

REAL ESTATE RECORD AND BUILDERS GUIDE

AUGUST 10, 1912

CHANGING CHARACTER OF BROOKLYN HEIGHTS

Most of the Old Families Have Departed from the Section, While Apartment Hotels and Multi-Family Houses Will Undoubtedly Determine its New Character---Subway Is a Factor

THE announcement a few weeks ago by Louis Bossert, the prominent lumber merchant who built and owns the Hotel Bossert on Brooklyn Heights, that he contemplates the enlargement of that building to twice its present size tends to confirm the oft expressed opinion that the Heights section is destined to be a zone of fine apartment hotels and apartment houses generally; for The Hotel Bossert is essentially a place of residence eight months of the year for some of the best people in Brooklyn. Many of the fine old mansions of this part of the borough that were the homes of men famous in the professions, in commerce and in finance have become boarding houses of the better kind; but Brooklyn Heights is too fine and too accessible a part of Brooklyn to continue in the condition it is in now. Many of the rentals do not bring the proper return on the investment and the Heights has during the last decade been in the transition state from a section of the best private homes to a section of modern buildings that are more worth

came determined as a fine home section many wealthy families from Brooklyn Heights removed there, while others found fine new homes in the rich suburban colonies in New Jersey and Westchester. At any rate many of the families that made The Heights famous have gone.

The operation of the subway between Manhattan and Brooklyn was a strong factor in making The Heights more metropolitan in character, while the operation of the Montague street cars across Brooklyn Bridge has been another contributing force. As a result of better traffic facilities a great many private dwellings in Montague and adjacent streets have been remodeled into bachelor apartment houses or buildings with small suites for married people. They bring a far better return on the money. The last decade has witnessed a complete structural change in the Montague street block from Clinton to Henry streets. The block in Joralemon street, between Court and Clinton streets, is fast changing into

architects, real estate men and insurance agencies. Subsequently the Brooklyn Rapid Transit Company erected a twelve-story office building on the other end of the block, at the northeast corner of Remsen and Clinton streets; and this sealed the fate of the block for business purposes. No. 96 Clinton street, an old mansion on the opposite corner of Remsen street, has been captured by trade. The Hamilton Club is on another corner; and it is one of Brooklyn's famous institutions.

Many Clubs on Heights.

It is safe to say, too, that the section of Brooklyn Heights contiguous to Clinton street, may yet become a centre of social and club life in Brooklyn. Beside the Hamilton Club there is already established in the neighborhood the Brooklyn Club, the large new home of the Crescent Club and the Long Island Historical Society; and, across the way is the huge building of the Brooklyn Savings Bank, which finds the neighborhood suitable for banking purposes.



MONTAGUE STREET. AT HICKS STREET.



VIEW OF COLUMBIA HEIGHTS.

while. When the Lows, the Prentices, the BOWENS, the Claffins and other famous families abandoned this part of the city the turn in the tide of its status began. The massive old Horace B. Claffin mansion is now a boarding house; the picturesque old home of Henry C. Bowen has been superseded by large apartment houses and Columbia Heights, the street forming the western edge of Brooklyn Heights, has succumbed to the invasion of various influences that are detrimental to fine private house occupancy.

The New Influences.

Probably the Brooklyn Bridge had something to do with the changed character of The Heights. Previous to its use Wall Street Ferry, at the foot of The Heights, was the great traffic artery between it and New York. Increased facilities that the bridge presented brought into the section a varied class of people. The opening of the Hotel St. George and its success was an entering wedge. Then followed a few apartment hotels such as the Touraine, the Margaret and the Standish Arms; and even before their advent some large apartment houses were built on lower Montague street. And as the Upper West Side in Manhattan be-

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a business section. A tall office building, for occupancy by physicians, was built on this block about two years ago; and since that time other distinct changes have been wrought. The building of the subway under Joralemon street and the damage to property interests as a result tended to drive residents away from the thoroughfare and redetermine its character. Much property on Brooklyn Heights has been held in a residential state for a long time or until the subway problem was settled. Owners have been waiting to see just what the Public Service Commission and the Board of Estimate would do regarding subway routes; and now that the routes are decided upon and Brooklyn is assured of subway extensions The Heights will undoubtedly undergo the further changes predicted for it. The block on Remsen street, from Court street to Clinton street, has shown a marked influx of business during the last five years. The concessions to trade began here when the Title Guarantee & Trust Company bought several brownstone front dwellings and erected on the combined site a large annex to its Brooklyn office. Then followed the alteration of other houses into parlor and basement stores and the rental of upper floors to

For fifty years Brooklyn Heights had a family tone characteristic of Concord, Mass., and other choice New England communities. Brooklyn derived its fame as "The City of Churches" from this part of its territory. Within its confines are Plymouth Church, made famous by Beecher; the Church of the Pilgrims, where Storrs preached; the Holy Trinity, where Hall attracted great congregations, and, the famous Dutch Reformed Church of The Heights. So changed has the character of Brooklyn Heights become that these churches now draw their congregations from all parts of Brooklyn; and, the Rev. Newell Dwight Hillis, Beecher's successor, is seeking to restore interest in The Heights section—where Beecher lived—by prophesying the erection of a memorial building to the great divine in which will be relics associated with his career; and, it is even proposed to entomb his body in the building. But, it is idle to attempt to preserve the original character of Brooklyn Heights. The great churches mentioned may remain, but the character of population and of buildings on The Heights will be different. The area is too near Manhattan to be utilized for other than a more dense population than is there now.

HOW THE ASSESSORS ESTIMATE VALUES

Rules and Principles of Appraising Explained in the Annual Report
of the Tax Department—How New Tax Laws Will Operate

Ninety-six per cent. of the total assessment of property upon the tax rolls for 1912 is real estate. Four per cent. is personality. The cost for assessing each separate parcel of real estate is 93 cents.

The total assessed valuation of taxable real estate in the city of New York was at the last computation \$7,861,898,890. The net increase in the assessed value of all real estate in the city during the last fiscal year was but \$3,058,726. But the net increase in the value of ordinary real estate, as estimated by the tax department, was over \$68,000,000.

The first item, "all real estate," comprises the real estate of public service corporations, which in turn consists almost exclusively of private rights-of-way and the improvements on rights-of-way, while "ordinary real estate" comprises the houses, buildings and lands owned by individuals and private corporations.

The smallness of the net increase in the assessed value of real estate as a whole is due to a reduction of over sixty-seven million dollars in the assessed values of special franchises, and to the fact that the increase in the assessed value of ordinary real estate for 1911 was very large. The reasons are fully explained in the annual report of the Department of Taxes and Assessments, which is officially printed in the City Record under date of August 2.

The reduction in the assessed value of special franchises is due in part to adverse court decisions and to a reduction of forty-one million dollars for equalization. It was decided by the Court of Appeals that the assessed value of special franchises must be reduced to the same percentage of full value as the assessment of other real estate. The State Board of Tax Commissioners has endeavored to make the assessment at full value; thereafter it has been the practice to procure an order from the Supreme Court reducing the assessment to the percentage of full value, previously determined by the State Board of Equalization as the actual percentage at which ordinary real estate is assessed in the city.

In 1911 the law was so amended as to require the State Board of Tax Commissioners to set down the full value of special franchises, and in another column the value equalized. The assessment of 1912 is the first assessment equalized by the State Board. The reduction does not affect the amount of taxes owners of special franchises will be required to pay, but obviates the necessity for a court order, and the City collects the tax as set on the assessment roll, instead of a reduced amount. The deficiency which has heretofore resulted from the reduction made by the Court had to be inserted in subsequent budgets to provide for the deficiency in the product of taxes therefrom levied.

The small increase in the assessed value of ordinary real estate for 1912 should be considered in connection with the assessment for 1911, says the Commissioner of Taxes and Assessments. When the increase for 1911 is added to the increase for 1912, it appears that the average for the two years is still more than a normal increase.

Owing to the passage of the semi-annual tax bill, changing the assessment date from the second Monday of January to the first of October, the time for making the 1912 assessment was reduced more than three months, and the Deputies had very inadequate opportunity to revise the 1911 assessment. When the books opened on October 2, showing the tentative assessments for 1912, it appeared that there was very little increase in the assessed value of land in any district, a considerable decrease in some districts and a small increase on account of the addition of new buildings erected since the previous assessment has been made. In the redivision of time effected by the semi-annual tax bill, and upon the urgent request of the Tax Department, two weeks were added to the two months previously allowed for the



LAWSON PURDY.
President of the Tax Board.

review of real estate assessments. The Commissioners, therefore, had a better opportunity this year than last to review the work of the Deputy Tax Commissioners.

About 12,000 applications for reduction were filed, and to deal properly with these applications consideration had to be given the assessment of a vastly greater number of parcels, for it is nearly always the case that if the land valuation of one parcel is too high it is also too high on a considerable number of neighboring parcels, and the Deputies and Commissioners always endeavor to equalize assessments by applying a proportionate reduction to all other parcels affected.

Exempt Real Estate.

A table is presented in the report analyzing the assessed value of all exempt real estate into about fifty separate classes, with a comparison of the years 1909, 1910, 1911 and 1912. This table shows the assessed value for 1912, in the aggregate, as follows:

United States	\$75,941,300.00
State of New York	3,248,575.00
City of New York	1,166,856,700.00
Educational, religious and other exempt institutions	361,059,144.00
Total	\$1,607,105,809.00

Comparative tables show the land and improvement values in every section and ward for four years, with the increase in the valuation of the land and in the valuation of the improvements or the decrease, as the case may be. These statistics, with the maps, exhibit the assessments in such manner that any one interested may determine the fairness of the work throughout the City.

In the appendix to the report is reprinted a pamphlet entitled "Factors of Value of New Buildings," which was published primarily for the benefit of the Deputy Tax Commissioners. The pamphlet outlines the principles which should govern the assessment of buildings and presents factors of value per square foot of floor surface to serve as a guide in estimating the cost of reproduction of various types of buildings.

Land Value Maps.

The pamphlet above described contains a description of the land value maps with a facsimile of part of one page. The Commissioners state in their report that these maps are prepared by the department to show the value per front foot of inside lots 100 feet deep on each side of every block in every borough, and the value per acre of unplotted land. The pur-

pose of the maps is to aid in the assessment by presenting to the view of the Assessor all of his territory, with comparable figures on every street; second, to aid the Commissioners in passing upon application for reduction of assessed values, and third, to enable the public to judge of the fairness of the assessment and to aid the department by suggestions and criticisms.

The maps for 1913 will be printed by the "Record and Guide" without expense to the city and one copy will be given to each subscriber to the "Record and Guide" without additional charge. The "Record and Guide" will furnish to this department for its use a limited number of copies, and will sell them to the public at the price of one dollar for maps covering the entire city.

It is further learned from the report that new tax maps of the waterfront of Manhattan, The Bronx and Brooklyn have been completed and that maps for the boroughs of Queens and Richmond are in progress.

Personal Property.

The Legislature of 1911 made notable changes in the Tax Law as it affects the taxation of personal property. In an appendix is reprinted a pamphlet designed to explain in simple terms what kinds of local property are locally taxable and what kinds are exempt.

The secured debt tax will operate to exempt from local taxation substantially all bonds for which exemption is not already provided by the payment of a recording tax. A most important part of the Tax Law on secured debts is the fact that the debts of the owner may not be offset. The department will seek to assess all persons who may be supposed to have secured debts. The revenue from this source for 1912 was considerably enhanced by the fact that the owners of such debts could not offset their own debts. Household furniture and personal effects to the value of \$1,000 are exempt.

Factors of Value.

For over twenty-five years the department has used factors of value of new buildings as a guide to the assessment of all buildings. These factors are based on the knowledge and experience of the Deputy Tax Commissioners and information obtained from builders and others of the exact cost of construction. They have been constantly subject to examination and modification to meet changes in conditions.

The factors of value of new buildings are published in connection with the annual report for the assistance of Deputy Tax Commissioners in making assessments, and to aid the Commissioners to act intelligently upon applications for the reduction of assessments. The factors are not published to control the judgment of Deputies, but to assist them in reaching well informed conclusions. Some of the rules laid down by the Commissioners are as follows:

"Architects usually compute the cost of buildings by multiplying the exact number of cubic feet of contents by an appropriate factor. It has been found easier for the department to ascertain the square feet of floor space of a building than the cubic feet of contents; hence the department uses the method of computing the value of a building by multiplying the square feet of floor surface by an appropriate factor instead of the number of feet of cubical contents.

"If the building to be appraised were a loft building six stories high and 50 by 90 feet in area, it might be appraised by either the square foot or the cubic foot rule. The height of such a building from the cellar floor to the roof would be about 80 feet. The square feet of space on each floor would be 4,500; the cubical contents would be 360,000 cubic feet. At 18 cents per cubic foot the cost of construction of the building would be \$64,800. A six-story building, 50 by 90 feet in area, would have 27,000 square feet of floor surface. If the building cost \$64,800, the factor per square foot of floor space would be \$2.40.

Example.

Cubic Foot Factor, 18 Cents.
50 by 90 equals 4,500 square feet area one floor.

4,500 by 80 equals 360,000 cubic feet contents.
360,000 by 18 cents equals \$64,800, cost of building.

Square Foot Factor, \$2.40.
50 by 90 equals 4,500 square feet area one floor.

4,500 by 6 equals 27,000 square feet floor surface.

27,000 by \$2.40 equals \$64,800, cost of building.

"In computing the value of a building by the factor of value per square foot of floor surface, the usual and easiest rule is to make no allowance for air shafts and open spaces of such kind. In the case of a new tenement house, for example, 100 feet front by 87 feet deep, the number of square feet per floor would be obtained by multiplying 100 by 87, giving, 8,700 square feet of floor surface for each floor, and for six stories, 52,000.

"As a matter of fact, such a building would have an open court, reducing the number of actual square feet by about 20 per cent. As all buildings of this kind have about the same area devoted to open spaces, it is much easier to make the computation by a proper alteration of the building factor than by computing the actual number of square feet of floor space. The building factors here presented are all based on the number of square feet computed by multiplying the extreme width by the extreme depth of a rectangular building, without allowance for open spaces.

"As many of the types of buildings for which factors are presented have no interior courts or air shafts, in these cases the factor is determined with reference to the actual number of square feet of floor surface. Loft buildings and factories are assumed to have no interior open spaces. If the problem presented were that of a factory with a large open court, then the area of the court should be deducted and the actual number of square feet of floor surface computed. The factors for office buildings are computed on the theory that an office building covers all of the lot that is practicable and that all office buildings cover substantially the same percentage of the lot.

"If a case is presented where the building does not cover substantially all of the lot a different computation must be made. The factors are prepared for buildings having normal height between floors for that type. Sometimes it happens that a building of a certain class has stories of extraordinary height. In such exceptional cases the factor per square foot of floor space must be modified, and it is well to make a computation of the number of cubic feet of contents and compute the value of the building by using appropriate factors so as to compare the result with the result obtained by the use of the square foot factor."

Land Values.

"It is almost universally true that an improved parcel of real estate is never worth more than its capitalized rental value until the land alone exceeds in value this capitalized sum. For example, a dwelling house 25 feet wide is erected on land worth \$20,000, and the house costs \$30,000. The gross rental is sufficient to justify the expenditure; as conditions change the land rises in value for other uses than for dwelling houses but the rental remains stationary. The property, as a whole, is worth no more than \$50,000; in course of time the land is worth \$40,000. Still the property as a whole is worth no more than \$50,000. The land rises to \$50,000. Now the building adds practically nothing to the land value and should be assessed at approximately one year's rental.

"There are old office buildings in the city, from seven to ten stories high. The land to-day is worth much more to-day than when the building was erected, but the aggregate value of the property is to-day no more than the net rental capitalized at 4 to 4½ per cent. The building may be worth only 50 per cent of its original cost of construction or less than that. The increase in land value adds nothing to the selling value of the property as a whole, unless that increase is accompanied by an increase in the rentals which may be obtained. As a rule, such increase in land value under these circumstances is not accompanied by an increase in rental because tenants prefer more modern buildings. This principle is applicable to nearly all classes of improvements, and it must always be borne in mind that a building is worth no more than the difference between the value of the land and the aggregate value of the property.

"In the cases cited it has been assumed that the value of the land has risen. There are cases where the value of the land remains substantially stationary. In such cases the building depreciates and its depreciation is evidenced by the rental derived for its use. The property as a whole, land and building, is worth no more than the rental income capitalized at an appropriate rate per cent. For example, assume the erection of a wooden dwelling house costing \$5,000 on a lot worth \$2,000. The annual rental at the time of construction is \$500 a year. If the land does not rise in value the time is certain to come when the rental will decrease. If the rental has declined to \$350 a year the property as a whole will generally not be worth more than \$5,000. If the land is still worth \$2,000 the building adds but \$3,000 to the value of the land."

The following factors are used by the assessors in estimating the value of buildings:

Factors of Value of New Buildings.

Two and one-half story frame house, without improvements, \$2 to \$4 per square foot of ground covered.

Two and one-half story frame house, with improvements, \$3.50 to \$10 per square foot of ground covered.

Two-family frame, attached, flat roof, \$1.50 to \$1.75 per square foot floor space.

Two-family frame attic, detached, \$1.75 to \$2.75.

Three or four-story brick residence, \$2.50 to \$4.

Four or five-story brick residence, \$3 to \$5.

Two-family brick residence, two-story, \$2 to \$3.

Four-story and basement high stoop brick residence, \$3 to \$5.

High-class residences cost up to \$10.

Tenements.

To secure uniformity in applying factors to tenements the same rule as to area covered must be observed. The law allows 70 per cent of an inside lot and 90 per cent of a corner to be covered, but the factors presume the full depth of building as ordinarily built to be used, making no allowance for courts and air shafts, viz.: On an inside lot 87 feet; on a corner 90 feet. An example would be: 40 by 87 equals 3,480, by 6 stories, equals 20,880, by \$1.40 equals \$29,232. This will be observed is \$730 per front foot. Seven hundred dollars per front foot has been properly used on many such buildings.

Five and six stories, common, on inside lots, \$1.25 to \$1.75.

Five and six stories, common, on corner lots, \$1.50 to \$2.

Six-story, walk up, inside, \$1.30 to \$1.75.

Six-story, walk up, corner, \$1.50 to \$2.

Six-story, elevator, inside, \$1.90 to \$2.20.

Six and seven-story, elevator, corner, \$2.10 to \$3.

Three or four-story, stores and flats, inside, \$1.50 to \$1.75.

Three or four-story, stores and flats, corner, \$1.60 to \$2.

Hotels and Apartments.

Ten or 12 stories, steel construction, \$3 to \$5.

Twelve to 16 stories, steel construction, \$4 to \$6.

Over 16 stories, steel construction, \$5 to \$7.

Small apartment hotels, \$3.

Old style stone and brick, \$2 to \$4.

Warehouses.

Steel construction, 8 to 12 stories, lofts, \$1.80 to \$3.

Five and 7 stories, store and warehouses, \$2 to \$2.50.

Office Buildings.

Ten and 12 stories, steel construction, \$3 to \$4.

Twelve to 16 stories, steel construction, \$3.50 to \$6.

Over 16 stories, \$5 to \$7.

Extraordinary height in towers, \$8 to \$10.

Old style stone and brick, \$2 to \$2.50.

Loft Buildings.

Five and 7 stories, old style construction, \$1 to \$1.75.

Higher than 8 stories, steel construction, \$2 to \$3.75.

As has already been pointed out, rentals are considered by the department generally the surest guide to value in the case of buildings depreciated by age or obsolescence when the value of the land alone does not exceed the rental capitalized at an appropriate percentage rate.

When a site is suitably improved by an adequate structure the rental is almost an infallible guide to its full value, unless the building is of unique character, constructed for a special purpose or a very costly dwelling house. In the case of all ordinary buildings erected as an income-producing property the gross rental, if fully rented, capitalized at an appropriate rate is a sure and safe guide

to value. For the benefit of the Commissioners and as a guide to the deputies as well, it is desirable that rental should be set down in all cases where practicable at the left side of the memorandum column in the field book.

The present members of the Tax Board are Lawson Purdy, President; Charles J. McCormack, John J. Halleran, Charles T. White, Daniel S. McElroy, Edward Kaufmann, Judson G. Wall, Commissioners of Taxes and Assessments.

