st. Preliminary work. Adopted.

EAST 222D ST.—Grading EAST 222D ST, from Bronxwood av to Arnaw av. Laid over until Dec. 12.

TAYLOR AV.—Regulating and grading TAYLOR AV, from Gleason av to Westchester av. Preliminary work. Adopted.

EAST 202D ST.—Regulating, grading and paving with bituminous concrete (preliminary pavement) EAST 202D ST, from Webster av to the New York & Harlem Railroad. Preliminary work. Adopted.

EAST 173D ST.—Paving with asphalt (permanent pavement) and curbing where necessary EAST 173D ST, from Minford pl to Southern Boulevard. Preliminary work. Adopted.

TIFFANY ST.—Regrading, curbing and re-curbing, flagging and reflagging, and paving with asphalt block (permanent pavement) TIFFANY ST, from Southern Boulevard to Lafayette av. Adopted.

MORRIS AV.—Paving with bituminous concrete (preliminary pavement) and curbing where necessary MORRIS AV, from East 184th st to Fordham rd. Adopted.

GRAND AV.—Regulating and grading GRAND AV, from West 181st st to West 184th st. Adopted. Title vests in the city on Dec. 2, 1912.

EAST 179TH ST.—Paving with asphalt (permanent pavement) and curbing where necessary EAST 179TH ST, from Park Av West to Valentine av. Adopted.

EAST 173D ST.—Paving with bituminous concrete (preliminary pavement) and curbing where necessary EAST 173D ST, from Southern Boulevard to Bryant av. Adopted.

ST. GEORGE'S CRESCENT.—Sewer, from East 206th st to Van Cortlandt av. Adopted.

TREMONT AV.—Sewer, from Theriot av to Rosedale av. Adopted.

EAST 173D ST.—Paving with asphalt (permanent pavement) and curbing where necessary EAST 173D ST, from Minford pl to Southern Boulevard. Adopted.

RICHMOND.

ST. GEORGE FERRY APPROACH.—Reapportionment of the cost, so as to permit of incorporating the LOCAL ASSESSMENT in the tax levy for the Borough of Richmond. Adopted.

BARTON AV, ETC.—Decreasing the width of BARTON AV, ADAMS AV and ZEALAND AV, bet Richmond rd and North Railroad av from 50 ft to 40 ft. Referred to a committee composed of the President of the Borough of Richmond and the Chief Engineer of the Board of Estimate.

AMBOY RD.—Rule map, damage map and profile in the proceeding for acquiring title to AMBOY RD, from Ocean View Cemetery to a radial line distant 798.75 ft east from the west terminus of AMBOY RD at Great Kills rd. Adopted.

AMBOY RD.—Rule map, damage map and profile in the proceeding for acquiring title to AMBOY RD, bet a line at right angles to AMBOY RD and passing through a point on its center line distant 325 ft southwest from its intersection with the center line of the right of way of the Staten Island Railway and a line at right angles to AMBOY RD and passing through a point on its center line distant 250 ft northeast from its intersection with the center line of the right-of-way of the Staten Island Railway, the said distance being measured along the center line of AMBOY RD. Adopted.

HILLSIDE AV.—Temporary combined sewer in HILLSIDE AV, from Van Duzer st to a point about 950 ft west therefrom. Adopted.

KISSEL AV, ETC.—Acquiring a sewer easement in KISSEL AV, and BRIGHTON BOULEVARD, from Castleton av to Richmond Terrace,

and in A PARCEL intervening bet Richmond Terrace and the bulkhead line. Referred back to the President of Richmond.

BRIGHTON BOULEVARD, ETC.—Temporary sanitary sewers in BRIGHTON BOULEVARD from Richmond Terrace to Kissel av, and KISSEL AV, from Brighton Boulevard to Fort av. 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 for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Nov. 14, at 10.30 a. m., the following matters, among others, will be considered:

BRONX.

FORT SCHUYLER RD.—Amending proceeding of July 27, 1911, for acquiring title to FORT SCHUYLER RD, from the east boundary of the lands acquired for West Farms rd at Westchester creek to Shore drive, by excluding that portion of FORT SCHUYLER RD lying south of Morris la, thereby making the proceeding relate to FORT SCHUYLER RD from the east boundary line of the land acquired for West Farms rd at Westchester creek to Morris la.

PAULDING AV.—Acquiring title to the lands, etc., required for opening and extending PAULDING AV, from West Farms rd to Bogart av, and BOGART AV, from Paulding av to Bronx and Pelham Parkway South.

WEST 180TH ST.—Acquiring title to the lands, etc., required for opening and extending WEST 180TH ST, from Aqueduct av to Osborne pl.

NORTH ST.—To lay out the grades and lines of NORTH ST, bet Walton av and Morris av.

SPENCER PL.—To change the lines of SPENCER PL, from East 144th st to East 149th st.

SUMMIT PL.—To change the grade of SUMMIT PL, bet Health av and Bailey av, and BAILEY AV, bet West 231st st and the grade point about 35 ft north of the north line of Summit pl.

GERARD AV.—To change the grade of GERARD AV, bet East 153d st and East 157th st.

BROOKLYN.

EAST 13TH ST, ETC.—To change the grades of EAST 13TH ST, from Av P to Kings Highway, and from Av V to Av X; EAST 17TH ST, from Av V to Av W.

PARROT PL, ETC.—To change the lines and grades of THE STREET SYSTEM bounded by Parrot pl, 7th av, 86th st, 14th av, Dyker Beach Park and 92d st.

ROBERGE PL.—Acquiring title to the lands, etc., required for opening and extending ROBERGE PL, from West 3d st to West 5th st; WEST 2D ST, from Sheepshead Bay rd to Sea Breeze av.

AV H, ETC.—Acquiring title to the lands, etc., required for opening and extending AV H, from Ocean Parkway to Coney Island av, from Ocean av to Flatbush av, and from the southeast right of way of the Long Island Railroad to Ralph av.

QUEENS.

PUBLIC PARK.—Acquiring title to THE PUBLIC (EAST RIVER) PARK, bounded by Barclay st, Hoyt av, the bulkhead line of the East River and Ditmars av.

HEBERD AV, ETC.—Acquiring title to HEBBERD AV, from Flushing av to West Farms rd, so as to relate to HEBBERD AV, bet the aforesaid limits as shown on a map or plan of the Board of Estimate adopted on Sept. 19, 1912, and approved by the Mayor on Sept. 30, 1912.

PIERCE AV.—Acquiring title to PIERCE AV, from Jackson av to the East River.

BETTS AV, ETC.—To change the lines and grades of THE STREET SYSTEM bounded approximately by Betts av, Borden av, Marabel av and Maspeth av, 2d Ward.

BOTANIC ST, ETC.—To lay out the LINES AND GRADES where the same have not heretofore been established in the territory bounded by Botanic st, State st, Aspinwall st, Laura pl, Murray st, Mitchell av, Boerum av, Connor av, Van Riper av, Bayside av, Joslin st, Crocherson av, Jackson av, Hoogland st, Matthew pl, Dunsing st, Marston av, Murray st and Amity st, 3d Ward.

MAIN ST, ETC.—To lay out the lines and grades where the same have not heretofore been established, and change the lines and grades where the same have been heretofore established within the territory bounded by Main st, Jackson av, Whitestone av, Bayside av, Brewster av, Mitchell av, Crawford pl, Alice st, Parsons av, Jackson av, Bowne av and Burcker st, 3d Ward.

FINAL MAPS.—To lay out the lines and grades of THE STREET SYSTEM within the area designated as SECTION 119 OF THE FINAL MAPS.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by anyone interested, and all persons who are 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 Dec. 3, at 11 a. m., when testimony will be taken:

MANHATTAN.

12TH AV.—Regulating, grading, curbing and flagging 12TH AV, bet 134th and 135th sts. List 2424.

TERRACE VIEW AV.—Paving TERRACE VIEW AV, bet Adrian Av North and Adrian Av South. List 2471.

WEST 174TH ST.—Paving, curbing and re-curb-ing WEST 174TH ST, bet Audubon av and Broadway. List 2744.

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

BRONX.

TELLER AV.—Sewer, bet 164th and 165th sts. Area of assessment. Blocks 2424 and 2432. List 2685.

AN UNNAMED STREET.—Regulating, grading, curbing, flagging, etc., THE UNNAMED STREET connecting Tiebout av at the intersection of 181st st with Webster av at the intersection of 182d st. Area of assessment: Blocks 3143, 3144, 3149, 3156 and 3157. List 2386.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on Nov. 20, at 10 a. m., application will be made for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

CHICAGO ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending CHICAGO ST, from Corona av to Queens Boulevard; TOLEDO AV, from South Railroad av to Queens Boulevard; PARCELL ST, from Gay st to Corona av; MEDINA PL, from Gerry av to Corona av, and the PUBLIC PLACE bounded by Chicago st, Justice st and Laconia st, 2d Ward.

BRITTON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending BRITTON AV (Orchard av), from Broadway to Roosevelt av, and of ELMHURST AV, from Broadway to Roosevelt av, 2d Ward.

ROSEBANK AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending ROSEBANK AV, from Southside Boulevard to Broad st, 2d and 4th Wards of RICHMOND.

ADDISON PL, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending ADDISON PL, from Laurel Hill Boulevard to Anable av, as shown upon a map or plan adopted by the Board of Estimate and Apportionment Jan. 11, 1912; and to GOSMAN AV, from Borden av to Barnett av, and from Dreyer av to Jackson av, in the 1st and 2d Wards.

SPUYTEN DUYVIL RD, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending SPUYTEN DUYVIL RD, from West 230th st to West 242d st and RIVERDALE AV, from 230th st north to its junction with Spuyten Duyvil rd, 24th Ward. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Nov. 21, at 10.30 a. m., for the appointment of commissioners of estimate and a commissioner of assessment in the above matter.

AMENDED APPLICATIONS.

GUERLAIN ST, ETC., BRONX.—Amending application relative to acquiring title to the lands, etc., required for opening and extending GUERLAIN ST, bet Beach av and Unionport rd; ARCHER ST, bet Beach av and White Plains rd; MERRIL ST, bet Rosedale av and Beach av; BEACON AV, bet Rosedale av and Beach av; WOOD AV, bet Beach av and Storrow st; GREY ST, bet Wood av and Tremont av, and STORROW ST, bet Wood av and the public place at the junction of Tremont av with Westchester av in the 24th Ward, so as to relate to the aforesaid streets as shown on SECTION 40 of the final maps of The Bronx, adopted by the Board of Estimate and Apportionment on March 9, 1911, and approved by the Mayor on March 15, 1911, and also so as to relate to the aforesaid streets within the above-mentioned limits and also by including GREY ST and STORROW ST, from Wood av to Unionport rd, and ARCHER ST, from White Plains rd to Storrow st. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Nov. 18, at the opening of Court, for an order to amend as above described.

FINAL REPORTS.

PROSPECT AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending PROSPECT AV, from Metropolitan av to Putnam av, 2d Ward. The final reports of the commissioners of estimate and assessment in the above matter will be presented,

for confirmation, to the Supreme Court, in the County Court House, Long Island City, on Nov. 13, at 10 a. m.

BILLS OF COST.

EAST 222D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 222D ST (formerly 8th st or av) from Bronx River to 7th st, 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, Manhattan, on Nov. 19, at 10.30 a. m.

By Comm'rs of Estimate and Assessment.

GRAND AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending GRAND AV, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct av east to Davidson av, and of AQUEDUCT AV EAST, from West 180th st to West 184th st, 24th Ward. Ernest Hall, Jas. W. O'Brien and W. Russell Osborn, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Nov. 27; and, they will hear all such parties, in person, on Dec. 2, at 3 p. m.

Ernest Hall, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Nov. 27; and, he will hear all such parties, in person, on Dec. 3, at 3 p. m.

WOOLSEY AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WOOLSEY AV, from Barclay st to Steinway av, 1st Ward. Wm. B. Parsons, Wm. J. Hamilton and J. H. Quinlan, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at their office, in the Municipal Building, Long Island City, on or before Nov. 25; and they will hear all such parties, in person, on Nov. 27, at 3 p. m.

Wm. J. Hamilton, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at his office in the Municipal Building, Long Island City, on or before Nov. 25, and he will hear all such parties, in person, on Nov. 29, at 3 p. m.

By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, NOV. 11.

McGRAW AV, BRONX.—Bet. Beach av (Gleason's Point rd) and Unionport rd. At 1 p. m.
ST. RAYMOND'S AV, BRONX.—Bet. Protectory av and Williamsbridge rd. At 2 p. m.

EAST 174TH ST, BRONX.—From Southern Boulevard to West Farms rd. At 11 a. m.

AN UNNAMED STREET, RICHMOND.—To extend from the north terminus of Gray st to Gordon st (assessment). At 2.30 p. m.

BEACH AV, ETC, BRONX—BEACH AV, from Gleason av to West Farms rd, and TAYLOR AV, from Westchester av to West Farms rd. At 2 p. m.

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

WHITE PLAINS RD, BRONX.—From a point near Old Unionport rd to a point near Thwaites pl, and to THE AREA bet. Bronx Park East and White Plains rd, south of the north line of Bear Swamp rd. (Assessment.) At 2.30 p. m.

SEDGWICK AV, ETC, BRONX.—WIDENING SEDGWICK AV, bet. Fordham rd and Bailey av; widening BAILEY AV, bet. Kingsbridge rd and Albany rd; widening ALBANY RD, bet. Bailey av and Van Cortlandt Park; extension of HEATH AV, bet. West 180th st and West 191st st; THE PUBLIC PLACE bet. Heath av and Bailey av south of West 181st st; widening KINGSBRIDGE RD, bet. Exterior st and Bailey av. At 1 p. m.

TUESDAY, NOV. 12.

McGRAW AV, BRONX.—Bet. Beach av (Gleason's Point rd) and Unionport rd. (Assessment.) At 1 p. m.

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

PUBLIC PARK, MANHATTAN.—Bounded by West 137th st, Edgecomb av and St. Nicholas av. At 4 p. m.

AN UNNAMED STREET, MANHATTAN.—Extension from Fort George av to Dyckman st. (Assessment.) At 3 p. m.

DAVIDSON AV, BRONX.—DAVIDSON AV, from Grand av to West 177th st; GRAND AV, from Macombs rd to Tremont av; WEST 176TH ST, from Macombs rd to Jerome av; WEST 177TH ST, from Jerome av to Tremont av. At 2.15 p. m.

EAST 233D ST, BRONX.—From Baychester av to Boston rd, at Hutchinson River. At 3 p. m.

EAST 217TH ST, BRONX.—From White Plains rd to Oakley st (av), formerly Ash av. (Assessment.) At 2.30 p. m.

WEDNESDAY, NOV. 13.

HAVILAND AV, ETC, BRONX.—HAVILAND AV, from Virginia av to Zerega av; BLACKROCK AV and CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek, and WATSON AV, from Clasons Point

rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead of Westchester Creek. At 3.30 p. m.

GARFIELD ST, ETC, BRONX.—GARFIELD ST, from West Farms rd to Morris Park av, and FILLMORE ST, from Van Nest av to Morris Park av. At 3.15 p. m.

THURSDAY, NOV. 14.

WHITE PLAINS RD, ETC., BRONX.—From the north boundary of New York City to Morris Park av. (Closing.) At 10 a. m.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 2.30 p. m.

BRONXWOOD AV, ETC., BRONX.—BRONXWOOD AV, from Burke av to Gun Hill rd; EARNES AV, from Williamsbridge rd to Tilden st, and WALLACE AV, from Williamsbridge rd to Gun Hill rd. At 2 p. m.

FRIDAY, NOV. 15.

CROCHERON ST, RICHMOND.—Sewer easement in CROCHERON ST, and along NORTHFIELD DITCH, from Richmond av to Blackford av. At 2 p. m.

Notices to Present Claims.

BARBEY ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BARBEY ST, from Repose pl to Vandalla av; JEROME ST, from Glenmore av to Pitkin av and from New Lots av to Vandalla av, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Algernon I. Nova and Jos. J. Early, commissioners, at 166 Montague st, Brooklyn, on or before Nov. 14, and they will hear all such parties, in person, on Nov. 18, at 3.30 p. m.

WEST 8TH ST, CONEY ISLAND.—Closing and discontinuing WEST 8TH ST, from Surf av to the mean high water line of the Atlantic Ocean, 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Charles J. McDermott and F. H. Tyler, commissioners, at 166 Montague st, Brooklyn, on or before Nov. 14, and they will hear all such parties, in person, on Nov. 18, at 3.30 p. m.

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.

WEST 109TH ST.—Restoring the asphalt pavement in front of Nos. 227 and 229. Area of assessment: Lot 17, Block 1881. Dec. 26.

NEW SUBWAY STATIONS.

Interior Finish Much Simpler in Design Than in the Old Subway.

A small portion of the Fourth avenue subway in Fulton street and Ashland place, Brooklyn, is still under construction, as the work on this part was not started for nearly a year after the contracts were let. It is also extraordinarily heavy and expensive, representing fully one-third of the total cost of \$16,000,000 for the entire road from Manhattan Bridge to 43d street.

The interior finish of the stations is much simpler in design than in the case in the stations of the old subway. The walls are covered with white tile and the ceilings are finished in hard white plaster. There is a marble base course on the sidewalls rising about a foot above the platform. About 8 ft. above the platform level is a colored mosaic band containing the station name and some ornamentation. The station finish is similar for all stations except in the coloring and ornamental band and marble work. Unlike the present subway, the tracks are separated by concrete walls, so that only one platform will be in view at stations.

Contracts have recently been let to the Degnon Contracting Company for the extension of this subway from 43d street down Fourth avenue to 89th street. Work on this extension was started with appropriate ceremonies on October 26.

—In the opinion of the president of the Hudson River Day Line, E. E. Olcott, there must some time be a landing stage for all the ocean steamships in the vicinity of 42d street, North River, near the hotel district. Later they can go to Brooklyn to discharge cargo.

REAL ESTATE NEWS.

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

Florence Court Apartments and Other Important Corners Among Transactions of the Week.

The private sales in Manhattan reported this week made a good showing for an election week. The number was about the same as it was the week before, and reflected a considerable expansion of market activity over the corresponding period last year. The gain was principally south of 59th street. The Bronx sales are nearly twice as many as they were at this time a year ago.

The Manhattan sales totaled 34, against 42 last week and 25 a year ago. The number below 59th street was 18, against 22 last week and 13 a year ago. The sales north of 59th street aggregated 16, compared with 20 last week and 12 a year ago.

From the Bronx 21 sales at private contract were reported, against 22 last week and 12 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$165,425, compared with \$1,096,345 last week, making a total since January 1 of \$40,571,588. The figure for the corresponding week last year was \$788,914, making the total from Jan. 1, 1911, \$40,641,143.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BROOME ST.—The Minsker Realty Co. sold the 8-sty loft building, 150x125xirregular, at 39 to 47 Broome st, southeast corner of Lewis st. The buyer, E. W. Stevens, gave in part payment the 5-sty "flatiron" building occupying the plot occupied by Av A, 1st and Houston sts, 25.11x118.6x11.6x119.6; also 200 East Houston st, running through to 95 1st st, 5 and 6-sty tenements, on plot 25.2x80.4, and the 4-sty building at 210 East Houston st, through to 103 1st st on lot 25.2x67.8.

CLIFF ST.—Harris and Maurice Mandelbaum resold through the Charles F. Noyes Co. to Henry Leerburger 60 Cliff st, a 4-sty front and a 3-sty rear building, on lot 20x100, near Beekman st. The sellers recently bought the property through the same brokers from Evelyn Coventry.

DIVISION ST.—Morris Berney resold 244 Division st, a 5-sty building, on lot 25x76xirregular, about 85 ft east of Attorney st.

GREENE ST.—E. H. Peck and Kurz & Uren sold for Mrs. Olive H. Chesebro 151 Greene st, northwest corner of Houston st, a 6-sty store and loft building, on lot 20x79. The buyer is an investor.

MADISON ST.—Eugene Driscoll and Michael Rofrano bought 48 Madison st, a 4-sty building, on lot 19.9x53.6x irregular, between James and Oliver sts. Catherine Coyle is the owner of record. At present the property is occupied by the Towntown Tammany Association.

BLEECKER ST.—Wm. A. White sold for Alpio Grassotti, 136 Bleecker st, a 4-sty building on a lot 25x100.

WEST 3D ST.—G. Tuoti & Co. sold for Anthony Grieco, 100 West 3d st, at the southwest corner of Sullivan st, a 7-sty tenement house on a lot 25x95.

3D ST.—G. Tuoti & Co. sold for Anthony Grieco of Pennsylvania the 7-sty tenement at the corner of Sullivan and West 3d sts.

8TH ST.—The firm of Leonard J. Carpenter sold for Mary A. Montgomery 8 West 8th st, a 4-sty dwelling, on lot 25x100, Chisholm lease-

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BUT WHY get only 3½ or 4% interest on your money?

STATISTICS show that purchasers at auction sales along the northerly growth of the city have made during the last 20 years from 25% to 200% interest per annum on the actual money invested.

THIS LOOKS like a surprising statement. We can prove it.

WE WILL SHOW you what the lots sold for at auction and what they sell for to-day, and the tremendous increase in value and profit to the buyers.

THE NORTHWARD GROWTH of the city is doing it.

THE REASON WHY

These properties must be sold:

MR. FORSTER has been ordered to another climate on account of ill health.

He was formerly of Hackett Carhart & Co., Inc., now in the hands of a receiver.

MR. JOHN WHALEN is trustee for various banks, creditors of Mr. Schmitt. The property is being sold for the benefit of these creditors.

GO LOOK AT THE FORSTER-SCHMITT PROPERTIES AND ATTEND THE AUCTION SALE

464 Lots and 9 Dwellings

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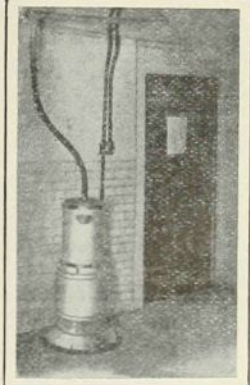
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hold, running through to Macdougall alley, where there is a 4-sty stable, which is now used as an art studio. The buyer will occupy the house.

11TH ST.—The old Catholic cemetery in 11th and 12th sts. near 1st av. after being in the market for years, has finally found a buyer and will be cut up into building plots. The property was owned by St. Patrick's Cathedral and was sold by Bryan L. Kennelly and James S. Seagrave to Frank C. Schlitt, who is acting in the matter for the real buyer, a client of Bowers & Sands. The price paid for the plot, which contains 33 lots, was \$357,000, which is about \$10,818 a lot. The property begins 100 ft from 1st av and runs over to within 163 ft of Av A. When the cathedral was moved to 5th av and 50th st the property was placed in the real estate market for sale. In 1909 the bodies buried there were transferred to Queens and then the property was loaned to the National Playground Association for a playground. Several attempts in the past have been made to prevent the sale of the property. In 1883 suit was brought restraining its sale. The sale to Mr. Schlitt was sanctioned by Supreme Court Justice Newburger, so no opposition is expected at this time to its passing to builders for flat house sites.

14TH ST.—The Duross Co. resold for Thomas Byrnes to Lemuel Littlefield, the property at 320 West 14th st, a 4-sty flat house on a lot 25x103.3. The buyer owns the adjoining property, No. 318, and now controls a plot 50x103.3.

22D ST.—James N. Wells Sons sold for Wells & Snedeker to Mrs. J. E. McLellan the 4-sty dwelling at 468 West 22d st on plot 16.8x98.9. Mrs. McLellan also owns the adjoining house at No. 470.

22D ST.—Louis Schrag and Maclay & Davies sold for the estate of Michael J. Murphy, 342 West 22d st, the 4-sty dwelling, on lot 21x98.9.

24TH ST.—James N. Wells' Sons sold for Moore & Wyckoff, agents for Mary M. Sherman, the leasehold dwelling at 478 West 24th st, including a new lease for the land for a long term of years. The buyer, Mrs. J. B. Ransom, will occupy the house after making extensive alterations and improvements.

29TH ST.—Ames & Co. sold for J. Kaplan to D. Hearne 510 West 29th st, a 5-sty tenement, on plot 25x98.9, located 175 ft west of 10th av.

38TH ST.—Pease & Elliman sold to Jackson & Stern the dwelling at 55 West 38th st. It is an English basement house, on lot 17x98.9 ft, 5 stories high. The house separated the holdings of the syndicate composed of Capt. William H. Wheeler, Elisha B. Spring and Burton S. Castle. This syndicate owns the five houses to the east of the dwelling bought by Jackson & Stern and three houses to the west. With No. 55 the syndicate would have a frontage of nine houses. Jackson & Stern own the property in the rear at 54 West 39th st, which is in the rear of the parcel just secured. The property was purchased from W. T. Gibb, who was represented in the transaction by John N. Golding.

38TH ST.—Sarah F. V. Blakeman sold 58 West 38th st, a 4-sty dwelling, on lot 20.10x98.9, adjoining on the west the 12-sty building recently erected by Michael Coleman at 48 to 56 West 38th st and leased from the plans to the Libman Realty Co. The property is in the same block in which are located the 14 dwellings which were purchased by a syndicate composed of Capt. William H. Wheeler, Elisha B. Spring and Burton S. Castle immediately after the announcement of the leasing of the Burton property by Lord & Taylor.

49TH ST.—John T. Wall and John K. Mors sold the 5-sty tenement 318 West 49th st for Louis Howlett to Von Glahn Bros.

50TH ST.—William Lustgarten sold 323 and 325 West 50th st, two 3-sty dwellings, on plot 38.4x100.5, between 8th and 9th avs.

51ST ST.—Franklin Haines bought from Mrs. Julia M. Cary, 33 West 51st st, a 4-sty dwelling on a plot 42x100.5, through John N. Golding and the William M. Benjamin Co. The house was at one time the residence of the late Eugene Kelly. There is under advisement the improvement of the plot with a 12-sty apartment house so constructed that it can be converted into a oft or office building at a future date should conditions warrant the change. The property just sold was held at about \$210,000.

Manhattan—North of 59th Street.

79TH ST.—Henry D. Winans & May sold for the Cabot Real Estate Co. 104 East 79th st, a 4-sty residence, on lot 20x84, 40 ft. east of Park av.

84TH ST.—John Lucker sold the 5-sty double flat at 537 East 84th st, on lot 25x100, for Julius H. Giese to J. Haifer.

84TH ST.—Electus T. Backus sold the 5-sty tenement at 207 West 84th st, on plot 27x102.2, for the Equitable Realty Co. to Adam Urbach, who was represented in the deal by Ashforth & Co.

102D ST.—Bryan L. Kennelly sold the 5-sty tenement with stores, on lot 25x100.11, at 213 East 102d st, for the Rev. Leighton Williams to Dr. Charles Miller. The property was to have been offered at auction next Monday by Mr. Kennelly.

103D ST.—Slawson & Hobbs sold for Mary E. Cooley 253 West 103d st, a 3-sty dwelling, on lot 18x80.11, near Broadway, to a client for occupancy.

111TH ST.—Loton H. Slawson and the McViekar, Gaillard Realty Co. sold for Samuel Stuart to the New York Real Estate Securities Co. the two 5-sty apartment houses, each on plot 37.6x100.11, at 136 to 142 West 111th st, between Lenox and 7th avs. The holding price was \$120,000.

148TH ST.—The Dakota Realty Co. sold 514 to 520 West 148th st, two 5-sty flats, each on a plot 41.8x99.11. The buyer is reported to be the Atos Realty Co. L. J. Phillips & Co. were the brokers.

AMSTERDAM AV.—The Greystone Holding Co., M. M. Edelman, president, sold the 6-sty elevator apartment house, known as Florence Court, at the southwest corner of Amsterdam av and 176th st. The building occupies a plot 120x100 and was held at \$250,000. The name of the buyer could not be ascertained, but it is understood that some out-of-town property was given in part payment. A little more than a year ago the property was vacant, and since that time 6 sales have been reported.

BROADWAY.—The J. Romaine Brown Co. sold for the estate of Charles Weisbecker the plot 103.1x130.10x100x103.7, at the southwest corner of Broadway and 218th st. This is the last of the extensive holdings of the Weisbecker estate in the Dyckman section, all of which have been sold during the past few weeks.

MADISON AV.—Eugene T. Connell sold 741 Madison av, a dwelling on lot 16.8x60. The adjoining four dwellings at 733 to 739 Madison av are owned by the Russell Sage estate.

MOUNT MORRIS PARK WEST.—Albert Franke sold to the New York Real Estate Security Co., through the McViekar, Gaillard Realty Co., the 6-sty Montana apartment house at the corner of Mount Morris Park West and 124th st, on plot 100.11x100. The property has been held at about \$275,000.

PARK AV.—Douglas L. Elliman & Co. sold for the estate of Henrietta Steinfeld, Samuel Steinfeld, executor, 1215 Park av, a 3-sty high stoop dwelling on a lot 20x69, 20 ft. 8 ins. south of the southeast corner of 95th st, near the crest of Carnegie Hall, to a client for investment.

PINEHURST AV.—The Henry Morgenthau Co. sold the plot 109.10x117.11, at the southwest corner of Pinehurst av and 181st st to a builder who will erect a 6-sty apartment house.

WEST END AV.—I. Randolph Jacobs and Everett Jacobs sold the new 12-sty apartment house at 749 West End av to Mrs. Henrietta M. Parker. The house was completed last July and was fully tenanted by September 1. The sellers take in part payment the southwest corner of 70th st and 3d av, five 4-sty flat houses, on plot 100x75; also 66 Front st, a 5-sty business building, on lot 20x85. Frank L. Fisher & Co. were the brokers.

2D AV.—J. Jelot sold for the Lawyers Mortgage Co. 2182 2d av, a 5-sty tenement, on plot 42.10x100, near 113th st, to the Baronio Construction Co.

7TH AV.—The Plainfield Land and Building Co. sold 2477 7th av, southeast corner of 144th st, a 5-sty flat with stores, on plot 42.11x100.

Bronx.

ALDUS ST.—Philip Pollak sold for Eberhardt & Podgur the 5-sty flat at 952 Aldus st.

146TH ST.—Charles Fetzler sold for Eva Weber the 5-sty apartment house 449 East 146th st, on lot 25x100; also for Phil Cahill the 3-sty corner brick house on Valentine av, northwest corner of 179th st, on lot 18x85.

147TH ST.—Charles Kuntze sold for Dr. Philip Ernst, of Larchmont, 438 East 147th st, a 5-sty triple flat, on lot 25x100. The buyer gave in exchange a storage warehouse on North Main st, New Rochelle.

156TH ST.—Kurz & Uren sold for the Benenson Realty Co. the two 5-sty tenements now in course of construction at 368 to 372 East 156th st. The buyer is an investor.

163D ST.—D. A. Trotta sold for Nicholas Lopard the 2-sty frame dwelling at 789 East 163d st.

164TH ST.—Albert Adler sold to Louis Epstein 864 East 164th st, a two-family brick dwelling, on lot 19x73.

178TH ST.—Clement H. Smith sold for a client the private dwelling at 459 East 178th st to a client for occupancy.

187TH ST.—D. A. Trotta sold for the Bronx Borough Bank to the Russo-Barba Realty Co., a plot 70x100, on the northwest corner of 187th st and Cambrelling av for the Russo-Barba Realty Co., to Frank Urgo, a 5-sty flat, on the northeast corner of 187th st and Cambrelling av; for the same owners to Francesco Celentano, a 5-sty flat, on the east side of Cambrelling av, 70 ft north of 187th st.

229TH ST.—John Fico sold to Edward Schetini and Mrs. Carrie De Salvo 818 East 229th st, a two-family house on plot 25x100. Louis Marinelli was the broker.

AQUEDUCT AV.—Pierre A. Geis sold the plot 50x140 in Aqueduct av running through to Merriam av.

CAMBRELLING AV.—D. A. Trotta sold for the Bronx Development Co. the dwelling at 2480 Cambrelling av.

INTERVALE AV.—The Henry Morgenthau Co. sold to Peter Diel 1330 Intervale av, a 5-sty apartment house, on plot 78x77. Louis Reiter, G. Kugelme and D. Cohen were the brokers. Mr. Diel gave in part payment the property at 306 East 134th st, 25x100.

LIND AV.—Pierre A. Geis sold for Tilon Brothers a plot 75x100 in the east side of Lind av, 175 ft. north of 168th st.

LONGWOOD AV.—Kurz & Uren sold for a client two lots on the north side of Longwood av, 325 ft. east of Barry st, to a builder.

NELSON AV.—Pierre A. Geis sold a plot 100x100 at the southwest corner of Nelson av and 172d st.

PROSPECT AV.—Pierre A. Geis sold for the Hammer Realty Co. the northwest corner of Prospect av and 179th st, a 5-sty apartment house on plot 50x100.

PROSPECT AV.—Solomon Silverman sold to the Gorham Realty Co. 598 Prospect av, a 5-sty flat, on plot 37.5x100, between Fox and Beck sts.

QUIMBY AV.—D. A. Trotta sold for the Duo Co. a plot 100x114 on the south side of Quimby av, 305 ft west of Havemeyer av.

UNION AV.—Michael Scanlon bought from Benjamin Benenson, 778 and 780 Union av, a 5-sty apartment house, on plot 50x123. The property was purchased for \$70,000 cash. C. J. Elgar was the broker.

UNIONPORT ROAD.—Nicholas Lopard and W. J. Martin sold for Elizabeth Driscoll and Mary F. Hurley the triangular corner plot containing about 6 lots with buildings thereon fronting on Unionport road, Starling av and Sands st to Vingenzo Ursone.

WEBSTER AV.—D. A. Trotta sold for the Erierson Realty Co. a plot, 125x90, at the northeast corner of Webster av and 184th st.

Brooklyn.

FULTON ST.—Howard C. Pyle & Co. sold 308 Fulton st, between Pierrepont and Clinton sts, a 4-sty business building. This property comprises the Fulton st end of the old Assembly Building, which was erected in 1887 by the late Elbert C. Wilson and in 1898 altered for a restaurant and cafe. The sale was made for A. B. Roberts, the buyer being Nicholas R. Middleton, who will make extensive alterations.

MADISON ST.—A. J. Waldron sold 300 Madison st, a 3-sty frame dwelling, on lot 20x100, for Hannah D. Green to a client.

STERLING PLACE.—Henry Pierson & Co. sold for George McKay the dwelling at 105 Sterling pl to E. D. Porter.

5TH ST.—John Pullman Real Estate Co. sold the vacant plot on the south side of 5th st, 100 ft west of 8th av, 40x100, for Mrs. Sarah Philip, to a client.

44TH ST.—Tutino & Cerny sold for John I. Ryan to Frank S. Aliano, care of The H. & A. Lock Co., 53d st near 3d av, Brooklyn, who will build a 3-sty factory building, the three lots, size 60x100, on the north side of 44th st, 290 ft west of 3d av.

FORT HAMILTON AV.—Frank A. Seaver sold the 3-sty store and flat building at the southwest corner of Fort Hamilton av and 70th st for S. Heuchel to an investor.

JEFFERSON AV.—A. J. Waldron sold 22 Jefferson av, a 2-sty frame dwelling on lot 20x100, for Mary A. Ellis to a client.

NORTH PORTLAND AV.—H. W. Rozell & Son sold 75 North Portland av for Mrs. J. W. Gallagher to a client for occupancy; also a 3-sty and basement brownstone on Willoughby av, near Washington av. This is five houses sold by this firm during the past month, which is a good indication for future activity in the "Hill Section."

REID AV.—Peter P. Sherry sold for John Weber the 5-sty flat with stores at 254 Reid av to Edmund F. Lankenau, who bought the adjoining property at 256 Reid av last week through the same broker.

7TH AV.—The McInerney Klinck Realty Co. sold the southeast corner of 7th av and 49th st, on lot 25x100, to a client for investment, who will occupy the same.

Queens.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park, a plot 140x100 on the west side of Gaston av to Samuel Engelsberg and a plot 40x100 on the east side of Vernam av to the same buyer; also a plot 80x100 on the east side of Gaston av, north of Morris av, to Louis Glass & Co.; a plot 40x100 on the north side of Amstel Boulevard to J. E. Hetrick, a plot of 8 lots on the north side of Bannister av to Frank Bantle, a plot 140x100 at the northeast corner of Amstel Boulevard and Wave Crest av to Vincenzo Calderone and the entire block front, consisting of 10 lots, on the east side of Wave Crest av, between Almeda and Bannister avs, to the Wave Crest Construction Co.

FAR ROCKAWAY.—The Lewis H. May Co. and L. M. Mosauer & Co. sold for the Bannister Realty Co., Maximilian Morgenthau, president, at Ostend, the block front on the east side of Rue de St. Felix, running from South st to the Atlantic Ocean, consisting of over 21 lots. Property was held at \$50,000. This is the first sale of ocean front property in this Co. sold to B. E. Brooksby a plot 160x100 on high-class development section.

ROCKAWAY.—G. Tans & Son sold for A. E. Karelson a plot at South Burroughs av for improvement; for Mrs. Fannie Baff the residence at 23 Dodge av to Mrs. A. Klein, and for Mrs. Rose Matz the residence at South Alexander av to Joseph Adelson.

Richmond.

ARROCHAR PARK.—William F. Banks sold for William Knauth a plot 125x100 on Castleton av to Augustus Poppe.

WESTERLEIGH.—J. Sterling Drake sold for the Rev. John Armstrong of Montreal, Canada, to Thomas Jardine and wife a plot 40x90 on College av, on which the buyers will erect a strictly modern residence.

WESTERLEIGH.—Arthur F. Du Cret & Co. sold a Queen Anne dwelling on Maple av to a client, who gave in exchange a dwelling in Brooklyn.

Suburban.

BAYONNE, N. J.—The Henry Steers Co. bought the plant of the Ogden Iron and Steel Manufacturing Company, a brick factory and 24 lots, comprising the entire block bounded by 1st st, Humphreys av, 2d st and Trask av. The sale also included all the lands on the opposite side of 1st st extending to Kill von Kull.

BOGOTA, N. J.—E. Sharum sold to a client a cottage on a plot 37x156 ft, on River Road. Ten lots at Southampton, N. Y. was given as part payment.

FLORAL PARK.—The Windsor Land and Improvement Co. sold to J. E. Pringle a plot 80 x100 and L. McLinsky and K. Burke two plots 20x100 and 161x143x100, all on Calla av; to J. J. Flynn a plot 40x100 on Crocus av; to C. Bleckert two plots, one 135.18x149.93x100 on Daisy and Calla avs, and another, 123.46x123.08 x100, on Calla and Gladiolus avs; to Robert Henry a plot 60x100 on Geranium av.

GREAT NECK.—The McKnight Realty Co. sold to S. M. Hitt of Philadelphia, a plot on the estates of Great Neck, having a frontage of 75 ft. at the junction of Hillside av and Maple st. The buyer intends erecting a large colonial residence to cost \$12,000; also to C. J. Hardings of Manhattan, a large residence facing Maple st, near Cedar Drive, and to Mrs. M. McMillan a large English colonial residence facing Elm st near Hillside av.

GREAT NECK VILLA.—Charles W. Hildenbrand bought a plot having a frontage of 82 ft overlooking the water, from the Shields Co. He will erect a dwelling on the property for occupancy.

HANOVER TRACT, N. J.—Joshua T. Butler sold a 25,000-acre property known as the Hanover tract, in Ocean and Burlington counties, N. J. This land is near Brown's Mills in the Pines, and was purchased by a syndicate composed of New Jersey and Pennsylvania capitalists. Edward C. Stokes, of Trenton, one time Governor of New Jersey, is the president, and Leslie M. Shaw, one time Secretary of the Treasury, is the vice-president of the purchasing company. It is the intention of the new owners to clear the land and cut it up into small farms of from 5 to 25 acres. The buyers are now establishing mills for the purpose of converting the timber into lumber for the construction of buildings.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to C. P. Quidore a plot 60x100 on Allen st, and P. and M. Delaney a plot 40x95 on Franklin av and Booth st.

HEMPSTEAD PARK.—The O. L. Schweneke Land and Improvement Co. sold plots to G. White, G. Atcheson, A. Anderson, G. Fisch, A. & F. Kren, B. C. Ingaglia, G. Arcario, F. Noonan, J. Rittmaster, and E. Glati, and at Patchogue five-acre plots to J. Harper, William E. Tufts, and A. Barkey.

MASSAPEQUA.—The Queens Land and Title Co. sold to B. E. Brooksby a plot 160x100 on Central av, to H. F. Wilson a plot 60x100 on Berkeley pl, to R. Ekland a plot 40x100 on Pittsburgh av, to P. D. Shery a plot 80x100 on Hamilton av.

NEWARK, N. J.—Feist & Feist sold the factory property at 12 to 26 Chapel st for Edward C. Moore Co. to I. T. Straus, manufacturer of automobile and upholstery leather. The property has a frontage of 200 ft, with a depth of 195 ft, including four large buildings. The buyer will make extensive alterations, estimated to cost \$55,000.

NEWARK, N. J.—Feist & Feist sold for R. E. Shields to John Breunig the 2½-sty residence, on a plot 40 ft front, at 817 South 11th st, near Clinton av, and for Roseville Realty Co., to Max Tannenbaum a plot 51x100, with a new stucco semi-mansion house, at 36 North 10th st, in the Rose Villa tract.

NEWARK, N. J.—Louis Schlesinger, Inc., sold to David Grotta and Theodore Grotta, executors of the estate of Nathan Grotta, the three 3-sty brick buildings, at 379, 381, 383 High st to Louis Cotler; also the vacant plot at 80 and 82 Brookdale av for John C. Blore to Richard E. Kohn, and for Bernard Katz to Louis Gelman the vacant plot, 520 Hunterdon st; also to Rose S. Moryck the one-family frame dwelling, 31 Kearny st; also for the Union Building Co., the vacant plot, 113 Rose terrace to Adam J. Rossbach; also to Jules Mechanic the vacant plot 514 to 522 Hunterdon st, and for Rose S. Moryck the frame dwelling, 141 Somerset st.

OCEANSIDE.—The Windsor Land and Improvement Co. sold to H. J. Buck and H. Gagel each a plot 40x100 on Ebert av, to J. D. Gartner a plot 20x147, and to P. F. Boyer a plot 40 x100 on Merrifield av; to E. McKee a plot 40 x100 on Windsor Parkway; to M. J. Bockstahler and N. Von Hollen each a plot 20x102 on Lawson av, to L. Lenthe a plot 60x100 on Windsor Parkway and Dambly av.

RIDGEFIELD, CONN.—Adams & Keeler sold to Frederick E. Balland, of Bay Shore, L. I., the Robert E. Bany place on Bany av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to J. Passmore and C. Taylor a plot 40x100 on Davison av; to J. and C. Quick a plot 60x100 on Yale av; to P. Nicolstseos a plot 40x89 on Brooklyn and Harvard avs.

STELTON, N. J.—Joshua T. Butler sold for the estate of J. C. Letson a tract of land containing 263 acres to the Fellowship Farm Association, of which the Rev. G. E. Littlefield, of Weston, Mass., is the director and which has a membership of about 125. The purchase was made in connection with a movement for the establishment of small farms. The new colony to be established at Stelton will be in charge of Ernest H. Liebel. Each member will get an acre of land, upon which there is to be built a cottage for him.

VALLEY STREAM.—The Windsor Land and Improvement Co. sold to B. Kneal a plot 60x100 on Valley Stream Boulevard.

RECENT BUYERS.

DR. GEORGE T. STEWART is the buyer of the dwelling at 741 Madison av, the sale of which by Eugene T. Connell was reported recently. Dr. Stewart will occupy the house.

FREDERICK G. BURKE JR., is the buyer of the dwelling at 315 West 89th st; the sale of which by J. Cleveland Cady was reported recently. Mr. Burke will occupy the house.

JOHN E. NICHOLSON is the buyer of the two 4-sty buildings at the southwest corner of Hudson and Horatio sts, the sales of which by Ethel Quimby and others through Snowber & Smith were reported last month.

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Under the liberal provisions of the New Savings and Loan Law, it is the leading feature of this business to assist worthy people in home buying and building and in paying off mortgages on homes, to a greater extent than financial institutions of any other class are authorized by law to render such assistance.

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Our loans are made on First Mortgage only and are for the exact amount of the cash advanced.

Our New System is so simple and direct that a borrower can tell at any time from the credits in his pass book just what amount will pay off his mortgage.

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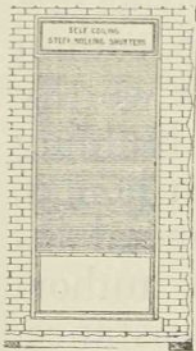
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BARNETT HOUSE is the buyer of the plot 109.10x117.11 at the southwest corner of Pinehurst av and 181st st, the sale of which by the Henry Morgenthau Co. was reported last week. A 6-sty apartment house will be erected on the site.

MRS. HENRIETTA M. PARSONS, an out-of-town investor, is the buyer of the 12-sty apartment house, 749 West End av, on plot 50x100. She gave to L. Randolph and Everett Jacobs, in part payment, five 4-sty flats, southwest corner of 3d av and 70th st, on plot 100x75, and the 5-sty building, 66 Front st, on lot 20 x85. The latter parcel was resold.

GILBERT F. AND LOUIS F. HEUBLEIN are the buyers of 72 to 76 Walker at corner of Cortlandt alley. The Heublein Bros. are proprietors of the Heublein Hotels at Hartford and New Haven and are large owners of real estate in the former city. Gilbert F. Heublein has previously bought New York real estate through the same brokers, although this is the first time that Louis F. Heublein has become interested in New York realty.

LEASES—MANHATTAN.

THE CROSS & BROWN CO. leased for the 54th Street Realty Co., the entire basement and half of the 2d floor in the 12-sty building at 244 to 250 West 54th st, to the Seamlace Rubber Co., of New York, of 296 Broadway.

FREDERICK FOX & CO. leased for the Graf Realty & Holding Co. three lofts, containing about 35,000 sq. ft. of space in the new 12-sty building now in course of construction at 119 to 125 West 24th st. The lessees are Michael Cooper, of 149 West 24th st, Adelberg & Berman, of 123 Bleecker st, and Lieberman & Dorf, of 88 University place. Seven of the lofts in this building are now rented.

FREDERICK FOX & CO. leased to the Fraade Construction Co., Emil Fraade, president, for Louise R. Weed, 65 West 46th st. The structure will be altered into a 5-sty building, containing stores, lofts and offices. The building is on a lot 20x100. The aggregate rental for the lease, which is to run 21 years, is about \$90,000. The cost of the alteration has been estimated at about \$20,000. The building will be ready for occupancy about February 1, 1913.

THE GRAF REALTY HOLDING CO. leased in 119 to 125 West 24th st space to Louis Cashman, Sachs & Kessler, of 104 West 27th st, Schleiff, Grundweg & Co., G. H. & E. Freyberg, of 142 Greene st, Seidl & Kessler and Harry Cooper.

THE HARTLEY SILK MFG. CO. leased the 8-sty building to be erected at 377 4th av, between 26th and 27th sts, by William H. Heroy. The lease is for 21 years, at a rental aggregating \$300,000, and carries a removal privilege. The lease dates from the completion of the structure, which is being erected by Edward Corning & Co., from plans by H. W. Knowles. The tenant, which operates several large mills, has been located for many years on Broome st. S. Osgood Pell & Co. negotiated the lease.

M. & L. HESS leased for the Realty Holding Co. the northerly part of the 2d loft in the building now in the course of construction at the northwest corner of 29th st and 4th av, to a new firm to be known as the Taylor-Friedsam Co., dealers in broad silk.

E. E. JOHNSON, as head of a syndicate which includes J. J. Adams and J. W. Greacen, leased from the Witthaus estate 684 Broadway, a 12-sty store and loft building, on plot 41.2x 130, northeast corner of Great Jones st and running back to a 20-ft. alley. The building

is entirely occupied, with the exception of two lofts, the store and basement having recently been leased to H. & E. Myers, wholesale milliners. The top floor of the building has just been altered into offices. The syndicate has also leased from the Witthaus estate 36 and 38 East 20th st, an 8-sty building, on plot 40x 92. The leases are for a term of ten years, with an eleven-year renewal privilege. The rental of 684 Broadway has been fixed at \$25,000 and 36 and 38 East 20th st at \$12,000, the owner paying the taxes, which aggregate about \$57,000.

GEORGE KETCHAM leased for Felix Isman to the Rogers Co. the store adjoining the southwest corner of Broadway and 41st st.

MAX, the owner of the Busy Bee, at 7 and 9 Ann st, leased from the Van Rensselaer estate the store in 150 Nassau st for 15 years. The annual rental for the first 5 years will be \$8,000, and \$9,500 will be paid yearly for the balance of the term. The lease is made as a result of a raise of \$300 made by the Pulitzer estate, owners of the Ann st property, which is now leased for \$6,000 a year. Should the Pulitzer estate modify its demands there is a strong likelihood that both establishments will be operated.

THE CHARLES F. NOYES CO. leased for Hoadley, Lauterbach & Johnson to the Werthan Bag & Burlap Co. the entire building 231 Water st; for Henry L. Bogert to E. Fougere & Co. of 90 Beekman st, the four entire lofts at 42 Cliff st; also a floor in 102 Church st to the Standard Electric Incubator Co.

PEASE & ELLIMAN leased a loft in 42 and 44 West 39th st to Aaron Kosofsky.

PEASE & ELLIMAN leased apartments in 48 West 73d st to Clifford Davis; in 498 West End av to O. D. Street; in 498 West 74th st to John Shearson; in 620 West 115th st to Theodore F. Savage; in 536 West End av to Charles S. Hathaway; in 520 West 114th st to W. D. Howe; in 292 West 92d st to John L. Roberts; in 128 West 72d st to Arthur M. Kelley; in 234 Central Park West to Maurice Leon, and an office in 200 West 72d st to Walter Tonnele; also for Charles R. Pelgram 94 Riverside Drive, a 5-sty American basement house, to Robert L. Beecher.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Charles MacVeagh to Seymour Cromwell, furnished, for the winter the 5-sty American basement dwelling at 40 East 74th st; also for Jewel A. Montant to Senator J. Mayhew Wainwright, furnished, for the winter, the 3-sty dwelling at 36 West 49th st.

CHRISTIAN SCHRIERLOH leased a plot of ground 50x100 at 11th av and 37th st for Peter McGirr to Terance McKegney for a term of 21 years. The lessee will erect a 4-sty fire-proof loft building. The same broker also negotiated a building loan for the lessee. The property abuts the New York Central Railroad yards at 37th st and 11th av and has not changed hands in 30 years.

LEOPOLD WEIL, Adolph Meyer, and Heil & Stern leased for a term of years at a rental of about \$300,000, the corner store in the Marlborough Hotel property, northwest corner of 36th st and Broadway, being the part where the cafe of the hotel was formerly located. The store will be remodeled for business and occupied by the Vogel & Lemlein Co., retail clothiers, of 234 3d av.

WORTHINGTON WHITEHOUSE leased for Mrs. J. Laurens Van Alen the 5-sty American basement dwelling at 40 East 50th st to Sidney C. Borg.

ALBERT B. ASHFORTH has leased for the United Drug Co., in the McAlpin Hotel, 34th st and Broadway, the store, 15x50, between the United Drug Co.'s store and the 34th st entrance of the McAlpin Hotel, for a period of years. The tenant is the D'Amron Co., dealers in stationery and leather goods. The store has been held at \$25 per sq. ft. Mr. Ashforth was the broker in the lease of the corner store to the United Drug Co., recently recorded, at \$110,000 per annum.

TUCKER, SPEYERS & CO. leased for the Regent Realty Co. to the New Fiction Library, the store in 642 Madison av, for a term of years.

GOODWIN & GOODWIN leased for E. J. Welling to Henry Greenberg, the store in 277 Lenox av.

DOUGLAS L. ELLIMAN & CO., Inc., leased for a term of years, for S. Osgood Pell & Co., agents, the large street store facing the Carlton House, in the Carlton Chambers, at the northwest corner of 47th st and Madison av, to the house of Philip Oriol, dealers in antiques, now located at 366 Madison av.

THE LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co. the large store in 503 West 157th st, located in the newly finished building at the northwest corner of 157th st and Amsterdam av. The lessee, Matty Sabatino, will conduct a first-class tonsorial and manicure parlor. The lease is for five years and the store is the last of 14 stores in the building to be leased by the same brokers.

LEROY COVENTRY leased for a term of years for J. C. Cook to Mrs. A. F. Cleary the dwelling at 74 West 82d st.

THE DUROSS CO. leased to Idolle Southwick the 4-sty brownstone front dwelling at 110 West 61st st and the dwelling at 238 West 14th st to James Reynolds.

THE J. C. EINSTEIN CO., INC., leased for Chas. Kaye the 7th loft in 12 to 16 West 27th st, to Rappoport and Gottlieb of 15 West 24th st, and the 10th loft in 3 and 5 East 28th st to Nathan Scheer & Co., also the 4th loft in 109 to 113 West 26th st to Peerless Dress and Costume Co. of 454 Broadway.

THE DUROSS CO. leased the store in 731 Washington st to John Thompson and to an out-of-town antique furniture shop the store at 206 West 14th st.

HEIL & STERN leased in the Einstein Wolf Building at 1155 Broadway, the 8th floor to Max Roth of 395 4th av. The lease is for a long term of years at a total rental of \$75,000.

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JACOB LEITNER leased for Dr. J. M. Burstein to Lubelsky & Kessler 422 to 426, 434 to 438 East 70th st and 1301 Avenue A, a 7-sty tenement. The lease is for a term of years at an aggregate rental of \$139,110.

THE McVICKAR, GAILLARD REALTY CO. leased for the Richmond Lunch Co. of Washington the store, basement and sub-basement which it occupies at 24 John st. to the Terminal Lunch Co. of 60 John st. for a long term of years. The transaction includes the sale of the stock and fixtures on the premises, including a fully equipped bakery in the sub-basement.

GEORGE R. READ & CO. leased for M. H. Harris the corner store in the Sheldon Building at Nassau and John sts to La Duval, Inc.

THE TWENTY-FIFTH CONSTRUCTION CO. leased in its new building at 141 and 143 West 28th st the 4th loft to M. Ginsberg & Co., manufacturers of dresses and waists. The lease is for 3 years.

JAMES N. WELLS' SONS leased for M. M. I. deCourval to Henry Hencken of 534 West 27th st, coal dealer, the vacant plot, 100x98.9, at 539 to 545 West 28th st, for a long term of years. Mr. Hencken will improve the property for his own use with office and stable and with concrete coal pockets of the most modern design for storing and handling coal in large quantities.

DANIEL BIRDSALL & CO. leased the 1st floor in 243 Church st to C. F. Hovey & Co., of 29 Greene st; the 4th loft in 458 Broadway to Kresh & Wachtel; the 6th loft in 28 Elm st to the Hirsch Chemical Co.

THE DUFF & BROWN CO. leased for Martin Wallace to E. Ullman and Sons, of 144 Hamilton pl, the entire ground floor of the building 1712 Amsterdam av for a term of years.

BARNETT & CO. leased to Mrs. Jackson the dwelling at 62 West 131st st and to Mrs. Weiss the dwelling at 2010 5th av.

THE LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co. the two large stores immediately adjoining the northwest corner of Amsterdam av and 157th st, known as 1960 and 1962 Amsterdam av, to Philip Farber, who will occupy same as a first-class five, ten and twenty-five cents store. These two stores leased for ten years, also immediately adjoin the entrance to the Palace Theatre.

THE DUROSS CO. leased 146 West 19th st to Charles A. Glenn, the 2d loft in 461 to 471 West 14th st to Jones Keyser Co., of 142 West 42d st, 1st loft in 194 William st to C. A. Antonoplo, 150 West 15th st to Ann Lee and 113 Bedford st to Margaret O'Rourke.

DOUGLAS L. ELLIMAN & CO., INC., leased for Francis L. Slade, 18 West 52d st, a 4-sty high-stoop dwelling, 25x100, to George E. Dadmun, of Morristown, N. J.; also 157 East 62d st, a 3-sty dwelling on a lot 17x96, for Davis & Robinson, to George A. Crocker, Jr.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the Cammeyer Corporation 17,500 sq ft in its building, southeast corner of 6th av and 20th st, for a term of years to Max Held, of 318 6th av, and for F. & G. Pfomm 2,500 sq ft in 34 West 22d st for a term of years.

THE GUARANTOR REALTY CORPORATION leased offices in the Columbia Theatre building to E. F. Allen; also the 6th loft in 311 West 40th st to F. Claudat & Son, of 424 East 23d st.

HUBERTH & GABEL leased the 4-sty high-stoop house at 329 West 58th st to A. G. Pierce.

THE LITTLE MOTHERS AID ASSOCIATION AUXILIARY NO. 1, Mrs. Bond Stow, president, leased through Theodore Rogers Brill the 1st floor and basement in 798 10th av for use as a day nursery.

PEASE & ELLIMAN leased the building at 152 West 44th st to Louis Bonnot for a term of years, to be used as a restaurant; also space in the 42d Street Building, at the corner of Madison av, to the Dreadnought Flooring Co., of 27 Pine st, and the parlor store in 412 Madison av to Mme. Jeane.

PEASE & ELLIMAN leased 60 East 75th st for A. Levy to T. G. Condon; also 135 East 71st st for George A. Freeman to Benjamin Wells; also apartments in 383 Park av to H. M. Wright; in 138 East 40th st to Stephen Mason, and in 205 West 57th st to W. J. Rodgers; also a loft in 42 and 44 West 39th st to Aaron Kosofsky.

SHARP & CO. leased for a term of years the 3-sty dwelling at 787 West End av to Jeremiah Martin.

THE LOTON H. SLAWSON CO. leased show room space in the Cuyler building, at 116 to 120 West 32d st, to the following wholesale boot and shoe manufacturers. The Bank-Gibbon Co., of Philadelphia, Pa.; Charles K. Fox, Inc., of Haverhill, Mass.; Val-Duttenhafe, Sons & Co., of Cincinnati; A. M. Creighton, of Lynn, Mass., and offices on the 16th floor of the same building to Orlando N. Dana, of 28 West 22d st, also in the Pullman building, at 17 Madison av, a suite of offices to the Chalmers Publishing Co., and a suite of offices to the City of New York for the use of a special committee of the Board of Estimate and Apportionment appointed to make a study of the Departments of Health, Charities and Hospitals.

THE CHARLES F. NOYES CO. leased the 6th floor in the building now being erected by W. R. Grace & Co. for their own occupancy to William E. Peck & Co., exporters, who will move from 116 Broad st where they have been for the past eleven years. The lease to Peck & Co., who are also agents for the Insular Line running between New York and Porto Rico, is for a long term of years and doubtless forecasts the gathering of other leading exporters in Grace & Co.'s new building. There seems to be unusual activity and growth in the shipping and export lines, which are no doubt directly attributable to the influence of the Panama Canal.

THE TWENTY-FIFTH CONSTRUCTION CO. has made the following leases: To Samuel Gerst and La Petite Dress Co., lofts in 141 and 143 West 28th st and in 158 and 160 West 29th st lofts to Nordon & Schneider, of 39 East 19th st, and Stein & Stadler.

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F. J. WHITON leased the store and basement in 31 Malden lane to A. H. Wilkinson for a term of years. This completes the renting of the building.

LEASES—BRONX.

JACOB LEITNER leased for James F. Meehan to Morris Meister 2311 to 2327 Crotona av. five 4-sty new law apartment houses, at an aggregate rental of \$20,250.

LEASES—BROOKLYN.

THE BULKLEY & HORTON CO. leased the 3-sty brownstone dwelling at 239 Washington av for the Rock Island Butter Co.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased through William L. Bowman an ocean front hotel on Dickerson av, for the S. & L. Construction Co. to Belle Rinaldo for a term of 5 years, from the plans of Howard & Callman, architects. The May Co. also secured for the owners a building and permanent loan to the amount of \$23,000.

THE LEWIS H. MAY CO. and L. M. Mosauer & Co. leased for A. Gussow a 75-room hotel to be constructed on the plot fronting on the Atlantic Ocean at Ostend, Far Rockaway, L. I. recently sold by the same brokers for a term of 10 years to Leo Raul. The lease aggregates a total rental of \$130,000.

REAL ESTATE NOTES.

LOUIS ROSENTHAL, real estate, is opening new offices at 303 5th av.

THE MAZE REALTY CO. will move its office on November 11 to 2650 Broadway.

THE NEHRING CO. has been appointed agent for 575 to 587 West 177th st.

BRONGER & CO., real estate, have moved from 105 Lexington av to 161 East 27th st.

THE WILLIAM M. BENJAMIN CO. have been appointed agents for 121 Maiden la, also 9 Wooster st.

SAMUEL H. MARTIN has been appointed agent for Anna T. McDonnell for the building 21 West 60th st.

THE FLATBUSH TAXPAYERS' SOCIETY will hold its annual dinner on Dec. 3 in the hall of the Historical Society.

BENJAMIN BERNSTEIN, real estate and mortgage loans, has moved his office from 258 7th av to 1133 Broadway.

HENRY BRADY has been appointed agent for 378 Willis av, 109 and 111 West 115th st and 898 and 900 2d av.

EUGENE J. BUSHER negotiated the recent sale of 681 East 133d st for Anna M. Hoops to Frederick Dieckmann.

THE STONY BROOK REAL ESTATE IMPROVEMENT CO. has moved from 1 Madison av to the Flatiron Building.

THE CROSS & BROWN CO. has been appointed agent for 117 West 72d st, which is to be altered into stores and apartments.

THE GUARANTOR REALTY CORPORATION has been appointed agent for the office building at 140 West 42d st; also 311 West 40th st.

GIBBS & KIRBY were the brokers in the sale of the 6-sty tenement at 155 and 157 West 99th st for the estate of Victoria Heidelberg.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 12-sty apartment house being erected at 929 Park av. This building will contain but one apartment to each floor, consisting of 12 rooms with 3 baths, which will range in rent from \$4,000 to \$5,000 each.

DUFF & CONGER have been appointed agents for the following houses: The northeast corner of Park av and 89th st for Mrs. Ash; 1054 and 1056 Park av, southwest corner of 87th st, for Mrs. Weiler; 72 East 87th st for Mrs. Abrahams, and 319 East 95th st for Paten & Van Sant.

BENJAMIN BERNSTEIN has been appointed by John J. Gibbons, agent for the 12-sty mercantile building at 45 to 51 West 25th st, recently purchased by him from the Building & Engineering Co., and also by Neumann & Even, agents for the 8-sty mercantile building at 12 East 32d st.

A REALTY CORPORATION has been formed by Woodbury G. Langdon, who owns the greater part of the 5th av block between 55th and 56th sts, part of which has been improved with a 5-sty business building and a 12-sty apartment hotel, which occupies the erstwhile site of Mr. Langdon's residence. The company, which has for directors, besides Mr. Langdon, Sophia E. Langdon and William M. Cruikshank, has filed incorporation papers at Albany. The new corporation is capitalized at \$1,800,000.

D. A. TROTTE placed the following mortgages in the Bronx: \$55,000, building loan for the erection of two 5-sty buildings, on the northwest corner of 187th st and Cambrelling av; \$33,000, building loan, for the Hermax Realty Co., for the erection of a 5-sty flat, on a plot 50x100 on the north side of 160th st, 125 ft east of Elton av; \$24,000, permanent loan on a flat on the northeast corner of 187th st and Cambrelling av; \$11,000, on 498 and 500 Concord av; \$4,350, on the northwest corner of 182d st and Bassford av, and \$3,500, on 248 Webb av.

—Proceedings for the foreclosure of a \$300,000 mortgage on the land of the Malba Land Company between White-stone and College Point have been commenced in Queens by the executors of the William Ziegler estate.

INDUSTRIAL QUEENS.

Chamber of Commerce Advised to Concentrate on Winning More Factories.

In an address before the Queens Chamber of Commerce at the Waldorf-Astoria last Friday afternoon, President Henry R. Towne, president of the Merchants' Association, advised his hearers to concentrate upon the matter of getting more factories to locate in the borough. Since the completion of the Queensboro Bridge it is becoming more and more apparent that the development of Queens will be largely based on manufacturing growth.

Mr. Towne recalled the fact that statisticians have noted that as the number of factory employees increases in a community, the total population grows about three-fold. Wherefore a new factory in Long Island City that employs 3,000 hands means that eventually one large factory will be the means of adding to the local population about 9,000 people.

Mr. A. L. Langdon, traffic manager of the Pennsylvania Railroad, is chairman of the Committee on Manufactures of the Queens Chamber of Commerce, reported a list of industries that had come to Queens since the last annual meeting, including the following:

The Simplex Automobile Company have located on Vernon avenue, Long Island City.

The Shults Bread Company are erecting a two-story building, 107x130 feet, between Brenton avenue and Canal street, Jamaica.

The Sicilian Asphalt Company, offices 41 Park Row, N. Y., have established a permanent plant on the Degnon property, Long Island City.

Mark Cross Company, manufacturers of leather goods, have leased the third and fourth floors of the loft building erected by the Degnon Realty and Terminal Company at Meadow and Creek streets, Long Island City.

The Hobut-Dusha Company, of 1799 First avenue, N. Y., manufacturers of machinery for the making of pearl buttons, expect to locate their factory in Long Island City, between Academy street and First avenue.

The Harrolds Motor Car Company expect to erect a service building in Long Island City on the north side of Freeman street, between Fifth and Sixth avenues.

The American Locomotive Company have located a service building on Jackson avenue, Long Island City.

Messrs. Klein Brothers, manufacturers of Japanese bamboo furniture, have moved their manufacturing plant from 520 East 81st street, New York City, to Paynter and Van Alst avenues, Long Island City.

The Edwards Motor Car Company of New York, recently formed, have leased the old Blanchard Building on Borden avenue, Long Island City.

Co-operation Required.

Mr. Towne in the course of his remarks said:

"Nothing is required but co-operation and publicity to bring new industries to the Borough. What is essential? One of the first things is to make your advantages widely known. Another essential is provision for housing the people who are to come. My own company has recently had occasion to locate a new plant in Canada. The Board of Trade of the town where we went offered great inducements and it made good. We were told, however, that there would be plenty of dwellings for our employees, but since last spring we have been constantly hampered by inability to find houses for them. We have been forced reluctantly because of this fact to construct houses for them—

to go into the real estate business, which is not one of the objects of our company.

"This is one thing for which Queens can prepare in advance. Some years ago in Philadelphia I was shown a tract of I can't say how many acres of land upon which a contractor had built one thousand houses for working men. They were all finished and ready for occupancy—red brick houses of four and six rooms, built to rent for from \$8 to \$10 per month. There are many thousands of such houses in Philadelphia, which is so situated that it can expand in every direction.

"If Queens were as thickly populated as Brooklyn, it would have 2,500,000 people. If it were as thickly populated as Manhattan, it would have 11,000,000. You don't want them all at once, but you do want conditions that will get people to come there and to bring others. If you can create centers like that in Philadelphia, with the transit facilities you are to have, you will draw population from Manhattan, relieving the congestion here and thus benefiting the entire city. You will not only benefit the city, but you will create a favorable labor market in Queens. The attractions which environment has for the employe are not always appreciated. If he can, he will always choose the better location."

NEW R. E. BOARD.

Kings and Queens County Brokers Organize—Pamphlet to Be Issued.

The Kings and Queens County Board of Real Estate Brokers held their weekly meeting at the office of George H. Schoenewald, 1234 Broadway, Brooklyn, on Thursday afternoon and formed themselves into a permanent body. A committee was appointed to outline and draft a pamphlet setting forth the aims of and benefits to be derived from the organization which shortly will be mailed to any real estate broker desiring information of the workings of the organization with a view of becoming one of its members.

The chairman also appointed a committee to draft a set of by-laws. The members have decided to hold a meeting every Tuesday afternoon, at 2 p. m. until further notice, at the office of George H. Schoenewald, 1234 Broadway, Brooklyn, and any broker having an office and desiring to co-operate is eligible to membership and his application may be forwarded to the secretary's office, 193 Himrod street, Brooklyn, and receive due attention at the next regular meeting. Applications are already being received. Several of the members report that they have already felt the benefit to be derived from co-operation in the consummation of real estate transactions.

The members extend their hearty invitation to brokers having offices in Jamaica, Richmond Hill, Cypress Hills, Ridgewood, Brooklyn and Flatbush, to become members of this organization. Information can be obtained from the secretary, George H. Westhall, 193 Himrod street, Brooklyn, N. Y.

Just About Queens.

Joseph Caccavajo has collated for the benefit of business interests the following statistics about Queens borough:

Queens with a population of 337,000, increasing at the rate of 75 a day, should be the nineteenth city in the Union. In 1906 the total assessed valuation of real estate in the borough was \$159,446,205, while in 1911 it was \$446,569,352, a gain of \$287,123,147, or of 180 per cent. in five years.

"The improvements were assessed at \$65,144,845 in 1906, and at \$131,368,935 in 1911, an increase of \$66,124,090, or over 100 per cent. in five years.

"Some idea of how the small land owner is investing in Queens may be had from the fact that ten years ago there were but 89,147 parcels of property on the assessment books, while for the last year there were 123,602.

"In 1911, 6,000 plans were filed for projected buildings and there were erected during the year buildings costing \$23,000,000."

Will Keep Tabs on Automobiles.

Under a new ordinance it is the duty of every keeper of a public garage to record in a book kept solely for such purpose, the time of departure from such garage of every motor vehicle kept for hire, giving the names and addresses of the owner and driver thereof, the name and class of vehicle, the license number of the driver and the license number of the vehicle; and the time of the return to the garage of each such vehicle must also be entered in the book. The ordinance took effect without the Mayor's signature.

LAW DEPARTMENT.

Removal of Fixtures.

Editor of the RECORD AND GUIDE:

Where real property is leased with no stipulation made in the lease regarding improvements, and the tenant installs certain immovable fixtures and improvements for his own use, A. contends that such improvements become the property of the landlord upon attachment to the realty. B. contends that such improvements are still the property of the tenant and can be removed by the tenant before the expiration of the lease, provided that he returns the realty to the landlord in as near as possible the condition as when originally leased, allowing of course, for reasonable wear and tear. Which contention is correct?

Ans. There is no department of the law in which there has been more litigation or more fine distinctions drawn between landlords and tenants than over "fixtures," so-called. There are two general rules, that "permanent fixtures attached without provision for removal become the property of the landlord," and that "fixtures which can be readily removed may be removed before the end of the term." A jury is needed to decide this.—Ed.

Fitness for Habitation.