TAXING SECURED DEBTS.**No Deduction for Other Depts—Instructions From State Board.**

The State Board of Tax Commissioners has written to all assessors throughout the State, calling their attention to the necessity of making diligent inquiry and investigation relating to enforcing the tax on "secured debts," as provided by Chapter 802 of the Laws of 1911. Attention is also called to the liabilities which assessors incur through failure to enforce the law. Section 336 provides as follows:

"Section 336.—The owner of any secured debt, on which the tax provided for in this article has not been paid, shall be assessed on such secured debt in the taxing district in which he resides, upon the fair market value of such secured debt and no deduction for the just debts owing by him shall be allowed against the assessed value of such secured debt, as provided in Section twenty-one of this chapter or else where in this chapter or in any other law of this State."

Secured debts are defined as follows:

Section 330.—The words "secured debts," as used in this article, shall include:

(1) Any bond, note or debt secured by mortgage of real property recorded in any State or county other than New York and not recorded in the State of New York;

(2) Any and all bonds, notes or written or printed obligations, forming part of a series of similar bonds, notes or obligations, the payment of which is secured by a mortgage or deed of trust of real or personal property, or both, which mortgage or deed of trust is recorded in some place outside of the State of New York and not recorded in the State of New York;

(3) Any and all bonds, notes or written or printed obligations, forming part of a series of similar bonds, notes or obligations, which are secured by the deposit of any valuable securities, as collateral security for the payment of such bonds, notes or obligations, under a deed of trust or collateral agreement held by a trustee;

(4) Any bonds, debentures or notes forming part of a series of similar bonds, debentures or notes, which by their terms are not payable within one year from their date of issue and which are not issued for an amount exceeding one thousand dollars for each such bond, debenture or note, and the payment of which is not secured by the deposit or pledge of any collateral security. The term "secured debts" as used in this article shall not include securities held as collateral to secure the payment of bonds taxable under this article or under article eleven of this chapter."

The boards of assessors are required to place upon the assessment roll for the year 1912, all securities that come within the provisions of this chapter, and which have not been paid to the State Comptroller the tax provided for in Section 331 of the Tax Law, prior to July 1, 1912.

Thomas F. Byrnes, Benjamin E. Hall and William H. Sullivan compose the State Board of Tax Commissioners.

The tax to the State Comptroller must be paid before tax day, that is, in the towns and in many of the cities before July 1, and in the City of New York before October 1. The method of payment is simple. Any one may take or send to the State Comptroller at Albany (or at the branch office, No. 165 Broadway, New York) any of the securities upon which it is desired to pay the tax, or a description of the same. The Comptroller will endorse payment upon the securities, or issue a receipt giving description and certifying payments, and attach and cancel the stamps required.

—Sixty per cent. of the lots on Riverside Drive north of 135th street have been built upon, and south of that latitude there is little left to improve—except premises now occupied by dwellings.

—Apartments on the west side of Manhattan are reported to be renting well and the outlook for autumn altogether promising. Some brokers predict a shortage in the class for small apartments.

DISTRIBUTION OF CITY FOOD SUPPLIES

Adds 45 Per Cent. to Cost at the Dock—Small Profit for Retailers
—State Committee Advises Against Expensive Market Structures

HAVING investigated the present actual conditions of the supply, marketing and distribution of food to the consumer in New York City and the other chief centres of population in New York State, the Committee on Markets, Prices and Costs, the special subdivision of the State Food Investigating Commission, has now reached definite conclusions and formulated them in its report with recommendations for legislative action.

To meet the general complaint of the increasing cost of living, the committee's main purpose was to examine how far in the marketing of food commodities prices are raised to the consumer by inadequate and uneconomical facilities and methods of distribution. This involved public hearings with the ample means and opportunities afforded by the authority of the State, a personal examination of the facts and a statistical investigation of prices from the terminal to the consumer.

A close comparison was also made between the various modes of marketing food at wholesale and retail by public and private organizations. The variety and universality of the marketing process in New York City afforded a valuable field for the examination and demanded the greatest share of attention, which it received. The other cities of the State as well as the country districts coming under the reflex of the cities as affected in the regulation of market prices came within the purview of the committee and have proportionately received due attention.

The committee found that the marketing agencies of Greater New York, the second greatest consuming centre of the world, are covered by thirteen classes of food distributors, ranging from the municipal wholesale markets, the wholesale markets conducted by railway and steamship lines and the farmers' markets, to the corner grocery and pushcart types.

Food Department Stores the Standard.

Among the distributing agencies the Markets Committee reached the conclusion, as the result of its minute investigation, that the large retail unit, or food department store, buying direct, receiving direct and selling direct, is the best economic type in point of efficiency, minimum of waste, satisfactory distribution and due rewards for management and capital.

Towards the development of such stores the committee believes retailers, wholesalers and private organizations should move. To compensate for the comparative neglect which the municipal interest of marketing has suffered in comparison with those of transportation, police, streets, docks, water and others, the committee recommends that the charters of the various cities of the State be amended so as to provide for a Department of Markets charged with the economic and sanitary supervision of food supplies used in the municipalities. The Department of markets, it is further recommended, should be charged with the duty of publishing accurate statements of market needs and prices to be sent to producers of food supplies, so that they may be protected from extortion and offered facilities for marketing.

Auction to Fix Primary Prices.

The committee finds that the primary or wholesale prices should be fixed by systematic auction in lots suitable for purchase by retailers. Such auctions should be conducted under the auspices of the city or of a public organization, not for profit, so that this auction, in which all parties interested should have a voice, would constitute, on primary prices, a producers and consumers' market. The system is successfully practiced in foreign metropolitan markets. Finally, the committee recommends that the railroad and steamship lines entering the cities of the State should be encouraged and required to provide adequate facilities for the prompt deliveries of food products, for their sale by auction on the premises, for temporary storage, both cold and general, to carry over one or two days' supply, and for the publication of bulletins showing supplies to arrive.

Adopting as a guiding principle the elimination of all that tends to the unnecessary stoppage in transit, as multiplied transfers and delays must increase

the ultimate cost to the consumer, the committee expresses itself adversely to the construction of public market structures and terminals that might impose heavy fixed charges on the community and be incapable of changing with altered conditions of population and habits. The history of New York City's markets is given as a warning example. It is pointed out that for the most part the buildings in the wholesale district where the transportation terminals are located on the extreme southwesterly edge of Manhattan are old, ill-built or ill-planned, and none of them is situated on railroad tracks or pier heads. If the matter were in the hands of a powerful commercial agency the wholesale plant, for food handling in the city, would, with two exceptions, be "scrapped."

The fundamental aim, then, in seeking the reduction of the cost of food is to minimize the cost of distribution. The committee estimates that the annual food supply of Greater New York costs at the transportation terminals \$350,000,000 or over, and that it costs in the consumers' kitchens \$500,000,000 or over. The testimony taken at the hearings, the committee thinks, shows that this addition of about 45 per cent. to the price is chiefly made by cost of handling and not by profits.

Small Profit for Retailers.

In fact, the evidence showed that the smaller retailers are barely making wages, the corner groceries being generally a mere means of gaining a family livelihood. The suggested substitution of large unit retail stores capable of supplying 25,000 to 50,000 people, and each with cold and general storage facilities, would, the committee finds, bring about a system of food distribution at a cost of 15 per cent. without delivery and 20 per cent. with delivery, as against a cost of 25 per cent. to 30 per cent. for the present separate wholesale and retail systems without delivery, and at a cost of 35 per cent. to 40 per cent. with delivery.

Witnesses before the committee gave actual figures of operation, from which it is inferred that the total cost of wholesaling, including profits, is probably about 10 per cent., and of retailing 33 per cent., added in both cases to the first cost. If the plans adopted by most successful agencies for wholesale and retail distribution respectively should be followed in New York City at large, the committee estimates that the reorganization of the facilities and methods of doing business would result in a saving of \$60,000,000 per annum, or 12 per cent. on the present retail prices.

While seeking to minimize the intermediary costs of transportation, the committee recognizes that a saving from improved facilities is only a part of the problem, and that the real object of the city government should be to increase the supply and especially the nearby supply of food products.

The influence of the telephone and motor truck upon changing the course of domestic marketing has been immense, and the experience of store owners and consumers as related by themselves in the testimony recorded by the committee throws a flood of light upon the subject. Illuminating facts are given about the extension of suburbs and its revival by use of motor trucks giving a longer range of haul to market.

That large returns are still possible is shown in the instances quoted, a Woodhaven farmer realizing this July in the Gansevoort Market a gross return of \$45 on a load of radishes, lettuce and small cabbage, the cost of marketing being 26 2/3 per cent., while a Staten Island farmer made \$50 on a one-horse wagon of lettuce and beets at a marketing expense of 17 per cent., and Buffalo farmers bringing in produce within a radius of twenty-five miles net from \$100 to \$150 a load, after spending in the cost of handling 10 per cent. for all charges.

Realty Records in Queens.

Queens real estate affairs, which sympathized to some extent with the late reaction in general business, are now improving, as is evident from the realty records, if nowhere else. A total of 3,566

real estate papers were recorded in the Queens County Clerk's office during the month of July, the biggest July since 1906, and as there was a recession in business toward the end of that year it is predicted that 1912 will be the banner year in the county's history. The total of papers recorded in July, 1911, was 2,238; in 1910, 3,114; in 1909, 3,245; in 1908, 2,975.

The total recorded for the first seven months in 1912 was 20,609, as compared with 19,553 for the first seven months of 1911; 19,252 in same months of 1910; 1909, 18,523, and 1908, 15,250.

Improving the B. R. T. Service.

The Brooklyn Rapid Transit Company is reported to have made arrangements for the building of 1,000 new steel cars, to be ten feet in width and to carry 50 per cent. more passengers than the present subway cars. The total outlay for these cars will reach the stupendous total of \$13,000,000.

It is said that those who oppose an extension of the "L" service compare the present accommodations with those of the four-track subway in Manhattan. It is expected by the officials that the service on the new elevated lines upon the completion of the third track for express trains will, through Brooklyn, be fully equal to the present subway service in Manhattan. The two-track extension to Jamaica will furnish as good a service as the two-track subway section in The Bronx.

Manhattan Bridge Service.

"The Manhattan Bridge is ready for operation and we want some one to operate it as soon as possible," remarked Public Service Commissioner Williams the other day.

A franchise recently granted by the Board of Estimate to the Three Cent Fare Line has not been approved by the commission, as the application was opposed at the last hearing by the New York Railways Company and the Brooklyn and North River Railway Company, and the commission has given the attorneys time to submit briefs. The expectation is that the public will get the accommodation the bridge is intended for soon.

Wealthiest Town on Long Island.

The tax roll of the town of North Hempstead shows an increase of about 33 per cent in the assessed valuation of real estate or \$19,000,000 as against \$15,000,000. This increase makes North Hempstead the wealthiest town on Long Island. Some of the assessed valuations are Mrs. Clarence Mackay, \$300,000; Howard Gould, \$300,000; William K. Vanderbilt, jr., \$150,000; J. S. Phipps, \$140,000; Isaac Guggenheim, \$140,000; Payne Whitney, \$122,000; William Guggenheim, \$100,000; Gladys Phipps, \$100,000; Stanley Mortimer, \$90,000; Thomas Mott, \$90,000; James R. Keene, \$80,000; Lillius Grace, \$79,000; Luisa H. Leeds, \$75,000; Benjamin Stern, \$70,000; Frederick N. Hoffstot, \$55,000; Howard Phipps, \$55,000 and Jeanet Grace, \$50,000.

Yonkers Municipal Improvements.

In the old days every market town had its public scales where purchasers could verify weights. The city of Yonkers has revived the old custom and has given a contract for the installation of public scales at the court house on Woodworth avenue. Yonkers is also installing a sewage disposal plant for the tuberculosis hospital, and this week the official board also gave out the contract for grading, draining and fencing the new public playground. The taxpayers of Yonkers evidently mean to get something worth while for their money.

Campaigning For Bronx County.

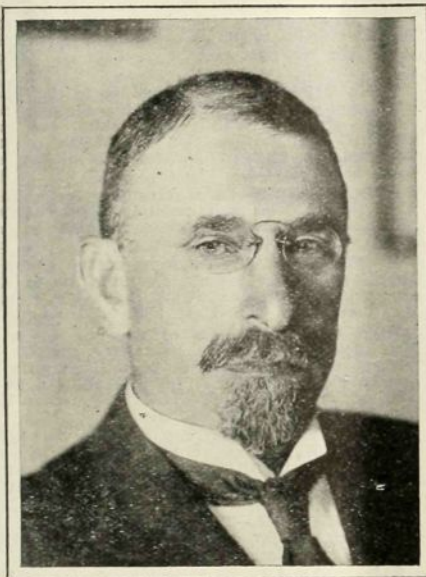
The Throgg's Neck Taxpayers' Association held a meeting at Nowak's Hall, corner Eastern Boulevard and Edison ave. Throgg's Neck, on Saturday evening, August 3. A letter from Senator Stilwell and addresses by ex-Senator Hennessy, Henry K. Davis, chairman of the Bronx County Committee; Charles D. Steuer and ex-Assemblyman Donovan on the subject of Bronx County received much attention. James B. Kelly presided and Harry A. Cokely was secretary. The question will be voted on at the polls next November.

The electrification of the Whitestone branch of the Long Island Railroad will be completed, with trains running, on October 22, according to official information.

HONORS FOR HENRY MORGENTHAU

First Real Estate Man Called Upon to Act as Financial Organizer of a Presidential Campaign—Represents New Type of Men in Real Estate Profession

THE financing of Presidential campaigns by popular subscriptions is an innovation suggestive of radically changed political ideas. It is quite as much a novelty—a novelty in its way equally suggestive of change—to find a real estate man as the organizer of such a subscription. The undertaking which confronts the chairman of the finance committee of a national committee this year demands creative management of a high order. He will have little in the way of precedent to go upon, yet the fortunes of his party in the coming elections will depend largely upon his ability to pro-



HENRY MORGENTHAU.

vide sufficient campaign funds, while denied the methods of obtaining them which have been mainly relied upon in the past.

Those instrumental in bringing about the appointment of Henry Morgenthau to the chairmanship of the finance committee of the National Democratic Committee were not likely to underestimate the qualifications demanded by the office at this critical juncture, and they had the country to choose from. The choice they made was unquestionably disinterested, a deliberate, well-considered judgment. That it should have fallen upon a real estate man is sufficiently remarkable to justify some brief comment on the personality of the recipient.

A very few years ago, ten or fifteen at the utmost, no one would have looked to the real estate profession to furnish men of large financial experience and organizing ability of the first order. There was, indeed, no scope in the profession for the employment of exceptional business capacity. The fact of Mr. Morgenthau's being the first real estate man appointed to a high financial station in a national party organization signifies something beyond a manly personal distinction. It is virtually a recognition of the remarkable evolution that has taken place in the real estate business; and it is proper to recall that Mr. Morgenthau has himself been a leader in bringing about the evolution.

In 1899 Mr. Morgenthau left the law firm of Lachman, Morgenthau & Goldsmith to become the president of a corporation which later changed its original, somewhat cumbersome name to the Central Realty, Bond and Trust Company, and which had just been organized through his efforts. This company was the first corporation with strong financial backing to devote itself to operating in real estate.

Mr. Morgenthau had been able to convince some of the leading bankers and capitalists in Wall Street that profits could be made by financing the improvement of unique and costly sites in Manhattan, and in general conducting a real estate business along certain neglected lines. He consequently obtained the di-

rection of abundant capital of a kind which had never before been available for operating in real estate. His promise of profits was justified immediately in a sensational manner by the purchase of the old Real Estate Exchange in Liberty street for \$580,000 and its sale to the Chamber of Commerce for \$700,000. This was the beginning of a long and brilliant series of big transactions.

For two years Mr. Morgenthau's company remained the only conspicuous example of its kind. In the meantime its business expanded to such proportions that he found it expedient to assist in the reorganization on a large scale of the George A. Fuller Company, which had developed into a good customer for high-price building sites. The capital of that company was increased from \$600,000 to \$20,000,000, and Mr. Morgenthau took a seat in its directorate. He also financed a reorganization of the Lawyers' Title Insurance Company, and brought about a more or less close union between the various interests which he eventually—in 1902, if memory serves—combined into the \$66,000,000 United States Realty and Construction Company.

The Central Realty, Bond and Trust Company entered its particular field of operation in real estate at the right moment. On the introduction of steel construction in 1889 the size and cost of business buildings increased to such an extent that private investors practically stopped building downtown. For ten years almost the only improvements projected there were undertaken by banks and insurance companies, which found it convenient to invest surplus funds in office buildings of the new type. Hence, when the Central Realty, Bond and Trust Company was founded in 1899, land prices downtown were depressed through ten years' inactivity in speculative building, and the supply of modern offices was below the demand. The opportunity for great profits from improving downtown sites was altogether exceptional.

The line of operating taken by the Central Realty, Bond and Trust Company was soon followed by other and later organizations. Two of the biggest of these, namely, the New York Realty Corporation and the Alliance Realty Company were consolidated with the George A. Fuller Company and the real estate department of the Central Realty, Bond

and Trust Company to form the giant United States Realty and Construction Company. With Mr. Morgenthau on the board of directors of the United States Realty and Construction Company were James Stillman of the National City Bank and Charles M. Schwab of the United States Steel Corporation, besides officers of the Equitable Life Assurance Society, the Mutual Life Insurance Company, and other corporations in control of great wealth.

The brief period between the founding of the Central Realty, Bond and Trust Company and the organization of the United States Realty and Construction Company is, technically, the most interesting in the recent history of real estate. In that time Mr. Morgenthau was the leading factor in introducing corporate investment in realty and in developing a basis for the application of a community of interests which has resulted in a vastly greater stability of values.

We have not the space to attempt a review of Mr. Morgenthau's notable activities as a lawyer, financier, philanthropist and public spirited citizen. Our purpose is served by recalling the part which his foresight and capacity for large affairs played in shaping the course of evolution which in a dozen years has transformed the real estate profession of New York from a position of little consequence to one inviting ability of the highest rank.

A word may be said, however, about the training which fitted him to be a leader in real estate. A native of Mannheim, Germany, born of Jewish parents, and educated in New York, Mr. Morgenthau's knowledge of real estate was obtained during the twenty years in which he practiced law as a member of the firm of Lachman, Morgenthau & Goldsmith, which he entered soon after leaving the Columbia Law School. He took charge of the real estate end of the firm's business by preference, and eventually undertook operations on his own account, the success of which gave him a following of clients and friends anxious to take part in his ventures. At the time of the organization of the Central Realty, Bond and Trust Company he was regarded as a brilliant and successful operator. His first big venture was the famous Morgenthau auction sale on Washington Heights in 1891. Others followed in quick succession, but though interesting, they have not the significance that attaches to his achievements as an organizer of realty corporations.

—"White Plains Day," which has been set for to-day, will commemorate the opening of the New York, Westchester and Boston Railroad to that city, and extensive preparations have been made for the welcoming of guests to the celebration.

—Real estate is active around Scarsdale. The Scarsdale Estates have designs prepared for several more houses to be built in the vicinity of Walworth avenue and Berkley road.



A PAIR OF "ALCO" HOUSES, TYPICAL OF FIFTY NOW NEARING COMPLETION ON 67TH STREET, BROOKLYN. THE METROPOLITAN LIFE INSURANCE CO. INSURES BOTH MORTGAGES IN CASE OF THE PURCHASERS DEATH.

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 Flatbush.

AT BOROUGH HALL, BROOKLYN, ON AUG. 14, AT 2.30 P. M.

38TH ST.—To lay a preliminary or permanent asphalt pavement, from 13th av to West st.

CLARA ST.—To open, from 36th st to West st.

WEST 2D ST.—To open, from Sheephead Bay rd to Sea Breeze av, excepting the right-of-way of the Brooklyn Union Elevated Railroad.

ROBERG PL.—To open, from West 5th st to West 3d st, excepting the right of way of the Brooklyn Union Elevated Railroad.

LEFFERTS AV.—To regulate, grade, set cement curb and lay cement sidewalks from New York av to Kingston av.

LEFFERTS AV.—To construct a sewer in LEFFERTS AV, from Brooklyn av to Kingston av and an outlet sewer in BROOKLYN AV, from Lefferts av to East New York av.