In a recent decision of the Supreme Court, Appellate Term, First Department, it was held that in case of a lease of a furnished home, especially for a short time, indicating the purpose of immediate occupancy, there is an implied warranty of availability of the furniture, so that the presence of bugs in great quantity immediately on the tenant's entry warrants his abandonment of the premises.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 8, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

53D st. 332 E (). ss. 275 w 1 av. 25x 100.5, 5-sty bk tnt & str; due. \$17,052.89; T&c. \$831.31; American Mtg Co. 16,000

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131ST st, 118 W (*), ss, 225 w Lenox av, 18.9x99.11, 3-sty & b stn front dwg; due, \$8,695.57; T&c, \$227; N Y Trust Co. 8,000

148TH st 250 E (*), ns, 100 w Morris av, 25x106.6, 2-sty & b fr dwg & str & 1-sty fr stable in rear; due, \$1,636.53; T&c, \$140; Dorothea Steinkamp et al exrs. 1,500

167TH st, ss, 100 w Ams av, 25x85, vacant; due, \$5,537.50; T&c, \$124.44; withdrawn.

238TH st W, ws, abt 142 se on curve fr Albany rd see Albany rd, es, 75 s 238th.

Albany rd, es, 75 s 238th, 25x127.3 to 238th x29.8x113.3; also BAILEY AV, es, abt 343 n Cannon pl, 52.6x132.6x42x127 & being Lots 205, 209, 321 & 322 map of Van Cortlandt Estate; partition; Arbris Realty Co. 5,000

Bailey av, es, abt 343 n Cannon pl, see Albany rd, es, 75 s 238th.

Bradhurst av, 43 (*), ws, 173.2 s 145th, 18.2x80.3x18x—, 3-sty & b bk dwg; due, \$6,528.51; T&c, \$870.45; Archibald Templeton. 6,700

Clason Point rd (*), ns, 122.3 w Leland, 50x— to Leland x55.7x—; due, \$1,751.62; T&c, \$716.18; Edw V Bauer. 2,000

Fordham rd (*) ss, 241.9 w Andrews av, 29.7x90.6x25.1x104.10, vacant; due, \$3,236.09; T&c, \$127.88; sub to a first mtg of \$1,000; Herbert F Ingalls. 3,000

Jackson av, 456 (*), es, 97.9 n 145th, 25x 100, 1-sty & b fr dwg; partition; Dora C Sonnanburg. 3,000

Mt Vernon av es, 213.10 n 233d, see Mt Vernon av, es, 192.1 n 233d.

Mt Vernon av, es, 192.1 n 233d, 21.8x—x 25x119.1, vacant; also MT VERNON AV, es, 213.10 n 233d, 26.9x105.2x25x—, vacant; also NAPIER AV, ws, 196 n 233d, 25 x100; vacant; also NAPIER AV, ws, 97 s 235th, 25x100, vacant; due, \$3,272.60; T&c, \$517.39; Cath Curran et al defendants. 4,450

Murdock av (*), ws, 150 n Jefferson av, 50x100; due, \$898.04; T&c, \$101.02; Mary E Monaghan. 1,000

Napier av, ws, 196 n 233d, see Mt Vernon av, es, 192.1 n 233d.

Napier av, ws, 97 s 235th, see Mt Vernon av, es, 192.1 n 233d.

7TH av, 2248 (*), ws, 49.9 n 132d, 25.1x 100, 5-sty & b bk tnt; due, \$26,190.27; T&c, \$1,370; Trstes of the Northern Dispensary of the City of N Y. 20,000

HERBERT A. SHERMAN.

24TH st, 314 E (*), ss, 212.6 e 2 av, 18.9 x98.9, 4-sty bk dwg; due, \$7,701.99; T&c, \$402.10; Abner B Mills, trste. 8,000

35TH st, 34 W (*), ss, 455 w 5 av, 20x 75.3, 3-sty & b bk factory & str; due, \$79,369.58; T&c, \$3,264.25; Metropolitan Life Ins Co. 75,000

HENRY BRADY.

Cooper st (*), ss, 150 e Hawthorne, 50x 100, vacant; due, \$6,295.96; T&c, \$337.35; sub to mtg of \$1,500; Mark L Kelley. 8,000

Rogers pl, 982, es, 612.4 n Westchester av, 30x81.7x22.10x82.4, 2-sty fr bldg; due, \$1,754.27; T&c, \$141.12; J O Peterson. 3,775

118TH st, 106 W, ss, abt 110 w Lenox av, 17x100.11, 3-sty & b stn dwg; Sheriff's sale of all right, title, &c; withdrawn.

Stebbins av, 1106, es, 25 s 167th, 25x35.4 x25.11x78.7, 3-sty fr dwg; Sheriff's sale of all right, title, &c; adj sine die.

SAMUEL MARX.

3D st, 123 W (*), ns, 88.9 w Macdougall, 23x100, 5-sty bk tnt & str; due, \$16,039.31; T&c, \$757.72; West Side Savgs Bank; corrects error in last issue when description read 3d av, 123 W. 17,000

Total \$165,425
Corresponding week 1911 788,914
Jan. 1, 1912, to date 40,571,588
Corresponding period, 1911..... 40,641,143

VOLUNTARY AUCTION SALES.

MANHATTAN AND BRONX.

BRYAN L. KENNELLY.

NOV. 11.

102D st, 213 E, ns, 205 e 3 av, 25x100.11, 5-sty bk tnt with str.

JOSEPH P. DAY.

NOV. 12.

464 lots & 9 dwellings on Broadway, Riverdale av, Mosholu av, 261st st, &c.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Nov. 6, 1912:

WM. H. SMITH.

Amity st (*), ns, 90 w Clinton, 25x100; Sadie Moses. \$24,500

Chauncey st (*), ns, 150 e Patchen av, 50x88.11; City Real Estate Co. 4,500

40TH st s ws, 59.4 nw 12 av, 19.8x100.2; A B Roberts. 2,250

44TH st (*), nes, 357.6 nw 12 av, 22.6x 100.2; Alex H Anderson. 4,800

57TH st (*), ns, 386 w 2 av, 19x100.2; Elite Walther. 4,000

75TH st, nec Ft Hamilton av, 208.6x 101.8; Adj to Nov 20.

Av O, nec E 13th, 40x100; Jno C Langan. 1,800

Broadway ns, 291.6 e 10th, 21x93.4; Annie Engel. 5,900

Glenmore av (*), ss, 120.3 w Lincoln av, 20x55.8x23.8x68.5; Oliver Cooper. 4,000

Kings Highway, ss, 132 e Coney Island av, 21.10x113.4; withdrawn.

Ocean av, nwc Newkirk av, 91.5x60.7; withdrawn.

WM. P. RAE CO.

Chester st (*), ws, bet Pitkin & Sutter avs, lot 72; foreclosure of tax lien; Carolyn Koechlein. 100

Linwood st, ws, 256.4 s Fulton, 25x100; withdrawn.

Union st, ss, 146.11 e Clinton, 23.9x100; withdrawn.

E 10TH st, ws, 172 n Av O, 36x100; Hab Bldg Co. 5,166

W 21ST st (*), es, 81 s Mermaid av, 20.7x90; Eagle Savgs & Loan Co. 5,000

Kings Highway, ss, 109.4 e Coney Island av, 21.10x104.6; withdrawn.

Sheridan av, es, 280 n Glenmore av, 20x 100; withdrawn.

JAMES L. BRUMLEY.

Lafayette av, nwc Classon av, 66.10x 100; Sterling Wallace, defedant. 8,800

CHARLES SHONGOOD.

E 21ST st, ws, 122.11 n Dorchester rd, 45x105; Geo O Walbridge. 6,450

Myrtle av, ss, intersec nws Cedar, 66.4 x55.3; adj to Dec. 2.

Nichols av, nec Atlantic av, 55.9x100; adj sine die.

Total \$77,266
Corresponding week, 1911..... 749,462

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 Salesrooms, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

NOV. 9.

No Legal Sales advertised for this day.

NOV. 11.

Tiffany st, 1069, ws, 266.8 s 167th, 42x 100, 5-sty bk tnt; Morris Lederman agt J S Cully & Co et al; Jno L Bernstein (A). 5 Beekman; Morton Stein (R); due, \$6,844.74; T&c, \$771.05; Joseph P. Day.

NOV. 12.

Broome st, 141, ss, 20 e Ridge, 20x60, 3-sty & b bk tnt & str; Ebenezer Draper agt Morris Rosenberg et al; Jno H Post (A), 203 Bway; Chas D Donohue (R); due, \$2,000.03; T&c, \$247.40; sub to first mtg of \$10,000; Jas L Wells.

Ft Charles pl, 37-41 E, ns, 202.1 w 227th, runs n101.10xw25xns5.8xw25x81.6xe56.5 to beg, 2-sty fr dwg; Park Mtg Co agt Andrew J Larkin et al; Seybel & French (A), 41 Park row; M Michael Edelstein (R); due, \$6,223.13; T&c, \$311.68; mtg recorded June5'08; Herbert A Sherman.

Greene st, 138-40, es, 225.5 n Prince, 38.1x100x38.3x100.4, 6-sty bk loft & str bldg; Greenwich Savings Bank agt Clara O Barclay Bayne et al; B Aymar Sands (A), 31 Nassau; Louis B Hasbrouck (R); due, \$52,634.97; T&c, \$664.50; Bryan L Kennelly.

12TH st, 345 W, ns, 141 w Greenwich, 22x80, 2-sty bk tnt; Broadway Savings Institution of the City of N Y agt Adelia A Sleigh et al; Richd Kelly (A), 170 Bway; Henry W Unger (R); due, \$6,556.38; T&c, \$364.34; mtg recorded May 13'04; Joseph P Day.

117TH st, 429-431, on map 429 E, ns, 306.6 e 1 av, 37.6x100.10, 6-sty bk tnt & str; U S Trust Co of N Y trste agt Jno Focarile et al; Wilson M Powell (A), 29 Wall; Louis F Doyle (R); due, \$31,924.37; T&c, \$2,871.24; Joseph P Day.

118TH st, 216-8 E, ss, 212.11 e 3 av, 37.1 x100.5, 6-sty bk tnt; Jacob Loewenthal agt Saml Birnbaum et al; Lese & Connolly (A), 35 Nassau; Manuel M Voit (R); due, \$10,447.13; T&c, \$411.75; mtg recorded June29'06; Joseph P Day.

Hull av, ns, 229.6 e 205th, 50x100, vacant; Guaranteed Mtg Co of N Y agt Selig Rosenbaum et al; Carrington & Pierce (A), 200 Bway; Warren Leslie (R); due, \$3,376.64; T&c, \$191.82; Henry Brady.

Madison av, 2106, ws, 39.11 n 132d, 20x 80, 3-sty & b stn dwg; Mary J Mackay agt Annie M Jennings et al; R & E J O'Gorman (A), 51 Chambers; Jno H Rogan (R); due, \$8,895.85; T&c, \$725.02; mtg recorded June17'07; Saml Marx.

NOV. 13.

57TH st, 563 W, ns, 50 e 11 av, 16.8x 75.5, 3-sty bk tnt & str; also 11TH AV, 844, es, 75 n 57th, 25x66.8, 5-sty bk tnt & str; Kath F Reynard agt David T Blount et al; Wm A Reynard (A), 149 Bway; A Henry Mosle (R); due, \$16,161.16; T&c, \$523.03; Joseph P Day.

82D st, 128 W, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; U S Trust Co of NY agt Anna K Daniel et al; Stewart & Shearer (A), 45 Wall; Alex Brough (R); due, \$20,016.42; T&c, \$2,335.17; Danl Greenwald.

104TH st, 168 E, ss, 250 w 3 av, 25x 100.11, 4-sty stn tnt; Eugenia Vanoni agt Jacob H Friedmen et al; Geo H Hyde (A), 41 Park row; Jos D Kelly (R); due, \$3,686.63; T&c, \$553.67; sub to a first mtg of \$11,000; Henry Brady.

122D st, 55 E, ns, 253 w Park av, 27x 100.11, 5-sty stn tnt; Franklin Savings Bank in the City of N Y agt Jas G Andriaccio et al; Wilson M Powell (A), 29 Wall; Jerome H Buck (R); due, \$13,887.83; T&c, \$1,343.46; mtg recorded Mar 21'02; Joseph P Day.

181ST st, 724 E, ss, 19.1 w Clinton av, 22x94.6, 3-sty bk tnt; Matilda A Bucking agt Amalia Pirk et al; Edw P Orrell, Jr (A), 256 Bway; Leopold W Harburger (R); due, \$6,184.41; T&c, \$814.80; Jacob H Mayers.

Hughes av, 2484, es, 362.10 s Pelham av, 25x87.6, 3-sty bk tnt & str; Gustave Plonsky agt Michele Pascucci et al; Menken Bros (A), 87 Nassau; Theo K McCarthy (R); due, \$7,610; T&c, \$529.16; Henry Brady.

NOV. 14.

Hewitt pl, nwc Longwood av, see Longwood av, 879-87.

11TH st, 718-22 E, ss, 21.1 w Dry Dock, 62.11x75.4, 3-5-sty bk loft & str bldgs; Max Haefner agt Philip A Decker et al; Louis Wendel, Jr (A), 277 Bway; Walter W Irwin (R); due, \$22,728.31; T&c, \$2,686.25; mtg recorded June 22'08; Joseph P Day.

80TH st 323 W, ns, 241 w West End av, runs n49.6xw21.6x3.6xw16.6x13.8xw 5 x s 32.4 to beg, 5-sty bk dwg; Hudson City Savgs Instn agt H Everrett Russell et al; Collier & Browning (A), 609 Warren Hudson, NY; W Herbert Adams (R); due, \$47,756.00; T&c, \$1,498.29; Joseph P Day.

111TH st, 75-9 E, ns, 139.9 w Park av, 46.9x100.11, 6-sty bk tnt & str; Michl Piel agt Jos Wolf et al; Ashbel P Fitch, Mott & Grant (A), 32 Nassau; S Stanwood Menken (R); due, \$48,151.27; T&c, \$2,218.03; Solomon De Waltearss.

123D st, 408 E, ss, 136.6 e 1 av, 25.6x 100.11, 4-sty bk tnt; Wm Koch agt Jonas M Libbey et al; Atwater & Cruikshank (A), 43 Cedar; Sol Kohn (R); due, \$11,015.61; T&c, \$442.92; L J Phillips & Co.

174TH st, 451 E, ns, 100 e Park av, 50x 100, 2-sty fr dwg; Bessie N Flisner agt Ettar Realty Co et al; Philip V Brown (A), 2 Wall; Albert P Massey (R); due, \$7,387.52; T&c, \$68.05; Joseph P Day.

Olinville av, 3615, ws, 132.6 n 213th., 27.6 x100, Wakefield; American Savgs Bank agt Wm Smith et al; Irwin & Orr (A), 203 Bway; Alfred Steckler, Jr (R); due, \$1,283.09; T&c, \$118.07; Saml Goldsticker.

Longwood av, 879-87, nwc Hewitt pl, 147x121.2x84.5x100, 3-5-sty bk tnts, str on cor; Geo F Johnson agt Geo Edgar et al; Ferriss & Storck (A), 165 Bway; Jas M Vincent (R); due, \$57,032.52; T&c, \$13,672.86; sub to three mtgs aggregating \$98,000; mtg recorded Dec 5'04; Henry Brady.

1ST av, 1945-7, ws, 40.11 s 100th., 40x 100, 6-sty bk tnt & str; Metropolitan Trust Co of the City of N Y agt Jos P Zurla et al; Winston H Hagen (A), 49 Wall; Isham Henderson (R), due, \$33,644.48; T&c, \$1,748.39; Herbert A Sherman.

NOV. 15.

Crotona Park N, 741, ns, 95.4 e Clinton av, 23x100, 2-sty fr dwg; American Savgs Bank agt Cath A McGuire et al; Irwin & Orr (A), 203 Bway; Geo B Hayes (R); due, \$4,597.10; T&c, \$214.44; Joseph P Day.

92D st, 338, on map 338-40 E, ss, 200 w 1 av, 50x100, 6-sty bk tnt & str; State Bank agt Yorkville Holding Co et al; Jerome A Kohn (A), 1400 5 av; Jas Curnen (R); due, \$8,895.98; T&c, \$4,500; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x 100.11, 3-sty & b stn dwg; Eliz H Hoar agt Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenny (A), 27 Wm; Jas M Donohue (R); due, \$8,676.59; T&c, \$364.19; Henry Brady.

119TH st, 68 E, ss, 175 w Park av, 20x 100.11, 5-sty bk tnt & str; Ella D Southmayd et al agt Max Bernow et al; Cary & Carroll (A), 59 Wall; Jno De W Warner (R); due, \$21,016.77; T&c, \$715.13; Bryan L Kennelly.

NOV. 16.

No Legal Sales advertised for this day.

NOV. 18.

Ridge st, 117, ws, 175 n Rivington, 25x 100, 5-sty bk tnt & str; Geo Bruestle agt Louis Cohen et al; Chas Brandt, Jr (A), 99 Nassau; Maxwell Davidson (R); due, \$6,923.37; T&c, \$1,327.93; sub to a first mtg of \$27,000; Joseph P Day.

214TH st, 824 E, ss, — e Barnes av, 33x 100, Wakefield; Jno Popp agt Thos C Reilly et al; Wm A Keating (A), 261 Bway; Dennis A Spellissy (R); due, \$1,131.91; T&c, \$147.42; Chas A Berrian.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

* NOV. 9.

No Legal Sales advertised for this day.

NOV. 11.

President st, ns, 83.4 w Rochester av, 92.2x110; Carl Upmann agt Carl G Wilhelm et al; Franklin C Haven (A), 189 Montague; Stockbridge Bacchus (R); Wm P Rae.

Winthrop st, nwc Troy av, 555x212; Hector M Hutchings agt Henry Barr et al; Melvin G Palliser (A), 100 Wm, Manhattan; Wm H Wadhams (R); Jas L Brumley.

E 38TH st, ws, 150 s Flatlands av, 40x 100; also E 38TH ST, ws, 190 s Flatlands

av, 40x100; also E 38TH ST, ws, 230 s Flatlands av, 40x100; also E 38TH ST, ws, 270 s Flatlands av, 40x100; also E 38TH ST, ws, 310 s Flatlands av, 40x100; Adelhaid Simon agt Flatbush Park Constn Co et al; Gettner, Simon & Asher (A), 277 Bway, Manhattan; Harry E Lewis (R); Samuel Marx.

E 48TH st, nec Winthrop, 200x440.7x200 x436.1; Hector M Hutchings et al agt Henry Barr et al; Action 2; Snediker & S (A); Wm H Wadhams (R); Jas L Brumley.

Bedford av, ws, 146.10 n Newkirk av, 20x5.6x100x22; Merchants Co-operative Mtg Co agt Wm Lovell et al; Action No 1; Henry Weisman (A), 391 Fulton; Harrison C Glore (R); Charles Shongood.

Bedford av, ws, 168.10 n Newkirk av, 22x100; same agt same; Action No 2; same (A); same (R); Charles Shongood.

NOV. 12.

Barbey st, ws, 150 s Liberty, 25x100; Louis Kappes agt Rudolph Kappes et al; Edw R Vollmer (A), 293 Bway, Manhattan; Jas P Judge (R); Wm H Smith.

Hill st, swc Crescent, 200x100; Dime Savings Bank of Brooklyn agt Jas Blumer et al; Dykman, Oeland & Kuhn (A), 177 Montague; Fred M Ahern (R); Wm P Rae.

Huntington st, nec Court, 80x21.10; Estates Settlement Co agt Jas J Duffy et al; Carrington & Pierce (A), 200 Bway, Manhattan; Jacob M Guedella (R); Wm H Smith.

E 2D st, ws, 80 s Beverly rd, 20x100; Jno P Lind agt Meyer Realty Co et al; Toivo H Nektin (A), 189 Montague; Isaac E Chadwick (R); Wm H Smith.

E 7TH st, es, 170 n Av U, 18x120.6; Home Title Ins Co N Y agt Leo T Corcoran et al; Henry J Davenport (A), 375 Pearl; Wm C Beecher (R); Wm H Smith.

13TH st, ns, 236 w 3 av, 280x100; Albt C Aubery et al agt Anna Cohn et al; Edw L Collier (A), 46 Court; Harry W Kouwenhoven (R); Wm H Smith.

Cropsey av, sws, lots 2 & 3, map of thirty-four buildings sections, runs sw 322.7 to highwater line of Gravesend Bay, xse151.3xne314.1xnw150 to beg; Jno V P Shields agt Wm C Shields et al; Geo Eckstein (A), 44 Court; Cornelius Furgueson Jr (R); partition; Wm H Smith.

Gates av, ses, 325 sw Central av, 22.4x 100; Fredk Bertram agt Mary J Cawthorn et al; Wm H Good (A), 44 Court; Jno T Eno (R); Wm H Smith.

New Lots av, sec Vermont, 100x97; Empire Keystone Improvement Co agt Wyona Building Co et al; De Witt V D Reiley (A), 160 Bway; David Siegelmann (R); Chas Shongood.

New Lots av, swc Wyona, 100x99; Georgia Building Co agt Wyona Building Co et al; De Witt V D Reiley (A), 160 Bway, Manhattan; David Siegelmann (R); Chas Shongood.

Troy av, ws, 40.1 s Lincoln pl, 23.6x110; also TROY AV, ws, 63.7 s Lincoln pl, 23.6 x110; also TROY AV, swc Lincoln pl, 20.1 x110; Jas S Lawson agt Parkway Builders et al; Wm H Grasse (A), 192 Bway, Manhattan; Jos F Conran (R); Jas L Brumley.

NOV. 13.

E 9TH st, es, 260.3 n Av T, 20x100; Mildred A Bergen agt Chas Rosiello et al; Alfd T Davison (A), 26 Court; Thos Evers (R); Wm H Smith.

Huntington st, nec Court, 80x21.10; Estates Settlement Co agt Jas J Duffy et al; Carrington & Pierce (A), 200 Bway, Manhattan; Jacob M Guedalia (R); Wm H Smith.

E 15TH st, es, 140 n Av I, 20x75; Frank M Nevins et al agt Henrietta Hamblen et al; Harry L Thompson (A), 175 Remsen; O Grant Esterbrook (R); Wm P Rae.

51ST st, ss, 313.4 w 3 av, 26.8x100.2; Ada Garrison agt Geo Baur et al; W H Garrison (A), 49 Court; Howard O Patterson (R); Wm H Smith.

51ST st, ss, 140 e 3 av, 20x100.2; Fredk H Schomburg agt Ida L Whipple et al; Jacob M Peyser (A), 26 Court; I W Jacobson (R); Chas Shongood.

79TH st, nes, 100 nw 14 av, 18.6x100; Wm H Beam agt Salle Building Co et al; action 1; Jno Theall (A), 45 Wall, Manhattan; Maurice Breen (R); Wm H Smith.

79TH st, nes, 118.6 nw 14 av, 18.6x100; same agt same; action 2; same (A); same (R); Wm H Smith.

Av N, nec 4th, 100x160; Trustee's sale of Estate of Saml H Myers; Jos S Epstein (A), 149 Bway, Manhattan; Saml Marx.

Kingston av, nwc Hawthorne, lot 49; Tax Lien Co of N Y agt Margt M Timony et al; Wm Listgarten (A), 68 Wm, Manhattan; Jas Gray (R); L J Phillips & Co.

Parcel of land situated in the old Town of Flatlands, bounded e by land of Anthony Moore, s by land of Albertus or Bot Oliver, w by land of Johannis H Lott and n by land of Henry Van Houten; Geo D Rainsford agt Franklin S Holmes et al; Jno O Ball (A), 52 Wall, Manhattan; Fredk W Sparks (R); Wm H Smith.

NOV. 14.

Beard st, nes, intersec ses Van Brunt, 70x25; Oswego County Savings Bank agt Mary F Keeley et al; Henry M Bellingier Jr (A), 135 Bway, Manhattan; Chas Y Van Doren (R); Wm H Smith.

Cornelia st, nws, 160 ne Evergreen av, 20x100; Helen H Foley et al agt Philip Weiser et al; Roy M Hart (A), 260 Bway; J Hunter Lack (R); Wm H Smith.

Franklin st, ws, 95.3 s Greenpoint av, 23.5x75; Jeannett A Englis agt Alfred F Willmott et al; C & T Perry (A), 845 Manhattan av; Saml L Judelsohn (R); Chas Shongood.

Logan st, ws, 110 n Sutter av, 40x100; also MILFORD ST, es, 190 s Glenmore av, 40x100; Sinclair Tousey et al agt Nathan Drucker et al; Harry L Thompson (A), 175 Remsen; Fredk W Murphy (R); Wm H Smith.

Madison st, ss, 258 w Patchen av, 17x 100; Gustavus L Burlew agt Florella E Peabody et al; E V B Getty (A), 206 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

W 1ST st, & ses Av Z, lot 1; Michl Cavanagh agt New York & Brighton Beach Ry Co et al; Van Alen & Dyckman (A), 215 Montague; Albt E Richardson (R); Wm H Smith.

Bay 22D st, ses, 160.3 ne Cropsey av, 60.1x96.10; Sophia D Smith agt Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Eugene V Brewster (R); Wm H Smith.

49TH st, nes, 240 se 4 av, 20x100.2; South Brooklyn Savings Institution agt Wm Pickard et al; Coombs & Whitney (A), 44 Court; Richd M Cahoon (R); Wm P Rae.

59TH st, ss, 240 w 13 av, 40x100.2; Kate Cowenhoven agt Chas D Mayer et al; Chas H Lott (A), 206 Bway; Chas L Woody (R); Wm P Rae.

Coney Island av, es, 616.2 s Slocum pl, 60x100; Frances A de Beer agt Jas Graham et al; Geo W Pearsall (A), 49 Court; Michl Dittore (R); Wm H Smith.

St Marks av, ss, 200 e Rockaway av, 109 x112.6x28.6x39; Williamsburgh Savings Bank agt Mamie Colish et al; S M & D E Meeker (A), 217 Havemeyer; Warren Bigelow (R); Wm H Smith.

St Marks av, ss, 97.6 e Grand av, 42.6x 128.6; also ST MARKS AV, ss, 182.6 e Grand av, 43.6x128.6; State Bank agt Penn Liberty Co et al; Jos J Schwartz (A), 361 Stone av; Chas Winslow (R); Wm H Smith.

NOV. 15.

TROUTMAN st, nws, 250 sw Hamburg av, 25x100; Annie Dougan agt Louis Tangruza et al; Harry L Thompson (A), 175 Remsen; Wm Liebermann (R); Wm P Rae.

E 15TH st, es, 140 n Av I, 20x75; Frank M Nevins et al agt Henrietta Hamblen et al; Harry L Thompson (A), 175 Remsen; O Grant Esterbrook (R); Wm P Rae.

36TH st, nes, 200 se 14 av, 20x100.2; Caroline Goepfert agt Esther B Johnson et al; Morschauer & Mack (A), 234 Main; Jno F Tynan (R); Wm H Smith.

NOV. 16 & 18.

No Legal Sales advertised for these days.



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We are prepared to accept at once any high-class first mortgage loan of

\$1,000,000 at 4½%

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NEW ESTATE RECORD AND GUIDE

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

Founded March 21, 1868, by CLINTON W. SWEET

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Suburban developers, when hit by rising assessments, may at least use them as evidence of advancing land values; but it's hard to get any satisfaction out of a plain increase in the budget.

The advance in the price of coal was the cause of a strike of the tenants in seven apartment houses in The Bronx this week. The strike became a matter of court record when a sheriff was kicked on the shins by a lady who refused either to be evicted or to pay the increased rental of \$3 a month demanded by the landlord.

The Board of Estimate has set aside the hours between 8 p. m. and 8 a. m. as the only time when wagons can back up to buildings in the wholesale produce district, obstructing the sidewalks. The district affected is bounded by Franklin street, Hudson street, West Broadway, Greenwich street, Dey street and West Street. Street congestion is costing the business community a deal of money, and it seems about time for the city authorities to try to relieve it in some other way than by mere traffic regulation.

Statistics based on the Imperial census of December 1, 1910, just published, show that the total population of Germany has increased by 15.18 per cent. in ten years. With a population of 63,925,993 subjects, Germany has 1,259,873 foreigners within her frontiers. The increase in the foreign population has been four times as rapid as that of the native population—the increase was nearly 20 per cent. in last five years. The total addition to the foreign population within the decade was 231,313. More than half the foreign element came from German-speaking Austria, and the next largest element from Holland.

Our experience has been that real estate editors who have acquired a reputation as experts have done so by remaining discreetly silent on the subject of prices. It is to be feared, however, that some exalted names in the profession may presently be abased through reckless loquacity, for here comes Mr. Joseph P. Day and Mr. J. Clarence Davies "desiring to obtain information from the real estate editors relative to the value of the Forster-Schmitt property which is to be sold at auction," and offering two shining prizes, each of \$100 in gold, one to go to the editor who makes the nearest estimate of what the fifty-four Broadway lots will bring, the other to the best guesser on the total amount realized by the sale.

The Real Estate Outlook.

The tearing down of almost an entire block front in the best retail part of Fifth avenue in order to make room for the new Lord & Taylor store will have the result of still further stimulating the demand for space on the side streets. The shopkeepers which have been displaced have been running on short leases and do not for the most part belong to the class of business enterprises which can scarcely afford a Fifth avenue rental. In the great majority of cases they will secure new premises in the same neighborhood on the side streets; and they are sufficiently numerous to make a considerable impression on the number of vacancies which now exist in that vicinity. The result will be that, however the wholesale district fares during the current year, real estate and building in and about Fifth avenue are likely to be active.

As was pointed out here last week, the retail firms which still remain south of 23d street will practically be obliged to secure sites in the new retail district. The demand which they create will still further stiffen prices on Fifth avenue and tend to increase rentals. The process of redistribution which has been going on for ten years will be accelerated. Business houses which cannot afford avenue prices will be forced to the side streets. All this will mean many new buildings and a further increase in prices both on the side streets and on Madison avenue north of 42d street.

A period of expanding business exerts its first effect upon retail trade, and so indirectly upon real estate in the retail districts. If the shops do a really large business between now and Christmas, and if their large business continues into the new year, these facts will undoubtedly have important consequences upon certain branches of the real estate market. They will encourage retail firms to move—whenver they happen now to occupy disadvantageous premises. They will encourage advantageously situated shops to expand and to add to their existing salesroom. The confidence imparted to the real estate market in any one district will spread to neighboring districts, and a certain revival of speculation may well take place. There are no signs of such a revival as yet, but it looks more probable now than it has looked for some time. It seems to be due, and overdue.

During a period of real estate depression people are apt to forget the accumulative force of underlying expansive conditions. However discouraging the position of the real estate owner has been during the past several years, he should remember that since the panic, a city larger than Cleveland or St. Louis has been added to the population of New York, and that as yet all this enlargement of value-creating power has not had any corresponding effect upon real estate prices. Of course, much of this value-creating power has been, so far as real estate is concerned, absorbed by the increase in taxation, but more of it may remain than has been suspected. The next six months should tell the story. A genuine business revival should disclose how much the city has

really been gaining in business and wealth during these trying years. The gain has undoubtedly been large; but its effect on real estate, excepting in the mercantile district and in some outlying regions, has been small. It is time for this effect to show itself.

The Rising Tide of Taxation.

By heroic and drastic economies the Board of Estimate succeeded in escaping an increase in the tax rate for the coming year, but the escape was not due to any lack of increase in expenditures. The city will spend over \$11,000,000 more than it did during the preceding year, of which about a fourth will be raised from the application of the old tax rate to the increase in assessed valuation and the remainder from an increase in the items of the city's miscellaneous income. But while the taxpayers are to be congratulated on their escape from another immediate increase in the tax rate, they must not infer that the permanent condition is any less threatening. The increased expenditures of the current year took place almost exclusively in items over which the Board had no control, such as the enlarged necessities of the debt service, heavier direct State taxation and the automatic expansion of the appropriation for education.

The appropriations for all the other services of the municipal government are only about a million and a half bigger than they were for the current year. Past experience justifies the conclusion that such a rigid policy of economy is usually followed by increasing liberality in the near future. The condition indicated is unwholesome. It is unnatural that out of an increase of about five per cent. in the Budget, almost none of the larger expenditures should be devoted to the work of the municipal departments, education excepted. The increase in taxation, which has been happily avoided for the coming year, will be sure to take place in the succeeding years, and it may be the more severe, because current obligations have not been resolutely and courageously faced.

The Record and Guide does not want to play the part of Cassandra, but it does feel the necessity of keeping constantly before its readers the seriousness of the general situation. It is undoubtedly the case that the constant increase in taxation is tending to overstrain the sources of the city's income and to dry them up. As we have frequently pointed out, the increase in taxation is the chief cause of the lack of increase in assessed valuation. Except in rare instances the city has absorbed in taxation all the current increase in real estate values; and in those parts of the city where real estate values have had no tendency to rise, the heavier burden of taxation has caused a sagging of prices, which for obvious reasons has only in rare instances been called to the attention of assessors. In the meantime building has been so active that no chance exists of increasing rents. The mass of New York City's population has regarded this sequence of events with equanimity, because it has not felt the effects of it. The tax-

payers are the sufferers, and if they do not make up their mind to take some action on the premises, no one else will be unselfish enough to relieve them of the responsibility.

The Heavy Bonded Debt.

Taxpayers must remember that the causes which are responsible for the steady enlargement of the city's expenditures are permanent. Perhaps the most important single cause is the demand for public improvements, which results in the relentless and enormous growth in the debt service. This demand for public improvements is destined to become in the future more rather than less exacting. The city is building a subway system which will not be remunerative for many years after its operation has begun, and which will in the meantime constitute a heavy charge on the City Treasury. It must be remembered also that the city will be forced to undertake a comprehensive plan for improving the handling of freight on the waterfront of at least three of the boroughs. Besides these two major causes of future expenditure which, whatever their ultimate profitability, will be temporarily unremunerative, there are a multitude of smaller demands which are no less necessitous. The conscience of the people is demanding not merely that a huge city like New York should be a convenient place in which to live, but that it should also be a thoroughly wholesome and comely place in which to live. The conscience of the people is right in insisting upon the application of higher sanitary, practical and aesthetic standards to the problems of city government, but, unfortunately, those who insist upon the standards do not consider with sufficient care how the bills for these higher standards are to be paid.

The sooner the men who actually pay the bills fasten their attention on this question, the better it will be for them. It cannot be evaded. They must reconcile themselves to the prospect that the bills are going to be incurred and will have to be paid. Their protests may do something to retard the process; but they cannot prevent it. They should, of course, make sure that any proposed new appropriation of the city's income or credit is really worth what it will cost; but their chief effort should be directed toward the better solution of the financial problems involved. They should make sure in the first place that the same higher standards will be applied to the administration of the city's business as is the general municipal policy. The best immediate means to accomplish this result is by the appointment of an "Efficiency Commission" to study the technical organization of the city government and to suggest means of improvement. The corresponding Federal commission appointed by President Taft has already shown how much can be accomplished by a reorganization of the different public departments and services. But even more important is the development of additional sources of taxation, which will not be dried up by their appropriation for the public benefit. If the taxpayers of New York

can unite upon recommendations along the foregoing lines they may have some influence upon the subsequent policies of the city. Otherwise they will remain substantially a negligible factor in the municipal government.

THE WEEK IN REAL ESTATE.

The week's brokerage dealing is rather larger in volume than might have been expected in a week shortened by a Presidential election. It is of good quality, too, although it contains no transactions of the first rank. Several elevator apartment houses and a couple of dwellings in 38th street, near Lord & Taylor's new Fifth avenue site, were among the more interesting properties that changed hands. The news also contained items relating to two such important holdings as the Pennsylvania Real Estate Terminal Company's site on the east side of Seventh avenue, from 32d to 33d street, and the old East Eleventh Street Cemetery, comprising the larger part of the block bounded by First avenue, Avenue A, and 11th and 12th streets.

The report concerning the Pennsylvania Real Estate Terminal Company's holding was very circumstantial. It stated that a 23-story hotel, containing about 1500 rooms, is to be erected from plans by McKim, Mead & White. The hotel, it was said, would be a commercial hotel, with rooms renting at \$1.50 a night. It was added that in order to provide air and sunlight for the new structure and to furnish additional room for Gimbel Brothers' delivery service, a forty-foot street was to be laid out between Gimbel's and the new hotel, half of the land for the street to be contributed by Gimbel Brothers and the other half by the Pennsylvania Real Estate Terminal Company.

Unfortunately, the story is premature, to say the least. As a matter of fact, tentative plans were drawn for a hotel by McKim, Mead & White some four months ago, and no doubt the same firm has prepared sketches for other possible buildings. In other words, various methods of improving the property have been, and are still, under consideration. At least twelve firms of architects have been trying to interest hotel proprietors in a hotel, to be erected by the Pennsylvania Real Estate Terminal Company and leased for a long term of years. As yet, however, no hotel proprietor has been found willing to accept such a lease, owing to the uncertainty which still exists concerning the future of Seventh avenue. It is understood from a reliable source that the Pennsylvania Real Estate Terminal Company does not desire to erect a hotel, if a tenant can be found for the right sort of commercial building. In short, although many sets of negotiations are in progress for improvements of different kinds, it is quite as much a question today as it was before the Dimond property changed ownership what kind of a building is to face the Pennsylvania station on Seventh avenue, between 32d and 33d streets. Whatever the outcome, it is understood that McKim, Mead & White will be the consulting architects for the eventual improvement.

The sale of the Old East Eleventh Street Cemetery was really concluded sometime ago, and was merely confirmed this week by Supreme Court Justice Newburger. The price which the trustees of St. Patrick's Cathedral have agreed to accept is \$357,000. The property contains thirty-three city lots, which will be resold to tenement house builders. The transaction is of interest as an indication of the willingness of professional operators to resume building on the lower East Side.

Building Materials.

When Wall street opened strong on Wednesday morning and lenders of building money were still willing to meet applicants, building material interests took heart and came into the market with fair sized orders. The feeling in all the exchanges this week seemed to be that there was now nothing in the way of a good building season, not only during the winter, but especially in the spring and summer of next year.

As for the autumn of 1913, the behavior of the steel market will be the controlling factor. There is no denying that present indications are favorable to a full building year. The amount of steel covering metropolitan building requirements already contracted for guarantees an active season ahead, with higher prices practically all along the line from mill to finished job, with the result that higher realty values are sure to result.

As far as building reports tell the story, there is a big multi-tenant building movement near. This is also true of commercial buildings. The expected development of industrial building construction has not, so far, materialized. It is too early yet. Announcements of industrial expansion are not usually made just previous to or immediately after a presidential election, but advance reports covering this character of construction, based upon real estate deals nearby or adjoining existing manufacturing establishments, or in districts where factory construction predominates, all show a good, detailed inquiry despite the fact that prices of building materials are going up steadily.

It now seems assured that there will be another advance in prices of building materials before April first. This paper has been gathering statistics showing price trends in every department of building material entering into building construction. The data obtained is now being compiled, but the fact already has been established that construction costs next year will be from six to fifteen per cent. more than they were this year.

But despite this higher cost of construction, there is a tremendous call for building materials in every department except that of building stone, and even in that department an improvement is being reported. Yet real estate authorities aver that construction has been overdone.

One is almost inclined to believe the real estate men when the tremendous volume of building construction, representing in all approximately \$55,000,000, in the district, chiefly office and loft building projects, is considered. Yet there are actual engagements closed for for more than \$222,000,000 worth of building construction that will come out between now and February, 1914.

Where are the tenants who will occupy these buildings?

They are in dark and dingy office buildings that were modern only a few years ago. Some of them are today ensconced in ten-story fireproof commercial structures into which they moved to have light and air. Some of these interests are big factors in business and yet they have been forced to move again, possibly involving another migration of a commercial center, because the ten-story building that towered alone in a block a half a decade ago, is now huddled in, robbed of light and air, by fifteen and twenty-story structures.

These, plus the more conservative houses, who did not shuffle off uptown when the first rush to more modern buildings came, are the prospective tenants of the local 1913-1914 construction vintage.

New Sources of City Revenue.

Editor of the RECORD AND GUIDE:

New sources of city revenue must be found. A condition under which 96 per cent of the total assessment of property falls on real estate is wrong and inequitable. All those who enjoy the protection and the advantages of our city government ought in some way to contribute to the cost of the running thereof—and yet, in practice that is not the case.

The following suggestions have been made to the committee appointed by the Mayor "to ascertain new sources of city revenue" and assurances have been received that most of them will be included in the report to the Mayor.

1. Reduce the amount and number of tax exemptions. (a.) Property should be exempted from taxation only with the approval of the Board of Estimate and Apportionment. (b.) The Board of Estimate and Apportionment should consider and revise assessments yearly. (c.) Extensive publicity should be given to all exemptions.

2. Secure a fairer apportionment between the state and the city in the matter of division of the inheritance, excise, mortgage and stock transfer tax.

3. Tax corporations doing business in the City of New York (at about 1/2 of 1%) on net profits in excess of \$3,000, similar to the United States corporation income law.

4. Increase the interest charges for city funds in banks and trust companies.

5. Revise charged for licenses, permits, privileges and concessions granted by the various city departments, and make them commensurate with the benefit obtained.

6. Make annual charge for all vault spaces beneath sidewalks.

7. Impose tax on business and pleasure automobiles on account of heavy cost of street repairs.

8. Repeat the recently enacted "Secured Debt Tax Exemption Law," by virtue of which an initial payment of 1/2 of 1% will exempt millions of dollars' worth of securities from taxation forever.

9. The cost of building and maintaining state highways should be defrayed by the counties directly benefited, and should not be imposed mainly on New York City, which pays exclusively for its own highways.

10. Amend the personal tax law so as to make it enforceable, and reduce the amount of tax to 1/4 of 1% or even less.

11. Decrease the expense of the running of the various city departments.

12. Sale of school sites and other sites purchased on behalf of the city for a number of years, which sites have been abandoned.

13. Use schools, police stations, etc., for voting and registration purposes, instead of hiring stores for that purpose.

14. Tax places of amusement, hotels, etc.

15. Make annual charge of tax for overhanging signs, electric lights and billiards.

HENRY BLOCH.

New York, November 4.

London Fires in 1911.

Official statistics of London fires show that during the twelve months there were 4,455 fires, an increase of 1,250 compared with the previous year, and the largest number known to the London Fire Brigade. One hundred and twenty persons lost their lives at London fires during the year. Over 100 persons were rescued by the firemen from burning buildings.

New York City has thirteen or fourteen thousand fires annually.

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 Nov. 1 to 7	1911 Nov. 3 to 9
Total No.....	163	170
Assessed value.....	\$9,786,800	\$11,056,000
No. with consideration...	18	11
Consideration.....	\$648,980	\$718,700
Assessed value.....	\$622,000	\$515,500
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		

	1912 Nov. 1 to 7	1911 Nov. 3 to 9
Total No.....	7,523	7,920
Assessed value.....	\$576,074,995	\$445,386,825
No. with consideration...	791	677
Consideration.....	\$49,229,380	\$40,134,167
Assessed value.....	\$46,953,700	\$36,306,275

MORTGAGES

	Nov. 1 to 7	Nov. 3 to 9
Total No.....	124	106
Amount.....	\$3,095,489	\$3,176,625
To Banks & Ins. Cos....	28	20
Amount.....	\$1,855,000	\$875,500
No. at 6%.....	38	52
Amount.....	\$833,709	\$1,484,525
No. at 5 1/2%.....	2	2
Amount.....	\$273,000	\$73,700
No. at 5%.....	38	25
Amount.....	\$1,146,000	\$1,185,500
No. at 4 1/2%.....	10	8
Amount.....	\$295,000	\$183,500
No. at 4%.....	2	.....
Amount.....	\$5,500	.....
Unusual rates.....	1	1
Amount.....	\$22,000	\$75,000
Interest not given.....	33	18
Amount.....	\$520,280	\$174,400
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		

	1912 Nov. 1 to 7	1911 Nov. 3 to 9
Total No.....	5,232	6,287
Amount.....	\$261,673,536	\$267,714,689
To Banks & Ins. Cos....	1,118	1,385
Amount.....	\$159,863,153	\$149,422,044

MORTGAGE EXTENSIONS

	Nov. 1 to 7	Nov. 3 to 9
Total No.....	29	39
Amount.....	\$1,922,000	\$1,692,875
To Banks & Ins. Cos....	11	11
Amount.....	\$662,000	\$897,000
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		

	Nov. 1 to 7	Nov. 3 to 9
Total No.....	1,831	1,934
Amount.....	\$63,633,279	\$76,165,792
To Banks & Ins. Cos....	552	680
Amount.....	\$37,289,300	\$42,247,705

BUILDING PERMITS

	Nov. 2 to 8	Nov. 4 to 10
New buildings.....	11	14
Cost.....	\$3,338,000	\$2,037,500
Alterations.....	\$74,915	\$89,080
Jan. 1 to Nov. 8 Jan. 1 to Nov. 10		
New buildings.....	474	738
Cost.....	\$95,142,160	\$86,642,550
Alterations.....	\$9,797,815	\$11,240,542

BRONX CONVEYANCES

	Nov. 1 to 7	Nov. 3 to 9
Total No.....	184	125
No. with consideration...	18	6
Consideration.....	\$160,567	\$65,100
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		
Total No.....	6,419	6,116
No. with consideration...	1,490	407
Consideration.....	\$8,551,834	\$4,140,104

MORTGAGES

	Nov. 1 to 7	Nov. 3 to 9
Total No.....	88	72
Amount.....	\$785,353	\$553,208
To Banks & Ins. Cos....	14	8
Amount.....	\$276,300	\$172,500
No. at 6%.....	29	32
Amount.....	\$243,461	\$66,688
No. at 5 1/2%.....	3	6
Amount.....	\$7,400	\$41,250
No. at 5%.....	24	18
Amount.....	\$342,785	\$277,620
Unusual rates.....	3	.....
Amount.....	\$46,007	.....
Interest not given.....	29	16
Amount.....	\$145,700	\$167,650
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		

	1912 Nov. 1 to 7	1911 Nov. 3 to 9
Total No.....	4,964	5,276
Amount.....	\$45,131,816	\$43,925,954
To Banks & Ins. Cos....	467	620
Amount.....	\$9,097,366	\$10,752,450

MORTGAGE EXTENSIONS

	Nov. 1 to 7	Nov. 3 to 9
Total No.....	24	22
Amount.....	\$592,900	\$239,950
To Banks & Ins. Cos....	9	6
Amount.....	\$391,500	\$133,500
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		
Total No.....	592	570
Amount.....	\$9,423,346	\$9,191,277
To Banks & Ins. Cos....	110	115
Amount.....	\$3,069,390	\$3,778,350

BUILDING PERMITS

	Nov. 2 to 8	Nov. 4 to 10
New Buildings.....	11	20
Cost.....	\$298,500	\$176,750
Alterations.....	\$12,000	\$30,415
Jan. 1 to Nov. 8 Jan. 1 to Nov. 10		
New buildings.....	1,133	1,144
Cost.....	\$30,482,035	\$19,517,760
Alterations.....	\$1,031,250	\$1,117,975

BROOKLYN CONVEYANCES

	1912 Oct. 31 to Nov. 6	1911 Nov. 2 to 8
Total No.....	470	474
No. with consideration...	26	45
Consideration.....	\$252,653	\$292,000
Jan. 1 to Nov. 6 Jan. 1 to Nov. 8		
Total No.....	21,229	21,903
No. with consideration...	1,326	1,324
Consideration.....	\$11,486,257	\$10,731,336

MORTGAGES

	Oct. 31 to Nov. 6	Nov. 2 to 8
Total No.....	376	425
Amount.....	\$1,774,127	\$1,584,015
To Banks & Ins. Cos....	80	126
Amount.....	\$885,400	\$782,275
No. at 6%.....	203	238
Amount.....	\$569,312	\$597,559
No. at 5 1/2%.....	44	64
Amount.....	\$204,900	\$344,425
No. at 5%.....	107	99
Amount.....	\$640,075	\$592,450
Unusual rates.....	1	1
Amount.....	\$1,800	\$300
Interest not given.....	21	23
Amount.....	\$358,040	\$49,281
Jan. 1 to Nov. 6 Jan. 1 to Nov. 8		

	1912 Oct. 31 to Nov. 6	1911 Nov. 2 to 8
Total No.....	16,800	\$19,236
Amount.....	\$69,756,823	\$85,753,511
To Banks & Ins. Cos....	4,203	.....
Amount.....	\$40,337,814	.....

BUILDING PERMITS

	Nov. 1 to 7	Nov. 2 to 8
New buildings.....	60	86
Cost.....	\$388,050	\$577,550
Alterations.....	\$51,135	\$27,890
Jan. 1 to Nov. 7 Jan. 1 to Nov. 8		
New buildings.....	4,889	4,399
Cost.....	\$33,853,887	\$28,182,328
Alterations.....	\$3,796,391	\$4,110,118

QUEENS BUILDING PERMITS

	Nov. 1 to 7	Nov. 3 to 9
New buildings.....	69	61
Cost.....	\$228,387	\$196,615
Alterations.....	\$6,902	\$14,050
Jan. 1 to Nov. 7 Jan. 1 to Nov. 9		
New buildings.....	4,123	4,796
Cost.....	\$16,414,466	\$20,542,323
Alterations.....	\$854,349	\$749,402

RICHMOND BUILDING PERMITS

	Nov. 1 to 7	Nov. 3 to 9
New buildings.....	8	.....
Cost.....	\$9,845	.....
Alterations.....	\$4,600	.....
Jan. 1 to Nov. 7		
New buildings.....	819	.....
Cost.....	\$2,496,046	.....
Alterations.....	\$264,725	.....

Building Brisk in Queens.

Following the month of October, when all monthly records were broken for that month in the Building Bureau in Queens, the first week in November shows operations totaling in estimated value \$475,842, which is also a record breaker. There are no large buildings to make up this total, but it is made up of a mass of single family dwellings, being erected by operators in every section of the borough. Particular activity is again shown in the Rockaways, and here a large laundry enterprise has been started. In the Long Island City section also there were applications for tenement permits.

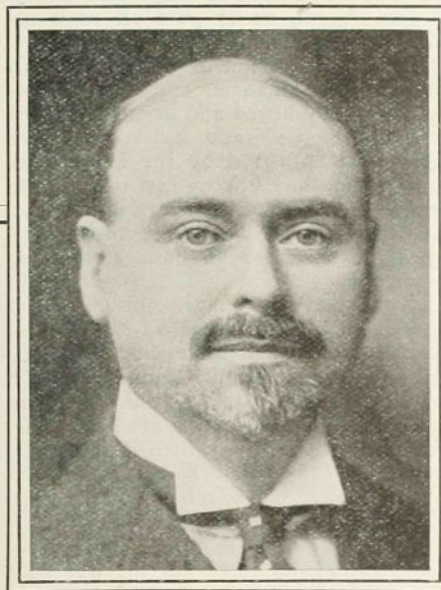
Architects' Paper.

The American Institute of Architects announces that the Quarterly Bulletin will be expanded into a monthly journal, which will contain all the publications of the society and serve as a medium for the interchange of news from various centers. Secretary Glenn Brown of Washington is chairman of the publication committee.

EDWARD J. HOGAN, AGENT

By ALLEN E. BEALS

The Inside Story of How World's Tallest Structure Came to Be Built, and How the Site Was Procured.



He Gave Early Evidence of Becoming a Most Accomplished Musician

An Automobile Day Dream Was the Seed From Which The Gigantic Woolworth Office Building Sprang.

WHENEVER a New York real estate man comes into the range of the Woolworth Building he gets two distinct thought waves: "The Highest Building in the World," and "Edward J. Hogan; agent."

No. 3 Park row, where contracts for space in "The Highest Building in the World" are signed and sealed, is as incongruous to the Woolworth Building as that pinnacle of realty development is removed from the first deal E. J. put over in the real estate world; a Jackknife Swap. But it's characteristic in that it's devoid of bluff.

The senior Mr. and Mrs. Hogan at first thought their "Childe Harolde" gave unmistakable signs at an early age of being a most accomplished musician. With this thought in mind they placed a violin between his Adam's apple and his extended south paw. But, Edward, in due course of time, made his chief claim to fame as a fiddler of finance instead of wooer of the Muse of Melody.

The casual remark of an old-time family friend that the R. E. business is a good business when it goes; and a help wanted ad in the New York Evening Post proved to be the rock on the track of his career in music. After that he gave practically all of his time, morning, noon, and night to holding his job with the old and reputable house of Seton & Wissmann.

The day he got that job was the day that Kaufman and Ysaye first realized that they had a running chance to win fame as violinists, for the simple reason that E. J. Hogan was out of the running as a future matinee idol.

Seton & Wissmann were not long in discovering that they had a live wire in the form of an office boy, who was everlastingly on the job. The senior member of the firm, Mr. Seton, handed him a package of papers one day saying, that he wanted them delivered. Young Hogan scanned the batch and asked, holding out one addressed envelope: "Where is that building?" Whereupon the busy senior partner curly said:

"I told you that yesterday, and if you had your wits about you, you would remember it to-day."

That remark ignited the powder barrel which in the resultant explosion of embarrassment created that perfect reproduction of a perpetual motion machine, Edward James Hogan. He never since has had to be told the same thing twice, with the result that instead of standing pat with Seton & Wissmann he decided that the West was about the only place that a young fellow who meant business should go to let off steam.

The three years that Edward James spent out in Colorado were sufficient to give him his first lesson in the intricacies of swinging real estate deals over his head like a pair of Kilkenny 'cats and emerge from the melee not only unscratched but considerably encrusted with fur. Any youth who can trade a hotel in Kansas for a ranch in Nebraska without having seen either, and take for his commission a village blacksmith shop is some real estater.

While young Hogan was juggling the

landscape between the Alleghenys and the Sea Rocks, he discovered that his energies centered in the neighborhood of the Grand Canon were slopping over the edges for lack of room, so he decided to again tackle New York. The latch string of opportunity was hanging



outside the door of Golding & Whitehouse, and Hogan went in.

The scene shifts. Instead of the downy moustache and wealth of patal adornment we see the subject of our sketch returning, wearing a hirsute appendage upon his chin and his once effulgent locks slowly receding before the increasing bulginess of a bulging brow.

Ladies and Gentlemen: Edward J.

In the role of chief aid to the senior partner of the old firm of Golding & Whitehouse (John N. Golding) we see Hogan busily placing in his vest pockets large plots of valuable realty in the neighborhood of Fifth avenue and Forty-second street. Whereupon we note that all the Hoganistic superheated steam was not all released to the bellowing winds of Denver, Col. Here we find him growing with the rapidly developing Fifth avenue section and aiding John N. Golding with the purchasing of the site for the New York Central's new terminal and improvements.

About this time the proprietor of the largest small business in the world was contemplating the erection of the highest habitable building. F. W. Woolworth built up his wonderful business organization from a humble idea, that of taking a profit out of five and ten cent articles by buying and selling them in large quantities.

It is no wonder, therefore, that his attention should have been drawn to that human mine of business sagacity, persistence, and aggressiveness, in the person of the active man on the job. Hence, "Edward J. Hogan, Agent."

When Mr. F. W., Mr. E. J. and Mr. Louis E. Pierson, President of the Irving National Bank, went to luncheon one day Mr. Woolworth outlined a plan to further mature his commercial ideas. He had no thought of erecting a monument that would cause posterity to remember him, but he told his guests bluntly that he wanted to get hold of enough property opposite City Hall Park to put up a building that would be the greatest income producing property in the world.

The clean cut real estate man sitting across from the purveyor of five and ten cent goods in every part of the U. S. A. not only fell for the idea, but got the click of conviction that Mr. Woolworth ought to be humored and he decided to do the humoring himself.

Here's where Edward James comes into the field in a dynamic cast.

For a long time prior to 1908 it was a common report among financial interests that the Irving National Bank was anxious to get hold of a plot on Broadway, on which to establish headquarters. F. W. Woolworth, as a member of the Board of Directors, had considered the available sites along Broadway and found that the Mercantile Bank was willing to sell a plot at the southwest corner of Broadway and Park Place. Mr. Woolworth had hardly mentioned the fact to Mr. Hogan when negotiations were opened. Next came dickerings for the adjoining plot to the south, for without these two plots the Woolworth dream and the Hogan energy would not have been merged into the fifty-five story tower building now nearing completion. Mr. Banker was willing to sell, but the

owners of the plot to the south smelled a rat and decided to sit over the hole.

One night Mr. Woolworth sat in his office while the hustling E. J. was at the office of a title company on Broadway, procuring signatures to an agreement to sell the plot adjoining the corner. It was not long before the five and ten cent store man was advised that the papers were about to be signed. That meant that the potentate of all the five and ten cent stores in America was expected to be very much on the job during the next few hours.

Now, when F. W. Woolworth gets on the job it means action, so he proceeded down Broadway and stood in front of the Guardian Trust Company. The street was almost deserted, and a few of the people, who shambled past the tall, straight, dignified gentleman, standing on the corner, realized that beneath the top piece of that idler at the curb, the world's highest building eventually to rise just across the street, were formulating.

Mr. Woolworth did not have to stand there long. There was a shadow cast upon the drawn screen of the Trust Company. In the next minute the ponderous door opened and out dashed Hogan.

He told Mr. Woolworth that papers for the plot next to the corner had been signed, as they jumped into Mr. Woolworth's car which was in waiting and dashed up Broadway. Mr. Woolworth had supposed that the Mercantile Bank plot had been procured, but upon asking where Hogan was taking him, he was told that the bank had kept the option open until 7:30 o'clock and that the vice-president had gone to his home without signing the paper.

The car simply ate up New York miles that night and came to a stop a few doors below that of the home of the banker. It had barely stopped chugging before Mr. Hogan was at the door ringing the bell.

Mr. Woolworth might have been the chauffeur of the car for all the consideration Mr. Hogan gave him in his departure. He was left alone, and while he sat there smoking a cigar more or less nervously another automobile arrived and the occupant entered the house. Mr. Hogan and Mr. Woolworth had beaten the banker home. In a half hour Mr. Hogan came out with cold sweat still covering his face with the casual remark that the papers had been signed.

They do say that the test of the diplomat is best shown in the way he can circumvent a determined woman. This is what produced the beads of perspiration on brother Hogan's brow. The banker had been dressing to go out to an entertainment with his wife. She was hurrying him; in that respect, being somewhat different from most wives, who have to be hurried by their "hims." He wanted to put off the signing until the morning. Mr. Hogan feared that if that was done T. H. E. Banker, Esq., might learn of the sale of the adjoining property and hold out for a higher figure, or possibly refuse to sell at all.

Mr. Hogan did not dare to appear too anxious, but urged that the deal be concluded at once. In his hurry the banker, when taking the pen upset the ink bottle and spilled ink over his cuffs and shirt front. Mr. Hogan did not see anything funny about the circumstances; that is, in the presence of the banker and his wife. He just sweat the harder.

"There," the banker said to Hogan, "Don't you see that I am too nervous to sign anything to-night? I won't do it. Let it go until morning."

Now during all the years that Mr. Hogan was out in the wilds of Colorado

he came to the forcible conclusion that to put a deal over until the next day that might be put across that night was dangerous. The party of the first part might be hanged as a horse thief or tarred and feathered and ridden out of town on a rail before the next business day dawned. That is why Edward J. Hogan, Agent, never puts off until tomorrow what can be done to-day.

Upon the occasion of the upset equilibrium of the financier and the ink bottle, he merely urged and urged hard, not only in true Colorado style, but in the style most approved by the Hague and at Portsmouth. He froze fast to the irate banker until he had the man's name upon the paper and had made his profuse apologies to Mr. and Mrs. Banker; also his departure.

In the glare of subsequent events, it was, indeed, a fortunate thing that brother Hogan had his rather strenuous call upon the financier, because while Mr. Woolworth was patiently waiting out in the cold, but electric lighted, limousine, his ideas for the Woolworth Building enlarged, and he then and there determined to have the Barclay street corner, too.

Here Mr. Hogan found a field for further strategy. The corner lot was held at a good rental and under a long lease. Naturally, the owners declined to sell. It looked as though Mr. Woolworth would be unable to get that plot, so he authorized Cass Gilbert to work out the plans for the building on the plot he then owned. Mr. Hogan kept on pegging away, however, which is not remarkable, because Hogan on the scent is proof against red herring.

The owners of the desired corner finally heard in a round-about-way that the plans for the building had been passed over to Mr. Gilbert to perfect, and they finally capitulated—for \$100,000 less than Mr. Woolworth's original offer made six months before. Again: "Hence, Edward J. Hogan, Agent."

If any there be, who wonder why Edward J. Hogan came to be appointed agent of the great Woolworth Building, let him ask himself, whether, in the light of Mr. Hogan's abilities measured by accomplishments in collecting the necessary property upon which this great building is being erected; he has not earned the degree of Agt. behind his cognomen, on pure merit.

Down in the corner of Mr. Hogan's private office stands a battered violin case with a string around the middle of it. On the front of two pigeon holes in his desk are reproductions of the flags of the New York Yacht Club, and of the Sea Cliff Yacht Club. These, of which he is secretary, reflect the other strains in the life of Edward J. Hogan, Agent, the man who can say, with Robert Louis Stevenson:

"I know what pleasure is, for I have done good work to-day."

The Next A. I. A. Convention.

The forty-sixth annual convention of the American Institute of Architects will be held in Washington December 10, 11 and 12. The topic to be considered by the convention will be the Relation of the Fine Arts, Sculpture, Painting, Landscape and Building to each other. Papers are expected from prominent men on each branch of the subject.

A meeting of the Board of Directors will be held on Sunday, December 8, in the Octagon. On Monday, the 9th, the various committees of the Institute will hold meetings so as to be able to report promptly to the Convention. On the evening of the 12th the annual banquet will be held.

A PAUSE ON THE HEIGHTS.

Building Rush Ended—Future Operations to Be More Varied.

For the first time in many years building operations on the Heights are not centering noticeably in any one quarter and are taking no positive geographical direction. The rush is over, and a new era has begun.

Although the northward movement has at last reached the jumping-off place, it cannot be said that Washington Heights as a speculative building proposition is finished. There are tracts yet to be improved, but the work will henceforth be more deliberately carried on and gradually advanced to a higher grade, and will take on a more varied character.

Compared with the unfaltering activities of the previous fifteen or twenty years, the operations of the present season seem slow; but owners and builders are getting compensation in the steadily increasing percentage of occupancy of apartments. Several operations now in hand are noteworthy and significant. One of these consists in altering the first floor of Audubon Hall, on the southwest corner of Broadway and 157th street, from apartments to stores. As this house was completed only two or three years ago, the change in the character of the community which makes stores a better proposition than apartments, is seen to have been rapid.

Ten-story apartment houses on the Heights are few in number. Soon there will be many more. The erection of two has been commenced on Broadway by the Herbert Dongan Construction Company. They will occupy the west side from 160th to 161st street. The floors are planned for five to eight-room suites. The site was last occupied by a florist's cottage, garden and greenhouses.

This week a force of Italian workmen began to dig up the lawn in front of the old Grand View Hotel on Fort Washington avenue, where the avenue stops West 162d street. A modern apartment house will be built directly in front of the old frame hotel, the contents of which were sold at auction this week. Some new streets have been opened through this territory, which extends from Fort Washington avenue over to Riverside Drive (extended), and it is not hard to foresee a considerable building movement hereabouts soon.

Another significant operation will be found at Broadway and 165th street, opposite the baseball park, where the erection of a large playhouse of the first rank testifies to the rapid growth of the neighborhood. The building will occupy the four square block. On the Broadway frontage there will be a two-story office and store building, through which the theatre will be entered. Franklin Pettit sold this block to the present owner, an amusement company controlled by William Fox.

Thus, new communities gradually acquire those institutions which are necessary to relieve life in new places of bareness. Playhouses are followed in due time by churches and benevolent associations. A few blocks north ground has already been broken for the new West-Park Presbyterian Church. A few years hence, especially after the baseball park has been offered to builders for development, the 168th street subway station will become a civic center of equal importance to the one at 181st street.

—Dwelling house plans are numerous in the filings at the Queens Building Bureau, and plans for tenements are fewer.



Madison Avenue Building, New York.

Chas. A. Valentine, Architect

Cauldwell-Wingate Co., Builders

Entirely of Atlantic Terra Cotta from the third story up. The shaft of the building is a matt cream glaze. Faience colors, gradually increasing in strength as the distance from the ground increases, are used on all the decorative features. The window trim from the 17th to the 19th story is of bronze green Terra Cotta.

Glazed Terra Cotta does not tone down with age; if the material lacks character in the beginning it always will. We have always realized that texture was the secret of character, but in development along that line our lead has never been followed. (We've formed the habit of being followed, too.)

In softness and depth of tone, in richness of texture, in *Refinement of Character* no other make approaches Atlantic Terra Cotta.

Booklet on request

Atlantic Terra Cotta Company
1170 Broadway, New York

BUILDING MATERIALS

Sand to Advance Ten Cents January 1
—Cement Demand Light.

Distributors Send Sleuths Into Brick Manufacturing Districts to Discover Available Quantities on Hand—Little Call for Building Stone—Slow Metal Embarrasses Fabricators—Coal Situation Aggravating to Building Managers—Car Shortage Hits Lumber.

THE straws which point the way the building material zephyrs blow were found in preliminary reports of detectives sent up the river to discover how much a reserve supply the manufacturers have. Every common brick plant in the eastern district is now closed for the season, with not more than 1,000,000,000 as the season's output. Of this total 900,000,000 came in by barge load, the remainder by schooner. This will make the available quantity of brick in the North River district approximately 350,000,000 to last until the new brick making season opens. This figure excludes brick in shed that has been contracted for. Bluntly speaking, this is not enough brick to meet current requirements. Prices, therefore, of Hudson river brick will be higher than present prices, plus covering charges in March and April. Turning to the Raritan river manufacturing center, the heavy drains of the past season, coupled with bad weather conditions and a scarcity of labor, have combined to prevent the accumulation of even a healthy normal supply and there is not any too many brick on hand to supply the probable winter's requirements.

Portland cement is not in heavy demand now. The dealers are well covered in this district, which accounts for the few sales reported at the new \$1.58 level. But this does not imply that this price is weak. Mills have less than normal stocks on hand and there is a heavy prospective winter demand. While it is always unconservative to predict price trends in the Portland cement field, there is every reason to believe that as the season wears on greater stiffness will be reported in this department.

Building managers who came into the market this week for steam sizes of coal found a rising market. Those covered for the year on contracts, of course, are protected in a measure, but even they are up against the stiffening market, only in an indirect, instead of a direct, way. Many managers who contract for their coal by the year have the railroads for themselves as parties of the first part. A reservation usually is made making it optional with the railroad whether they will deliver from the Jersey City freight yards or not. Just now they are not delivering and some managers holding such contracts are paying cartage, although they are getting their coal at the contract price agreed upon early in the summer. The railroads are now accused of holding back on shipments, whereas a few weeks ago the collieries were accused of crimping production. The railroads declare they are shipping as fast as they can, but that the shortage of cars, coupled with heavy reserve buying on the part of manufacturers and building managers, is really responsible for the slow transportation afforded this commodity.

Sand is scheduled to move up ten cents a cyd., on January first to fifty cents, to proper dock, New York, including Gowanus canal, Newtown creek and Harlem river. Increased demand, due to vast quantity of new concrete work required for the new subway, higher cost of mining and increased cost of transporting the sand, owing to

higher prices of coal and labor, have combined to make the new price level imperative.

Lumber users are complaining about the difficulty of getting cars enough to ship the finished products of the mills to market, and so acute has this become that some mills are facing a shut-down unless they can move their stock more rapidly and, indeed, actual cases of shut-down have been reported to the New York Lumber Trade Association.

Fabricators of structural steel are reporting an increasing difficulty in getting shapes from the mills and in consequence they are embarrassed in their deliveries here. The slowness of steel receipts at six out of every ten building operations in the district is solely responsible for the unprecedented condition now prevailing of generally stiffening price levels with a sharp restriction in volume of materials moving.

BRICK BUYING HEAVIER.

All Plants Now Closed for the Season—
Reserves Light.

COMMON brick was in a more active market this week. All of the brick plants in the North and Raritan River districts closed for the season. Consequently the market is now being supplied from sheds and buying is increasingly active owing to the short time between now and closing of navigation. The market for common brick is short. Buying, however, is cautious. Last week the sales and arrivals of North River common brick were even as far as numbers were concerned, and the current week opened strong.

Transactions last week for Hudson River common brick with comparisons for the corresponding week in 1911 follow:

1912.

LEFT OVER, OCTOBER 28-38.

	Arrived.	Sold
Monday	29	15
Tuesday	5	10
Wednesday	7	6
Thursday	9	12
Friday	7	15
Saturday	8	9
Totals	67	67

Condition of market, strengthening. Prices, Hudson River, \$6.75 to \$7.25. Basic, \$6.78½. Raritan, \$6.76 to \$7. Basic, \$6.78½. (Wholesale, dock, New York. Add cartage and dealer's profit in estimating retail prices.) Left over, November 4-30.

1911.

LEFT OVER, OCTOBER 30-19.

	Arrived.	Sold
Monday	18	10
Tuesday	2	12
Wednesday	7	15
Thursday	16	10
Friday	7	10
Saturday	6	4
Totals	56	61

Condition of market, quiet. Prices, Hudson and Raritan, \$7. Left over, November 5-14.

BUILDING METALS DELAYED.

Inability to Get Structural Steel Embarrasses Steel Constructors Here.

THE slowness of deliveries from steel mills to jobs in all parts of the East, but especially in the metropolitan district, is responsible for a sluggishness in actual erecting work that has become very noticeable during the last few weeks. It seems inconceivable that with steel prices soaring because of increased demand, with the railroads choked on their deliveries, and prices of all building commodities in this market moving up in price and mills practically all sold up for several months ahead, that actual construction work in this city to-day is sluggish.

Yet such is the case. Steel erectors are only about three-fifths employed or are employed only a few days out of the week pending arrival of steel, and the result is that bricklayers, stone-setters and other artisans are idle in larger proportion than the volume of new work coming out would seem to indicate could be possible.

Admission was made by structural mills this week that they were eight weeks behind in their shipments, but this only came when they were face to face with another advance in the price of pig iron,

which probably will be formally quoted on or about the middle of next week.

Complaints are heard of unusually high estimates being filed on fabrication and erection of structural steel, due partly to the scarcity of prompt steel and partly to the difficulty in securing labor. Contracts being closed for plates are taken now subject to "earliest possible" shipment.