LEFFERTS AV.—To lay a preliminary or permanent asphalt pavement from Nostrand av to Kingston av.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST 32D ST, from Neptune av to a line 350 ft south of Surf av, and to construct a timber bulkhead.

EAST 17TH ST.—To construct a sewer, from Av O to Av P.

SULLIVAN ST.—To construct a sewer, bet New York and Nostrand avs.

EAST 9TH ST.—To construct a storm water and sanitary sewer, from Av T to Av U.

NEW YORK AV.—To lay a preliminary or permanent asphalt pavement from Clarendon rd to Canarsie la.

NEW YORK AV.—To lay a preliminary or permanent asphalt pavement from Sterling st to Hawthorne st.

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

NEW YORK AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of NEW YORK AV, from Montgomery st to Malbone st, be fixed at 34 ft.

CLARA ST.—To construct a sewer, from 36th st to West st.

EAST 29TH ST.—To construct a sewer, from Av J to Av K.

81ST ST.—To construct a sewer, from 20th to 21st av.

61ST ST.—To construct a sewer, from 15th av to 16th av.

WEST 36TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Canal av.

EAST 21ST ST (KENMORE PL).—To open from Av G to Av J, excepting the land occupied by the tracks of the Long Island Railroad.

EAST 25TH ST.—To open from Av G to a point about 460 ft north of Av K, excepting the right of way of the Long Island Railroad.

EAST 37TH ST.—To construct a sewer in EAST 37TH ST, from Av G to Av H, and outlet sewers in AV H, from East 37th st to East 39th st; thence in AV H southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co., to a point in EAST 40TH ST, about 675 ft north of Av I.

LOCAL BOARD RESOLUTIONS.

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

Local Board of Flatbush and New Lots.

AT BOROUGH HALL, BROOKLYN, JULY 10.

CLARKSON AV.—To construct a sewer in CLARKSON AV, from the existing sewer bet East 48th st and East 49th st to East 53d st; and sewer basins on CLARKSON AV, at the southeast and southwest corners of East 45th st, at the southeast and southwest corners of East 46th st, at the southeast and southwest corners of Schenectady av, at the northwest and southwest corners of East 48th st; and outlet sewers in UTICA AV, from Clarkson av to Church av; in EAST 51ST ST, from Clarkson av to Church av; and in EAST 52D ST, from Clarkson av to Church av. Adopted.

EAST NEW YORK AV.—To construct sewers in EAST NEW YORK AV, from New York av to Utica av, and in EAST NEW YORK AV, from Rochester av to Buffalo av, and outlet sewers in UTICA AV, from East New York av to Rutland rd, and in BROOKLYN AV, from East New York av to Midwood st. Adopted.

AV M.—To amend resolution of September 13, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AV M, bet Ralph av and Flatbush av, by excluding from the provisions thereof that portion of AV M between Ralph av and Utica av, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on AV M, from Utica av to Flatbush av." Adopted.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, JULY 10.

UTICA AV.—To lay a permanent asphalt pavement on UTICA AV, from Church av to the Long Island Railroad, about 125 ft south of Farragut rd. Adopted.

UNION ST.—To lay a preliminary asphalt pavement from East New York av to East 98th st. Adopted.

SUTTER AV.—To lay a preliminary asphalt pavement from East 98th st to Grafton st. Adopted.

ASHFORD ST.—To lay a preliminary asphalt pavement from Dumont av to Livonia av. Adopted.

HENDRIX ST.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation from New Lots rd to Vienna av. Adopted.

ELDERTS LA.—To lay a preliminary asphalt pavement from Pitkin av to Liberty av. Adopted.

NEW LOTS AV.—To lay a permanent asphalt pavement from New Jersey av to Dumont av. Adopted.

NEW LOTS AV.—To amend resolution of June 30, 1910, initiating proceedings to pave NEW LOTS AV with asphalt on concrete foundation, from Williams av to Dumont av, by excluding therefrom that portion of NEW LOTS AV bet New Jersey and Dumont av, and by providing for a permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on NEW LOTS AV, from Williams av to New Jersey av." Adopted.

SCHENCK AV.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation from New Lots av to Stanley av. Laid over.

LOTT AV.—To regulate, grade, set cement curb and lay cement sidewalks from Bristol st to Rockaway av. Adopted.

LOTT AV.—To lay a preliminary asphalt pavement from Amboy st to Rockaway av. Adopted.

HOPKINSON AV.—To regulate, grade, set cement curb and lay cement sidewalks from Riverdale av to East 98th st. Adopted.

HOPKINSON AV.—To lay a preliminary asphalt pavement on Hopkinson av, from Riverdale av to East 98th st. Adopted.

HEMLOCK ST.—To regulate, grade, set cement curb and lay cement sidewalks bet Ridgewood av and Etna st. Adopted.

HEMLOCK ST.—To lay a preliminary asphalt pavement from Ridgewood av to Etna st. Adopted.

VAN SINDEREN AV.—To regulate, grade, set cement curb, lay cement sidewalks and to lay a permanent asphalt pavement on the EASTERN HALF of VAN SINDEREN AV, bet Belmont and Sutter avs. Adopted.

LINCOLN AV.—That the lot lying on the west side of LINCOLN AV, and on the east side of

RAILROAD AV, bet Etna st and Ridgewood av, known as No. 22, Block 4121, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$50. Assessed valuation, \$8,000. Adopted.

ASHFORD ST.—To regulate, grade, set cement curb and lay cement sidewalks on ASHFORD ST, bet New Lots av and Vienna av. Adopted.

ASHFORD ST.—To open ASHFORD ST, from New Lots rd to Vandalia av. Adopted.

LINCOLN AV.—To regulate, grade, set cement curb and lay cement sidewalks bet Pitkin av and Hegeman av. Adopted.

EASTERN PARKWAY.—That the lots lying on the south side of EASTERN PARKWAY, bet Utica and Rochester avs; on the west side of ROCHESTER AV, bet Eastern Parkway and Union st, and on the north side of UNION ST, bet Utica and Rochester avs, known as Nos. 32, 35, 41, 47, 49, 50 and 61, Block 1397, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$300. Assessed valuation, \$54,000. Denied.

FOUNTAIN AV.—To construct a sewer bet Sutter and Blake avs. Adopted.

HOWARD AV, ST. MARKS AV, PROSPECT PL.—To grade to the level of the curb a strip 15 ft wide in front of Lots Nos. 1, 2, 4 and 7, on the east side of HOWARD AV, bet St. Marks av and Prospect pl, and a strip 15 ft wide in front of Lots Nos. 23, 25, 27, 28 and 30, on the south side of ST. MARKS AV, bet Howard av and Saratoga av, all in Block 1458, at the expense of the owners. Adopted.

SNEDIKER AV.—To construct a sewer in SNEDIKER AV, from Blake av to Newport st, and outlet sewers in NEWPORT ST, from Snediker av to Williams av, and in WILLIAMS AV, from Newport st to New Lots rd. Adopted.

PUBLIC PARK.—Recommending to the Board of Estimate an alteration in the map or plan of the city by locating and laying out as a PUBLIC PARK the triangular block of land bounded by Eastern parkway, Stone av and Dean st. Adopted.

PUBLIC PARK.—To acquire title for a PUBLIC PARK to the triangular block of land bounded by Eastern parkway, Stone av and Dean st. Adopted.

HOPKINSON AV.—To construct a sewer in HOPKINSON AV, from Riverdale av to Lott av, and from Vienna av to the sewer summit bet Vienna av and East 98th st. Adopted.

HOPKINSON AV.—To construct a sewer in HOPKINSON AV, from the sewer summit bet Vienna av and East 98th st to East 98th st, and in EAST 98TH ST, from Hopkinson av to Stanley av, and in STANLEY AV, from East 98th st to Bristol st. Adopted.

LOTT AV.—To construct a sewer in LOTT AV, from Hopkinson av to Rockaway av, and outlet sewers in BRISTOL ST, from Lott av to Vienna av, and in CHESTER ST, from Lott av to Vienna av. Adopted.

EAST 95TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Glenwood rd to Flatlands av. Adopted.

SARATOGA AV.—To amend resolution of May 19, 1910, initiating proceedings to pave SARATOGA AV with sheet asphalt on concrete foundation, bet Sutter and Livonia avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement on SARATOGA AV, bet Sutter and Livonia avs." Adopted.

PARK PL.—To amend resolution of May 4, 1911, initiating proceedings to pave PARK PL with asphalt on concrete foundation, from Saratoga av to Eastern parkway extension, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary asphalt pavement on PARK PL, from Saratoga av to Eastern parkway extension." Adopted.

CARROLL ST.—To construct sewers in CARROLL ST, from Utica av to Rochester av, and from Rochester av to Buffalo av. Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, JULY 10.

EAST 2D ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Fort Hamilton av to Beverly rd. Adopted.

EAST 12TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation from Av H to Av K, excluding the land occupied by the Long Island Railroad. Adopted.

EAST 13TH ST.—To lay a preliminary asphalt pavement from Av H to Av J, excluding the land occupied by the Long Island Railroad. Adopted.

EAST 14TH ST.—To lay a permanent asphalt pavement from Av H to Av K, excluding the land occupied by the Long Island Railroad. Adopted.

EAST 15TH ST.—To lay a preliminary asphalt pavement from Av H to Av J, excluding the land occupied by the Long Island Railroad. Adopted.

EAST 15TH ST.—To lay a preliminary asphalt pavement from Ditmas av to a line about 150 ft south of Newkirk av. Adopted.

EAST 21ST ST.—To set cement curb and lay a preliminary asphalt pavement from Beverly rd to Av C. Adopted.

37TH ST.—To lay a preliminary asphalt pavement from Fort Hamilton parkway to 14th av. Adopted.

38TH ST.—To lay a preliminary asphalt pavement from Fort Hamilton parkway to 13th av. Adopted.

58TH ST.—To lay a preliminary asphalt pavement from New Utrecht av to 16th av. Adopted.

82D ST.—To lay a preliminary asphalt pavement from 18th av to 20th av. Adopted.

AV L.—To lay a preliminary asphalt pavement from East 34th st to Flatbush av. Adopted.

83D ST.—To set cement curb and lay cement sidewalks where necessary, and lay a preliminary asphalt pavement from 16th av to 17th av. Adopted.

OVINGTON AV.—To lay a preliminary asphalt pavement from 14th av to 15th av. Adopted.

WEST ST.—To lay a preliminary asphalt pavement from 39th st to 43d st. Adopted.

EAST 25TH ST.—To lay a preliminary asphalt pavement from Clarendon rd to Canarsie la. Adopted.

AV N.—To lay a preliminary asphalt pavement from Coney Island av to a line about 139 ft east of East 15th st. Adopted.

72D ST.—To regulate and grade to a width of 24 ft on each side of the centre line, set cement curb and lay cement sidewalks where necessary on 72d st, bet 13th and 14th avs. Adopted.

72D ST.—To lay a preliminary asphalt pavement bet 13th and 14th avs. Adopted.

79TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from 22d av to 23d av. Adopted.

WEST 33D ST.—To regulate, grade, set cement curb and lay sidewalks from Neptune av to Surf av. Adopted.

WEST 35TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Surf av. Adopted.

WEST 31ST ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Surf av. Adopted.

82D ST.—To set cement curb and lay cement sidewalks bet 21st av and Stillwell av. Adopted.

STERLING ST.—Construct a sewer bet Nostrand and New York avs. Adopted.

19TH ST.—That the lot lying on the north side of 19TH ST, bet 6th and 7th avs, known as No. 49, Block 880, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$10; assessed valuation, \$5,600. Stricken from the calendar. Should be in Bay Ridge District.

EAST 32D ST.—To lay a preliminary asphalt pavement bet Beverly rd and Canarsie la. Adopted.

AV I.—To lay a preliminary asphalt pavement from Coney Island av to the Brighton Beach Railroad. Adopted.

LINCOLN PL.—To regulate and grade the sidewalk space and lay cement sidewalks 5 ft wide where necessary on the south side of LINCOLN PL, bet Albany and Troy avs. Adopted.

AV H.—To rescind resolutions of June 8, 1908, initiating proceedings to regulate and grade bet courtyard lines, set or reset curb on concrete and lay cement sidewalks where not already laid on AV H, bet Flatbush and Brooklyn avs. Adopted.

81ST ST.—To regulate, grade, set cement curb and lay cement sidewalks on 81ST ST, bet 21st av and Stillwell av. Adopted.

GREENE AV.—That the lots lying on the north side of GREENE AV, bet Sumner and Lewis avs, known as Nos. 58, 59, 60 and 61, Block 1614, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$42; assessed valuation, \$16,000. Adopted.

MAPLE ST.—Construct sewers from New York av to Albany av. Adopted.

BROOKLYN AV.—To regulate, grade and lay cement sidewalks on BROOKLYN AV, from Malbone st to Winthrop st, to set stone curb on concrete foundation on BROOKLYN AV, from Malbone st to East New York av, and to set cement curb, from East New York av to Winthrop st. Adopted.

BROOKLYN AV.—To lay a permanent granite or asphalt pavement from Malbone st to East New York av. Adopted.

BROOKLYN AV.—To lay a permanent asphalt pavement from East New York av to Winthrop st. Adopted.

AV F.—To construct a sewer bet Gravesend av and West st. Adopted.

81ST ST.—To construct a sewer bet New Utrecht and 18th avs. Adopted.

EAST 21ST ST.—To construct a sewer basin on EAST 21ST ST, at the southwest corner of Dorchester rd, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Denied.

EAST 10TH ST.—To construct a sewer bet Ays K and L. Adopted.

MONTGOMERY ST, ETC.—Recommending to the Board of Estimate an alteration in the map or plan of the city by changing the lines and grades in the STREET SYSTEM bounded by Montgomery st, Bedford av, Sullivan st and Cedar pl. Adopted.

PARK PL.—That the lot lying on the north side of PARK PL, bet Rogers and Nostrand avs, known as No. 81, Block 1233, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$12; assessed valuation, \$4,000. Adopted.

16TH AV.—To lay a permanent asphalt pavement from West st to 44th st. Adopted.

EAST 17TH ST.—To construct a sewer from Av M to Av N. Adopted.

EAST 21ST ST.—To regulate, grade, set cement curb and lay cement sidewalks from the Long Island Railroad to Av J, where not already done. Adopted.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to the Atlantic Ocean. Adopted.

17TH AV.—To regulate, grade, set cement curb and lay cement sidewalks from 79th st to 84th st. Adopted.

17TH AV.—To lay a permanent asphalt pavement from 79th st to 86th st. Adopted.

16TH AV.—To amend resolution of July 12, 1911, initiating proceedings to pave 16TH AV with asphalt on concrete foundation, bet 47th and 48th sts, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a permanent asphalt pavement on 16TH AV, from 47th st to 48th st." Adopted.

Local Board of Bedford.

AT BOROUGH HALL, BROOKLYN, JULY 25.

MARION ST.—That the lot lying on the north side of MARION ST, bet Patchen and Ralph avs, known as No. 58, Block 1693, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Adopted.

VAN BUREN ST.—That cement sidewalks be laid on VAN BUREN ST, bet Stuyvesant and Lewis avs, on the south side in front of Lots Nos. 34 and 35, Block 1615, and on the north side in front of Lots 53 and 35, Block 1610, at the expense of the owner or owners of said lots. Adopted for the south side of the street where not already done.

PALMETTO ST.—Recommending to the Board of Estimate and Apportionment an alteration in the map by extending PALMETTO ST, southwest from its present termination at Broadway to the north line of Monroe st. Laid over.

PALMETTO ST.—To acquire title to an extension of PALMETTO ST southwest from its present termination at Broadway to the north line of Monroe st. Laid over.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, JULY 25.

COOK ST.—That the sidewalks in front of Lots 23 and 28, in Block 3115, located on the north side of COOK ST, bet Humboldt st and Morrell st, be paved as follows: In front of Lot 23 with cement 5 ft in width, and in front of Lot 28 with cement for the full width of the sidewalk space. Adopted.

Local Board, The Heights and Bay Ridge.

AT BOROUGH HALL, BROOKLYN, JULY 25.

HENRY ST.—To regulate, grade, set cement curb and lay cement sidewalks where not already done, and lay a preliminary or permanent asphalt pavement, from West 9th st to Lorraine st. Adopted as amended by not including paving of any kind.

LORRAINE ST.—Lay cement sidewalks 5 ft wide on both sides, from Smith st to Otsego st, where not already laid. Laid over.

BUSH ST.—Lay cement sidewalks 5 ft wide on both sides, bet Court and Dwight sts, where not already laid. Laid over.

Local Board of Bushwick and New Lots.

AT BOROUGH HALL, BROOKLYN, JULY 25.

BUSHWICK AV.—To have all electric, telegraph and telephone poles removed from that part of BUSHWICK AV, from Myrtle av to Jamaica av, and to cause all the wires strung thereon or in use otherwise, now or in the future, to be placed in or run through conduits. Adopted as a recommendation to the Board of Estimate.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, JULY 25.

SHERIDAN AV.—To open, from Glenmore av to Fairfield av. Adopted.

BLAKE AV.—To open BLAKE AV, from the eastern line of Spring Creek Basin to Euclid av, and from Crescent st to the Borough line. Adopted.

DUMONT AV.—To open DUMONT AV, from New Lots av to the west line of Spring Creek Basin, and from the east line of Spring Creek Basin to the Borough line. Adopted.

IRVING AV.—To lay a preliminary asphalt pavement from Putnam av to Weirfield st. Adopted.

JUNIUS ST.—To regulate, grade, set cement curb and lay cement sidewalks from Blake av to Livonia av. Adopted.

JUNIUS ST.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, from Blake av to Livonia av. Adopted.

SCHENCK AV.—That cement sidewalks be laid on both sides of SCHENCK AV, from Vienna av to Stanley av, at the expense of the owner or owners of the lots in front of which sidewalks are to be laid. Adopted.

POWELL ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation from Livonia av to Riverdale av. Adopted.

Local Board of Prospect Heights.

AT BOROUGH HALL, BROOKLYN, JULY 25.

PUBLIC PARK OR PLAYGROUND.—Recommending to the Board of Estimate an alteration in the map of the city by locating and laying out as a PUBLIC PARK OR PLAYGROUND the vacant land west of the Brighton Beach Railroad, in the block bounded by St. Marks av, Classon av, Franklin av and Prospect pl. Adopted.

PUBLIC PARK OR PLAYGROUND.—To acquire title for a PUBLIC PARK OR PLAYGROUND to the vacant land west of the Brighton Beach Railroad, in the block bounded by St. Marks av, Classon av, Franklin av and Prospect pl. Adopted.

Local Board of Williamsburg.

AT BOROUGH HALL, BROOKLYN, JULY 25.

OAKLAND ST.—That cement sidewalks be laid on the west side from Java st south to the sidewalks now laid. Adopted.

WEST ST.—To open WEST ST, from Eagle st to Dupont st, and to open COMMERCIAL ST, from Dupont st to Franklin st. Adopted.

NORTH 15TH ST.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of the city by changing the lines of NORTH 15TH ST, from Banker st to Nassau st. Adopted.

NORTH 15TH ST.—To open, from Franklin st to Nassau av. Adopted.

GRAND ST.—To regulate, grade, set curb and lay sidewalks bet Varick av and the Borough line. Adopted.

ROEBLING ST.—That the lots lying on the west side of ROEBLING ST, bet South 2d and South 3d sts, known as Nos. 29 and 30, Block 2419, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Laid over.

METROPOLITAN AV.—To construct sewer basins on METROPOLITAN AV, at the southeast and southwest corners of Varick av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Adopted.

VANDERVOORT AV.—To regulate, grade, set cement curb and lay cement sidewalks, from Lombardy st to Meeker st. Adopted.

WYTHE AV.—To regulate and grade the sidewalk space and lay cement sidewalks on both sides of WYTHE AV, from North 12th st to North 13th st, and to regulate and grade the intersection of WYTHE AV AND NORTH 13TH ST. Adopted.

HUMBOLDT ST.—To lay a permanent granite block pavement on HUMBOLDT ST, from Meserole st to Greenpoint av. Adopted.

HUMBOLDT ST.—To construct sanitary sewers and storm water sewers from Meserole st to Greenpoint av. Adopted.

DOBBIN ST.—To construct a sewer basin at the southwest corner of DOBBIN ST AND NORMAN AV, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Adopted.