SAND GOES UP 10c. JAN. 1.

Current Stiffness, Due to Heavy Demand, Makes Increase Necessary.

THE latest building commodity to follow the lead of other departments in upward movement of prices is that of sand. Whereas the price current of standard washed Cow Bay sand last year at this time was 35c. and 40c., it is 45c. today, and on January 1 a new winter level of 50c. will go into effect. These prices are for deliveries alongside of proper New York harbor dock in scow-load quantities. The scow-load prices at Harlem River, Newtown Creek and Gowanus Canal are now five cents higher. After January 1, the fifty cent quotation will cover all points in New York harbor.

The cause of this shifting in price is the tremendous amount of concrete work and building construction now going on here, the exceptionally heavy prospective building movement during the winter as shown by reports from architects and builders, the high cost of mining and increased cost of transporting sand, due, in part, to higher cost of coal and labor.

CAR SHORTAGE HITS LUMBER.

Smaller Plants Threatened with Shut-Down Because Unable to Ship.

THE car shortage is beginning to be seriously felt by the lumber interests. Some of the smaller mills are threatened with enforced shut-down because they are unable to ship their stocks, and several are reported to have already closed temporarily. The companies having larger resources, however, are able to ship, but their capacities are sold so far ahead that new business is not being sought.

Upward prices are the rule rather than the exception. White pine is firming again on No. 1 and No. 2 cuts, shaky clear, No. 2 dressing, shelving, barn and box. North Carolina pine is one of the scarcest items in the lumber list, and buyers are having trouble to get shipments even on old orders. All the stock on hand at the mills is sold, but cannot be shipped for lack of cars. This condition can only result, if prolonged, in the closing down of more plants, which in turn will further stiffen prices about April 1.

Hard woods, like other lines, are shifting upward sharply. During October thick ash, common ash and birch advanced \$1 to \$3, chestnut about a dollar, maple \$1 to \$2, and low grades of poplar about \$1. Further advances between now and April 1 are reasonably sure.

Yellow pine is moving up fast. The price has already advanced \$1 to \$2. A raise of another dollar within the next sixty days is now looked upon as certain because of the car shortage.

Hemlock is steady at its new \$23 Pennsylvania price level reported last week. Cypress is firm, and another advance is looked for on or about January 1, according to advices received by this department from the Southern Cypress Manufacturers' Association this week.

Spruce is being taken in this city almost as fast as it arrives. It is strong at current list prices both on immediate and future deliveries. Lath is now quoted at \$4.25 wholesale.

MANAGERS WORRIED OVER COAL.

Complaint Is Heard That Railroads Are Holding Back on Shipments from Mines.

BUILDING managers in the market this week for buckwheat Nos. 1 and 2, Pea, and other steam coals, found prices stiffer. The explanation they received for this condition of affairs was the fact that instead of coal being short at the mines railroads were short of cars and could not ship, according to their contract.

Companies contracting with railroads direct for coal in this market were confronted with the reserved stocks permitting railroads to deliver only to Jersey City yards. This meant that the consumers were obliged to do their hauling, which was equivalent to the higher price that new comers in the field had to meet. Prices are inclined to go up further.

Here's a "Shadow Picture" or "Double Photograph"

which emphasizes the important position achieved by

RED GUM

(AMERICA'S FINEST HARDWOOD) in hundreds of typical

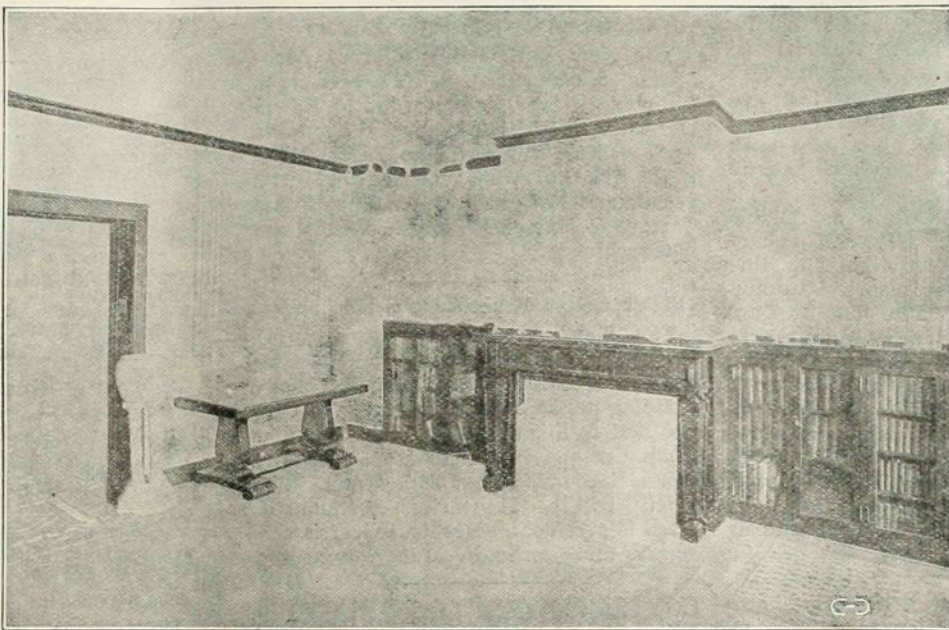
HIGH-CLASS INTERIOR SCHEMES. There is not an interior trim wood in the market as good as good *RED GUM*. Although peculiarly amenable to staining in simulation of other fine woods (and often so used),

RED GUM'S NATIVE BEAUTY AND DIGNITY

render its "*NATURAL FINISH*" preferable in the eyes of many exacting critics.

ITS DISTINCTION AND ELEGANCE ARE NOT COSTLY

DON'T FORGET that *RED GUM* equals Circassian Walnut and costs only a fraction as much.



View in the six story "OXFORD APARTMENTS," Union and McPherson Avenues, St. Louis
Mariner & Le Beaume, Archts. W. H. Sutherland Bldg. Co., Cont. Gum Trim by Mechanics Planing Mill Co.

At its present price *RED GUM* is the most remarkable purchase in the entire hardwood field.

ALSO DON'T FORGET

ALSO DON'T FORGET

SAP GUM

In places where White Enamel trim is required *SAP GUM* is the ideal material. Not only does it take and hold the White Enamel better than any other wood, but it is possible to get good *SAP GUM* cheaper than any other wood hitherto used for White Enamel Woodwork. *SAP GUM* presents remarkable qualities where moderate priced trim of good appearance is desired. Another field in which *SAP GUM* has reached supremacy is in the manufacture of porch columns. *SAP GUM* takes stains and wood dyes beautifully, and the popular Flemish, Mission and Weathered Oak finishes are easily reproduced in *SAP GUM*. Stains on Gum Don't Fade. (Store up that point.)

Anyone planning to build apartment houses, office buildings, hotels, residences or specially designed furniture, should defer final arrangements and correspond at once with any of the following firms regarding samples, prices and lists of important buildings of all types wherein RED and SAP GUM have been used with eminent practical success and signal artistic satisfaction.

Himmelberger-Harrison Lumber Company, Cape Girardeau, Mo.
Paepcke-Leicht Lumber Company, Chicago
Charles F. Luehrmann Hardwood Lumber Co., St. Louis, Mo.

Lamb-Fish Lumber Company, Charleston, Mississippi
Anderson-Tully Company, Memphis, Tennessee
Carrier Lumber & Manufacturing Company, Sardis, Miss.

CURRENT BUILDING OPERATIONS

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

Pennsylvania Hotel Project Indefinite.

The Pennsylvania hotel project, which has been under consideration for the past six or seven months, to cover the block front on Seventh avenue between 32d and 33d streets, is taking on new life. The Record and Guide is informed that this property, which has been acquired by the Pennsylvania Real Estate Terminal Company, has been offered in the market of late to a number of real estate concerns which have clients anxious to locate in the vicinity of the Pennsylvania station. It is possible that any one of these clients might decide to lease the property for commercial purposes or otherwise, in which case the structure would be erected by the Pennsylvania Real Estate Company.

As for the erection of a hotel a number of hotel managers have expressed much doubt regarding the paying qualities of a hotel on this site, owing to the peculiar location, and the lack of definite knowledge of what the 7th avenue trend will finally lead to when it reaches 34th street. It is no doubt possible that this determination might deter any hotel manager from undertaking a long term lease on a hotel proposition such as is in contemplation.

It is also learned from a reliable source that the Real Estate Company does not desire to erect a hotel on this plot except as a last resort. In any event, it is quite probable that McKim, Mead & White, 160 5th avenue, would be the consulting architects, at least, for any structure on this site, inasmuch as it would have to harmonize with the terminal station itself. At the office of these architects it was definitely stated yesterday that there were no new developments of more recent date than several months ago for the improvement of the property.

Factory Loft at Erie Basin.

The New York Dock Company, 10 Bridge street, Manhattan, Fairfax S. Landstreet, president; Edwin Thorne, secretary, and Harry Smith, treasurer, is having preliminary plans prepared by Maynicke & Franke, 25 East 26th street, for a reinforced concrete factory loft to be known as the Jackson Building to be erected at the Erie Basin, Harrison and Van Brunt streets, Brooklyn. The architects will call for bids on the general contract about December 1. Full details of construction have not yet been decided. Pattison Brothers, 1182 Broadway, will be the steam and electrical engineers.

Large Addition to Harlem Brewery.

The Bernheimer & Schwartz Pilsener Brewing Company is having plans prepared by Fred Keeler, 140 Cedar street, for a large warehouse loft addition, six stories, 100x150 feet, and a wash room building, two stories, 125x150 feet, to the brewery at Amsterdam avenue and 128th street. The architect will be ready for figures on the general contract about November 30. The cost is estimated at \$150,000.

Plans for New Manhattan Club House.

The Manhattan Club, for many years located on Madison Square, contemplates the erection of a new club house at 242 to 244 Madison avenue. No architect has yet been retained and it is not probable that anything definite will be determined before the next meeting of the building committee, of which William H. Chesebrough, 115 Broadway, is chairman.

To Raze 23d Street Buildings.

The Caldwell-Wingate Company, 381 4th avenue, has received the contract for demolishing four buildings, covering the plot, 81x80 feet, at 107-113 East 23d street, owned by Joseph Milbank, of 33 Wall street. An announcement will soon be made of the plans for the improvement of this property, which are at this time undecided.

Big Loft Building Contract.

The Fleischmann Brothers Company, 507 5th avenue, received the general contract this week to erect the seventeen-story office and loft building, 45x100 feet, at 7-11 West 45th street, for the West 45th Street Company, J. Keen, president. Schwartz & Gross, 347 5th avenue, are the architects. The cost is estimated at \$450,000.

Contract for Carnegie Library.

The New York Public Library Association, 5th avenue and 42d street, J. S. Billings, director, has awarded to Edwin Outwater, of 208 5th avenue, the general contract to erect Carnegie Library No. 18 at the northeast corner of Morris avenue and East 162d street, The Bronx. Carrere & Hastings, 225 5th avenue, are the architects.

Fuller Co. to Erect Cotton Exchange.

The Geo. A. Fuller Company, 111 Broadway, has received the general contract to erect the new Cotton Exchange Building at the southeast corner of Beaver and William streets, for the New York Cotton Exchange, from plans by Donn Barber, 25 East 26th street. The height will be 21 stories. Arthur R. Nash is president. Marshall Geer is secretary, and James F. Maury, treasurer.

CONTEMPLATED CONSTRUCTION. Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—Goldwin Starrett & Van Vleck, 45 East 17th st, will take bids about Nov. 15 for the 6-sty apartment house, 100x100 ft, to be erected at the southeast corner of St. Nicholas av and 189th st, for the Middletown Realty Co., George V. McNally, 47 West 34th st, owner. Cost, \$130,000.

PINEHURST AV.—Schwartz & Gross, 347 5th av, are preparing plans for a 6-sty apartment house, to be erected at the southwest corner of Pinehurst av and 181st st, for Barnet House & Co., builders, of 8 West 39th st, owners. Cost, \$200,000.

AV B.—Horenberger & Bardes, 122 Bowery, have completed plans for alterations to the 5-sty tenement, at 60 Av B, for Barnet Klar, 34 East 12th st, owner. Cost, \$3,500.

49TH ST.—Wreckers will soon start demolishing the buildings at 146-148 East 49th st, between Lexington and 3d avs, for the Maze Realty Co., owner. A 9-sty apartment house will be erected on the plot from plans by Nast & Springsteen, 21 West 45th st, architects.

FACTORIES AND WAREHOUSES.

GREENWICH ST.—B. E. Stern, 7 West 38th st, architect, is taking bids for alterations to the 5-sty warehouse at 76 Greenwich st, for the estate of Jane E. Edgar, 59 William st, owner. Cost, \$7,000.

HALLS AND CLUBS.

48TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the Friars' clubhouse, to be erected at 106-110 West 48th st, from plans by Harry Allen Jacobs, 320 5th av, architect, and desire all bids on subs prior to November 10.

MUNICIPAL WORK.

RIVINGTON ST.—Plans have been approved by the City of New York, George McAneny, president, City Hall, N. Y. C., for the Rivington St Bath, from plans by Charles H. Armstrong, 149 Broadway, consulting engineer. Cost, \$40,000. Bids on the general contract will soon be received.

POWER HOUSES.

53D ST.—W. Weissenberger, 53 Duane st, is preparing plans for an addition to the 4-sty substation in the north side of 53d st, 100 ft west of 8th av, for the N. Y. Edison Co., 55 Duane st. Owner will call for bids on foundations about December 1 and on the general contract about December 15. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

GREENWICH ST.—B. E. Stern, 7 West 38th st, architect, is taking bids for alterations to the 5-sty brick store and office building, 24x100 ft, at 76 Greenwich st, for the estate of Jane E. Edgar, 59 William st, owner.

23D ST.—Howard M. Peck, 25 East 26th st, is preparing plans for alterations to the loft building at 71 West 23d st, for the General Film Co., 200 5th av.

5TH AV.—Additional figures are being received for the 6-sty store and loft building, 27x93 ft, to be erected at 584 5th av, for the Federal Estates Corporation, 135 Broadway, owner, Moses J. Wolf, president, Samuel Stone, vice president; Simpson Wolff, secretary. Rouse & Goldstone, 38 West 32d st, architects. Cost, \$40,000.

CHRYSYIE ST.—The Minsker Realty Co., 228 2d av, owner, is taking bids on fireproof arches, cement work, hollow-metal windows, fireproof doors, steam fitting, plumbing, electrical work, tile and marble, woodtrim and roofing, for the 9-sty loft building, 50x200 ft, at 195-197 Chrysyie st.

MISCELLANEOUS.

38TH ST.—The proposed 1-sty steel freight building to be erected at the foot of West 38th st, North River, pier 78, for the Pennsylvania R. R. Co., Pennsylvania Station, N. Y. C., owner, James McCrea, president, will soon go ahead. It is likely that bids will be called for about Nov. 30. Estimated cost, \$51,000.

Bronx.

FACTORIES AND WAREHOUSES.

221ST ST.—Everts Tracy, 244 5th av, architect, is taking bids for a 1-sty brick factory, 49x110 ft, to be erected in the south side of 221st st, 506 ft east of Barnes av, for Edward Schmidt & Co., 31 Union sq, owners. Cost, \$10,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were received by the Board of Education, Nov. 4, for installing electric equipment in P. S. 39. Eugene Frank, was low bidder, \$7,193.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

21ST AV.—Wortmann & Braun, 114 East 28th st, N. Y. C., have completed plans for a 4-sty apartment house, 54x85 ft, to be erected in 21st st, between Bath and Cropey avs, for the Sim Realty Co., 2027 Bath av, owner. Cost, \$55,000.

PROSPECT PL.—Lasplia & Salvati, 525 Grand st, are preparing plans for a 3-sty brick tenement, 25x86 ft, to be erected on the south side of Prospect pl, 100 ft east of Buffalo av, for John Timino, 1516 Prospect pl, owner. Cost, \$9,000.

12TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty apartment to be erected on the north side of 12th st, 247 ft east of 5th av on plot 50 x100 ft for the Seymour Rosenberg Construction Co., owners.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, Nov. 4, for installing heating apparatus in locker, dressing and toilet building on the Athletic Field. William J. Olvany was low bidder, \$3,937.

STABLES AND GARAGES.

BEDFORD AV.—James S. Maher, 1328 Broadway, N. Y. C., is preparing plans for an addition to the 1-sty brick garage on Bedford av and Woodruff av, for the Powell Garage Co., Frank Powell, manager, on premises. Cost, \$9,000.

THEATRES.

DITMAS AV.—M. Rosenquist, 53d st and New Utrecht av, has completed plans for a 1-sty brick and stucco moving picture theatre to be erected on the west side of Ditmas av, 125 ft east of Gravesend av, for the Ditmas Theatre Corporation, Inc., 43 Cedar st, N. Y. C., owner, Mortimer Fiskell, president. Cost, \$10,000.

(Continued on page 878.)

Suffolk.

CHURCHES.

HUNTINGTON, L. I.—The Methodist Church, Rev. John W. Sloss, Cold Spring Harbor, L. I., and 600 West 122d st, N. Y. C., contemplates the erection of a church here. No architect has been retained.

DWELLINGS.

SOUTHAMPTON, L. I.—F. Burrell Hoffman, Jr., 527 5th av, N. Y. C., has completed plans for an addition to the 2½-sty frame residence for Anson McCook Baird, care of architect, owner.

SOUTHAMPTON, L. I.—Katherine C. Budd, 500 5th av, N. Y. C., is preparing sketches for an addition to the 2½-sty frame residence for Miss Annie Hegeman, care of architect, owner.

WESTHAMPTON, L. I.—L. L. Bishop, this place, is preparing plans for a 2½-sty frame residence, 35x40 ft, for Dr. R. H. Pomeroy, 511 Nostrand av, Brooklyn, owner. Architect will take bids on general contract.



Launching of the \$6,000,000 Super-Dreadnought "New York" at the New York Navy Yard

The Navy Surrenders to "TOCKOLITH" (CEMENT PAINT—PATENTED)

After 42 Years

For over two decades red lead was used on ships of the U. S. Navy. The Super-Dreadnought "New York," launched October 30th, 1912, was the first ship to use a better paint on the steel hull below the water line, which was painted with a foundation priming, anti-corrosive coating of "Tockolith" (Cement Paint—Patented).

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SCHOOLS AND COLLEGES.

SOUTHAMPTON, L. I.—Bids were received by the Board of Education, Howard Townsend, president, William P. Bishop, clerk, for the high school to be erected at Bridgehampton and Elm sts. from plans by Hewitt & Bottomley, 527 5th av, N. Y. C., architects. Bids exceeded the appropriation and the project will be refigured.

STABLES AND GARAGES.

BELLE TERRE, L. I.—James McCarroll, 3 West 29th st, N. Y. C., is preparing plans for a 2-sty garage and stable of terra cotta blocks and stucco, 40x50 ft, for Jacob Meurer, 575 Flushing av, Brooklyn, owner. Cost, \$8,000-\$10,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Joseph Gahan, 221 Huguenot st, is preparing sketches for a 3-sty brick apartment house, 25x72 ft, to cost \$11,000. Owner's name for the present withheld.

ASBURY PARK, N. J.—Clinton B. Cook, 505 Bond st, has nearly completed plans for a brick flat and two stores to be erected on Springwood av, for I. Blum, at site, owner.

NEW ROCHELLE, N. Y.—S. Caloffs, this place, owner, has had plans prepared for a 2-sty brick apartment house to be erected in 7th st.

MT. VERNON, N. Y.—H. Rapelye, 103 South 6th av, has completed plans for a 2-sty brick apartment house, 22x64 ft, to be erected on North 4th av, for R. Maglino, 229 South 7th av, owner, who is ready for bids.

YONKERS, N. Y.—John Scott, John st, will erect a 3-sty frame apartment at 22 Cedar st for Annie Scott, this place, owner. J. A. Watson, Warburton av, is architect.

YONKERS, N. Y.—Eberhardt & Podgur contemplate the erection of several apartments on the plot recently purchased from David Patton on North Broadway, between Morsemerse and Roberts avs.

ARMORIES.

BRIDGETON, N. J.—A site has been selected on which the State contemplates the erection of an armory at a cost of \$25,000. For particulars address the State Armory Board, Trenton.

CHURCHES.

ROCHESTER, N. Y.—Funds are being raised by the members of the Blessed Sacrament Church, Monroe av, Rev. Thomas J. Connors, rector, for the completion of the new edifice in Oxford st.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Bank Building, architect, is ready for bids for a 2½-sty brick and limestone synagogue, 40x90 ft, to be erected on Hope av, for the Congregation Chebra Tillum Pauslim, Hope av, owner. Cost, \$10,000.

DWELLINGS.

ASBURY PARK, N. J.—C. B. Cook, this place, architect, is taking bids for two 2½-sty frame residences, 18x30 ft, for Lloyd I. Seaman, Alenhurst, N. J., owner. Cost, \$5,000 each.

NEW ROCHELLE, N. Y.—C. A. Patterson, Main st, is revising plans for a 2½-sty frame and stucco residence, 73x24 ft, to be erected at Sutton Manor, for the Westman Realty Co., North av, owner. Cost, \$15,000.

NEW CANAAN, CONN.—Murphy & Dana, 331 Madison av, N. Y. C., are preparing sketches for a residence to be erected here for Dr. Joseph L. Anderson, this place, owner. Cost, \$15,000.

RYE, N. Y.—W. S. Wetmore, Depot sq, Portchester, N. Y., is preparing plans for a 2½-sty frame residence, 38x40 ft, to be erected at Ryan Park. Contract will be awarded without competition. Owner's name for the present withheld. Cost, \$7,500.

STAMFORD, CONN.—Edward B. Stratton, Devonshire st, Boston, Mass., architect, is taking bids on a 2½-sty terra cotta block and stucco residence, 42x35 ft, for Mrs. Charlotte H. Lillendahl, owner.

STAMFORD, CONN.—Hunt & Hunt, 28 East 21st st, N. Y. C., architects, are taking bids for the erection of a residence for Thomas Robbins, care of architects, owner, at Shippan Point.

YONKERS, N. Y.—Cox & Barclay, 45 Warburton av, have completed plans for a 2½-sty frame residence, 26x34 ft, to be erected at Nepperhan Heights, for the Arlington Construction Co., Phillipsburg Building. Cost, \$6,000.

BELLEVILLE, N. J.—Robert Sellick, 222 Market st, Newark, is preparing plans for a 2½-sty frame residence, 40x40 ft, with an extension of 21x24 ft, on Washington av, near Little st, for Mrs. M. J. Cook, owner. Cost, \$12,000.

PORT CHESTER, N. Y.—W. A. Ward, Main st, has completed plans for a 2½-sty hollow tile and stucco residence for C. A. Wetzel, North Main st, owner. Architect will take bids.

NEW ROCHELLE, N. Y.—H. Dougherty, this place, owner, has had plans prepared for a residence to be erected here at a cost of \$7,000.

NEW ROCHELLE, N. Y.—A. Paisima, this place, owner, has had plans prepared for a 2½-sty frame residence to be erected in 4th st. Owner builds. Cost, \$4,000.

LARCHMONT, N. Y.—Excavating is under way for the 2½-sty frame residence to be erected on Edgewood rd, for Robert Clark, care of N. Y. & N. H. R. R. The Pioneer Construction Co., North av, New Rochelle, has the general contract. Cost, \$9,000.

MT. VERNON, N. Y.—Excavating is under way for a 2½-sty frame residence on Sidney av, for B. Mottolo, 21 North 5th av, owner. A. M. Jenks, North 4th av, is architect. Di Nesco & Nordone, this place, have the mason work, and A. N. Heck, South 10th av, the carpentry.

PORT CHESTER, N. Y.—Frank Accuso, Grace Church st, has had plans prepared for a 2½-sty residence to be erected in William st, to cost \$8,000. Owner will take bids.

PORT CHESTER, N. Y.—D. H. Ponty, this place, has completed plans for a 2½-sty frame residence for J. M. McCarthy, owner.

STEELTON, N. J.—The Fellowship Farm Association has purchased 263 acres of land from the estate of J. C. Letson, where a movement is under way for the establishment of small farms and the erection of dwellings. Ernest H. Liebel is in charge. The Rev. G. E. Littlefield, of Weston, Mass., is director of the organization.

SCARSDALE, N. Y.—Joseph D. Tooker, this place, contemplates the erection of two residences at the corner of New York Post rd and Gonham pl.

GREENACRES, N. Y.—Ground will soon be broken for a residence for Perry C. Todd, adjoining his home on Colvin pl.

BOUND BROOK, N. J.—Louis J. Mathis, Church st, will erect a residence on Watchung rd in the near future.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frederick A. Phelps, Union Building, architect and engineer, is taking bids on the general contract to close November 15 for a 3-sty and basement addition to the factory at the southeast corner of Murray and Auein sts, for Baker & Co., Inc., 408-414 N. J. R. R. av, owners.

CATSKILL, N. Y.—The Union Mills will soon commence the erection of a storehouse here to accommodate 3,000 cases.

OSWEGO, N. Y.—The Diamond Match Factory, here, contemplates the erection of an addition to their factory.

WALTON, N. Y.—Plans have been completed for a new co-operative creamery here, which will be 1-sty in height, concrete floor, and 190x52 ft. The estimated cost is about \$10,000. Project will not proceed until more signatures can be obtained.

HALLS AND CLUBS.

NEWARK, N. J.—A. H. Thomson, 222 Market st, architect, is taking bids to close December 2 for the 3-sty and basement brick and stone Jr. O. U. A. M. Building, 57x125 ft, to be erected at 432-434 Plane st, for the Essex County Association of Junior Order United American Mechanics, H. P. Wakefield, 98 Market st, president, Charles Terrill, 828 Broad st. Cost, \$40,000.

HOSPITALS AND ASYLUMS.

PROVIDENCE, N. Y.—The State Charity Aid Association has objected to the tuberculosis hospital being erected here. If the objection is sustained by Alex H. Seymour, who gave a hearing in the interest of the State Health Board, the hospital will have to be located elsewhere.

HOTELS.

ASBURY PARK, N. J.—W. C. & A. E. Cottrell, Appleby Building, are preparing plans for a 4-sty brick and stucco addition to the hotel on Grand av, for the Grand Av Hotel Co., C. F. Hetrick, proprietor. Cost, \$75,000.

ASBURY PARK, N. J.—W. C. & A. F. Cottrell, Appleby Building, is preparing plans for alterations to the Hotel Madison on 6th av for Mrs. Elizabeth Wolff, owner. Cost, \$10,000.

TOWANDA, N. Y.—W. W. Jennings is negotiating for the purchase of the Patton estate building, which recently collapsed, on which he will erect a new fashionable hotel.

MUNICIPAL WORK.

NEWARK, N. J.—Herman Kreittler, 45 Clinton st, has been selected architect for an addition to the county jail in Newark st, for the Board of Chosen Freeholders of Essex County, Ferdinand Roemmele, Jr., 89 Sherman av, chairman of building committee.

NEW YORK STATE.—Sealed proposals will be received by Duncan W. Peck, Superintendent of Public Works, at his office in the Capitol, at Albany, N. Y., until 12 m. Tuesday, November 12, when they will be publicly opened and read, for the construction of Barge Canal Terminals pursuant to the provisions of Chapter 746 of the Laws of 1911, and of the acts supplementary thereto. For constructing a harbor and dock-wall on the west side of the Champlain canal just south of Saunders st bridge. Whitehall; on the north side of the Mohawk river just west of the river highway bridge at Fonda; on the north side of the Mohawk river near the New York Central and Hudson River Railroad station at Amsterdam; the north side of the Barge canal just west of the new Mill st bridge at Rome, and for grading, paving, etc., the proposed terminal sites and approaches in the city of Lockport.

AMSTERDAM, N. Y.—The City of Amsterdam Board of Public Works, James P. Wilson, city clerk, contemplates installing sewers, water mains and paving from plans by Frances E. Crane, 99 Division st, engineer. Cost, \$100,000.

CAMDEN, N. J.—Bids will be received until November 11 by the Road Com. (John Prentice, Dir.) for constructing 3 roads in this county: The Blackwood Pike from Camden City to Bellmawr; the road from Blackwood to Clement; the road from Haddon av to White Horse Pike, known as Cuthbert rd. J. J. Albertson, Co. Engineer.

WHITE PLAINS, N. Y.—Seventy-five property owners have filed a petition to be submitted to the taxpayers for the erection of a double brick firehouse and for the appropriation of \$15,000 to purchase a site, 25x55 ft, just north of the present building.

ORANGE, N. J.—The Council has decided to procure supplementary plans and estimates for a joint municipal sewage system, from Hering & Gregory, consulting engineers, 170 Broadway, N. Y. C.

ROSELLE PARK, N. J.—Bids will be received by the Mayor and Council (A. M. Woodruff, Borough Clerk), until November 15 for improving Chestnut st to include 13,961 sq yds bituminous pavement, 2,007 sq yds brick paved gutter, 7,030 lin ft bluestone or concrete curb, etc. J. Wallace Higgins, Borough Engineer.

TRENTON, N. J.—Plans and specifications for sewage disposal works are being prepared by Hering & Gregory, 170 Broadway, N. Y. C., consulting engineers.

MONTCLAIR, N. J.—Sealed proposals will be received by the Committee on Roads, Assessments and Speedway, until November 11 at 3 p. m., at room 312, Court House, Newark, N. J., for laying 1,100 ft of 20-inch stoneware pipe on Bloomfield av, from Hartley st to Coney's Brook, and for the extension of a stone arch culvert on Hillside av, Nutley.

BAYONNE, N. J.—The City Council has rejected all bids for the paving of West 14th and West 15th streets. According to reports, new bids will soon be received.

PUBLIC BUILDINGS.

LE ROY, N. Y.—Resolutions were passed by the Town Board for the proposed municipal building to be erected here. The village will furnish two-thirds of the money required and the town one-third. Address Mr. Chapman, town clerk.

SCHOOLS AND COLLEGES.

EDGEWATER, N. J.—The Libman Contracting Co., 107 West 64th st, is figuring the general contract for the Public School to be erected here from plans by Adolph Mertin, 34 West 28th st, architect.

WHITE PLAINS, N. Y.—An architect will probably be selected at a meeting to be held soon for the brick school to be erected on the east side of Post rd between Sterling and Sound View av, for the Board of Education of White Plains, N. Y., owner, John J. Shaw, president, L. Stitts, clerk. Cost, \$25,000.

EDGEWATER, N. J.—Additional contractors are figuring bids to close November 8 at 8 p. m. for P. S. 1 for the Board of Education of Edgewater, owner, Adolph Mertin, 34 West 28th st, N. Y. C., architect. Cost, \$150,000.

COBLESKILL, N. Y.—Plans and specifications have been completed for an agriculture school to be erected here. Sealed proposals for its construction will be received by Daniel D. Frisbie, president of the board of directors, until November 14.

MECHANICSVILLE, N. Y.—A meeting of the taxpayers will be called to discuss the erection of a new school here in school district No. 10, comprising portions of the towns of Halfmoon and Stillwater.

NORTH CASTLE, N. Y.—Bids will be received until 1 p. m., Nov. 15, at the residence of Albert H. Waterbury, Armonk, for the construction of a school in district No. 6.

FULTON, N. Y.—The Chamber of Commerce is considering the raising of \$165,000, to be used for a new high school to cost \$125,000, a new eight-room school for the 6th Ward, the completion of the Phillips street school, and ventilating and heating improvements in others.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—F. W. Woolworth Co., 280 Broadway, N. Y. C., Frank W. Woolworth, president, Hubert T. Parson, secretary, and Carson C. Peck, treasurer, contemplate altering the store and office building at 147 Market st, which they recently leased. Further particulars will be available later.

PORTCHESTER, N. Y.—Plans are being figured for a 2-sty brick bakery for the Portchester Baking Co., owner. Balch & Beardsley, 38 West 32d st, N. Y. C., architects.

THEATRES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, is preparing plans for a 1-sty brick and limestone moving picture theatre, 15x94x86 ft, to be erected at the southwest corner of Bloomfield and Summer avs, for Joseph L. Feibleman, 738 Broad st, owner. Cost, \$18,000.

CANASTOTA, N. Y.—Excavating is under way for the hollow tile, steel and pressed brick theatre, 60x120 ft, to be erected in Main st, for John and William Sherwood, owners. Cost, \$40,000.

SYRACUSE, N. Y.—The Eckel Co., lessee, contemplates the erection of a modern fireproof brick motion picture theatre on the site of the Kingsley House in East Fayette st. L. Vinney is owner of the Kingsley House property. Cost, \$100,000.

MISCELLANEOUS.

NEW YORK STATE.—The State of New York, Duncan W. Peck, Capitol, Albany, superintendent of Public Works, is taking bids to close November 12, at 12 m., for the construction of a shelter and residence for lock-tenders at Delta Dam, Oneida County, N. Y.

HARTFORD, CONN.—B. W. Morris, Bedford, N. Y., has been selected architect for the new memorial building to be erected here for J. Pierrepont Morgan, donor. Cost, \$200,000.

HOBOKEN, N. J.—The Hamburg-American line will immediately start to rebuild two of its three piers in the Hudson River, if permission is granted.

WATERFORD, N. Y.—The New York Central contemplates the erection of a freight house east of Main st crossing at Savannah, near Water-

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

75TH ST.—Blake & Williams, 24 Barrow st, have received the steam heating contract for the 9-sty apartment house, 97x100 ft, at 103 East 75th st. J. C. McGuire & Co., 50 Church st, general contractors. Lawlor & Haase, 69 Wall st, architects. Cost, \$200,000.

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NEWARK, N. J.—The Newark Mason Contractors Co., 47 7th av, has received the mason work for the 4-sty apartment house to be erected at the southeast corner of Warren and 8th sts, for Morris Diamond and Samuel Ressler, Ordway Building, owners. R. Bottelli, 191 Market st, architect.

BANKS.

125TH ST.—Andrew J. Robinson Co., 123 East 23d st, has received the general contract to erect the 10-sty addition to the bank at 124-128 East 125th st, for the Harlem Savings Institution, 124 East 125th st, owner, William E. Trotter, president, Thomas A. Ebert, secretary, Alfred H. Taylor, 138 West 65th st, architect. Cost, \$20,000.

CHURCHES.

COLD SPRING HARBOR, L. I.—Dunn & Sheridan, 1123 Broadway, N. Y. C., have received the general contract to erect an addition to the frame church here for St. John's P. E. Church, this place, owner. Peabody, Wilson & Brown, 389 5th av, N. Y. C., are architects. Cost, \$6,000.

SOUTHAMPTON, L. I.—Donnelly & Corrigan have received the general contract and Duryea & Baird, this place, the masonry for the 1½-sty frame, stone and brick church, 30x60 ft, for St. John's Episcopal Church, owner. Rev. Dr. Fish, pastor, Bridgehampton, L. I. Arthur Ware, 1170 Broadway, N. Y. C., architect. Excavating is under way.

ELIZABETH, N. J.—Lammerding & Devine, 1182 Magnolia av, have received the general contract to erect a 1-sty and basement stone and frame church, 53x70 ft, at 6th and Franklin sts, for the Evangelical Lutheran Church of the Holy Trinity, owner, Rev. Harry L. Y. Seyler, pastor, 526 Franklin st, Josselyn & Darsh, 3 West 29th st, N. Y. C., architects. Cost, \$21,000.

DWELLINGS.

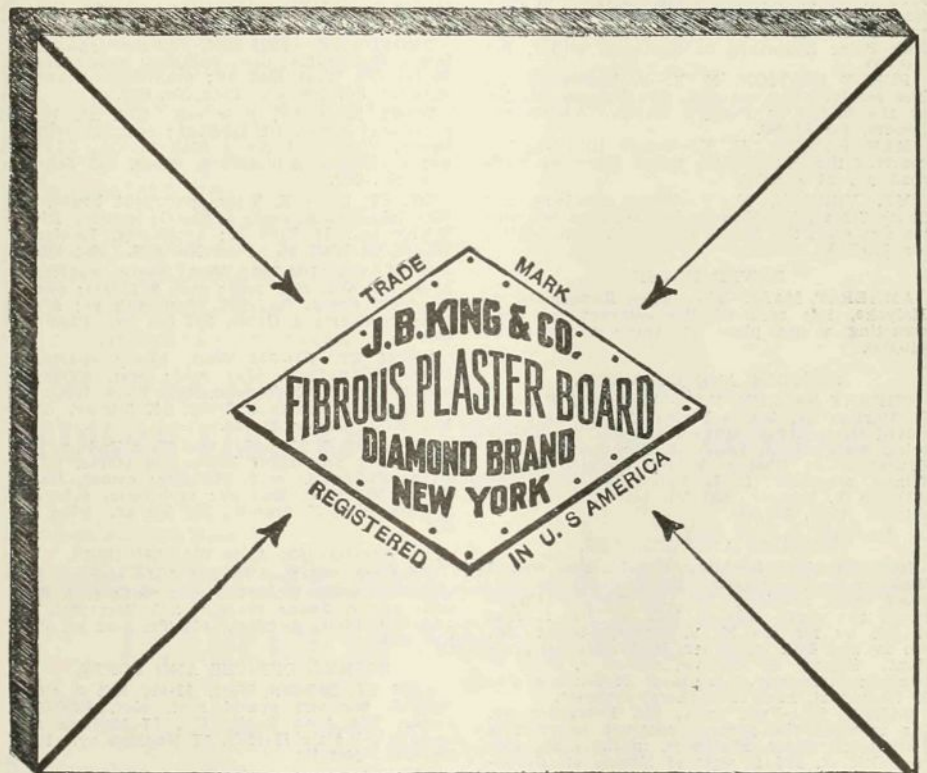
TENAFLY, N. J.—C. M. Glesner Co., this place, has received the general contract to erect a 2½-sty terra cotta block and stucco residence on Hillside av, for W. T. Hoover, owner. Nelson G. Vanderbeck, Morse pl, Englewood, N. J., architect. Cost, \$6,000.

RED BANK, N. J.—Joseph Fink & Co., 586 Broadway, Long Branch, N. J., have received the general contract to erect a 2-sty frame residence, 40x50 ft, for Randolph Parmly, at site, owner. Clarence Wilson, Long Branch, N. J., architect. Cost, \$10,000.

NEW ROCHELLE, N. Y.—George Balton, of Rye, has received the carpentry, and W. Thomas, Jr., of Rye, the masonry, for the 2½-sty frame residence to be erected on Premium Point for Chas. F. Pech, 7 East 42d st, N. Y. C., owner.

FACTORIES AND WAREHOUSES.

PLYMOUTH ST.—F. J. Ashfield & Sons, 350 Fulton st, have received the general contract to erect an addition to the factory at 243 Plymouth



st, for O. W. Ingersoll, 245 Plymouth st, Brooklyn, owner. William Higginson, 13 Park Row, N. Y. C., is architect. Cost, \$6,000.

JERSEY CITY, N. J.—Gustave Dekimpe, 256 Park av, Weehawken, N. J., has received the general contract to erect the 3-sty brick and stone warehouse, 100x100 ft, in Academy st, for W. J. Cussen, 412 Grand st, owner. C. F. Long, 1 Montgomery st, architect. Cost, \$30,000.

NEWARK N. J.—E. M. Waldron, Ordway Bldg, Market and Beaver sts, has received the general contract to erect a 4-sty brick, marble and terra cotta store and warehouse, 43x126 ft, at 591-593 Broad st, for the Lauter Co., 657 Broad st, owner. J. H. and W. C. Ely, 800 Broad st, architects. Cost, \$73,000.

HALLS AND CLUBS.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, has received the general contract

to erect the 1-sty frame clubhouse, 25x90 ft, for The Country Club, of New Brunswick, N. J., owner. Roy Nicholas, president, John Conger, vice president; Lyle Van Nuys, secretary. William Leslie Walker and G. H. Chichester, 103 Park av, N. Y. C., architects. Cost, \$10,000.

MUNICIPAL WORK.

BRONX PARK ZOO.—J. F. Walsh & Bro., 193 Lexington av, have received the general contract to erect the brick public service building, 30x108 ft, for the Department of Parks, owner. La Farge & Morris, 23 East 26th st, architects. Cost, \$18,000.

QUEENSBORO PLAZA.—Kelly & Kelley, 12th st, L. I. City, have received the general contract to erect the 1-sty concrete and terra cotta shelter shed, 40x75 ft, at the Queensboro Plaza, Queensboro Bridge, for the City, Department of Bridges, 13-21 Park Row, Arthur J. O'Keefe, 13 Park Row, commissioner. Cost, \$10,000.

CONTEMPLATED CONSTRUCTION.

(Continued from page 874.)

Queens.

DWELLINGS.

DOUGLSTON, L. I.—C. A. Patterson, 262 Main st, New Rochelle, N. Y., is taking bids on the general contract for a 2½-sty frame residence and garage for Mrs. Gertrude Baumgarten, owner. Cost, \$15,000.

WOODHAVEN, L. I.—The Etna Building Co., 316 West 42d st, N. Y. C., has received the general contract to erect a 3-sty frame residence, 33x36 ft, in the east side of Ferry st, 137 ft north of Ferris st, for Dr. J. L. Kronfeld, 204 Henry st, N. Y. C., and Woodhaven, L. I., owner. Eugene Schoen, 25 West 42d st, N. Y. C., architect. Cost, \$8,000.

LITTLE NECK, L. I.—Tuthill & Higgins, Post Office Building, Jamaica, L. I., have completed plans for a 2½-sty brick and stucco residence, 32x32 ft, for Peter Connely, care of architect, owner. Cost, \$7,500.

QUEENS, L. I.—W. B. Willis, 1181 Myrtle av, Brooklyn, is preparing plans for two 3-sty brick residences, 25x61 ft, and 20x55 ft, to be erected in the 4th ward, for a Mr. Briggs, 200 Broadway, N. Y. C. Total cost, \$16,000.

MUNICIPAL WORK.

ELMHURST, L. I.—Morgan & Tramer, 331 Madison av, N. Y. C., have completed plans for a 2-sty brick engine and hook and ladder house, in Grant st, 159 ft east of Van Alst st, for the Fire Department, 157 East 67th st, N. Y. C. Total cost, \$45,000.

Richmond.

MISCELLANEOUS.

TOMPKINSVILLE, S. I.—Henry P. Morrison, 13 Park Row, N. Y. C., engineer, is taking bids on the general contract to close November 11 for pier extension of the American Dock & Trust Co., owner. Cost, \$25,000.

Nassau.

CHURCHES.

ROCKVILLE CENTER, L. I.—The First Methodist Protestant Church, this place, Rev. F. W. Varney, pastor; C. Langdon, president Board of Trustees, contemplates the erection of a new church. No architect has been retained.

DWELLINGS.

GLEN COVE, L. I.—H. W. Rowe, 1123 Broadway, N. Y. C., and 161 Devonshire st, Boston, Mass., is preparing plans for a 3-sty granite and brick residence and garage and will take bids on general contract before February 1. Owner's name for the present withheld.

CONTRACTS AWARDED.
(Continued from Page 876.)

OCEAN CITY, N. J.—The Cape May County Freeholders have awarded the contracts for road work. For constructing the Ocean City Boulevard to Robert E. Hand, for \$87,986, and Cape May Point Boulevard to Keeler & Miller, for \$10,790.

PURDY STATION, N. Y.—P. Hennessey Co. has received the contract for the construction of the bridge at Purdy's station, Westchester County, for \$4,900.

MAMARONECK, N. Y.—Joseph Dimondo has received the contract for trunk sewer on Railroad av, at \$12,176.

MT. VERNON, N. Y.—Frank Nordone, 208 South 7th st, Mt. Vernon, has received the contract to erect the Mount Vernon-Yonkers bridge, for \$19,500.

POWER HOUSE.

AMHERST, MASS.—The Casper Ranger Co., of Holyoke, has received the contract for constructing a gas plant at Amherst for about \$40,000.

SCHOOLS AND COLLEGES.

CHERRY VALLEY, N. Y.—Bedford & Preston, 71 Martine av, White Plains, N. Y., have received the general contract to erect the 2½-sty brick high school, 73x55 ft, for the Board of Education of Cherry Valley District, Frank Winne, president; D. L. Van Dyke, secretary. William T. Towner, 320 5th av, N. Y. C., architect. Cost, \$25,000.

STABLES AND GARAGES.

102D ST.—The Roebing Construction Co., 1 Madison av, has received the contract for fireproof work necessary for the garage, 110x250 ft, in the south side of 102d st, 100 ft east of 5th av for the N. Y. Transportation Co., 8th av and 49th st, owner. R. W. Meads, president. Samuel E. Morrow, secretary. Fred F. Sampson, treasurer. James C. McGuire & Co., 50 Church st, have the general contract.

BALTIC ST.—Fred Jung, 316 Evergreen av, has received the general contract to erect a 2-sty brick stable, 25x106 ft, in the south side of Baltic st, 175 ft west of Nevine st, Brooklyn, for Miss Amelia Casselman, care of A. Ullrich, 371 Fulton st, architect. Cost, \$7,000.

NEWARK, N. J.—The Irvington Lumber & Door Co., South 21st st, Irvington, N. J., has received the general contract, and William L. Blanchard Co., 160 Sherman av, the masonry, for an addition to the 1-sty garage, 60x50 ft, at 9 to 13 Bleecker st, for the Green Motor Car Co., Washington st, owner. William E. Lehman, 730 Broad st, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

BEAVER ST.—The George A. Fuller Co., 111 Broadway, has received the general contract to erect the 21-sty office and exchange building at the southeast corner of Beaver and William sts, for the N. Y. Cotton Exchange, on premises, owner. Arthur R. Nash, president, Marshall Geer, secretary; James F. Maury, treasurer. Donn Barber, 25 East 26th st, architect.

BROADWAY.—F. D. Gheen & Co., 1123 Broadway, have received the general contract for alterations to the 5-sty store and loft, at 483-485 Broadway, for Woodbury G. Langdon, 151 Madison av, Morristown, N. J., owner. Leonard J. Carpenter, 25 Liberty st, agent for owner. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, electrical engineers.

34TH ST.—James McWalters & Son, 2434 Broadway, have received the general contract for alterations to the 8-sty store and loft at 18-20 East 34th st, for the John Jacob Astor Farge & Benjamin W. Morris, 23 East 26th st, Garge & Benjamin W. Morris, 23 East 26th st, architects. Cost, \$8,000.

GREENE ST.—Chatterton & Warwick, 108 South 8th st, have received the general contract to erect a 2-sty brick office building, 31x38 ft, at the northwest corner of Greene st and Provost st, Brooklyn, for John C. Warda & Co., 251 Huron st, owner. A. Ullrich, 373 Fulton st, Brooklyn, architect.

31ST ST.—The Globe Automatic Sprinkler Co., 47 West 34th st, has received the contract for automatic sprinkler equipment at 25-29 West 31st st, for the Napoleon Construction Co., Janpole & Werner, 206 Broadway, owner. Geo. Fred Pelham, 507 5th av, architect.

BROADWAY.—F. D. Gheen & Co., Inc., 1123 Broadway, have received the contract to erect four new elevator shafts and remove the building at 483-485 Broadway for Woodbury G. Langdon, 320 Broadway, owner; Maynicke & Franke, 25 East 26th st, architects.

THEATRES.

SOUTHERN BOULEVARD.—The Libman Contracting Co., 107 West 46th st, has received the contract to erect the masonry for the Cecil Spooner theatre and office building on the west side of Southern Boulevard near 163d st. The owner of the property is The Kellwood Realty Co., James F. Meehan, president and architect.

MISCELLANEOUS.

JERSEY CITY, N. J.—Snare & Triest, 143 Liberty st, N. Y. C., have received the contract to erect the superstructure of the pier extension of the Wells-Fargo Express Pier, for the Erie R. R., 50 Church st, N. Y. C. W. J. Harahan, chief engineer.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

79TH ST, 542 East, 6-sty tenement, 107.1x102.2; cost, \$100,000; owner, City & Suburban Homes Co., 15 West 38th st; architect, Phillip Hohm, 15 West 38th st. Plan No. 603. Owner builds.

104TH ST, 27-31 West, 6-sty tenement, 50x87.8; cost, \$60,000; owner, Charles I. Weinstein Realty Co., 17 West 120th st; architect, George F. Pelham, 507 5th av. Plan No. 601.

BROADWAY, 2321-2331, 12-sty apartment house, 102.5x122.8; cost, \$500,000; owner, Harry Schiff, 355 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 600.

WEST END AV, n w cor 85th st, 12-sty apartment house, 102.1x139.11; cost, \$1,100,000; owner, West End Av & 85th St Co., 220 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 602.

62D ST, 27-33 E, 9-sty apartment house, 57x85.5, slag roof, cost, \$140,000; owner, Rivoli Realty Co., 11 Pine st; architects, Lawlor & Haase, 69 Wall st. Plan No. 607. Not let.

69TH ST, 102-106 West, 9-sty apartment house, 55x85.2, slag roof; cost, \$175,000; owner, Westport Const. Co., 231 West 99th st; architects, Schwartz & Gross, 347 5th av. Plan No. 609.

179TH ST, 700-702 West, 10-sty apartment house, 103.2x138.9, slag roof; cost, \$300,000; owner, Donald Robertson, 312 West 109th st, architects, Schwartz & Gross, 347 5th av. Plan No. 605. Owner builds.

BROADWAY, 2741-2747 and West End av, 920-928, 12-sty apartment house and stores, 90.11x192.3, slag roof; cost, \$750,000; owner, Harry Schiff, 355 West End av; architects, Schwartz & Gross & B. N. Marcus, 347 5th av. Plan No. 604.

FACTORIES AND WAREHOUSES.

29TH ST, 325 East, 5 and 6-sty storage, 22.3x84.8, extension 22.3x14.1, slag roof; cost, \$28,000; owner, Franz Wagner, 325 East 29th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 608.

STORES, OFFICES AND LOFTS.

55TH ST, 245-249 West, 11-sty loft & store, 60x87.6, tar and gravel roof, cost, \$250,000; owner, The Aeon Realty Co., 17 Madison av; architect, Walter Haefel, 17 Madison av. Plan No. 606. Not let.

31ST ST, 109 East, 6-sty loft, 22x90.9, extension 22x8, tar and gravel roof, cost, \$35,000; owner, Japan Paper Co., 34 Union Sq.; architect, F. P. Kelley, 3 West 29th st. Plan No. 610. Fountain & Choate, 110 East 23d st, have contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

167TH ST, n w cor Fox st, 5-sty tenement, slag roof, 48.7x87.4; cost, \$60,000; owners, J. C. Gaffney Construction Co., James C. Gaffney, 1148 Tiffany st, president; architect, Robert E. La Velle, 368 East 149th st. Plan No. 827.

182D ST, n s, 191.3 w So Boulevard, 5-sty brick tenement, plastic, slate roof, 50x88; cost, \$50,000; owners, Staab Realty Co., Geo Staab, 1463 Hoe av, Vice-Pres; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 828.

183D ST, ss, 55 e Bathgate av, three 5-sty brick tenements, slag roof, 40x82; cost, \$120,000; owner, Asaro Realty Co, Vincent Buscemi, 2299 Bathgate av, Pres.; architect, Lucian Pisclotta, 301 East 149th st. Plan No. 825.

HALLS AND CLUBS.

WESTCHESTER AV, nw corner Tiffany st, 1-sty brick amusement hall, cement roof, 86.10x100; cost, \$35,000; owner, Henry Acker Co., Henry Acker, 2422 Grand av, Pres.; architects, Koppe & Daube, 830 Westchester av. Plan No. 822.

STABLES AND GARAGES.

ST. RAYMONDS AV, e s, 150 n Zerega av, 1-sty brick garage, tin roof, 13x20; cost, \$1,000; owner, Adam Nimpkins, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 824.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV, ne, 7 w Tiffany st, 1-sty brick stores, plastic slate roof, 96x70; cost, \$20,000; owners, Henry Acker Co., Henry Acker, 2422 Grand av, Pres.; architects, Koppe & Daube, 830 Westchester av. Plan No. 823.

WHEELER AV, n w cor Westchester av, two 1-sty brick stores, slag roof, size irregular, cost, \$8,000; owners, Pero Realty Co., Nathan Wilson, 931 Southern Boulevard, Pres.; architects, Kreymborg-Archtl. Co., 1330 Wilkins av. Plan No. 829.

MISCELLANEOUS.

GUERLIN ST, ss, 46.4 e Taylor av, 2-sty frame mill, slag roof, 49x52; cost, \$4,500; owner, Jas. C. Forbes, 1838 Guerlin st; architect, Anton Pirner, 2066 Blackrock av. Plan No. 826.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PARK PL, s s, 310 e Howard av, 4-sty brick tenement, 40x90, tin roof, 16 families; cost, \$19,500; owner, Barnett Miller, 456 Hopkinson av; architect, Louis Dananher, 7-9 Glenmore av. Plan No. 6731.

PARK PL, s s, 287.6 e Howard av, 4-sty brick tenement, 22.6x83, tin roof, 8 families; cost, \$8,000; owner, Barnett Miller, 456 Hopkinson av; architect, Louis Dananher, 7-9 Glenmore av. Plan No. 6730.

STERLING PL, s s, 287.6 e Howard av, 4-sty brick tenement, 41.8x90, tin roof, 16 families; cost, \$19,500; owner, Barnett Miller, 456 Hopkinson av; architect, Louis Dananher, 7-9 Glenmore av. Plan No. 6729.

EAST 22D ST, w s, 100.2 s Ditmas av, 4-sty brick tenement, 64.7x86.6, gravel roof, 12 families; cost, \$32,500; owner, Henry V. Terbass, 26 Court st; architect, Edw. B. Chestersmith, 181 Woodruff av. Plan No. 6750.

EASTERN PARKWAY, n e cor Schenectady av, 4-sty brick tenement, 45x80.5, tin roof, 17 families; cost, \$35,000; owner, Perfect Bldg. Const. Co., 1546 Union st; architect, Saml. Sass, 32 Union Square, N. Y. Plan No. 6723.

EASTERN PARKWAY, n s, 45 e Schenectady av, two 4-sty brick tenements, 42x79.1, tin roof, 12 families each; total cost, \$60,000; owner, Perfect Bldg. Const. Co.; architect, Saml. Sass, 32 Union Square, N. Y. Plan No. 6724.

DWELLINGS.

LINCOLN PL, ns, 425 e Underhill av, two 2-sty brick dwellings, 20x53, tin or gravel roof, 2 families each; total cost, \$11,000; owner, Bensonhurst Co., 175 Remsen st; architect, T. B. Bryant, 162 Remsen st. Plan No. 6715.

46TH ST, ns, 180 e 7th av, 2-sty brick dwelling, 20x53, tar and slag roof, 2 families; cost, \$4,200; owner, Chas. Eichenhofer, 725 46th st; architect, Chas. Braun, 459 41st st. Plan No. 6678.

49TH ST, s s, 440 e 18th av, twelve 2-sty frame dwellings, 18.2x32.10, tar and gravel roof, 1 family each; total cost, \$39,000; owner, Albert W. Cheminot, 1661 44th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6709.

AV J, s e corner 19th st, 2-sty & attic frame dwelling, 26.2x37, shingle roof, 1 family; cost, \$5,000; owner, Harry Wilson, 501 Montgomery st; architects, Snee & Bryson, 15A Montague st. Plan No. 6698.

SHEEPSHEAD BAY RD, e s, 100 s Av X, 2½-sty frame dwelling, 23x36, shingle roof, 1 family; cost, \$4,000; owner, Richard Jefferle, 2008 West 5th st; architect, Richard Marzari, 2818 West 6th st. Plan No. 6687.

50TH ST, ss, 225 w 7th av, 2-sty brick dwelling, 20.8x55, tin roof, 2 families; cost, \$4,500; owner, Viggo F. Matzen, 554 52d st; architect, Thos Bennett, 3d av and 52d st. Plan No. 6639.

CYPRESS AV, n s, 240 w Sea Gate av, 2-sty frame dwelling, 26x34, shingle roof, 1 family; cost, \$4,500; owner, Robt. T. Briggs, 108 4th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 6636.

AV K, s e corner 34th st, 4-sty brick dwelling, 20x55, gravel roof, 2 families each; total cost, \$14,000; owner, Wm. J. Reineking, 128 Rutland rd; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6662.

LOTT AV, n s, 20 e Amboy st, 2-sty frame dwelling, 20x45, slag roof, 2 families; cost, \$3,500; owner, Jacob Rutstein, 744 Rockaway av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 6660.

EAST 42D ST, w s, 180 n Snyder av, two 2-sty frame dwellings, 17x30, tar and gravel roof, 1 family each; total cost, \$5,000; owner, Wm. Herod, 1209 Sterling pl; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6744.

EAST 42D ST, w s, 140 n Snyder av, two 2-sty frame dwellings, 17x30, tar and gravel roof, 1 family each; total cost, \$5,000; owner and architect as above. Plan No. 6745.

FACTORIES AND WAREHOUSES.

RAYMOND ST. sw cor Tillary st, 1-sty brick wagon storage, 25.9x30.4; tar and gravel roof; cost, \$300; owner, Salvation Army, 122 West 14th st; architect, Paul Grills, 122 West 14th st. Plan No. 6716.

55TH ST, n s, 325 e 14th av, 1-sty frame auto storage, 12x18, shingle roof; cost, \$250; owner and architect, Wm. F. Meehan, 1445 Juno st. Plan No. 6706.

AV V, s s, 80 w Park av, 2-sty brick lead works, 51x227, slag roof; cost, \$15,000; owner, National Lead Co., 111 Broadway; architect, Frank H. Quinby, 99 Nassau st. Plan No. 6684.

JAMAICA AV, No. 137, 2-sty brick office and storage, 56.4x22, felt and gravel roof; cost, \$12,000; owner, City N. Y.; architect, I. M. De Verona, 21 Park Row, N. Y. Plan No. 6692.

JAMAICA AV, No. 137, 2-sty brick stable, 56.4x22, felt and gravel roof; cost, \$12,000; owner and architect, as above. Plan No. 6693.

4TH AV, w s, 76 n 1st st, 1-sty frame storage, 20x37.10, tar and gravel roof; cost, \$400; owner, Giuseppe Rustico, 599 President st; architect, —. Plan No. 6705.

HOTELS.

SURF AV, n w cor 30th st, 3-sty brick hotel, 37.8x78.6, tile roof; cost, \$18,000; owner, Emil F. Hemberger, 2725 Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6645.

STABLES AND GARAGES.

HOPKINSON AV, w s, 100 s Dumont av, 1-sty brick stable, 12x15, — roof; cost, \$250; owner, Jos. S. Klar, 312 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6695.

JOHNSON AV, Nos. 284-6, 2-sty frame stable and hay loft, 18x42, tar, felt and gravel roof; cost, \$300; owner, Henry May, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6638.

LOTT AV, n s, 20 e Amboy st, 1-sty frame stable, 20x15, slag roof; cost, \$300; owner, Jacob Rutstein, 744 Rockaway av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 6661.

STORES AND DWELLINGS.

GRAVESEND AV, w s, 166 s Church av, three 2-sty brick stores and dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$10,500; owner, August Wuess, 324 East 7th st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 6637.

LINCOLN PL, s e cor Troy av, 3-sty brick store and dwelling, 50.7x22.2, tin roof, 2 families; cost, \$8,000; owner, T. & B. Leslie Co., 196 Utica av; architect, Laspia & Salvati, 525 Grand st. Plan No. 6732.

EASTERN PARKWAY, n e cor Troy av, 3-sty brick store and dwelling, 24.9x50, tin roof, 2 families; cost, \$8,000; owner, T. & B. Leslie Co., 196 Utica av; architect, Laspia & Salvati, 525 Grand st. Plan No. 6733.

TROY AV, es, 80 n Eastern Parkway, two 3-sty brick stores and dwellings, 45x22.2, tin roof, 2 families each; total cost, \$15,000; owner, T. & B. Leslie Co., 196 Utica av; architect, Laspia & Salvati, 525 Grand st. Plan No. 6734.

STORES, OFFICES AND LOFTS.

FULTON ST, s s, 191 e Nostrand av, 1-sty brick store, 14x49, tar and slag roof; cost, \$1,500; owner, Mary A. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 501 Eastern Pkwy. Plan No. 6625.

MISCELLANEOUS.

SKILLMAN ST, e s, 157.9 n Myrtle av, 1-sty frame wagon shed, 25x22, gravel roof; cost, \$100; owner, Dominico Nardone, 525 Grand st; architect, Laspia & Salvati, same address. Plan No. 6657.

BROADWAY, e s, 240 n Havemeyer st, 1-sty brick railroad shelter house, 17x17, tile roof; cost, \$3,000; owner, Bridge Operating Co.; architect, —. Plan No. 6650.

GRAND ST (new) s s, 75 w Marcy av, 1-sty frame shed, 15x65, tin roof; cost, \$400; owner, Philip Goldfarb, 267 South 4th st; architect, Jas. J. Millman, 1780 Pitkin av. Plan No. 6726.

VERONA ST, n s, 100 w Dwight st, 1-sty brick power house, 15x23.6, concrete roof; cost, \$2,000; owner, American Hopper Co., on premises; architect, Turner Const. Co., 11 Broadway. Plan No. 6722.

UTICA AV, w s, 60 s Glenwood rd, 1-sty brick store shed, 20x30, tin roof; cost, \$350; owner, Standard Cement Block Co., on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 6748.

Queens.

DWELLINGS.

ARVERNE.—North Remington av, e s, 345 n Amstel blvd, 2½-sty frame dwelling, 24x38, shingle roof, 1 family; cost, \$3,500; owner, Oscar Hall, 12 South Pleasant av, Rockaway Park; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3455.

ARVERNE.—Gaston av, e s, 80 n Morris av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$4,500; owner and architect, L. Glass, Arverne. Plan No. 3452.

DOUGLAS MANOR.—Shore Drive, n e cor Westmoreland pl, 2½-sty brick dwelling, 46x32, tile roof, 1 family; cost, \$6,000; owner, Mrs. V. G. Hirsch, Douglas Manor; architect, Charles Spaeth, 126 Smart av, Flushing. Plan No. 3454.

JAMAICA.—Atlantic st, n s, 100 e Lieberhoff av and e s Water st, 100 s South st, two 2-sty frame dwellings, 20x34, shingle roof, 1 family; cost, \$5,000; owner, Israel Marx, 404 Osborn st, Brooklyn; architect, Adelson & Feinberg, 1776 Pitkin av, Brooklyn. Plan Nos. 3456-57.

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JAMAICA.—New York av, e s, 233 n Brown pl, three 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$7,500; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 3449-50-51.

ROCKAWAY BEACH.—Ryder pl, e s, 75 s Leferts pl, 2-sty frame dwelling, 19x34, shingle roof, 1 family; cost, \$2,500; owner, Frank Holland, adjoining premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3446.

BAYSIDE.—4th st, w s, 70 s Crocheron av, five 2½-sty frame dwellings, 20x34, shingle roof, 1 family; cost, \$15,000; owner, Nelson & Stromberger, 107 Prometcha av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3469 to 3473.

DUNTON LODGE.—Van Wyck av, n w cor Metropolis av, two 2½-sty frame dwellings, 20x44, shingle roof, 1 family; cost, \$7,500; owner, T. N. Eberherd, 2 National Bank Building, Hoboken, N. J.; architect, Herman E. Funk, 208 4th st, Union Hill, N. J. Plan No. 3459.

RICHMOND HILL.—Briggs av, w s, 130 s Jerome av, 2½-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$2,400; owner, Andrew Hughes, 1215 Briggs av, Richmond Hill; architect, A. A. Zachow, 1345 Briggs av, Richmond Hill. Plan No. 3460.

CORONA.—Smith av, s s, 60 w Randall av, 1½-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$1,200; owner, John Haheman, 93 Smith av, Corona; architect, I. P. Card, Corona. Plan No. 3485.

EVERGREEN.—Washington av, n s, 104 e New st, 2-sty frame dwelling, 17x25, shingle roof, 1 family, cost, \$1,500; owner, Anna L. Weaver, 305 Cooper av, Evergreen; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3484.

FLUSHING.—Percy st, n e cor Ash st, two 2½-sty brick dwellings, 24x37, shingle roof, 1 family; cost, \$12,000; owner, Jeanette A. Gilles, Flushing; architect, W. W. Knowles, 1133 Broadway, N. Y. C. Plan No. 3479.

JAMAICA.—Hearn av, s s, 100 w Norris av, 2½-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,500; owner, John A. Olsen, 56 Hearn av, Jamaica; architect, P. Thompson, Asbury Park, N. J. Plan No. 3476.

JAMAICA.—Strensky pl, w s, 110 s Henry st, 1 family; cost, \$1,800; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, John Olsen, 56 Hearn av, Jamaica. Plan No. 3477.

JAMAICA.—Shelton av, n w cor Colonial av, five 2-sty brick dwellings, 20x35, shingle roof, 1 family; cost, \$20,000; owner, Realty Associates, 162 Remsen st, Brooklyn; architects, Tracy, Swartwout & Litchfield, 244 5th av, N. Y. C. Plan No. 3478.

LONG ISLAND CITY.—Vandeventer av, n s, 50 w 8th av, 4-sty brick tenement, 50x89, gravel roof, 28 families, cost, \$28,000; owner, Reliable Building Co., 300 East 72d st, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3487.

MORRIS PARK.—Chichester av, n s, 40 w Ward st, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,200; owner, Albert J. Wick, South Ozone Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 3510.

NAPIER PARK.—Napier av, e s, 280 s Jamaica av, three 2½-sty frame dwellings, 22x32, shingle roof, 1 family; cost, \$13,500; owner, Wm. Woodin, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 3489-90-91.

RICHMOND HILL.—Briggs av, w s, 92 s Jerome av, 2½-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$2,400; owner, Andre Hughes, 1215 Briggs av, Richmond Hill; architect, A. A. Zachow, Briggs av, Richmond Hill. Plan No. 3486.

RICHMOND HILL.—Chestnut st, w s, 200 n Chichester av, 2-sty frame dwelling, 18x56, tin roof, 2 families; cost, \$3,500; owner, W. C. Johnson, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3488.

RIDGEWOOD.—Jefferson av, n s, 93 e Forest av, 2-sty brick dwelling, 20x53, tar and gravel roof, 1 family; cost, \$3,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 3489.

ROCKAWAY PARK.—3d av, e s, 320 n Triton av, 3-sty frame dwelling, 23x52, shingle roof, 1 family; cost, \$8,000; owner, Caroline Haetling, 40 3d av, Rockaway Park; architects, Colton Bros., 138 Washington av, Rockaway Park. Plan No. 3483.

ROCKAWAY BEACH.—Waverly av, e s, 300 s Boulevard, 2-sty frame dwelling, 18x32, shingle roof, 1 family, cost, \$3,400; owner, Mrs. Lillian Beaufre, 311 Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, 520 Boulevard, Rockaway Beach. Plan No. 3503.

ROCKAWAY BEACH.—Wygand pl, e s, 700 s Boulevard, four 1-sty frame summer dwellings, 16x56, shingle roof, 1 family; cost, \$3,200; owner, Schnurmacher Realty Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan Nos. 3504-5-6-7.

ROCKAWAY PARK.—Montauk av, e s, 234 s Washington av, 2½-sty frame dwelling, 26x40, shingle roof, 1 family; cost, \$4,000; owner, Michale Blake, 440 West 43d st, N. Y. C.; architect, Colton Bros., 138 Washington av, Rockaway Park. Plan No. 3482.

SOUTH OZONE PARK.—Davis av, w s, 438 s Rockaway Park rd, three 2½-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$7,200; owner, Albert J. Wick, South Ozone Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 3508-9-11.

SOUTH OZONE PARK.—Messing av, e s, 438 s Rockaway Park rd, seven 2½-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$22,400; owner, Albert J. Wick, South Ozone Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 3512-13-14-15-16-17-18.

FACTORIES AND WAREHOUSES.
WOODHAVEN.—Shoe and Leather st, s s, 150 w Ferry st, 1-sty frame storage shed, 10x18, paper roof; cost, \$50; owner, R. Mercolina, premises; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan No. 3462.

STABLES AND GARAGES.
HOLLIS.—Catskill st, e s, 160 s Chichester av, 1-sty frame garage, 10x18, rubberoid roof; cost, \$50; owner, Strong S. Gardner, Catskill st, Hollis. Plan No. 3448.

RICHMOND HILL.—Abingdon rd, s s, 219 e Leferts av, 1-sty frame garage, 15x20, shingle roof; cost, \$400; owner, M. Wilkenson, Abingdon rd, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 3453.

JAMAICA.—Prospect st, e s, 328 s South st, 2-sty frame etable and shed, 28x100, shingle roof; cost, \$2,500; owner, Park Laundry Co., Prospect st, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 3466.

JAMAICA.—Ray st, e s, 50 s Hillside av, 1-sty frame garage, 13x19, shingle roof; cost, \$207; owner, Ruth Wooley, 510 Ray st, Jamaica. Plan No. 3467.

LONG ISLAND CITY.—Debevoise av, s s, 123 w Webster av, 2-sty brick stable and dairy building, 100x68, felt and slag roof; cost, \$24,000; owner, Empire State Dairy Co., Hayward st, Brooklyn; architect, T. Englehardt, 905 Broadway, Brooklyn. Plan No. 3463.

MASPETH.—Grand st, s s, 200 w Juniper av, 1-sty brick garage, 22x22, tin roof; cost, \$500; owner, Herman Dow, premises. Plan No. 3474.

ROCKAWAY BEACH.—Eldert av, n w cor Leferts av, 1-sty frame stable, 48x14, rubberoid roof; cost, \$250; owner, Oscar and Flora Lax, Hammells; architect, Wm. S. Rothschild, 25 Washington av, Rockaway Park. Plan No. 3475.

WHITESTONE.—Willets Point rd, s s, 300 e 14th st, 1-sty brick garage, 28x42, shingle roof; cost, \$200; owner, David Mold, premises; architect, J. P. Hansen, Whitestone. Plan No. 3465.

LONG ISLAND CITY.—Jamaica av, n e cor 1st av, 1-sty brick garage, 19x20, shingle roof; cost, \$500; owner, H. C. Asendorf, 317 Jamaica av, Long Island City; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 3502.

STORES, OFFICES AND LOFTS.
CORONA.—National av, w s, 125 n Poplar st, 1-sty frame store, 25x50, tar and gravel roof; cost, \$1,500; owner, John Gilmartin, 18 Poplar st, Corona. Plan No. 3481.