SOUTH 1ST ST.—That the lots lying on the south side of SOUTH 1ST ST, bet Kent and Wythe avs, and on the west side of WYTHE AV, bet South 1st and South 2d sts, known as Nos. 19, 25 and 28, Block 2403, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Adopted.

ANTHONY ST.—To open from Morgan av to the high water line of Newtown Creek. Adopted.

DEBEVOISE AV.—Recommending to the Board of Estimate an alteration in the map or plan of the city by laying out a straight prolongation to DEBEVOISE AV, from Beadel st to Meeker av. Adopted.

DEBEVOISE AV.—To acquire title to a straight prolongation to DEBEVOISE AV, from Beadel st to Meeker av. Adopted.

METROPOLITAN AV.—That the lot lying on the northeast side of METROPOLITAN AV, bet Berry st and Bedford av, known as No. . . . Block . . . be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Laid over for correction.

CALYER ST.—To regulate, grade, set curb on concrete and lay cement sidewalks bet Diamond st and Russell st. Adopted.

PUBLIC NUISANCE.—To abate A PUBLIC NUISANCE caused by the burning of soft coal and by the drenching discharge of steam on the premises of the Knickerbocker Artificial Ice Plant, located on the northeast corner of Kingsland av and Lombardy st. Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, JULY 25.

EAST 10TH ST.—To regulate, grade, set cement curb and lay cement sidewalks, from Foster av to Av H. Adopted.

WEST 24TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Surf av. Adopted.

WEST 24TH ST.—To construct a sewer from Mermaid av to Surf av. Adopted.

WEST 25TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to a line 350 ft south of Surf av. Adopted.

WEST 25TH ST.—To construct a sewer from Neptune av to Surf av and from Surf av to a point about 500 ft south of Surf av. Adopted.

WEST 27TH ST.—To regulate, grade, set cement curb and lay cement sidewalks, from Neptune av to Surf av. Adopted.

WEST 31ST ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation from Neptune av to Surf av. Adopted.

WEST 32D ST.—To lay a preliminary pavement on a 4-inch concrete foundation from Neptune av to the Atlantic Ocean. Adopted.

WEST 33D ST.—To lay a preliminary pavement on a 4-inch concrete foundation, from Neptune av to Surf av. Adopted.

WEST 35TH ST.—To lay a preliminary pavement, on a 4-inch concrete foundation, from Neptune av to the Atlantic Ocean. Adopted.

85TH ST.—To amend resolution of December 4, 1911, initiating proceedings to pave 85TH ST, with asphalt on concrete foundation, between 18th and 21st avs, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary asphalt pavement on 85TH ST, bet 18th and 21st avs." Adopted.

42D ST.—To construct a sewer basin at the southwest corner of 42D ST and WEST ST, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Adopted.

SLOCUM PL.—To set cement curb and lay cement sidewalks from Coney Island av to East 12th st. Adopted.

SLOCUM PL.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, bet Coney Island av and East 12th st. Adopted.

EAST 21ST ST.—That cement sidewalks, 5 ft in width, be laid where necessary, bet Newkirk and Foster avs, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Adopted.

49TH ST.—To construct a sewer in 49TH ST, from 17th av to the Long Island Railroad, located bet 18th and 19th avs; in 51ST ST, from 18th av to 19th av; in 52D ST, from 16th av to 18th av, and in 18TH AV, from 49th st to 52d st. Adopted.

52D ST.—To construct a sewer in 52D ST, from the south line of the Long Island Railroad, bet 18th and 19th avs, to 19th av. Adopted.

CATON AV.—To regulate, grade, set cement curb, lay cement sidewalks where necessary and lay a preliminary asphalt pavement, on a 4-inch concrete foundation, from East 4th st to East 5th st. Adopted.

PROSPECT AV.—That the lots lying on the east side of PROSPECT AV, bet Greenwood av and Reeve pl, known as Nos. 12 and 16, Block 5277, be enclosed with a board fence, at the expense of the owner or owners of said lots. Adopted.

80TH ST.—To regulate, grade, set, cement curb and lay cement sidewalks on 80TH ST, from 21st av to 22d av, and from 23d av to Stillwell av. Laid over.

EAST 23D ST.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, and set stone curb on concrete where necessary, from Newkirk av to Foster av. Adopted.

23D AV.—To regulate, grade, set cement curb and lay cement sidewalks from 79th st to 86th st. Adopted.

24TH AV.—To regulate, grade, set cement curb and lay cement sidewalks from Stillwell av to 86th st. Adopted.

EAST 37TH ST.—To construct a sewer in East 37TH ST, from Av G to Av H, and outlet sewers in AV H from East 37th st to East 39th st; thence in AV H southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co. to a point in EAST 40TH ST, about 675 ft north of Av I. Laid over.

86TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Bay parkway (22d av) to Gravesend av. Adopted.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, JULY 25.

78TH ST.—To regulate, grade, set cement curb and lay cement sidewalks bet 10th and 11th avs. Adopted.

5TH AV.—To lay a permanent asphalt pavement from 65th st to Bay Ridge av. Adopted.

HUNTINGTON ST.—To open from Smith st to the bulkhead of Gowanus Canal. Adopted.

HUNTINGTON ST.—To regulate, grade, set stone curb on concrete foundation, lay cement sidewalks and lay a permanent granite block pavement from Smith st to the bulkhead of Gowanus Canal. Adopted.

70TH ST.—To construct a sewer bet 8th and Fort Hamilton avs. Adopted.

34TH ST, ETC.—That the lots lying on the south side of 34TH ST and on the north side of 35TH ST, known as Nos. 31, 48 and 58, Block 688, and on the south side of 35TH ST, and on the north side of 36TH ST, bet 3d and 4th avs, known as Nos. 10, 11, 19, 20, 58 and portions of Nos. 59 and 61, Block 692, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Laid over.

35TH ST.—That the sidewalks on both sides of 35TH ST, bet 3d and 4th avs, be paved with cement 5 ft in width, where necessary, at the expense of the owner or owners of the lots in front of which sidewalks are to be laid. Adopted.

19TH ST.—That the lot lying on the north side of 19TH ST, bet 4th and 5th avs, known as No. 53, Block 634, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Adopted.

72D ST, ETC.—That the lot lying on the south side of 72D ST, bet 4th and 5th avs; on the west side of 5TH AV, bet 72d and 73d sts, and on the north side of 73D ST, bet 4th and 5th avs, known as No. 36, Block 5909, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Denied.

19TH ST.—That the lot lying on the north side of 19TH ST, bet 6th and 7th avs, known as No. 49, Block 880, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Adopted.

53D ST.—That the sidewalk in front of lot lying on the north side of 53D ST, bet 5th and 6th avs, known as No. 41, Block 808, be paved with cement 5 ft in width, at the expense of the owner or owners of said lot. Adopted.

5TH ST.—That the sidewalks in front of lots lying on the north side of 5TH ST, bet 2d and 3d avs, known as Nos. 47 to 53, inclusive, Block 837, be paved with cement 5 ft wide, at the expense of the owner or owners of said lots. Adopted.

8TH AV.—To construct a sewer in 8TH AV, from 62d st to 66th st, and from 67th st to Bay Ridge av, and a sewer basin on 8TH AV, at the west corner of 61st st, and an outlet sewer in 68TH ST, from 8th av to 6th av. Adopted.

7TH AV.—Recommending to the Board of Estimate a change in the plan of the city by changing the grade of 7TH AV, at 64th st, so as to agree with the grades at 63d st and 55th st. Adopted.

CLINTON ST.—To open from Sigourney st to its south end, about 470 ft south of Bryant st. Denied.

BRYANT ST.—To construct a sewer in BRYANT ST, from Court st to Clinton st and an outlet sewer in CLINTON ST, from Bryant st to Lorraine st. Denied.

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

48TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 7th av to 8th av. Adopted.

46TH ST.—To lay a preliminary asphalt pavement, from 7th av to 8th av. Adopted.

45TH ST.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, bet New Utrecht av and 12th av. Adopted.

47TH ST.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, from 7th av to 8th av. Adopted.

77TH ST.—That the lot lying on the south side of 77TH ST, bet 4th and 5th avs, known as No. 15, Block 5961, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Adopted.

56TH ST.—That the lot lying on the north side of 56TH ST, bet 5th and 6th avs, known as No. 63, Block 832, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Adopted.

BALTIC ST.—That the lot lying on the north side of BALTIC ST, bet Smith and Hoyt sts, known as No. 41, Block 397, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Adopted.

83D ST.—To regulate, grade, set cement curb and lay cement sidewalks, from 3d av to 4th 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 in such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Aug. 14, at the opening of court, for the appointment of commissioners of estimate and assessment in the first mentioned following proceeding and commissioners of estimate and appraisal in the second mentioned proceeding:

ROOSEVELT AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending ROOSEVELT AV, from Woodside av to Wateredge av; the PUBLIC PLACE bounded by Roosevelt av, Elmhurst av and Case st, the PUBLIC PLACE at the intersection of Roosevelt av with Louona at the TRIANGULAR AREA bounded by Roosevelt av, the east line of Vaux st and Woodside av, the TRIANGULAR AREA bounded by Roosevelt av, the east line of Warner av and the south line of Aske st; SACKETT ST, from Roosevelt av to 42d st, and LOUONA AV, where it adjoins the Public Place at Roosevelt av, in the 2d and 3d Wards.

COURT HOUSE SITE, RICHMOND.—Acquiring title to certain lands and premises in the block bounded by Stuyvesant pl, DeKalb st, Jay st and South st in the 1st Ward (New Brighton) of the Borough of Richmond, duly selected as a site for an additional COUNTY COURT HOUSE in the County of Richmond.

EXAMINATIONS OF COMMISSIONERS.

The commissioners named in each of the following proceedings will attend Special Term, Part 2, Supreme Court, Manhattan, on Aug. 14, at the opening of court, to be examined as to their qualifications.

ST. RAYMOND AV (4TH ST) BRONX.—Acquiring title to the lands, etc., required for opening and extending bet Hoguet av and Williamsbridge rd, 24th Ward. Edward D. Dowling, James M. Fitzpatrick and Philip J. Schmidt, commissioners.

WEST 254TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Broadway to Fieldston rd, 24th Ward. Thomas N. Cuthbert, Edwin Outwater and E. Mortimer Boyle, commissioners.

BILLS OF COST.

The bills of costs in each of the following BROOKLYN proceedings will be presented for taxation to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Aug. 19, at 10.30 a. m.

WARWICK ST.—Acquiring title to the lands, etc., required for opening and extending WARWICK ST, from Belmont av to New Lots rd, 26th Ward.

39TH ST, ETC.—Acquiring title to the lands, etc., required for opening and extending 39TH ST, from 13th av to West st; 40TH ST, from 14th av to West st, 29th Ward.

VAN SICLEN AV, ETC.—Acquiring title to the lands, etc., required for opening and extending VAN SICLEN AV, bet New Lots av and Vandalia av; MILLER AV, bet Riverdale av and Vandalia av; BRADFORD ST, bet New Lots av and Vandalia av; WYONA ST, bet New Lots av and Vandalia av and VERMONT ST, bet New Lots av and Vandalia av, 26th Ward.

KENT ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending KENT ST, from Oakland st to Provost st; MESEROLE AV, from Jewell st to North Henry st; DIAMOND ST, from Greenpoint av to Meserole av; MOULTRIE ST, from Greenpoint av to Humboldt st and HUMBOLDT ST, from Greenpoint av to Norman av, 17th Ward. The bill of costs, etc., in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Aug. 21, at 10.30 a. m.

FINAL REPORTS.

61ST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 61ST ST, from Fort Hamilton av to 18th av, excluding the land lying without the lines of said streets occupied by the Brooklyn, Bath and West End Railroad Co. and the Long Island Railroad Co., 30th Ward. The final report in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Aug. 16, at 10 a. m.

By Comm'rs of Estimate & Assessment.

WEST AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WEST AV (unofficial name) from Hillside av to Jamaica av, 3d Ward. John W. Weed and Frank E. Andrews, commissioners, in the above proceeding have completed their estimate and assessment; and all persons opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Aug. 26, and they will hear all such parties, in person, on Sept. 12, at 11 a. m.

MACLAY AV, BRONX.—First partial and separate report as to MACLAY AV, bet Parker st and West Farms rd, 24th Ward. Max Bendit, Wm. G. Draddy and Andrew J. Carson, commissioners, have completed their first partial and separate estimate of damage as to MACLAY AV, and all persons opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Aug. 26, and they will hear all such parties, in person, on Sept. 17, at 1 p. m.

By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN, MONDAY, AUG. 12.

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

WEDNESDAY, AUG. 14.

MINERVA PL, BRONX.—Bet Jerome av and the Grand Boulevard and Concourse. At 2.45 p. m.

NOTICES TO PRESENT CLAIMS.

GARRISON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending GARRISON AV, from Grand st to Flushing av, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Edward Duffy, Wm. J. Hamilton and Patrick J. Mara, commissioners, in the Municipal Building, Long Island City, on or before Aug. 15, and they will hear all such parties, in person, on Sept. 6, at 10 a. 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.

CROSBY ST.—Restoring asphalt pavement in front of NOS. 98 TO 102 CROSBY ST, 14th Ward. Area of assessment: Southwest corner of Crosby and Prince sts, known as Lot 18, Block 497. Oct. 5.

EAST 133D ST.—Restoring asphalt pavement in front of NO. 60 EAST 133D ST, 12th Ward. Area of assessment: Lot 42, Block 1757. Oct. 5.

WEST 153D ST.—Restoring asphalt pavement in front of NOS. 451 AND 453 WEST 153D ST, 12th Ward. Area of assessment: North side of WEST 153D ST, about 220 ft west of St. Nicholas av, known as Lot 11, Block 2068. Oct. 5.

WEST 167TH ST.—Restoring asphalt pavement in front of Nos. 446 and 448 West 167th st, 12th Ward. Area of assessment: South side of 167TH ST, about 112 feet west of Edgecombe av, known as Lots Nos. 97 and 99, in Block 2111. Oct. 5.

REAL ESTATE NEWS.

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

An Old Parcel in Lower Fulton Street Sold—Good Sales in Harlem.

The total number of sales reported in this issue for Manhattan and the Bronx is 15, of which 1 was below 59th street and 6 above, and 8 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 117 and in the Bronx 165. The total amount was \$5,923,343.

The amount involved in auction sales this week was \$343,101, and since January, \$33,676,483.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

FULTON ST.—Charles F. Noyes Co. sold for Congressman Jefferson M. Levy, to a client, 46 Fulton st, a 4-sty loft building, covering a plot 25x30. The property is close to Cliff st, and will be used by the buyer for his own business.

4TH ST.—Irving T. Lewine and Isidor H. Kempner resold 348 to 356 West 4th st and 2 and 4 Gansevoort st, 4-sty dwellings, on a plot 97 ft on Gansevoort st and 99.3 ft on West 4th st. It is the southwest corner of these thoroughfares and was bought by a man who, it is said, will reimprove the site. The price was less than \$80,000.

27TH ST.—N. A. Berwin & Co. sold to Jacob Neadle for Samuel J. Clark, as executor, 116-118 East 27th st, two 3-sty houses on plot 41.8x98.9, and for estate of John J. Frech 120 East 27th st, a 4-sty house on lot 25x98.9, making a plot 66.8x98.9, situated 20 ft. east of the 4th av building at the southeast corner 27th st and 4th av. This property has not changed hands in over fifty years. The price was \$175,000.

30TH ST.—Bing & Bing resold 20 West 30th st, a 4-sty building on lot 27x98.9, located between 5th av and Broadway, and was taken by the present sellers in part payment for the Rosmond Court, a 7-sty apartment house at 424 to 430 West 119th st, which they sold recently to Henry M. and Harriet W. Holly.

30TH ST.—Senior & Stout, Inc., sold for the Malone estate to a client for investment 157 East 30th st, a 3-sty dwelling on lot 20x67.9, adjoining the northwest corner of 3d av.

40TH ST.—M. & L. Hess and De Selding Bros. sold for William H. Yale 232 West 40th st, a 2-sty stable, on lot 20x98.9. The buyer, Sumner Gerard, some time ago bought from the Realty Holding Co. through M. & L. Hess the property adjoining at 226 to 230. Mr. Gerard now controls a plot of 68.7x98.9, which he will hold for future development. The property is not far west of 7th av. In the rear of the plot are St. Chrysostom's Church and St. Vincent de Paul's orphan asylum.

53D ST.—James E. J. Martin sold 331 and 333 West 53d st, two 4-sty tenements, on plot 36x49, to the Brown-Weiss Realities, which gave in exchange 125 Bruce av, Yonkers, a 3-sty building, on plot 50x100.

54TH ST.—Mrs. Theodoros Bailey and others sold the 4-sty dwelling on lot 16.8x100.5 at 55 West 54th st.

1ST AV.—Mary Nurse sold to Aaron Stiber for \$18,200 the 4-sty tenement on a lot 20x50 at 23 1st av.

2D AV.—Lowenfeld & Prager bought 710 2d av, six old buildings, on plot 158x100xirregular, from the estate of Levi A. Lockwood and the Taylor estate. The property is located between 38th and 39th sts.

3D AV.—Duff & Conger sold for William H. Greer, to an investor, 1452 3d av, a 4-sty business building, on lot 26.6x102.2, adjoining the northwest corner of 82d st. The property was held at \$40,000.

3D AV.—Negotiations are said to be pending for the sale of 2309 to 2313 3d av, a plot 75x80, owned by Louis J. Kahn and the Joseph Kahn estate. The property, which is covered by old buildings, is located on the east side of 3d av, between 125th and 126th sts.

Manhattan—North of 59th Street.

76TH ST.—Sophie Hirsh sold 161 East 76th st, a 5-sty flat, on a lot 25x102.2. The property was held at \$35,000.

83D ST.—The Hennessey Construction Co. (Joseph Polstein, president), has bought from Mrs. Madeline Betts, 47 West 83d st, a 3-sty dwelling, 18.9x100. The entire plot, with a frontage of 76.3 ft, will be improved with a 9-sty apartment house, involving an expenditure of nearly \$450,000. George Ranger was the broker.

84TH ST.—Isidor H. Kempner and Irving I. Lewine bought through Electus T. Backus from Frederick P. Foster 272 West 84th st, a 3-sty dwelling, on lot 16.8x62.7, adjoining the new 12-sty apartment house at the southeast corner of West End av and 84th st.

90TH ST.—The Central Building Improvement and Investment Co., controlled by Sonn Bros., bought from John F. Sheridan 103, 105 and 107 East 90th st, three 5-sty flats on plot 62x100.8, adjoining the northeast corner of Park av.

92D ST.—Mrs. M. Sprung sold the 3-sty dwelling on lot 19.4x100 at 72 West 92d st, 125 ft east of Columbus av.

92D ST.—Frederick Zittel & Sons sold for Jessie A. McClelland 143 West 92d st, a 3-sty dwelling, on lot 20x100.8. The buyer will occupy the house.

92D ST.—Henrietta Starr sold 148 West 92d st, a 3-sty dwelling, on lot 19x100, between Columbus and Amsterdam avs.

113TH ST.—E. Carpenter bought through William Hutter 14 East 113th st, a 5-sty tenement, on lot 25x100.

106D ST.—S. Froelichstein sold the 4-sty double flat, 163 East 103d st, on plot 30x100.

111TH ST.—The New York Real Estate Security Co. bought the Blennerhasset at 507 to 511 West 111th st, a 6-sty apartment house on plot 62.6x100. The house, which is about 150 ft west of Amsterdam av, was held at \$150,000. Paul Worms is the seller. The McVickar, Gaillard Realty Co. were the brokers.

119TH ST.—Porter & Co. and B. Nauheim sold for Jennie L. Dale, to Robert Rosenthal, the 3-sty dwelling at 131 West 119th st, on lot 20x100.11.

141ST ST.—The Deer Realty Company bought through the H. M. Weill Co., 484 East 141st st, a 5-sty new law apartment on plot 37.6 x98.9.

190TH ST.—George V. McNally sold for Mrs. Gertie A. Gorman to a newly incorporated realty company the plot 100x89.11 in the south side of 190th st, 100 ft. west of St. Nicholas av.