THEATRES.
ELMHURST.—Broadway, s s, 60 w Paris Boulevard, 1-sty frame moving picture show, 35x80, rubberoid roof; cost, \$3,500; owner, Frank Allen, 133 West 42d st, N. Y. C.; architect, Phillip Resnyk, 40 West 32d st, N. Y. C. Plan No. 3498.

MISCELLANEOUS.
JAMAICA.—New York av, n e cor Linden st, 2-sty frame lumber shed, 64x24, paroid roof; cost, \$900; owner, J. R. Carpenter, Linden st, Jamaica; architect, W. H. Spaulding, 24 Bergen av, Jamaica. Plan No. 3447.

COLLEGE POINT.—3d av, bet 8th and 9th sts, two 1-sty frame sheds, 125x16, tar and gravel roof; cost, \$250; owner, J. W. Rapp, 10th st and 3d av, College Point. Plan No. 3464.

JAMAICA.—Lulu av, s s, 98 e Chichester av, 1½-sty frame barn, 18x14, shingle roof; cost, \$150; owner, Herman Brunner, Richmond Hill. Plan No. 3458.

WOODHAVEN.—Shoe and Leather st, s s, 150 w Ferry st, 1-sty brick bake shop, 25x28, tin roof; cost, \$600; owner, R. Mercolina, premises; architect, A. Cehio, Woodhaven. Plan No. 3461.

ELMHURST.—Broadway, w s, intersection Whitney av, 1-sty frame waiting room, 12x24, tar and gravel roof; cost, \$300; owner and architect, L. I. R. Co., Penn. Terminal, N. Y. C. Plan No. 3501.

JAMAICA.—South st, n s, 700 w Hamilton av, 1-sty frame blacksmith shop, 50x30, tar and gravel roof; cost, \$700; owner and architect, L. I. R. Co., Penn. Terminal, N. Y. C. Plan No. 3500.

WHITESTONE.—Bayside av, s e cor Whitestone av, 1-sty frame boiler shed, 15x40, cost, \$200; owner, Vincent Zuber, premises. Plan No. 3499.

Richmond.

DWELLINGS.

PALMER AV., n s, 187 w Hebeton st, Pt. Richmond, 2 frame dwellings, 2-sty, 19x30; cost \$2,800 each; owner, Henry F. Comptois, Jersey st, New Brighton; architect, Peter Larsen, 50 Decker av, Pt Richmond; architect builds. Plan No. 708.

BUTLER AV., e s, 105 n Amboy rd, Tottenville, frame dwelling, 1½-sty, 20x30; cost, \$1,850; owner, Harry E. Boyd, Tottenville; architects, Palmer & Singer, Tottenville; architects build. Plan No. 712.

PRALL AV., w s, 200 s 1st st, Hugenot Park, frame dwelling, 2½-sty, 24x30; cost, \$3,200; owner, John Kaltenmeier, Hugenot Park; architect, Chas. Winant, Hugenot Park; architect builds. Plan No. 713.

FACTORIES AND WAREHOUSES.
TURNPIKE ST., s s, 1500 w Union av, Linoleumville, frame storage, 1-sty, 12x56, cost, \$180; owner, H. W. D. Mohlenhoff, Linoleumville; owner builds. Plan No. 714.

SHERMAN AV., w s, 75 n 4th av, new Brighton, frame storage, 1-sty, 14x22; cost, \$300; owner, Mrs. Kahle, New Brighton; builder, C. W. Petersen, Tompkinsville. Plan No. 715.

STABLES AND GARAGE.

FINGERBOARD RD, cor Tompkins av, Ft. Wadsworth, frame garage, 1-sty, 12x18; cost, \$200; owner, Dr. Baldwin, Ft. Wadsworth; builder, J. W. Stilletson, Ft. Wadsworth. Plan No. 709.

SOUTHFIELD BLVD, s s, 200 e Great Kills rd, Great Kills, frame garage, 1-sty, 20x22; cost, \$800; owner, Geo. Cohn, Great Kills; architect, P. J. Gundacher, Richmond; architect builds. Plan No. 711.

COLUMBIA ST, e s, 75 n Cary av, West New Brighton, frame garage, 1-sty, 10x14; cost, \$100; owner, H. Fred. Keiber, Westerleigh, West New Brighton; owner builds. Plan No. 710.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BLEECKER ST, 184, change stairs, girders to 5-sty tenement; cost, \$100; owner, Estate N. Low Corp., 208 Bleecker st; architect, Robert Teichman, 22 William st. Plan No. 2863.

BANK ST, 161-169; WEST ST, 445-453, 1 and 2-sty rear extension, 46.1x67, girders, windows, doors to 1 and 7-sty storeroom and boiler house; cost, \$5,000; owner, Geo. F. Morgan, 441 West st; architect, J. B. Snook Sons, 261 Broadway. Plan No. 2892. Not let.

CANAL ST, s w cor Orchard st, sign to 12-sty store, office and loft; cost, \$100; owner, Estate Sender Jarmulowsky, 54 Canal st; architect, Mortimer Norden, 312 West 40th st. Plan No. 2869.

CANAL ST, 185-187, elevator shaft, stairways, fire-escapes, to 6-sty loft; cost, \$800; owner, Ola Jager, 1123 Broadway; architect, James R. Turner, 23 West 123d st. Plan No. 2885.

CHARLES ST, 106, toilets, partitions, windows to 5-sty tenement and store; cost, \$800; owner, Eva Wittmann, Convent Station, N. J.; architect, M. J. Harrison, 230 Grand st. Plan No. 2876.

CHURCH ST, 149-151, remove encroachments to 5-sty store and lofts; cost, \$700; owner, Church & Warren St Co., 165 Broadway; architect, H. N. Paradise, 231 West 18th st. Plan No. 2866.

DIVISION ST, 187-189, cut walls to two 5-sty tenements; cost, \$100; owner, Esther Newmark, 110 St. Nicholas av; architect, M. Bernstein, 131 East 23d st. Plan No. 2878.

EAST HOUSTON ST, 329, rear alterations to shop; cost, \$200; owner, Sarah Teitlebaum, premises; architect, L. A. Sheinart, 194 Bowery. Plan No. 2855.

IRVING PL, s w cor 20th st, 1-sty rear extension, 22.4x17.8, doors, stairs to 2-sty squash courts; cost, \$1,200; owner, Columbia University Club, 18 Gramercy Park; architect, F. S. Keller, 140 Cedar st. Plan No. 2882.

MANGIN ST, 76, partitions, windows to 4-sty tenement; cost, \$500; owner, Annie Aaron, 223 West 115th st; architect, Harry Zlot, 230 Grand st. Plan No. 2884.

STANTON ST, 34, partitions, baths to 4-sty tenement and store; cost, \$1,500; owner, N. Kirsh, 133 Chrystie st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2877.

6TH ST, 212 East, pine girders, posts to 4-sty storage and loft; cost, \$500; owner, Samuel Dicker, 208 East 6th st; architect, O. Reissmann, 30 1st st. Plan No. 2865.

7TH ST, 291 rear East, partitions, windows, toilets to two 3 and 4-sty tenements; cost, \$5,000; owners, Julius Stoloff and Morris Kranovet, 19 Av C; architects, Gross & Kleinberger, Bible House. Plan No. 2857.

11TH ST, 17 East, toilets, lobby, fireproofing to 9-sty hotel; cost, \$2,000; owner, Prudential Traders' Co., 472 Broadway; architect, Long & Rowley, 481 5th av. Plan No. 2870.

14TH ST, 105-7 West; 15TH ST, 108 West, new stairs to 1-sty picture theatre; cost, \$500; owner, Estate of Marshall O. Roberts, 2 Wall st; architect, J. B. Snook Sons, 261 Broadway. Plan No. 2868.

17TH ST, 20 East, partitions to 8-sty loft; cost, \$850; owner, Alice M. Ernst, 24 East 92d st; architect, Fred C. Zucker, 601 West 26th st. Plan No. 2871.

20TH ST, 334 West, partitions, windows to 3-sty dwelling; cost, \$1,500; owner, Frank Mirrit, 240 West 23d st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2881.

22D ST, 60 West, windows, partitions to 4-sty store and office; cost, \$400; owner, Francis & Eugene Cluzelle, 12 West 37th st; architect, H. L. Young, 1204 Broadway. Plan No. 2888.

25TH ST, 539-541, partitions, windows to 1-sty office and loft; cost, \$4,000; owner, The Conley Fol Co., 521 West 25th st; architect, Bureau of Fire Engineering, 80 Maiden Lane. Plan No. 2854.

35TH ST, 353-365 West, change stairs to 4-sty public school; cost, \$1,400; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2859.

55TH ST, 112 East, stairs, partitions, cornices to 4-sty dwelling; cost, \$3,600; owner, John Bottomley, 254 West 132d st; architects, Hewitt & Bottomley, 527 5th av. Plan No. 2890.

97TH ST, 212 East, windows to 3-sty store and tenement; cost, \$1,000; owner, Cathrine Wolf, Loney England; architect, A. D. Kelley, 4 Gold st. Plan No. 2883.

77TH ST, 105 West, partitions to 5-sty tenement; cost, \$350; owner, Nathan Ottinger, 60 Wall st; architects, Schwartz & Gross, 347 5th av. Plan No. 2889.

101ST ST, 342-344 East, iron awnings to 6-sty store and tenement; cost, \$700; owner, Giambatista Gauzza, 22 Baxter st; architect, M. Bernstein, 185 Madison av. Plan No. 2873.

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125TH ST, 112-118 East, alter passage to 4-sty office and store; cost, \$200; owner, Frederick F. Proctor, 143 Broadway; architect, J. W. Merrow, 145 West 23d st. Plan No. 2879.

AV A, n w cor 10th st, platform to 5-sty clubhouse; cost, \$125; owner, The Boys' Club, Inc., 161 Av A; architect, L. A. Sheinart, 194 Bowery. Plan No. 2874.

AV A, 362-370; 23D ST, 504-506 East, piers, skylights, walls, ventilators on roof to 1-sty auto truck storage and garage; cost, \$8,000; owner, Brower Estate, 141 Broadway; architect, Joseph Putzel, 29 West 34th st. Plan No. 2864.

AMSTERDAM AV, 110, interior alterations to 1-sty factory; cost, \$6,000; owner, Henry Ederle, premises; architect, M. Bernstein, 131 East 23d st. Plan No. 2856.

BROADWAY, 722, tank to 9-sty loft; cost, \$600; owner, John A. Keller, 722 Broadway; architect, Earl C. Maxwell, 30 Church st. Plan No. 2867.

BROADWAY, n w cor 96th st, partitions to 3-sty theatre, store and loft; cost, \$1,000; owner, Broadway & 96th St Realty Co., 126 East 14th st; architect, T. W. Lamb, 501 5th av, Plan No. 2875.

BROADWAY, 285, windows, partitions to 5-sty store and loft; cost, \$2,000; owner, Francis S. Whitehouse 64 Wall st; architect, J. C. Westervelt 36 West 34th st. Plan No. 2887.

BROADWAY, s e cor 23d st, sign to 7-sty office; cost, \$475; owner, Susan Le Grande D. Hutzelle, 2 Wall st. Plan No. 2893.

MADISON AV, n w cor 90th st, sign to 1-sty stores; cost, \$250; owners, Ida, Kate and Francis Campion, 20 East 10th st. Plan No. 2894.

PARK AV, n e cor 94th st, 3-sty rear extension, 10.6x13.5, to 3-sty dwelling; cost, \$1,200; owner, The Charter Realty Co., 100 William st; architects, Lawlor & Haase, 69 Wall st. Plan No. 2880.

WEST END AV, 934-936, change partitions to 7-sty tenement; cost, \$75; owner, Samuel McMillan, 210 West 42d st; architect, A. G. Rechlin, 233 5th av. Plan No. 2860.

1ST AV, 1961-1963, iron awnings to 6-sty tenement and store; cost, \$300; owner, Giambattista Gauzza, 22 Baxter st; architect, M. Bernstein, 185 Madison av. Plan No. 2872.

2D AV, s e cor 34th st, 1-sty rear extension, 9.3x25, to 4-sty store and tenement; cost, \$1,000; owner, Nora King, Montclair, N. J.; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2886.

2D AV, n w cor 8th st, 2-sty rear extension, 4x52, partitions, walls to 4-sty stores and moving picture theatre; cost, \$20,000; owner, Samuel Augenblick Co., 302 Broadway; architect, B. W. Levitan, 20 West 31st st. Plan No. 2858.

5TH AV, 616, toilets, partitions to 13-sty apartments; cost, \$200; owner, The Geo. Kemp Real Estate Co., 613 5th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2891.

7TH AV, 421-423; 23D ST, 159-163 West, sign to 3-sty store and dwelling; cost, \$300; owner, Frank J. Cassidy, 279 West 42d st. Plan No. 2861.

8TH AV, n w cor 124th st, new flooring, front to 2-sty store; cost, \$500; owner, Saranac Realty Co., 2309 8th av; architect, James E. Sherwin, 237 West 37th st. Plan No. 2862.

Bronx.

216TH ST, ns, 5724 e Bronx Boulevard, build 1-sty of brick upon 1-sty brick mill; cost, \$3,000; owners, Vair Lace Mfg. Co., 151 5th av; architect, Maurice C. Sternbach, 1 Madison av. Plan No. 500.

229TH st, ss, 390 e Barnes av, 1-sty frame extension, 8x12, to 2-sty frame dwelling; cost, \$200; owner, A. Fellenstine, 229th st and Barnes av; architect, John B. Davidson, 638 East 227th st. Plan No. 501.

CRESCENT AV, No. 627, new window, etc., to 3-sty frame store and dwelling; cost, \$300; owner, Di Benedetto Realty Co., 541 East 142d st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 504.

JACKSON AV, n e cor Westchester av, 2-sty brick extension, 20.6x55.4, to 2-sty brick stores and office; cost, \$7,000; owner, Killwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, architects, Kreymborg Archt.l Co., 1330 Wilkins av. Plan No. 505.

MORRIS AV, w s, 139 s Belmont st, move 2 1/2-sty frame dwelling; cost, \$400; owner, North Bergen Realty Co., Frank McGarry, 660 Burke st, president and architect. Plan No. 503.

WESTCHESTER AV, s s, 100 e Zeraga av, move 3-sty frame dwelling; cost, \$600; owner, G. Moltzer, on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 502.

WHITE PLAINS AV, ws, 159.3 n 240th st, move 2-sty frame store and dwelling; cost, \$500; owner, Vincenzo Maffucci, on premises; architect, Thos. J. Brogan, 4620 Matilda av. Plan No. 499.

Brooklyn.

BERGEN ST, No. 1684, new extension; cost, \$275; owner, Rosie Sullivan, on premises; architect, Henry Olmsted, 319 Macon st. Plan No. 6691.

BERGEN ST, No. 266, remove pier to 4-sty tenement; cost, \$800; owner, Chaves Jarmovsky, 42 Rutgers st; architect, Jacob Fisher, 25 Av A. Plan No. 6670.

BRISTOL ST, No. 431, exterior alterations to dwelling; cost, \$500; owner, Esther Grossman, 601 Freeman st; architect, Adelsohn & Feinberg, 1720 Pitkin av. Plan No. 6629.

CARROLL ST, Nos. 31 to 35, new plumbing, etc.; cost, \$120; owner, Chas. Grafton & Sons, 725 Atlantic av; architect, Brook & Rosenberg, 41 Court st. Plan No. 6690.

DEVOE ST, s s, 72 e Bushwick av, new freight elevator; cost, \$1,500; owner, Bushwick Park Packing Co., 27-9 Bushwick av; architect, John Sommerville, 156 West 30th st. Plan No. 6747.

DOUGLASS ST, s s, 160.2 w 4th av, new plumbing, etc.; cost, \$125; owner, Mathilde Askund, 410 Dean st; architect, Frank Thompson, 196 1/2 Flatbush av. Plan No. 6683.

FLOYD ST, No. 246, extension to 1-sty factory; cost, \$900; owner, Gabriel Lichtenson, 127 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6717.

FULTON ST, No. 1499, new store front; cost, \$200; owner, Sadie Rubin, 693 Fulton st; architect, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 6673.

GEORGE ST, No. 139, exterior alterations to bakery and tenement; cost, \$150; owner, Nicola Venezit, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6652.

GOLD ST, No. 152, new windows, etc.; cost, \$1,500; owner, Est. Edwin P. Smith, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st, N. Y. Plan No. 6685.

GRAND ST, Nos. 85-7, install gas fixtures to 4-sty tenement; cost, \$125; owner, Morris Krobre, 81 Grand st; architect, W. J. Wesbecher, 88 South 8th st. Plan No. 6644.

HART ST, No. 97, interior alterations to dwelling; cost, \$350; owner, Hyman Sepulowitz, on premises; architect, Klein & Koen, 9 Debevoise st. Plan No. 6630.

HART ST, No. 655, new extension to 2-sty dwelling; cost, \$500; owner, Caspare Mangiareina, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6627.

HOOVER ST, s e cor South 3d st, plumbing to 2-sty theatre; cost, \$100; owner, Joseph Sheimar, Lessee, 285 South 5th st; architect, Jos. W. Weiss, 24 Cooper av. Plan No. 6704.

JEROME ST, No. 319, enclose driveway with brick walls, etc.; cost, \$200; owner, Chas. Woreh, on premises; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6670.

LORIMER ST, No. 663, erect piazza to store and dwelling; cost, \$150; owner, Nicola Depiano, on premises; architect, Felice Mangialieti, 224 Elizabeth st, N. Y. Plan No. 6634.

LUQUEER ST, No. 11, interior alterations; cost, \$250; owner, Cath. McCarthy, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6679.

MALBONE ST, n s, 379.3 w Bedford av, plumbing to 1-sty dwelling; cost, \$250; owner, Michael Murphy, on premises; architect, David A. Lucas, 28 3d st. Plan No. 6701.

MIDDLETON ST, No. 76, interior alterations to dwelling; cost, \$125; owner, Joseph Klein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6640.

OSBORN ST, e s, 50 n Glenmore av, extension to store and tenement; cost, \$500; owner, Harry Dadick, 38 Osborne st; architect, L. Dananher & Co., 7-9 Glenmore av. Plan No. 6635.

PACIFIC ST, s s, 135 w Flatbush av, repair fire damage to 2-sty stable; cost, \$5,000; owner, S. W. Salt; architect, Geo. W. Oelkers, 400 Cumberland st. Plan No. 6749.

PLYMOUTH ST, n e cor Adams st, add new story to machine shop; cost, \$900; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfaendler, 75 Pineapple st. Plan No. 6651.

POWELL ST, s e cor Sutter av, enlarge doors, etc.; cost, \$1,000; owner, Standard Market Co., 141 West 36th st; architect, Simon Wiesenberg, 1265 Broadway. Plan No. 6675.

PRESIDENT ST, No. 1459, new extension; cost, \$2,000; owner, Frobil G. Haviland, on premises; architect, H. Elliott Gaterbrosh, 1463 Fulton st. Plan No. 6668.

RIVER FRONT bet South 2d and South 3d sts, plumbing to 3-sty boiler house; cost, \$300; owner, American Sugar Def. Co., on premises; architect, same. Plan No. 6719.

RODNEY ST, e s, 64.9 s Metropolitan av, new plumbing to storage; cost, \$1,500; owner, Abr. I. Kones, 124 Stockton st; architect, Max Cohn, 280 Bedford av. Plan No. 6659.

SEIGEL ST, Nos. 201-203, interior alterations to 4-sty tenement; cost, \$1,000; owner, Joseph Zirn, 181a Vernon av; architect, Brook & Rosenberg, 44 Court st. Plan No. 6654.

SEIGEL ST, Nos. 201-203, interior alterations boat house; cost, \$600; owner, Michael Bershatsky, 72 Seigel st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6631.

VAN DYKE ST, No. 36, interior alterations; cost, \$400; owner, Mary O'Brien, 262 President st; architect, W. J. Conway, 400 Union st. Plan No. 6680.

4TH ST, No. 443, new elevator; cost, \$400; owners, Boyle & James, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 6720.

SOUTH 6TH ST, n s, 119.4 w Bedford av, new freight elevator; cost, \$1,800; owner, Richard Hydes, 44 Court st; architect, John Sommerville, 156 West 30th st. Plan No. 6741.

WEST 9TH ST, No. 189, new extension to factory; cost, \$400; owner, Dohler Smelting Co., on premises; architect, Laspia & Salvati, 525 Grand st. Plan No. 6655.

13TH ST, No. 420, interior alterations; cost, \$150; owner, Lizzie Meadow, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 6672.

WEST 15TH ST, w s, 740 n Neptune av, new extension to 4-sty office and stables; cost, \$250; owner, Tony Tena, 2860 West 15th st; architect, Chas. Mann, 2966 West 29th st, C. I. Plan No. 6641.

EAST 16TH ST, e s, 55 s Newkirk av, extension and interior alterations to 1-sty moving picture show; cost, \$5,000; owner, Henry F. Newberry, 142 Park -l; architect, Jos. Hartung, 548 2d st. Plan No. 6746.

21ST ST, s s, 200 w 86th st, new extension to 2-sty dwelling; cost, \$500; owner, Louis Wintner, 8625 21st st; architect, Adolph W. Gutheil, 8758 24th ave. Plan No. 6649.

62D ST, s s, 100 e 6th av, new freight elevator; cost, \$1,800; owner, J. M. Huber, 252 40th st; architect, John Sommerville, 156 West 30th st. Plan No. 6742.

66TH ST, No. 1359, plumbing to 1½-sty stable; cost, \$200; owner, Stella Bova; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 6718.

ATLANTIC AV, No. 172, new show windows, etc.; cost, \$1,000; owner, Geo. Rebaiz, on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 6688.

ATLANTIC AV, s s, 282 e Bedford av, tank on roof to 2-sty loft; cost, \$900; owner, Metro. Engine Co., 1244 Atlantic av; architect, Royal J. Mansfield, 135 William st, N. Y. Plan No. 6626.

BROADWAY, Nos. 1487 and 1489, new store front; cost, \$125; owner, Harry Gross, on premises; architect, Jacob Sachs, 179 Lorimer st. Plan No. 6677.

BROADWAY, No. 1584, interior alterations; cost, \$700; owner, B. Olbacht, 732 Broadway; architect, John Petsche, 1013 Halsey st. Plan No. 6648.

CLINTON AV, No. 410, interior alterations to 4-sty dwelling; cost, \$500; owner, A. C. Bedford, on premises; architects, Howard J. Smith & Son, 256 St. James pl. Plan No. 6712.

CLINTON AV, w s, 44 n Greene av, windows and interior alterations to 4-sty dwelling; cost, \$5,000; owner, —; architect, Benj. Driesler, 153 Remsen st. Plan No. 6703.

CONKLIN AV, No. 109, new extension; cost, \$150; owner, Pietro Sinatra, on premises; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6669.

FLUSHING AV, No. 754, new extension to dwelling and store; cost, \$600; owner Harris Speishendler, 754 Flushing av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6628.

FLUSHING AV, n s, 300 e Nostrand av, new freight elevator; cost, \$1,500; owner, Meuer Bros, 575 Flushing av; architect, John Sommerville, 156 West 30th st. Plan No. 6743.

GLENMORE AV, No. 143, interior alterations to 2-sty dwelling; cost, \$200; owner, David Siegler, on premises; architect, Louis Danancker & Co., 7-9 Glenmore av. Plan No. 6756.

HAMBURG AV, —, interior alterations to 2-sty dwelling; cost, \$350; owner, Aaron Rosmarin, on premises; architect, Geo. Rosmarin, same address. Plan No. 6735.

HOPKINSON AV, No. 975, windows to 2-sty store and dwelling; cost, \$150; owner, Gaetano Longo, on premises; architect, Jno. M. King, 90 New Lots rd. Plan No. 6751.

JEFFERSON AV, s w cor Bedford av, iron stairway to 2-sty school; cost, \$1,000; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 6711.

MYRTLE AV, No. 1226, interior alterations; cost, \$150; owner, M. Horowitz, 986 Willoughby av; architect, L. Allmendinger, 926 Broadway. Plan No. 6663.

NORMAN AV, s e cor Monitor st, new marquis to factory; cost, \$350; owner, Kindel Bed Co., on premises; architect, Christian Baur, Jr., 6 Bedford av. Plan No. 6633.

NOSTRAND AV, e s, 22 n Montgomery st, raise building and interior alterations to 1-sty store and dwelling; cost, \$1,500; owner, Paulina Troita, on premises; architect, Alex. McLean, 883 East 35th st. Plan No. 6736.

OCEAN AV, w s, 255 G s Dorchester rd, interior alterations; cost, \$200; owner, Geo. Rumsey, 900 Ocean av; architect, Fred Portmann, 2720 Tilden av. Plan No. 6667.

ROCKAWAY AV, w s, 220 s Denton av, extension to 1-sty dancing pavilion; cost, \$1,200; owner, Henry C. Quartitus, Canarsie; architect, Gust. Falk, Canarsie. Plan No. 6753.

SUMPTER ST, No. 304a, add new story to 2-sty dwelling; cost, \$350; owner, Thelka Phillips, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 6710.

SURF AV, n w cor West 30th st, increase height to 2-sty kitchen quarters; cost, \$150; owner, Emil F. Hemberger, 2725 Surf av; architect, Geo. H. Suess, 2966 West 29th st, C. I. Plan No. 6646.

VAN SICLEN AV, No. 344, baker's oven to 3-sty dwelling and store; cost, \$700; owner, Israel Kastel, on premises; architect, S. Millman & Son, 1750 Pitkin av. Plan No. 6696.

WYCKOFF AV, No. 225, new show windows, etc.; cost, \$1,600; owner, Yetta Friedman and ano, 264 Wyckoff av; architect, W. T. Tiedeman, 475 North st. Plan No. 6676.

7TH AV, n e cor 14th st, interior alterations to store and moving picture; cost, \$200; owner, Wm. Hernig, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6658.

Queens.

ELMHURST.—3d st, n s, 300 w Elmhurst av, repair porch and re-tin roof; cost, \$300; owner, Wm. Werther, 186 8th st, Elmhurst. Plan No. 1199.

EVERGREEN.—Cypress av, n e cor Evergreen av, install new plumbing in dwelling; cost, \$100; owner, John Brunjes, 183 Smith st, Evergreen. Plan No. 1191.

FAR ROCKAWAY.—Sunnyside av, e s, 25 n Mott av, 1-sty frame extension, 3x21, on side of garage, shingle roof; cost, \$400; owner, Katz & Hochstein, Far Rockaway; architect, Robert C. Davis, Far Rockaway. Plan No. 1189.

JAMAICA.—Carl st, n s, 190 e Vanderbilt av, erect new concrete foundation; cost, \$200; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 1195.

JAMAICA.—Chichester av, n s, 135 e Rose st, 1-sty frame extension, 17x11, on rear 1-sty dwelling, shingle roof, new plumbing; cost, \$625; owner, Chas. Troutman, Rockaway Park; architect, Chas. Wingerath, 26 Hilldale av, Jamaica. Plan No. 1196.

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TRADE LITERATURE

"How to Bribe an Architect."

Under this very startling heading the October "Building Progress" contains an article designed to be of material assistance to the contractor in making his business a success. When we say that the article is well worth reading it is not by any means over-stating the case. The "bribing" part of the story is not the sort that is generally referred to in conversation. To make this plain, the article very clearly states that "Architects—the kind you want to do business with—cannot be bribed in the sense as we ordinarily understand the term bribe." In short, the article presents a few facts regarding efficiency and progressiveness in a business that is only beginning to be conducted as other businesses, namely by psychological advertising along novel lines. It recounts some of the devices employed by successful contractors in prevailing upon architects to consider the merits of their methods of building specialties. "Building Progress" is a periodical published by the National Fireproofing Company, of the Fuller Building, this city.

San Francisco Fire System.

The September number of "Insurance Engineering" describes in detail the wonderful high-pressure fire-fighting system just recently installed in San Francisco. The very difficult problem of guarding against the possible effect of earthquakes on water mains is interestingly told by W. H. Ticknor, engineer of the Fire Underwriters' Inspection Bureau of San Francisco. The article is of interest to architects because it gives them some idea of how to make the piping and conduits proof against oscillation produced by earthquake and even explosion. Insurance Engineering can be obtained by addressing 80 Maiden Lane, New York City. Single copy, 25 cts.

The Public Baths.

"The Development of Our Public Baths," by Albert Wilhelm, is a subject of particular interest to architects and builders in the September number of "Modern Sanitation" published by the Standard Sanitary Manufacturing Company at 471 Eleventh avenue, New York City. The article deals with the practical side of the public bath, treats of its architectural features, and gives other information which architects should have in their possession.

The subject of baths in general is largely taken up throughout the book, which also gives timely architectural ideas through illustrations of oriental and American bath interiors. The current number also treats in a semi-technical way of refrigeration and ice-making, by J. J. Cosgrove.

Concrete Bridges.

The value of a bridge curve to an architect sometimes works out in small detail and with the same general idea in building adornment. The October issue of the Universal Portland Cement Company's bulletin, published from 72 West Adams street, Chicago, is especially worthy of perusal, particularly since each of the bridges described give details including carrying capacity, cost, etc.

Cellar Excavations.

New methods of digging cellars by the use of electricity are always of interest to architects and builders as well as engineers. The neighborhood of 42d street and Madison avenue has been the scene of excavation work on the wholesale plan and it is especially worthy of notice in view of the fact that several innovations have been tried out with considerable success at this point.

The Charles Building at 331 Madison avenue is being extended. In making the addition, which will occupy a width of only 21 feet, the work of excavating is of unusual interest because of the quietness with which the drilling is being done. The noisy steam drill has been displaced by the use of electrically driven drills. In this work the rock is being drilled, materials are being hoisted by an electric winch and the trucking of all material is being done by electricity. There is not a puff of steam to be seen on the place and the absence of noise makes the operation particularly conspicuous by its silence. The October Edison monthly describes the electric device employed in detail and also shows that the cost of operation is reduced to a minimum. Copies may be obtained by addressing the company at 55 Duane street.

JAMAICA.—Chichester av, n s, Sl e Rose av, install new plumbing in 1-family dwelling; cost, \$337; owner, Chas. Troutman, Rockaway Park; architect, Chas. Wingerath, 26 Hilldale av, Jamaica. Plan No. 1198.

JAMAICA.—Chichester av, n s, 109 e Rose st, 2-sty frame extension, 20x10, on rear 2-sty dwelling, shingle roof, new plumbing; cost, \$500; owner, Chas. Troutman, Rockaway Park; architect, Chas. Wingerath, 26 Hilldale av, Jamaica. Plan No. 1197.

LONG ISLAND CITY.—Winthrop av, n s, 630 e Barclay st, install new plumbing in mess hall; cost, \$1,000; owner, Astoria Lt., Ht. & Power Co., 124 East 15th st, N. Y. C. Plan No. 1190.

LONG ISLAND CITY.—4th st, n s, 300 w Vernam av, erect new foundation under 2-sty dwelling; cost, \$500; owner, Vincenzo Pastore, 74 4th st, L. I. City. Plan No. 1188.

RICHMOND HILL.—Garfield av, w s, 150 s Orchard av, erect new bay window 2 stories high; cost, \$250; owner, A. H. Villaire, 76 Garfield av, Richmond Hill. Plan No. 1193.

WINFIELD.—Shell rd, n s, 480 w Grove st, erect new store front; cost, \$250; owner, Pauline W. Squires, 88 Hancock st, Brooklyn; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1194.

WINFIELD.—Shell rd, n s, 500 w Grove st, erect new store front on dwelling; cost, \$200; owner, Pauline W. Squires, 88 Hancock st, Brooklyn; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1192.

WHITESTONE.—14th st, s w cor 5th av, repair foundation; cost, \$15; owner, Peter Thomann, 5th av, College Point. Plan No. 1186.

WHITESTONE.—14th st, w s, 31 s 5th av, 1-sty frame extension, 18x19, on rear 2-sty frame dwelling, tin roof; cost, \$75; owner, Peter Thomann, 5th av, College Point. Plan No. 1185.

FAR ROCKAWAY.—Gipson pl, e s, 400 n Mott av, erect sun parlor on 2½-sty frame dwelling, all of outside to be stuccoed, and new chimney built; cost, \$1,000, owner, Jos. Steiner, 60 Gipsen pl, Far Rockaway; architect, Jos L. Steinam, 38 West 32d st, N. Y. C. Plan No. 1203.

LONG ISLAND CITY.—Jackson av, No. 426, remove and replace store front; cost, \$100; owner, Edward G. McDonnell, premises. Plan No. 1204.

LONG ISLAND CITY.—Vernon av, Nos. 373-379, 1-sty frame extension on rear of Stone shed, tar and gravel roof; cost \$500 (100x135); owner, David G. Morrison, premises. Plan No. 1202.

ROCKAWAY BEACH.—Pier av, e s, 150 n Boulevard, interior alterations to provide new kitchen, cost, \$250; owner, Mrs. Mary Squires, Pier av, Rockaway Beach. Plan No. 1200.

SPRINGFIELD.—Rockaway Turnpike, s s, 600 e Springfield av, 1-sty frame extension, 20x35, on side 2½-sty frame dwelling, felt roof; cost, \$800; owner, Christian Hanajer, Springfield. Plan No. 1201.

Richmond.

3D ST, w s, 100 n Ocean av, New Dorp, alteration and addition to frame dwelling, cost, \$1,000; owner, Geo. Lewis, New Dorp; builder, E. K. Whitford, Pt. Richmond. Plan No. 444.

LAFAYETTE AV, s e cor 3d st, New Brighton, alteration and addition to frame store and dwellink; cost, \$1,000; owner, Domenia Romeo, New Brighton; builders, Ploneva and R Ricair, New Brighton. Plan No. 443.

MONTGOMERY AV, w s, 375 n Turnpike, Tompkinsville, addition to brick store and dwelling; cost, \$1,000; owner, Domenia Romeo, kinsville; architect, Daniel Santoro, Tompkinsville; builder, S. Mobenoff, Tompkinsville. Plan No. 447.

ODER AV, s e cor Pierce st, Concord, addition to frame dwelling; cost, \$1,500; owner, Vincent Muth, Concord; architect, John P. From, Pt. Richmond; architect builds. Plan No. 445.

RICHMOND RD, s s, 125 w Midland av, Grant City, alterations to frame dwelling; cost, \$300; owner, G. Frebeau, Grant City; builder, Geo. Havrkamp, Richmond. Plan No. 446.

Personal and Trade Notes.

PACE & LEISINGER (INC.), builders, will continue the business of Pace & Cripps Co., at 37 East 28th street.

BENTON S. RUSSELL, architect, 141 Main st, Tarrytown, N. Y., has been appointed building inspector of Tarrytown.

ARMOUR & CO., 39 Church st, will move their New York office to 52 10th av, corner 14th st, on November 9. This includes the engineering, construction and meat departments.

WELLINGTON B. LEE, engineer of the Ramapo Iron Works, of Hillburn, N. Y., addressed the Albany Society of Civil Engineers on Oct. 29 on the subject of "Steam Railroad Special Track Work."

THE ANNUAL MEETING of the American Society of Mechanical Engineers will be held in this city in the assembly rooms of the Engineering Building in Thirty-ninth street, between 5th and 6th avs, from Dec. 3 to 6. There will be about ten sessions in all.

GEO. H. STORM, lumber, with yards at the foot of East 72d street, Manhattan, completed and occupied this year a bungalow on Little Moose Lake, Herkimer County, in the Adirondacks. The main building is 242 feet long, constructed with rough pole work on the outside and peeled poles inside. A. D. Sheppard, Jr., of 36 East 23d street, was the architect.

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Sprinkler Puts Out 7,769 Fires.

In its official bulletins just issued by the General Fire Extinguisher Company is listed all fires reported as having occurred under Grinnell Automatic Sprinklers. The October number shows a total of 15,654 fires, of which fairly complete details were obtained in 12,493 cases. It is of interest to note that of this number 7,769 fires were put out by the sprinkler so promptly and with such slight damage to property that no claim whatever for damages was made upon the insurance companies. This represents more than 62 per cent. of the total number of fires of which particulars were known, and means that five fires out of eight are "No-claim" fires.

Electrical Engineers.

The October issue of the Proceedings of the American Institute of Electrical Engineers is being distributed at \$1 a copy, which may be obtained by addressing the American Institute of Electrical Engineers at 33 West 39th street. Among the subjects treated in the second section of the current issue are "The Use of Reactance in Transformers," by W. S. Moody; "Properties of the Wehnelt Cathode Rays," by C. T. Knipp; "Effect of Temperature upon the Hysteresis Loss in Sheet Steel," by Malcolm MacLaren; "Discussion on Relative Costs and Operating Efficiencies of Polyphase and Single-Phase Generating and Transmitting Systems," by (Hobart); "Discussion on Operating of Two Alternating-Current Stations through Parallel Circuits and the Distribution of Load and Wattless Currents between Them" (Welsh); "Discussion on Self-Starting Synchronous Motors," (Fechheimer); "Discussion on Air Gap Flux Distribution in Direct-Current Machines," (Moore); "Discussion on Practical Joint Pole Construction" (MacDonald); "Discussion on Alternating-Current Systems of Underground Distribution" (Lisberger and Wilson), and "An Underground System and a Few Developments" (Clark); "Discussion on Electric Braking of Induction Motors" (Specht); "Discussion on Notes on the Use of Alternating Current in Unloading Coal" (Ryerson and Crane), and "Discussion on The Operation of a Large Electrically Driven Reversing Rolling Mill" (Sykes).

Rich Interior Decoration.

The beauty of wood decoration when the material used is rich in grain and texture as well is revealed in literature which the Charles F. Luehrmann Company, of St. Louis, Mo., is sending out to architects and builders desiring information on this subject. The growing popularity of sap gum alone bespeaks the merit of this wood for decorative purposes. The popular idea that it ranks with mahogany in cost is a fallacy which investigation quickly proves.

Terra Cotta for Facades.


An interesting booklet on how architectural terra cotta is made and applied, illustrating some of the buildings in which it is used and giving other information concerning this important building material is being issued by the Atlantic Terra Cotta Company, 1170 Broadway. This material is shown to be applicable to either the small country home or a giant structure like the Woolworth Building. This company maintains a department devoted to the assistance of architects and builders in figuring their operations especially with regard to the use of architectural terra cotta. The booklet will be sent upon request.

Imperishable Wood.

The Southern Cypress Manufacturers' Association of 1213 Hibernian Bank Building, New Orleans, La., is placing upon the market an entirely new volume, No. 35, which is being sent free to any address upon application. The book describes cypress as an imperishable building material. The work contains six original designs, working plans and complete specifications for fresh air sleeping quarters adapted to any sort of established home, by eminent architects. The new volume is part of the "Cypress Pocket Library" and is in every sense a reference work. Any request to the Southern Cypress Manufacturers' Association for literature on cypress will result in the receipt of very complete information upon the subject of this much talked of wood.


Making the Fire Bucket Useful.

Insurance experts declare that next to the automatic chemical fire extinguisher there is no better device on the market depending upon the human hand and mind for operation than the fire bucket. The contents of the bucket are subject to



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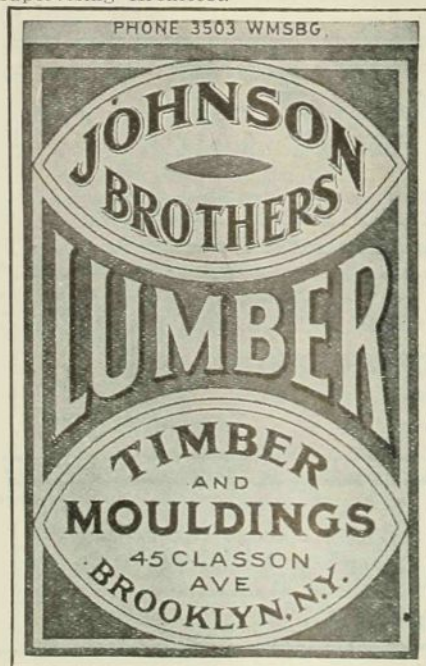
The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., October 28, 1912.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 10th day of December, 1912, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States Post Office at Wooster, Ohio. The building is one story and basement and has a ground area of approximately 4,150 square feet; fireproof construction except the roof, granite and stone facing, and tin roof. Drawing and specifications may be obtained from the office of the custodian at Wooster, Ohio, or at this office, at the discretion of the Supervising Architect. OSCAR WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., October 28, 1912.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 2nd day of January, 1913, and then opened for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the U. S. Post Office at Morgantown, W. Va. The building is to be two stories and basement, and has a ground area of approximately 5,300 square feet; fireproof construction throughout; stone facing and tin roof. Drawing and specifications may be obtained from the Custodian of site at Morgantown, W. Va., or at this office, at the discretion of the Supervising Architect. Drawing and specifications will be ready for delivery on November 15, 1912. OSCAR WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., November 5, 1912.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 17th day of December, 1912, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States post office at Lorain, Ohio. The building is one story, basement and mezzanine story and has a ground area of approximately 8,400 square feet; nonfireproof construction except the first story; granite and limestone facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Lorain, Ohio, or at this office, at the discretion of the Supervising Architect. OSCAR WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., November 4, 1912.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 6th day of January, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, vacuum-cleaning system, and lift) of the United States Subtreasury Building at San Francisco, Cal. The building is to be two stories and basement, of approximately 10,000 square feet ground area, faced with granite, and of fireproof construction throughout. Drawings and specifications may be obtained from J. Milton Dyer, Architect, 825 Cuyahoga Building, Cleveland, Ohio, from J. W. Roberts, Supervising Superintendent of Construction, 403 Post Office and Court-house Building, San Francisco, Cal., or at this office, at the discretion of the Supervising Architect. OSCAR WENDEROTH, Supervising Architect.



evaporation, however, and there is a possibility that when the contents of the bucket are most needed the bucket will be only half full. To obviate this contingency the Safety Fire Extinguisher Company, of 291-293 Seventh avenue, specializes upon a fire tank in which the buckets are kept immersed in brine. The company is issuing an attractive catalogue complete with prices on fire appliances of all kinds and owners and managers will do well to write for this booklet before equipping buildings.

When Apartments are Rentable.

Damp apartments are breeders of disease. Discontented tenants and empty apartments frequently are the result of leaky walls. In this day of modern invention leaky wall conditions are nothing less than the result of actionable negligence on the part of the owner or agent. The way to correct and permanently cure leaky walls is shown in a booklet which is being issued by the Obelisk Waterproofing Company, of 1 Madison avenue. The booklet tells of buildings that have been kept dry and therefore have been kept on the profitable list.

Modern Fire Fighting Appliances.

Edward Croker, former chief of the New York Fire Department, said at the time the Asch Building burned, that if proper fire fighting appliances had been at hand and had the employees been trained in their use, the fearful loss of life would not have resulted. It is a recognized fact that complicated appliances for fighting fire are almost as bad as no appliances at all. Where simplicity and quick action can be obtained the fire menace is reduced to a minimum. In this day of compulsory fire protection the architect or building manager is expected to live up to the new State ordinances in this respect. Contrary to the general opinion it is not necessary to spend large sums for complicated devices. The simplest often give the greatest general efficiency. The John Simmons Company of 110 Centre street is turning out some improved fire fighting specialties, which should be investigated by all intending purchasers.

New Pent House Privileges.

In a fireproof tenement house hereafter erected in which one or more power passenger elevators are provided and operated, pent houses may be erected on the main roof, but such pent houses, including all bulkheads, shall not cover more than fifty per centum of the area of such roof. Such pent houses shall not be used or rented as apartments, but their use shall be limited solely to laundry and storeroom purposes, and to servants' and janitor's quarters.

They shall be set back at least ten feet from both the front and rear walls of the building, and at least three feet from any court wall; and shall have a clear inside height of not less than nine feet from finished floor to finished ceiling and shall not exceed twelve feet in height from the high point of the main roof to the highest point of the pent house roof.

Such pent houses shall not be deemed as affecting the measurement of height of building as described in the first part of this section, nor for the purposes of sections fifty-three, fifty-seven, fifty-eight and fifty-nine of this chapter of the Building Code.

All such pent houses shall be entirely fireproof, with floors of brick, stone, cement, iron or other hard incombustible material, with windows, doors and trim of kalamein or hollow metal and all glass to be good quality wire-glass.

In the construction of these pent houses a light, durable and fireproof siding is necessary. For this the H. W. Johnson-Manville Co. recommends asbestos metal reinforced corrugated siding, twenty-eight gauge. This material is fireproof, never needs painting, will not rust or decay and is strong and durable. Further particulars will be sent on request to the company at Madison avenue and 41st street, this city.

Tests of Tungsten Lamps.

In the annual report of the Physikalisch-Technische Reichsanstalt, Berlin, Germany, showing the work done during the year 1911, special mention is made of a test upon four 400-Hefner, 110-volt lamps which had an initial consumption of 0.95 watt per horizontal international candle. After burning for 1,000 hours, the specific consumption had gone up to 1.02 watt per candle, representing a decrease in candlepower of eight per cent. It is further stated that in Germany both 220-volt, 16-candlepower and 110-volt, 10-candlepower lamps are now on the market.

SUBWAY PROGRESS.

Status of Construction Work Along Lexington Ave. and Broadway.

Sixteen miles of new subways in Manhattan, The Bronx and Brooklyn are now under construction. About eight miles are to be operated by the Interborough Rapid Transit Company and eight miles by the Brooklyn Rapid Transit Company under the proposed Dual System. The work on the Interborough part is mostly in Lexington avenue from 53d street north to The Bronx; that for the Brooklyn Rapid Transit includes nearly two miles in lower Manhattan for the Broadway subway, four miles of the original Fourth avenue subway in Brooklyn, and about two miles of the extensions of the Fourth avenue subway. Of the Lexington avenue work about 20 per cent. in the aggregate has been completed on nine sections.

One contractor, Oscar Daniels, completed his first year's work on Friday of last week. The engineer's report shows that about 42 per cent. of the value of the whole contract has been performed during the first year, and as the time in which the work must be completed is 42 months, a continuation of the present rate of progress should bring about the completion of this section six months or more ahead of time. The contractors are working along the whole section, with shafts at 106th, 108th, 109th, 111th, 114th, 115th and 117th streets. The excavation is completed from the south end of the section to 113th street, and the bottom concrete is in place. From 113th street north the excavation is completed for the first 100 ft. Good progress has been made in placing concrete, waterproofing and steel, and about 200 ft. of tunnel is completed and ready for backfilling. The average daily force employed is 479 men.

Good progress has also been made on other sections of the Lexington avenue subway, which is to be operated by the Interborough Rapid Transit Company. In Section No. 8, from 53d to 67th street, which is being built by the Bradley Contracting Company, the earth excavation is 27 per cent., the rock excavation 13 per cent., the total excavation 9 per cent., and the underpinning of buildings 20 per cent. completed. The headings of the lower, or express, tunnel, have been pushed north from 62d street to about the center line of 64th street. In the local track level between 64th and 66th streets the floor concrete and a part of the sidewall concrete has been placed for a distance of about 420 ft. Average number of men employed, 480.

Section No. 9, from 67th to 79th street, is being built by Patrick McGovern & Co. The contractor has completed 55 per cent. of the rock excavation, 25 per cent. of the earth excavation and 30 per cent. of the underpinning of buildings. Average daily force employed, 457 men.

Section No. 10, extending from 79th to 93d street, is under contract to the Bradley Contracting Co. The contractor has completed more than 11 per cent. of the total work. Work is going on at 79th, 84th, 87th, 89th and 90th streets. At 90th street a steam shovel for use in the tunnel is being erected. Average daily force employed, 466 men.

Section No. 11, from 93d to 106th street, is also under contract to the Bradley Contracting Co. A steam shovel for use in the tunnel is being erected at 97th street. The contractor has finished more than 23 per cent. of the total amount of the work. Average daily force about 454 men. Section No. 13, from 118th street to 129th street, is being

built by the McMullen, Snare & Triest (Inc.), to whom the contract was assigned by the Bradley Contracting Co. About 8 per cent. of the total value of the work has been completed. Average daily force, 254 men. Section No. 14, which embraces the tunnel under the Harlem River, is under contract to Arthur McMullen and Olaf Hoff. The contractors are assembling their plants preparatory to starting work.

Section No. 15, which lies in The Bronx in Mott avenue and other streets, is being built by Rogers & Hagerty, to whom the contract was assigned by the Hagerty-Drummond Company. The contractors have completed about 22 per cent. of the total value of the work. Average daily force, 523 men.

Work will soon begin on Section No. 1 of the Southern Boulevard extension of the Lexington avenue subway which joins Section No. 15 at 138th street and Alexander avenue, and runs thence through 138th street and Southern Boulevard to about 147th street. The contract has been awarded to the John F. Stevens Construction Company.

Broadway Subway.

Section No. 1, in Trinity place and Church street, from Morris street to Dey street, is under contract to Frederick L. Cranford. Work was commenced October 9. The same contractor has the contract for Section No. 1-A, in Church street, Vesey street and Broadway, from Dey street to Broadway and Park place. The contractor was given a permit to begin work on October 1.

Section No. 2, in Broadway, from Park place to Walker street, is under contract to the Degnon Contracting Company, which has already completed more than 16 per cent. of the value of the whole work. Excavation is going on between Mail and Read streets at Worth street and at White street. Average daily force, 423 men.

Section No. 2-A, which is the Canal street station on the Broadway line, is under contract to the O'Rourke Engineering & Construction Company. The contractor is erecting his working plant and doing some excavating. The by-passing of gas mains is in progress. Average daily force employed, 80 men.

"TOCKOLITH."

A Versatile Paint.

The launching of the \$6,000,000 superdreadnought "New York" at the New York Navy Yard, October 30, was of special interest to Toch Brothers, paint manufacturers, of 320 Fifth Avenue. For over two decades it has been the practice of the navy to use red lead on all ships under construction. In the building of the superdreadnought "New York" a departure was made by the use of the better paint on the steel hull below the waterline, which was painted with a foundation priming anti-corrosive coating of "Tockolith" (cement paint, patented).

Toch Brothers have been inventors and manufacturers for 64 years of new and better painting materials, and after years of practical construction tests, have been successful in having their "Tockolith" priming paint adopted for some of the greatest steel structures ever erected. Their advertisements in the Record and Guide have told of the use of "Tockolith" on the tower of the Metropolitan Life Insurance Company, on the new Pennsylvania R. R. station, on Kentucky River Highbridge, the Glacier, Alaska Bridge, and the new Architects' Building. Further proof of its adaptability for every type of metal surface, is now evidenced in its selection and use for the \$6,000,000 superdreadnought "New York." "Tockolith," the cement paint invention of Toch Brothers, is "different from all other paints," and the technical description of it in the annual publication "Red Book" of Toch Brothers is worthy of sending for.

PANAMA BUILDINGS.

Opportunities for Contractors and Materialmen—Nature of Work.

The Canal Record, which is issued by the Panama Canal Commission, reports that the Commission has awarded a contract to the United States Steel Products Company for 7,000,000 pounds of structural steelwork, to cost about \$410,000, for Panama Canal buildings.

Present contracts cover building equipment for machine shops, forge shops, steel storage sheds, paint and car shops, planing mills, foundries, coke sheds, boiler houses, roundhouses, and gashouses. Among other facilities to be provided are 1,000-foot piers for commercial use at Balboa, two wharves and one pier at Christobal, besides a mole and breakwater, to be followed by four other piers should the traffic justify such an extension. There will be a great drydock at Balboa, 1,000 feet long, capable of accommodating any vessel that could pass through the canal locks. This will be on a rock foundation built of concrete. A small drydock at Balboa will be for vessels up to 350 feet in length.

As the Government is going into the business of supplying merchant vessels with fuel, water, and other supplies, the commission, according to The Canal Record, plans to locate the main coaling plant on the Atlantic side, capable of handling and storing 200,000 tons of coal, half of which will be kept under water, where it has been found to retain its gaseous contents better. There will be a lesser coaling plant on the Pacific side at Balboa, capable of storing 100,000 tons of coal under and above water. In view of the rapid substitution of oil for coal as a marine fuel, the commission has planned to erect four steel oil tanks of 40,000 barrels capacity each.

The main repair shops for merchant vessels will be at Balboa. They will be on a large scale, covering a ground space of 525,000 square feet.

Wages in the English Building Trades.

There was recently perfected an agreement between the Manchester, Salford and District Building Trades Employers' Association and the Joint Committee of the Carpenters and Joiners of the District, touching the matter of wages and hours of work, which may interest the trade in this country.

For March to October inclusive 49½ hours are to constitute a week's work; in December and January the men shall work 41½ hours per week and the rate of wages shall be 10d. (20 cents) per hour both summer and winter.

Overtime is to commence at the times stated for leaving off work and shall be paid for at the rate of time and a quarter for the first two hours; then until 10 o'clock at time and a half, and from 10 o'clock until starting time next morning at double time. From noon until 4 o'clock on Saturdays the overtime charge will be time and a half and from 4 o'clock until starting time on Monday shall be double time.

Night gangs (made up of men who have not been employed during the day) are not to be inaugurated for less than a week and in these cases the rate of pay shall be 1s. ½d. per hour (25 cents).

In the event of a dispute it is agreed that no strike or lockout shall take place until the question has been referred to a local Joint Committee of not more than six employers and six operators. Where there is failure to agree the point of difference will be submitted to an umpire mutually agreed upon by the committee.

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Orr Co., J. C., India st. & East River, Bklyn.

Marble

Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Ceilings

Berger Mfg. Co., 11th ave. & 22d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.
Wheeling Corrugating Co., 14 Desbrosses st.

Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I.
Modern Fireproof Constr. Co., 1265 Bway.
Pomeroy Co., Inc., S. H., 427 W. 13th st.

Mortgages

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st.,
Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McLaughlin & Co., A. W., 128 Broadway.
McMahon, J. T., 188 Montague st., Bklyn.

Paint

Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting

Davidson, S., 1424 Wilkens ave.
Oliver, W. H., 104 University pl.

Plumbers

Haase, W. A., 1513 3d ave.

Pumps (Electric)

George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)

American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Archibald, Wm. H., 316 W. 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 10 E. 33d st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 796 6th ave.
Cokeley, W. A., Grand Central Term., Man.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 155 W. 14th st.
Eckerson, J. C. R., 35 W. 30th st.
Eckhardt, P. C., 693 9th ave.
Edgar, Herman L. R., 81 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Harft, Chas., 53 E. 8th st.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 27 E. 45th st.
Jackson, H. C., 1419 Wilkins ave.

Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 W. 42d st.
Lumms, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Pfomm, F. & G., 9 W. 29th st.
Polak, E., 149th st. and 3d ave.
Pollizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Rome & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smith & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varlan, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st., Bklyn.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrissey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vanko, Inc., 189 Montague st.
Welsch, S., 207 Montague st.

(Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.

Real Estate Operators.

Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 W. 42d st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Wis.
Himmelberger-Harrison Lumber Co., Cape
Girardeau, Mo.
Lame-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F.
St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)

Dodge Co., F. W., 11 East 24th st.

Rock Blasting

John Coombs, 253 W. 126th st.

Slate

Johnson, E. J., 38 Park Row.

Stone Renovating

Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Trucking

Atlanta Contracting Co., 230 E. 42d st.

Vacuum Cleaners

Santo Electric Appliance Co., Inc., 168 Mad-
ison ave.

Vault Lights

Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st.,
Brooklyn.

Waterproofing

Obelisk Waterproofing, 1 Madison ave.

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. (f) 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.

- NOV.
2 Agid, Saml & Sale—J J Williams.312.90
2 Albert, Louis J—H Feder.225.81
2 Amador, Estevan—Sprague Natl Bank 1,642.75
4 Applebaum, Frank—N Y Tel Co.28.87
4 Abramovitz, Isadore—N Y Butchers Dressed Meat Co.78.12
6 Aronson, Harry—L Greenberg.153.40
6 Anderson, Alex—Hagan & Di Genno.167.72
6 Alexander, Henry P—Schwartz Trunk & Leather Goods Co.61.25
7 Ackerman, Julius—M H Rogers.18.70
7 Albano, Chas J & Nicholas E Aleggetti—N Y Tel Co.14.06
7 Adams, Walter C—H Gillhaus.1,097.24
8 Anguille, Luigi—Frevert Machine Co.431.86
8 Amlin, Geo—Cohen Bros.69.36
8 Ackley, Jno A—M S Verlowitz.108.41
2 Bunt, Jas F trste—C O'Brien et al.106.15
2 Beittler, Harry—S Schleifer.109.13
2 Berman, Saml—I Gottlieb.249.41
2 Berwin, Martin—W Seckel.78.53
4 Beck, Max—J Finn.32.92
4 Bishop, Geo D—Johnson & Oswald Co.78.09
4 Burnstein, Julius—L Tolk.432.57
4 Briola, Reodora—R Briola.229.03
4 Beveridge, Alvin—H George.4.41
4 Babcock, Martin B—L Sitzer.30.95
4 Beroldinger, Stanley M—P Caplan.183.31
4 Bruncke, Helen & Alma Sobe—United Electric Light & Power Co.65.73
6 Browne, Jay F—W E Coleman.101.53
6 Bream, Saml—M Davidson.67.11
6 Blinder, Abr, Basile D Dugundi & Limited Security Co—A Feldman.113.16
6 Barsy, Jos or Josef Barsy, Michl Goldberger & Morris Reinfeld—E Freund et al.69.41
6 Breck, Frank G—N Y Tel Co.32.09
6 Basmajian, Vavan—same.47.47
6 Burnside, Vincent W—same.49.14
6 Brothers, Wm F—same.35.30
6 Block, Wm—J S Emerman.232.15
6 Brogan, Norah—N Y Tel Co.20.65
6 Baehr, Herman G—G M White.22.41
6 Bell, Nellie—B Valverde.38.41
6 Boehmer, Fredk L—A Berliner et al.107.51
6 Brower, Burton—H W Murray.139.74
6 Burstein, Julius—M Zimmerman Co.166.85
7 Bach, Albin*, Richd Barthel* & Frank Keller—E J Rieser.326.81
7 Bounin, Jacque—Oppenheim, Collins Co, Brooklyn.67.69
7 Bloom, Abe—B C Samuels et al.123.26
7 Barton, Catharine—H Barton.153.38
7 Budmütz, Jos—J T Stanley.12.62
7 Bausch, Chas L—Jno Eichler Brewing Co.142.22
7 Burstein, Julius & Esther—A Klorman.218.36
7 Baum, Max C—Mutual Life Ins Co.783.19
8 Bach, Eliz—N Y Tel Co.15.71
8 Bienenfeld, Henry L—same.20.61
8 Becker, Louis, Alfred Mohr & Fredk Duryea—same.24.05
8 Benesch, Adolph S & Elias J Beach—same.138.86
8 Bendix, Lica M—same.20.91
8 Baldwin, Geo E—H A Myers.200.06
8 Brettell, Frank—W Hauser.279.23
8 Brown, Wolstan R—I L Hill.60.55
8 Benjamins, Israel—H S Thompson.18.65
8 Brodzky, Saml—S Weintraub.98.61
8 Baer, Curt & Alb—F Mayer.69.81
8 Brodzky, Saml—S Weintraub.198.17
8 Blocksidge, Jas Jr—Robt Graves Co.343.06
8 Brooks, Louis—Morgan's Louisiana & Texas R R & S S Co.68.52
8 Bickert, Gustave A—German Exchange Bank.340.28
8 Bright, Alberta admtrix—Columbus Garage & Motor Co.119.70
8 Corties, Edw E—J Maas.37.76
2 Croaley, Mary—Schwarzchild & Sulz Cukor, Bela—Trades Advertising Agency.253.74
4 Couranbas, Stavros—E W Dunstan Co.46.31
4 Carroll, Jos J admr—NY, N H & H R R Co.108.72
4 Crane, Irving M—J E Rehahn et al.112.91
4 Cowdery, Henry S—R Cowdery.38.37
4 Cushine, Alex—M E Reed.75.64
4 Connee, Geo W—N Y Tel Co.32.68
4 Chapin, Polly M—H Dreyfuss.134.59
6 Cohen, Ella—N Y Tel Co.19.67
6 Cohen, Henry J—same.22.01
6 Corrao, Francis L—Royal Typewriter Co.60.41

- 6 Cobb, Louise L—A Murray.129.71
6 Charlotte, Irving H—I Kaplan.40.11
6 Collins, Chas W—Northern Bank of N Y.5,353.65
6 Cohen, Saml—M R Fooks.149.90
6 Cohen, Jos—L A Scharlach et al.34.68
6 Cahn, Wm H—H C Jenkel.215.56
7 Cameron, Bruce—W M Dunning.120.22
7 Clark, Frank—Adolph Prince Co.101.29
7 Clasen, Max & B Sinke—People, &c.25.00
7 Cibone, Francisco—Hudson Woodworking Co.217.72
7 Cohen, Abr—A Sotzky.126.68
7 Casamassima, Giuseppe—S Callan.10,131.88
7 Cahn, Abr & Louis Silberberg—Security Bank of N Y.86.30
7 Chaleff, Abr, Andrew L Benel & Louis Karnow—J Crommette.4.37
8 Cooper, Chas L—N Y Tel Co.30.07
8 Chutjian, Haig P—same.17.87
8 Conway, Jos E—same.39.77
8 Cooper, Harry—E R Winslow.131.30
8 Conovich, Theodore—I Horowitz.69.80
8 Collins, Edw—C W Church Jr.543.87
8 Capozzi, Jos—C D Barry et al.61.07
8 Crosby, T Gresham—J F Wessman.240.27
8 Cohen, Marris & Harry Swimmer—S Abramowitz.99.84
8 Charlton, Robt H—Lawyers Title Ins & Trust Co.11.29
8 Cinfecu, Theodore or Gatons—D Cinfecu.414.28
8 Crane, Frank W—T M Stewart.17.41
8 Cohen, Jacob—Hydraulic Press Brick Co.501.31
8 Capen, Joshua—Rogers Peet Co.34.67
8 Collins, Jos—David Killoch Co.129.69
8 Cowley, Edw A—C A Russell.185.71
8 Caccia, Richd & Louise—N Guttman.25.75
8 Chew, Jos J—B H Ettleson et al.540.38
8 Connelly, Jas & Martin—M L Lefler et al.506.72
8 Cohen, Simon—Lord & Taylor.20.16
8 Cochran, Eva S, Alexander S & Wm F Jr, exrs & c—J L Parsons.245.80
8 same—C T Dawes.90.00
8 same—J Hoyer et al.97.55
2 Devoe, Danl J—Senner & Kaplan Co.539.41
2 Dipeece, Jos gdn—A Luchow.138.18
2 Dipeece, Jos—same.138.18
4 Donovan, Clement C—Fredk R Gerry Co.241.47
4 Denn, Emma—A Simons.146.71
4 Davidson, Herbert E—C A Lane et al.983.16
4 Darrah, Mary E Gardner—Artistic Knit Goods Co.59.72
4 De Villers, Yves—H Skillen trste.189.52
6 Dessauer, Monroe G—J Fischer.240.58
6 D'Angelo, Antonio—R F Knochenhauer.46.92
6 Diechmann, Otto D—City N Y.53.73
7 Dudley, Morris B—A M Dinner.199.41
8 De Carlo, Felina—N Y Tel Co.15.44
8 Doomb, Louis—O Mandel.95.77
8 Dillon, Isidore—E Regensburg & Sons.36.66
8 Doscher, Geo—Vhapman Valve Mfg Co.61.67
8 Donohue, Felix—M Hasbrouck et al.530.91
8 Decker, Stella O—City of N Y.123.95
8 Duhan, Morris—M Baer et al.45.41
8 Dalberg, Melvin H—M Steinbrink.161.90
8 De Simone, Michele & Ajello—N Mazza et al.302.88
2 Ellis, Robt G—J Maas.151.62
6 Erskine, Geo E—N Y Tel Co.14.25
6 Edelstein, Jos & Boris Thomasesky—C Rafalo et al.2,431.63
6 Einstoss, Sigmund—W Held.1,593.78
6 Earley, Martin J—Assets Liquidation.9,206.96
7 Edelstein, Harry—J Elman.39.65
8 Edelstein, Jos & Saml Tannenbaum—N Y Tel Co.22.83
8 Egan, Thos D—J J Smith.24.72
8 Eichner, Nathan—M Livingston et al.33.71
2 Ferris, Wm L—Jos Menchen Electrical Co.138.31
2 Parkas, Louis & Martin Garone—State Bank.164.95
4 Frankel, Israel—G Falk.3,446.24
4 Feige, Adolph E Jr—N Y Tel Co.27.57
4 Fogler, Arthur H—S L Pakas.136.69
4 Fidelman, Morris—Francis H Leggett & Co.42.30
4 Finn, Jno—Hazard Mfg Co.1,007.28
4 Feigenbloom, Sol—M Davidson.68.56
6 Failen, Mary J—N Y Tel Co.23.55
6 Frick, Chas Jr—same.16.89
6 Feinberg, Morris—same.22.54
6 Frankenstynne, Saml S—D M Kahn & Co.49.65
6 Friedsam, Sieghard—N Y Tel Co.16.54
6 Feldman, Alador & A Feldman Constn Co—A Pardi Tile Co.804.43
6 Faulkner, Jas—H M Childs.102.10
6 Firestone, Chas—F Winter.268.90
6 Feinsteinst, Abr—M L V Shepard.216.35
6 Freeland, Werner J—Axel A Wester.247.15
6 Feldman, Abr—W S Mack et al.242.79
7 Fisher, Hyman & Max—G Scher.87.53
7 Furness, Edith E—R J Young.118.25
7 Furness, Edith E—S S & L Shubert Inc et al.128.68
7 Fleck, Chas—W D Faris.63.41
7 Fohrer, Nettie—M Bitsick.406.73
7 Forrester, Jas—O E Abraham et al.290.46
7 Fisher, Chas D—H Finkelstein.65.41
8 Fahle, Ludwig—M J Fleischman.784.37

- 8 Fields, Mary—same.32.97
8 Fleunlacher, Lewis W—Mutual Life Ins Co of N Y.247.35
8 Follette, Fredk—W H Harrington.47.16
8 Fox, Arthur F & A F Fox & Co—International Motor Co.1,164.40
4 Goldenblum, Morris—L W Taylor.354.41
4 Goldsmith, Jos—Security Mtg Co.208.53
4 Granat, Arthur—N Y Edison Co.16.07
4 Goodman, Herman—N Y Edison Co.16.98
4 Gardner, Geo B—M Tahl et al.278.32
4 Gorzelski, Wm or Wm Goyelski—G P Leggett.814.05
4 Garrison, Jas B—M H Petigor.152.26
4 Ginther, Morris—R Passavant et al.1,117.96
6 Gyves, Margt A—N Y Tel Co.14.51
6 Glasman, Benj & Hyman Edelstein—I Witkind.66.22
6 Gross, Edw—Van Zandt, Jacobs & Co.77.06
6 Gridley, Wm T—Nat Surety Co.184.84
6 Goldberg, Wm—W R Ellison et al.118.91
6 Goodell, Nettie H—J Abramowitz.59.91
6 Green, Louis A—Am Newspaper Pub Ass'n.52.45
7 Gentile, Frank—D V Harrison et al.63.65
7 Giesener, Wm—J F McDonough.12.60
7 Gerardi, Danl—Lion Brewery of N Y.17.97
7 Goodyear, Walter—M E Lange.122.70
7 Goldsmith, Israel & Meyer Golub—J Asch.89.65
7 Gluzas, Nicholas—J Lewis.81.65
7 Gardner, Geo B—Steinhardt Bros & Co.108.50
7 Grant, Abr & Hyman Bloom—Security Bank of N Y.71.54
7 Gorman, Wm T—De Laval Separator Co.514.44
7 Goodman, Barnett—E Loewy.20.35
7 Gustin, Joe—O Kirsch.85.02
7 Gallatovitz, Raymond—T Costiglio.296.58
8 Gotthold, Lazarus—N Y Tel Co.34.78
8 Gardinale, Giovanni—City of N Y.116.35
8 Gurfein, Jos—same.14.95
8 Goldring, Albt & Hyman Schitzer—same.25.23
8 Gurefsky, Louis—A Radkin.107.99
8 Goldberg, David—H Muller.35.76
8 Giordano, Geo—C Appel.88.13
8 Goldstone, Barnet—D Weintraub.131.01
8 Gold, Conrad R—A Berth.45.50
8 Goldman, Sydney—R E Rothschild.3,593.00
8 Gershenfeld, Louis—S Kahn.40.65
8 Gough, Ellen, admtrix—City of N Y.108.35
8 Gray, Geo—J J Thomson.21.91
2 Heymann, Arthur—A S Reiman.1,195.61
2 Hazard, Elmer—S McCormick.1,129.78
4 Holland, Thos A—F Dales.207.92
4 Hurwitz, Wm W—L Hatch et al.1,918.56
4 Hutner, Harry, Harry Shiller & Max Strauss—B L Rothstein.107.39
4 Henninger, Albt—J Miller.69.41
4 Horenstein, Adolph—J Finn.34.72
4 Houck, Leo—Murray Hill Baths.22.17
6 Haywood, Alfd J—N Y Tel Co.25.71
6 Huck, Geo—Sanitary Metal Tile Co.135.19
6 same—same.108.90; 209.29
6 Harding, Lillian M—N Y Tel Co.63.12
6 Hoog, Jas A—same.33.34
6 Hamilton, Wm H—same.23.12
6 Hanophy, Jas R & Susan A Devoe—Saml Rulfs Sons Co.155.03
6 Heinze, Ruth Noyes—J Mayer.90.50
6 Heinze, Ada Louise—same.90.50
6 Hendrickson, Earle—W R Ellison et al.159.88
6 Herbert, Alfd—L Brettschneider.1,343.88
6 Hirsch, Herman R—People, &c.100.00
7 Hollander, Ike & Sol Pariser—S Kaplan et al.503.81
7 same—same.506.26
7 Hill, Arthur K—A Schnaider.53.74
7 Hendrick, Chas—A Murphy.27.50
7 Hano, Jacob L—L F Domerich et al.924.41
7 Hyman, Carl & Beatrice Tunick—People, &c.1,000.00
8 Hendler, Morris—M Mann et al.86.25
8 Holzer, Frank—T Terry.32.41
8 Hartwell, Leon H—M Millet.36.17
8 Hutchinson, Jas P—W G Kyle.175.00
8 Horkimer, Sigmund—N Y Tel Co.72.85
8 Harer, Wm E—E D Dewep et al.78.90
8 Hand, Terry—Lewis Meyer Co.94.55
8 Hirschhorn, Abr—N Y Tel Co.19.91
8 Henning, Andw B—same.16.87
8 Hauptmeyer, Bernard—same.13.74
8 Haskell, Edw E—same.34.88
8 Hollander, Edw—C I Hudson et al.424.71
8 Haff, Theodore A & Almira V Sprinkel Haff—J W Butler.366.79
8 Henry, Wm K—A J Prigge.66.11
8 Harby, Marz E—F B Wilson et al.139.10
8 Hering, Geo T—Carl H Schultz.182.25
8 Hollander, Saml J—U S Phonograph Co.122.39
8 Heinsohn, Ernest D W & Richd—Sargent & Co.183.64
7 Isman, Felix—Provident Life & Trust Co of Philadelphia.130,912.06
8 Israel, Fannie—Eagle Taxi Cab Co.73.80
8 Iskigam, Paul S—Robeson Cutlery Co.127.95

2 Julian, Max—P G Boyle et al.	107.60	6 Moffat, Geo D—same	21.82	4 Reynolds, Thos L—Longacre Motor Co.	62.21
2 Jerchow, Abr—I Moskowitz	291.77	6 Migliacelo, Edw—same	31.46	4 Russell, Cath & Jno—J Gonzales	96.90
4 Jacoby, Rose—M Delman et al.	costs, 22.15	6 McClatchey, Thos G—same	32.74	4 Rosenstein, Jos H as Pres—N Y Tel Co.	27.75
4 Jan, Sol—Arkwright Dry Goods Co	75.82	6 Monroe, Madge—same	25.46	6 Rider, Hobert E—38th St Board & Horse Hire Stables Inc	464.40
4 Jenciek, Andw—N Y Tel Co	18.96	6 Monroy, Jenny—same	51.24	6 Rehfeld, Morris—E Freund et al.	69.41
6 Jacobs, Morris—N Y Tel Co	17.50	6 Mester, Chas Henry—M A Hayes et al	costs, 108.98	6 Reissmann, Hermann—G Schlenker Jr	165.00
6 Jacobs, Jerome C—Jno Wanamaker, N Y	456.62	6 Magaldi, Emil—Beith & Reilly	44.45	6 Rumbold, Geo W & Geo Walter—Wm Muller & Son	105.62
6 Johnston, W Scott—Bruns Automobile Co	103.28	6 Marr, Jno A—E A Goolnick	costs, 12.67	6 Ressler, Louis—L Fleshner	94.15
6 Jacobson, David & Sam Fishman—J Bernstein	133.50	6 Miller, Sampson I—W C Jones	22.19	6 Ringgold, Wm H—Century Electric Co	102.86
6 Johnson, Chas—L Wikstrom	506.68	6 Morris, Isabel—Coulton Dry Goods Co	72.61	6 same—Robbins & Myers Co	113.01
6 Jaker, Mendel—L Wiesner	142.12	6 McNally, Anna—G T Conti	1,053.89	6 Ryan, Edw W—N Y Tel Co	35.57
6 Johnson, John—C Hofferperth	258.58	6 Migdell, Max—P M Friedlander et al	71.70	6 Rostal, Jas—same	59.51
7 Jackson, Clarence S—N Y Tel Co	32.58	6 Miles, Wm—W Solomon	830.58	6 Reichman, Morris—same	37.85
7 Jacobs, Christian—Herringbone Metal Lath Co	274.32	6 Mahamkin, Marcus—N Y Tel Co	42.77	6 Rosenberg, Saml S—same	13.70
8 Johnson, Chester B—N Y Tel Co	30.30	6 McCorkel, Robt C—G H Donahue	101.45	6 Rosenmuff, Saml—same	29.25
8 Jarashaw, Israel L—Henry Bosch Co	156.31	6 Moneypenny, Robt B & Carsten E Platt—Searsdale Estates	259.94	6 Rosenthal, Milton—same	117.69
8 Jacobson, Israel & Chas Klugman—L Greenberg	46.90	6 Musinsky, Albt—R D Ravitch	costs, 108.18	6 Reddy, Patk—Getler Sand Co	144.31
2 Kinney, Wm G—M Weltman	269.88	7 Marvin, Chester—J T Stanley	38.99	7 Rosenberg, Saml—C Jacobs et al	247.71
2 Kirby, Irving M—H Choucherie	124.50	7 Mitchell, Jno J & Wm P—H P Read Lead Works	326.58	7 Ratner, Louis—Hudson Wrecking & Lumber Co	740.34
2 Long Island RR Co—C S Rosenfeld	1,217.49	7 Morris, John P—Murray	486.31	8 Rudolph, Sam—McElroy Co	145.58
4 Kuhner, Hermine—Jas McCreery & Co	118.82	7 same—same	418.17	8 Reiness, Rose—J Sable et al	25.39
4 Kelly, Robt S—J Dieckmann	31.81	7 Martin, Geo—Neal & Brinker Co	234.50	8 Rarkin, Peter—Southern Pacific Co	78.65
4 Kreisberg, Aaron—N Y Edison Co	21.38	7 Miller, Saml A—J Neiman	124.16	8 Rosenthal, Harry—A Glasgow et al	52.41
4 Klein, Lydia—N Y Edison Co	9.66	7 Maratsky, Louis—A Suderov	214.93	8 Rosenfield, Chas & Jos—S Pressner et al	135.36
4 Kohn, Sigmund W—J Kohn	costs, 117.85	7 Mark, Marcus—H Freedman	34.65	8 Redding, Wm F—Rudolph Wurlitzer Co	114.10
4 Kirchner, Annie—D Shapiro	159.82	8 Muller, Nine—M M Henning	60.60	2 Rasky, Irving & Abr—O L Goldsmith et al	435.76
4 Kerner, J E—O Corrican	59.66	8 Miller, Richd T—N Y Tel Co	95.81	8 Richmond, Herbt—E W Cushing et al	29.41
6 Klein, Emil—N Y Tel Co	14.38	8 Mora, Alvaro J—same	21.68	8 Repp, Geo & Edw—F A Godfrey et al	84.41
6 Krantz, Michl—same	33.36	8 Mahler, Adolph—same	18.19	2 Spaulding, Benj D—Madeira-Mamiore Railway Co	costs, 108.00
6 Kuntz, Jno—Conron Bros	**23	8 Madison, Winfield S—same	47.98	2 Snyder, Philip—Robt Griffen Co	156.33
6 Kelly, Hugh—Thos J Plunket's Sons	116.06	8 Marx, Eva J & Sidney J—E K Upham	940.36	2 Schlesinger, Chas—State Bank	377.23
6 Kroncke, Chas—E Z Kramer	169.31	8 Muir, Jos—Bartolideus Star Iron Wks	297.90	4 Saiewitz, Nathan & Frank Kramer—H Kramer et al	192.76
6 Kreltetter, Leon—Northern Nat Bank	691.00	8 Mucci, Jos—F Bianco	370.91	4 Strauss, Louis—A Doinberger et al	196.15
7 Kelly, Thos—Cafe Cigar Co	32.90	8 Murphy, Wm B & Hallock C Alvord—Geo W Fabr, Inc	450.99	4 Splint, Fredk W—C C Marsh et al	628.78
7 Keller, Frank—E J Rieser	326.81	8 Minuth, Anita H—Acker, Merrall & Condit Co	142.93	4 Schwartz, Joe or Jos—N Fleauman	134.65
7 Knudson, Henry M—I Ackerman	10.91	8 Markowitz, Dora, gdn—S Taub	costs, 38.23	4 Siegel, Lewis—Emerman & Baumohl Co	652.73
7 Keller, Augustus R—A M Crombie	costs, 108.80	8 Meltzer, Isaac—C Schein et al	50.96	4 Silverman, Saml—Yorkville Coal Co	173.65
8 Keys, Wm R—N Y Tel Co	42.73	8 Meinch, Wm C—A W Herbst	costs, 12.41	4 Steinhaus, Stanley M—F Caplan	183.31
8 Kovner, Joel—same	92.28	8 Martin, Wm—Neal & Brinker Co	51.28	4 Schachter, Hyman—Francis H Leggett Co	29.00
8 Kriegl, Chuna, Chas* & David*—L Goldner	45.99	8 Millward, Geo B—J H St John	27.91	4 Sportaro, Emanuel—T Hammer	4,633.86
8 Kummers, Emil Jr—E B Latham & Co	383.70	8 Molina, Wigo H or Danl H & Jose or Jos—J Delmonte	47.53	4 Strauss, Leo—G Citron	costs, 119.98
8 Knopf, Hyman—H S Jacobs	49.65	4 Newman, Jacob—Frank Endel & Peles	245.57	4 Spielberg, Bernard—C J Brody	134.10
8 Koffler, Simon S—H Katz	144.47	4 Newman, Leibowitz—F H Horenburger et al	34.41	4 Sheppard, Frank H—N Y Edison Co	10.19
8 Krager, Fred—A Berliner et al	111.88	6 Nelson, Elisha W—same	14.59	4 Steinberg, Jos—P Mahl	83.85
8 Kropp, Chas—M Yuells	32.67	6 National Film Distributing Co—same	179.18	4 Sibley, Homer W—N Y Tel Co	26.58
2 Livingston, Emanuel J—German Exchange Bank	153.01	6 Ney, Edw—H M Lloyd et al	296.54	4 Stearns, Kent K—N Y Tel Co	26.32
2 Lindsley, Van Sinderen—G S Monk	140.00	6 Newman, Morris—F Gens	123.50	4 Shea, Margt S—N Y Tel Co	14.47
2 Lindsley, Isabella Fanshawe—R Finley	130.01	6 Neilson, Renold—C A Corbin et al	46.24	4 Shappiro, Phillip—R H Ingersoll as Pres	45.33
2 Same—C Brady	138.11	7 Nicosia, Jno & Phillip—F C Lindel Co	82.41	4 Springs, Richd A & Wm D Martin & Eli B Springs—Hanover Natl Bank, City of N Y	costs, 87.63
2 Levy, Nathan—Saml Phillipson & Co	356.61	7 Nykerk, Jos—P Silverman	116.59	4 Sugarman, Harry L—N Y Tel Co	16.46
2 Liebow, Saml E—J Grossman	24.73	7 Nahamkin, Marcus—N Y Tel Co	42.77	4 Schwarz, Adolph M—Wood & Brooks Co	costs, 107.83
4 Livelli, Dominick J—S W Johnson, Pres	351.64	8 Nordstrom, Jno M—Porter Patterson & Co	101.64	4 Scoville, Jno H—Mutual Mining Co	costs, 145.32
4 Levine, Harry—M Levine et al	214.78	8 Nelson, Harrr—M—H Mueller Mfg Co	815.09	6 Shappiro, Phillip—F M Prindle	48.05
6 Levetan, Jos—S Dropkin	208.15	8 Nikolaus, Jno—D Bloom	129.39	6 Shanks, Lynn H—W H Moorhead	541.31
6 Lipsky, Eittle—E Schechter	91.15	8 Netschert, Frank—S I Hartman et al	887.29	6 Strager, Max or Marcus Strager—Heinrich Bros	77.50
6 Lovinger, Fritz—J Edelstein	23.85	2 Ostroff, Jos—A Satzman	99.41	6 Schanne, Chas D—M Beringer	195.83
6 Levine, Julius H—Nassau Finance Co	6,677.58	2 Orbach, Mathilde—W A Hayes	costs, 108.13	6 Schandheim, Eugene—H H Babcock Co	838.63
6 Loewus, Sani S—J Frank et al	69.66	4 O'Neill, Mary T—A S Prote admr.	396.83	6 Schreiber, David—M Schwarz et al	54.61
7 Lissner, Mortimer J—O R Thielhart	142.33	6 O'Connell, Wm—G W Linch, recr	67.88	6 Sahler, Clarence A & Mary V—P Haebler	5,884.81
7 Luce, Henry De W—Equitable Trust Co of N Y	114.91	6 Oliveri, Giovanna—Gibson Drug Co	93.61	6 Siegel, Celia—R A Sutherland	265.71
7 Lewitus, Rudolph & Eugene M Tra- vennis—People, &c	100.00	8 O'Reilly, Thos J—F H O'Reilly	2,600.00	6 Shapiro, Louis—A Herz	1,581.24
7 Lennon, Peter—Jacob Hoffman Brew- ing Co	3,561.44	8 Oernberg, Henry—City of N Y	262.00	6 Schonberg, Albt H—Brooklyn Daily Eagle	28.38
7 Lockwood, Chas J—Curtis & Co	162.05	8 O'Neill, Francis—J F Klipp	42.05	6 Shakeen, Assy—M L Ernst et al	470.02
7 Lockwood, Richd H & Kate M—Ivy Court Realty Co	404.41	8 Olkers, C F—E R Breck	117.95	6 Streicher, David—M Schwartz et al	54.61
7 Levy, Meyer—I Heisman et al	300.10	8 O'Brien, Harry F—Carl H Schultz	97.49	6 Shattuck, Verne R—C Rubinger	144.26
7 Leonhardt, Anthony V—L W Sweet & Co	87.56	2 Pollak, Ignatz—G Ginnerich et al	330.98	6 Shatt, Jos—A N Greminger	26.05
8 Littauer, Nathan C—N Y Tel Co	22.27	2 Peckham, Wm H—H A Weatherbee et al, trstes	321.48	6 Silverberg, Otto—M Rosenberg et al	686.53
8 Lerner, Selina—same	28.34	4 Purdy, Clarence B—A J McCarthy	49.48	6 Standard Stores Co—La Resista Cor- set Co	281.05
8 Leier, Geo—same	19.22	4 Pierson, Nita—J T Davies	167.19	6 Spitz, Eugene—J Oehlein	329.28
8 Levin, Jos—same	24.92	4 Purdy, Sarah E as extrx of Alfred Carr—Richfield Commercial & Sav- ings Bank	costs, 98.03	6 Steinberg, Temer—N Levy & Son	170.91
8 Levine, Louis, David Beisgeler & Har- ry Raphael—N Y Tel Co	32.47	4 Pickelman, Sebastian—W D McNulty	612.74	6 Solinsky, Moe—Louise & Co	225.41
8 Lefkowitz, Saml—M Mann et al	103.98	4 Pinkiert, Herman—H E Pinkiert	320.00	7 Scott, Wm A—Saks & Co	366.69
8 Lennon, Peter—Max Stiner & Co	537.27	4 Pihney, Windham—H J Schmeltz, admr	9,354.05	7 Shumway, Chas W—I H Blanchard	440.41
8 Levv, Abr—M J Meyer	3,208.03	4 Purdy, Sarah E extrx—Richfield Com- mercial & Savgs Bank	98.03	7 Snyder, Wm L—North River Lumber Co	81.17
8 Laster, Saml—Stanton Lumber Co	81.45	6 Pullman, Jack or Jacques—C H Leh- man	64.67	7 Schmitt, Jacob—F Klein	costs, 58.93
8 Lupo, Antonio & Compo Column Co —Climax Co of Lowell	393.80	6 Pflzer, Chas—Bronx Nat Bank, City N Y	2,761.73	7 Spranz, Leopold & Otto S Wyler—H Senner	1,036.95
8 Levy, Everett A—G W Rector et al	171.36	7 Posner, Harry—N Y Tel Co	21.09	7 Schusterman, Joe or Jos—R Tronfeld	29.65
8 Lyons, Nellie T—Brantwood Realty Co	268.40	7 Popper, Jacob—same	15.89	7 Stern, Anna—N Y Tel Co	23.02
8 Link, Geo L—C H West et al	206.16	7 Patlar, Louis—same	20.53	7 Smith, Amelia H—same	28.13
8 Leader, Phillip—G Trachtenberg	36.85	7 Pateleakis, Christo—N Y Tel Co	23.13	7 Silverman, Carl—same	23.32
8 Leichtentritt, Phillip & Jno Mandel- baum—P Isson	60.75	7 Probst, Minnie—J Hirsch Co	76.62	7 Shayne, Edith—same	24.16
2 Maloney, Cath—D Kahn	17.49	7 Platonia, Giovanni—Hudson Wood- working Co	119.72	7 Stegman, Saml & Emanuel—same	19.65
2 Morton, Josephine & Moses Weltz— People of the State of N Y	300.00	8 Page, Chas E—J S Melcher	88.40	7 Scott, Geo G—same	19.04
2 Martorella, Romeo—Jacob Hoffman Brewing Co	329.22	8 Piccirillo, Raffaele—A Capaldo	2,782.93	7 Schleffelin, Lucy O—same	19.78
2 Muller, Sampson I—A Lederer	178.01	8 Pyle, Sol A—M Peltrowitz	520.03	7 Sherman, Marcus—same	17.31
2 McDonough, Jos—B Crausman	118.50	8 Pell, Mary H—J Hill	60.55	7 Strep, Michl—same	22.31
2 Meyrowitz, Herman—Hammel, Rig- lander & Co	857.75	8 Pilson, Jos H—E R Reiss	232.68	7 Shandley, Jno C—A Beith et al	72.15
2 Morgan, Geo—City of N Y	costs, 104.55	8 Penna, Rocco—Lion Brewery of N Y	78.72	7 Silverstein, Leon—N Y Tel Co	29.77
4 Messinger, Archie—Saml Schneidel- man Co	73.46	8 Pillitteri, John or Giovanni Peloto— M Pillitteri	costs, 32.78	7 Schwerin, J Edw—A Rosenfeld	2,537.40
4 May, Wm A—D C Buehler	349.00	8 Pappadokos, Geo J or Geo Pappas— T P Karampas	571.52	7 Schwenkin, Wm M—R Whyte	42.65
4 Manning, Alfred W & Henry—United Electric Light & Power Co	257.10	8 Pye, John E—H Kaufman	200.00	8 Stark, Ferd & G Clinton Bell—J Mil- bank	529.28
4 Madonna, Peter—N Y Edison Co	11.43	8 Perdue, Jos F—J L Anderso et al	13.54	8 Smart, Wm J—Record & Guide Co	69.61
4 McGuire, Anna—N Y Edison Co	31.38	8 Ruffin, Saml—W H Smith	316.81	8 Schneider, Saul—H B Clafin Co	157.96
4 Markowitz, Morris—M Strelch	354.38	2 Rivesman, Bessie & Marz—Roff Un- derwear Co	218.07	8 Silk, John—Morgans Louisiana Texas R R & S Co	costs, 78.52
4 Markowitz, Morris—L Strelch	50.00	4 Renz, Adam—Atlas Portland Cement Co	364.25	8 Stockert, Max—Piel Bros	125.71
4 McKenna, Margt—W J Reilly	266.08	4 Rosenfeld, Chas—Francis H Leggett & Co	81.66	8 Schoen, Morris—E Altman	47.50
4 Mayer, Israel—N Y Tel Co	25.32	4 Rothenberg, Bruno C—Goodwin & Kintz Co	142.59	8 Sproul, Eliz—J A Smith et al	162.77
4 Morrill, May O—N Y Tel Co	44.97	2 Reynolds, Thos L—N F Winhart	718.33	8 Smith, Bertha—A Berliner et al	48.56
4 Miller, Gerald M—G W Loft	316.91	2 Rowoldt, Louis—Independent Adver- tising Co	33.19		
4 Moore, Anna—N Y Tel Co	20.62				
6 Moorman, Irene L—same	32.91				

8	Shakin, Saml—H Lichtenstein	89.86
8	Spinarelle, Tony—F A Godfrey et al	42.57
8	Spies, Augustus—L C Bobbink et al	165.92
8	Skannel, Elbert—A Battey	1,595.01
8	Smith, Graham—J Lipman	261.17
8	Scott, Gordon J—S Watts	62.01
8	Singer, Alex—General Provision Co	1,102.22
8	Schoen, Herman—E R Freck	312.65
8	Spies, Rosa—Sam S Shubert Book- ing Agency	119.36
8	Swenson, John—C R Trojan et al	17.31
8	Selkirk, Wm H—E B Dunn	74.84
8	Sonne, Maurice—Leon Sable Realty Co	117.54
8	Shea, Dennis F—H F Gundrum Co	395.37
8	Sheedy, Michl R—D J Casey	312.67
8	Stark, Chas—P Reinberg	145.75
6	Thiese, Mortimer M—Royal Type- writer Co	28.41
6	Turner, Oscar Adams—W L Fleming	499.00
6	Thyll, Arta—Gleason Mfg Co	42.82
6	Thos Pepper Constn Co—Swift & Co	34.23
7	Tropauer, Morris J—N Y Tel Co	18.17
7	Thorman, Morris—same	18.75
7	Tighe, Wm J—same	39.86
7	Tiplin, Jos J—same	37.39
7	Tatsapaugh, Pauline J—same	20.96
7	Thompson, Albt & Victor Frohling— J Coffey	354.65
8	Teney, Jas T—N Y Tel Co	26.31
8	Toormino, Jos—Peoples Surety Co of N Y	67.03
8	Thayer, Carrie C—Conti Inc	87.78
8	Tolk, Moritz—Oriental Fireproof Sash & Door Co	140.65
8	Torbert, Edw A—A L Silberstein	519.31
8	Unger, Pincus—L Sailer	860.18
2	Vogel, Wm J—B Fischer & Co	121.47
4	Van Ee, Jno C Kemp—C E Quincey et al	21,379.66
6	Vaughan, Wm J—E F Zaden	162.90
6	Velsor, Walter—C C Perpall	66.40
7	Van Bayer, Rudolph C—M Seidman	103.25
8	Vail, Geo R—J K Humason	287.34
8	Van Slingerland Nellie B—A C Fair- man	172.66
8	Virzi, Andw—Eldred & Haley	257.08
2	Wagner, Lizzie—People of the State of N Y	300.00
2	Wilson, Will R—Hudson Trust Co	359.71
2	Woods, Patk—David Stephenson Brewing Co	89.68
2	Wiggins, Sara, Norman E Wiggins & Frank E Gollier—Wiggins & Co	144.78
4	Waltzer, Abr—A M Cropper	788.10
4	Wolf, Sol—Security Mfg Co	253.81
4	Wilner, Nathan—S Feldbaum	342.15
4	Walbrich or Wolbrich, Henry—N Y Edison Co	16.48
4	Wichers, Adolph—M Sokoloff & Son	62.53
4	Werner, Ruth—N Y Tel Co	35.64
4	Walcer, Harry—E Neufeld et al	67.88
6	Weninger, Jno P—K D Parmentier	7,703.64
6	Whitehouse, Jno N—J De Sola Mendes	119.41
6	Wise, Mark R—Van Zandt, Jacobs & Co	19.05
6	White, Abr—Y Mural	72,374.09
7	Weinburgh, Max—Leisher & Lathrop Inc	165.84
7	Wittman, John J—N Y Tel Co	22.63
7	Wenderhold, Wm—American Lumber- man	664.73
7	Wattenberg, Ferd A—Equitable Trust Co of N Y	1,099.55
7	Werner, Arthur—S Tucker	35.67
8	Wallace, Wm S—N Y Tel Co	53.85
8	Waite, Geo E—S M Barber	62.20
8	Walscheid, Arthur J—Acker, Merrill & Condit Co	68.76
8	Warschawsky, Jos—Colonial Works	85.51
8	Watts, Sarah—Central Cigar Mfg Co	104.89
8	Wolf, Wm—Piel Bros	193.41
8	Wolff, Bernard & Simon—Lord & Taylor	218.34
8	Wetmore, Douglas—Title Guar & Trust Co	139.90
4	Yates, Wm H—M M Yates	166.53
4	Zitler, Geo—F Forman	64.31

CORPORATIONS.

2	American Foil Co—C H Williamson	7,652.00
2	American Potash Co—Coatesville Boiler Works	244.27
4	Burns, J A Co—P Katz	1,721.25
2	C H Southard Wrecking & Trucking Co—Central Bldg Improvement & Investment Co	562.65
2	Colwell Lead Co—C Deutschberger	107.81
2	Cross & Brown Co—Hegeman & Co	108.58
2	City of N Y—M Bernstein et al	690.48
2	David Kessler Second Ave Theatre Co —A N Chambers	444.93
2	G Tuoti Co—N S Feldman	274.31
2	Hudson Structural Steel Co—Security Bank of N Y	2,606.97
2	Ideal Electric Constn Co—Met-Elec- tric Mfg Co	708.10
2	Jno C Van Kemp Co—C E Quincey et al	21,379.66
2	Long Island R R Co—S Rosenfeld	1,217.49
2	Lentz Realty Co—S Beards	306.36
2	National Surety Co & Nicholas Das- zarenis—People of the State of N Y	1,000.00
2	Pioneer Woodwork Co—Gochnour, Soble & Co	188.65
2	Peoples Surety Co—J Spivack	5,245.70
2	Twenty-fifth Constn Co—S M Bier et al	96.05
4	Acme Pearl Button Mfg Co—G S Lap- kin	83.23

4	City of N Y—A V Fraser et al exrs.	658.48
4	City of N Y—M Long admrx	3,396.40
4	Hamilton Terrace Co—A Pardi Tile Co	209.41
4	Hasbrouck Piano Co, Grand Union Co & Geo Hasbrouck—L Max	424.91
4	Independent Co-operative Laundry —G S Lapkin	85.47
4	Interborough Long Distant Moving Co—J E Warden	107.57
4	J A Burns Co—P Katz	1,721.25
4	Karatsonyi & Kmetz Import Co— Sigmund Krauter, Inc	129.41
4	Latham Realty Co—United Electric Light & Power Co	89.41
4	Lipzin Co (The)—G Schacht	423.10
4	Llewellyn Realty Co—W E Gilmore	175,820.06
4	Monaton Realty Investing Corp— F L Gilbert	343.16
4	Malden Lane Realty Co (The)—F K Hays et al	135.50
4	N Y & Plomosa Mining Co—S N Van Geuns	2,256.62
4	Perfect Paper Box Co—Raveswood Paper Mill Co	800.41
4	Russian Symphony Society—N Y Tel Co	35.30
4	Rokofsky, Harry Greenwich Iron Wks —I Bleeker	298.40
4	Schraff, Chas, Inc—A H Oesterheld	39.28
4	West Side Mason Contracting Co— Muhnen Bldg Material Co	467.59
4	White Star Transfer Co—H P Rose	59.41
4	White Iron Works—American Steel Co	68.29
6	Simmons, H Leonard Co—Goldfarb & Weingold	58.77
6	Staple Realty Co—E W Bloomingdale	1,028.85
6	Qudens Land & Titel Co—F J Fuller	937.47
6	Runkel Realty & Constn Co—F C Ford et al	121.91
6	Popular Waist & Dress Co—E Galland et al	612.49
6	Nassau Elec R R—K Schenkman et al	2,142.63
6	James Quinn Constn Co—A Green- baum	10,703.70
6	L Zodikow Inc & Ludwig Zodikow— M W Wiley	295.48
6	L Zodikow Inc & Ludwig Zodikow— State Bank	629.18
6	La Duval Inc—N Y Tel Co	51.73
6	Mile Length Cord & Rope Mfg Co— same	48.22
6	Codae Realty Co—S Golankie	586.79
6	Colton Dental Assn—B Eisenstein	5.132.10
6	Kellogg & Park—N Y Tel Co	73.43
6	Bellows & Avery Co—same	39.25
6	Buckner Inc—same	62.53
6	Empire Baking Co—Cashen & Burtis	243.14
6	Borough Cut Stone Co Inc—Beith & Realty Co	48.05
6	Abington Constn Co—S Galankie	138.92
6	Assy Shaheen & Co—Majestic Neck- wear Co	73.06
7	C W Tucker Inc—N Y Tel Co	43.92
7	Chas H Tucker Co—same	67.00
7	Independent American Ice Cream Co— Independent Salt Co	266.10
7	Wm E Leuchtenberg Co—Tonindustrie Offstein Albertwerke, G M B H	273.40
7	Onondaga Bldg Co Inc—N Y Tel Co	108.32
7	Reliable Radiator Co—A Sachnoff	121.72
7	Rotterdam Holding Co—N Y Tel Co	232.76
7	Seaboard Hardwood Corp—same	66.90
7	Simmons Tobacco Co—same	44.94
7	U S Home Bldg Co—same	440.66
7	Pascher Lithographing Co—Sinclair & Valentine Co	96.35
7	Divia Realty Co—J Asch	119.65
7	Globe Curtain Co—J R Goodman	215.41
7	Bowery Bank of N Y—Consolidated Industrial Co	318.72
7	Mallory Steamship Co—A Radoslovich	1,138.61
7	Taylor House Assn—J C Mahony	407.28
7	Thos Pepper Constn Co—Swift & Co	34.29
7	Uvalda Asphalt Co—D Reck	1,211.68
7	Mack Webb Co—L M Cohen et al	39.41
7	B Crystal & Son—F Sadan	3,254.45
8	Hammond Typewriter Co—F W Han- nah adm	4,769.03
8	Jones Keyser Co—Photo Autopress Mfg Co	209.01
8	Neptune Bathing Co—J Jacobs	30.31
8	Traction Materials Co & Wm P Wis- well—Cafe Raub	266.00
8	Concourse Bldg Co—Title Guar & Trust Co	72.87
8	Central Park N & E River R R Co— C Johnson	169.40
8	same—same	64.40
8	Simon Improvement Co—E G Schultze	641.76
8	Broadway Press—McMillan Book Co	39.34
8	George Edgar Co—Roebing Constn Co	294.15
8	A Collora Co—C B Gates Co	477.67
8	Legal Realty & Mfg Co & Peter Her- ter—Goodwin & Kuntz Co	1,140.23
8	Henry J McCoy Co—Wm J Oliver Mfg Co	259.22
8	Jos Meyer & Sons, Inc—N Y Tel Co	21.14
8	Electrical Audit & Rebate Co—same	38.65
8	Shultis-Dudley Co—A O Jennings	982.52
8	Jas H Adams, Inc—J E Davies	2,180.84
8	Light & Bros—N Y Bottlers Supplies Mfg Co	300.60
8	H L Bryde, Inc—Francis H Leggett & Co	98.07
8	Melrose Securities Co—Northern Bank of N Y	138,135.48
8	Thos J Buckley Constn Co—W Mc- Gurkian	5,131.28
8	Cunningham & Co—Spectator Co	48.00

8	Andw E Foye Co—Erie R R Co	76.11
8	Motor Renting Co—W E Abbott	278.81
8	Troy Albany Co & Saml Malafsky— Standard Lime Co	434.52
8	same—same	434.52
8	Bethel Constn Co—A Roelker Jr et al	345.54
8	same—R C Cohen et al	126.67
8	Butterick Pub Co—New Home Sew- ing Machine Co	13.18
8	London Feather & Novelty Co—Real- ty Supervision Co	368.18
8	Ziering Fur Co & David Siering— B F Schweraenski	147.91
8	Chas Bjorkegren, Inc—Kues Bros	1,340.30
8	Concrete Bldg Co of N Y—C Brenner	98.84
8	American Standard Auto Car Lift Co—Isaac H Blanchard Co	80.69
8	National Tailoring Co—S Betts	15.00
8	Organized Producers Co—Perkasie Poultry Co, Inc	472.23
8	Schult Cafe & Restaurant Co—Frank V Strauss & Co	183.75

Borough of Brooklyn.

Oct. & Nov.	1 Abraham, Nathan—B C Smith et al	50.17
1	Aronson, Saml M—N C Strong & ano	207.40
1	Aronson, Saml M—N C Strong & ano	207.40
4	Agrella, Andw D—Emilie Heilbrunn	1,369.48
4	Alfano, Giro—R Castora	5.00
4	Armendinger, Carrie—Cath Born- scheuer	377.42
4	Aronson, Peter—J Ryan	33.75
31	Bertine, Saml W—Jno T Sackett as exr & c	59.99
31	Bentivegna, Chas—Lefstein & Rosen- feld	16.90
31	Bauman, Henry—Frank P Hayes Co	125.89
31*	Bishop, Lee M—F H Leggett & Co	321.38
31	Blumers, Wm—Title G & T Co	28.60
31	Botto, Jno—R Beta et al	15.90
1	Benimowitz, Sol—I Bernstein	226.85
1	Blum, Moritz—N Y Tel Co	16.60
1	Boller, Sophia—C Fulda	64.40
1	Butler, Israel & David, doing business Butler Bros—Szemko & Gaydica	47.40
1	Blake, Jos E—Bee Hive Hygienic Ice Co	201.22
2	Bagnall, Wm I—E G Hynes	66.31
2	Bedele, Chatham F—S C Clark	1,368.28
2	Birsh, Benny—L F Schwartz	123.97
2	Brodsky, David—D Levitan & ano	116.01
4	Baltz, Geo—M & E Appel Co	169.42
4	Bartolini, Lizzie—Costanza Da Bosco	224.40
4	Bonlander, Nicolaus & Ernestine B— Title G & T Co	606.09
4	same—same	1,512.76
4	Beardsworth, Lillian E, doing bus as Oriental Art Store—Eastman Ko- dak Co	52.63
4	Blochley, August E—W A Boykin	215.81
4	Brantle, Frank & Amalia—A Pugli- ese	85.52
6	Beach, Ralph M—Bruns Auto Co	18.45
6	Biazza, Hermino—State N Y	1,000.00
6	Bihl, Edmondo—V Truppi	14.25
31	Chichester, Alfred—Frank P Hayes Co	31.47
31	Conovich, Theo—A Zinsenheim & ano	185.27
31	Connors, Wm—Bklyn, Queens Co & Suburban R R Co	110.22
31	Coppollo, Tomasso—City N Y	105.97
1	Chotimsky & Samuel—I Shurr	125.71
1	Cruikshank, Maud S—N Y Tel Co	20.75
1	Cusick, Jno J—State N Y	300.00
2	Collins, Edw indiv & as exr Jno C Burchell—V W Church, Jr	548.87
2	Cummisky, Mary A—J A Ficker	69.48
4	Chaimowitz, Meyer—Manhattan Col- lecting Co	71.18
4	Chapman, Robt A—Greenhut-Siegel Cooper Co	414.36
4	Ciccione, Giuseppe & Pasquale—J Marcello	336.90
4	Cohen, Felix & Mary—J Ryan	120.43
4	Clarke, Walter H—J Ryan	432.34
4	Cohen, Abr—H Albin	107.35
6	Calderazzo, Jos N—State N Y	1,000.00
6	same—same	1,000.00
6	Carlesi, Peter—State N Y	1,000.00
6	Cinquegrana, Pietro—same	1,000.00
6	Clarke, Geo L—J J Westlake	6,074.70
6	Cohen, Abr—A Sotsky	126.68
6	Cohen, Simon—M Altschuler & ano	138.63
6	Cohen & Rootsky—M Altschuler & ano	138.63
6	Cummins, Delia—J Doyle	107.33
1	Dennin, Fredk C—N Y Tel Co	15.94
1	D Lorenzo, Nicholas—State N Y	500.00
2	Day, Wm—E G Hynes	31.52
4	Davis, Walter B—M Lipshitz	171.95
4	De Palma, Frank—R Carguilo	120.76
4	Doerr, Chas J—Manhattan Lighter- age Co	107.40
6	Ducker, Sossie—S S Schwartz	75.70
6	Dreher, Otto—Muskoka Realty Co	27.40
6*	Dunbar, Geo—Murphy Varnish Co	52.58
1	Epstein, Morris—State N Y	500.00
1	Epstein, Saml—N Y Tel Co	15.06
4	Esposito, Louis—R Garquilo	120.76
31	Flannagan, Wm W—Bklyn Bank	5,000.00
31	Frost, Jesse D—F H Leggett & Co	321.38
31	Frankel, Abr—Lena Weissberg	39.40
1	Feldman, Jacob—B C Samuel et al	50.17
1	Fisch, Harris—N Y Tel Co	15.06
1	Fisch & Epstein—N Y Tel Co	15.06
1	Fordinsky, Jacob A—Barnhart Bros & Spindler	61.91
1	Frankel, Abr—M D Siegel	33.71
2	Feinberg, Barnett—Smith & Director	120.00
2	Flamm, Sol—M Davidson	35.65

2*Flinch, Robt—V Theil, Jr.....451.31
 2 Frank, Meyer—J Moss179.30
 4 Pinn, Jno—Hazard Mfg Co.....1,007.28
 4 Fox, Justina D—Rose Boerum as admtrx399.40
 6 Falco, Eugenia—Chesebro Bros.1,007.02
 6 Felker, Chas by Anna Revere his gdn—Robt Gair Co107.33
 6 Firestone, Chas—F Winter268.90
 6 Fraser, Jno & Martha—Mechanics Bank519.31
 6 same—same414.84
 6 same—same80.90
 6 Freeland, WernerJ—A A Wester.247.15
 6 Forthmueller, Margt—F W Huber66.30
 31 Gross, †Saml—M Wachsmann173.76
 1 Goldinger, Jacob—Sadie Friedman (an infant)64.65
 1 Grant, Alex—D Zaslou33.92
 1 Golub, Frank—N Y Tel Co.....19.02
 1 Cassello, Jas—N Y Telephone Co.16.60
 1 Gray, Jas L R—N Y Tel Co.....15.73
 1 Graves, Hugh H—H Buscher.....61.81
 1 Gans, Geo—C H Wheeler.....83.22
 4 Gum, Ada M—Wm H Rich & Son.....113.22
 6 Gallagher, Lawrence A—Abendroth Bros251.43
 6 same—same261.89
 6 Galante, Kath—S Pfeiffer Mfg Co.24.10
 6 Gmelch, Jos P—O'Dea Home Supply Co46.37
 6 Glaser, †Julius S—D B De Waltoff63.40
 31 Hagan, Jos B—G Cohen.....182.49
 1 Hedenberg, Gould H—Roebuck Weather Strip & Wire Screen Co.501.35
 31 Heene, Fredk—C Wagner70.36
 31 Holmes, Jeanette—E E Cady.....425.53
 1 Henninger, Albt & Marie—M Radt353.52
 1 Holmes, Jno—E J Barber112.29
 2 Hedinger, J Harris B—Chatham & Phenix Natl Bk1,037.39
 4 Hellman, Morris L, doing bus as M L Hellman Wine & Liquor Co—F Gutman & Co43.49
 4 Hendrickson, Edmund H—J Johnston65.40
 6 Harman, Louis & Gabriel—St Ann brose R C Church et al.....95.63
 6 Hazard, Elmer C—S McCormick.1,129.78
 6 Hayman, Monroe—Henrietta S Wallace79.31
 6 Heintz, Geo (infant) by Anton Heintz Berger Bros Tea Co.....107.33
 31 Jones, Lewis O—K O'Brien.....20.40
 6 Johnston, H Scott—Bruns Auto Co.103.28
 31*Kaplan, Benjamin—Home Title Ins Co.....76.90
 31 Kelly, Mary—Bklyn Heights R R Co.109.72
 31 Kelly, Owen—D M Levy62.19
 1 Katz, Max—A Berckmeier.....116.51
 1 Ketcham, Geo W—Piel Bros26.91
 1 Kinstler, Max—H Kronenberg119.40
 1 Katz, Saml—S Halpern63.48
 1 Kohn, Saml—S Blum107.12
 1 same—P Licht & ano252.35
 4 Keating, Jas T—E L Holywell.....89.40
 4 Lucia, Lucy, Jno & Henry S—H H Baker1,894.27
 6 Kennelly, Johanna as admtrx & c Jno Kennelly—Barbara Schuille.....107.33
 31 Lally, Lulu—Mary Murphy169.40
 1 Lamberson, Idalena M—N Y Tel Co.17.00
 31 Linnert, Tillie M—J Becker.....113.52
 31 same—A J Panoff113.50
 1 Lauricella, Gaetano & Felix, doing business as A G Lauricella & Son—N Y Tel Co.....14.82
 1 Levy, Philip—I Solomon.....131.20
 2 Lampinen, Emil—K Salonen.....44.70
 2 Same—J H Saariner75.00
 2 Same—C Olsen32.15
 2 Lamport, Jacob—L Donkowitz.....253.41
 2 Lesnick, Joe—L F Schwartz.....123.97
 2 Lancton, Wallace H—Chatham & Phenix Natl Bk1,037.39
 2 Lediard, Chas—C T Strickland.....102.46
 2 Levine, Morris—P McClees230.64
 2 Linn, Eugene—Scranton & Lehigh Coal Co86.78
 6 Larsen, Hannah as admtrx & c Louis Larson—Levering & Garrigues Co.107.33
 6 Levy, Abr—C Suda153.53
 6 Luck, Jno & Ferd—I K Hegeman.....3,455.50
 31 Mastrata, Frank—Bklyn Heights R R Suburban R R Co.....110.72
 31 Marx, Henry—A J Panoff113.50
 31 Muller, Mary—N Delmonico.....29.00
 31 Mc Nerney, Jas—Bklyn, Queens Co & Co.....114.22
 31 Marloe Constn Co—J Becker.....113.52
 31 Marx, Henry—same113.52
 31 Miller, Frank—G Luckes.....522.97
 31 Minken, Isaac—C Korse.....64.40
 31 Montgomery, Nellie—City N Y.....110.47
 1 Master, Bessie (infant) by Ike Master—City N Y106.97
 1 McClellan, Jos G—W P Wolff.....2,630.20
 1 same—W Babcock2,630.20
 1 McKenna, Michl—State N Y300.00
 1 Miller, Louis—State N Y200.00
 1 Morgenstern, Emma—L Burstein.785.42
 1 Monchek, Keve—P Danes101.41
 1 Meier, Lina—N Y Tel Co.....27.45
 2 Murman, Geo S—Anne Fild.....89.40
 4 Martorella, Romeo—Jacob Hoffman Bwg Co329.22
 4 McClain, Mary—H Marcovitz30.40
 4 McLoughlin, May—Bklyn Heights R R Co253.42
 4 Magnaniera, Maria—R Castora.....5.00
 4 Meiner, Benj—Henry Von Glahn & Son79.01
 4 Murphy, Jas S—S Kaplowitz.....54.65
 6 Mickelbank, David—J A Quell.....85.15
 6 Miller, Saml A—J Neiman.....124.16
 6 Meyer, Andw—G A Kahaly.....184.06
 31*Neuschatz, Adolph—M Wachsmann173.76
 2 Neimeth, Isaac—L Donkowitz.....253.41
 2 Newlin, Wm, *Chas & *Harvey, doing business as Newlin' Columbia Mills—Robt G Thomas & Son138.17
 2 Same—A Eherls280.41

6 Nicosia, Ruggiero—State N Y.1,000.00
 31 O'Connor, Edmund—Hudson Mantel & Mirror Co.....107.66
 31 Oserowotz, Max—Home Title Ins Co.76.90
 2 O'Connor, Timothy J—E A Williams711.17
 4 Olsen, Olaves—Alvilde Kiltelsen.65.43
 6 O'Mahoney, Patk—Murphy Varnish Co52.58
 6 O'Mahoney & Dunbar—Murphy Varnish Co52.58
 31 Powers, Robt—A Ruger.....213.86
 1 Pinkiert, Herman—Hattie E Pinkiert.....320.00
 1 Plage, Herman—Louise Plage.....49.25
 1 Polishook, Khiva—H Heischober (an infant)633.70
 2 Paulson, Paul—Chas H Finch & Co29.33
 4 Papa, Vincenzo—R Savarese & ano28.00
 4 Pillette, Philip—I Bernstein.....159.35
 4 Pilson, Jos H as survivor of Wilhelmina T Wilcox—Emilie R Reiss.232.68
 6 Payton, Corse—C P Hamilton.....90.26
 31 Roberts, Fred—V W Ferris.....579.34
 31 Ragono, Carlo & Rosina—R Marsigliano30.00
 31 Rosenberg, Adolph—H L Munter et al786.51
 31*Rosentover, †Isidor—M Wachsmann173.76
 31*Rosentover, Chas—same173.76
 31 Rothenberg, Benj C—J T Harold.36.85
 31 Russa, Chas—Nassau Electric R R Co.....77.70
 1 Rattner, David—A Berckmeier.....110.51
 1 Rauscher, Martin J—H Montanus & ano227.37
 1 Rose, Kath—N Y Tel Co.....15.06
 1 Rubenstein, Saml—W H Shores.....88.91
 1 Rauscher, Martin J—H J Montanus & ano497.37
 2 Reser, Edw A—A G Sullivan.....106.95
 2 Rumlit, Louis M—W Block & ano.426.86
 4 Rath, Henry C—Bklyn Bank.....6,071.29
 4 Roffey, Geo E—J Ryan.....432.34
 6 Rainke, Chas W—Rudolph Wurliizer Co235.65
 6 Rootsky, Barnet—M Altschiler & ano138.63
 6 Richie, Wm N—W K Shepard & ano as exrs70.80
 6 Russ, Herman—W R Jarman.....139.73
 6 Rapp, Wm—C R Macauley.....153.43
 6 Riddell, Thos—same153.43
 31 Schenk, Jno—Katzenback & Bullock Co.....74.79
 31 Schuss, Yetta—J Bochner.....64.40
 31 Smith, Chas—Margt Schwarz.....37.65
 31 Schwartz, Julius—L Rabinowitz.....29.40
 31 Starr, Bessie I—Lena Severance.....368.20
 31 Spiegel, Rose (infant) by Saml Spiegel—Bklyn, Queens Co & Suburban R R Co.....111.22
 31 Springer, J Harwood & Jno H—Mechanics Bank8,863.97
 31 Stern, Harry—H L Munter et al.786.51
 31 Stern, Louis—M Brennan.....409.37
 1 Shea, Patk—State N Y200.00
 1 Shugard, Orville H—Jennings—Danz Realty Co.....47.40
 1 Simonoff, Barnett, Mollie & Louis M J Drower38.12
 1 Smith, Josephine—N Y Tel Co.....17.30
 1 Slayton, Richd P—same19.10
 2 Salmon, Adolph—O L Field.....36.40
 2 Singer, Otto—E J O'Brien & Bro.1,234.30
 2 Sprinkerhoff, Geo—J Maas179.30
 2 Stein, Isaac—E G Hynes.....23.72
 4 Singer, Otto—E J O'Brien & Bros422.01
 4 Stark, Jos—M & E Appel Co.....105.42
 4 Steinfeld, Jacob—J Ryan.....36.97
 6 Stratton, Harry P—Rudolph Wurliizer Co77.25
 31 Tebbs, Robt W—G H Streeton.....334.65
 31 Termino, Rose—F O Boyd & Co.....53.86
 31 Tierstein, †Saml—Schluchtner Bros45.12
 1 Tarpey, Mary F—L Bossert & ano959.46
 1*Travban, Henry—N Y Tel Co.....15.73
 2 Tushnett, Max—Chatham & Phenix Natl Bk1,037.39
 4 Tienken, Jno H—C R Lush76.31
 4 Tritschler, Stephen—H Berkowitz.64.42
 6 Umbert, Wm—State N Y.....1,000.00
 6 same—same1,000.00
 4 Victoria, Eliz A—I Schuman.....38.00
 6 Vaughan, Wm J—Eliz F Vaden.162.96
 31 Weiner, Minnie—G S Lapkin.....25.16
 31 Werner, Theo D doing business as Sanitary Specialty Co—H O Caulfield Co.....91.00
 1 Weinstein, Jos—Tillie Winetzky.175.00
 1 Wallas, Chas—A Blum118.40
 1 Weintraub, Kopel—P Wolff.....597.37
 2 Wadsworth, Alfred E—H Kellerman.....238.81
 4 Wilson, Nathan—S Feldbaum.....342.15
 4 Woessner, Jennie—J Santora.....25.32
 4*Wolfe, Max J—Consumers Baking Co525.56
 6 Wetmore, J Douglas—Title G & T Co139.90
 6 Wood, Thos J—S J Weiss.....29.83
 6 White, Muriel—Realty Associates.74.40

1 Northside Iron Works—Henry Pels & Co.....108.20
 31 Marloe Constn Co—A J Panoff.....113.50
 1 Nassau Electric R R Co—Edith M Simpson350.00
 1 Nassau Electric R R Co—W Monahan (infant)400.00
 1 Nassau Electric R R Co—N F Ryder3,873.85
 1 same—A Mathews325.00
 31*Pioneer Woodwork Co—J Becker.....113.52
 31* same—A J Panoff113.50
 2 C F Bedell Co—S C Clark.....1,384.79
 2 2 Empaar Realty Co—J Maas.....179.30
 2 Hudson Structural Steel Co—Security Bank2,606.97
 2 Rountree Realty Constn Co—T C Wood278.15
 2 Rountree, M E—same278.15
 4 Bachner Flood Co—J Reiter.....44.90
 4 Briggs—Hussey Co—Montgomery Bros & Co331.21
 4 Bklyn Kissel Kar Co—Consumers Baking Co525.56
 4 Chelsea Fibre Mills—Anna Popielasz (infant)12,082.32
 4 Lipzin Co—G Schacht433.10
 4 Clarke, W H & Co—J Ryan.....432.34
 6 Barber Asphalt Paving Co—Kelly Asphalt Block Co106.97
 6 Bklyn Heights R R Co—C Stecklein200.00
 6 Concourse Bldg Co—Title G & T Co.72.87
 6 Klonkle & Co—Parshelsky Bros.....70.97
 6 Konkle, Oscar E—Parshelsky Bros.....70.97
 6 Nassau Electric R R Co—A Feirara200.00
 6 Shield Realty & Constn Co—W J Carter55.55
 6 Shield Realty & Constn Co—Abendroth Bros251.43
 6 same—same261.89

SATISFIED JUDGMENTS.
 Manhattan and Bronx.

NOV. 2, 4, 6, 7 AND 8.

Allen, Harry N—E B McLean; 1912.1,024.02
 Allen, Walter C & Harry N Allen—M L Van der Poel; 1911525.29
 Amelia, Rosie—Ebling Bwg Co; 1912.....380.18
 Breuning, Aimee C—J Walker; 1906.435.43
 Burnett, Janet N—NY Tel Co; 1912.....31.89
 Classen, Arthur & Leopold Winkler—T Engelhardt; 1912199.40
 *Cohen, Isadore L—G C Cutler et al; 1911218.28
 *Same—same; 19111,112.36
 *Colton, Chas W—Prest & c of Manhattan Co; 1904\$17,173.15
 *Same—same; 1904905.60
 *Same—J S Raymond; 1904.....120.60
 Dorfman, Louis—E Reibstein; 1912.104.66
 Doelger, Jos, Chas A, Louise & Louise Jr, also Carrie Kramer—H V Loewi; 19121,008.09
 Etkin, Leze—W E Iselin et al; 1911.....89.61
 Engel, Alfred S—National Slummi; 1912.....114.15
 Falcome, Romildo & Vincenze—E Magaldi; 190857.04
 *Ferraro, Chas & Emilia—S Wolchok; 1908.....128.51
 *Same—same; 1908128.51
 Greenberg, Meyer—L Joseph; 1912.....300.00
 Graham, Geo G—Automobile Owners Supply Depot; 191193.59
 Goldstein, Abr—J A McCafferty; 1912.105.98
 Goetz, Meyer & Sol—A Paskin; 1912.....30.00
 Hellman, Marguerite—H Schiff; 1912.....costs, 123.14
 Joline, Adrian H & Douglas Robinson as rec'rs—G Schraht; 1912841.97
 Jasper, Jos, Abr J Siegal, Moritz Bachert & Albt Bachert—J F Morlan; 1910.....173.12
 Janis, Elsie & Josephine—Gramercy Park Club; 1912429.79
 Kerner, Jacob—H Kosowsky; 1906.....71.65
 Kelley, Fredk J & Leander S Sire—J H Drew & Bros Inc; 1912187.17
 Klenk, Albt—J H Kelly; 1910.costs, 27.67
 Levin, Benj—J G Kremer; 1912.....29.41
 Lengel, Jos—M Goldberg; 1912.....5,019.75
 Maccaroni, Frank & Angelo J Ardizone—P Frigerio; 1911299.41
 Medlin, Saml—C P Bennett et al; 1912.....296.91
 Minton, Maurice M—C D Marks; 1912.....163.81
 Mills, S Frederic—E Wolf; 1912.....111.91
 Maresca, Henry F—New Haven Clock Co; 191289.42
 Same—J S Rubin; 191187.01
 Same—Holbrook & Schaefer; 1911.....171.66
 Same—Thompson & Norris Co; 1911.70.88
 Maresca, Henry F & Werba Laboratory—Wood & Selick; 191135.46
 McMillan, Saml—Kilgore Mfg Co; 1911.....105.96
 Muller, Conrad Jr, Nina Muller—Owen J Clinton & Mary J Clinton; 1911.....413.02
 *Martenson, Julius & Nathan Gross—People, & c; 19122,500.00
 Naylor, Hartman—H Malkan; 1912.....63.24
 Nagaldi, Emilio—Personality Liquidating Co; 19111,264.42
 *Orently, Abr—Candee, Smith & Howland Co; 19082,195.09
 *Same—The State Bank; 1908.....475.46
 *Orently, Abr—Powhattan Clay Mfg Co; 1908420.64
 *Same—T Galligan; 1908322.39
 *Same—N Y Edison Co; 190986.73
 *Orently, Abr—J H Steeves et al; 1908.....922.89
 Preschel, Kamil—M Jacoby; 1912.....30.41
 Same—same; 191261.41
 Plunkett, Paul—County Holding Co; 1912.....227.41
 Patten, Charlotte E—L Loeb et al; 1911.....860.19
 Patten, Charlotta E & Patten Co—L Klein; 1910104.41
 *Potter, Martin—S Baer; 1912.....116.31
 *Same—S Levy; 1911352.41

CORPORATIONS.

1 American Foil Co—C H Williamson.....7,652.00
 1 Bklyn Union Elev R R Co—A Barsky250.00
 1 Bklyn Heights R R Co—J Costello (an infant)250.00
 31 Dutchess Cider & Vinegar Co—Peoples Trust Co.....7,320.80
 1 Cassello & Blum—N Y Tel Co.....16.60
 1 Frost & Bishop—F H Leggett & Co.....321.38
 1 Gray, J L R & Co—N Y Tel Co.....15.73
 1 Henry Hetkin & Co—Scranton & Lehigh Coal Co.....137.74
 1 Inquisitor Pub Co—The Business Press103.99
 31 Joseph M Cohn House Wrecking Co—G E Derby8,639.15
 1 Locust Realty Co—M D Siegel.....33.71
 31 Jno H Springer Realty Co—Mechanics Bank8,863.97

Potter, Martin J—J Garrie; 1911...313.39
Reeves, Harriet & Charlotta E Patten—
J W Block; 1911...1,782.31
Ritter, Gertrude L—W D Culin; 1912...
Rogers, Chas P—Standard Motor Co;
1912...97.31
Samuels, Lewis—T R Mulhare; 1912, 300.00
Stringer, Hannah—J R Thomas; 1905...
Schultz, Carl R—Lord & Taylor; 1909, 42.78
Sandberg, Saml & Saml Talesman—J
Ferrino; 1912...43.30
Semper, Louis H—L Newman; 1910, 144.10
Toomey, Cornelia P—A T Griffiths; 1911...
230.65
Victory, Eliz—J Gewirtz et al; 1912, 26.41
Walsh, Patk—J J McKenna; 1910...159.81

CORPORATIONS.

Eltorman Realty Co—M Wasserman;
1912...150.00
German Real Estate Co—S Trimmer &
Sons; 1912...1,128.59
National Cigarette Co & Edw R Holden—
W R Brown; 1905...431.52
Silverson Constn Co—N Y Tel Co; 1912...
140.85
Vechton Waring Co—B J Schaefer; 1912...
112.85
Whitney Dupliating Check Co—Germa-
nia Catering Co Inc; 1912...costs, 17.41
Marloe Constn Co, Henry Marx & Tillie
M Linnert—A J Panoff; 1912...113.50
Furlong-Tompkins Co & Edw D Tomp-
kins—H T Howell; 1912...27.72
Marloe Constn Co, Pioneer Woodwork
Co, Henry Marx & Tillie Limert—J
Becker; 1912...113.52

Borough of Brooklyn.

OCT. 31, NOV. 1, 2, 4, 6, 7.

Cochrane, Mary E—A S Herr; 1912...98.22
Donovan, Grace—H Ahrens; 1910...120.90
Litchfield, Geo H—R I Leech; 1910...51.82
Loshens, David & Hyman, doing business
as David Loshens & Son—Empire City
Lumber Co; 1912...356.83
Martin, Kath F—J F Schmadelke; 1911...
103.70
Marx, Jos E—U S Title Guar Co; 1912...
127.90
Stage, Marie E—G A Hawkins; 1912...
243.36
Toomey, Cornelius P—A F Griffiths;
1911...230.65
Victory, Eliz—J Gewirtz & ano; 1912...
26.41
Wetmore, Jno D & Jno Woodenbury—
A Shlivek; 1912...1,282.45

CORPORATIONS.

City N Y, Rapid Transit Subway Co,
Cranford & McManee—Bklyn Heights
R R Co; 1912...11,646.90
Edison Electric Illuminating Co—W E
Hearne; 1912...1,629.07
Harmony Hall Co—Commr Excise; 1912...
1,819.97
Watkins Stone Bldg Co—M S Feiler;
1912...178.90
Waterbury Co—G A Schultes; 1911...
10,163.78
Same—same; 1912...187.00
Waterbury Co—M Penyake; 1908...534.40

*Vacated by order of Court. *Satisfied of
appeal. *Released. *Reversed. *Satisfied
by execution. *Annulled and void

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

OCT. 31.

77TH st, ss, 200 w 1 av, 25x102.2; East
River Savings Institution agt Willett D
Morgan; Omri F. Hibbard (A); Carl L
Schurz (R); due, \$10,381.94.

NOV. 1 & 2.

No judgments in foreclosure suits filed
these days.

NOV. 4.

Charlotte st, ws, 34.9 n Jennings, 40x100;
Israel Karp agt Cotoba Realty & Constn
Co; Jno L Bernstein (A); Jno F O'Ryan
(R); due, \$5,142.38.

NOV. 6.

Stanton st, swc Goerck, 50x75; State
Bank agt Max J Kramer; Walter T Kohn
(A); Jos Rosenzweig (R); due, \$14,024.21.

116TH st, ss, 194 w Av A, 30x100.10;
Lawyers Mtg Co agt Michl A Scudi et al;
Cary & Carroll (A); Jno C Gulick (R); due,
\$18,506.38.

116TH st, ss, 224 w Av A, 20x100.10;
same agt same; same (A); Frank Keek
(R); due, \$10,881.10.

LIS PENDENS.

Manhattan and Bronx.

NOV. 2.

33D st, 307 W, & 34TH st, 243 W; Chris-
topher W Mitchell agt Rebecca Greacen;
action to declare conveyance void; Appel
& Taylor, attys.

148TH st, ss, 121.5 w 3 av, 25xirreg;
Witteoff & Altman Contracting Co agt
Geo W Markey et al; action to foreclose
mechanics' lien; S Cohen, atty.

Mosholu parkway, S, ws, bet 203d &
204th, lot 67; Tax Lien Co of N Y agt
Jerome Park Railway Co et al; amended
foreclosure of transfer of tax lien; W
Lustgarten, atty.

NOV. 4.

23D st, 128-30 E; Staley Electric Eleva-
tor & Machine Co agt Rita Bldg Co et al
(action to foreclose mechanics lien); S
Freuchthandler, atty.

Beach st, 55; Mary Anna C Riley agt
Josephine N Shidd et al (partition); W C
Arnold, atty.

NOV. 6.

143D st, 462-70 W; Raymond D Squires
Inc agt Gillespie & Harlow Inc et al (ac-
tion to foreclose mechanic's lien); A J Oi-
shel, atty.

Hughes av, ws, 253 s Union av, 25x87.6;
Frida Horkimer agt Annie S Clare et al
(foreclosure of tranfer of tax lien); W F
Clare, atty.

Spring st, 118; Maria G Jetter agt Geo J
Jetter et al (partition); E Miebling, atty.

NOV. 7.

134TH st, ss, 250 e St Anns av, 50x70;
Karl Faerber agt Paul Quandt; action to
cancel assignment of lease; H Robitzek,
atty.

Cathedral pkwy, nwc 5 av also 5TH AV,
swc 111th, —x—; Jno C Watson agt Edw
Friedman et al; action to foreclose me-
chanics lien; T F Keogh, atty.

Southern blvd, es, 125 s 149th, 50x100;
Wm H D North et al agt Thos J Pearman
et al; accounting, &c; L O Van Doren,
atty.

NOV. 8.

162D st, ss, 144.3 w Grant av, 22.6x162.6;
Carl Franck agt Wm H Roberts et al;
amended foreclosure of tax lien; H Swain,
atty.

Anthony av, ws, 67.9 n 174th, 22.7x78.6;
Brana Homler agt Harry Druss; specific
performance; A Benjamin, atty.

Borough of Brooklyn.

OCT. 31.

17TH st, 175 & 177; also PROSPECT
AV, 158-158.5, 160 & 168; also 51ST ST,
258 & 526; George F Elliott et al agt Title
Guar & Trust Co as exrs &c Saml Roe-
buck et al; to create a lien; M P Ferris,
atty.

Classon av, es, 413.4 n Myrtle av, 24.4x
93x24.4x92.10; Katie Schock, as gen gdn
&c Arthur Wheeler agt Raffaele Giordano
et al; J C Hoeningner, atty.

Fulton st, ss, 40 w Albany av, 20x100;
Ernst Nathan agt Chas M Rex et al;
Hirsh & Newman, attys.

De Kalb av, ns, 200 w Stuyvesant av,
25x100; Fundy Co, agt Louis Weis et al;
Jonas, Lazansky & N, attys.

De Kalb av, ns, 225 w Stuyvesant av,
25x100; same agt same; same attys.

Flatbush av, es, 219.9 s Rockwell pl,
20x68.8x20.2x70.9; Oreste Packey agt Ber-
nard Rentrop et al; foreclosure mechanics
lien; W H Smith, atty.

39TH st, ns, 21 w 9 av, runs w76xn90.2x
e34xe—xs87.6 to beg Chas W Young agt
Robt Smith et al; Jonas, Lazansky & N,
attys.

Pacific st, 162; Urania U Glaser agt Jno
N Burns et al; partition; H E Fajans,
atty.

56TH st, ss, 306.8 e 15 av, 33.4x100;
Anna C Hull agt Leon Greenberg et al;
Foley & Powell & Hacker, attys.

Morgan av, ws, 25 s Grattan, 50x100;
Edw Krauss as admr &c Jno Krauss agt
Pauline Haskin et al; foreclosure me-
chanics lien; J J Hegt, atty.

NOV. 1.

Ocean av, es, 174.11 s Newkirk av, runs
e110xn42.4xn60.4xnw8.6xw106.2 to av xs50
to beg; Albt H Davis agt Wm A Ehrsgott
Jr Co et al; G W Titcomb, atty.

8TH av, swc 43d, 100x100.2; Payne Es-
tate agt Abels-Gold Realty Co et al;
Reeves & Todd, attys.

Glenmore av, nec Vesta av, 100x100;
Mary E Sutter & ano agt Eugene N Wetz-
lar et al; H O Dobson, atty.

Vesta av, es, 100 n Glenmore av, 80x
100; Mary E Sutter & ano agt Eugene N
Wetzlar et al; H O Dobson, atty.

Cook st, ss, 325 e Morrell, runs s100xe
101.2xn25.4xw72xn75xw25; Riverhead Sav-
ings Bank agt John G Straub et al; T M
Griffing, atty.

Bristol st, es, 200.3 s Dumont av, 20x
100; Home Life Ins Co agt Saml Stranser
et al; H L Thompson, atty.

16TH st, ns, 117 w 5 av, 100x102.8; Max
Borck agt Geo K Day et al; C L Borck,
atty.

72D st, sws, 400 se 10 av, runs sw100xe
60xne100 to st xnw60 to beg; Jas A Teter
agt Ida Lippman & ano; F T Mayham,
atty.

NOV. 2.

Riverdale av, swc Thاتفord av, 50x100;
Otto W Gentsch agt Jos Schwartzman et
al; A A Schlickerman, atty.

E 15TH st, ws, 360 n Av P, 26.8x100;
Leila T Chapman as admtrix &c Timothy
P Chapman agt Jno D Wood et al; H L
Thompson, atty.

Hamilton av, nes, 106.9 se President,
runs ne43.7xn2.7xe20xs10xsw51.10xw20 to
beg; Welch & Zerweck agt Manuel Silva
et al; H E Lewis, atty.

Livonia av, 76-S; Max Isenberg agt An-
nie Dembinsky et al; B Abraham, atty.

NOV. 4.

E 96TH st, ws, 93.11 n Av F, 30x100;
Jas Fowler agt Morris Stolle et al; N H
Fowler, atty.

W 4TH st, swc Kings Hway, 73.9x80x
103.2x85.3; Mildred D Raymond agt Roy
Noble et al; L J Moss, atty.

18TH st, nes, 356.6 se 7 av, 15.11x100.2;
South Bklyn Savgs & Loan Assn agt Wal-
ter L Cassin et al; H J Davenport, atty.

18TH st, nes, 372.5 se 7 av, 15.11x100.2;
same agt same; same atty.

18TH st, nes, 388.4 se 7 av, 15.11x100.2;
same agt same; same atty.

18TH st, nes, 404.3 se 7 av, 16x100.2;
same agt same; same atty.

18TH st, nes, 420.3 se 7 av, 15.11x100.2;
same agt same; same atty.

St Johns pl, ss, 145 e New York av, 19.8x
120.7; Geo C Clark agt Besse A McGuire
et al; R L Scott, atty.

Ft Hamilton av, ss, 4.6 w 64th, runs w
35.6xse198.8xw165.6xw22.3 to beg; Tillie
Karask agt Marie Hanley et al; foreclore-
sure tax lien; L Karask, atty.

19TH st, ws, 124.3 n Vanderbilt, 17.1x80;
Cruceita F Moore agt Pruzin Bldg Co et al;
S B Strong, atty.

19TH st, es, 158.7 n Vanderbilt, 17.1x80;
same agt Mary E Dugan et al; same atty.

Columbia st, es, 37 s Sackett, 42x95;
Vincent Scala agt Annie Cohen et al; fore-
closure mechanics lien; N Ditore, atty.

Seeley st, ss 23 e 18th, 40x100; David
Jacobs & wife agt Mary F Dugan et al;
J M Peyser, atty.

E 8TH st, es, 20 s Turner pl, 20x100;
Louis Borges agt Eleanor A Capstick et
al; J H Fleury, atty.

Lake st, ws, 304 s Kings Hway, 100x
100; also LAKE ST, es, 304 s Kings Hway,
100x100; Erminia Vitelli et al agt Inter-
national Metal Ceiling Co et al; foreclore-
sure mechanics lien; R Stewart, atty.

74TH st, sws, 260 se 10 av, 20x100; Fred-
erick Bonawitz agt Werner Stumann Bldg
& Constn Co; H Bonawitz, atty.

74TH st, sws, 300 se 10 av, 20x100;
Philip Volkmar agt same; same atty.

2D av, nwc Marine av, 40x100; also 93D
ST, sws, 140 nw 2 av, 60x100; also 52D
ST, ss, 286.8 w 3 av, 16.8x100.2; Wm O'Don-
oghue agt Anna M K O'Donoghue; specific
performance; W Barnes, atty.

Dean st, ss, 175 e Rogers av, 20x114.5;
G Duane Cooper agt Jos G Kammerlohr
et al; Coombs & Wilson, attys.

Guernsey st, 214; Emille Flauraud as
extrx &c Eugene Flauraud agt Harry
Tissot indiv & as admrx Aline Tissot;
T M Rowlette, atty.

NOV. 6.

Lefferts st, ss, 456.2 e Nostrand av, runs
s102.6xe45.5 to Canarsie rd, xn104.1xw27.2
to beg; Peter Burden agt Lefferts Constn
Co et al; C J Carroll, atty.

Bay 28TH st, es, 120 s 86th, 96.8x60;
Congress Bwg Co agt Herman F Kortzen;
notice of levy; S M Fleischman, atty.

Linden av, ns, 125 e E 45th, 25x100;
Arthur Lyman agt Marin-Sigel Realty &
Constn Co et al; W T Lindsay, atty.

41ST st, ss, 135 e 13 av, 25x100.2; Home
Title Ins Co agt Mary L Behrens et al;
H J Davenport, atty.

41ST st, ss, 210 e 13 av, 25x100.2; same
agt same; same atty.

41ST st, ss, 235 e 13 av, 25x100.2; Walter
L Douglas & ano as trstes agt same;
same atty.

Christopher av, es, 350 s Newport av,
20x100; N Y Mtg & Security Co agt Kaz-
dan Bldg Impt Co et al; C C Suffren, atty.

39TH st, sws, 40 se 12 av, 20x95.2; Kate
M Wambach agt Sara Nathan et al; Rey-
nolds & Geis, attys.

61ST st, ns, 100 e 4 av, 20x100; also
4TH AV, es, 25 n 61st, 25x100; Mary A
Quinlan agt Danl B Macey & ano; to set
aside deed; M Rosenfeld, atty.

Clarendon rd, ns, 80 w E 23d, 20x60;
Fredk Kiep & wife agt Alice Wilson &
ano; Reynolds & Geis, attys.

Ryerson st, es, 54 n DeKalb av, 18x82;
Benj H Callahan agt Florence F Lewis
et al; Cary & Carroll, attys.

Bay 38TH st, ses, 200 ne Benson av,
96.8x100; Thos G Knight Co agt Elena
Realty & Constn Co & ano; to set aside
deed; W R Murphy, atty.

20TH st, ns, 350 e 5 av, 25x100; Jno J
Riley agt Francesca Maiorana & ano;
foreclos mech lien; W S Butler, atty.

Monroe st, ns, 125.6 e Nostrand av, 74x
100; Meta M Weiller agt Benj Patterson
et al; to set aside deed; M M Brooke, atty.

Atlantic av, ss, 200 w Hopkinson av,
200x100; Lyondale Realty Co agt Law-
rence Realty & Constn Co et al; I Loew-
enthal, atty.

41ST st, ss, 210 e 13 av, 25x100.2; Home
Title Ins Co agt Mary L Behrens et al;
H J Davenport, atty.

41ST st, ss, 135 e 13 av, 25x100.2; same
agt same; same atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

NOV. 2.

145TH st, 320-4 W; Julie M M Grant et
al exrs agt Jno B Haskins Estates, Inc,
et al; M S Borland, atty.

All rights, &c, building, machinerv,
tools, &c, covered by mtg recorded in the
office of the Register of the County of
N Y of Feb20'07; Metropolitan Trust Co
of the City of N Y agt Long Acre Electric
Light & Power Co et al; Carter, Ledyard
& Milburn, attys.

North st. 2; Bertha E. Thomsen agt Helen F Casey et al; E G Davis, atty.