213TH ST.—Ennis & Sinnott resold the plot, 100x100, on the north side of 213th st, 100 ft west of 9th av, through William A. Darling & Son to Augustus Schuck, a builder, who will improve it with apartment houses.

HAMILTON TERRACE.—Moore, Schutte & Co. sold for Gurdon E. Pendleton 27 Hamilton terrace, a 4-sty American basement dwelling on a lot 17x79.

8TH AV.—The Challenge Realty Co. bought from S. L. Cohen the 5-sty tenement with stores at the northeast corner of 8th av and 148th st.

Bronx.

BECK ST.—An investor purchased from the Absar Realty Co., of which A. Weissman is president, 897 Beck st, a 5-sty new-law tenement on a plot 36.6x100. The structure is one of a row recently completed. Alexander Selkin was the broker in the transaction.

CLINTON AV.—A. G. Backmann sold to a client, for a Mr. Spirlett, 1979 Clinton av, a 1-family house.

CROTONA AV.—A. G. Bechmann sold to a Mrs. Kiralfy, 2159 Crotona av, a 2-family house.

SIMPSON ST.—A. G. Bechmann sold to a Mr. Meyer, 1085 Simpson st, a 5-sty apartment house, 38x88x100.

161ST ST.—Nicholas Lopard sold for Meta C. Allen to Anna M. Decker the dwelling at 725 East 161st st.

170TH ST.—A. G. Bechmann sold for a client the southwest corner of 170th and Ogden av, a plot 50x100.

180TH ST.—Thomas A. Wilson sold for the estate of Mary R. Syme to Richard R. Maslen the plot, 66x135, in the north side of 110th st, 132 ft. west of Prospect av. The buyer will erect a 1-sty taxpayer on the plot.

187TH ST.—Breuning & Jaeger sold for the Ver Planck estate the 4-sty apartment house at 530 East 187th st, on a plot 38.6x90, to John Masser.

205TH ST.—E. Sharum sold 183 East 205th st, a 3-family frame dwelling, on lot 27x 105.

207TH ST.—W. E. & W. I. Brown, Inc., sold for The Sentinel Realty & Construction Co., Seymour Mork, president, to the City of New York, the entire block front of 14 lots in the north side of East 207th st, between Decatur and Hull avs; to be used as a site for a new school which the City proposes to build.

213TH ST.—A. G. Beckman, sold for a client to a Mr. Gaffney, 20 lots located in 213th st, between Woodlawn rd and Jerome av.

ANTHONY AV.—The D. H. Jackson Co. bought from Andrew Gunlach the plot 75.11 x89, on the east side of Anthony av, running through to Carter av, situated 105 ft south of 174th st. Charles Kuntz and J. Lowenthal negotiated the deal.

BROOK AV.—E. Sharum sold 1372 Brook av, a 4-sty tenement, on plot 24.4x100, near 170th st.

BRYANT AV.—The D. H. Jackson Co. bought from the Boscobel Realty Co. the lot, 25x100, on the east side of Bryant av, 200 ft south of Seneca av.

FRANKLIN AV.—James T. Barry sold through Hellner & Sussman, 1390 Franklin av, a 5-sty tenement, on lot 37.6x100, 38 ft north of Jefferson pl.

SEDGWICK AV.—B. H. Weisker sold for John F. Kaiser a plot of 4½ lots on the west side of Sedgwick av, running through to Commerce av, about 550 ft north of Washington Bridge.

TINTON AV.—Alexander Selkin and D. Schoen resold for Ida Brantman the 2-family house, on lot 16.8x100, at 774 Tinton av.

WHITLOCK AV.—Alexander Selkin sold for Wolf Burland, 969 Whitlock av, near Hunt's Point av, a 4-sty apartment house on a lot 37x100. This is the last of a row of five houses sold by the same broker for Mr. Burland.

WHITLOCK AV.—The Lockwood Realty Co., of which Charles W. Graham is president, bought from the Henry Morgenthau Co. a plot 175x175 on the east side of Whitlock av, 100 ft south of Tiffany st. The buyers announced that they will improve the lots with 5-sty apartments, two of which have been sold to investors from the plans. One of these houses will measure 100x55 and the other 37.6x55.

Brooklyn.

BERGEN ST.—Bulkeley & Horton Co. sold 966 Bergen st, between Bedford and Franklin avs, a 2-sty frame house, on lot 20x131 ft, for M. S. Carrie E. Osborne, to a client for investment.

COLUMBIA PL.—Van Vlack Bros. & Frey sold the 5-sty brick tenement, 67 Columbia pl, to an investor.

DOWNING ST.—George L. Moore sold for Mary Corrigan a 3-sty and basement brownstone private residence, at 76 Downing st, 20 x100, at a valuation of \$6,500.

DOWNING ST.—George L. Moore sold for Emil Lazansky at 76 Downing st a 3-sty and basement brownstone private residence, 20x100, at a valuation of \$7,500.

GRATTAN ST.—E. Sharum Co. sold 144 Grattan st, near Porter, a 4-sty tenement, 25x100.

HALSEY ST.—George L. Moore sold for Mrs. Alice Perley, of Portland, Me., a 3-sty extension private residence, at 145 Halsey st, 22x100, at a valuation of \$10,000.

JUNIUS ST.—The Brock-Greenberg Lumber Co. bought from Isaac Levingson a plot, 75x100, on west side of Junius st, 215 feet south of Liberty st, for \$6,250.

LORIMER ST.—The Gill estate sold to Walter Rogers 512 Lorimer st, a 2-sty basement dwelling, for occupancy.

MIDWOOD ST.—The Newbegin Realty Co. sold for Mrs. Julia Greaves 257 Midwood st, a 2-family dwelling, to Thomas Smith; also 133 Midwood av, a 2-sty dwelling, to H. W. Sumner; for John Roan, 432 18th st, a 2-sty dwelling, to H. W. Sumner, who gives in part payment ten lots at Eagle Rock, N. J.

3D ST.—The Kings and Westchester Land Co. sold 620 3d st, the last of their Kinko duplex houses, to a client for investment.

7TH ST.—The Realty Associates sold 1659 to 1665 East 7th st, 2½-sty semi-detached houses, on plots 40x100 each.

9TH ST.—W. L. Mallison bought from S. J. Flash 487 9th st, a 4-sty single brick flat.

22D ST.—Arthur H. Strong bought for immediate improvement a plot 50x100 in the west side of East 22d st, 240 ft south of Av J, East Midwood.

71ST ST.—Frank A. Seaver sold five lots on the south side of 71st st, 160 ft east of 10th av, for Mabel Hobbs, to the Johnson Construction Co., who will immediately begin the erection of 2-family brick dwellings.

73D ST.—E. J. Sforza sold for Leonard Lawlor, 1232 73d st, a 9-room cottage, on plot 40x100.

83D ST.—Cornelius B. Van Brunt sold for the Crescent Hill Improvement Co. to Henry P. Molloy, one time County Clerk of Kings county, the plot 80x100, in the north side of 83d st, 250 ft west of 1st av. The buyer will erect a dwelling to cost about \$15,000.

AV I.—J. N. Osoria sold for the Newton Realty and Construction Co. 120, 122, 123, 128 and 130 Av I, five 2-family houses, each on lot 20x100; also 1364 71st st, a 3-sty dwelling, on plot 40x100.

BEDFORD AV.—E. J. and H. J. Byrne bought for investment from the Moran Realty Co. 113 and 115 Bedford av, two 4-sty brick tenements.

DORCHESTER RD.—George L. Moore sold for Bertha Moore, a 3-sty detached residence at 1411 Dorchester rd, 27x100, at a valuation of \$6,000.

FRANKLIN AV.—George L. Moore sold for Emil Lazansky a 3-sty and basement frame dwelling, at 188 Franklin av, 25x100, at a valuation of \$6,000.

GREENE AV.—George L. Moore sold for Jacob A. Felter the Clinton Apartment at 90-92 Greene av, southwest corner of Vanderbilt av, 42x74, 4-sty double brick, 8-family house, at a valuation of \$40,000.

GREENE AV.—Jacob A. Felter sold the 4-sty Clinton apartment at 90 to 92 Greene av, at the southwest corner of Vanderbilt av.

KENT AV.—George L. Moore sold for Emil Lazansky a lot on Kent av, 100 ft south of Myrtle av, 22x100, at a valuation of \$1,500.

OCEAN AV.—Arthur H. Strong sold to Roy L. Dorr 1176 Ocean av, a 2-sty dwelling, on a plot 45x150, for \$14,000.

OCEAN PARKWAY.—Charles Nuhn, of Manhattan, bought through Arthur H. Strong, 963 Ocean Parkway, a 3-sty frame dwelling on plot 60x150, 260 ft north of Av J.

ROGERS AV.—E. Sharum Co. sold 969 Rogers av, a 3-sty brick house, with store on a plot, 20x66.

7TH AV.—J. Newton Osorio bought from A. C. Cohen the block front on the east side of 7th av, between 56th and 57th sts, consisting of 10 lots, 200x100. The buyer will erect two and three family houses on the property.

15TH AV.—George L. Moore sold for Emil Lazansky a 2-sty semi-detached brick private residence, at 6408 15th av, at a valuation of \$6,000.

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Queens.

QUEENS.—William P. Jones sold for Sara E. Techt to an investor the plot, 62x100, on the north side of Lawn av, 240 ft west of Fairview av, also the plot, 30x100, on the north side of South av, 180 ft east of Fairview av, Corona, Second Ward, Borough of Queens. The same broker also sold for the High Grade Realty Co. to George I. and Marie Oertel the plot 25x155 on the east side of Hempstead and Babylon Turnpike, 190 ft south of Roosevelt av, Roosevelt, Nassau county.

WOODHAVEN, L. I.—E. Sharum sold to different clients the northeast corner of Grafton av and Hopkinton av, two 3-sty tenements on a plot 25x100 each.

DOUGLSTON, L. I.—For the Douglaston Realty Company, J. W. Doolittle sold to G. Bailey a plot 100x100 on the Boulevard, near Harvard rd; to John M. Miles, a plot 60x100 on Dartmouth rd; to Robert Post, a plot 60x129 on Douglaston av, nr the Boulevard; to Samuel S. Clark, a plot 60x100 on Harvard rd, near Virginia rd.

ARVERNE, L. I.—The Somerville Realty Co. sold at Somerville Park at Arverne, a plot of ten lots, south side of Gouverneur av, west of Remington, to I. Cohen; four lots, south side of Gouverneur av, and ten lots on the north side of Amstel Boulevard to D. Dichter; a plot 40x100, south side of Bannister av, to S. Blume; plot 40x100, north side of Isabel av, to Elizabeth Clowsky; plot 60x100 northeast corner of Isabel and Vernam avs, to J. L. Boyman; plot 40x100, south side of Isabel av, to Anton Barczik; plot 40x100, north side of Isabel av, to Augusta Hehl, and at Inwood Park, at plot 80x100, west side of Maple rd to Henry Meyer, upon which he has erected two dwellings.

BELLE HARBOR, L. I.—The Lewis H. May Co. sold for George Form a plot on the east side of Park av, to Louis Reichert, who will improve it with a home for his own occupancy.

LONG ISLAND CITY.—Cross & Brown Company as brokers, sold the Gillies plot on Vernon av. The plot contains nearly 4 acres of ground and has a frontage along the East River of approximately 460 ft. While the brokers are not at liberty at this time to publish the name of the purchaser, they deny that the property was sold to the New York Central Railroad, as has been reported. It is understood that the purchaser is probably a very large industrial corporation, which will put an extensive development upon the property, which will eventually be of great commercial advantage to the entire section.

HOFFMAN BOULEVARD.—John N. Booth sold for Mrs. J. B. Lessig to William T. Rainey a tract of 11 acres on the north side of Hoffman Boulevard, west of the Union turnpike in the Second Ward. Property in this vicinity is held at \$7,500 to \$8,000 an acre.

EAST ELMHURST.—Dr. Morris Solot bought from Helen D. King, through J. P. Sloane, a plot 40x110, at Bayshore terrace. The same broker sold for Edwin Conklin to Henry Davis, the plot 100x100 on Pennsylvania av at the corner of Arlington terrace.

ROCKAWAY PARK.—The H. Richter Realty Co. sold the Leopold business property on the west side of 5th av, 350 ft south of Washington av, to a client. This property has a frontage of 130 ft on 5th and 6th avs, by 200 ft depth. The new owner plans to improve the property with a modern hotel. The property was held at \$45,000.

OZONE PARK.—Helen S. Carpenter sold to James J. Hennessy 2 lots, 20x100 each, on

the west side of Napor av, 140 ft south of Belmont av. W. P. Jones was the broker in the sale.

JAMAICA.—The Howard Estates Realty Co. sold on its Jamaica Bay development to M. and E. Fitzpatrick, of Brooklyn, 2 lots on the northeast corner of Thadford and Flynn avs; to George J. Koch, of Manhattan, 2 lots on the north side of Horstmann av, between Hatch and Thadford avs; and to James Fitzpatrick, of Brooklyn, 2 lots on the southwest corner of Hawtree and Flynn avs.

KEW, L. I.—John N. Booth sold for Mrs. J. B. Lessig to William T. Rainey 11 acres in the north side of Hoffman Boulevard, west of Union Turnpike. The property is less than 2000 ft from Kew station, and has a large frontage on the Jamaica-Manhattan trolley line.

SOUTH OZONE PARK, L. I.—The David P. Leahy Realty Co. sold to E. Pedersen 382 Ashby av, a 7-room house, for \$3,675; to J. Preston 528 Boss av, a 7-room house, for \$3,650; to E. Kirkby 511 Boss av, a 6-room house, for \$3,650; to Arthur R. Allen 527 Boss av for \$3,650; to James McLaughlin 184 Brinkmeyer av, a 4-room house, for \$2,475, and to J. Rutzen and M. Love Lot 6, Block 3 and Lots 54 and 55, Block 4, in the new 4th addition to the town.

Richmond.

GRANT CITY.—Samuel Ginsberg sold for Adolph Mandel to Samuel Wallach the plot 115x150 at the southwest corner of Egbert and Washington avs; also sold to Wilbur E. Pryor a lot on Washington av, near South av, Mariner's Harbor.

STATEN ISLAND SOUND.—Percival G. Ullman, Jr., of the Princess Bay Realty Co., sold 500 ft of water front on Staten Island Sound to a Mr. Wightman.

Suburban.

PLAINFIELD, N. J.—Samuel Geneen sold to a private investor for the Hudson Union Realty Co. a tract comprising 800 lots.

MOUNT VERNON, N. Y.—B. H. Weisker sold for the Montrose Realty Co. the 2-sty frame dwelling, on plot 118x140, at the northeast corner of Orchard st and Gramatan av.

CALDWELL, N. J.—Frederick P. Collins sold for Walter and Minnie W. Heyn a dwelling on Ravine av to Elizabeth R. Allerton.

WESTBURY, L. I.—Harry Levy sold for a client 4 lots to Edward Hicks, of this place, for investment.

MOUNT KISCO.—Louis G. Boissevain sold to Kelman Haas his property, consisting of about 200 acres. Winans & May were the brokers.

GROTON LONG POINT, NEW LONDON, CONN.—The James Jay Smith Co. sold a plot to L. E. Daboll and F. S. Newcomb.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to D. Golding and A. Conroy each a plot 40x100 on Daisy av; to J. B. Bowman and J. Stratford each a plot 100x100 on Violet av; to Edward Smith a plot 40x100 on Calla av and Clarence st; to D. McGarty a plot 40x100 on Crocus av; to E. Rastley a plot 40x100 on Verbena av; to J. M. Sullivan a plot 40x100 on Geranium av and Clarence st; to P. Foley a plot 40x100 on Geranium av; to M. M. Osgood a plot 100x100 on Verbena av and Rose st.

GLEN HEAD, L. I.—Burton Thompson sold a plot 50x100 in Chestnut st, 230 ft east of Glen Cove highway, for Edward T. Payne, a client who probably will improve the property with a bungalow.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to R. Knoepfle and T. Kirrane each a plot 40x100 on Botsford st.

NEWPORT, R. I.—Mrs. Hermann Oelrichs bought the Parkman estate property, bequeathed to the city of Boston and taxed for \$38,000, which shut off her view from her home, Rose Cliff, by its old-fashioned wooden cottage and stable.

BOONTON, N. J.—The Jersey Industrial Co. of New York bought part of the J. Couper Lord estate, which contains the mills of the Boonton Iron and Steel Co., the structural iron works of the Alfred E. Norton Co., the George Benda Bronze Works, the Boonton Electric Company's plant, and the site of the old blasting furnaces. F. J. Shannon, of Pittsburgh, formerly of the Storage Battery Co., is president of the purchasing company, and D. S. Babcock, of New York, is treasurer.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to F. Huvan a plot 80x100 on Morris Parkway and Grove av; to I. Meyer a plot 60x100 on Chester st; to B. Hymowitz a plot 80x100 on Rockaway Parkway; to W. Gebhardt a plot 40x100 on Cottage st; to C. Trautmann a plot 60x92 on Merrick Boulevard; to J. J. King a plot 40x100 on Mineola av; to P. A. Kennedy a plot 40x100 on Maple st.

HASTINGS-ON-HUDSON.—Elmer Gorton sold the B. J. Burke property, comprising about 12 acres on Broadway, to a Mr. McKenney, of St. Louis.

MONTCLAIR, N. J.—Moore, Schutte & Co. sold for John C. Tholke 149 Park st, a three-story private dwelling, on plot 78x245, to a client for occupancy.

YONKERS, N. Y.—Samuel Ginzberg sold for the Reliant Leasing Co. to Samuel Wallach for investment 10 lots in Reid av, opposite the new school in Nepperhan Park.

ROCKVILLE CENTER.—The Windsor Land & Improvement Co. sold to A. and S. Weisberg a plot 41x144 on Lake View av; to A. Meehan a plot 40x100 on Cornell av; to A. and J. Silco a plot 60x100 on Yale av; to J. Kees a plot 120x129 on Kensington av and Seitz av.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to J. J. Chambers and M. Acker, C. Petermann, A. Eysser, A. M. Torrel, Leo Boller, L. Murphy, P. Shanahan, J. F. Bussing and C. Satterthwaite each a plot 40x100 on Windsor Parkway; to H. Kraus, J. Downey each a plot 40x100 on Bayside av; to M. Hines and A. Markusson each a plot 40x100 on Merrifield av; to M. M. Kemmitt and A. Weiss each a plot 40x100 on Perkins av; to W. Korn a plot 20x100 on Lawson av; to A. and C. Flugrath a plot 40x124 on Anchor and Lincoln avs; to A. Kapstein a plot 88x136 on Fulton av and Windsor Parkway; to F. J. H. Schumacher a plot 100x66 on Anchor av; to J. J. and A. Loehr a plot 80x100 on Ebert av.

YONKERS, N. Y.—J. Frank Curran sold 3 Cottage pl, a brick flat house, for Mrs. H. T. Owens.

OSSINING, N. Y.—The Ayles Real Estate Exchange sold for Thomas J. McGough to Mathew McCabe his house in State st; also for Julius Zimny to Charles J. Post his house, bungalow and 3 acres of land on the Croton River; also for Lawrence Kelly to Festo Vito his house in Yale av, and rented for A. Hoppers his house in Elizabeth st to F. L. Parker.

MAMARONECK, N. Y.—William E. Morrell sold for William Deveson his property in Mamaroneck av.

MOUNT VERNON, N. Y.—Platt & Albert sold for John Schreyer, 41 to 47 North Fulton av, Chester Hill, two private dwellings, on plot 122.6x100. This property is located in the highly restricted section of Mount Vernon. The purchaser will occupy one of the dwellings and has leased the other.

NEWARK, N. J.—The Union Building Co. bought from Albert H. Peal the 4-sty brick building, 841 Broad st. About \$200,000 is involved in the transaction. The buyers gave in part payment the 4-sty apartment house known as the Tremont, located at 263 Belleville av. Louis Schlesinger, who negotiated the transaction, has also disposed of the vacant plot 316 to 322 Mt. Prospect av, at the southwest corner of Second av, 135 ft front by 275 in depth, to John H. Dunn & Sons, who intend to erect apartment houses.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Kenneth Gardner, of the law firm of Wallace, Butler & Brown, a large plot on the north side of Arleigh rd, between Park rd and Beverly la, on which he will build a residence for his own occupancy.

RECENT BUYERS.