128TH st. 117 E; Paul E Lamarche gdn agt Stephen McCormick et al; R & E J O'Gorman, attys.

NOV. 4.

All rights, title, interest, &c, to buildings, machinery, &c, covered by mtg recorded Feb 20 '07; Metropolitan Trust Co of City N Y agt Long Acre Electric Light & Power Co et al; Carter, Ledyard & Milburn, attys.

1ST av, sec 118th, 18.11x75; Gwladys C Barber agt Jos L Schwartz et al; J M Allen, atty.

118TH st. 140 w 3 av, 10x151.4x irreg; Seymour Realty Co agt Virginia Wood et al; Kurzman & Frankenheimer, attys.

127TH st. ns, 292.8 w Bway, 100x152.8; The John C Orr Co agt Faultless Constn Co et al; Atwater & Cruikshank, attys.

119TH st. ns, 120 e Manhattan av, 25x 100.11; Central Trust Co of N Y agt Jas Hunter McHefey et al; Joline, Larkin & Rathbone, attys.

Lexington av, 1204; The Emigrant Industrial Savgs Bank agt Julia Vreeland extrx et al; R & E J O'Gorman, attys.

E Houston st. ss, 40 e Goerck, 20x75; Eliza G Farnham agt Rose Messer et al; W R Adams, atty.

NOV. 6.

Elm st. 28; 4TH av, 423-25-27 & Cooper st. ns, 150 w Emerson, 50x100; Chas H Fiske Jr agt Protective Realty Co et al; R K Brown, atty.

Lot 304, map of Lobhauer Park, Bronx; Katie Herold agt L P Fries Co et al; E A Hatman, atty.

Downing st. 45-7; Wm S Hull et al agt Jos Tassi et al; H M Dillenbeck, atty.

67TH st. ss, 230 e 3 av, 40x100.5; Annie Frank agt Jos Wolkenberg et al; Freyer & Hyman, attys.

66TH st. 211 W; Jno Weigl agt Thos Hickson et al; Backer & Klein, attys.

112TH st. ns, 95 e Madison av, 50x100.11; two actions; Theo A Swan agt Isaac Rosenswasser et al; Schenk & Punnett, attys.

NOV. 7.

93D st. ns, 384 w 3 av, 15.6x61; Equitable Life Assur Soc of the U S agt Cornelius Horgan et al; Alexander & Green, attys.

West End av, es, 50.5 s 67th, 25x100; Equitable Life Assur Soc of the U S agt Mary A Keogh et al; Alexander & Green attys.

W Broadway, nec Spring, 25x75; also W BROADWAY, es, adj land of Wm T Lawrence, three inches by 25 ft; Chas B Prettyman agt Wm R D'Ascoli et al; E S Clinch, atty.

NOV. 8.

Amsterdam av, swc 130th, 24.11x43; except parts released; Harlem Savings Bank agt Eliz H Larkin et al; E S Clinch, atty.

43D st. 147 to 151 W; Berghoff Brewing Assn agt Geo F Considine et al; amended; R B Aldcroft, Jr, atty.

Lexington av, es, 39.11 s 129th, 1 in x60; Equitable Life Assurance Soc of US agt Michl J McGrath et al; Alexander & Green, attys.

New Chambers st. 71-73; Emma Ziegel extrx agt Thos Faresse et al; Eisman, Levy, Corn & Lewine, attys.

Bartholdi st. swc Holland av, 50x100; Wappinger Savings Bank agt Francesco Piscella et al; G Worrall, atty.

Houston st. 398-400 E; also 2D ST, 289-91; Fischel Weintraub agt Haim S Lupowitz et al; D Drechsler, atty.

Amsterdam av, ws, 50 s 180th, 50x100; Aliz A Van Beuren agt D M Koehler & Son Co et al; Merrill & Rogers, attys.

Nagle av, cl, 350 sw Ellwood, runs sw50xse250xne50xnw250 to beg; Park Mtg Co agt Willard H Gildersleeve et al; Seybel & French, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

NOV. 2.

Madison av, nec 82d, 95x85; Allene Constn Co loans Alpha Constn Co \$4,000

NOV. 4.

No Building Loan Contracts filed this day.

NOV. 6.

Rutgers st. 20 & Henry st. 142; Robt McGill loans Garfield Development Co; to erect a —sty bldg; — payments, 20,000

187TH st. nwc Cambreling av, 100x70; Jas G Wentz loans Russo-Barbera Realty Co; to erect a —sty bldg; — payments, 55,000

Union av, ws, 66.10 n 168th, 80x irreg; Title Insurance Co of N Y loans Chas T Streeter Constn Co; to erect a —sty bldg; — payments, 60,000

NOV. 7.

Longwood av, ns, 225 w Hewitt pl, 100x 100; Samson Lachman loans Motion Pictures Sales & Constn Co, Inc, to erect a — sty theatre; — payments, 15,000

NOV. 8.

Marmion av, ws, whole front bet Elsmere pl & Fairmount pl, —x25; City Mtg Co loans Alert Constnt Co, Inc, to erect two 5-sty apartments; 10 payments, 46,000

ATTACHMENTS.

Manhattan and Bronx.

OCT. 31 & NOV. 1.

No Attachments filed these days.

NOV. 2.

Kottler, Jos & Jas Carden; R Grubin & Co; \$3,108.85; W Karlin.

NOV. 4 & 6.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

OCT. 31, NOV. 1, 2, 4, 6, 7.

Highbridge Bldg Co. Lind av, es, 735.3 s 165th, —x—, A B See Elevator Co. Elevators, Nov 6, 2,825
Fleischmann Constn Co, 2226 7 av., Seventh Ave Amusement Co. All chattels given as collateral security for mtg for \$12,000. 12,000

Borough of Brooklyn.

AFFECTING REAL ESTATE.

OCT. 31, NOV. 2, 4, & 6.

Kay Bldg Co. Blake av & Grafton st., Wm Kerby Co. Ranges, 389
Kramer Realty Co. 153-61 Wyona., Friedman & Cooper. Boilers. (R) 500
New Lots Con Co. Sheffield av nr Blake av., Colonial Mantel & Refrig Co. Mirrors, 432
Sommer, Jacob, Inc. E 3d st & Neptune av., Louis Fishman. Plumbing, 300
Same, 2 to 12 E 3d st & Neptune & Electric Pix Co. Gas Fix. 150

MECHANICS' LIENS.

Manhattan and Bronx.

NOV. 2.

West Broadway, nec Park pl, 75x75; Badollics Star Iron Works, Inc, agt M B Brown Printing & Binding Co., Hopper & Tucker & Vinton (235). 302.00

226TH st. ss, 505 e Barnes av, 100x114; W B Griffith & Co agt Michele Agugliaro (236). 620.00

127TH st. 619-25 W; Lockwood Co agt Faultless Constn Co (237). 632.00

Broadway, ws, bet Park pl & Barclay; Candee, Smith & Howland Co agt Broadway-Park Place Co & Tucker & Vinton. (238). 114.00

NOV. 4.

8TH av, ws, extendings from 31st to 33d Hinkle Iron Co agt Pennsylvania Tunnel & Terminal R R Co & Tucker & Vinton, Inc (19). 171.40

127TH st. 619-25 W; A Adler Co agt Faultless Constn Co (20). 341.75

54TH st. 19 W; National Bridge Works agt John D Rockefeller Jr & David M Oltarsh Iron Works (21). 548.77

Broadway, 1576; National Bridge Works agt Jno Murtha & Alter J Salomon, lessee (22). 2,866.24

186H st. 632 E; Harry Korp agt Kitchen Improvement Co (23). 26.40

Prospect av, ws, 156 s Home, 75x100; Alfd David Co agt Manhattan Leasing Co & A Bonagur (24). 150.00

62D st. 30 E; L F Datter agt Henry Koplik & Houghton Constn Co (25). 196.19

Amsterdam av, swc 175th, 100x150; P Ventimiglia & Son agt Lentz Realty Co (26). 250.00

Broadway, 1536-40; Phillip Gurian agt Thos B Hidden & G R Langer (27). 62.66

Horatio st. 105-7; A C Horn agt Estate Eugene A Hoffman Inc et al & Henibique Constn Co (28). 699.85

Madison av, 637; Chas F Richardson agt Leo Schlesinger & E M Heimerdingen (29). 75.00

West Broadway, nwc Park pl, 13.4x 105.8; Bronx Cut Stone Co agt Milton Mayer & Queensborough Blue Stone Co (31). 62.50

West Broadway, nec Park pl, 75x75; Jeannette Glass Co agt M B Brown Printing & Binding Co & Tucker & Vinton (32). 156.25

8TH av, ws, bet 31st & 33d; Standard Sand & Gravel Co agt Pennsylvania Tunnel & Terminal R R Co & Tucker & Vinton (33). 148.25

Same prop; United Building Material Co agt same (34). 815.06

29TH st. 405 W; Centre Iron Works agt Borden's Condensed Milk Co & J F Walsh & Bro (35). 887.50

NOV. 6.

Morris av, 591; H Herrmann Trim Co agt 591 Morris Ave Co (36). 900.00

Webster av, 1922; American Radiator Co agt Radolph Realty Co & Thos M Cantwell (37). 314.15

Bronxwood av, sec 229th, 105x114; J Marcus Woodworking Co agt Jno Schloss et al (renewal) (38). 1,258

Canal st. 234-38; Henry Burge agt Moses Levy & Jno Langerman (39). 30.42

33D st. 416 W; H G Vogel Co agt 416 West 33d St Co (renewal) (40). 6,597.00

Prospect av, nec 187th, 50x100; R Handelson & Son agt P & F Constn Co (41). 80.00

West End av, 801-17; Benj Brettler agt Guide Realty Co & Chas Slessinger (42). 528.64

157TH st. 522-30 W; J A Adler Co agt Highwood Realty & Constn Co (renewal) (43). 404.00

NOV. 7.

223D st. ns, 381 e White Plains av, 100x 100; Tozzini & Co agt Morris Improvement Co & Max Henry (44). 700.00

NOV. 8.

St. Nicholas pl, es, 375 n 150th, 50.5x 100; Bernard Miller agt Martin J Earley, Jr. & Martin J Earley & Margt Rodgers. (45) 65.50

33D st. 416 to 422 W; B Campbell & Co agt 416 W 33d St Realty Co & Joel Marks & Christian Jacobs (renewal). (46) 263.00

127TH st. 619 to 625 W; Morris Lubetkin agt Faultless Constn Co & Israel Lipman. (47) 480.00

1ST st. 55; Benj Werdinger et al agt Saml Kirschman & John Hasilofsky. (48) 25.00

Kingsbridge Terrace, 2701; Thos McBride agt Wm J McNulty. (49) 269.20

157TH st. 540 W; Bernard Drucker agt Arlington Court, Inc. (50) \$695.00

Borough of Brooklyn.

OCT. 31.

Av R, ss, 60 w Ryder, 16x36; Hyman S Sulsky agt Agnes & Jack Furstenbergh, Michl Twist, Wm H Mack & Sam Furstenbergh. 350.00

Powell st. es, 81.5 s New Lots rd, runs e100xs20xe100 to Junius xs80xw200 to st x n100 to beg; Robt Kloiber agt Island Cities R E Co & Thos J Lillis. 2,000.00

Sackman st. Lott av, Powell st & New Lots rd; the block; Robt Kloiber agt Island Cities R E Co & Thos J Lillis. 325.00

Imlay st, bet Bowne & Commerce; N Y Dock Co Bldg No 9; also IMLAY ST, bet Vernon & Commerce; N Y Dock Co Bldg No 10; Crescent Sand & Gravel Co agt N Y Dock Co & Tucker & Vinton. 6,254.55

Barrett st. ws, 150 s Pitkin av, 150x 100; Barret Constn Co agt Penn-Dumont Co & Doris Realty Co. 210.00

Block bounded by Commercial wharf & Commerce, Imlay & Verona; also BLOCK bounded by Commercial wharf, Bowne, Imlay & Commerce; Gulian Ross agt N Y Dock Co & Tucker & Vinton. 1,077.62

Imlay st, ws, bet Verona & Commerce, 960x96; J J Hass, Inc, agt N Y Dock Co & Tucker & Vinton. 8,480.00

Imlay st, bet Bowne & Commerce; N Y Dock Co Bldg No 9; also IMLAY ST, bet Verona & Commerce; N Y Dock Co Bldg No 10; also FURMAN ST, ws, bet Montague & Joralemon, —x—; Atlas Portland Cement Co agt N Y Dock Co & Tucker & Vinton. 15,051.00

S 3D st. 236 to 240; Benj H Becker agt John & Wm G Murphy. 152.66

Grafton st, es, 500.5 s Pitkin av, 80x100; Isidore Krassner agt Diamond Impt Co. 10.00

Plot bounded on e by Imlay xs by Verona xn by Bowne xw by Commercial Wharf; Edw E Buhler Co agt N Y Dock Co & Tucker & Vinton. 589.00

Furman st, ws, 216.9 s Montague, 85x 229; N Y Slate Works agt N Y Dock Co & Bklyn Wharf & Warehouse Co & Tucker & Vinton. 550.00

Commercial Wharf, ss, 920 w Bowne, —x—; Isaac Movitz agt N Y Dock Co & Tucker & Vinton. 2,907.00

Blocks bounded by Commercial Wharf, Bowne, Imlay & Verona; Vulcan Rail & Constn Co agt N Y Dock Co & Tucker & Vinton. 14,141.98

Same prop; Underpinning & Foundation Co agt Frederic P Olcott & N Y Dock Co & Tucker & Vinton. 18,326.07

18TH av, nws, 100 sw 66th, 40x95.10x40x 95.3; Adolph Kriender agt Carl O Carlson & G Nelson. 50.00

Plot bounded on the s by Verona xe by Imlay xn by Commerce xw by New York Bay; Armstrong Cork Co agt N Y Dock Co & Tucker & Vinton. 2,150.00

Imlay st, ws, from Bowne to Commerce & from Commerce to Verona; Pipe & Contractors Supply Co agt N Y Dock Co & Tucker & Vinton. 613.22

NOV. 1.

Block bounded by Imlay, Bowne, Verona & Commercial Wharf; W R Adams & ano agt N Y Dock Co & Tucker & Vinton. 1,850.73

Same prop; Herringbone Metal Lath Co agt same. 2,277.01

Imlay st, ns, ext from Verona to Commerce, 460x90; Louis P Deslauriers agt N Y Dock & Tucker & Vinton. 1,078.90

Same prop; same agt same. 1,054.41

Plot at foot of Furman, 100x200; Fredk Starr Contracting Co agt N Y Tuck Co & Tucker & Vinton Co. 94.60

83D st. 236-40; Benj H Becker agt Jno & Wm G Murphy & Henry Ginsburg. 152.66

Av R, sec 12th, 86.8x100x95.2x100.4; U S Radiator Corporation agt Hab Blde Co & Ruegamer & Auer. 389.58

74TH st, ss, 300 w 12 av, 60x100; Jos Demasi agt Rocco & Domenico Daversa. 8,455.87

Atlantic av, swc Warwick, 25x103; Fiske & Co agt Wittmann Constn Co. 603.00

Barrett st, sec Dumont av, 100x100; East N Y Mason Material Co agt Cottage Constn Co. 56.51

Grafton st, es, 500.5 s Pitkin av, 80x100; East N Y Mason Material Co agt Rosie Aronowitch, Henry Levy & Diamond Impt Co. 365.57

Plot bounded by Imlay st & Commercial Wharf & extending from Bowne to Verona Vulcanite Portland Cement Co agt N Y Dock Co & Tucker & Vinton. 5,893.95

Washington av, 646-8; Szemko & Gaydica agt Weiner Bros & T De Bones. 577.03

W STH st, ws, 100 s Av S, 112.6x100; U S Radiator Corporation agt Mapleton Engineering & Constn Co & Ruegamer & Auer. 181.40

E 13TH st, ws, 95 n Av S, 40x160; U S Radiator Corporation agt Hab Bldg Co & Ruegamer & Auer. 130.71

Blake av, swc Grafton, 100x100; Empire City Lumber Co agt Maurice Kennedy, Kay Bldg Co, Beatrice Janpol & Isaac White. 511.50

Blocks bounded by Commercial Wharf, Verona st, Bowne & Imlay, Orman W Ketcham agt N Y Dock Co & Tucker & Vinton. 2,902.50

E 29TH st, ws, 640 n Av E, 80x100; U S Radiator Corporation agt Hab Bldg Co & Ruegamer & Auer. 355.50

Imlay st, ns, from Verona to Commerce, 460x90; Corrugated Bar Co agt N Y Dock Co & Tucker & Vinton (Inc). 8,806.60

NOV. 2.

Imlay st, ws, bet Bowne & Commerce, 460x180; Howard Fleming agt N Y Dock Co & Tucker & Vinton. 428.00

Imlay st, ws, bet Verona & Bowne, 460 x80; Jno W McDonald agt same. 2,040.00

Kingston av, 510; Ike Chaprack agt Jacob Zilber. 475.00

Stone av, 247; Sol Annenberg agt Donato Ruba. 102.00

S 3D st, 236-42; Jos Rieber agt Jno & Wm G Murphy. 275.00

Buffalo av, nec Park pl, 27.9x100; Harbison-Walker Refractories Co agt B & P Constn Co. 348.00

Commercial wharf cor Commerce st, runs e460 to Bowne, xs180xw460 to Imlay, xn180 to beg; also COMMERCIAL WHARF cor Commerce, runs w460 to Verona, xs 180xe460xn180 to beg; Jos Elias & Co agt N Y Dock Co & Tucker & Vinton. 4,100.00

Cropsey av, ns, 58 se Bay 46th, 58x100; Waterbury Hardware Co agt Guiseppina La Monte & Alfonso La Monte. 100.00

Cropsey av, ns, 77.4 se Bay 47th, 37x 100.7x26.3x100; same agt same. 100.00

Atlantic av, 1361-5; Sam Rosenberg agt Jennie Raubitschek & "Jno" Freeman. 51.00

Bayard st, 142-6; Sam Rosenberg agt Morris Langsam, Morris Langsam & Gussie Fries. 43.00

NOV. 4.

Church av, nec E 2, runs n102.4xe100xs 64.7 to Church av xw106.10 to beg; Colwell Lead Co agt Ludwig Obermeyer & Saml H Morris. 1,323.88

Furman st, ws, bet Montague & Joralemon, 200x100; J I Hass (Inc) agt N Y Commonwealth Impt Corp on NY Mtg

Montauk av, ws, 90 s Pitkin av, 20x100; Empire City Lumber Co agt Catharina Pfeffer & Max Hassen. 259.29

NOV. 6.

13TH av, nec 39th, 19.2x80; Geo W Woods agt Peoples Union Realty Co & Nasur Realty Co. 75.00

Eastern Parkway, ns, 359.3 e Schenectady av, runs e100.9xn130.7xw100xs10xw9 xs120.7 to beg; Benj Jackerson agt Parkvale Realty Co, Dennis T Flynn & Morton I Katz. 60.00

Havemeyer st, wc S 3d, 80x95; Max Greenberg agt Jno & Wm G Murphy & Henry Ginsberg. 345.00

Furman st, ws, opp Ft Remsen, runs s 170xw about 125xn85xw100xn85xe227 to beg; Hermann Fougner agt N Y Dock Co & Tucker & Vinton. 1,285.67

SATISFIED MECHANIC'S LIENS.

Manhattan and Bronx.

NOV. 2.

Houston st, swc Chrystie; Louis Marcus agt Minsker Realty Co; Sept3'12. 400.00

Chrystie st, ws, 100 s Stanton, 50x185; Louis Marcus agt Louis Minsky et al; Sept6'12. 5,000.00

Broadway, 1412-18; Chas H Sperzel agt Aug H Hillers; Oct24'12. 293.00

NOV. 4.

Bowery, 235-39 Cohen Bros agt Sarah Spector et al; Aug9'12. 200.00

Bowery, 237; Brown Metal Ceiling Co agt same; Sept3'12. 116.67

6TH av, ws, bet 18th & 19th; American Blower Co agt Greenhut Co et al; Aug13 '10. 580.00

Light st, ss, 50.10 e tracks N Y, Boston & Westchester R R, 100x100; Standard Plumbing Supply Co agt Fine & Falk Inc; Aug10'12. 900.00

Dyre av, es, 10.11 s tracks N Y, Boston & Westchester R R; same agt same; Aug 10'12. 700.00

56TH st, 238-40 W; J H Drew & Bro agt Leander S Sire et al; Jan23'12. 175.00

3D av, 1325; Jno P Johnson agt Mary McNicholas; June6'12. 142.22

Same prop; Johnson & Gleason agt Robt A Johnson; June11'11. 239.00

NOV. 6.

143D st, 462-70 W; Raymond D Squires agt Oud Lady of Lourdes et al; Oct30'12. 1,575.00

127TH st, ns, 292.8 w Bway; G Basile agt Faultless Constn Co et al; Oct24'12. 542.25

Same prop; Jos Tino & Co agt same; Aug23'12. 171.50

NOV. 7.

Webster av, ws, 200 n 179th; Salvatore Maiorino agt Cawston Constn Co et al; Nov4'12. 476.80

111TH st, ss, 550 e Lenox av; Wolf Gelband agt Saml Roseff et al; Mar27'12. 684.00

NOV. 8.

Eldridge st, 74-76; Jacob Weingarten agt Leopold Hellinger et al; July2'12. 185.00

Park av, sec 153d; Wm Blumenauer agt Meyer Friedlander et al; Oct15'12. 354.25

55TH st, 242-50 W; Jno Laura agt Automobile Club of America et al; Nov28'11. 596.82

Park av, sec 153d; Reliable Contracting Co agt Meyer Friedlander et al; Oct11'12. 7,300.00

Borough of Brooklyn.

NOV. 1.

E 10TH st, es, 100 e Av K, 86.8x100; Leo Mininsohn & ano agt Regal Homes Co; Aug9'12. 300 or 700

Church av, nec E 2d, 100x100; Bell Fireproofing Co agt Meyer Realty Co & Ludwig Obermeyer; Sept19'12. 238.80

Winthrop st, ns, 100 — Flatbush av, —x—; Antonio Cervadoro agt Frances H Walker & Robt S Walker; Sept16'12. 155.00

NOV. 2.

Sterling pl, ns, 100 w Howard av, —x—; Saml Gorelick agt S & I Holding Co; Oct 30'12. 1,476.00

New Lots av, nec Williams av, —x88x 200x158.1 to Alabama av; Jacob Shtilman agt Hegeman Bldg Co; Oct16'12. 165.16

NOV. 4.

St Marks av, ns, 175 w Albany av, —x—; Revilo O Hagadone agt Victor Holding Co; June13'12. 374.00

Rockaway av, nws, —, section 6 block 1527; Simon Sibinsky agt Beckie Schoenfeld & Greenwich Iron Works (Inc); Oct 4'12. 55.00

Dumont av, nwc Douglas, 250x100; Chas Siegel agt Bernstein Bldg Co; Oct15'12. 395.00

NOV. 6.

Snediker av, ws, 390 n Hegeman av, 60x 100; Standard Lime Co agt Snediker Realty (Inc); Oct8'12. 321.80

Same prop; Block & Greenberg Lumber Co agt same; Nov4'12. 48.46

Same prop; same agt same; Aug7'12. 445.83

Same prop; Hyman Goodson agt same; Oct11'12. 178.00

DeKalb av, 692; Antonio Boniello agt Harris Swiryn & Antonio Boniello; Oct 8'12. 1,055.00

Same prop; Antonio Boniello agt Harris Swiryn; Oct10'12. 1,055.00

Sterling pl, ns, 145 w Ralph av, —x—; Chas Siegel agt Bernstein Bldg Co; Oct 15'12. 463.00

DeKalb av, ss, 40 w Marcy av, 20x55.8; Johnson Bros agt Gennaro Gragnaro & Antonio Boniello; Aug27'12. 279.27

Park pl, ss, 65 w Classon av, 25x100; Jacob Osheroff & ano agt Francesco Viglianto & Martin Payne; Sept4'12. 105.00

43D st, ns, 100 e 13 av, 100.2x100; H Krantz Mfg Co agt Machzike Talmud Torah & J Frankford & Co; Sept19'12. 43.00

Av P, ns, 80 w E 15, 40x100; Milton H Johnson agt Lewis A & Marion C Christian; Apr22'12; discharged by payment. 78.83

S 2D st, 180-84; Pisani Bros agt Menden-Kraus Realty & Constn Co & Nicollo Rao & Jos Cadillo; Oct24'12. 1,000.00

²Discharged by bond.
³Discharged by order of Court.
¹Discharged by deposit.

ORDERS.

Borough of Brooklyn.

OCT. 31.

3D av, sec 30th, —x—; John T Harold on Nicholas Sanzo to pay Colwell Lead Co. 700.00

Church av, nec E 2d, 100x100; Ludvary Obermeyer on J Lehrenkrauss to pay Bell Fireproofing Co. 100.00

30TH st, sec 3 av, 50x100; Antonio Sanzo on Title Guar & Trust Co to pay Borough Park Cornice & Roofing Co. 410.00

3D st, nec Neptune av, —x—; Jacob Sommer, Inc, on U S Title Co to pay Louis Fishman. 390.00

NOV. 1 & 2.

No Orders filed these days.

NOV. 4.

Sterling pl ns, 100 w Saratoga av, —x—; Commonwealth Impt Corp on N Y mtg & Security Co to pay Hyman Simon & an&o. 1,300.00

Troy av, swc Pacific, 107.6x100; Troy Pacific (Inc) on Home Mtg Investing Co to pay Standard Lime Co. 2,000.00

NOV. 6.

Schenectady av, 173-5; Johanna Grafton on Home Title Ins Co to pay Yelon & Schaprac. 50.00

Vermont st, es, 417 s New Lots rd, —x —; Midwood Bldg Co on Colwell Lead Co to pay Vermont Bldg Co. 170.00

Vermont st, es, 97 s New Lots rd, —x —; same on same to pay same. 170.00

Vermont st, es, 577 s New Lots rd, —x —; same on same to pay same. 170.00

Vermont st, es, 257 s New Lots rd, —x —; same on same to pay same. 170.00

More Attention to Elevators.

An increase in the number of inspectors of elevators is necessary, if a fulfillment of the requirements of the law as to quarterly inspections of passenger elevators is to be attempted. At the beginning of this year there were 9,270 passenger elevators in Manhattan borough; at the past rate of increase, there will be about 10,000 at its close. Each of the twenty-four inspectors would have a little over 400 elevators to inspect; that means about 1,600 inspections during the year. After deducting Sundays, holidays, vacations and other absences, each inspector is on duty about 290 days per year, averaging about 6¼ hours per day.

The Superintendent of Buildings for Manhattan in his annual report called the Borough President's attention to the amount of work required, and said:

"At this rate he would have to make nearly six inspections per day with no allowance for investigation of complaints, reports on accidents or testing of new freight installations. A thorough inspection, including, as required by the rules and practice of this bureau, a careful examination of the lifting and other cables for their full lengths, inspection of all parts of the sheaves and operating machinery and tests of the safety devices and control, cannot be made in less time. The records show that this number of inspections has never been attained. In 1911 the average number of inspections per man was 1,400, which exceeded by twelve per cent, the greatest yearly average since 1902."

The Elevator Boy in the Making.

The first day he is occupied mainly in learning how to run his elevator.

The second day he is so delighted with his position that he makes every effort to give all the information asked of him.

The third day he gets his uniform and begins accustoming himself to telling the passengers to step lively.

The fourth day he learns how to advise anxious inquirers to look at the bulletin board or ask the starter.

The fifth day he is so thoroughly versed in the duties of his position that he can run the car past people who are yelling "Down!" or "Up!" and three floors away from them waft back the gentle admonition to punch the button. Also, he is now able to carry the nervous passenger two floors too far and then refuse to go back.

The sixth day he is an adept, and demonstrates it by sliding the door quickly in the face of the man who is a second late, also by stopping the car and dropping a couple of floors to take on the stenographers with huge blonde rats, who haughtily omit pressing the button.

He is now a real elevator boy, and wonders what right the public thinks it has, anyway.—"Building Management."

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RECORDS SECTION

of the

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. XC

No. 2330

New York, November 9, 1912

(19) 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.

32-23	626-12-13	1181-16	1715-37½-41	2072-33
131-38-39	627-13	1201-7	1721-56	2077-37-38
147-15	629-25	1243-28	1726-30-31	2083-45 & 47
246-29	632-5	1245-98	1738-10	2115-5
255-19	693-48	1273-55	1745-42	2117-34
261-23	700-41	1285-25½	1752-66	2123-61
263-6	708-27-33	1311-49	1758-68½	2125-34-35
264-42-43	722-32	1308-9-10	1795-22	2128-57-58
267-68 & 73	754-62-64	1379-10 & pt lt 11	1799-16	2132-7
271-51	773-81	1404-12 & 37-40	1802-50	2149-35
273-13	777-61-62	1406-43	1810-32	2212-32
278-2 & 17	780-40-44	1422-32	1835-29-31	2218-25
314-22	811-16-19	1430-18-19	1846-22	2220-9
326-40	841-87	1450-16-17	1887-19	2236-pt lt 31
326-40	846-13	1487-2	1904-28-29	
375-29	877-74	1517-31	1911-51½	
379-44	878-11 & 22-23	1521-50	1918-32	
397-1-2	890-3	1558-13	1921-14½	638-33
400-44	894-73	1570-15 & 29	1923-29	726-30
421-70	925-47	1577-18-20	1937-13	775-46
423-30	931-58	1578-18	1978-31	868-65
428-19-20	983-45	1581-19	1980-33	1223-7½
451-38	1000-55	1609-33	1985-47 & 51	1265-18
481-22	1022-22 & 40-45	1616-49	1988-131	1872-36
524-62	1117-pt lt 14	1618-45	1991-31	1927-43
539-35	1135-45½	1619-18	2029-15	1928-40
591-19	1139-14-16 & 51	1631-3	2045-64	2083-29-32
594-74	1146-21	1641-7 & 71	2046-24-25	2160-39
596-24	1163-7	1687-30½	2047-21 & 23	
619-59	1169-63½	1711-31½ & 31½	2051-83	
624-23				

WILLS

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, 2:432-10, denote that the property mentioned is in section 2, block 432, 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 1912.

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 names 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.
adm—administrator.
admtr—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atly—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.
extr—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.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

NOV. 1, 2, 4, 6, 7.

Attorney st, 17-9 see Grand, 423.
Barrow st, 71, see Commerce, 35-7.
Bethune st, 10, see Greenwich, 785-9.
Bleecker st, 155 (2:539-35), nwc Thompson (Nos 203-5), 25x100, 2 & 4-sty bk tnt & str; Alvin L Strasburger to Wm Benjamin, 146 Mansion, Poughkeepsie, NY; A T; mtg \$33,000; Nov4; Nov6'12; A\$31,000-38,000. O C & 100
Bleecker st, 155; Carlotta E Patten to Wm Benjamin, 140 Mansion, Poughkeepsie, NY; QC; 1/2 pt; AT; Nov4; Nov6'12. nom
Bleecker st, 155 (misc); power of atty; Alvin L Strasburger to Jas J Daly; Oct22; Nov6'12.
Bleecker st, 155; power of atty; Leonore wife Alvin L Strasburger to same; Oct22; Nov6'12.
Broome st, 37 1/2-47 (2:326-40), see Lewis (Nos 14-20), runs s125.10x100x8.10x56.0x117 to ss Broome, xw150 to beg, 7-sty bk loft & str bldg; Max D Steuer to Minsker Realty Co, a corp 228 2 av, 1/2 part; AT; B&S & C a G; mtg \$195,000 & AL; Oct31; Nov2'12; A\$110,000-P200,000. O C & 100
Broome st, 37 1/2-47; Minsker Realty Co to Eliz W Stevens, 70 W 49 & Helen C Mostyn, 43 5 av; all of mtg \$195,000 & AL; Nov1; Nov2'12. O C & 100
Canal st, 294-S, see Bway, 415-17.
Charlton st, swc Washington, see Washington, 532.
Cherry st, 297-303 (2:246-29), ss, abt 70 e Jefferson, 96x— to ns Water (Nos 542-8), two 7-sty bk stables; Michl Miller to Cherry St Realty Co, Inc, a corp, 99 Nassau; mtg \$118,000 & AL; Nov2'12; A \$55,000-140,000. nom
Cherry st, 485-503 (1:264-42-43), see Corlears (Nos 26-36), 224.4x100, 1 & 2-sty bk & fr bldgs; Henrietta Hutton, widow to Crane Co, a corp, 1214 S Canal, Chicago, Ill 1/2 pt B&S; AL; Oct1; Nov1'12; A\$67,000-73,000. O C & 100
Cherry st, 485-503; Fanny F de Tuite & Kathleen McC Galliffet indiv & TRSTES Thos McCarty, decd to same; 1/2 pt; AL; Oct1; Nov1'12. 39,000
Cherry st, 485-503; Rosalie M (Dowager) Lady Steele, widow to same; 1-3 pt; B&S; AL; Oct1; Nov1'12. O C & 100
Cherry st, 240-2 being an interior lot (1:255-19), 131.3 w Rutgers & 68.2 n Cherry, runs n71.6xw50.10x83.5x50.3 to beg with right of way over strip 8x68.2 from Cherry, ns, 131.3 w Rutgers, two 6 & 7-sty bk rear tnts; Lilly Blum to Celia Perlstein, 4 W 120; 1/2 pt; mtg \$40,000 on whole & other property; Nov1'12; A\$7,000-11,000. O C & 100
Cherry st, 240-2 (1:255); same prop; Rosie Plotz to Sarah Bluestone, 215 E Bway; 1/2 pt; AL; Nov1'12. O C & 100
Cherry st, 416 (418) (1:261-23), ns, 250 w Jackson, 25x97.8, 6-sty bk tnt & str; Rachel Sollow to Max Tarshes, 23 E 104; mtg \$22,000 & AL; Nov1; Nov6'12; A\$10,000-28,000. O C & 100
Commerce st, 35-7 (2:584), ns, abt 75 w Bedford, gore, deed reads bounded s by lot 26, n by lot 21, e by lot 21, w by lot 26, 14.10x75 to Barrow (No 71) x10.11x75.2, ws; also COMMERCE ST (2:584-this & above lot 59), ns, lot 25, map Elbert Roosevelt, 25x75, except above gore & part for Barrow, 6-sty bk tnt; Frances Volkenberg to Louis Volkenberg, 315 E 17, Otto A Leister, 50 Bushwick av, Bklyn, & Gustav J Dohrenwend, 147 W 85; mtg \$35,000; Oct29; Nov6'12; A\$16,000-42,000. O C & 100
Corlears st, 26-36, see Cherry, 485-503.
Eldridge st, 201 (2:421-70), ws, 150 n Rivington, 25x100, 5-sty bk tnt & str; Ferdinand Munch Brewery to Louise wife of & Julius Simon, 98 Morningside av; QC; Sept6; Nov2'12; A\$22,000-33,000. nom
Front st, 66 (68) (1:32-23), ns, abt 90 w Old sl, 20.6x92.6, 5-sty bk loft & str bldg; Henrietta M Parker to 749 West End Ave Co, a corp, 160 Bway; Oct30; Nov1'12; A\$13,000-21,000. O C & 100
Front st, 66 (68); 749 West End Av Co to Lawyers Realty Co, a corp, 160 Bway; Oct31; Nov1'12. O C & 100
Grand st, 242 (2:423-30), ns, 75.5 e Bowery, runs n50.3xetxn11xeln14.2x6x8x4x12.8x26.10x48.1 to st xv27 to beg, 3-sty bk str; Geo E Somarindyk to Kate Blank, 997 Union av; AT; B&S; AL; Oct16; Nov 1'12; A\$38,000-40,000. O C & 100
Grand st, 423 (1:314-22), swc Attorney (Nos 17-19), 20x100, 6-sty bk tnt & str; Jane A Richards widow et al to Rebecca Harris, 231 Rodney, Bklyn; QC; Oct9; Nov 1'12; A\$33,000-58,000. nom
Greene st, 151 (2:524-62), nwc Houston (Nos 44-8), 20x79, 6-sty bk loft & str bldg; Olive H Chesebro to Helena Realty Co, Inc, a corp, 3025 3 av; mtg \$40,000; Nov 1; Nov2'12; A\$35,000-45,000. O C & 100
Greenwich st, 785-9 (2:624-23), see Bethune (No 10), 68.1x22x45.8x25 to st x22, 5-sty bk tnt & str; Thos J Sanson & ano to Wm E Bloodgood, Wm R Walker & Wm Man TRSTES Thos Lewis; C a G; mtg \$30,000 & AL; Nov12'03; Nov1'12; A\$11,500-23,500. nom
Grove st, 70 (2:591-19), ss, 293.9 e Bleecker, 21.10x93.3x21.10x94.5, 5-sty bk tnt & 4-sty bk rear tnt; Eliz F Buckley to May Fav, 569 W 184; AL; May7; Nov1'12; A\$10,000-19,000. nom

Henry st, 166 (1:271-51), ss, abt 100 w Jefferson, 26.1x100, 5-sty bk tnt & str; Susie Robinson to West End Holding Co, a corp, 501 5 av; mtg \$35,000; Nov1; Nov 2'12; A\$19,500-36,000. O C & 100
Henry st, 166; West End Holding Co, a corp to Anna Kotzen, 309-11 E 120; mtg \$35,000; Nov1; Nov2'12. O C & 100
Henry st, 304 (1:267-68), ss, 215.3 e Scammel, 24x1/2 blk, 5-sty bk tnt & str; Isidore Druck to Meyer Markowitz, 239 Monroe; mtg \$27,000; Feb8; Feb9'12; A\$15,000-23,000; corrects error in issue of Feb 17, when grantee was omitted. nom
Henry st, 294 (1:267-73), ss, 95.3 e Scammel, 24x95x24x94.10, 5-sty bk tnt & str; Julius Bloch to Breinchen Wallach, Dina Block, Milton M Dreyfoos & Sidney Wallach, EXRS, &c, Karl M Wallach; mtg \$23,000 & AL; Apr26'10; Nov6'12; A\$15,000-23,000. nom
Horatio st, 54, see Hudson, 635.
Houston st, 44-8 W, see Greene, 151.
Houston st., 208 E, see Houston, 240 1/2 E.
Houston st, 210 E, see Houston, 240 1/2 E.
Houston st, 240 1/2 E (2:397-1), nec Av A (Nos 2-4), 119.6x11.6x118.6x25.11, 2 & 4-sty bk tnt & str; mtg \$20,000; A\$35,000-50,000; also HOUSTON ST, 210 E (2:428-20), nes, 226.9 w Av A, 25.2x67.8 to 1st (No 103) x 25x64.6, 4-sty bk tnt & str; A\$15,500-23,000; also HOUSTON ST, 208 E (2:428-19), nes, 251.11 nw Av A, 25.2x70.10 to 1st (No 101) x25x67.8, 5-sty bk tnt & str; A\$16,000-28,000; Eliz W Stevens & Helen C Mostyn to Minsker Realty Co, a corp, 228 2 av; Nov1; Nov2'12. nom
Houston st, 240 1/2 E (2:397-1-2), nec Av A (Nos 2-4), runs n25.11 to ss 1st xsl17.2 to ws Houston xs5 to ns Houston xw174.5 to beg, 2 & 4-sty bk tnt & str; A\$41,000-57,000; also HOUSTON ST, 208-10 E (2:428-19-20), nes, 226.8 nw Av A, 50.4x70.10 to sws 1st x50x64.6, 2-5-sty bk tnts & str; A\$31,500-51,000; Minsker Realty Co to Max D Steuer, 55 W 88; 1/2 pt; mtg \$80,000; Nov1; Nov4'12. O C & 100
Houston st, ns, at sws 1st, see Houston, 240 1/2.
Houston st, 208-10 E, see Houston, 240 1/2.
Hudson st, 633-5 on map 633 (2:626-13), w s, 26.8 s Horatio, 25.2x77.11x25.7x78.2, 3-sty bk tnt & str; Henrietta M Horton et al to Jno E Nicholson, 304 W 91, & Isabella N Doremus, 320 W 80; Oct31; Nov6'12; A\$13,500-16,500. O C & 100
Hudson st, 635 (2:626-12), swc Horatio (No 54), 26.8x78.2x17.2x78.4, 4-sty bk tnt & str; Ethel Quimby to Jno E Nicholson, 304 W 91, & Isabella N Doremus, 320 W 80; mtg \$11,500; Oct31; Nov6'12; A\$16,000-18,500. O C & 100
Hudson st, 641 (2:627-13), ws, 59 n Horatio, 29.2x109.2x29x112.4, 5-sty bk tnt & str; Florence Magonigle to Sara H Laughlin, 520 Bergen av, Jersey City, NJ; mtg \$31,000; Nov6; Nov7'12; A\$23,000-36,000. O C & 100
Lewis st, 14-20, see Broome, 37 1/2-47.
Lispenard st, 65-9, see Bway, 415-7.
Madison st, 183 (1:273-13), ns, abt 230 w Rutgers, 23.10x100, 4-sty bk school; Harris Goldman et al to National Hebrew Schools Assocn, a corp, 183 Madison; mtg \$18,000; Oct29; Nov6'12; A-exempt-exempt. O C & 100
Madison st, 48 (1:278-17) ss, abt 95 e James, 19x53.6x17x53.6, 4-sty bk tnt & str; Right Rev Chas E McDonnell, D D, Bishop of Bklyn, to Michl A Rofrano, 11 Oliver; B&S; Nov4; Nov7'12; A\$8,500-11,000. O C & 100
Monroe st, 284 (1:263-6), ss, 150 e Jackson, 25x95, 7-sty bk loft & str bldg; Jennie Gordon to Wm Rankin, 119 W 72; mtg \$29,000 & AL; Oct29; Nov2'12; A\$14,500-30,000. nom
Mulberry st, 209-11, see Spring 48.
Oak st, 40 (1:278-2), ns, abt 80 e James, 20x50, 3-sty fr bk ft tnt & str; Maria Rega to Luigi & Maria Rega, 40 Oak; mtg \$1,000; Oct30; Nov2'12; A\$8,000-9,000. nom
Renwick st, 44-8, see Spring, 306.
Spring st, 48 (2:481); certf of confirma- (Nos 209-11), 25.3x98.9x25x93, 3 5-sty bk tnts & str; Geo E Weller, ref, to John Palmieri, 150 Ocean Pkwy, Bklyn; mtg \$40,000; FORECLOS Oct17; Nov7'12; A\$30,000-57,000. 36,000
Spring st, 48; certf of confirmation of sale, &c; Vincent Orlando to same; Nov6; Nov7'12.
Spring st, 306 (2:594-74), ss, 130 w Hudson, 20 to Renwick (Nos 44-8) x75, 2 & 3-sty bk & fr tnts & str; Geo N Bohlken to Fredk C Bohlken, at Loxstedt, Germany; 1/2 pt; Nov6; Nov7'12; A\$14,000-16,000. nom
Thompson st, 203-5, see Bleecker, 155.
Warren st, 109-11, see Washington, 268-70.
Washington st, 268-70 (1:131-38-39), swc Warren (Nos 109-11), 52.10x58x53.4x 59.2, two 5-sty bk loft & str bldgs; Eliza O Barclay et al EXRS &c Jas S Barclay to Thos Tileston 2d, 61 Woodland av, Summit, N J; 1/2 pt; Oct31; Nov1'12; A\$47,500-65,000. 37,500
Washington st, 268-70; Julian H Barclay to same; 1/2 pt; Oct31; Nov1'12. O C & 100
Washington st, 532 (2:596-24), swc Charlton, 35.2x69x35.5x69, 4-sty bk loft & str bldg; Geo H Risley to Mary E Hastings, at Rhinebeck, NY; AL; June18; Nov6'12; A\$20,000-26,000. O C & 100
Washington st, 693 (2:632-5), es, 88.7 s w Perry, 21x101x21.7x95.7, 3-sty bk stable & 2-sty fr rear stable; Jos A Warren, ref, to Tutting & Heins Inc, a corp, 693 Washington; FORECLOS Oct17; Nov4; Nov6'12; A\$9,000-10,500. 12,000

Water st, 542-S, see Cherry, 297-303.
1ST st, 101, see Houston, 240 1/2 E.
1ST st, 103, see Houston, 240 1/2 E.
1ST st, sec Av A, see Houston, 240 1/2 E.
1ST st, ss, abt 225 w Av A, see Houston, 240 1/2.
1ST st, sws, at ns Houston, see Houston, 240 1/2.
1ST st sec Av A, see Houston 240 1/2.
4TH st, 229 E (2:400-44), ns, 148.6 w Av B, 19.10x96, 5-sty bk tnt & str; Isak Greenman et al to Isaac Manasse, 611 E 6; mtg \$12,500; Oct31; Nov1'12; A\$14,000-21,000. O C & 100
6TH st, 740 E (2:375-29), ss, 221 w Av D, 22x97, 3-sty bk dwg; Minnie wife Albt Loewinthan to Abr J Gottlieb, 17 W 127, EXR, &c, Leopold Gottlieb; QC; Oct29; Nov1'12; A\$14,000-16,000. nom
9TH st, 741 E (2:379-44), ns, 168 w Av D, 25x92.3, 3 & 4-sty bk loft bldg; Nathl J Neely to Cord Neely, 21 Beverly av, Hempstead, LI; AL; Feb20; Nov4'12; A \$15,000-20,000. nom
10TH st, 204-6 W (2:619-59), ss, 96.10 e Bleecker, 39.11x95x39.8x94.10, 6-sty bk tnt & str; Pietro Tassini to Giobatta & Giovanni Tassini, 11 Spring, Ossining, NY; 2-6 pt; AL; Oct23; Nov4'12; A\$21,000-62,000. nom
14TH st, 320 W (2:629-25), ss, 275.3 w 8 av, 24.8x103.1, 4-sty bk tnt; Richd M Henry ref to Lemuel Littlefield, 68 Bank; PARTITION, Oct8; Nov4'12; A\$18,000-21,500. 23,000
16TH st, 620 E (3:983-45), ss, 338 w Av C, 25x103.3, 5-sty bk tnt; Henry Biermann to Hyman Suss, 350 E 15; mtg \$18,000; Oct 31; Nov1'12; A\$8,000-15,500. O C & 100
17TH st, 15 (16) E (3:846-13), ns, 275 e 5 av, 25x79.9x25.7x73.6, 6-sty bk loft & str bldg; Laura S Heilner et al to Lina Weill, 19 E 98; AT; B&S; mtg \$70,000; Oct 30; Nov6'12; A\$50,500-83,000. 3,480
17TH st, 15 E; Moses J Wolf to same; AT; B&S; mtg \$70,000; Oct26; Nov6'12. O C & 100
20TH st, 340 E (3:925-47), ss, 180 w 1 av, 20x92, 4-sty bk tnt; Jno J Magner & Henry F Kain to Sarah A Kain, all at 340 E 20; Nov1; Nov4'12; A\$9,500-12,500. nom
22D st, 526 W (3:693-48), ss, 325 w 10 av, 25x98.9, 2-sty bk stable & 1-sty fr rear stable; Martin V B Ferris et al to Mary B wife Saml Rosborough at Union Hill, NJ; mtg \$7,200; Nov6'12; A\$12,000-15,000. O C & 100
22D st, 117 E, see Lex av, swc 22d.
22D st, 131-3 E, see Lex av, swc 22d.
22D st E, swc Lex av, see Lex av, swc 22d.
24TH st, 262-4 W (3:773); re asn of rents; David Israel to West End Holding Co, 501 5 av; Nov1; Nov2'12. nom
24TH st, 262-4 W (3:773-81), ss, 100 e 8 av, 41.8x98.9, 6-sty bk tnt; West End Holding Co to Susie Robinson, 566 W 162; mtg \$61,000; Nov1; Nov2'12; A\$28,000-78,000. O C & 100
24TH st, 409 W (3:722-32), ns, 100 w 9 av, 25x98.9, 4-sty bk tnt & 1-sty bk rear bldg; Wm H Archibald to Thos Lynch; B&S; mtg \$8,000; May1'09; Nov7'12; A\$10,000-13,000. O C & 100
28TH st, 232-4 W (3:777-61-62), ss, 370.4 w 7 av, 49.11x98.9x49.10x98.9, two 5-sty bk tnts & str; David Crawford to Sadie Roth, 1415 Prospect av; B&S; Nov 2'12; A\$31,000-44,000. O C & 100
28TH st 232-4 W; Sadie Roth to David Crawford & Emma L his wife, 737 E 32 Bklyn; tenants by entirety; B&S; Nov 2'12. O C & 100
29TH st, 510 W (3:700-41), ss, 175 w 10 av, 25x98.9, 5-sty stn tnt & str; Jacob Kaplan to Hearne Realty Co, Inc, a corp, 510 W 29; mtg \$18,000; Oct30; Nov1'12; A\$8,000-23,000. O C & 100
31ST st, 340-2 W (3:754-63-64), ss, 400 w 8 av, 40x98.9, two 3-sty & b bk dwgs; Chas I Taylor to Henry J Hemmens, 465 West End av; Oct31; Nov2'12; A\$32,000-36,000. O C & 100
31ST st W, swc 7 av, see 7 av, 376-8.
35TH st, 131-7 W (3:811-16-19), ns, 350 e 7 av, 75x98.9, 4-4-sty & b stn tnts; Utility Realty Co to McMorrow Engineering & Constn Co, a corp, 3495 Bway; B&S; Nov 1; Nov6'12; A\$150,000-161,000. O C & 100
36TH st, 501-9 W, see 10 av, 469-73.
39TH st, 126 E (3:894-73), ss, 95.3 w Lex av, 19.10x98.9, 3-sty & b stn dwg & 2-sty ext; Nathaniel L McCready et al TRSTES for Nathaniel L McCready will Nathaniel L McCready, decd to Edw K Seel, 318 Tremont av; C a G; mtg \$42,500; Oct30; Nov1'12; A\$39,700-49,000. O C & 100
40TH st, 70 W (3:841-87), ss, 100 e 6 av, 17x98.9, 4-sty & b stn dwg; Zoe E Banks to Agnes G Hughes, 1516 Greene av, Bklyn; AL; Nov4'12; A\$67,000-72,000. O C & 100
42D st, 135 E (5:1297-13), ns, 125x200.10 to ss 43d; consent to construction, &c, of Steinway Tunnel; NY State Realty & Terminal Co to Public Service Commission, 1st District; Oct26; Nov4'12.
42D st E, nwc Mad av, see Mad av, ws fr ns 42d to ss 43d.
43D st E, swc Mad av, see Mad av, ws fr ns 42d to ss 43d.
48TH st, 154 W (4:1000-55), ss, 225 e 7 av, 18.9x100.5, 3-sty & b stn dwg; Harold Milbank individ & TRSTE to Margt C Magan, 133 W 56; Nov1; Nov4'12; A\$34,000-35,000. nom

49TH st, 37 E (5:1285-25½), ns, 105 e Mad av, 20x100.5, 5 & 6-sty bk dwg; Isabella C Lutting to Chas P Lutting, 37 E 49; C a G; Nov1; Nov6'12; A\$40,000-70,000. O C & 100

50TH st, 205-9 W, see Bway, 1631-7.

51ST st, 212-6 W, see Bway, 1639-49.

53D st, 117-9 E (5:1308-9-10), ns, 190 e Park av, 50x100.5, 5-sty stn tnt, 4-sty bk tnt & 3-sty fr rear tnt; Simon C Bernstein & ano to Jarvis A Root, at Freeport, LI; mtg \$50,000 & AL; Oct31; Nov 1'12; A\$36,000-57,000. O C & 100

53D st, 117-9 E; Jarvis A Root to 118 E 54th St Co, a corp, 68 Wm; mtg \$80,000 & AL; Oct31; Nov1'12. O C & 100

57TH st, 138-40 E (5:1311-49), ss, 100 e Lex av, 37.6x100.5, 4 & 5-sty bk storage; Edw F Moran, ref, to Abr Adelberg at Cedarhurst, LI, & Morris Berman, 1212 Beverly rd, Bklyn; FORECLOS Oct7; Nov 6'12; A\$35,000-55,000. 57,500

58TH st, 32 W (5:1273-55), ss, 425 w 5 av, 25x100.5, 4-sty & b stn dwg; Clara L Birkin & ano TRSTES Ada Howe to Fredk M Sanders, 638 Crotona Park S; Sept30; Nov2'12; A\$70,000-85,000. 82,500

58TH st 32 W; Fredk M Sanders to Alliance Realty Co, a corp, 115 Bway; mtg \$55,000; Nov1; Nov2'12. O C & 100

64TH st, 132 W (4:1135-45½), ss, 316 w Col av, 23x100.5, 4-sty & b stn dwg; Joshua S Piza to Paul C Foxlocher at Woodside, B of Q; mtg \$18,000 & AL; Nov1; Nov2'12; A\$14,500-25,000. nom

64TH st, 11 & pt 13 E (5:1379-10 & pt 11), ns, 245 e 5 av, 29x100.5, 4-sty & b stn dwg & pt 4-sty & b stn dwg; Edith Fabbri to Orme Wilson, 40 E 69; Oct18; Nov1'12; A\$—\$. nom

64TH st, 35 W, see Lex av, swe 22d.

67TH st 121-7 W, see Bway, 1981-7.

68TH st, 244 E (5:1422-32), ss, 410 e 3 av, 16.8x100, 3-sty & b bk dwg; Real Property Mtg Co to Geo Killian at Baldwin, LI; mtg \$8,500; Oct31; Nov1'12; A\$7,000-11,000. O C & 100

69TH st, 327 W (4:1181-17), ns, 375 w West End av, 25x100.5, 5-sty bk tnt & str; Saml Strasbourger ref to Miln P Palmer, 7 E 81 TRSTE Frances B Hegeman; FORECLOS Oct29; Oct31; Nov4'12; A\$8,000-16,000. 12,000

69TH st, 125 E (5:1404-12), ns, 100 w Lex av, 20x100.5, 4 & 5-sty bk dwg; consent to sale; Mary Van Alen, daughter of Jas J Van Alen to Jas J Van Alen & Luis J Phelps as TRSTES under deed of trust; Sept4; Nov4'12; A\$35,000-65,000. nom

69TH st, 125 E; Jas J Van Alen & ano TRSTES for Mary Van Alen to Louisa B Gallatin, 14 E 65; Oct18; Nov4'12. O C & 100

69TH st, 329 W (4:1181-16), ns, 400 w West End av, 25x100.5, 5-sty bk tnt; Saml Strasbourger ref to Miln P Palmer, 7 E 81 TRSTE Frances B Hegeman; FORECLOS Oct29; Oct31; Nov4'12; A\$8,000-16,000. 12,000

70TH st, 184 E see 3 av, 1200-8.

71ST st, 265 W (4:1163-7), ns, 156 e West End av, 16x92.2, 3-sty & b bk dwg; Harriet Nulty to Robt H Marquart, 810 E 179; mtg \$12,000; Nov1; Nov6'12; A\$12,500-18,500. O C & 100

72D st, 180 E (5:1406-43), ss, 130 w 3 av, 20x102.2, 1-sty stn bank; Assets Liquidation Co to Provident Loan Soc of N Y, a corp, 346 4 av; AL; Nov6; Nov7'12; A \$22,000-40,000. nom

74TH st, 121 W (4:1146-21), ns, 280 w Col av, 20x102.2, 4-sty & b bk dwg; Yorkshire Realty & Constn Co to Isaac Meyer, 600 W 113, & Henry Mayer, 251 W 92; Oct28; Nov2'12; A\$16,000-28,000. O C & 109

75TH st, 327-9 E (5:1450-16-17), ns, 228.4 w 1 av, 56.8x102.2, two 4-sty stn tnts & str; Nomella Renting Co to Mary C Stewart, 28 St Johns pl, Bklyn; B&S & C a G; Oct5; Nov1'12; A\$21,000-35,000. nom

75TH st, 237-9 E (5:1430-18-19), ns, 125 w 2 av, 53.4x101.7 with all title to 7-inch strip in rear, two 4-sty stn tnts with str in 239; Giovanni Giordano to Vincenzo Perniciaro, 1584 2 av; ¼ pt; AL; Oct26; Nov1'12; A\$—,000-38,000. O C & 100

75TH st, 237-9 E; Vincenzo Perniciaro to Girolamo Meli, 20 Stanton; ¾ pt; AL; Nov1'12. O C & 100

80TH st, 529-33 E (5:1577-18-20), ns, 148 w East End av, 75x102.2, 1-sty fr shed & vacant; Theodosius F Stevens ref to Francis Goodman at Ballingarry, Ireland & Patk Goodman at Corlea, Ireland; FORECLOS Oct4; Nov4'12; A\$22,500-22,500. 17,350

81ST st, 531 E (5:1578-18), ns, 423 e Av A, 25x102.2, 5-sty bk tnt; Jos Stern to Annie Sugarman, 212 W 120; mtg \$16,000 & AL; Oct10; Nov1'12; A\$8,000-18,000. O C & 100

84TH st, 344 W (4:1245-98), ss, 432.1 w West End av, 19.11x102.2, 3 & 4-sty & b stn dwg; Julia B Palmer to Jno R MacArthur, 346 W 84; Oct23; Nov1'12; A\$15,000-23,000. O C & 100

84TH st, 537 E (5:1581-19), ns, 173 w East End av, 25x102.2; Julius H Giese to Jacob Hufner, 513 E 86; mtg \$14,000; Nov 4'12; A\$8,000-17,500. O C & 100

87TH st, 55 W (4:1201-7), ns, 145 e Col av, 21x100.8, 4-sty & b stn dwg; Wm H Davidow to Dinah Slater, 840 West End av; AL; Nov6'12; A\$15,500-31,000. nom

88TH st, 165-7 E (5:1517-31), ns, 125 w 3 av, 40x100.8, with gore, bounded n by cl of blk, se by Rhineland Estate & w by line 120 w 3 av, 3-sty fr tnt & str & 1-sty fr str; Julius J Dukas to Katholischer Gesellen Verein New York, a corp, 261 W 137; mtg \$10,500; Oct31; Nov6'12; A\$23,000-24,000. nom

90TH st, 423-5 E (5:1570-15), ns, 344 e 1 av, 50x100.8, 2-sty bk bakery; Abr Jacobs to The Jacobs Bread Co, Inc, a corp, 423-5 E 90; AL; Nov1; Nov7'12; A \$18,500-27,000. nom

91ST st 434-40 E (5:1570-29), ss, 94 w Av A, 100x100.8, 6-sty bk loft bldg; Phillip J Kearns to Wm F Cunningham, 131 E 91; ½ pt; mtg \$65,000; Oct28; Nov1'12; A\$37,000-42,000. O C & 100

93D st, 156 E (5:1521-50), ss, 333.2 w 3 av, 16.10x100.8, 3-sty & b bk dwg; Margt L wife Clarence A L Gridley to Mary A Thornton, 500 W 143; mtg \$11,500; Oct31; Nov1'12; A\$8,000-12,000. O C & 100

95TH st, 319 E (5:1558-13), ns, 287.6 e 2 av, 37.6x100.8, 6-sty bk tnt; Harry Applebaum to Jas L Van Sant at White Plains, NY; mtg \$30,000; Nov1; Nov6'12; A \$13,000-42,000. nom

95TH st, 319 E; Jas L Van Sant to Horace F York Jr at Tenafly NJ; B&S & C a G; AL; Nov1; Nov6'12. O C & 100

95TH st, 209 W (4:1243-28), ns, 167.10 w Ams av, 29.4x100.9x30.8x100.9 along es old Bloomingdale rd; vacant; Adolph Behn to Kerloc Realty & Constn Co, Inc, a corp, 63 Park row; mtg \$12,000; Nov1; Nov7'12; A\$20,000-20,000. O C & 100

99TH st, 1-7 W, see Central Park W, 391-4.

103D st, 73 E (6:1609-33), ns, 80.1 w Park av, runs n59.9xe0.1xn41.2xw25xs 100.11 to st xe24.10, 5-sty bk tnt; Gustav Falk to Hazel M Shannon, 212 W 80; AL; Oct30; Nov4'12; A\$11,000-25,000. nom

103D st, 107 E (6:1631-3), ns, 48 e Park av, 16x100.11, 3-sty & b stn dwg; Sumner Gerard, ref, to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS Nov1; Nov6; Nov 7'12; A\$7,000-7,500. 6,000

103D st, 73 E (6:1609), ns, 80.1 w Park av, runs n59.9xe0.14xn41.2xw25xs100.11 to st xe24.10½, to beg; asn rents to secure loan; Hazel M Shannon, 212 W 80, to Estates Mtg Securities Co, a corp, 160 Bway; Nov4; Nov7'12. 5,500

111TH st, 64 E (6:1616-49), ns, 95 e Mad av, 24.10x100.10, 5-sty stn tnt; H C Fredericks Realty Co to Jennie Muller, 214 E 20; 2-3 pts; AT; AL; Nov2; Nov7'12; A\$11,000-25,000. nom

111TH st, 308-10 W (7:1846-22), ss, 185 e Manhattan av, 37.6x106.2, 6-sty bk tnt; City Real Estate Co to Shenk Realty & Constn Co, a corp, 62 W 107; B&S & C a G; mtg \$49,500 & AL; Nov6; Nov7'12; A \$25,000-55,000. O C & 100

113TH st, 72 E (6:1618-45), ss, 180 w Park av, 25x100.11, 5-sty bk tnt & str; Lawyers Mtg Co to Jos Hirschfeld, 87 E 108; B&S; Oct31; Nov2'12; A\$11,000-21,000. O C & 100

113TH st, 117-9 E (6:1641-7), ns, 121.4 e Park av, 42.8x100.11, 6-sty bk tnt & str; Saml Cohen to Acadia Realty Co, a corp, 25 W 21; AL; Oct31; Nov4'12; A\$18,500-48,500. nom

114TH st, 94-6 E (6:1641-71), see Park av (Nos 1a5-7), 34.10x100.11, 6-sty bk tnt & str; Victor E Wolf to Carl Rosenberger, 2370 Bway; 1-6 pt; mtg \$56,000; Oct25; Nov1'12; A\$21,000-55,000. O C & 100

116TH st, 354 E (6:1687-30½), ss, 88.4 w 1 av, 18.4x90, 3-sty & b stn dwg; Mary I Maloney to F Paul A Vaccarelli, 354 E 116; AT; Oct1; Nov4'12; A\$7,000-10,000. O C & 100

117TH st, 524-34 E (6:1715-37½-41), ss, 248 e Pleasant av, 106.11x100.10, six 3-sty & b bk dwgs; Morris Weinstein to Jno J Quinn at Dunnellen, NJ; mtg \$15,000; Oct 29; Nov1'12; A\$21,000-27,000. O C & 100

117TH st, 201 W, see Lex av, swe 22d.

118TH st, 345 E (6:1795-22), ns, 125 w 1 av, 25x100.10, 5-sty bk tnt; Jos Pamp to Mark W Cohn, 14 W 127; mtg \$19,500; Oct31; Nov2'12; A\$9,000-19,000 O C & 100

118TH st, 442 E (6:1711-31¼ & 31¼), ss, 160 w Pleasant av, runs w17xs75.7xe5.8xne —xn70.4 to beg, 3-sty & b stn dwg; also INTERIOR LOT, at cl blk, bet 117th & 118th & 143 w Pleasant av, runs n25.3xw 28.3 to es old lane xs—to cl blk xs—to beg; also all RT & I as follows: INTERIOR LOT, 75.7 s 118th & 160 w Pleasant av, runs n5xsw—to es old lane xs—to cl of blk xw—to pt 177 w Pleasant av xn25.3xe17 to beg, vacant; Isaac Sandler to Genaro Ufero, 407 E 116; mtg \$4,500; Nov4; Nov6 '12; A\$5,200-7,200. O C & 100

119TH st, 72 E (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & str; Louis D Livingston et al to Theresa Frank, 6 E 115; AL; Oct31; Nov1'12; A\$11,000-20,000. nom

119TH st, 101 W, see Lenox av, 181.

122D st, 630 W, see Claremont av, swe 122.

122D st, 329 E (6:1799-16), ns, 275 w 1 av, 21x100.11, 4-sty bk tnt; Harry W Perelman to Annie Flynn, 329 E 122; QC & correction deed; Oct30; Nov4'12; A\$6,500-10,000. nom

122D st, 329 E; Annie Flynn to Margt Wall, 259 E 204; mtg \$7,500; Nov1; Nov4 '12. O C & 100

122D st, 277 W, see 8 av, 2276.

123D st, 440 E (6:1810-32), ss, 166.8 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str; Lincoln Trust Co to Shetland Co, 44 Court, Bklyn; B&S; Nov1; Nov2'12; A\$8,000-31,000. O C & 100

124TH st W, swe Morris Park W see Morris Park W, 35-8.

127TH st, 140 W (7:1911-51¼), ss, 290 e 7 av, 16x99.11, 3-sty & b stn dwg; Florence Magonie to Sara H Laughlin, 520 Bergen av, Jersey City, NJ; mtg \$8,000; Nov6; Nov7'12; A\$8,300-11,500. O C & 100

128TH st, 9 W (6:1726-31), ns, 147.6 w 5 av, 19x99.11, 3-sty & b fr dwg; Wm S Lyon to Curtiss P Byron, 2224 Ams av; AL; Oct8; Nov7'12; A\$9,500-10,000. O C & 100

128TH st, 11 W (6:1726-30), ns, 166.6 w 5 av, 18.5x99.11, 3-sty & b stn dwg; Wm S Lyon to Curtiss P Byron, 2224 Ams av; AL; Oct8; Nov7'12; A\$8,500-13,000. O C & 100

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11x—x99.11, 3-sty & b stn dwg; re-mtg; Thos P Kelly et al to Nellie A Kelly, 623 W 152; Nov1; Nov2'12; A\$9,500-16,000. nom

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Nellie A Kelly to Irene M Brobst, 592 Eastern Pkway, Bklyn; mtg \$14,000; Nov1; Nov 2'12; A\$9,500-16,000. O C & 100

131ST st, 528-30 W (7:1985-49), ss, 132.7 e Old Bway, 42.7x103.10x37.5x83.5, 6-sty bk tnt; Howard L Williams ref to Abner T Bowen, 378 Central Park W & office 11 Wall; all RT & I of Aqueduct Constn Co; FORECLOSED & drawn; Oct31; Nov 1'12; A\$16,000-46,000. 2,500

131ST st, 532-4 W (7:1985-51), ss, 90 e Old Bway, 42.7x83.5x37.5x62.11, 6-sty bk tnt; Geo Coggill, ref, to Abner T Bowen, 378 Central Park W, office 11 Wall; all RT&I of Aqueduct Constn Co; FORECLOSED & drawn Oct31; Nov1'12; A\$14,000-34,000. 2,500

131ST st, 245 W (7:1937-13), ns, 303 e 8 av, 18x99.11, 3-sty & b stn dwg; Emma M W Bennewitz to Gaines-Roberts Co, a corp, 2414 Aqueduct av; mtg \$9,000; Nov 1'12; A\$8,600-11,500. O C & 100

134TH st, 4 E (6:1758-68¼), ss, 75 e 5 av, 25x99.11, 5-sty bk tnt; Eda M Gates to New Holland Land & Mtg Co, a corp, 100 Bway; mtg \$12,000; Nov6'12; A\$8,000-15,500. nom

136TH st, 536-8 on map 528-30 W (7:1988-131), ss, 105 e Bway, 70x99.11, 6-sty bk tnt; Laura Hirschfeld to Alonzo Company, a corp, 44 Court, Bklyn; B&S; mtg \$100,000 & AL; Nov4; Nov6'12; A\$35,000-110,000. O C & 100

136TH st, 145 W (7:1921-14¼), ns, 306.6 e 7 av, 15.6x99.11, 4-sty bk dwg; Jean K Allison to Ella M Paxton, 2102 Bway; AL; Oct31; Nov7'12; A\$6,800-9,500. nom

140TH st, 57 W (6:1738-10), ns, 200 e Lenox av, 41.8x99.11, 6-sty bk tnt; Solfen Realty Co to Louis Block, 78 E 96; mtg \$45,000; Nov6; Nov7'12; A\$11,500-40,500. O C & 100

143D st, 247 W (7:2029-15), ns, 350 e 8 av, 25x99.11, 6-sty bk tnt; Anna Dressler to Wendel Bieser, 2006 Ams av; mtg \$25,100 & AL; July10; Nov7'12; A\$10,500-31,000. O C & 100

146TH st, 506-12 W (7:2077-37-38), ss, 100 w Ams av, 80x99.11, 2 6-sty bk tnts; Jno Martin to Laura Hirschfeld, 538 W 136; B&S; mtg \$82,000; Nov1; Nov6'12; A\$46,000-100,000. nom

148TH st, 309 W (7:2045-64), nec Bradhurst av (No 120), 75x24.11, 5-sty bk tnt & str; Geo E Weller, ref to Herman H Oppenheimer, 23 Morningside av; mtg \$18,000; FORECLOS Oct30; Oct31; Nov2 '12; A\$11,500-23,000. 4,500

151ST st W, nec Bradhurst av, see Bradhurst av, 192-8.

152D st, 522 W (7:2083-45), ss, 300 w Ams av, 45x99.11, 6-sty bk tnt; Jos W Gavan, ref to Central Bldg Impt & Investment Co, a corp, 149 Church; mtg \$43,000; FORECLOS Oct30 Oct31; Nov1'12; A\$24,000-60,000. 2,000

152D st, 524 W (7:2083-47), ss, 345 w Ams av, 40x99.11, 6-sty bk tnt; Jos W Gavan, ref to Central Bldg Impt & Investment Co, a corp, 149 Church; mtg \$38,000; FORECLOS Oct30; Oct31; Nov1 '12; A\$21,500-53,000. 2,000

154TH st W, nec Bradhurst av, see Bradhurst av, 242.

157TH st, 550 W, see Bway, 3770-8.

159TH st, 500-2 W, see Ams av, 1990-6.