MOORE, HAHN & MORAN are the buyers of the 5 lots on Muliner av, Morris Park, sold at foreclosure last week for \$1,300 each. Ground will be broken at once for the erection of five one and two-family dwellings.

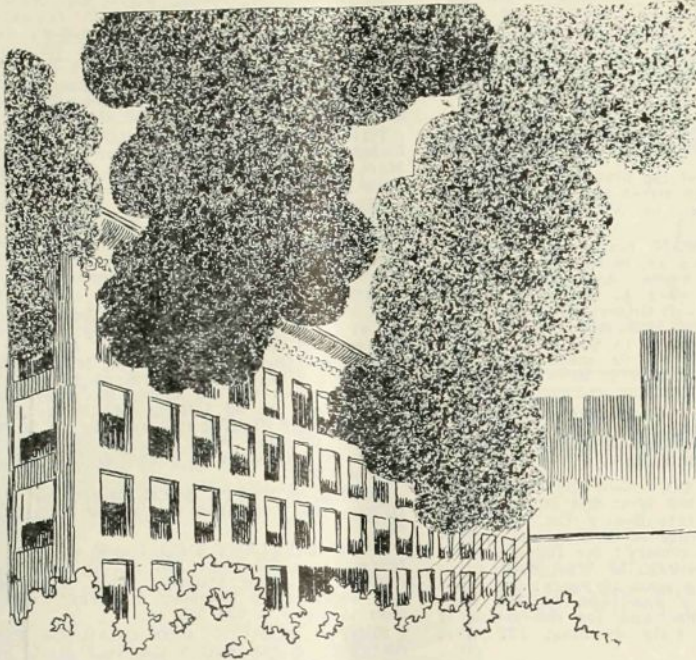
DR. THOMAS A. MULCAHY is the buyer of the dwelling 143 West 92d st, the sale of which was made by Jessie A. McClelland, through Frederick Zittel & Sons.

ROBERT SMITH is the buyer of the dwelling at 72 West 92d st, the sale of which by Mrs. S. M. Sprung was reported recently.

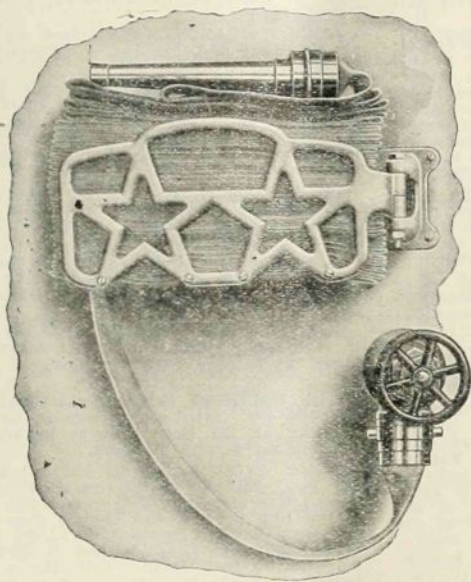
LEASES—MANHATTAN.

DANIEL BIRDSALL & CO. leased for Frederick A. Ayer to P. C. Edwards a store in 112 Broadway.

DOUGLAS ELLIMAN & CO. leased to Mrs. H. B. Livingston the 5-sty American basement house, furnished, at 63 East 82d st, for the coming season to Frederic Cromwell. Also 37 East 53d st, for the estate of Collins L. Balch to Mrs. F. V. Hart for a long term of years. In conjunction with Mark Rafalsky & Co., they also leased the store and basement at 341 5th av, to Dempsey & Carroll, and in conjunction with Tucker, Speyers & Co., one-half of the second loft in 7 West 38th st to



IT IS in direct defiance of the LAW to neglect to provide sufficient fire protection in apartment houses, etc.

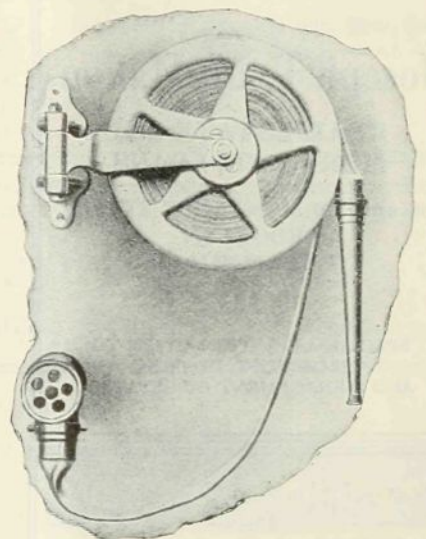


"Josico" Swinging Hose Rack

This cut shows the "JOSICO" Swinging Hose Rack with the folds laid horizontally, the design of which is exceptionally attractive for a Hose Rack of this type. These Racks are made with either wall brackets or pipe clamps and finished in all the regular styles of bronze, electro-plate and japan and also in solid brass and iron.

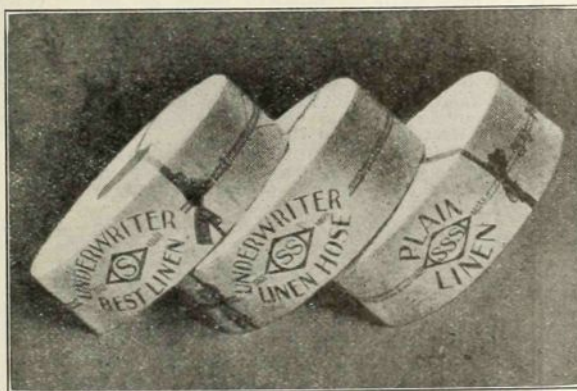
NO Apartment or Flat Building should be allowed erection until provisions are made in the specifications calling for ample and sufficient fire fighting apparatus of a nature fully in compliance with the rules set down by the National Board of Fire Underwriters. The specialties shown on this page represent but a few of the many we manufacture—each bearing the stamp of

HIGHEST POSSIBLE QUALITY



"Star" Swinging Hose Reel

This cut shows an improved design of the well known "STAR" Swinging Hose Reel with a wall bracket attachment to be used when the standpipe is not exposed. These "STAR" Reels are made in iron, bronzed, japanned or electroplated, also in brass, polished or electroplated to match hardware trim.



THIS cut shows our three grades of Approved Underwriter Linen Fire Hose. "5" Grade is tested to 550 lbs. pressure to the square inch. "555" Grade is Plain Linen Commercial Hose tested to 300 lbs. to the square inch. These grades are the best on the market.

THE "CRESCENT" FIRE EXTINGUISHER. This type of extinguisher is known as our "Bottle Breaker" and is also widely known on account of its special properties. It is adapted to any requirement. This extinguisher becomes effective instantaneously by simply inverting the machine and striking the spindle head against the ground, thus breaking the bottle and causing the acid to precipitate itself with contents of Extinguisher, thereby generating an efficient stream to check any blaze.

THE "JOSICO" FIRE EXTINGUISHER. One of our largest and best sellers owing to special attention given its construction. Its body consists of a heavy jacketed copper cylinder specially riveted with all parts carefully finished and tested. It is thoroughly in accord with Underwriter specification, and besides having their unqualified endorsement also has the approval of the leading fire authorities throughout the country. Made in three gallon size. Guaranteed tested 300 lbs. pressure.

Our Fire Fighting Specialties as shown here BEAR THE HIGHEST QUALITY STAMP; none better could be manufactured under any conditions. Your orders will receive the promptest attention and our facilities for QUICK DELIVERIES are always at your service. Send for our latest catalog and price list.



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the Fortuna Sales Co. Elliman & Co. also leased apartments in the Schermerhorn, Madison av and 82d st, a large apartment to Geo. E. Armstrong; The Idaho, 842 7th av. W. A. Tilt. Also apartments in the Surrey, 122 East 82d st, to E. H. Wands, J. M. Ellis, Justice J. H. Corrigan, Arthur J. Scott, H. B. Sargent, Jr., and Mrs. Mary C. Van Amburgh.

GOODWIN & GOODWIN leased for Arthur R. Wilson to Joseph Keller the store at 155 West 125th street.

DUROSS CO. leased the first loft in the Herring Building at 14th street and 9th av for the Stephen Philbin Est. to William Bourke for a term of years.

PEASE & ELLIMAN rented for Oettinger Brothers, 805 Madison av, to George W. Peters, for a long term of years. Also apartments at 875 Park av to Edward A. Strong, 970 Park av to Mrs. H. Bramhall Gilbert, 875 Park av to M. Phillips, 56 West 11th st to W. M. Donaldson, 125 East 57th st to Frederic D. Phillips, 145 East 35th st, in conjunction with Douglas Robinson, Charles S. Brown & Co. to George E. Koes.

PLATT & ALBERT leased for Bloomingdale Bros., from the plans, the store in the new building at 240 East 59th st to V. S. Rittenhouse, plumbing contractors.

H C. SENIOR & CO. leased for Bolton Hall the 3-sty dwelling, 109 West 63d st, to Joseph Glaser; for Oak Crest Realty Co., the store at the northwest corner of 64th st and Broadway; to W. B. Montgomery; for Ingoma Gollsmith, the 4-sty dwelling, 53 West 89th st, to Mary D. Hart, for a term of years; for Susie Scott Hall, the 4-sty dwellings, 108-110 West 64th st, to E. Torros, and for the estate of H. H. Smith, the 4-sty dwelling, 127 West 76th st.

SHELDON & BECKER rented for Mrs. A. S. Newcomb the 4-sty dwelling at 206 West 71st st to a Miss F. E. Hubbell.

T. J. SHINE leased from Sophie D. Schoeller the 4-sty building, on lot 20x70, at 426 7th av, for twenty-one years, at an aggregate net rental of about \$80,000. The lessee will build a 2-sty extension, at an estimated cost of about \$20,000. Mr. Shine will establish a chop house on the first two floors and the upper portion of the structure will be converted into apartments for bachelors.

WM. H. WHITING & CO. leased the store at 152 and 154 Fulton st for a term of years to the Seligman Frame Co.; the first loft at 65 Fulton st to the Silberman Co., and the second loft at 65 Fulton st to Ira Farber.

SHAW & CO. leased 114 West 124th st to Mary Burke; 106 West 129th st to Margaret Kelly; 237 West 127th st to Edward Tompkins; 240 West 121st st to Catharine Maguire and 57 West 130th st to Mary E. McCall.

JOHN V. S. ODDIE rented space at 542 5th av to Miss C. M. Jones.

MARK RAFALSKY & CO. leased the store and basement in the building at 431 5th av, for a long term of years, to Dempsey & Carroll, who are now located in West 23d st. While the amount involved in this lease is but \$200,000, nevertheless the lease is of great importance, as it marks the removal of another of 23d st's important retailers to the 5th av district.

LERCY COVENTRY rented for Edward Schafer 48 West 19th st to W. W. Cockley.

BENJAMIN R. LUMMIS rented for the estate of Thomas Goadby, the dwelling 63 East 55th st, to Samuel T. Gilford, Esq., for a term of years; also for Douglas L. Elliman & Co., an apartment at The Surrey, 122 East 82d st, to William A. Graham.

SAMUEL H. MARTIN leased for the C. N. Shurman Investing Co. the 4-sty dwelling at 30 West 97th st to Dr. Sully.

JOHN V. S. ODDIE in conjunction with Horace S. Ely & Co., rented offices in the Charles Building, 43d st and Madison av, to Dr. Andrew J. Asch.

THE UNITED STATES MORTGAGE & TRUST CO., as substitute trustee under the will of Matthew Byrns, leased for a long term of years the 12-sty Lorraine Hotel, on a plot located 75.5x150 ft, at the southeast corner 5th av and 45th st, to George C. Howe and George Orvis. Joseph P. Day was the broker in the transaction.

THE THOMAS ADDIS EMMET REALTY CO. leased the 5th floor in the Emmet Building at Madison av and 29th st to Alfred H. Goldstone, now at 1178 Broadway. Arthur E. Von Ostermann was the broker.

ALBERT B. ASHFORTH, in conjunction with F. R. Wood and W. H. Dolson Co., rented a loft at 8 to 10 West 45th st, for a term of years, to Thomas Vaughn, the tailor.

DENZER BROS. leased for the 6th Av Realty Co. for a long term of years at an aggregate rental of \$85,000 the store and basement at 531 6th av, adjoining the corner of 32d st, to Simon Lindau; also with Barnett & Co. to the Newark Shoe Co., the store and basement at 2296 3d av, adjoining the southwest corner of 125th st.

SHAW & CO. leased the following dwellings: 40 West 119th st to the Avon Club; 136 West 129th st to Frank Masterson; 4 West 128th st to Ella L. Millard; 14 West 131st to W. Simons, and 118 West 131st st to Emil Kun.

THE UNITED STORES REALTY CO. leased from the Hawes estate the store in the building at the southeast corner of Broadway and 18th st for a term of years, beginning October 1. The same company has subleased the store at the northwest corner of Liberty and Church sts to Mark Harris.

CROSS & BROWN CO. leased for the Atlas Garage Realty Co. for a long term of years the entire 4-sty building on a plot 75x100.11, situated at 102 to 106 West 107th st.

C. F. W. JOHANNING leased for Mrs. Louise Fenn, 357 West 116th st, a 3-sty private dwelling, to Dr. A. Jackson, for a term of years; also for A. J. Hoffman to Marten Vath the store at 2578 8th av.

N. BRIGHAM HALL AND WILLIAM D. BLOODGOOD leased for Henry C. Trumbower, of Philadelphia, 170 East 61st st, a 4-sty dwelling, for a term of years, and for William F. Donnelly an apartment at 22 West 59th st.

J. EDGAR LEAYCRAFT & CO. leased to Park & Tilford 5 floors in the new 6-sty loft building at 449 and 451 West 42d st.

THE McVICKAR, GAILLARD REALTY CO. leased a portion of the top floor in the Motor Mart, Broadway and 62d st, to the Nyvall Print, for a term of years.

LEROY COVENTRY rented for a term of years 537 West End av to Mrs. R. D. Senger.

THE FRANK L. FISHER CO. leased for Ellen A. Slaven the 4-sty private dwelling, 156 West 78th st, for a term of years.

FREDERICK FOX CO. leased for the Midwest Realty Co. the 8th loft in the new building at 127 to 133 West 26th st, for a long term of years to Arthur W. Drubin. Also for the Lowell Construction Co., the 1st loft in 135 to 137 West 27th st for a term of years to the Schroeder Co.; for the James McCreery Realty Corporation the 3d loft in 142 West 27th st to the Hecker Plating Co., and for the 20 West 17th St Co., the store floor at 18 West 17th st, for a long term of years, to L. R. Engelman & Co.

MOORE, SCHUTTE & CO. leased for F. M. Hillier, the 3-sty dwelling at 540 West 156th st.

MARK RAFALSKY & CO. leased the store and basement at 22 West 23d st, to Guzy Bros., dealers in ladies' apparel. This is the store now occupied by Dempsey & Carroll, who are soon to move to 431 5th av.

FISH & MARVIN AND CHARLES FIELD GRIFFEN & CO. rented the Sone estate property, on Sound View av, White Plains, to William H. Browning, of Browning, King & Co., New York.

JOHN J. CLANCY & CO. leased the dwelling at 138 West 81st for Dr. A. Worrell Palmer to Mary E. Willson.

ARTHUR H. COHEN leased for the trustees of the Masonic Buildings space on the 8th floor to Harris Goldman; also for the 46th St and Broadway Realty Co., a store at 1543 Broadway, to I. D. & W. L. Rothschild, for five years.

THE CROSS & BROWN CO. leased for the Atlas Garage Realty Co. for a long term of years the 4-sty building on plot 75x100.11 at 102 to 106 West 107th st.

B. CRYSTAL & SON leased the floor at 47 and 49 West st to the Globe Printing Co. and the store at 50 West st to the Interstate News Co.

C. F. W. JOHANNING leased 357 West 116th st, a 3-sty dwelling, to Dr. A. Jackson; also leased to Marten Vath the store at 2578 8th av.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Oliver S. Lyford the dwelling at 123 East 65th st to William J. McEwen for a term of years.

SPEAR & CO. rented the 5th loft in 131 to 133 West 28th st to Charles J. Fischel Co.; in the Masonic Hall, 23d st and 6th av, part of the 10th floor to the Simone Cap Co.; for the Mutual Real Estate Co., 12,000 sq ft in 474 to 476 Broadway to Leo Rosenwasser & Co.; for Alfred Duane Pell the store and basement in 450 to 452 Broome st to Edward Korn; 5,000 sq ft in 372 Broome st for G. Tripari.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment in 840 Park av, the northwest corner of 76th st, to George Barton French for a long term and in 383 Park av to Edgar W. Leonard. They also announce that as agents for 122 East 82d st the new 9-sty fireproof apartment, the building is now entirely rented.

LEASES—BROOKLYN.

BULKLEY & HORTON CO., in conjunction with F. W. Carruthers, leased the plot on the southeast corner of Rogers av and Sterling pl for a term of 21 years, with the privilege of renewal for another term of 21 years. The lessee will erect one of the most modern, up-to-date automobile repair shops in the borough.

CHARLES E. RICKERSON leased 169 Underhill av, between Park and Sterling pl, a 3-sty brownstone dwelling, for a client, to I. Rose; also 118 St. Marks av, between Flatbush and Carlton avs, 3-sty brick dwelling, for Michael Supple to Mrs. Jennie DeWyse.

LEASES—QUEENS.

H. FRANKFORT leased to Albert Rau for 5 years H. M. Toch's residence and garage on McNeil av, near Broadway, Far Rockaway.

THE BOTTILERS AND MANUFACTURER'S SUPPLY CO. leased from James D. Trask for a term of twenty-one years a plot of 6 lots, 150x100, on the north side of Webster av, west of Vernon av, Long Island City. The plot will be improved at once with a large factory. Platt & Albert, in conjunction with M. C. Baringer, were the brokers.

THE CROSS & BROWN CO., as brokers, leased to the Edwards Motor Car Co. the large plant on Borden av, L. I. City, formerly occupied by the J. F. Blanchard Mfg. Co. The buildings and ground cover an area of over 100,000 sq. ft. The Edwards Motor Car Co. is a new concern, under the directorship of some of the best known men in the trade, formed by Mr. Edwards and O. O. Stoddard, who built up the business of the Dayton Auto Co., manufacturers of the Stoddard-Dayton Car, the former as vice president and general manager and the latter as president, and later combining that company with the United States Motor Car Co. The general offices of the company are located in the United States Rubber Co. Building at 58th st and Broadway, Manhattan.

LEASES—RICHMOND.

J. STERLING DRAKE leased the old Bellow Farm of 41 acres on the Freshkills rd to Gus Hornbrook; also a cottage on Elizabeth st, West New Brighton, for Thomas C. Perkins to Joseph Carvill, and the residence of Professor Rupert H. Hopkins on College av, Westerleigh, to V. F. Velton.

LEASES—SUBURBAN.

FISH & MARVIN rented the Clark property on Sagamore rd at Bronxville to L. A. Knott, vice president of the St. James Importing Co., of New York. The same brokers rented the Colell property on Palmer av, Yonkers.

REAL ESTATE NOTES.

JOHN D. ROCKEFELLER, JR., took title to the dwelling, 14 West 54th st, from Edward L. Ballard.

O. G. CONNFELT has resigned from the management of the business department of Worthington Whitehouse, to take charge of the realty interests of John R. Drexel.

THE GUARANTOR REALTY CORPORATION has been appointed agent for the Haviland building, 11 East 36th st, running through to 37th st.

BAUMANN & OSORIO for many years located at 220 Broadway, has been dissolved. Adolph Baumann will hereafter have his offices at 149 Broadway.

GEORGE W. GUSTUS, for several years connected with the offices of Pease & Elliman, has associated himself with the offices of Royal Scott Gulden.

THE NEHRING CO. was appointed agent for the Nassau apartment house, at the southeast corner of 170th st and Fort Washington av.

MAXIMILIAN WEINSTEIN announces the removal of his real estate offices to the Columbia Bank Building at 507 5th av.

WM. A. WHITE & SONS have secured for the 50 Broad St Co. a building and permanent loan of \$1,550,000 with which to erect a 20-sty office building at 46 to 52 Broad st and 46 to 50 New st.

THE BERLIN RENTING AGENCY was appointed agent for the La Fontana apartments at the northwest corner of Amsterdam av and Cathedral Parkway; also Lenox Court, at 109 West 143d st, and 110 East 118th st.