167TH st W (8:2123-61), ss, 100 w Ams av, 25x85; vacant; Chas P McKenna to Estates Settlement Co, a corp, 200 Bway; Nov6; Nov7'12; A\$6,800-6,800. nom

169TH st, 516-8 W (8:2125-34-35), ss, 95 e Audubon av, 50x85, 6-sty bk tnt; Fair Deal Realty Co to Elkland Realty Co Inc, a corp, 693 Bway; mtg \$41,000; Oct31; Nov6'12; A\$13,400-15,400. O C & 100

171ST st, 515 W (8:2128-57-58), ns, 100 e Audubon av, 57.6x95, 2-sty bk dwg & vacant; Seth S Terry to Jno M Finlay at Corcoran Manor, Mt Vernon, N Y; ¾ pt; B&S & C a G; mtg \$17,000; Apr1'10; Nov6'12; A\$17,500-19,300. nom

171ST st, 515 W; Jas E Barry & Jno M Finlay to Elkland Realty Co Inc, a corp, 693 Bway, all of; mtg \$17,000; Oct31; Nov 6'12. O C & 100

171ST st, 515 W (8:2128); Elkland Realty Co to Fair Deal Realty Co, a corp, 117 W 119; mtg \$17,000; Oct31; Nov6'12. O C & 100

176TH st W, see Aud av, see Aud av, 215.

204TH st W, late Hawthorne, nwc Nagle av, see Nagle av, nwc 204th, late Hawthorne.

207TH st W (8:2236-pt lt 31), es, 155 n Vermilyea av, 25x100, vacant; re-mtg; Hannah C Ishan to Richd R Maslen, 2312 Aqueduct av; QC; Oct8; Nov1'12; A\$—\$. 4,000

207TH st W; Richd R Maslen to Henry R Mygatt, 507 W 138; Nov1'12; A\$—\$. O C & 100

215TH st W (8.2212-32), ns, 300 e 10 av, 25x99.11, vacant; Jas G Tyler to Wilbur S Wright of Greenwich, Conn; AL; Nov4; Nov6'12; A\$5,500-5,500. nom

Av A, sec 1st, see Houston, 240 1/2 E.
Av A, 2-4, see Houston, 240 1/2 E.
Av A, 2-4, see Houston, 240 1/2 E.
Av A, 1416 (5:1487-2), es, 25 n 75th, 26.1 x98, 5-sty bk tnt & str; Centurion Realty Co to Breinchen Wallach, 130 E 79; Dina W Block, 88 Central Park W; Sidney Wallach, 105 Corlies av, Pelham, NY, & Milton M Dryfoos, 1312 Mad av, EXRS, &c, Karl M Wallach; mtg \$19,790 & AL; Oct23; Nov 6'12; A\$8,500-23,000. 200
Amsterdam av, 1330 (7:1980-33), ws, 74.11 s 126th, 25x100 5-sty bk tnt & str; Geo Kramer et al to Fredk L Keppler & Lena his wife 538 W 126; tenants by entirety; mtg \$10,000; Oct30; Nov2'12; A\$19,000-28,000. O C & 100
Amsterdam av, 1632 (7:2072-33), ws, 74.11 s 141st, 25x100, 5-sty bk tnt & str; Eliz Hughes to Wm B Kaufman, 542 W 112; mtg \$30,000; Oct31; Nov1'12; A\$16,000-29,000. nom
Amsterdam av, 1284-6 (7:1978-31), ws, 40.11 n 123d, 40x100, 6-sty bk tnt & str; Jno H Coursen to Ethel E Underwood at Craigville, Mass; mtg \$45,000 & AL; Nov 1'12; A\$31,000-65,000. nom
Amsterdam av, 1990-6 (8:2117-34), swc 159th (Nos 500-2), 66.7x85, 6-sty bk tnt & str; Wm A Hume et al to Eliz L Hume, 116 W 85; 1/2 pt; AT; B&S; AL; Nov2; Nov4'12; A\$52,000-105,000. nom
Amsterdam av, 2513-5 (8:2149-35), es, 39.11 s 185th, 40x100, 6-sty bk tnt & str; John P Dunn, ref, to Shetland Co, a corpn, 44 Court, Bklyn; FORECLOS Oct17; Nov7 '12; A\$16,000-47,000. 28,250
Audubon av, sec 176th, see Aud av, 215.
Audubon av, 215 (8:2132-7), es, 98.9 n 175th, 101.1 to ss 176th x95x110.1x95.5, 6-sty bk tnt; Henry I Goodrich to Brown-Weiss Realities, a corpn, 63 Park row; B&S; Nov1; Nov7'12; A\$52,000-173,000. O C & 100
Audubon av, 215; Brown-Weiss Realities to M M Realty Co, a corpn, 128 Bway; mtg \$135,000 & AL; Nov1; Nov7'12. O C & 100
Bradhurst av, 120, see 148th, 309 W.
Bradhurst av, 192-8 (7:2046-24-25), nec 151st, 107.9x124.6, two 6-sty bk tnts & str; Hyman Margolin to Jacob Rosenthal, 1893 7 av; AL; Oct30; Nov1'12; A\$51,000-169,000. O C & 100
Bradhurst av (7:2047-23), es, 50.11 n 154th, 51x109.8x50x99.7, 6-sty bk tnt; Jos W Gavan ref to Central Bldg Impt & Investment Co, a corpn, 149 Church; mtg \$36,000; FORECLOS Oct30; Oct31; Nov1 '12; A\$—\$. 1,500
Bradhurst av, 242 (7:2047-21), nec 154th, 50.11x99.7x49.11x89.6, 6-sty bk tnt & str; Jos W Gavan, ref to Central Bldg Impt & Investment Co, a corpn, 149 Church; mtg \$39,000; FORECLOS Oct30; Oct31; Nov1'12; A\$—\$. 1,500
Broadway, 1991, see Bway, 1981-7.
Broadway, 1981-7 (4:1139-14-16), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8, three 4-sty & b stn dwgs & four 4-sty bk tnts & str; A\$21,200-237,000; also BROADWAY, 1991 (4:1139-57), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr str; A\$70,000-72,000; Herbert J Cochran to Frances R Scott, 526 W 111; 1-72 pt; AL; Oct10; Nov2'12. nom
Broadway, 1981-7 & 1991; also 67TH ST, 121-7 W; Jacob Hirsh to Frances R Scott, 526 W 111 1-36 pt; mtg \$30,000 on 1-6 pt & AL; July 17; Nov2'12. nom
Broadway, 415-7 (1:210), swc Canal (Nos 294-8), runs w128x85.6 to ns Lisenpenard (Nos 65-9), xel126.3 to Bway, xn 36.6 to beg; agmt as to subway entrance at Canal St Station, Manhattan Hotel Co, owner, with City of N Y by Public Service Commission for 1st District; Oct30; Nov2'12. 8,433.50
Broadway, 3770-8 (8:2115-5), see 157th (No 550), 99.11x125, 10-sty bk tnt & str; Utility Realty Co to Henry Morgenthau Co, a corpn, 165 Bway; B&S; mtg \$430,000; Nov1; Nov6'12; A\$240,000-792,000. nom
Broadway, 1631-7 (4:1022-22), nwc 50th (Nos 205-9), 100.6x98.6x100.5x103.1, 2-sty bk bldg; trust deed; John G Wendel to Rebecca A D Wendel Swope & Ella V von E Wendel, both at Irvington, NY, in trust; Nov6; Nov7'12; A\$500,000-550,000. nom
Broadway, 1639-49 (4:1022-40-45), swc 51st (Nos 212-6), 100.6x98.6x100.5x92.11, 3-sty fr hotel & 3 1-sty fr str & 1-sty bk str; trust deed; John G Wendel to Rebecca A D Wendel Swope & Mary E A Wendel, both at Irvington, NY, in trust; Nov6; Nov7'12; A\$426,000-434,000. nom
Central Park W, 391-4 (7:1835-29-31), nwc 99th (Nos 1-7), 78.11x100, 2-6-sty bk tnts & str; Silverson Constn Co to Pin-cous Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; B&S; Oct26; Nov6'12; A\$104,000-165,000. nom
Claremont av (7:1991-31), swc 122d (No 620), 190x100, 6-sty bk tnt; Lorenz Weiler to Emma Hyams, 829 West End av, Edw Hyams, 2 W 72 & Chas Hyams, 1038 Hoe av, as EXRS, &c, Wm Hyams; mtg \$225,000; Oct28; Nov1'12; A\$110,000-235,000. O C & 100
Edgecombe av, 165-7 (7:2051-83), ws, 515 s 145th, 40x100, 5-sty bk tnt; Irene M Brobst to Nellie A Kelly, 623 W 152; mtg \$47,050; Nov1; Nov4'12; A\$16,000-42,000. exch & 100
Lenox av, 181 (7:1904-29), nwc 119th (No 101), runs n25xw75xw75.11xw25x100.11 to ns 119th, xel100 to beg, 4-sty & b stn dwg; Edw P Shields to Wm E Bloodgood, Wm R Walker & Wm Man, TRSTES Thos Lewis; B&S; mtg \$42,500 & AL; June30'98; Nov1'12; A\$45,000-52,000. 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 I B Harris to Anita C Chester, 111 E 19; AL; June27'11; May 1'12; A\$27,000-40,000; corrects error in issue of May18 when grantee was Anita C Chesler. O C & 100
Lexington av (3:877-74), swc 22d, —x—; vacant; A\$47,000-57,000; to Sarah C & Eleanor G Hewitt; also LEXINGTON AV, 11 (3:878-23), nec 22d (Nos 131-3), —x—, 5-sty bk dwg; A62,000-80,000; to Peter C Hewitt; also 64TH ST, 35 W (4:1117-pt 14), ns, abt 240 e Bway, —x—, pt 9-sty bk hotel; A\$—\$—; also 22D ST, 117 E (3:878-11), ns, abt 225 e 4 av, —x—, 2-sty bk stable; A\$37,500-38,500; also 117TH ST, 201 W (7:1923-29), nwc 7 av (Nos 1940-6), —x—, 7-sty bk tnt & str; A\$72,000-165,000; to Hewitt Realty Co; also LEXINGTON AV, 13 (3:878-22), es, abt 25 n 22d, —x—, 4-sty & b bk dwg; A\$41,500-52,000; to Amy wife J D Grien; by ex-empowered copy will of Sarah A Hewitt, widow of Abram Hewitt, late of Ringwood Manor, Pompton, NJ; May17'05; Nov 4'12.
Lexington av, 13, see Lex av, swc 22d.
Lexington av, 11, see Lex av, swc 22d.
Madison av, nwc 42d, see Mad av, ws fr ns 42d to ss 43d.
Madison av, swc 43d, see Mad av, ws fr ns 42d to ss 43d.
Madison av (5:1277), ws fr ns 42d to ss 43d, — on av x117 on 43d x—x121 on 42d; Manhattan Hotel; agmt & consent to additional stairway to subway; Fredk W Barker et al, EXRS & Jas J Belden, owner, & Hawk & Wetherbee, lessee, with City of N Y, by Public Service Commission 1st Dist, Interborough Rapid Transit Co, 165 Bway, et al; Feb9; Nov7'12. nom
Madison av, 1719 (6:1619-18), es, 75 n 113th, 25.11x95, 5-sty stn tnt & str; Danl L Korn to Maksz Wiener, 1719 Mad av & Maks Katz, 1719 Mad av; mtg \$21,000 & AL; Nov4'12; A\$16,000-29,500. O C & 100
Mt Morris Park W, 35-8 (6:1721-56), swc 124th, 100.11x100, 6-sty bk tnt; Albt Franke to NY Real Estate Security Co, a corpn, 42 Bway; mtg \$115,000 & AL; Nov 4'12; A\$100,000-250,000. nom
Nagle av (8:2218-25), nwc 204th (late Hawthorne), 100x110; vacant; Matilda Weisbecker et al, individ, EXRS & C Has Weisbecker, to Jas I Carroll, 18 Ingraham, Yonkers, NY; Nov7'12; A\$12,500-12,500. O C & 100
Park av, 5 (3:890-3), es, 48.1 n 34th, 20x 100, 4-sty & b stn dwg; Chas P Noyes & Fannie W his wife to Marjorie W Noyes, 7 Park av; Nov1'12; A\$70,000-79,000. gift
Park av, 1585-7, see 114th, 94-6 E.
Sherman av (8:2220-9), ss, 200 e Dyckman, 50x160, vacant; Philip C Rust to Carloline M Wilson, 467 E 21, Bklyn; mtg \$10,000 & AL; May27; Nov6'12; A\$11,000-11,000. nom
West Broadway, 143-5 (1:147-15), es, 25 s Thomas, 33.4x50, 6-sty bk loft & str bldg; Bernard C Gerken & ano, EXRS, &c, Ernest C Korner to Baird Daniels Co, a corp, 143 W Bway; mtg \$21,000 & AL; Nov1'12; A\$31,000-42,000. 43,500
West End av, 747-51 (7:1887-19), ws, 76.2 n 96th, 50x100, 12-sty bk tnt; 749 West End Ave Co to Henrietta M Parker at New Brunswick, NJ; mtg \$185,000; Oct31; Nov1'12; A\$46,000-\$. O C & 100
West End av, 372 (4:1169-63 1/2), es, 67.2 s 78th, runs e68xs4xe19.3xs12xw87.3 to av xn16 to beg, 5-sty bk dwg; Sadie F Spink to Minnie T Brown, 375 West End av; AL; Oct31; Nov1'12; A\$15,500-29,000. O C & 100
1ST av, 149 (2:451-38), ws, abt 25 n 9th, 23.1x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Morris P Joachim to Fannie Freeman, 1205 Elm av, Bklyn; 1-3 pt; AT; mtg \$29,500; Oct31; Nov2'12; A\$20,000-26,000. O C & 100
2D av, 450 (3:931-58), es, 78.9 s 26th, 20 x100, 4-sty bk tnt & str Isaac Theise to David E & Sadye E Theise, all at 464 2 av; QC; Oct30; Nov1'12; A\$11,500-16,000. nom
2D av, 2456 (6:1802-50), es, 19.11 s 126th, 26.8x100, 5-sty stn tnt & str; Flora & Rebecca Bachrach to Robt Bader, 526 9 av, Long Island City; mtg \$20,500; Nov7 '12; A\$11,500-22,500. O C & 100
3D av, 1200-8 (5:1404-37-40), swc 70th (No 184), 100.5x75, five 4-sty stn tnts & str; Henrietta M Parker to 749 West End Ave Co, a corp, 160 Bway; Oct30; Nov1'12; A\$81,000-128,500. O C & 100
7TH av 370, see 7 av, 374.
7TH av 372, see 7 av, 374.
7TH av, 374 (3:780-42), ws, 124.6 n 30th, 24x75, 5-sty bk tnt & str; A\$63,000-67,000; also 7TH AV, 372 (3:780-41), ws, 100 n 30th, 24.6x75, 5-sty bk tnt & str; A \$69,000-73,000; also 7TH AV, 370 (3:780-40), ws, 75 n 30th, 25x75, 6-sty bk tnt & str; A\$68,000-72,000; Dora Friede to Robt Kessler Realty Co, Inc, a corpn, 149 Bway; Nov1; Nov4'12. O C & 10,000
7TH av, 376-8 (3:780-43-44), swc 31st, 49 x75, 2-5-sty bk tnts & str; Dora Friede & ano to Robt Kessler Realty Co, Inc, a corpn, 149 Bway; Nov1; Nov4'12; A\$206,000-216,000. O C & 10,000
7TH av, 1940-6, see Lex av, swc 22d.
8TH av, 2276 (7:1928), es, 25.11 n 122d, 25.1x71.10, owned by party 1st part; also 122D ST, 277 W (7:1928), ns, 71.10 e 8 av, 14x75.11, owned by party 2d part; agmt & consent to encroachment; Thos S Walker with Michl Peeny, 336 E 125; Oct29; Nov 7'12. nom

10TH av, 469-73 (3:708-27-33), nwc 36th (Nos 501-9), runs n74.1xw100xn24.8xw75xs 98.9 to ns 36th xel175 to beg, 3-4-sty bk tnts & str, 4-3-sty bk & fr tnts & str & 3-sty bk rear bldg; D Gesina Hildebrand et al EXRS &c Jno H Tietjen to Hill Pub Co, a corpn, 505 Pearl; Nov4'12; A\$73,000-93,500. O C & 100
Interior lot, 75.7 s 118th & 160 w Pleasant av, see 118th, 442 E.
Interior lot at el blk bet 117th & 118th & 143 w Pleasant av, see 118th, 442 E.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.
Appointment (Misc), of trste; August Lewis TRSTE Simon Mendelson to U S Trust Co of NY, 45 wall as TRSTE Simon Mendelson; Oct10; Nov4'12.
Ass int (misc) to extent of \$2,925 in Estate of Jno Annin; F A Moore of Durham, NC, to R O Everett; Sept16; Nov6'12. nom
Power of atty (misc); Mary Bradley to Ogden S Bradley, at New Castle, NY; Nov 2; Nov7'12.
Power of atty (misc); Lizzie Scott to Thos Scott, both at East Hollywood, Cal; Oct28; Nov7'12.
Resignation (Misc) of Walter Mendelson & Alphonse Lewis as TRSTES Simon Mendelson; Oct9; Nov4'12.

WILLS.

Borough of Manhattan.
11TH st, 363 W (2:638-33), ns, 181.6 e West, 19.4x93.2, 3 1/2-sty bk dwg; Peter Cassidy Est, Anna M Cassidy ADMTRX, 359 W 11; atty, Hugo S Mack, 7 Beekman; A\$7,500-9,500; Will filed Oct11'12. (This property appears in B B under name of Emma P Howell, Mar14'96, which is an error; date should be Feb1'61, with above owner.)
26TH st, 208 W, see 28th, 409 W.
28TH st, 409 W (3:726-30), ns, 125 w 9 av, 18.9x98.9, 3-sty bk tnt; A\$7,500-10,000; also 26TH ST, 208 W (3:775-46), ss, 123.4 w 7 av, 23.4x98.9, 4-sty bk tnt; A\$14,500-17,000; Jacob Janson Est; Wm Neimann, EXR, 265 W 122; atty, Jno E Roeser, 128 Bway; Will filed Oct11'12.
39TH st, 14 E (3:868-65), ss, 225 e 5 av, 25x98.9, 2-sty bk loft & 2-1-sty bk tnts; Jennie M Thompson Est, Lilla L Thompson EXTRX, Hotel Seville, Mad av & 29th; atty, Rastus S Ransom, 128 Bway; A\$87,500-91,500; Will filed June28'12.
49TH st, 35 W (5:1265-18), ss, 461 w 5 av, 22x100.5, 4-sty bk dwg, leasehold; Henry P Rogers Est, Jno S Rogers EXR, Tuxedo Park, NY; atty, Jno S Rogers, 27 Cedar; A\$53,000-71,000; Will filed Sept27 '12.
92D st, 163 W (4:1223-7 1/2), ns, 154 e Ams av, 17x100.8, 3-sty bk dwg; Robt Morrison Est, Jas V Simpson EXR, 239 Summit av, Mt Vernon, NY; atty, Geo W Alger, 27 Wm; A\$11,000-17,500; Will filed Oct24'12. (B. B. name John Morrison, which is error.)
101ST st W, swc Ams av, see Ams av, 836.
122D st, 220 W (7:1927-43), ss, 235 w 7 av, 15x100.11, 3-sty bk dwg; A\$9,000-11,000; also 123D ST, 212 W (7:1928-40), ss, 159 w 7 av, 16x100.11, 3-sty bk dwg; A \$9,600-12,000; Hannah M French Est, Eva Phipps EXTRX, 218 W 122; atty, Frank M Tichenor, 38 Park row; Will filed Oct4'12.
123D st, 212 W, see 122d, 220 W.
151ST st W, nwc Ams av, see Ams av, 1840-8.
Amsterdam av, S36 (7:1872-36), swc 101st 24.10x96, 5-sty bk tnt & 1-sty bk bldg in rear; Ralph Townsend Est, EXRS Ralph S Townsend, 190 Riverside dr & Ada T Richards, 143 Oak, Binghamton, NY; attys, H A & C E Heydt, 27 Wm; A \$32,000-41,000; Will filed Oct12'12.
Amsterdam av, 1840-8 (7:2083-29-32), nwc 151st, 99.5x100, 3-3-sty bk tnts & 1-sty bk loft in rear & 1-4-sty bk tnt & 3-sty fr loft in rear; A\$73,000-99,000; also AUDUBON AV (8:2160-39), nec Ft George av, runs n42.7xel163.6xsl62.7xw232 on curve to beg, vacant; A\$37,000-40,000; Thos Bailey Est, Harriet C Bailey EXTRX, 556 W 162; atty, Geo W Ellis, 149 Bway; Will filed Sept30'12.
Audubon av, nec Ft George av, see Ams av, 1840-8.
Ft George av, nec Audubon av, see Ams av, 1840-8.

CONVEYANCES.

Borough of The Bronx.
Beek st, 859 (10:2710), ws, 510 n Longwood av, 40x100, 4-sty bk tnt; Reyam Realty Co to Carrie J Haber, 307 W 79; mtg \$28,800 & AL; Oct31; Nov1'12. O C & 100
Beek st, 669 (10:2685), ns, 174.1 e Av St John, 33.4x125, 4-sty bk tnt; Pauline Dauere to Simon Weinberg, 143 W 140; Bella Davis, 669 Beek; Saml Weinberg, 100 W 89, & Jacob Weinberg, 11 W 102; mtg \$19,000 & AL; Oct31; Nov1'12. O C & 100
Bristow st (11:2963), nwc 170th (No 819), runs n53.3xsw48.6&9 to 170th xel15.11, 2-sty fr tnt & str; Louis B Hasbrouck ref to Wm J Willett, 202 W 103; FORECLOS, Oct31; Nov6'12. 3,500

Carroll st, ns, 140 w City Island av, see Orchard st, ss, 100 e City Island av.

Clarke pl, nwc Jerome av, see Jerome av, nwc Clarke pl.

College st, 582 E, see Pelham av, nes, 183.11 se Hoffman.

College st, sws, 181 se Hoffman, see Pelham av, nes, 183.11 se Hoffman.

Corsa la, ns, abt 225 e 223d, see 223d E, ss, 224.4 e Corsa la.

Dawson st, 789 (1127) (10:2695), ws, 100 s Longwood av, 25x100, 3-sty bk dwg; H C Fredericks Realty Co to Jennie Muller, 214 E 20; AL; Nov2; Nov7'12. nom

Faile st, nwc Lafayette av, see Lafayette av, nwc Faile.

Faile st, ws, 120 n Lafayette av, see Lafayette av, nwc Faile.

Fairmount pl, 794 (11:2954), ss, 220.9 w Marmion av, 25x75.4x25x77, 3-sty bk dwg; Stephen J Lahey to Annie W Baker, 2260 84th, Bklyn; mtg \$5,900; Sept1; Nov 4'12. nom

Fox st, 1052 (10:2726), es, 423.2 n 165th, 37.6x100, 5-sty bk tnt; Helena Realty Co, Inc, a corp, to Olive H Chesbro, New Rochelle, NY; mtg \$34,500; Oct30; Nov2'12. O C & 100

Fox st, 1164 (11:2974), es, 100 n Home, 25x100, 2-sty fr dwg; Peter Diel to Utility Realty Co, a corp, 165 Bway; mtg \$2,500; Nov1; Nov2'12. O C & 100

Fox st, 1164 (11:2974), es, 100 n Home, 25x100, 2-sty fr dwg; Utility Realty Co to Henry Morgenthau Co, a corp, 165 Bway; B&S; mtg \$5,000; Nov1; Nov6'12. O C & 100

Freeman st, 921 (11:2980), nec So Blvd (Nos 1280-6), 99.8x58.9x103.6x79.11, 1-sty fr str; Russel Johnson 2d to Benj F Jackson, 1229 Simpson, & Russel S Johnson, at Camden, Oneida Co, NY EXRS Della Jackson; mtg \$30,000; Apr6; Nov1'12. 40,000

Green la (*), ss, 404.7 e Castle Hill av, 25x103.7; Giuseppe Bonanno to Tecla Tessi Torregiani, 1831 Matthews av; Oct 30; Nov1'12. O C & 100

Haskin st, see road from Throggs Neck Point.

Hoffman st (11:3067), es, 258 s Pelham av, 25x117.1lx25x117.9, except part for st, vacant; Annie P N Hurburt to City Real Estate Co, a corp, 176 Bway; mtg \$3,000; Nov6'12. nom

Ittner pl (11:2899), ns, 28.7 e Webster av, 43.4x70.10x43.5x70.9; vacant; Isham Henderson, ref, to Peter Quinn, 109 Varick; FORECLOS Oct2; Nov6; Nov7'12. 3,450

Jennings st, swc Vyse av, see Vyse av 1459.

Kingsbridge ter (12:3256), ws, 50 n Nindham pl, 25x101x25.2x98, vacant; Florence Magonigle to Sara H Laughlin, 520 Bergen av, Jersey City, NJ; mtg \$1,500; Nov6; Nov7'12. O C & 100

Lafayette pl (11:3041), ss, 91.7 w 3 av, —x100x37.6x100, vacant; Geo F Abel to Salvatore Casolaro, 305 E 118; AL; Oct29; Nov4'12. nom

Loring pl, 2262 (11:3225), es, 105.10 n 183d, 35x108.2x35x105.11, 2-sty bk dwg; Wm J Lahey to Mary E Kiernan, 65 E 87; mtg \$10,500; Nov6'12. O C & 100

Main st (*), ws, adj land of B Wilson now of Cath Clinton, runs w58.5 to rd to West Farms xn80.3xe93.7 to Main xs75 to beg; Wm Henderson to National Nassau Bank of N Y, 9 Beekman; mtg \$35,000; July18; Nov6'12. O C & 100

Orchard st (*), ss, 100 e City Island av, 50x103; mtg \$6,000; also CITY ISLAND AV (*), es, 50 n Orchard, 17.6x100x13.6x100, except part for av; mtg \$5,300; also CARROLL ST (*), ns, 140 w City Island av, 35x110, mtg \$1,000; Saml S Miller to John L Thomas, 246 Manhattan av; Mar8; Nov 7'12. nom

Overing st (*), nes, 217.8 nw Frisby av, 22.6x94.11; Chas L Hoffman ref to Wellman Finance & Realty Co, 120 Westchester sq; mtg \$3,750 & AL; FORECLOS; Aug16; Aug20; Nov4'12. 250

Overing st (*), nes, 240.2 nw Frisby av, 20x94.11; Chas L Hoffman ref to Wellman Finance & Realty Co, 120 Westchester sq; mtg \$3,750 & AL; FORECLOS; Aug16; Aug 20; Nov4'12. 250

Overing st (*), nes, 260.2 nw Frisby av, 20x94.11; Chas L Hoffman ref to Wellman Finance & Realty Co, 120 Westchester sq; mtg \$4,000 & AL; FORECLOS; Aug16; Aug 20; Nov4'12. 250

Overing st (*), nes, 280.2 nw Frisby av, 20x94.11; Chas L Hoffman ref to Herman Wolfson, 2144 Lex av; mtg \$4,000 & AL; FORECLOS; Aug16; Aug20; Nov4'12. 250

Overing st (*), nes, 300.2 nw Frisby av, 20x94.11; Chas L Hoffman ref to Herman Wolfson, 2144 Lex av; mtg \$4,267 & AL; FORECLOS; Aug16; Aug20; Nov4'12. 250

Overing st (*), nes, 320.2 nw Frisby av, 22.6x94.11; Chas L Hoffman ref to Wellman Finance & Realty Co, 120 Westchester sq; mtg \$4,250 & AL; FORECLOS; Aug16; Aug 20; Nov4'12. 250

Simpson st, 1024-S (10:2725), es, 820 n 163d, 80x100, 2 5-sty bk tnts; Nathaniel L McCready et al TRSTES to Nathaniel L McCready, will Nathaniel L McCready, decd, to Wm F Gorman, 285 Pacific, Bklyn; C a G; mtg \$60,000; Oct30; Nov1'12. O C & 100

Simpson st (10:2723), es, 50 n Barretto, 75x105, 5-sty bk tnt; re mtg; N Y Trust Co, a corp, to Simbar Realty Corp, 931 So Blvd; QC; Nov6'12. 30,000

Van Buren st (*), es, 350 s Van Nest av, 50x100; Giuseppe Pugliese to Vito Valentino, 1608 Van Buren; mtg \$4,300; Nov4; Nov6'12. O C & 100

Willow la, ws, at ne land Jas Henderson, see road from Throggs Neck Point.

134TH st, 306 E (9:2309), ss, 125 w Alex av, 25x100, 5-sty bk tnt; Peter Diel to Henry Morgenthau Co, a corp, 165 Bway; mtg \$13,000; Nov1'12. O C & 100

136TH st, 701-9 E, see So Blvd, 188-90.

136TH st, 677-85 E (10:2565), ss, 99.4 w So Blvd, 100x105, 1 & 2-sty fr shop; Hudson Structural Steel Co to Jos Buellesbach, 518 Wales av; mtg \$16,000 & AL; Oct30; Nov2'12. O C & 50

137TH st, 376 E (9:2299), ss, 131.6 w Willis av, 25x100, 4-sty bk tnt; Sadie E Cromie et al heirs & Wm J Cromie, to Dora Dohrmann, 570 E 137; 5-6 pts; AT; AL; Oct28; Nov1'12. O C & 100

137TH st, 376 E; Ruth I Cromie, by Sarah J Cromie, to same; 1-6 pt; AT; AL; Oct28; Nov1'12. 2,000

137TH st, 376 E; re dower; Sarah J Cromie, widow, to same; QC; Oct28; Nov 1'12. nom

139TH st, 279-81 E (9:2314), ns, 130.3 e 3 av, 50x99.3x50x99.2, 2 2-sty & b fr dwgs; Upton Realty Co to John P Indorf, 573 E 135; mtg \$9,000; Nov1; Nov2'12. O C & 100

139TH st, 522 E (9:2266), ss, 159.10 e Brook av, 37.6x100, 6-sty bk tnt; Franconia Realty Co to Realty Realization Corp, 1400 5 av; AL; Oct28; Nov4'12. O C & 100

139TH st E, ns, 225 e St Anns av, see 139th E, ns, 175 e St Anns av.

139TH st E (10:2551), ns, 175 e St Anns av, 50x100; vacant; also 139TH ST E (10:2551), ns, 25 e St Anns av, 25x100, vacant; Ellis Solomon to Max Solomon, 272 W 90; AL; Oct16; Nov7'12. O C & 100

144TH st, 739 E, see Concord av, nwc 144th.

146TH st, 449 E (9:2291), ns, 290 w Brook av, 25x99.9, 5-sty bk tnt; Eva E Weber to Sarah E Cahill, 2825 Valentine av; mtg \$20,000 & AL; Oct21; Nov1'12. nom

149TH st, 544 E (9:2275), ss, 112.4 w St Anns av, 37x84.11, 5-sty bk tnt & str; Edw Weil, ref, to Henry Engel 358 E 11, Bklyn; mtg \$26,000; FORECLOSED & drawn Oct29; Nov1'12. 8,700

149TH st, 548 E (9:2275), ss, 75.10 w St Anns av, 36.6x84.11, 5-sty bk tnt & str; Sheridan S Norton ref to Hannah Schwab, 315 A A; mtg \$26,000; FORECLOS Oct28; Nov6'12. 9,000

149TH st, 548 E; Hannah Schwab to Albt Ottinger, 23 W 75; mtg \$32,000; Nov 6'12. O C & 100

152D st, 747 E (10:2644), ns, 235 e Robbins av, 25x143.6x28.9x157.9, 4-sty bk tnt; Jacob M Miller to Israel Wiesenthal, 946 Leggett av; mtg \$16,000; Oct31; Nov1'12. O C & 100

155TH st, 411 (667) E (9:2377), ns, 270 w Elton av, 25x100, 3-sty & a fr dwg; Robt H Schaufelberger to Chas Kaiser, 76 E 177; Nov4; Nov6'12. O C & 100

156TH st, 298 E, see 156th, 300 E.

156TH st, 300 E (9:2415), ss, 475 w Courtlandt av, 25x100; vacant; also 156TH ST, 298 E (9:2415), ss, 500 w Courtlandt av, 25x100, except parts for st, 2-sty fr dwg; John C Heintz to Benj Benenson, 407 E 153; mtg \$7,500; Nov6; Nov7'12. O C & 100

158TH st, 271 E, see Morris av, 800.

158TH st, 366-S E (9:2404), ss, 117 e Courtlandt av, 50x98.6, 2-sty & a fr dwg & vacant; Benenson Realty Co to Wm Moller, 590 Oak Tree pl; mtg \$33,250; Oct 31; Nov2'12. O C & 100

160TH st, 423-5, on map 423-7 E (9:2382), ns, 125 w Elton av, runs n100.6xw47xs25xw2.8xs75.6 to st xe49.8 to beg, 1-2 & 1-3-sty fr dwgs; Abr Shapiro to Hermax Realty Co, a corp, 302 Bway; mtg \$8,500; Aug6; Nov4'12. O C & 100

160TH st E, swc Park av, see Park av, swc 160th.

164TH st E, nwc Boston rd, see Boston rd, 991-5.

167TH st, 901 E (10:2706), ns, 75 w Tiffany, runs w60xn92.5xe30.1xn25.1xe30.6xs 109.2 to beg, 2-sty fr dwg & vacant; Hamilton W Johnston et al to Simon Machiz, 751 E 150; mtg \$9,000; Nov2; Nov4'12. O C & 100

167TH st W, nes at ns 168th, see 168th W, ns, at nes 167th.

168TH st W (9:2530), ns, at nes 167th, runs e along 168th 88.6xn146.8xnw25xsw 100 to 167th xse21 to beg, vacant; Ella J Warner to Mary E Brennan, 223 W 167; mtg \$2,500; Oct31; Nov6'12. O C & 100

169TH st, 632-S E, see Boston rd, 1267-71.

170TH st E, nwc Stebbins av, see Stebbins av, nwc 170th.

170TH st, 819 E, see Bristow, nwc 170th.

172D st W sws Nelson av, see Nelson av, swc 172d.

175TH st E (*), ws, 206.7 s Gleason av, 50x100; Bronxland Realty Co to Lillian E Rogers, 138 E 31; AL; Nov4'12. O C & 100

177TH st, 76 E (11:2827), swc Morris av (No 1889), 50x125, except part for Morris av, 3-sty fr dwg & 1-sty fr str; Chas Kaiser to Robt H Schaufelberger, 411 E 155; Nov4; Nov6'12. O C & 100

178TH st, 459 E, see 178th E, ns, a strip, &c.

178TH st W (11:3035) ns, a strip bet above & old ns Marble, in front of that part lot 61 (map 551 in W Co) conveyed by 1 to 2 in deed dated Apr3'1888; Chas E Bardollar to Nellie Morse, 459 E 178; AT; correction & confirmation deed; Oct24; Nov7'12. nom

178TH st, 459 E (11:3035), ns, 166.8 e Park av, 16.8x108, with all title to strip bet above & old ns Marble, 2-sty fr dwg; Nellie Morse to Chas Vessella, 88 1st, Bklyn; Oct16; Nov7'12. O C & 100

178TH st E (11:3035), ns, a strip bet above & old ns Marble, 188.4 w Washington av, —, owned by party 1st part; also 178TH ST, 459 E (11:3035), ns, 166.8 e Park av, 16.8x—, owned by party 2d part; agmt as to re of transfer tax lien as to 2d parcel; Bettie Sam with Nellie Morse, 459 E 178; Oct21; Nov7'12. nom

179TH st, 751 E, see Prospect av, nwc 179th.

180TH st E, nwc Daly av, see Daly av, nwc 180th.

183D st, 691 E (11:3089), ns, abt 100 e Cambreleng av, 25x80, 2-sty fr dwg; Rubin Marcus to Louis Fleischman, 691 E 183; ½ pt; AL; Nov6; Nov7'12. O C & 100

183D st E, nwc Washington av, see Washington av, nwc 183d.

184TH st, 441 E, see Park av, 4568.

184TH st E swc Washington av, see Washington av, swc 184th.

187TH st E, nwc Cambreleng av, see Cambreleng av, 2401.

197TH st E, swc Decatur av, see Decatur av, ws, 448.10 nw 195th.

197TH st, 301 E, see Bainbridge av, 2766.

203D st E (*), nwc Hall av, 25x91.6; Austin J James & Margt M his wife to Mae James; mtg \$606; Mar23'08; Nov4'12. nom

214TH st E (*), ss, 200 w Bronxwood av, 25x100; Franklin J Johnson to Martin Bonatto, 599 Morris av; mtg \$2,300; Oct 28; Nov1'12. O C & 100

215TH st E, nec Paulding av, see Paulding av, nec 215th.

215TH st E (*), ss, 125 w Paulding av, 25x100; Fredk Osterbye et al to Peter Bova, 239 E 112; Oct30; Nov1'12. O C & 100

216TH st (*), ns, 125 w Paulding av, 25x109.5; Edwardo Schettini to Gennaro Fico, 2366 Lorillard pl; Oct31; Nov1'12. O C & 100

218TH st E, nec Bronxwood av, see Bronxwood av, nec 218th.

223D st E (*), ss, 224.4 e Corsa la, 25x 161.2 to Corsa la x30.2x144.5; John H Judge, ref, to Ferdinando Martignetti, at Montefalciane, Provincendi Avellino, Italy; FORECLOS Sept12; Nov1; Nov6'12. 1,300

227TH st E (*), ns, 105 w Paulding av, 25x114, Wakefield Rudolph Lochelt to Danl J McCloskey, 2025 Webster av; mtg \$500; Oct18; Nov6'12. O C & 100

230TH st, 764 E (*), ss, 130 w Barnes av, 25x114; Theo Klehr to Chas Heimstadt; 661 E 228; AL; Nov2; Nov4'12. O C & 100

230TH st, 764 E (*); Chas Heimstadt to Theo Klehr & Barbara his wife, 764 E 230; B&S & CaG; Nov2; Nov4'12. O C & 100

232D st E (*), ss, 345 e Paulding av, 25x114.10; Hugo Larson to Joal Anderson, 400 E 137; ½ pt; AT; Nov4; Nov6'12. nom

238TH st (12:3270 & 3271), ss, abt 88 w Putnam av, 101.6x105x—x125.4; also 238TH ST W (12:3270 & 3271), swc Putnam av W, 37.8x106.2x21.1x109.1; also PUTNAM AV E (12:3270 & 3271), es, 91 s Van Cortlandt Park S, 50x100.4x50x113.4, vacant; Chas D Donohue to Corlear Realty & Development Co, Inc, 1 Liberty; Nov 6; Nov7'12. O C & 100

238TH st W, swc Putnam av W, see 238th W, ss, abt 88 w Putnam av.

256TH st W (13:3421), ss, 17.11 w Valles av, 50x101.5; vacant; Jas S Segrave to Fredk H Sauer, 56 E 87; Oct28; Nov6'12. nom

Andrews av (11:3225), ws, 325.10 n 183d, runs n124.2xw125x75.11xe10.10xs48.11xe 111.1 to beg, vacant; Clarence R Dugan to Albt H Harris, 135 Central Park W; B&S; AL; Nov4'12. nom

Aqueduct av (11:3213), es, 258 s 188th, runs e 170.10 to ws old Croton Aqueduct xsw 23.10 & 20xw167.1 to av xn43 to beg, 5-sty bk tnt; Gaines-Roberts Co to Emma M W Bennewitz, 245 W 131; mtg \$37,500; Nov1'12. O C & 100

Aqueduct av (11:3213), es, 215 s 188th, 43x170.10x43.1x174.4, 5-sty bk tnt; Gaines-Roberts Co to Emma M W Bennewitz, 245 W 131; mtg \$37,500; Nov1'12. V C & 100

Aqueduct av, es, abt 242 n 170th, see Lind av, es, 276.9 s 169th.

Aqueduct av, es, 267 n 170th, see Lind av, es, 276.9 s 169th.

Aqueduct av (11:3213), es, bet ss 188th & ns Fordham rd, —, to ws old Croton aqueduct; agmt modifying covenant of restrictions; Fredk M Devove, 59 Park av with Gaines-Roberts Co, 2414 Aqueduct av; Nov1; Nov4'12. nom

Aqueduct av (9:2534), es, 267 n 170th, 25x66.9x25x69.3; also MERRIAM av (9:2534), ws, 250 n 170th, 25x66.5x25x70.4, vacant; Homer R Gillies to Frank E & Wm F Gillies, 220 W 83; mtg \$1,500; Oct 30; Nov2'12. nom

Aqueduct av (9:2534), es, abt 242 n 170th, 25x69.3x25.1x71.10; also MERRIAM AV (9:2534), ws, 225 n 170th, 25x70.4x25.1x74.3, vacant; Ella A Gillies to Frank E & Wm F Gillies, 220 W 83; AL; Oct30; Nov 2'12. nom

Aqueduct av, 2414 (11:3213), es, 387 s 188th, 43x148.6 to ws old Croton aqueduct x43.6x155.1, 5-sty bk tnt; Gaines-Roberts Co, a corp, to Louis D Riggio, 222 E 116; AL; Nov4'12. O C & 100

St Anns av, 602; Wilhelmine Doll to Wm B Kirchhof, 579 Eagle av; AL; Oct 30; Nov6'12. O C & 100

St Anns av, 602 (10:2616), es. 352.2 s Westchester av, 24.9x114x24.10x110.4, 2-sty & b fr dwg; consent to re two mtgs made by Wm Doll; Heinrich Hopp to German Savings Bank, a corp, 157 4 av; Oct26; Nov7'12.

Sedgwick av (11:2882), ws, 500 n Washington Bridge Park, 50x95, vacant; Solomon C Whitebeck to Margt Rosendale, at Long Beach, L I; mtg \$1,750; Oct29; Nov 2'12. nom

Sedgwick av (9:2641), ws, 787.7 s 171st, runs nw 305.11x107xe24.9xe279.6 to av xs 90.10 to beg; vacant; Jas L Van Sant to Meyer Jarmulowsky, 27 E 95; mtg \$10,750; Nov1; Nov6'12. O C & 100

Seneca av (10:2762), see Longfellow av, 50x100, vacant; Utility Realty Co to Sykes Realty Corp, 165 Bway; mtg \$3,000; Nov6'12. nom

Southern Blvd, 188-90 (10:2565), nec 136th (Nos 701-9), 57.9x117.2x50x146.10, 2 2-sty stn tnrs & str & 1-sty fr shop in st; Michl McCarthy to Crispi Constn Co, 128 Bway; mtg \$16,000; Nov1; Nov2'12. O C & 100

Southern Blvd, 1280-6, see Freeman, 921.

Southern Blvd, 1040-2 (10:2743), es, 180 s Westchester av, 42x117.8, 5-sty bk tnt & str; Mercury Realty Co to Julia Dorfman, 791 Prospect av; mtg \$43,000; Nov1; Nov2 '12. O C & 100

Starling av (*), ss, 141 ft, bounded e by Olmstead av, 195 ft, & sw by Unionport rd, 240 ft; gore; Unionport; Carmela Urson to Ralph L Crow, at Rye, NY; mtg \$4,000; Nov6; Nov7'12. O C & 100

Stebbins av (11:2964), nwc 170th, 200x 100, vacant; Colebrook Co, a corp, to Melvin Realty Co, a corp, 171 Bway; mtg \$25,000; Sept23; Nov4'12. nom

Sterling av (*), ss, 141 ft & bounded e by Almstead av 195 ft & sw by Unionport rd, gore; Eliz A Driscoll & ano to Carmela Urson, 152 E 116; mtg \$4,000; Nov 4; Nov6'12. O C & 100

Story av (*), ss, 324 w Castle Hill av, 25x103, Unionport; Alfred E Rendahl et al to Anna E Moberg, 2144 Story av; mtg \$4,000; Oct29; Nov4'12. nom

Story av (*), see Chanute av, 100x100; Thos J Flanagan to Frances Kelly, 4012 Hill av; mtg \$1,000; Nov4; Nov6'12. O C & 100

Tieman av (*), ws, 155 n Boston Post rd, 25x100; Ellen Campbell et al, heirs & Mary Campbell, to Eliz Reilly, 417 E 87; B&S; Oct18; Nov7'12. O C & 100

Tieman av (*); same prop; Jas Campbell & ano, heirs of same, to same; 2-5 pts; Aug9'11; Nov7'12. nom

Tinton av, ws, 209.6 n 161, see Forest av, es, 233.6 n 161.

Tinton av, 1137 (10:2661), ws, 181 s Home, 18.6x110, 3-sty fr tnt; Julia A Reilly to Matilda M Regan, 767 Home; mtg \$6,000 & AL; Nov6; Nov7'12. O C & 100

Tremont av (11:2828), ss, 31.7 w Morris av, 50.1x126.9x53.2x104.11, 5-sty bk tnt; August Jacob Constn Co to Gustave Zimmermann, 2026 Creston av; mtg \$38,000; Nov1; Nov2'12. O C & 100

Trinity av, 919 (10:2631), ws, 350 n 161st 50x100, 2-sty & b fr dwg; Robt M Sauvan to Bridget Farrell, 416 E 158; mtg \$9,000; Nov4; Nov6'12. O C & 100

Union av, 1217-21 (10:2673), ws, 66.10 n 168th, 80x94.9x80x95, 2-sty & b fr dwg & str & 3-sty fr tnt & str; Chelsea Realty Co to Chas T Streeter Constn Co, a corp, 409 E 204; Oct30; Nov6'12. O C & 100

Union av, 711 (10:2665); order exempting estate of Julia G Lowenheim decd from Transfer Tax; Harry Lowenheim, petitioner; Nov1; Nov6'12. Surrogate's Court order

Valentine av, 2011 (11:3144), ws, 618.8 s 180th, 16.8x96.6x16.8x96.9, 2-sty fr dwg; Eliz Schell to Henry Fischer, 162 E 57; B&S & C A G; Nov1'12. nom

Vincent av, nec Layton av, see Layton av, nec Vincent av.

Virginia av (*), es, 53 n Haviland av, 25x109.2x25x105.2; Francis McConville & Margt his wife to Margt McConville, 158 E 103; Oct24; Nov4'12. O C & 100

Vyse av, 1459 (11:2987), swc Jennings, 36x100, 5-sty bk tnt & str; re mtg; Albt E Hartcorn to Crispi Constn Co, 128 Bway; Nov1; Nov2'12. 3,500

Vyse av, 1459; Crispi Constn Co to Michl McCarthy, 10 State, Far Rockaway, LI; mtg \$38,000; Nov1; Nov2'12. O C & 100

Vyse av, 1449-51 (11:2987), ws, 100 s Jennings, 50x100, 3-sty fr stable; Marla Del Balso to Hugh McCreery; AL; Feb8'10; Nov2'12. O C & 100

Vyse av, 2017 (11:3127), ws, 39.11 s 179th, 25x100, 2-sty fr dwg; Carlo Zollessi to Chas P Hallock, 2070 Honeywell av; mtg \$3,600; Nov1; Nov6'12. O C & 100

Washington av (11:3038), swc 184th, 25.1 x121.9x25x124, except pt for av, vacant; Jos & Max Wecker to Church of Our Saviour, 2317 Washington av; Nov6'12. O C & 100

Washington av (11:3038), ws, 50.1 n 183d, 50.2x115x50x110.6, ss, except pt for av, vacant; Otto Wagner to Church of Our Saviour, a corp, 2317 Washington av; Oct21; Nov6'12. nom

Washington av, 2321 (11:3038), ws, 25.1 s 184th, 50.2x—x50x—, except pt for av, 2-sty fr dwg & 1-sty fr rear bldg; Jamestown Mantel Co to Church of Our Saviour, 2317 Washington av; Nov6'12. O C & 100

Washington av (11:3038), nwc 183d, 50.2 x110.6x50x106, except pt for av, vacant; Jno J Mahony to Church of Our Saviour, 2317 Washington av; Nov6'12. O C & 100

Washington av (11:3038), ws, 100.5 s 184th, 25.1x117.3x25x115, except pt for st, vacant; Thos J Doyle Sr et al heirs & Mary E Doyle to Church of Our Saviour, a corp, 2317 Washington av; AL; Nov6'12. O C & 100

Webster av, 2497-2503, see Webster av, 2489-5.

Webster av, 2489-5 (11:3026), ws, 375 n 188th, late 189th, 75x100.8x50x100, 1-sty fr str; also WEBSTER AV, 2497-2503 (11:3026), ws, 450 n 188th, late 189th, 75x102.8 x—x100.8, 1-sty fr str; Anthony F Koebble to Cath D Cohilan, 1377 Lex av; mtg \$35,000; May20; Nov2'12. O C & 100

Westchester av (10:2751), ns, 70.4 w Bryant av, 50x100; vacant; Hudson Terrace Realty Co to American Real Estate Co, a corp, 527 5 av; mtg \$10,000 & AL; Nov4; Nov7'12. O C & 100

3D av, 3300-S, see Boston rd, 991-5.

Plot begins (*) at nwc of strip of land conveyed to N Y & Harlem R R Co runs nw9.1xsw131.7xsw119.7xsw57.10 to c 1 Bronx River xs— to w line lands N Y & Harlem R R xne89.7xns333.4xne640.3 to beg, contains 3 946-10000 acres; N Y State Realty & Terminal Co to N Y & Harlem R R Co, Lex av & 45th; Oct8; Nov4'12. nom

LEASES.

Borough of Manhattan.

NOV. 1, 2, 4, 6, 7.

Broome st, 353-51, see Bowery, 146-8.

Broome st, 321 (2:418), cor str & two basements; Israel Polinsky to Julius Smith, 25 Delancey; 5 7-12yf Oct1; Nov4 '12. 1,920

Broome st, 387 (2:471), all, except cor str; Alessandro Delli Paoli to Guerino Magno, 387 Broome; 5yf May1; Nov7'12. 4,800

Cherry st, 101 (1:251), see Oliver (No 86), runs e16.9xs28xels14xw18 to es Oliver, nx42 to beg; sobrn of Ls to mtg for \$4,000; Bartolomeo Gauzza with Nicola Pagano, Limoyer av, Fort Lee, NJ; Oct 24; Nov4'12. nom

Clinton st, 100 (2:348); agmt not to obstruct windows of No 168 1/2; Delancey during life of lease of 100 Clinton; Nathan Goldstein lessee of No 100 with Chas Rose, owner of 168 1/2; Sept1'08; Nov6'12. nom

Franklin st, 125 (1:177), all; also all of bldg in rear of above & formerly known as 95 W Bway; Jas S Bearns to Henry C Opitz, 840 West End av; 5yf Febl'13; Nov 6'12. taxes, &c, & 5,500

Grand st, 363-5 (1:311), two stores & b under w str; Julius Schattman to Jos J & Beckie Kebart, 365 Grand; 6 5-12 yfDec 1; Nov2'12. 4,590 & 5,000

Grand st, 270 (2:418), w str; Frances Lautenberg to Gershon Gershon, 410 Grand; 5y&5/2mosf Nov15; Nov4'12. 1,200

Hudson st, 548 (2:621); str & c; Dora H Heinsohn to Max Hoffman, 548 Hudson; 5yf Nov15; Nov7'12. 660

John st, 24 (1:65), str, b & sub b; asn Ls; Richmond Lunch to Terminal Lunch Co, 60 John; AT; Nov1; Nov4'12. nom

Leonard st, 152 (1:166); str & b; Joeb B Halk to Bartolo Sammarco, 152 Leonard; 5yf Sept1; 5y ren; Nov7'12. 780

Mott st, 181 (2:480), all; Michl J Bergin to Jos Laffredo, 181 Mott; 5yf Febl; Nov4 '12. 2,940

Nassau st, 90 (1:78), part str fl; Beck & McCarty to Horace R Daniels, 867 Kelly; 4 5-12yf Dec1; Nov6'12. 2,500

North Moore st, 16 (1:189), swc Varick; str & c; also N MOORE ST, 18, e str & c; Richd W Block to John Kamena, 16 N Moore; 4yf May1'14; Nov7'12. 2,000

North Moore st, 18, see North Moore, 16.

Oliver st, 86, see Cherry, 101.

Variak st, swc N Moore, see N Moore, 16.

19TH st E, swc Bway, see Bway, swc 9th.

12TH st, 10-14 E (2:569), str, b & 1st fl; Ernest F Johnson to Benj S Moss & Co, 35 Bond; 5yf Febl'13; Nov4'12. 7,500

14TH st W, see 7 av, see 7 av, sec 14th.

19TH st, 245 W (3:769), 1st fl of front bldg & all of rear bldg; Prudential Real Estate Corp to Fredk Mott, 326 W 34; 3yf Nov15; Nov6'12. 900

22D st W, nwc 5 av, see 5 av 172.

24TH st E, nwc 3 av, see 3 av, nwc 24.

28TH st, 3-5 E (3:858); sobrn of Ls to mtg; Max Raymond & Aaron I Ralsman with Brooklyn Trust Co, 177 Montague, Bklyn; Nov4'12. nom

36TH st, 149-51 W (3:812), str & b; Finney Bldg Co to Henry Hollander, 283 Hudson; 10 1-12yf Jan1'13; Nov2'12. 3,000 & 3,600

38TH st, 252-4 W (3:787); fee owned by McCaffrey & lease owned by Krauss; sobrn of Ls to mtg for \$56,000; Mary C McCaffrey, 206 Mill st, Poughkeepsie, NY & Saml H Krauss, 252 W 38, with Lucius H Beers at Westhampton Beach, LI & ano TRSTES Jas R Smith; Oct7; Nov1'12. nom

42D st, 149-51 E (5:1297), ns, 175 w 3 av, 25x78.1x28.8x62.8, all; Thos F Fox to Jno J Regan, 1144 E 3, Bklyn, & ano; 21 yf Nov 1; Nov6'12. 6,200

42D st W, nec Bway, see Bway, nec 42d.

43D st, 147-51 W (4:996); asn Ls & bill of sale of fixtures in Hotel Metropole; Louis Leavitt to Jos Bennett, 801 West End av; Sept23; Nov1'12. nom

43D st, 147-51 W; asn Ls; Jos Bennett to Chas Roeber, 104 E 122; AT; AL; Oct29; Nov1'12. nom

44TH st W, ns, 453.5 w Bway, see 45th W, ss, 453.5 w Bway.

45TH st W (4:1016), ss, 453.5 w Bway, 16.6x200.10 to ns 44th; leasehold; re mtg; Equitable Trust Co of N Y, TRSTE to Central Theatres Leasing & Constn Co, 1416 Bway; Oct31; Nov7'12. nom

46TH st, 533 W (4:1075), str & pt b; Wm Bruns to Jno Doyle, 331 W 43; 5yf Nov1; Nov4'12. 480

46TH st, 56 W (5:1261), ss, 230 e 6 av, 20x100.5; all; Louise R, wife John W Weed, to Emil Fraad, 1301 Av N, Bklyn; from Nov1'12 to Jan31'34; Nov7'12. taxes &c, 3,500 to 5,500

52D st E, nec 5 av, see 5 av, nec 52d.

58TH st W, swc 8 av, see 8 av, 989.

77TH st, 438 E (5:1471); asn Ls; Frank Hilsky to Friedrich Kaiser, 241 E 81; Nov 4; Nov7'12. nom

95TH st W, nec Col av, see Col av, 721.

103D st, 60 E (6:1608), all; Aaron Silverman to Simon Katz, 316-8 E 118; 3yf Nov1; Nov6'12. 3,984

111TH st W, see Lenox av, see Lenox av, sec 111th.

114TH st, 3 E, see 5 av, 1383-5.

118TH st, 442 E (6:1711), ss; rel tax lease recorded Dec31'08; John L Kirk to Isaac Sandler, 442 E 118; QC; Oct31; Nov 6'12. 50

125TH st, 151-3 E (6:1774); agmt as to payment of alteration upon termination of Ls, also to replace mtg of \$50,000 for one of \$60,000, etc; Matilda Weisbecker et al exrs & Chas Weisbecker with National Casket Co, a corp, 3 W 29; Oct25; Nov1'12. nom

125TH st, 243-51 W (7:1931), ns, 275 e 8 av, 75x199.10 to ss 126th (Nos 240-54), all, party 2d part to expend at least \$50,000 on new bldgs; Adelaide B Cromwell et al to Chas J Stumpf, 3430 Grand av, Milwaukee, Wis, & Hy J Langhoff, 394 Lake rd, Milwaukee, Wis; 9yf May 1; Nov7'12. taxes &c & 1st y 12,000 & thereafter 16,000

126TH st, 240-54 W, see 125th, 243-51 W.

143D st, 110-12 W (7:2011), all; Ray Weil to Nathan Meyerowitz, 1519 Park av; 3yf Oct1; Nov4'12. 3,900

152D st W, swc 8 av, see 8 av, 2849.

Bowery, 146-8 (2:470), & Broome st, 343-51; sur Ls of Occidental Hotel; Saml Kahn to Kath R Neill, 23 Old Beach rd, Newport, RI et al; AT; Oct30; Nov1'12. nom

Broadway (2:560), swc 9th, 55.8x119.7x 47.7x123, the land; Trstes of Sailors Snug Harbor to Marks Arnheim Inc, a corp, 767-9 Bway, NYC; 21yf Nov1'12, two renewals of 21y ea; Nov1'12. taxes, &c, \$13,500

Broadway (2:560); same prop; asn Ls; Fannie Arnheim indiv & extrx Marks Arnheim to same; Oct30; Nov1'12. nom

Broadway (2:560); same prop; consent to asn Ls dated Jan1'89 to Marks Arnheim, Inc, a corp; same to Fannie Arnheim indiv and as EXTRX Marks Arnheim; Oct31; Nov1'12.

Broadway (2:560); same prop; sur Ls dated Jan1'89 Marks Arnheim, Inc, a corp, to Trustees Sailors Snug Harbor, N Y, a corp, 31 Nassau; AT; Nov1'12. nom

Broadway 1439 (4:993), ws, 92 n 40th, 20.9x54.8x21.9x60.5; asn AR T & I to bond or undertaking under lease; Edw L Patterson TRSTE in bankruptcy of Ellsworth Childs to Jos Diehl Fackenthal, 71 Bklyn av, Bklyn; Oct29; Nov6'12. O C & 100

Broadway, 1439; asn as above; Jos D Fackenthal to Childs Co, a corp, 200 5 av; AT; QC; Oct31; Nov6'12. nom

Broadway, 1439; sur & rel of all AR T&I in bond, &c, as above; Oscar Scherer & Saml S Childs to same; AT; QC; Nov1; Nov6'12. nom

Broadway, 1357 (3:812), ws, 48 n 36th, 24x46x21x54; str fl; Crosstown Realty Co to Meyer Lambert, N Y, & Wm M Hurley, at Rockland, Mass; 10 1-12yf Dec 1; Nov7 '12. 11,500 & 12,000

Broadway (4:995), nec 42d; str on Bway adj cor str; Longacre Land Co to Ignatz Lichtig, 50 W 77, & A B Woythaler, 325 E 52; 9 10-12yf Dec1; Nov7'12. 9,000 & 9,500

Columbus av, 721 (4:1209), nec 95th; all; Meta R Haase et al heirs Anna Wittschen to Jno F Haase, 506 W 149; 10yfMay1'13; Nov2'12. 3,600

Greenwich av, 87 (2:615); asn Ls; Ada M Traver indiv & EXTRX Joshua R Traver to Clarence S Nathan, 46 W 83; A L; Oct31; Nov1'12. nom

Lenox av, 568-70 (6:1726), n str & part c; Aaron Coleman & ano to Jos Einstein, 100 W 141; 3yfOct1; 3 yrs ren; Nov2'12. 1,500

Lenox av (6:1594), see 111th; sur Ls; Rosie Punch & ano to Kramer Contracting Co, 35 Nassau; AT; Oct30; Nov6'12. nom

Lenox av, 306 (6:1723); basement; receipt of \$5 on account of rent for lease of above from date to Apr30'14 at \$15 monthly; P F Berkwitz to Lewis H Berg, 306 Lenox av; Jan15; Nov7'12.

West Broadway, 95, see Franklin, 125.

3D av (3:880), nwc 24th; asn Ls & consent to same; Geo Ehret & Edw R Flynn to Henry Burfeind, 253 E 117; Oct31; Nov 4'12.

4TH av, 377 (3:882), es, 76.4 s 27th, 22.4 x100; all; 8-sty bldg to be erected; Wm W Heroy to Hartley Silk Mfg Co, Inc, a corp, 5 Court, Boston, Mass; 21yf May 13 21y ren; Nov2'12; taxes, &c, & 12,000

5TH av (5:1288), nec 52d, 50x115, the land, lessee to erect bldg to cost not less than \$200,000; Albert G Milbank to Investors Estates Corp, 165 Bway; 21yf May 11; 3 renewals of 21 yrs each; Nov 12; ground rent, taxes, &c & 47,500

5TH av (5:1288), nec 52d, 50x115; asn ls; Investors Estates Corp to Leasehold Investors Corp, 165 Bway; Oct31; Nov1'12.

5TH av (5:1288), es, 50 n 52d, runs n65.5 x e100x s15.5x e30x s100 to ns 52d st x w15x n 50x w115 to beg, the land; lessee to erect bldg to cost not less than \$200,000; Henry Phipps Estates to Leasehold Investors Corp, 165 Bway; 21yf May 11; 3 rens of 21y each; Nov1'12; ground rent, taxes, &c & 49,250

5TH av, 172 (3:824), nwc 22d, str & pt b; Henry C Lytton of Chicago, Ill to Western Union Telegraph Co, a corp, 195 Bway; 4 5-12 yf Sept 13; Nov1'12. 7,500

5TH av, 1383-5 (6:1620), nec 14th, No. 3, all; Max Cohen & ano to Abram Fenster, 95 E Bway; 3 1/2 yf Nov1; Nov6'12. 12,000 & 12,350

5TH av, 71 (3:842); 5th flt; Jos A Morris to Aaron M & Morris Marks, both at 885 West End av, firm M A Marks' Sons; 2yf Feb 13; 3y ren; Nov7'12. 5,000

6TH av, 677 (3:814), all; Wm McDonald to Patk Barry, 19 W 108; from Oct26'12 to Jan31'32; Nov4'12. 6,000

7TH av, 2312 (7:1941), cor str; Morris Lederman to Jose Schwarz, 2312 7 av, 7yf Nov1; Nov2'12. 1,200 & 1,500

7TH av (2:609), sec 14th; 1st to 5th flts; 7th Av & 14th St Corp to Whiting Paper Co, a corp, 150 Duane; 9 9-12yf May 11; 10 yrs ren at \$22,500; Nov7'12. 21,250

8TH av, 989 (4:1048), swe 58th, all; Henry Schwarzwalder, 24 W 76, to Louis Fischer, 987 8 av; 12yf Apr 13; Nov4'12. 12,000

8TH av 2849 (7:2046), swe 152d; asn Ls & bill of sale; Rebecca Nugent to Wm Colville, 304 W 152; AT; Nov6'12. 500

9TH av, 337 (3:727), ws, 60 s cl blk bet 29th & 30th, runs w 68x n 25x e 68 to av xs 20 to beg; lot only; Marie M I De Courval to Hilda Frank, 337 9 av; 20 9-12yf Nov 11; privilege 21y ren; Nov7'12. taxes &c & 572

10TH av, 766 (4:1062); cor str & front b; Lucy A Ledwith to Adolph Neurad, 1474 1 av; 5yf Oct 15; Nov1'12. 1,080

10TH av, 766 (4:1062), cor str & front b; Adolph Neurad to Friedman Bros, 766 10 av, 5yf Oct 15; Nov1'12. 1,080

10TH av, 585 (4:1071); asn Ls; A David Senft to Tobias Isbutsky, 376 Sackett, Ekllyn; Nov1; Nov4'12. nom

LEASES.

Borough of The Bronx.

Elsmere pl (11:2956), ns, 300 w Marmion av, 25x100; asn Ls; Benfra Realty & Holding Co to Packard & Co, 99 Nassau; Mar2; Nov4'12. O C & 100

134TH st, 907 E, see 134th, 909 E.

134TH st, 909 E (10:2594), nwc Locust av; all; also 134TH ST, 907 E; 2d fl; asn ls; Jno Stabwasser to Gustave Salinder, 737 E 134; mtg \$2,228.73; Nov1'12. nom

141ST st E, nec St Ann's av, see St Ann's av, 332.

146TH st, 238 E (9:2335), str, &c; Luigi Flora to Philip Guarino, 238 E 146; 2 5-12 yf Nov1 (privilege 2yren; Nov4'12. 540

163D st, 984 E (10:2712), str; Utility Realty Co to Louis Nojovits, 944 Tiffany; 4 1/2 yf May 1; Nov4'12. 420 to 540

Beaumont av, 2414-18 (11:3105); 3 bldgs; Mercury Realty Co to Alfonso Mistretta, 24 Grove; 3yf Sept 1; Nov7'12. 5,000

Boston rd, 1347-9 (11:2934); asn Ls; Saml Goldberg & ano to Richd Butler, 533 Union av & ano; Nov2; Nov4'12. nom

Courtlandt av, 669 (9:2413), 1st fl & s 1/2 of c; Louis Sauter et al to Wm Sudbrink, 3306 Hull av; 3yf Oct 13; Nov1'12. 1,080

Courtlandt av, 669 (9:2413); asn ls; Wm Sudbrink to Ebling Brewing Co, 760 St Ann's av; Oct31; Nov1'12. nom

Locust av, nwc 134th, see 134th, 909 E.

Longwood av (10:2689), ns, 225 w Hewitt pl, 100x100; the land; new theatre to be erected by party 2d part to cost abt \$20,500; Samson Lachman & ano to Motion Picture Sales & Constn Co, Inc, a corp, 128 Bway; 21yf Sept 15; Nov7'12. taxes &c & 5,000

Prospect av (10:2678), ws, 217.2 s 165th, 25x—; also plot in rear for enclosed & open-air picture theatre, &c, seating about 1,799; Zarlund Realty Co to Nathan Kaufman, 161 Court, Newark, NJ; 21yf completion of premises, about Apr 13; Nov1'12. 23,000 to 27,500

Prospect av (10:2678), ws, 217.2 s 165th, —x—; asn ls; Nathan Kaufman to Midas Amusement Co, a corp, 35-7 W 3d; Oct 14; Nov1'12. nom

St Ann's av, 332 (10:2556), nec 141st, str & pt b; Herman Sturcke to Fredk Muller, 1321 Hoe av; 5yf Nov1; Nov4'12. 1,200 & 1,320

St Ann's av, 631 (9:2358); all Jacob H Bernheim to Amelia Jacobs, 660 Tinton av; 3yf June 1; Nov7'12. 2,100

Southern Blvd, 1829 (11:2958), ws, 106.7 s 176th, 14.10x93.4x32.7x87.9; sobrn of ls to mtg; Joachim Viebrock with Title Guar & Trust Co; Sept 23; Nov2'12. nom

Southern Blvd, 1829 (11:2958), double str; Dwyer & Carey Constn Co to Joachim Viebrock, 1829 So Blvd; 8yf Sept 1; Nov2'12. 900 to 1,200

Southern Blvd (11:2940), ws, 100 s Crotona Park E, n str, 24x100, & b on plot 75 x130 Sykes Realty Corp to Frank L & Wm O Allen, 1228 So Blvd 10yf Oct 1 Nov 1'12. 1,500 to 3,300

MORTGAGES.

Borough of Manhattan.

NOV. 1, 2, 4, 6, 7.

Baxter st, 125-7 (1:206), see Hester (Nos 194-6), runs s100xe75xn25xw25xn75 to Hester xw50 to beg; also ELIZABETH ST, 49-51 (1:206), ws, 175.1 n Canal, 50x 94; pr mtg \$119,000; Oct30; Nov1'12; due, &c, as per bond; Jacob Lazarowitz & Otto Lorence to Danl S Brassil, 415 W 144. 8,500

Broome st, 321 (2:418); sal Ls; Oct30; Nov4'12; Julius Smith to H Koehler & Co, 501 1 av. 500

Cherry st, 238-42 (1:255), ns, 131.3 w Rutgers, runs n139.8xw150.5xn24.4xw26.5 to es Pelham st (No. 14), xs17.8xe26.5xs 8.5xe75.5xs100 to Cherry st xe75.10 to beg; sobrn agmt of mtg for \$20,000 to mtg for \$40,000; Oct30; Nov1'12; Meyer S Perlstein, 4 W 120, et al owners & Sarah Bluestone, 215 E Bway, with Metropolitan Savings Bank, 59-61 Cooper sq. nom

Cherry st, 238-42; sobrn agmt; Oct26; Nov1'12; Meyer S Perlstein, Jos I Bluestone, Rosie Plotz, Lilly Blum & Annie Levy with same. nom

Cherry st, 416 (1:261), ns, 250 w Jackson, 25x97.8; PM; pr mtg \$20,000; Nov1; Nov6'12; installs; 6%; Max Tarshes, 23 E 104 to Rachel Sollow, 112 W 99. 2,000

Columbia st, 75 1/2 (2:334), ws, 60 n Rivington, 20x49.8; Nov4; Nov6'12; due May 4'15; 6%; Beckie Levy to Mayer Kaplan, 252 Hewes, Bklyn. 300

Crosby st, 65-73 (2:482), see Spring (Nos 72-8), 92.4x100x100x100; ext of \$325,000 mtg to Nov1'17 at 5%; Nov4; Nov6'12; Langsdorf Realty Co with Metropolitan Life Ins Co, 1 Mad av. 500

Division st, 272, see Pitt, 1.

Elizabeth st, 49-51, see Baxter, 125-7.

Grand st, 242 (2:423), ns, 75.7 e Bowery, runs n50.3xe7xnl14xn14.2xe6x8.0xe 12.8xs26.10xs48.1 to st xw27 to beg; PM; Oct31; Nov1'12; 3y5%; Kate Blank to Title Ins Co of N Y. 20,000

Grand st, 455 1/2-459, see Pitt, 1.

Greene st, 151, see Houston, 44-8 W.

Henry st, 142, see Rutgers, 20.

Henry st, 33 (1:280), ns, abt 225 e Catharine, 25x87.6; Nov6; Nov7'12; due &c as per bond; Morris Shidlovsky to Title Guar & Trust Co. 16,000

Hester st, 194-6, see Baxter, 125-7.

Horatio st, 54-6 (2:626), swe Hudson (Nos 631-5), 98.9x64.4x90.9x76.1; Nov4; Nov6'12; due &c as per bond; Jno E Nicholson & Isabella N Doremus to Dry Dock Savgs Instn, 341 Bowery. 36,000

Houston st, 44-8 W (2:524), nwc Greene (No 151), 79x20; PM; pr mtg \$84,000; Nov 1; Nov2'12; due Mar 15; 6% Helena Realty Co Inc, a corp, to Olive H Chesebro, New Rochelle, N Y. 5,500

Houston st, 208-10 E (2:428), nes, 226.9 nw Av A, 50.4x70.10 to 1st (Nos 101-3), 50x64.6; Nov1; Nov2'12; 3y5%; Minsker Realty Co to Title Ins Co of N Y. 40,000

Houston st, 208-10 E; certf as to above mtg; Nov1; Nov2'12; same to same. —

Houston st, 240 1/2 E, see Av A, 2-4.