THE 11 WEST 25TH ST CO. has obtained a building loan of \$135,000 from the Germania Life Insurance Co. on the loft to be erected in the north side of 25th st, 600 ft west of 6th av, on plot 25x98.9.

H. R. HOUGHTON, for seven years with H. C. Senior & Co., is now connected with the office of F. R. Wood, W. H. Dolson Co., 2240 Broadway, corner 80th st.

LOUIS B. DAILY, of the United States Realty Co. and manager of the White Hall Building, has been elected a director of the Charles F. Noyes Co. and on September 1 will take charge of the office renting department of the Charles F. Noyes Co.

ROBINSON & FEINBERG negotiated the recently recorded sale of the uncompleted theatre, at 11 and 13 West 116th st, for the Mitral Realty and Construction Co., to David Goldberg. It is Mr. Goldberg's intention to complete the theatre, which was abandoned some time ago when the project reached the 1st story.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 9, 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 Advertisment Legal Sales.

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

JOSEPH P. DAY.

- *80TH st E, sec 3 av, see 3 av, 1409.
- *116TH st, 446 E (*), ss, 144 w Pleasant av, 20x100.10, 4-sty stn tnt; due, \$11,000.03; T&c, \$628.79; Lawyers Mtg. Co.
- *116TH st, 444 E (*), ss, 164 w Pleasant av, 30x100.10, 4-sty stn tnt; due, \$18,638.79; T&c, \$1,054.04; Lawyers Mtg Co.
- *119TH st, 421 E, ns, 275 e 1 av, 16.8x 100.10, 2-sty & b bk dwg; due, \$5,454.16; T&c, \$299; Jacob Silverman.
- *171ST st, 535-9 E (*), ns, 100.2 e 3 av, 55.1x117.4x55x120.1, 2-5-sty bk tnts; due, \$44,791.66; T&c, \$1,121.44; Jas G Wentz.
- *176TH st, 499, on map 493, see Bathgate av, 1867-9.
- *213TH st E, nvc Barnes av, see Barnes av, nvc 213.
- *234TH st E, nec Carpenter av, see Carpenter av, sec 235th.
- *235TH st (*), ns, 175 w Oneida av, runs n100xw276xsw90.7xse66.2xe224.9 to beg, vacant; due, \$9,971; T&c, \$2,900; N Y Co-operative Bldg & Loan Assn.
- *235TH st E, sec Carpenter av, see Carpenter av, sec 235th.
- *Barnes av (*), nvc 213th, 52x98x50x114, Van Nest; due, \$15,349.84; T&c, \$326.79; State Savgs Bank of the City of NY.

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Bathgate av, 1867-9, on map 1865-9 (), nvc 176th (No 499), on map 493, 108x129.5 3-5-sty bk tnts; due, \$25,159.53; T&c, \$—; Alfd B Price. 117,000

*Carpenter av, nec 234th, see Carpenter av, sec 235th.

Carpenter av (), sec 235th, 27x105.5; also CARPENTER AV, nec 234th, 25x 105.5, Wakefield; due, \$3,911.68; T&c, \$350.04; Northern Bank of NY. 2,150

Southern Blvd, 594 (), ss, 225 e St Anns av, 100x138.2x100x115.7, 3-sty & b fr dwg; due, \$2,302.44; T&c, \$850; sub to two mtgs aggregating \$11,500; David W Smyth. 14,000

*3D av, 132, ws, 77.8 n 14th, runs w100x n46.4xse29.3xe79.8xs25.7 to beg, 2-sty bk restaurant; due, \$38,384.77; T&c, \$1,748.48; Geo Ehret. 40,750

3D av, 1409 (), sec 80th, 20x73, 5-sty stn tnt & str; due, \$11,639.52; T&c, \$1,847.31; sub to first mtg \$21,000; Jos B Rylance. 30,577

HERBERT A. SHERMAN.

2D av, 2491 (), ws, 75 n 127th, 24.11x 100, 5-sty bk tnt & str; due, \$3,961.37; T &c, \$654.30; Jessie Gollender. 15,749

J. H. MAYERS.

Elliott av, 3409 (), ws, 75 n Juliana av, 25x100, Wakefield; due, \$4,430.82; T&c, \$51.69; Herman N Freedman. 3,000

H. C. MAPES & CO.

*Newbold av, ns, 255 e Havemeyer av, 25x100, Unionport; due, \$4,019.44; T&c, \$170.53; To be readvertised for Sept'12.

HENRY BRADY.

*Eagle av, 707, ws, 200 s 156th, 21.6x99.3, 2-sty & b bk & fr dwg; Sheriff's sale of all right, title, &c; withdrawn.

*Mulliner av, ws, 275 s Brady av, 25x100, Van Nest; due, \$1,173.29; T&c, \$—; Moran, Hahn & Moran. 1,300

*Mulliner av, es, 225 s Brady av, 25x100, Van Nest; due, \$1,173.29; T&c, \$—; Moran, Hahn & Moran. 1,300

*Mulliner av, ws, 200 s Brady av, 25x100; Van Nest; due, \$1,173.29; T&c, \$—; Moran, Hahn & Moran. 1,300

*Mulliner av, es, 275 s Brady av, 25x100; Van Nest; due, \$1,173.29; T&c, \$—; Moran, Hahn & Moran. 1,300

*Mulliner av, es, 250 s Brady av, 25x100; Van Nest; due, \$1,173.29; T&c, \$—; Moran, Hahn & Moran. 1,300

JACOB H. MAYERS.

136TH st, 113 W (), ns, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$11,705.65; T&c, \$189.48; David H Fowler. 11,750

Total \$343,101
Corresponding week, 1911.... 199,685
Jan. 1, 1912, to date..... 33,676,483
Corresponding period 1911... 31,863,638

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AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Aug. 7, 1912.

- WM. H. SMITH.
- Bainbridge st, ns, 46.8 e Howard av, 26.8x100; J Henry Alexander, Jr, & J Albt Lane. \$16,100
- Crescent st (*), ws, 63 s New Lots rd, 20x80; Mary E MacCinchey et al. 3,950
- Dover st, ws, 280 n Hampton av, 60x100; Wm M Young. 3,200
- Garden st, ss, 155.7 e Flushing av, 40x100x—x96.4; Moses Rubenstein. 7,400
- Hendrix st (*), es, 175 s Blake av, 25x100; Sarah V Bolmer. 850
- Parkside ter (*), es, 204.7 n Parkside av, 20x85; Wm F Staukamp. 7,050
- Parkside ter (*), es, 224.7 n Parkside av, 20x85; Wm F Staukamp. 7,050
- Parkside ter (*), es, 184.7 n Parkside av, 20x85; Theresa E Straukamp. 7,050
- S 3D st (*), ss, abt 200 e Havemeyer, 17.8 to Grand x21.1x11.6, gore & being lot 14, blk 2434, sec 8; foreclosure of tax lien; Tax Lien Co of N Y. 400
- W 9TH st, swc Court, 80x20; Bernard Stattman. 5,875
- Bay 11TH st, ses, 280 ne Bath av, 60x173.4 to Bennett's la & being lots 416, 420, 421, 455, 456 & 457, map Bath Beach; adj sine die. —
- Bay 14TH st, ses, 90 ne Benson av, 160x108.4; Arthur Pinover. 3,115
- 41ST st, nes, 300 se 14 av, 20x100; withdrawn. —
- 41ST st, nes, 320 se 14 av, 20x100; withdrawn. —
- 41ST st, nes, 340 se 14 av, 20x100; withdrawn. —
- 41ST st, nes, 360 se 14 av, 20x100; withdrawn. —
- 41ST st, nes, 380 se 14 av, 20x100; withdrawn. —
- 76TH st, sws, 311 nw 18 av, 80x100; adj to Aug. 28. —
- 81ST st (*), sws, intersec ses 10 av, 103.5x100xirreg; Frederic E Gunnison. 3,525
- 82D st (*), ns, 350 w 17 av, 20x100; Grace H Warbasse. 3,300
- New Lots rd, ss, adj land of Wyckoff Eldert, runs s67.1xe6xs415.8xw484.8xn1.-139.2xe489.11 to beg; Jno C Langan, 48,000
- 22D av (*), nwc 62d, 100x600; also 22D AV, swc 62d, 100x600; Wm M Crowe. 65,332
- 22D av, swc 62d, see 22 av, nwc 62.
- JAMES L. BRUMLEY.
- Waldorf ct, ss, 200 w 17th, 54x115; adj to Sept 5 —
- Atlantic av (*), ns, 180 w N Y av, 40x149.1; Rawson L Wood et al. 7,600
- STH av (*), nws, 80.2 ne 51st, 20x80; Kate C Henderson et al. 4,642
- 17TH av, nws, intersec nes 76th, 19x100; H N Nowery. 4,400
- 17TH av, ses, intersec nec 76th, 19x100; H N Nowery. 4,500

WM. P. RAE CO.

- Cherry st (*), sec Stewart av, 100x200; also CHERRY ST, ss, 200 e Stewart av, 100x100; Citizens Trust Co of Bklyn. 2,000
- Cherry st, ss, 200 e Stewart av, see Cherry, sec Stewart av.
- Rapelyea st (*), ns, 75 w Hicks, 50x100xirreg; Martha Kern. 6,000
- Rapelyea st (*), ns, 125 w Hicks, 18.9x100; Martha Kern. 4,500
- Weldon st, ss, 952 w Railroad av, 50x100; David Leon. 400
- 64TH st (*), sws, 200 se 8 av, 20x100; foreclosure of tax lien; Irving W Smith. 100
- Nassau av, ss, 50 e Van Dam, 25x102; Florence Raynor. 4,500
- Washington av (*), ws, 250 s Willoughby av, 75x200; Kings County Trust Co. 2,000
- Lot 29 (*), blk 3188, sec 11; foreclosure of tax lien; Tax Lien Co of N Y. 400

JERE JOHNSON, JR., CO.

- Eldert st (*), ss, 180 e Bushwick av, 20x100; Saml E Burtis. 3,800
- Eldert st (*), ss, 200 e Bushwick av, 20x100; Saml E Burtis. 3,900
- Eldert st (*), ss, 220 e Covert, 20x100; Saml E Burtis. 3,900
- CHARLES SHONGOOD.
- 55TH st, 1337 (*), nes, 375 nw 14 av, 50x100, except part released; Malinda Foster. 3,700
- 61ST st, nec 20 av, see 66th, swc 21 av.
- 62D st, sec 21 av, see 66th, swc 21 av.
- 63D st, nwc 21 av, see 66th, swc 21 av.
- 63D st, swc 21 av, see 66th, swc 21 av.
- 64TH st (*), sec 21 av, 700x200; also 65TH ST, sec 21 av, 631x—x641x200; also 66TH ST, sec 21 av, 644x60.7x—x76.11x100x40x600x100, except parts released; Harry H Smith. 323,000
- 64TH st, ns, 480 w 21 av, see 66th, swc 21 av.
- 65TH st, nwc 21 av, see 66th, swc 21 av.
- 65TH st, sec 21 av, see 64th, sec 21 av.
- 66TH st (*) swc 21 av, 480x100; also 66th ST, nwc 21 av, 480x200; also 65TH ST, nwc 21 av, 480x200; also 63D ST, swc 21 av, 480x95.9; also 64TH ST, ns, 480 w 21 av, 326.9x68.11; also 63D ST, nwc 21 av, 480x100; also 62D ST, sec 21 av, 100x200x

irreg; also 61ST ST, nec 20 av, 220x200; Harry H Smith. 550,945

- 66TH st, sec 21 av, see 64th, sec 21 av.
- 66TH st, nwc 21 av, see 66th, swc 21 av.
- 86TH st, ss, 100 w 4 av, 40x100; also 86TH ST, ss, 160 w 4 av, 200x100; S Crawford. 11,960
- 86TH st, ss, 100 e 3 av, 240x100; S Crawford. 11,920
- 86TH st, ss, 160 w 4 av, see 86th, ss, 100 w 4 av.
- Nostrand av, ws, 200 n Av H, 20x68.2; Anna M Finn. 4,000

Total\$1,140,364
Corresponding week, 1911.... 117,915

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

AUG. 10.

No Legal Sales advertised for this day.

AUG. 12.

102D st, 101 E, ns, 74.6 e Lex av, 27x100.11, 5-sty bk tnt; Jacob Ganefried agt Yetta Gottlieb et al; Herman Gottlieb (A), 320 Bway; Hugo Wintner (R); due, \$8,-031.61; T&c, \$70; sub to a first mtg of \$17,000; Jos P Day.

110TH st, 338 E, ss, 225 w 1 av, 16.8x100.10, 3-sty & b stn dwg; Amelia A Corse agt Eliza Celia et al; Brady & Brady (A), 280 Bway; Jno Cardone (R); due, \$8,-588.07; T&c, \$993.60; Herbert A Sherman.

118TH st, 447 E, ns, 107.9 w Pleasant av, 19.9x100.10, 3-sty & b bk dwg; Geo C Clark agt Edmund T Simes et al; Rufus L Scott (A), 93 Nassau; Peter J Everett (R); due, \$5,353.20; T&c, \$643.92; mtg recorded May8'05; J H Mayers.

Barnes av, es, 80 s 214th, 26.5x103.4x25x112.1, Wakefield; State Savgs Bank of the City of N Y agt Rachela Bracco et al; Robt H Grimes (A), 14 Wall; Edw L Paris (R); due, \$11,708.81; T&c, \$392.86; Joseph P Day.

AUG. 13.

No Legal Sales Advertiser for this day.

AUG. 14.

Ridge st, 149, ws, 125 n Stanton, 25x100, 5-sty bk tnt & str; Bridget A Smith agt Michl Kramer et al; Goldfogle, Cohn & Lind (A), 271 Bway; Jno J Hynes (R); due, \$29,612.71; T&c, \$634.41; Jos P Day.

3D st, 13 E, ns, 275 w 2 av, 25x87, 5-sty bk tnt & str; Amelia Hanford agt Birdie V Schlesinger et al; Wilson, Barker & Wager (A), 48 Wall; Jno F Cowan (R); due, \$28,673.88; T&c, \$291; Jos P Day.

75TH st, 46 W, ss, 560 w Central Park W, 20x102.2, 4-sty & b stn dwg; Jno Ingle, Jr, agt Sarah E Crowell; Friend Hoar (A), 55 Liberty; J Campbell Thompson (R); due, \$5,370.82; T&c, \$340.07; sub first mtg \$28,000; Jos P Day.

119TH st, 15 W, ns, 151.5 w 5 av, 14x73x14.6x69.2, 3-sty & b bk dwg; Rosine Massett agt Nathan Rubenstein et al; Talley & Sanborn (A), 37 Liberty; Alfd J Baylis (R); due, \$5,842.20; T&c, \$171.11; Jos P Day.

120TH st, 108 E, ss, 110.10 e Park av, 20.10x100.10, 4-sty stn tnt; German Savgs Bank in City N Y agt Chas W Bauschat et al; Alfd Roelker, Jr, (A), 62 Wm; Wm T Keleher (R); due, \$7,641.43; T&c, \$453.25; Henry Brady.

138TH st, 590 E, ss, 237.2 e St Ann's av, 37.6x100, 5-sty bk tnt; Ferd G Kneer agt Chas J W Boehm et al; Edw Miehling (A), 258 Bway; Benno Loewy (R); due, \$4,913.12; T&c, \$—; sub to a first mtg \$28,000; mtg recorded Mar6'05; Jos P Day.

Washington av, 1477, ws, 90 s 171st, 37.6x100, 5-sty bk tnt; Ferd C Kneer agt Chas J W Boehm et al; Edw Miehling (A), 258 Bway; Benno Loewy (R); due, \$8,504.97; T&c, \$—; sub to first mtg \$22,000; mtg recorded Junel'05; Jos P Day.

AUG. 15.

94TH st, 28 E, see Madison av, 1326.

117TH st, 335 E, ns, 200 w 1 av, 25x100.11, 4-sty bk tnt & str; Margt Marx agt Geo Mele et al; Albt W Venino (A), 59 Wall; Grant Hoerner (R); due, \$16,-681.35; T&c, \$638; Jos P Day.

142D st E, swc Concord av, see Concord av, 355.

165TH st, 316, swc Findlay av, 26.11x88.9x25.6x90.5, 5-sty bk tnt & str; A Monae Lesser et al agt Mountain Constn Co et al; Saml B Hamburger (A), 2 Recor; Patk H Maley (R); due, \$6,199.99; T&c, \$1,129.43; sub to first mtg \$24,000; Jos P Day.

Concord av, 355, swc 142d, 20x100, 2-sty & b bk dwg; Jno Kudlich agt Brigida Lomonte et al; Herman C Kudlich (A), 299 Bway; Lester Lazarus (R); due, \$5,488.94; T&c, \$1,035.88; Joseph P Day.

Findlay av, swc 165th, see 165th, 316 E.

Madison av, 1326, swc 94th (No 28), 100.8x87.9, 7-sty bk tnt; Aug Oppenheimer agt Simon Uhfelder et al; Eugene G Kremer (A), 1 Wall; Ignatius M Wilkinson (R); due, \$57,261.16; T&c, \$2,785.08; sub to first mtg \$190,000; Jos P Day.

Union av, 610, es, 17.6 s 151st, 17.6x90, 3 & 4-sty bk tnt; Max Cohen et al agt Milton J Doernberg et al; Davis & Davis (A), 51 Chambers; Henry A Gumbleton (R); due, \$1,389.60; T&c, \$450.96; sub to first mtg \$6,000; Saml Marx.

18T av, 1941-3, ws, 80.11 s 100th, 40x100, 6-sty bk tnt & str; Metropolitan Trust Co of City N Y agt Martin M Stone et al; Winston H Hagen (A), 49 Wall;

Jno J Hynes (R); due, \$33,204.01; T&c, \$1,280.31; mtg recorded Feb 18'07; Henry Brady.

AUG. 16.

33D st, 205-7 W, ns, 69.10 w 7 av, 30x 98.9, 2-3-sty stn dwgs; N Y Life Ins Co agt Geo L Kobbé et al; Cary & Carroll (A), 59 Wall; Jno Reilly (R); due, \$110,-257.20; T&c, \$4,743.94; Jos P Day.

156TH st, 533 W, ns, 435.9 e Bway, 39.3x 99.11, 5-sty bk int; Equitable Trust Co of N Y agt Harris Shapiro et al; Cary & Carroll (A), 59 Wall; Henry E Warner (R); due, \$44,091.09; T&c, \$3,647.49; Jos P Day.

Barnes av, nec No Chestnut dr, see No Chestnut dr, nec Barnes av.

North Chestnut dr, 801, nec Barnes av, 26x96, Wakefield; Geo Doll et al agt Martin Pletscher et al; Lewkowitz & Schaap (A), 73 Nassau; Marcel Levy (R); due, \$1,194.13; T&c, \$447; sub to first mtg \$4,-000; J H Mayers.

Overing st, 1522, es, 217.8 n Frisby av, 22.6x94.11, Westchester; Wellman Finance & Realty Co agt Pelham Improvement Co et al; action 1; Richd H Arnold (A), 120 Westchester sq; Chas L Hoffman (R); due, \$1,209.02; T&c, \$663.96; sub to prior mtg \$3,750; H C Mapes & Co.

Overing st, 1524, es, 240.3 n Frisby av, 20x94.11, Westchester; same agt same; action 2; same (A); same (R); due, \$1,-209.02; T&c, \$663.96; sub to prior mtg \$3,750; H C Mapes & Co.

Overing st, 1526, es, 260.3 n Frisby av, 20x94.11, Westchester; same agt same; action 3; same (A); same (R); due, \$1,-209.02; T&c, \$663.96; sub to prior mtg \$4,000; H C Mapes & Co.

Overing st, 1532, es, 320.3 n Frisby av, 22.6x94.11, Westchester; same agt same; action 6; same (A); same (R); due, \$1,-209.02; T&c, \$663.96; sub to prior mtg \$4,250; H C Mapes & Co.

Overing st, 1528, es, 280.3 n Frisby av, 20x93.11x20x94.11, Westchester; Herman Wolfson agt Pelham Improvement Co et al; action 4; Richd H Arnold (A), 120 Westchester sq; Chas L Hoffman (R); due, \$848.82; T&c, \$663.96; sub prior mtg \$4,000; H C Mapes & Co.