Hudson st, 631-5, see Horatio, 54-6.

James st, 59-61 (1:116), ws, abt 100 s Madison, 50x100; pr mtg \$—; Nov6'12; due May 6'14; 6%; Michelina Maniscalco, Bklyn to Salvatore C Morano, 3 Bay 28, Bklyn. 8,500

Leonard st, 152 (1:166); sal Ls; Nov7'12, demand, 6%; Bartolo & Giacomo Sammarco to F & M Schaefer Brewing Co, 114 E 51. 2,000

Madison st, 183 (1:273), ns, abt 230 w Rutgers, 23.10x100; PM; pr mtg \$—; Oct 29; Nov6'12; due Dec 14; 6%; Natl Hebrew Schools Assn, a corp, to Harris Goldman, 220 Henry. 7,900

Madison st, 48 (1:278), ss, abt 95 e James, 19x53.6x17x53.6; PM; Nov6; Nov7'12. 3y5%; Michl A Rofrano to Henry H Jackson, 63 E 92, et al, exrs Peter A H Jackson. 8,000

Madison st, 48; PM; pr mtg \$8,000; Nov 6; Nov7'12. 1y6%; same to Adrian H Jackson, 53 E 67. 2,000

Monroe st, 153-5 (1:269), ns, 93.4 (?) from esChnton runs n100xe46.9xxs100xw 46.9 to beg (probable error), leasehold; Aug28; Nov6'12; 3y6%; Geo C Segal to Oscar Englander, 408 W 130. 2,500

Mulberry st, 209-11, see Spring, 48.

Pelham st, 14, see Cherry, 238-42.

Pitt st, 1 (1:315), swe Grand (Nos 455 1/2 to 459), 35.6 to Division (No 272), x63.9x64.4 to Grand x56.8; Nov1'12; 5y5%; Carrie R Jaeger, 300 E 23, to Julius Oppenheimer, 155 Riverside dr, et al exrs Sol Rothfeld. 45,000

Pitt st, 1; pr mtg \$45,000; Nov1'12; 5y 5% same to Bernhard Freund, 201 W 85. 5,000

Rutgers st, 20 (1:273), swe Henry (No 142), 25x84.7; pr mtg \$29,000; Nov1; Nov6'12; 3y6%; Garfield Development Co, 189 S 9th, Bklyn to Robt McGill, at Hoboken, NJ. 20,000

Rutgers st, 20; certf as to above mtg; Nov1; Nov6'12; same to same. —

Spring st, 72-8, see Crosby, 65-73.

St Marks pl, 130 (2:435); ext of \$15,000 mtg to Nov16'15 at 5%; Nov4; Nov7'12; Bankers Trust Co, trstes Kate P Warden, with Chas C Schaefer, 120 E 7. nom

Spring st, 48 (2:481), swe Mulberry (Nos 209-11), 25.3x98.9x25x93; Nov6; Nov 7'12. 5y5%; John Palmieri to Lawyers Mort Co, 59 Liberty. 45,000

Warren st, 109-11 (1:131), swe Washington (Nos 268-70), 59.2x53.4x58x52.10; PM; Nov1'12; 5y4 1/2%; Thos Tileston 2d, at Summit, N J, to U S Trust Co, 45 Wall. 32,000

Warren st, 40 (1:133), ss, 150.7 e W Bway, 25.3x74.11x25.2x74.9; Nov1'12; 5y 4 1/2%; Robt J Masbach to Morris L Woolf, 135 Central Park W. 40,000

Washington st, 693 (2:632), es, 88.7 sw Perry, 21x101x21.7x95.7; Nov4; Nov6'12; due &c as per bond; Tutng & Heins, Inc, 693 Washington to West Side Savgs Bank, 110 6 av. 8,000

Washington st, 268-70, see Warren 109-11.

Washington st, 693; certf as to above mtg; Nov4; Nov6'12; same to same. —

Washington st, 693 (2:632), es, 88.7 sw Perry, 21x101x21.7x95.7; pr mtg \$8,000; Nov4; Nov7'12; due &c as per bond; Tutng & Heins, Inc, a corp, 693 Wash, to John Korn, 78 8 av. 3,000

Washington st, 693; certf as to above mtg; Nov4; Nov7'12; same to same. —

1ST st, 101-3 E, see Houston, 208-10 E.

2D st, 247 E (2:384), ext of \$18,000 mtg to Nov1'17 at 5%; Nov1; Nov6'12; Lawyers Title Ins & Trust Co with Bernard Klein & Max Winkler. nom

4TH st, 229 E (2:400), ns, 148.6 w Av B, 19.10x96; PM; pr mtg \$12,500; Oct31; Nov 1'12; installs; 6%; Isaac Manasse to Isak Greenman, 186 2d, & ano. 5,000

8TH st 2 E, see 3 av, 19.

9TH st, 331-5 E (2:451), ns, 200 w 1 av, three lots a—x—; three agmts as to share ownership in three mtgs; June 25'12; Nov6'12; Harry M Goldberg with Lawyers Mtg Co, 59 Liberty. nom

9TH st, 428 E (2:436), ss, 213 w Av A, 25x94; pr mtg \$—; Nov7'12. 1y6%; Jacob Berlin to Max Cohen, 98 Allen. 1,000

9TH st, 428 E (2:436), ss, 213 w Av A, 25x94; ext of \$9,500 mtg to Feb 15'17, at 6%; Oct 16; Nov2'12; Paul Schell with Jacob Berlin, 283 1 av. nom

12TH st, 344 E (2:453), ss, 140.2 w 1 av, 20.9x68.9x20.4x68.1; Nov4; Nov7'12, demand, 4%; Giuseppe Ferri to Lion Brewery of N Y C, 960 Col av. 3,500

14TH st, 316-8 E (2:455), ss, 172.6 e 2 av, 45x103.3; pr mtg \$65,000; Oct3; Nov1'12; 1y6%; Henry Rosenstein, 235 W 110, to Carl Silverman, 600 W 113. 3,000

14TH st, 320 W (2:629), ss, 275 w 8 av, 25x103.7; PM; Nov4'12; due &c as per bond; Lemuel Littlefield to Greenwich Savings Bank, 246 6 av. 12,000

14TH st, 154-60 W see 7 av, 51-3.

17TH st, 301-9 W, see 8 av, 143.

17TH st, 252 W (3:766); ext of \$8,000 mtg to Nov1'15 at 5%; Nov6'12; Lawyers Mtg Co with Veronika Tarlack. nom

18TH st, 112 E (3:873), ss, 225 e 4 av, 25x92; pr mtg \$16,000; Oct31; Nov1'12; 1 y5%; Emily A Hurry to Emigrant Indus Savings Bank. 5,000

20TH st, 340 E (3:925), ss, 180 w 1 av, 20x92; Nov1; Nov4'12; 5y5%; Sarah A Kain, 340 E 20 to Jno J Wagner, 340 E 20. 7,000

20TH st, 318 W (2:629), ss, 250 w 8 av, 25x103.1; Nov4'12; due &c as per bond; Lemuel Littlefield to Greenwich Savgs Bank, 246 6 av. 10,000

21ST st E, see 5 av, see 5 av, 663.

21ST st, 229-31 E (3:902); ext of \$45,000 mtg to Nov6'15 at 5%; Nov6'12; N Y Life Ins & Trust Co trstes Louis C Hamersley with Saml Remer, 1845 7 av. nom

24TH st, 400 E, see 1 av, 408.

25TH st, 365 W, see 8 av, 143.

25TH st, 124-6 W (3:800), ss, 275 w 6 av, 50x98.9; Nov6'12; due &c as per bond; Cecilia Poznanski to Dry Dock Savgs Institution, 341 Bowery. 50,000

26TH st, 117 E (3:882), ns, 185.9 w Lex av, 14.3x98.9; Nov1; Nov4'12; 5y5%; Alice Brantingham, Larchmont, NY, to Lawyers Title Ins & Trust Co. 7,000

28TH st, 3-5 E (3:858), ns, 125 e 5 av, 50x98.9; Oct31; Nov1'12; 5y5%; Three and Five Co to Bklyn Trust Co, 177 Montague, Bklyn. 265,000

28TH st, 3-5 E; certf as to above mtg; Oct31; Nov1'12; same to same. —

29TH st, 510 W (3:700), ss, 175 w 10 av, 25x98.9; PM; Oct30; Nov1'12; 3y6%; Hearne Realty Co, Inc, a corp, 510 W 29, to Jacob Kaplan, 88 W 113. 6,000

31ST st, 200 W, see 7 av, 370-8.

31ST st W, swe 7 av, see 7 av, 370-8

35TH st, 418-20 W (3:732), ss, 200 w 9 av, 50x98.9; Nov6; Nov7'12, 5y5%; Clara F Ogden to Lawyers Mtg Co, 59 Liberty. 36,000

38TH st, 252-4 W (3:787), ss, 275 e 8 av, 50x98.9; Oct7; Nov1'12; due Nov1'17; 4 1/2%; Mary C McCaffrey, Poughkeepsie, NY, to Lucius H Beers, Westhampton Beach, LI et al trstes Jas R Smith. 56,000

39TH st, 204 W (3:788), ss, 43.6 w 7 av, 20.6x75.6; Nov1; Nov4'12; 3y5%; Guillemina McManus to Isabella E K Burnham, Yonkers, NY. 3,500

40TH st, 70 W (3:841), ss, 100 e 6 av, 17x 98.9; PM; Nov4'12; 4y4½%; Agnes G Hughes, Bklyn, to Zoe E Banks, 145 W 57. 50,000

41ST st, 208-18 W (4:1012), ss, 125 w 7 av, 111x—; ext of \$47,000 mtg to Dec24 '06 at 5%; Dec24'01; Nov7'12; American Mort Co with Tennis Bldg Assn of N Y. nom

41ST st, 208-16 W (4:1012); ext of \$41,000 mtg to Dec24'17 at 5%; Nov6; Nov7'12; Robt Le Roy with Tennis Bldg Assn of N Y. nom

42D st, 210-12 W (4:1013), ss, 100 w 7 av, 50x98.9; Nov6; Nov7'12; due & c as per bond; Sam McMillan, Lake Mahopac, NY, to N Y Savgs Bank, 81 8 av. 75,000

46TH st, 30 W (5:1261), ss, 225 e 7 av, 20x100.5; pr mtg \$50,000; Oct1; Nov2'12; due, &c, as per bond; Peter A Peterson, Perth Amboy, N J, to Ver Planck Estate, 331 Mad av. 10,000

46TH st, 533 W (4:1075) sal Ls; Nov1; Nov4'12; demand; 6%; Jno Boyle to Geo Ehret, 1197 Park av. 654

47TH st, 170 W, see Bway, 1570.

46TH st, 137 E (5:1301), ns, 100 e Lex av, 20x100.5; Oct31; Nov4'12; due & c as per bond; Mary E Kerr, 137 E 46, to Frances T Riker, Middletown, NJ, 1,000

48TH st, 154 W (4:1000), ss, 225 e 7 av, 18.9x100.5; PM; Nov1; Nov4'12; 3y5%; Margaret C Magan to Harold Milbank trste under deed of trust, South Orange, NJ. 35,000

49TH st, 36 E (5:1284), ss, 21.6 e Mad av, 21.6x75; Nov1'12; 5y5%; Anna White Sherman, Rye, NY to Lawyers Mtg Co, 59 Liberty. 50,000

51ST st, 1 E, see 5 av, 641-3.

52D st E ns, 115 e 5 av, see 5 av, 663.

53D st, 117-9 E (5:1308), ns, 190 e Park av, 50x100.5; PM; Oct31; Nov1'12; due, &c, as per bond; Jarvis A Root to Simon C Bernstein, 14 E 60. 30,000

55TH st, 161 E, see 3 av, 914.

57TH st, 138-40 E (5:1311), ss, 100 e Lex av, 37.6x100.5; PM; Nov6'12; 1y5%; Abr Adelberg, Cedarhurst, LI & Morris Berman to Paul Tuckerman, Tuxedo Park, NY & ano trstes Ernest Tuckerman, 38,000

58TH st, 32 W (5:1273), ss, 425 w 5 av, 25x100.5; PM; Nov1; Nov2'12; due &c as per bond; Fredk M Sanders to Title Guar & Trust Co. 55,000

58TH st E, nwe Lex av, see Lex av, nwe 58.

64TH st, 132 W (4:1135), ss, 316 w Col av, 23x100.5; PM; Nov1; Nov2'12; 2y6%; Paul C Foxlocher, Woodside, LI to Matilda R Tinson indiv & as trste Mary S Tinson, Morristown, NJ. 4,000

69TH st, 17 W (4:1122), ns, 220 w Central Park W, 20x100.5; Nov1; Nov6'12; due &c as per bond; Kate M Bauer to Title Guar & Trust Co. 20,000

70TH st, 184 E, see 3 av, 1200-8.

71ST st, 217 W (4:1163), ns, 568 e West End av, 18x102.2; Oct16; Nov4'12; 3y4½%; Albt L Thompson to Mossman Realty Co, 60 Wall. 22,000

71ST st, 265 W (4:1163), ns, 156.2 e West End av, 16x92.2; PM; pr mtg \$12,000; Nov1; Nov6'12; 3y6%; Robt H Marquart to Harriet Nutty, 315 W 97. 5,000

73D st, 211 E (5:1428), ns, 160 e 3 av, 25x102.2; pr mtg \$20,000; Nov2; Nov6'12; due July12'14; 6%; Lewis Earle to Amy A C Montague, 152 E 37. 6,000

77TH st, 438 E (5:1471); sal Ls; Nov4; Nov7'12, demand, 6%; Friedrich Kaiser, 241 E 81, to Geo Ringler & Co, a corp, 203 E 92. 1,920

79TH st, 149 W (4:1210), ns, 350 w Col av, 24x102.2; 1-16 pt; Oct31; Nov1'12; due May1'13; 6%; Addison W McClintock, Bklyn, NY to Myron Straus, 6 Storm av, Arverne, LI. 300

81ST st, 531 E (5:1578), ns, 423 e Av A, 25x102.2; pr mtg \$16,000; Oct30; Nov1'12; due May5'13; 6%; Annie Sugarman, 204 W 120 to Estates Mtg Securities Co, 160 Bway. 1,700

81ST st, 531 E; asn rents to secure above mtg; Oct30; Nov1'12; same to same. nom

81ST st, 531 E (5:1578), ns, 423 e Av A, 25x102.2; ext of mtg for \$16,000 to Dec1 '13; 5%; Dec2'11; Nov1'12; Jno S Sutphen Jr et al exrs & Jno S Sutphen with Jos Stern, 445 Manhattan av. nom

81ST st, 322 E (5:1543), ss, 231.3 e 2 av, 26.3x102.2; Nov4; Nov6'12; 3y4%; Sendel Hochman to Dorothy Hochman, 8 W 117 & ano. 2,000

82D st E, nec Mad av, see Mad av, nec 82.

84TH st, 344 W (4:1245), ss, 432.1 w West End av, 19.11x102.2; PM; Nov1'12; due Oct1'15; 5½%; Jno R MacArthur to Metropolitan Life Ins Co, 1 Mad av. 23,000

84TH st, 344 W; pr mtg \$23,000; Nov1 '12; due &c as per bond; same to Julia B Palmer, Lake Mahopac, NY. 7,000

84TH st, 64 W (4:1197), ss, 100 e Col av, 18x102.2; Oct29; Nov4'12; due &c as per bond; Martha A Sprague to Chas O Kuhnert, 776 Hancock, Bklyn. 3,500

88TH st, 64 E (5:1499); agmt as to share ownership in mtg; July26; Nov4'12; Birdie S Gans with Herman Younker, 27 E 93. nom

93D st, 131 E (5:1522), ns, 325 e Park av, 20x100.8; Nov1'12; 3y4½%; Jennie L McCarthy, Great Neck, LI to German Savgs Bank, 157 4 av. 7,000

95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 29.4x100.9x30x100.9; PM; pr mtg \$19,000; Nov1; Nov7'12; due &c as per bond; Kerloc Realty & Constn Co, Inc, a corp, to Nathan J Packard, 411 West End av, & ano. 5,780

95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 29.4x100.9x30x100.9; PM; pr mtg \$12,000; Nov1; Nov7'12, 1y6%; Kerloc Realty & Constn Co, Inc, a corp, 63 Park row, to Adolph Behn, 321 51st, Bklyn. 7,000

97TH st, 110 E (6:1624), ext of \$21,000 mtg to Nov1'15 at 5%; Oct18; Nov2'12; Jno J Mahony with Ida Grant, 15 Archer av, Mt Vernon, NY. nom

97TH st, 144 W (7:1851), ss, 383.4 e Ams av, 16.8x100.11; Nov6'12; due &c as per bond; Caroline wife Wm Stone to Fanny H Clark, 163 W 73. 13,000

102D st, 163 W (7:1857), sobrn agmt; July1'06; Nov1'12; Fredk Brunje with Title Guar & Trust Co, 176 Bway. nom

102D st, 128 W (7:1856); ext of \$20,000 mtg to Dec31'15 at 4½%; Oct28; Nov7'12; Anna & Fredk Orth, exrs Wm Orth, with A Henry Schutz. nom

103D st, 73 E (6:1609), ns, 80.1 w Park av, runs n59.9xe0.1xn41.2xw25xs100.11 to st xe24.10 to beg; Oct31; Nov4'12; 5y5%; Hazel M Shannon to Julia Frank, 150 W 79. 19,000

103D st, 73 E (6:1609), ns, 80.1 w Park av, runs n 59.9xe0.1xn41.2xw25xs100.11 to st xe24.10; pr mtg \$19,000; Nov4; Nov7 '12, installs, 6%; Hazel M Shannon, 212 W 80, to Athos Realty Co, 31 Nassau. 5,500

104TH st, 224 E (6:1653), ss, 260 e 3 av, 25x100.11; ext of \$10,000 mtg to Oct10 '17 at 5%; Oct25; Nov7'12; Emigrant Indust Savgs Bank with Henry S Schendel, 127 E 72, & Harry Stark, 72 E 96. nom

109TH st, 425-35 E (6:1703), ns, 270 e 1 av, 150x99.11; pr mtg \$30,000; Sept17; Nov4'12; due Mar17'13, 6%; Ehler J Ernst, 1830 Lex av, to Wm Meyer, 204 E 116. 4,200

113TH st, 72 E (6:1618), ss, 180 w Park av, 25x100.11; PM; Nov1; Nov2'12; 5y5%; Jos Hirschfeld to Lawyers Mtg Co, 59 Liberty. 16,500

113TH st, 117-19 E (6:1641), ns, 171.4 e Park av, 42.8x100.5; Nov1; Nov4'12; due Apr1'13; 6%; Acadia Realty Co to Estate Mtg Securities Co, 160 Bway. 3,500

113TH st, 117-9 E; sobrn agmt; Oct29; Nov4'12; Rebecca Blum with same. nom

113TH st, 117-9 E; asn rents to secure loan of \$3,500; Nov1; Nov4'12; Acadia Realty Co to Estates Mtg Securities Co, 160 Bway. nom

117TH st, 524-34 E (6:1715), ss, 248 e Pleasant av, 106.11x100.10; Nov1'12; 1y5%; Jno J Quinn at Dunneilen, NJ, to Ray D Adams, 34 St Nich pl. 10,000

117TH st, 11 E (6:1623), ns, 185 e 5 av, 25x100.11; Nov1; Nov2'12; 5y5%; Bertha wife Leon Levy, 82 W 12, to -ederick deP Foster, Tuxedo Park & ano trstes Mary J Van Doren. 21,000

117TH st, 45 W (6:1601), ext of \$21,000 mtg to Oct31'17 at 5%; Oct31; Nov1'12; Lawyers Title Ins & Trust Co with Isaac Fox. nom

118TH st, 442 E (6:1711), ss, 160 w Pleasant av, runs w17x87.5xe5.8xne— to pt 160 w Pleasant av xn70.4 to beg; also PLOT begins at cl blk bet 117th & 118th, distant 143 w Pleasant av, runs n25.3xw28.3 xs— to said cl blk x— to beg; also PLOT begins 75.7 s 118th & 160 w Pleasant av runs n5xsw— to es old la xs— to cl blk x w— to pt 177 w Pleasant av xw25.3xe17 to beg; pr mtg \$4,500; Nov4; Nov6'12; 2y; % as per bond; Genaro Ufiero to Isaac Sandler, 442 E 118. 1,000

118TH st, 442 E (6:1711), ext of \$4,500 mtg to June1'15 at 5%; June12; Nov6'12; Therese Wolff with Isaac Sandler, 442 E 118. nom

119TH st W (7:1962), ns, 150 e Ams av, 150x61.10; pr mtg \$240,000; Nov1'12; 3y6%; Jacobs Constn Co to Leonard L Rothstein, 16 E 97. 35,000

119TH st W (7:1962) same prop; certf as to above mtg; Nov1'12; same to same. nom

119TH st, 418 E (6:1806); ext of \$16,000 mtg to Oct3'17 at 5%; Oct2; Nov6'12; Lawyers Title Ins & Trust Co with Esther & Jos Casper. nom

119TH st, 68 E (6:1745), ss, 175 w Park av, 20x100.11; agmt as to share ownership in mtg; Mar5; Nov6'12; Lawyers Mtg Co with Ella D Southmayd, 72 N Chestnut, East Orange, NJ. nom

121ST st, 215 W (7:1927), ns, 200 w 7 av, 25x100.11; Nov1; Nov2'12; 5y5%; Richd Bonnamy, 100½ W 130 to Eleonora Wal-lach, 235 W 103. 22,000

121ST st, 100 W, see Lenox av, 207-17.

123D st, 440 E (6:1810), ss, 166.8 w Pleasant av, 33.4x100.11; PM; Nov1; Nov2 '12; 3y5%; Shetland Co to Lincoln Trust Co, 208 5 av. 20,000

124TH st W, swe Mt Morris Park W, see Mt Morris Park W, 35-8.

128TH st, 51 W (6:1726), ns, 360 e Lenox av, 25x99.11; pr mtg \$—; Nov2; Nov4 '12; 3y6%; Wm Roth to Aaron Schornstein, 2346 8 av. 5,000

128TH st, 11 W (6:1726), ns, 166.6 w 5 av, 18.5x99.11; PM; Nov6; Nov7'12, 5y5%; Curtiss P Byron to Lawyers Mtg Co, 59 Liberty. 8,000

128TH st, 9 W (6:1726), ns, 147.6 w 5 av, 19x99.11; PM; Nov6; Nov7'12, 5y5%; Curtiss P Byron to Lawyers Mtg Co, 59 Liberty. 6,000

130TH st, 18 E (6:1754), ss, 160.2 w Mad av, 16.9x99.11; ext of \$7,000 mtg to Oct31'17 at 5½%; Oct31; Nov1'12; Metropolitan Savgs Bank with Clara J Schneider, 269 Marlborough rd, Bklyn. nom

131ST st, 245 W (7:1939), ns, 303 e 8 av, 18x99.11; ext of \$12,000 mtg to Nov1'15 at 5%; Oct29; Nov1'12; Emma M W Benne-witz with Jno H Meyer, 631 E 221 & ano exrs Dora Haaren. nom

132D st, 154 W (4:1916), ss, 498.4 w Lenox av, 14.8x99.11; pr mtg \$—; Nov1 '12; due &c as per bond; Jno V Judge to Ella K Shugrue, 162 9th, Flushing, LI. 1,200

136TH st, 113 W (7:1921), ns, 175 w Lenox av, 16.8x99.11; Nov1'12; 5y5%; Douglas Realty Co to Lawyers Title Ins & Trust Co. 7,000

136TH st, 113 W (7:1921), ns, 175 w Lenox av, 16.8x99.11; certf as to mtg for \$7,000; Nov1; Nov2'12; Douglas Realty Co to Lawyers Title Ins & Trust Co. 160 Bway. nom

136TH st, 528-30 W (7:1988), ss, 105 e Bway, 70x99.11; ext of mtg for \$10,000 to Nov1'14 at 5%; Nov1; Nov5'12; Jas A Deering, trste Jas Deering, with Laura Hirschfeld, 536-8 W 136. nom

140TH st, 62 W (6:1737), ns, 150 e Lenox av, 37.6x99.11; ext of \$5,000 mtg to Nov1'15 at 6%; Nov4; Nov6'12; Carl Sil-verman with Henry Rosenstein, 235 W 110. nom

141ST st, 330 W, see Edgecombe av, 129.

143D st, 110-12 W (7:2011), sobrn agmt; Sept26; Nov4'12; Ray Weil & Isaac Weil with Nathan Meyerowitz, 1519 Park av. nom

146TH st, 506-12 W (7:2077), ss, 100 w Ams av, 2 lots ea 40x99.11; 2 mtgs ea \$2,762.81; 2 pr mtgs \$— ea; Nov4; Nov6 '12; 5y6%; Laura Hirschfeld, 536 W 136 to Max Goebel, 190 Berkeley pl, Bklyn. 5,535.62

147TH st, 600 W, see Bway, 3571-9.

148TH st, 369 W, see Bradhurst av, 120.

157TH st, 550 W, see Bway, 3770-8.

163D st, 465 W (8:2110), ns, 125 e Ams av, 25x112.6; Nov1; Nov7'12; due &c as per bond; Mary A Dempsey to Eliz T Cagney, 5 Van Corlear pl. 2,000

169TH st, 516-8 W (8:2125), ss, 95 e Audubon av, 50x85; PM; pr mtg \$—; Oct 31; Nov6'12; 5y6%; Elkland Realty Co Inc, a corp, 693 Bway to Fair Deal Realty Co, 117 W 19. 15,000

169TH st, 516-8 W; certf as to above mtg; Oct31; Nov6'12; same to same. nom

170TH st, 516 W, see Audubon av, 95.

174TH st, 526 W (8:2130), ss, 95 e Audubon av, 37.6x100; Nov1'12; Florence wife Adolph Rittwayen to American Mtg Co, 31 Nassau. 24,000

174TH st, 522-4 W (8:2130), ss, 132.6 e Audubon av, 37.6x100; Nov1; Nov2'12; 5y 4½%; Florence Rittwayen to Edw C Schaefer, 7 E 88th & ano trstes Fredk Schaefer for Rosek S von Burtenbach. 25,000

204TH st W, nwe Nagle av, see Nagle av, nwe 204th.

207TH st W (8:2236), es, 155 n Vermil-yea av, 25x100 PM; Nov1'12; 3y5%; Henry R Mygatt to Hannah C Isham, 21 E 63. 4,000

Av A, 2-4 (2:397), nec Houston (No 240½), runs n25.11xsl72.6 to ws Hous-ton xs5 to ns Houston xw174.5 to beg; Nov1; Nov2'12; 3y5%; Minsker Realty Co to Title Ins Co of NY. 40,000

Av A, 2-4; certf as to above mtg; Nov1; Nov2'12; same to same. nom

Av A, 1463 (5:1472), ws, 63.7 s 78th, 19.3 x94; PM; Oct28; Nov1'12; 3y without inter-est; Annie I Quinn to Susan L Kline, 1396 E 17, Bklyn. 800

Amsterdam av, 1441 (7:1970), es, 54.10 n 131st, 27x100; Nov1; Nov2'12; 5y5%; Hen-rietta Kahn, 310 Convent av to M War-ley Platzek, 15 E 48. 21,000

Amsterdam av, 1284-6 (7:1978), ws, 40.11 n 123d, 40x100; PM; Nov1'12; 3y5%; Ethel B Underwood, Craigsville, Mass, to Jno H Coursen, 151 E 61. 3,500

Amsterdam av, 1330 (7:1980), ws, 74.11 s 126th, 25x100; Nov1; Nov2'12; 5y5%; Fredk L Keppler, 538 W 126 to Geo Kramer, 584 Broome. 20,000

Amsterdam av, 2513-15 (8:2149), es, 39.11 s 185th, 40x100; PM; Nov7'12, 3y5%; Shetland Co to Louise M Botjer, 917 West End av. 22,000

Amsterdam av, 1985 (8:2108), es, 39.11 n 158th, 40x106; ext of \$45,000 mtg to Nov1 '17 at 4½%; Oct31; Nov7'12; Sophie Myer & Danl D with Clarence H Kelsey, East Orange, N J, & ano EXRS Caroline F Butterfield. nom

Amsterdam av, 1987-9 (8:2108), es, 79.11 n 158th, 40x106; ext of \$45,000 mtg to Nov1'17 at 4½%; Oct31; Nov7'12; Sophie Myer & Danl D Singer with Lucius H Beers, Westhampton Beach, L I, & ano. nom

Audubon av, 95 (8:2126), see 170th (No 516), 25x95; Nov1'12; 3y5%; Tomahawk Realty Co to Grand Lodge of United States of The Independent Order Free Sons of Israel, 21 W 124. 34,000

Audubon av, 95; certf as to above mtg; Oct29; Nov1'12; same to same. nom

Bradhurst av, 120 (7:2045), nec 148th (No 309), 24.11x75; PM; pr mtg \$18,000; Oct31; Nov2'12; due Mar15'17; 6%; Her-man H Oppenheimer to Julius Levy, 767 Lex av. 4,000

Broadway 1570 (4:999), see 47th (No 170), 20.5x80; Nov1'12; 3y; % as per bond; Peter De Lacy to Farmers' Loan & Trust Co, 22 Wm. 40,000

Broadway, 865 (3:846), ws, 69.9 s 18th, 25x110.10x24.10x108; pr mtg \$84,000; Nov1; Nov4'12; 3y6%; Beers Realty Co, 165 Bway to Lewis B Curtis, Bridgeport, Conn & ano. 16,000

Broadway, 3571-9 (7:2093), swc 147th (No 600), 99.11x25.6; ext of \$5,000 mtg to Nov1'13 at 6%; Oct30; Nov1'12; Geo K Cannon with Mary C O'Brien, 262 W 94. nom

Broadway, 3770-S (8:2115), see 157th (No 550), 99.11x12.5; pr mtg \$410,000; Nov1; Nov6'12; due &c as per bond; Utility Realty Co to McMorrow Engineering & Constn Co, 3495 Bway. 20,000

Broadway, 1439 (4:993), ws, 92 n 40th, 20.9x54.8x21.9x60.5; Nov6'12; due &c as per bond; Childs Co, a corp, 200 5 av to Edw E Black, Yonkers, NY. 40,000

Broadway, 1439; certf as to above mtg; Nov1; Nov6'12; same to same.

Broadway (8:2175), es, 510.6 sw & s on curve fr Arden, 100x202x106.7x165.5; Nov1'12; 3y; % as per bond; Andw F Kennedy to Georgianna Keep, Atlantic, NJ, & ano. 15,000

Broadway, 1437 (4:993), ext of \$100,000 mtg to Nov6'17 at 4 1/2%; Nov6'12; Edw E Black with Childs Co, 200 5 av. nom

Edgecombe av, 129 (7:2048) swc 141st (No 330), 24.11x90; Nov1'12; 5y5%; Wm F Knickmann, 98 Morningside av to Eliz Herb, 47 W 89. 25,000

Edgecombe av, 129; sobrn agmt; Nov1'12; Annie Miller with same. nom

Edgecombe av, 165-7 (7:2051), ws, 515 s 145th, 40x100; PM; pr mtg \$—; Nov1; Nov4'12; 2y6%; Nellie A Kelly to Irene M Brobst, 592 Eastern pkwy, Bklyn. 5,500

Haven av, ws, — n 170th see Riverside dr, es, 166.6 nw 170.

Lenox av, 207-17 (7:1905), swc 121st (No 100), 100.11x75; ext of \$165,000 mtg to Sept11'15 at 5 1/4%; Oct10; Nov4'12; N Y Life Ins Co to De Forest Estate Corp. nom

Lexington av, 1702 (6:1634), ws, 84.3 s 107th, 16.8x75; pr mtg \$7,500; Oct31; Nov1'12; 1y5%; Angelina Brauns, 218 W 15 to Frank D Bailey, 977 Lex av. 500

Lexington av (5:1313), nwc 58th, —x—; agmt modifying terms of mtg; May1; Nov4'12; Retail Coal Exchange with Bernard Turkel, 131 E 58. nom

Madison av 1719 (6:1619), es, 75 n 113th, 25.11x95; PM; pr mtg \$21,000; Nov4'12; due Nov1'23; 6%; Maksz Wiener, 1719 Mad av & Maks Katz, 1719 Mad av to Josephine L Korn, 944 Park av. 11,000

Madison av (5:1494), sec 82d, 95x85; bldg loan; pr mtg \$476,560; Oct31; Nov1'12; demand; 6%; Alpha Constn Co to Allene Constn Co, 135 Bway. 4,000

Madison av (5:1494), same prop; certf as to above mtg; Oct31; Nov1'12; same to same.

Madison av, 1538-40 (6:1610), certf as to 10 notes as collateral mtg on Ls; Nov4; Nov6'12; Reliable Amusement Co to Hyman Fish. nom

Madison av, 1538-40 (6:1610); asn Ls by way of mtg as collateral security for loan of \$5,000; Nov4; Nov6'12; Reliable Amusement Co to Hyman Fish, 137 W 110. nom

Mt Morris Park W, 35-S (6:1721), swc 124th, 100.11x100; PM; Nov4'12; 5y5%; N Y Real Estate Security Co to German Savings Bank, 157 4 av. 140,000

Mt Morris Park W, 35-S; certf as to above mtg; Nov4'12; same to same.

Mt Morris Park W, 35-S; supplemental to mtg dated & recorded Dec17'08; pr mtg \$140,000; Nov4'12; due &c as per mtg dated Dec17'08; same to N Y Trust Co.

Nagle av (8:2218), nwc 204th, 100x110; as trste, 26 Broad. 9,000

Riverside dr (8:2139), es, 166.6 nw 170th runs nw 102.9xne223.9xel03.3 to ws Haven xs50xw100.3xs50xw209 to beg; Oct22; Nov1'12; 3y6%; Wm De Lancey Ward to Julia R Riker Harmon, 780 Mad av. gold 12,000

Pleasant av, 344 (6:1815); ext of \$14,500 mtg to May1'15 at 5 1/2%; Nov1; Nov7'12; Drayton Burrill, trste Mary E Bogert, for Mary A Steward, with Morris Garfinkel, 67 W 113. nom

West End av 372 (4:1169), es, 67.2 s 78th, runs e68xs4xe19.3xs12xw87.3 to av xn16 to beg; PM; Oct31; Nov1'12; 3y4 1/2%; Minnie T Brown, 376 West End av to Sadie F Spink, 372 West End av. 22,000

West End av, 372; PM; pr mtg \$22,000; Oct31; Nov1'12; 2y5%; same to same. 8,000

18T av, 2392 (6:1810); ext of \$7,000 mtg to Oct19'17 at % as per bond; Nov2; Nov4'12; Peter & Henry Boertlein with Chas H Phelps trste Geo J Weaver, 49 W 44. nom

18T av, 591 (3:939), ws, 21.3 s 34th, 21.1 x100; Oct31; Nov2'12; due &c as per bond; Earl P. Edna C & Kath D O'Brien to Title Guar & Trust Co. 10,000

18T av, 408 (3:955), sec 24th (No 450), 24.9x81.6; ext of \$20,000 mtg to Nov1'15 at 5%; Oct30; Nov7'12; Henry Heckman with Fredk W Kroehle, 104 E 57, & ano. nom

3D av, 19 (2:463), sec 8th (No 2), 22x74; ext of \$10,000 mtg to Nov1'17 at 6%; Nov1; Nov2'12; Metropolitan Savgs Bank with Mary A Pitt, 421 W 147. nom

3D av, 1200-S (5:1404), swc 70th (No 184), 100.5x75; Nov6'12; 3y5%; 749 West End Ave Co to Lawyers Title Ins & Trust Co, 160 Bway. 70,000

3D av, 1200-S; certf as to above mtg; Nov6'12; same to same.

3D av, 715-7 (5:1318), es, 25 s 45th, 37.7 x80; pr mtg \$—; Nov4; Nov6'12; installs; 6%; Terrence J Lynch to Myron Straus, 6 Storm av, Arverne, LI. 1,000

3D av, 914 (5:1310), nwc 55th (No 161), 25.5x75; Nov7'12; 5y4 1/2%; Zigmat Realty Co, 149 Bway, to Edw C Schaefer, 7 E 88, & ano, trstes for Rosek Shertel von Burtenbach, will Fredk Schaefer. 34,000

3D av, 149 (2:463), ses, 22 sw 8th, 22x74; Nov1; Nov2'12; 5y4 1/2%; Mary A Pitt, 421 E 147 to Metropolitan Savgs Bank, 59 Cooper sq. 5,000

3D av, 2194 (6:1768), ws, 50.2 s 120th, 25.6x108.3; Oct31; Nov2'12; 5y5%; Jos B Guttenberg, 118 W 120 to Alvin J Scheuer 79th swc West End av. 10,000

5TH av, 641-3 (5:1287), nec 51st, runs n75.5xe100xn25xe60xsl00.5 to ns 51st (No 1) xw160 to beg; ext of \$850,000 mtg to May15'17 at 4 1/2%; May2; Nov4'12; John L Cadwalader, John M Bowers & J Pierpont Morgan with Union Club of N Y, & ano. nom

5TH av, 657, see 5 av, 663.

5TH av, 141-7, see 5 av, see 663.

5TH av, 663 (5:1288), es, 50 n 52d, runs n65.6xe100xsl15.5xe30xsl00 to 52d, xw15xn 50xw115 to beg; leasehold; also 5TH AV, 657 (5:1288), nec 52d, 50x115; leasehold; also assigns as further security a mtg for \$300,000 dated June17'12 covering premises situated on 5th av, 141-7, sec 21st, —x—; mtg or deed of trust; Oct31; Nov1'12; due Oct1'24, 6%; Leasehold Investors Corp, a corp, to Farmers' Loan & Trust Co trste, 20 Wm. 600,000

5TH av, 657 & 663; certf as to above mtg; Oct31; Nov1'12; same to same.

6TH av, 677 (3:814); sal Ls; Nov4'12; demand; 6%; Patk Barry to Jacob Ruppert, a corp, 1639 3 av. 10,000

7TH av 370-S (3:780), swc 31st, 122.6x 75; Nov4'12; 3y5 1/2%; Robt Kessler Realty Co, 149 Bway to Emigrant Indust Savgs Bank. 250,000

7TH av, 493-5 (3:812); agmt as to Share-ownership in mtg; Nov6'12; Aaron Coleman with Hannah Lippman, 416 W 122. nom

7TH av, 370-S (3:780), swc 31st (No 200) 122.6x75; certf as to mtg for \$250,000; Nov1; Nov6'12; Robt Kessler Realty Co Inc a corp to Emigrant Industrial Savgs Bank, 51 Chambers. nom

7TH av, 51-3 (2:609), sec 14th (Nos 154-60), 117x100; sobrn of mtg held by party 2d part to Ls held by party 3d part; June 25; Nov7'12; 7th Av & 14th St Corp, 23 E 26, owner party 1st pt, & Adams Express Co, party 2d pt, with Whiting Paper Co, 150 Duane, party 3d pt. nom

8TH av, 143 (3:741), nwc 17th (Nos 301-9), 25x103.3; also 9TH AV, 246 on map 250 (3:749), nec 25th (No 365), 20x 65; pr mtg \$80,000; Oct31; Nov1'12; due, &c, as per bond; Coffey Realty Co to Ella Smith, Plainfield, NJ. 2,000

8TH av, 143; also 9TH AV, 246, on map 250; certf as to above mtg; Oct31; Nov1'12; same to same.

9TH av, 246 on map 250, see 8 av, 143.

10TH av, 766 (4:1062); asn Ls as collateral to chattel mtg for \$1,500; Oct30; Nov1'12; Friedman Bros, 766 10 av, to Ebling Brewing Co, 760 St Ann's av. nom

11TH av, 842 (4:1086), es, 50.5 n 57th, 25 x50; Nov4'12; due &c as per bond; Kath F Reynard, Stamford, Conn to Title Guar & Trust Co, 176 Bway. 3,000

11TH av, 164 (3:694); agmt cancelling 2 assignments of rents; Oct10; Nov6'12; Cath Tighe with Frank O'Rourke, 162 11 av. nom

Interior lot, el blk 117th & 118th & 143 w Pleasant av, see 118th, 442 E.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Douglaston (B of Q); certf as to mtg for \$2,500; Sept30; Nov7'12; Douglas Manor Homes Co, a corp, to Robt O Banes, at Baltimore Turnpike, Wallingford, Pa. nom

Land in Kings Co (file); certf as to mtg for \$8,000; Oct29; Nov1'12; Kurzrok Bros Co to Henry C Davison. nom

Conklin av (Bklyn); certf as to mtg for \$2,000; Oct28; Nov7'12; A C Monagle Co to Title Guar & Trust Co, 176 Bway. nom

Jamaica av (Bklyn); certf as to mtg for \$6,000; Nov1; Nov7'12; Adler's Granite & Monument Works to Henry Gottge-reu, 2 W 89. nom

MORTGAGES.

Borough of The Bronx.

Aldus st (10:2742), ss, 147 e So blvd, 42x 105; sobrn agmt; Nov6; Nov7'12; American Real Estate Co with Leo Lesser, 524 W 159. nom

Aldus st (10:2742); same prop; ext of \$33,000 mtg to Nov6'17 at 5%; Nov6; Nov7'12; Leo Lesser with Eberhardt & Pod-gur, a corp, 931 So blvd. nom

Beck st, 859 (10:2710), ws, 510 n Long-wood av, 40x100; ext of mtg for \$4,800 to Oct1'14, 6%; Oct4'11; Nov1'12; Beck St Realty Co, 836 Westchester av with Reyam Realty Co, 901 Prospect av. nom

Belmont st, nec Topping av, see Topping av, nec Belmont.

Bronx ter, nec 226th, see Carpenter av, nwc 226th.

Bronx ter, sec 226th, see 226th E, ss, extends from Bronx ter to Carpenter av.

Elsmere pl, see Marmion av, see Marmion av, sec Elsmere pl.

Faille st, sec Randall av, see Spofford av, sec Faille.

Faille st, swc Hunts Point av, see Spof-ford av, sec Faille.

Faille st, sec Spofford av, see Spofford av, sec Faille.

Fairmount pl, nec Marmion av, see Marmion av, sec Elsmere pl.

Fox st, 1164 (11:2974), es, 100 n Home, 25x100; PM; Nov1; Nov2'12; due, &c, as per bond; Utility Realty Co to Frank M Van Orden trste Ida Groneman, 660 E 165. 5,000

Fox st, 1164; certf as to above mtg; Oct 25; Nov2'12; same to same.

Guion pl (*), ns, 125 e St Lawrence av, 25x80; Oct17; Nov1'12; due &c as per bond; Raffaella Zimbardi to North Side Mort Corp, 391 E 149. 3,000

Halperin st (*), ss, 150 w Blondell av, 50x101.10x50.7x94.3; ext of \$3,000 mtg to Nov9'17 at % as per bond; Oct31; Nov6'12; John J Heapes with Fredk Kurtz, exr Johanna Kurtz. nom

Lafayette pl (11:3041), ss, 91.7 w 3 av, —x100x37.6x100; PM; Oct29; Nov4'12; 2y 6%; Salvatore Casolaro & Angelo Fasany to Frank H Cothren, 173 S Oxford, Bklyn. 2,000

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90; pr mtg \$18,000; Aug15; Nov1'12; due &c as per bond; Flavius Impt Co, 663 Crescent av to Giuseppe Beltrone, 2500 Arthur av. 2,000

Palisade pl, ws, at nws Popham av, see Popham av, nws at ws Palisade pl.

Sheil st (*), ss, 200 w Bronxwood av, 25x100; ext of \$1,700 mtg to May1'17 at 6%; Oct29; Nov7'12; Wm Eckenfelder with Mary McGarry, 660 Burke, & ano. nom

Simpson st (10:2723), es, 50 n Barretto, 75x105; Nov6'12, 3y5%; Simbar Realty Corp, 931 Southern blvd, to Empire City Savings Bank, 231 W 125. 60,000

Simpson st (10:2723), same prop; certf as to above mtg; Nov6'12; same to same.

Simpson st (10:2723), same prop; sobrn agmt; Nov6'12; same & Henry Morgen-thau Co with same. nom

135TH st E, nec Brook av, see Brook av, nec 135th.

136TH st E, see Brook av, see Brook av, sec 136th.

137TH st, 376 E (9:2299), ss, 131.6 w Willis av, 25x100; PM; Oct31; Nov1'12; due &c, as per bond; Dora Dohrmann to Title Guar & Trust Co. 8,000

137TH st, 376 E; PM; pr mtg \$8,000; Oct31; Nov1'12; 5y6%; same to Sarah J Cromie, 3221 Central av, Richmond Hill, NY. 3,000

146TH st, 238 E (9:2335), sal Ls; Oct25; Nov4'12, demand, 6%; Philip Guarino to Lion Brewery, 104 W 108. 1,761.50

149TH st, 548 E (9:2275), ss, 75.10 w St Ann's av, 36.6x84.11; PM; pr mtg \$26,000; Nov6'12; 2y6%; Hannah Schwab, 315 Av A, to Geo Schweger, 1342 Franklin av. 6,000

156TH st E (9:2415), ss, 475 w Court-landt av, 25x100, except part for 156th; also 156TH ST E (9:2415), ss, 500 w Courtlandt av, 25x100, except part for st; PM; pr mtg \$7,500; Nov6; Nov7'12; due &c as per bond; Benj Benenson to John C Heintz, 1925 7 av. 1,100

156TH st E, ss, 500 w Courtlandt av, see 156th E, ss, 475 w Courtlandt av.

158TH st, 366-S E (9:2404), ss, 117 e Courtlandt av, 50x98.6; pr mtg \$33,250; Oct31; Nov2'12; 3y6%; Wm Moller to Benenson Realty Co, 407 E 153. 7,000

160TH st E, swc Park av, see Park av, ws, 158th to 160th.

165TH st E (10:2691), ns, 100 e Steb-bins av, 25x113.4; Nov4'12; 3y5%; Edw V Hogan to Eliz K Upham, 247 5 av. 4,500

167TH st 901 E (10:2706), ns, 75.1 w Tif-fany, runs w60xn92.5xe30.1xn25.1xe30.6xs 109.2 to beg; PM; Nov2; Nov4'12; 5y5%; Simon Machiz to Hamilton W Johnston at Plainfield, NJ, & ano. 9,000

177TH st, 76 E, see Morris av, 1889.

178TH st E (11:3035), ns, 166.8 e Park av, 16.8x108; all title to strip in front; PM; Oct16; Nov7'12; due &c as per bond; Chas Vassella, Bklyn, to Nellie Morse, 459 E 178. 4,000

179TH st, 751 E, see Prospect av, nwc 179.

179TH st E, nwc Prospect av, see Pros-pect av, nwc 179th.

179TH st E (11:3109), ns, 110.3 e Pros-pect av, 40x29.6; Nov7'12; due &c as per bond; Carl F Muxoll to Title Guar & Trust Co. 5,500

180TH st E (11:3123), sws, 100 se Mo-hegan av, 25x133, except part for 180th; pr mtg \$2,000; Nov1; Nov4'12; 1y6%; Marie Vitale to Sigmund Kusiel, 1130 Walker av. 1,000

181ST st E, ns, abt 100 e Vyse av, see 182d E, ss, 125 e Vyse av.

182D st E (11:3134), ss, 125 e Vyse av, runs s99.6xw24.11xs97.2 to ns 181st xe50xn 191.3 to 182d xw25 to beg; Nov4'12; due, &c, as per bond; Max Brill, 416 10th, Bk-lyn, to Alida McIlroy, 407 E 142. 7,000

183D st E, nwc Washington av, see Washington av, swc 184th.

184TH st, 441 E, see Park av, 4568.

184TH st E, swc Washington av, see Washington av, swc 184th.

187TH st E, nwc Cambreling av, see Cambreling av, 2401.

188TH st E, sec Washington av, see Washington av, sec 188.

197TH st E, nec Bainbridge av, see Bainbridge av, 2766.

- 205TH st E** (12:3311), ss, 367.7 w Lisbon pl, 52.5x114.7x50x130.2; pr mtg \$4,000; Nov 1; Nov4'12; due July 15, 6%; Mary Kolkebeck to Smith Williamson, White Plains, N.Y. 300
- 215TH st E** (*), ss, 125 w Paulding av, 25x100; PM; Oct30; Nov1'12; 3y6%; Peter Bova to Fredk Osterbye, 390 E 159. 600
- 216TH st E** (*), ns, 125 w Paulding av, 25x109.4; Oct31; Nov1'12; due, &c, as per bond; Gennaro Fico to Sophie S Moren, 4309 Digney av. 500
- 226TH st E, nec Bronx ter**, see Carpenter av, nwc 226th.
- 226TH st E** (*), ns, extends from Bronx blvd to Carpenter av, 210x223; pr mtg \$11,500; Nov1'12, 2y6%; Geo O Glendinger, Jersey City, NJ, to Minnie H Musgrave, Gloucester, Mass. 5,000
- 226TH st E, nwc Carpenter av**, see Carpenter av, nwc 226th.
- 236TH st E** (*), ns, 75.2 e Catherine, 25x97.9x25x99.8; Nov4; Nov6'12; 5y5%; W M Realty Co to Emily A Piercy, 103 W 119. 3,000
- 236TH st E** (*), same prop; certf as to above mtg; Nov1; Nov6'12; same to same.
- 256TH st W** (13:3421), ss, 17.11 w Valles av, 50x101.5; PM; Oct28; Nov6'12; 3y5%; Fredk H Sauer to Park Mort Co, 41 Park Row. 980
- Aqueduct av** (11:3213), es, 215 s 188th, 43x170.10 to Old Croton Aqueduct x43.1x174.4; Nov1'12; 5y5%; Emma M W Bennewitz, 245 W 131 to Gaines-Roberts Co, 2414 Aqueduct av. 30,000
- Aqueduct av** (11:3213), same prop; pr mtg; Nov1'12; 3y6%; same to same. 7,500
- Aqueduct av** (11:3213), es, 258 s 188th, runs e170.10 to ws old Croton Aqueduct xsw23.10xsw20xw167.1 to av x n43 to beg; Nov1'12; 5y5%; Emma M W Bennewitz, 245 W 131 to Gaines-Roberts Co, 2414 Aqueduct av. 30,000
- Aqueduct av** (11:3213), same prop; pr mtg \$—; Nov1'12, 3y6%; same to same. 7,500
- Aqueduct av** (9:2534), es, 267 n 170th, 25x66.9x25x69.3; also MERRIAM AV (9:2534), ws, 250 n 170th, 25x66.5x25x70.4; agmt that party first part accept payment of 1st mtg of \$1,500; Oct31; Nov4'12; Chas W Oertel with Homer R Gillies, 560 W 161. nom
- Aqueduct av, 2414** (11:3213), es, 387 s 188th, 43x149.6 to ws Old Croton Aqueduct x43.6x155.1; Nov4'12; due, &c, as per bond; Louis D Riggio to Gaines-Roberts Co, 2414 Aqueduct av. 30,000
- Aqueduct av, 2414**; Nov4'12; due, &c, as per bond; same to same. 6,000
- Arthur av** (11:3071), es, 100 s 183d, runs e97xs20xw32xs5xw65 to av xn25 to beg; Oct31; Nov6'12; due, &c, as per bond; Mathias Raport & Sol Hirshkorn to Title Guarantee & Trust Co. 1,000
- Bainbridge av, 2766** (12:3290), nec 197th, 25x90; PM; Nov6; Nov7'12; due &c as per bond; Thos J Doyle Sr, Thos J Doyle Jr, & John F, Mary E & Margt Doyle, to Title Guar & Trust Co. 3,300
- Beaumont av** (11:3105), es, 133.3 n 187th, two lots, ea 33.3x100; two P M mtgs, ea \$6,500; two pr mtgs \$— ea; Nov2; Nov 4'12; 5y6%; Baldassare Scordato, 199 Bay 20th, Bklyn, to Mercury Realty Co, 1038 So blvd. 13,000
- Beaumont av** (11:3105), es, 100 n 187th, 33.3x100; PM; pr mtg \$—; Nov2; Nov4'12; 6y5%; Baldassare Scordato, 199 Bay 20th, Bklyn, to Mercury Realty Co, 1038 So blvd. 4,500
- Boynnton av, 1210** (*), es, 95.11 n Westchester av, 40x100; Nov6'12; 5y5%; American Real Estate Co to Harry D Pease, 321 E 88, & ano, exrs, &c, Chauncey D Pease. 22,000
- Boynnton av, 1210** (*), es, 95.11 n Westchester av, 40x100; PM; pr mtg \$22,000; Nov6; Nov7'12, 3y6%; Hudson Terrace Realty Co to Jas C Meyers, 652 W 170. 1,500
- Bronxdale av, ws, 227.4 s 187th**, see Muliner av, es, abt 258 s Neil av.
- Brook av, 1266-70** (9:2395); ext of 3 mtgs for \$5,000 each to Feb1'16 at % as per bond; Nov1; Nov7'12; Julius Lichtenstein with Carl Ernst, 170 W 74. nom
- Brook av** (9:2263), es, 80 n 135th, 40x100; ext of \$30,000 mtg to Nov1'15 at 5%; Oct30; Nov2'12; Saml Grossman with Union Dime Savings Bank, 701 6 av. nom
- Brook av** (9:2263), es, 120 n 135th, 40x100; ext of \$30,000 mtg to Nov1'15 at 5%; Oct30; Nov2'12; Saml Grossman with Union Dime Savings Bank, 701 6 av. nom
- Brook av** (9:2263), see 136th, 40x100; ext of \$40,000 mtg to Nov1'15 at 5%; Oct 30; Nov2'12; Saml Grossman with Union Dime Savings Bank, 701 6 av. nom
- Brook av** (9:2263), nec 135th, 40x100; ext of \$37,000 mtg to Nov1'15 at 5%; Oct 30; Nov2'12; Saml Grossman with Union Dime Savgs Bank, 701 6 av. nom
- Brook av** (9:2263), es, 40 n 135th, 40x100; ext of \$29,000 mtg to Nov1'15 at 5%; Oct30; Nov2'12; Saml Grossman with Union Dime Savgs Bank, 701 6 av. nom
- Cambreling av, 2401** (11:3075), nwc 187th, runs w100xn70xe45.1ixs0.3xe43.3xn 0.3xe10.10 to av xs70 to beg; bldg loan; Nov4; Nov6'12; demand, 6%; Russo-Barba Realty Co to Jas G Wentz, 335 West End av. 55,000
- Cambreling av, 2401**; certf as to above mtg; Nov4; Nov6'12; same to same.
- Carpenter av, swe 226**, see 226th E, ss, extends from Bronx ter to Carpenter av.
- Carpenter av** (*), nwc 226th, 224x210 to Bronx ter; ext of \$11,500 mtg to Dec12 '17 at 4½%; Nov1'12; Maud A Conway with Geo O Glendinger, Jersey City, N.J. nom
- Columbus av** (*), ss, 240 w Bronxdale av, 50x—; Oct31; Nov7'12; due &c as per bond; Edw A Schill to Fredk A Southworth trste John Southworth, 410 Riverside dr. 6,000
- Columbus av** (*); same prop; sobrn agmt; Nov2; Nov7'12; Abr Stotwein with same. nom
- Crotona av** (11:3092), es, 49.4 s 178th, 25x96.1; PM; Nov6; Nov7'12, 3y5%; Margt A Wales to Andrea Vuolo, 1230 Stebbins av. 3,000
- Crotona av** (11:3092), es, 190.7 n Tremont av, 25x96.1; PM; Nov6; Nov7'12, 3y 5%; Margt A Wales to Geo W Glover, 27 Dominick. 3,000
- Crotona av** (11:3104), es, 290 s 189th, 100x200 to Prospect av, except part for Prospect av; Nov6'12, 3y5½%; Wm Campbell to Alfred Loweth, 1000 E 182. 3,000
- Daly av** (11:3125), ws, 100.2 n 180th, \$5.5x100.3x85.3x105.8; Nov1; Nov6'12; 3y 6%; Conveyancers' Holding Co to Louise M Stern, 58 W 72. 7,500
- Daly av** (11:3125), same prop; certf as to above mtg; Nov1; Nov6'12; same to same.
- Davidson av** (11:3198), ws, 37.6 n North, 39x100; pr mtg \$20,000; Nov6'12; 3y6%; Davidson Avenue Realty Co to Jno W Seeger, 2330 Prospect av. 3,500
- Davidson av** (11:3198), same prop; certf as to above mtg; Nov6'12; same to same.
- Decatur av** (12:3332), ws, 150 s 204th, 25x110; Oct28; Nov1'12; 3y5½%; Chas H Marshall to Margt E Amabile, 268 E 201. 1,000
- Eagle av** (10:2627), es, 81.3 n 161st, 18.9 x100; pr mtg \$—; Oct30; Nov1'12; 1y6%; Regina Green to Josephine Dunand, 606 Park av. 1,000
- Edgewater rd** (10:2762), ws, 150 n Seneca av, 427x83.4x442.5x100; also EDGEWATER RD (10:2762), nec Seneca av, 175x150x192x155.7; Nov6 Nov7'12; 3y6%; Hunts Point Realty Co to Emma W Cone, 2350 Bway. 25,000
- Edgewater rd** (10:2762); same prop; certf as to above mtg; Nov1; Nov7'12; same to same.
- Edgewater rd, nec Seneca av**, see Edgewater rd, ws, 150 n Seneca av.
- Hunts Point av, swe Randall av**, see Spofford av, sec Faile.
- Hunts Point av, swe Faile**, see Spofford av, sec Faile.
- Intervale av, 1328-30** (11:2976), es, 233.7 s Wilkins av, 77.6x78.7x73.1x78.6; PM; pr mtg \$42,000; Nov1'12; due May1'13, 6%; Peter Diel to Henry Morgenthau Co, 165 Bway. 5,000
- Jackson av, 508** (10:2579), es, 154 n 147th, 25x100; Nov4; Nov7'12, 5y5%; Mary Scheid to German Savgs Bank, 157 4 av. 9,000
- Kinsella av, ss, 175 e Rose**, see Muliner av, es, abt 258 s Neil av.
- Lind av** (9:2530), ws, 349.3 n 168th, 25x150.2x25.6x144.1; ext of \$4,000 mtg to Nov1'17 at 5%; Oct26; Nov6'12; Natl Assn of Audubon Societies for the Protection of Wild Birds & Animals with Angelo De Julio. nom
- Longfellow av, sec Randall av**, see Spofford av, sec Faile.
- Longfellow av, ws, 100 s Randall av**, see Spofford av, sec Faile.
- Longfellow av, swe Randall av**, see Spofford av, sec Faile.
- Longfellow av, sec Seneca av**, see Seneca av, sec Longfellow av.
- Longwood av** (10:2689), ns, 225 w Hewitt pl, 100x100; leasehold & bldg loan; Oct18; Nov7'12, installs, 6%; Motion Pictures Sales & Constn Co, Inc, a corpn, to Samson Lachman, 313 W 106, & ano. 15,000
- Longwood av** (10:2689); same prop; certf as to above mtg; Oct16; Nov7'12; same to same.
- Lyon av** (*), nwc Zerega av, 100x50; ext of \$28,000 mtg to Dec1'15 at 6%; Oct29; Nov4'12; Dollar Savgs Bank of City NY to Norbert Robillard Co, 1445 Zerega av. nom
- Marmion av** (11:2955), sec Elsmere pl, 200 to Fairmount pl x25; bldg loan; Nov1'12; demand, 6%; Alert Constn Co Inc to City Mtg Co, 15 Wall. 52,000
- Marmion av** (11:2955), same prop; certf as to above mtg; Nov1'12; same to same.
- Merrill av, ws, 250 n 170**, see Aqueduct av, es, 267 n 170.
- Morris av, 921** (11:2828), ws, 85.8 s Tremont av, 50x135; Nov1'12; due &c as per bond; Gustave Zimmermann to Title Guar & Trust Co. 30,000
- Morris av, 1889** (11:2827), swe 177th (No 76), 125x50, except part for Morris av; Nov4; Nov6'12; due, &c, as per bond; Robt H Schaufelberger to Title Guarantee & Trust Co. 8,500
- Muliner av** (*), es, abt 258 s Neil av, 26.1x94.1x25x84.5; also BRONXDAL AV (*), ws, 227.4 s 187th, 25x120x—x111; also KINSELLA AV (*), ss, 175 e Rose, 25x100; Nov6; Nov7'12; installs, 6%; Rachel wife Chas Bailey to Mendel Marcus, 258 E 138. 600
- Olinville av, 3409** (*), ws, 75 n Magenta 25x100; pr mtg \$—; Sept30; Nov2'12; 3 y5%; Hubert Andermaher to Herman N Freedman, 2124 Vyse av. 3,000
- Park av, 4568** (11:3039), nec 184th (No 441), 50x100; Oct31; Nov1'12; due &c as per bond; Reyam Realty Co to Title Guar & Trust Co. 5,000
- Park av, 4568**; certf as to above mtg; Oct31; Nov1'12; same to same.
- Park av** (9:2420), ws, 158 to 160th, being lot 66, blk 2420, tax map; transfer of tax lien for yrs 1898 to 1900; assessed to an unknown; Jan15; Nov6'12; 3y11%; City of New York to Saml Harris, 243 W 98. 225.88
- Pelham av, 666** (11:3091), ss, abt 25 w Cambreleng av, 25.5x141.8x25x136.9; Nov 6; Nov7'12; due &c as per bond; Bianca Corsi to Ella L Murphy, 147 W 105. 5,500
- Popham av** (11:2877), nws, at ws Palisade pl, runs n70xw14.1ixs96.5xe47 to av xn31.3 to beg; Nov1'12; due Dec1'15, 5%; Wm H Gunnell to Rachel L Bartley, 122 Elm, New Rochelle, NY. 6,000
- Prospect av** (11:3094), nwc 179th (No 751), 50x100; pr mtg \$37,500; Oct31; Nov2'12; 2y6%; Frank E & Wm F Gillies to Jas McWalters, 2434 Bway. 5,000
- Prospect av** (11:3094), nwc 179th, 50x100 x49.1ix100; ext of \$37,500 mtg to Dec1'14 at 5%; Aug1; Nov2'12; Dollar Savgs Bank with Hammer Realty Co, 3922 Park av. nom
- Prospect av, ws, 290 s 189th**, see Crotona av, es, 290 s 189th.
- Quimby av, sw & sec Zerega av**, see Zerega av, ws, extends from Story av to Quimby av.
- Randall av, swe Hunts Point av**, see Spofford av, sec Faile.
- Randall av, sec Longfellow av**, see Spofford av, sec Faile.
- Randall av, swe Longfellow av**, see Spofford av, sec Faile.
- Randall av, sec Faile**, see Spofford av, sec Faile.
- Road** (*) leading from Throggs Point to Westchester Village, es, being lots 22 & 23 on map made by David B Taylor Sept 30'35, 50x100; Nov6; Nov7'12; due Oct2'15, 6%; Wm P McGrory, 1170 Ft Schuyler rd, to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 3,000
- St Ann's av, 602** (10:2616), es, 352.2 s Westchester av, 24.9x114x24.10x110.4; Nov 6'12; due, &c, as per bond; Wm B Kirchof to Mary O'Gorman, 377 E 140. 4,500
- Sedgwick av, 1415** (9:2541); ext of \$6,500 mtg to Nov1'14 at 6%; Nov1'12; Danl Seymour & ano exrs & C H Louisa Mulford with Gustave Richter, 565 W 181. nom
- Seneca av** (10:2762), sec Longfellow av, 50x100; Nov4'12; due &c as per bond; Utility Realty Co to Alida McIlroy, 407 E 142. 3,000
- Seneca av** (10:2762), certf to above mtg; Oct25; Nov4'12; same to same.
- Seneca av, nec Edgewater rd**, see Edgewater rd, ws, 150 n Seneca av.
- Southern Blvd, 1563** (11:2977); ext of \$30,000 mtg to Nov1'17 at 5%; Nov1'12; Georgia H Merrill with Reville-Siesel Co, 1555 Southern blvd. nom
- Southern Blvd, 1551** (11:2977); ext of \$30,000 mtg to Oct30'17 at 5%; Oct30; Nov 1'12; Selmar Hess with Reville-Siesel Co, 1555 Southern blvd. nom
- Southern Blvd, 1547** (11:2977); ext of \$30,000 mtg to Nov1'15 at 5%; Nov1'12; Edw S Thomas with Reville-Siesel Co, 1555 Southern blvd. nom
- Southern Blvd, 1040-2** (10:2743), es, 180 s Westchester av, 42x117.8; PM; pr mtg \$43,000; Nov1; Nov2'12; 3y6%; Julia Dorfman, 791 Prospect av to American Real Estate Co, 527 5 av. 13,000
- Southern Blvd, 1040-2**; agmt as to share ownership in mtg; Nov1; Nov2'12; Mercury Realty Co with American Real Estate Co, 527 5 av. nom
- Spofford av** (10:2764-2769 & 2770), sec Faile, 105.8 to Hunts Point av x23.7x127.1 x66.2; also RANDALL AV (10:2764-2769 & 2770), sec Faile, 50x100; also RANDALL AV (10:2764, 2769 & 2770), swe RANDALL av, 50x100; also LONGFELLOW AV (10:2764, 2769 & 2770), ws, 100 s Randall av, 25x100; also LONGFELLOW AV (10:2764, 2769 & 2770), sec Randall av 16 to Hunts Point av x107.4x72.3x128.5; Nov1; Nov4'12; 1y6%; Philip A McQuade, 1992 Mad av to Henry A McQuade, 1992 Mad av. 3,000
- Story av, nw & nec Zerega av**, see Zerega av, ws, extends from Story av to Quimby av.
- Tinton av** (10:2658), ws, 98.1 s 163d, 18.4x95; Oct28; Nov1'12; due &c as per bond; Clara wife Edmund Sittig, 921 Tinton av to Margt Grolz, 8 W 102. 5,000
- Topping av** (11:2790), nec Belmont, 20x 95; Nov2; Nov4'12; 3y5%; Anne M Kleman to Adelaide Benedict, Katonah, NY, gml gdn Eliz A Benedict. 32,500
- Union av** (10:2673), ws, 26.7 n 168th, 40 x94.1ix40x95; all title to strip 1 ft wide in rear; Oct30; Nov4'12; 5y5%; Chas F Streeter Constn Co to Title Insurance Co of NY. 30,000
- Union av** (10:2673), same prop; certf as to above mtg; Oct30; Nov4'12; same to same.
- Union av** (10:2673), ws, 106.10 n 168th, 40x94.1ix40x94.10; all title to strip 1 ft wide adj above on rear; bldg loan; Oct30; Nov6'12; 5y6% until completion of bldg & 5% thereafter; Chas T Streeter Constn Co to Title Insurance Co of NY. 30,000
- Union av** (10:2673), same prop; certf as to above mtg; Oct30; Nov6'12; same to same. nom

Union av (10:2673), ws, 66.10 n 166th, 40 x106.10x40x95; AT to strip 1 ft wide in rear; bldg loan; Oct30; Nov6'12; 5y6% until completion of bldg & 5% thereafter; Chas T Streeter Constn Co to Title Insurance Co of NY. 30,000

Union av (10:2673), same prop; certf as to above mtg; Oct30; Nov6'12; same to same.

Van Nest av (*), ns, 56 w Van Buren, 56 x—x50x98; Oct31; Nov1'12; due &c as per bond; Luigia or Louisa Chiappa to Edw R Koch trste Jas E Miller et al will Jane M Miller, 655 E 158. 3,500

Washington av, 1209 (9:2389), ws, 66.11 s 168th, 24x140; Nov1'12; 5y5%; Saml J Corker to Emigrant Indust Savings Bank. 11,500

Washington av (11:3057), sec 188th, runs e96.10xs100xe95xs73xw191.10 to ave xn173 to beg; Oct31; Nov1'12; due &c as per bond; McKeon Realty Co & Jno A, Thos A & Edw L Larkin to W Forbes Morgan Jr, trste, 140 W 57. 21,000

Washington av (11:3057); same prop; certf as to above mtg; Oct31; Nov1'12; same to same.

Washington av (11:3057), same prop; sobrn agmt; Oct31; Nov1'12; Francis B Robert with same. nom

Washington av (11:3049), es, 220.3 n 181st, 25x103.8x25.2x100.5; Nov4'12; 5y5%; Alex Mahler to German Savgs Bank, 157 4 av. 4,500

Washington av (11:3038), swc 184th, 200.8 to 183d x99.7x200x116.2; PM; Nov6'12; 5y4½%; Church of Our Saviour, a corpn, to Emigrant Indust Savgs Bank. 45,000

Washington av, nec 183d, see Washington av, swc 184th.

Webster av (11:3030), es, 268 s 183d, 120.3x90x123.11x90; bldg loan; Sept17; Nov1'12; 1y6%; J Schwartz Contracting Co to Prospect Investing Co at Purchase, NY. 72,000

Webster av (11:3030); same prop; certf as to above mtg; Sept17; Nov1'12; same to same.

Webster av (11:3030); same prop; sobrn agmt; Oct31; Nov1'12; Same & Harry B Davis with same. nom

Webster av (11:3030), es, 395.4 s 182d, 37.5x104.7x37.6x104.2; ext of \$21,000 mtg to Nov1'17 at 5%; Nov1'12; Jno J Tully Co with Peter Wynen, 1991 Morris av. nom

Zerega av, nwc Lyon av, see Lyon av, nwc Zerega av.

Zerega av, swc Quimby av, see Zerega av, ws, extends from Story av to Quimby av.

Zerega av (*), ws, extends from ns Story av to ss Quimby av, 216x305, Unionport; also ZEREGA AV (*), es, from ns Story av to ss Quimby av, 216x105, Unionport; also WESTCHESTER CREEK, ws, from Story av to Quimby av, 216x214 on 4th x216x250 on 3d, Unionport; ext of \$12,000 mtg to Nov1'15 at 6%; Nov6'12; Louis Wechsler with A G Dimmerling. nom

3D av (9:2373), ws, 30 s 169th, 45x113.2; Oct31; Nov1'12; due &c as per bond; Cath, Louis, Christian Wetzel & Elisabeth, wife Louis Wetzel & Fanny wife Christian Wetzel; Wilhelmina Damian; Kath Mayer & Martha Schauer indiv & as heirs Christian Wetzel to Jno C Heintz, 1925 7 av. 1,000

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