Overing st, 1530, es, 300.3 n Frisby av, 20x94.11, Westchester; same agt same; action 5; same (A); same (R); due \$1,-209.02; T&c, \$663.96; sub to prior mtg \$4,267; H C Mapes & Co.

AUG. 17.

No Legal Sales advertised for this day.

AUG. 19.

153D st, 530 W, ss, 425 w Ams av, 37.6x 99.11, 5-sty bk int; Edw Elbaum agt Lettie J Risley et al; Henry B Singer (A), 55 Liberty; Melvin H Dalberg (R); due, \$3,139.32; T&c, \$1,517.56; Jos P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

AUG. 10.

No Legal Sales advertised for this day.

AUG. 12.

Liberty st, ws, 100 n F, 25x100; Greenpoint Polish Co-operative Svgs & Loan Assn et al agt Anthony Muszynski et al; Geo C Schnitzer (A), 44 Court; Abr Lehman (R); Chas Shongood.

Shore rd, ns, 25 nw 74th, 155.10x209.11; Van Brunt Bergen et al agt Kath M Galvin et al; Hubbard & Rushmore (A), 26 Court; Fredk A Drake (R); Wm H Smith.

AUG. 13.

Henry st, ws, 76.8 s Warren, 19x100; Valentine Linn adm agt Henry E Dermody et al; Surplus, Moore & Williams (A), 215 Montague; Jno C Stemmerman (R); Charles Shongood.

Richardson st, ns, 125 w Manhattan av, 25x100; Bushwick Savings Bank agt Julia S Moodge et al; Rufus L Scott (A), 93 Nassau, Manhattan; Leon Sachs (R); Chas Shongood.

47TH st, nes, 260 se 16 av, 40x100.2; Augustus F Brombacher et al agt Louise Plowman et al; Edwin Kempton (A), 175 Remsen; J Philip Berg (R); Chas Shongood.

61ST st, ns, 100 w 5 av, 40x100; Rose Levitt agt Mary Cunningham et al; Surplus, Moore & Williams (A), 215 Montague; Thos C Hughes (R); Chas Shongood.

76TH st, ns, 120 w 7 av, 80x100; Edw C Van Altena agt Mazieroff, Gloomgarday Co et al; Elfers & Abberley (A), 277 Bway, Manhattan; Royal W France (R); Wm P Rae.

84TH st, ss, 100 w 13 av, 60x100; Abr Rothschild et al agt Lafayette Trust Co et al; Edwin Kempton (A), 175 Remsen; Leon Sachs (R); Chas Shongood.

Rogers av, ws, 50 n Hawthorne, 19.6x 81.7; also ROGERS AV, ws, 89 n Hawthorne, 19.6x81.7; Horace I Moyer et al agt Sarah Siden et al; Chas C Suffern (A), 203 Montague; Edwin L Garvin (R); Wm H Smith.

Sheffield av, es, 100 s Pitkin av, 25x100; Paulina Haller agt Fredk Goeglein et al; Walter G Rooney (A), 44 Court; Frank X McCaffry (R); Wm H Smith.

Sheperd av, ws, 150 n Liberty st, 25x 100; Chas A Webber agt Thos Curtis et al; Chas A Webber (A), 44 Court; Cornelius Furgueson, Jr (R); Wm H Smith.

Utica av, es, 77.6 s Prospect pl, 19.8x90; Maximilian Mosson agt Isaac E Juselius et al; Surplus, Moore & Williams (A), 215 Montague; Abr Levitt (R); Chas Shongood.

AUG. 14.

E 14TH st, es, 45 n Wellington ct, 40x 100; Howard B Bullard agt The El-Van Constn Co et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Wm P Rae.

38TH st, ws, 220 n Snyder av, 20x100; Hugo Eschner agt Bessie Graff et al; Chas A Clayton (A), 44 Court; Clarence Kempner (R); Wm P Rae.

65TH st, nes, 280 nw 8 av, 60x100; H B Scharmann & Sons agt Mary A Frank et al; Frank Obernier (A), 44 Court; A H T Banzhaf (R); Wm H Smith.

77TH st, sws, 320 nw 21 av, 20x100; Title Ins Co of N Y agt Himmlestein & Arker Co et al; Chas C Suffern (A), 203 Montague; Arthur H Bissell (R); Wm H Smith.

E 93D st, ws, 158 n Farraguet rd, 16.6 x291.3; Julius Biederman agt Harry Dancik et al; Abr Levitt (A), 132 Nassau, Manhattan; E Alex Williams (R); Chas Shongood.

Bay Ridge av, ns, 80 w 10 av, 20x90; Wm C Schoenijahn agt Safe Realty Corp et al; McGuire, Delany, Niper & Connolly (A), 189 Montague; Fredk H Van Houten (R); Wm H Smith.

Clinton av, ws, 59.5 s Flushing av, 18.5x 53.3; Augt J Chabot agt Harriet T Banta et al; action No 1; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

Clinton av, ws, 77.10 s Flushing av, 18.2x 53.3; same agt same; action No 2; same (A); same (R); Wm H Smith.

Clinton av, ws, 96 s Flushing av, 13.11 x53.3; same agt same; action No 3; same (A); same (R); Wm H Smith.

Lawrence av, ns, 600 e 3d, runs e100xn 100xe20xn111 to Webster av, xw60xs111x w60xs100 to beg; Rebecca Van Cott agt Jno E Quinn et al; Louis J Moss (A), 26 Court; Thos J Evers (R); Chas Shongood.

Lincoln rd, ns, 339 n Nostrand av, 38.9 x102.6; Broadway Trust Co agt Henry Mangels et al; Jno Z Lott (A), 164 Montague; Fortescue C Metcalfe (R); Jas L Brumley.

AUG. 15.

Madison st, ns, 400 w Franklin av, 25x 100; David Davis agt Emma Emery et al; Henry M Levin (A), 647 Beekman, Manhattan; Royal W France (R); J H Mayers.

Water st, ns, 70.4 w Jay, 20.4x50; Jno G Crawford agt Otilie Zalkind et al; Edwin Kempton (A), 175 Remsen; Augustus M Price (R); Wm H Smith.

1ST st, sws, 97.10 se 7 av, 20x100; Title Guarantee & Trust Co agt Wm B Martin et al; action No 2; Harry L Thompson (A), 175 Remsen; Isaac E Chadwick (R); Wm H Smith.

2D st, sws, intersec ses 8 av, 95.9x95; United Cities Realty Corp agt Thos G Carlin et al; Isaac Roth (A), 261 Bway; Edw J Hogarty (R); Wm H Smith.

W 8TH st, ws, 260 s Av U, 40x100; Myron Strauss agt Jas J Farrell et al; Walter H Cragg (A), 44 Court; Arnold S Furst (R); Chas Shongood.

Johnson av, ses, 25 sw Morgan av, 25x 100; Geo A Beyer et al agt Herman M Woelber et al; Hersey Egginton (A), 44 Court; Selah B Strong (R); Wm H Smith.

AUG. 16.

E 35TH st, ws, 21 n Beverly rd, 19.8x 100; Postal Life Ins Co agt Dorey Realty Co et al; action No 3; Hirsh & Newman (A), 391 Fulton; Isaac Liblin (R); Wm H Smith.

17TH av, ses, 37 ne 76th, 18x100; Jeremiah J Andreas agt Boone Constn Co et al; action No 3; Dorman & Dana (A), 48 Wall, Manhattan; Henry E Wilke (R); Wm P Rae.

17TH av, ses, 55 ne 76th, 18x100; same agt same; action No 4; same (A); David F Price (R); Wm P Rae.

AUG. 17.

No Legal Sales advertised for this day.

AUG. 19.

Joralemon st, ns, 272.4 w Court, 21.11x x97.3; Elbert H Gammans agt Hilda F Gray et al; Frank H Cothren (A), 2 Reector, Manhattan; Thos E Pearsall (R); Wm H Smith.

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The Democratic party leaders, it is understood, carefully looked over the real estate profession in Chicago before selecting the chairman for the National Committee's sub-committee on finance.

It is said that the tax collectors for Hawthorne, N. J., had to hire assistants to receive back taxes this week when the tax delinquents of the borough learned that one of their number had been hustled to jail on account of a bill of \$3.39.

The names of all landlords who lease houses to gamblers or other disorderly persons will be made public by the special Aldermanic committee to investigate police conditions, according to a statement made by its chairman, Henry H. Curran. Such action might be justified if, for example, cigar dealers who intended to keep pool rooms back of their stores always announced this intention when negotiating a lease. It costs money to obtain legal evidence to overthrow a lease, and failure to present valid evidence is apt to bring on libel suits.

A number of associations have been organized to rid particular neighborhoods of street loafers and other disorderly elements. The latest of the kind is the Forty-eighth Street Improvement Association, which is being formed by Thomas P. Burke, of 310 West 48th street, to clear up the block between Eighth and Ninth avenues. It certainly is remarkable that protective associations of citizens should be regarded as necessary in a town where so many millions in taxes are expended for the maintenance of law and order as in New York City, but that the necessity exists can hardly be questioned after reading the newspapers of the last two weeks.

It is gratifying to find the name of the president of the Allied Real Estate Interests among the signatures to the call for a mass meeting next Wednesday at Cooper Union to discuss police graft. When real estate organizations begin to associate themselves with general movements for civic betterment, the charge of narrow class selfishness made against them—a charge only too true of some—will soon lose its force. As a matter of fact, real estate owners are not a class apart from the rest of the community, although the views of some spokesmen for "property owners' associations" are sufficiently at variance with enlightened public opinion to create that impression.

Madison Square Garden will be the scene of the first international conference and exhibition, embracing every phase of fire prevention, fire protection and fire-fighters, next October, from the 2d to the 12th. Fireproof building construction and all accessories, fire alarm systems, automatic sprinklers and fire extinguishers, motor fire apparatus, fire-escapes, and, in fact, every device and manufacture in the fields of fire prevention and extinguishment will be exhibited and demonstrated; and, in addition, the conference will hold sessions daily, providing the first general consideration of the fire question by architects, builders, engineers, insurance men and fire-fighters on the same platform. The mayors of the principal cities of the United States have appointed their fire chiefs and commissioners as delegates.

The Importance of Lexington Avenue.

In its news columns last week the Record and Guide pointed out that real estate on Lexington avenue was already being benefited to some extent by the subway. But except in certain favored neighborhoods the buying movement has not developed any considerable proportions, and there are reasons for this hesitancy, quite apart from the fact that the opening of the subway is still comparatively remote. It really is not easy to decide how soon Lexington avenue will be available for modern business buildings, and what kind of buildings will be erected. In certain neighborhoods, such as those near 34th, 42d and 59th streets, it is probable that eventually some valuable retail trade may be developed, but it is improbable that this trade will embrace more than a few blocks. The recent erection of a number of large loft buildings on Irving place suggests that these improvements, like the earlier lofts erected on Fourth avenue near 18th street, are prophetic of the future of Lexington avenue at least from 23d to 34th streets; and this suggestion probably looks in the right direction.

Yet there are conditions which make Lexington avenue less available for this class of improvement than any avenue other than Eighth and Third, Sixth avenue only excepted. In the first place, as compared with Fourth, Fifth, Seventh and Eighth avenues, it is only 80 feet instead of 100 feet wide, and if it were lined with modern sixteen-story loft buildings the lower floors would not be any too well lighted. In the second place, as compared with Madison avenue, which is also only 80 feet wide, it has the disadvantage of trolley cars, which would congest traffic and embarrass the loading and unloading of trucks. The cars on Seventh avenue are less troublesome, because the width of the avenue allows plenty of room for traffic between the tracks and the curb. Another disadvantage from which Lexington avenue suffers is that it has no direct connection with the south with a thoroughfare that leads all the way downtown. It ends now practically at 23d street. It could be extended to 14th street by cutting through Gramercy Park, but even then it would still end in a brick wall.

Eventually it may be cut through to Fourth avenue, but this improvement, while it has frequently been discussed, is not likely to be undertaken in the near future. Such disadvantages will not, of course, prevent the eventual improvement of Lexington avenue from 23d to 34th streets with loft buildings, but they are likely to cause some delay and they will make Lexington avenue rather less valuable for this class of business than are the other competing avenues. In spite of the subway, Lexington avenue will always be somewhat out of the way. It does not lead into and out of important public squares like the avenues farther west, and those who own property on its streets should not place their expectations too high.

Imposing New Buildings.

A number of buildings are now approaching completion which will constitute genuine additions to the architectural individuality and interest of New York City. In the first place, the new municipal office building is in every way creditable to the city and to the firm of architects who designed it. It will not only be the best looking skyscraper in New York, but it will also be one of the best planned and one of the most dignified. Probably no office building in the city will contain so many well-lighted rooms, and certainly none will look more like a public edifice. The cleverness with which the architects have managed to impart to the appearance of an entirely practical skyscraper something of the spaciousness and distinction characteristic of public buildings is deserving of the highest praise.

The Woolworth Building will also add a new sensation to the architecture of the city. While in general design and in detail it is not of any great intrinsic interest, yet it will be undeniably effective,

because of its unprecedented height and because this height has been emphasized by its architectural treatment. Its vertical lines have been made as conspicuous as possible and will produce a peculiarly towering impression on the observer. It is, moreover, not merely the highest tower in New York, but the only one which has been situated properly with respect to the rest of the structure.

Of still greater intrinsic architectural interest is the Grand Central Station. The exterior of this huge building is now so near to completion that a pretty good guess can be made as to how it will look, and we imagine every one will agree that it is going to be an extraordinarily handsome and imposing building. It has none of the monumental impressiveness and grave beauty of the Pennsylvania station. It will never awaken among the lovers of good architecture anything like the same enthusiasm as its rival. But it will have practical and aesthetic advantages of its own. It is a frank, dignified modern French treatment of the difficult problem of station design, and as such it is extremely successful. Its masses have been excellently handled, and the ornament is discreet and appropriate. It is, we believe, distinctly a better designed and better looking building than is the Gare d'Orleans, which is the only large modern station in Paris, and if any European city has a structure to compare with it we have never come across it. In fact, in its two modern terminals, New York possesses two public edifices each incomparable in its own way.

Costly Passenger Stations.

A well-known engineer has recently criticized with some severity the expenditures of such enormous sums of money as those laid out by the Pennsylvania and New York Central roads on their New York terminals. "Big passenger terminals," he says, "are a survival of the time when English coaches started from some central hostelry. Central terminals are, perhaps, a convenience to through passengers with trunks, never to local passengers without trunks. The 500,000 people who go to and return from Coney Island on a hot summer holiday have not required palatial terminals; neither have the hundreds of thousands of passengers handled daily at the 42d street sub-station or the Brooklyn Bridge. The great problem of city traffic is to secure distribution, to scatter foci, to dissolve congestion. Terminals of necessity create and increase congestion."

All this is in certain respects very true. The construction of these large, expensive passenger stations involves an enormous amount of waste, which might have been avoided by some systematic planning in the beginning. The most economical and convenient way of collecting the passengers who now use the terminals would be to have the subway system of the city articulate with its subway system so that there could be the utmost freedom in the exchange and transfer of traffic between the two. The majority of suburban trains should run through subways downtown as expresses, and the terminals should simply be transfer stations for the comparatively few people who have trunks or want to travel long distances.

But, unfortunately, this is a counsel of perfection. The steam railroads have only recently awakened to the interest which they should have in uniting their service as closely as possible with the city's rapid transit system. In no part of the country have they attempted to secure control of the local transit machinery, and they would in all probability refuse to enter into too close an alliance—in case such an alliance had been proposed by the city. It looked at one time as if the New York & New Haven would bid for the Lexington avenue subway in New York; and the Public Service Commission evidently prepared its plans with this idea in mind; but for some reason the management of the corporation changed its intentions. So far as we know, this is the only case in which a closer alliance had been seriously discussed by practical men, and considering its enormous advantage to the New Haven company, the advancement of its first plan to obtain a direct southern outlet for its large and

largely increasing suburban traffic is inexplicable. There seems to be no tendency, consequently, to convert terminals into transfer stations—in spite of the huge expense of these buildings and the apparent waste which they involve.

The Week in Real Estate.

One of the noteworthy features of the current real estate market is the rising tide of building activity. Under the influence of expanding enterprise in public and private construction, building material prices are advancing uninterruptedly. Yet, except for a temporary easement in common brick, there is no sign of abatement in demand. Inquiry calling for commodities well into the first quarter of 1913 continues to be heavy.

Usually in August lending companies begin to slack down on engagements, and the cry of "over-construction" is raised. So far this month there has been little evidence of this tendency. Why is it? Can it be that New York really is under-constructed? Can it be that owners have no regard for future renting conditions? Or can it be that operations are made compulsory because of the rapid increase in assessed valuations resulting from the erection of commercial structures where residential buildings formerly existed.

New York, generally speaking, is not under-constructed, else rentals would be universally increasing, and owners have every regard for future renting conditions, as is shown by the fact that instead of putting up warehouses and office and loft buildings, without discrimination as to demand, they are erecting structures that meet the peculiar requirements of the automobile trade in the fifties along Broadway; of the ribbon and embroidery trade in the twenties between Fourth avenue and Broadway; of the shirtwaist trade west of Broadway between 20th and 29th streets; of the silk trade in Fourth avenue and Lexington avenue and of the big laundry trade in the lower twenties from Lexington avenue to Second avenue.

Even the giant office buildings that are being planned downtown are for special classes of tenants—express, financial, insurance, municipal and so on. Only one, the Woolworth, comes under the head of a general office building, in the sense that the Metropolitan Life, the Flat Iron or the Fifth Avenue buildings are general office structures.

In the centre of the present activity in loft building construction is of course, stimulated largely by the fact that old residential structures no longer constitute a profitable investment. Owners of this kind of property, confronted with the necessity of changing the character of their buildings are planned for May rentals. Through this section new subways are to run and a new era is opening up for extensive territories. Owners are desirous of getting new buildings completed before the rush begins for quarters in the new commercial neighborhood that is bound to be developed by the Lexington Avenue Subway.

Such owners are finding prices for building materials high, with every indication of still higher levels before long. They look forward to deliveries in November and December, and they find that the steel mills are operating to capacity, with orders of some 250,000 tons held back. Brick plants, meanwhile, facing a labor famine are unable to keep up with the New York demand at \$7 a thousand; even higher prices are expected within another month with further probability that winter covering charges will give an additional boost to the price of brick on the job.

In the equipment department the owner also foresees high prices, because mills are sold up several months ahead of delivery. In stone, prices this week are higher than those quoted in last week's Record and Guide, with prospects of them going higher. In terra cotta, both architectural and fireproofing, some mills are filled to capacity, and the outlook is that there will be a still heavier demand requiring deliveries well into January. Linseed oil is climbing, thus affecting the paint and decorating markets; all metal work, such as kalameine, metal ceilings, concrete reinforcement and pipe are on a rising market, and lumber is far from being sluggish.

Owners of property that has been affected by the changing character of their neighborhoods are under necessity of building, and building material at once or standing a loss for a year or longer. Despite existing stiffness in the building material market, it is advisable to launch building operations now, for the cost of materials will go higher, and it will probably be a good while before they can go back to the levels that ruled in the early part of this year.

Building Restrictions and the Torrens Law.

Editor of the RECORD AND GUIDE:

I have read with great interest the article in your last issue entitled "Building Restrictions in Title Deeds," which has been written evidently by a lawyer thoroughly conversant with the subject. I am acquainted with all of the decisions cited by him and in some of these cases I have been personally interested either as property owner, attorney or counsel.

The article refers to restrictions on West End avenue, where my private residence is located, and the situation there is correctly described. The article might have referred also to the general tendency to enforce such restrictions and to continue the general character of the neighborhood, as originally contemplated, as further shown by the fact that some ten years ago the Legislature of the State of New York passed an act whereby West End avenue was designated as a parkway and the roadway thereof restricted to the use of private vehicles. While it is true that many large apartment houses have taken the place of private residences on West End avenue, yet it has been held that this is not a violation of the original covenants containing restrictions against "tenement houses."

This proposition was fully established in 1900 by the decision of the Court of Appeals in the case of Kitching vs. Brown (180 N. Y., 414), where the court held, in effect, that as the covenant was made in 1873, when the modern apartment house was unknown, and the promise was "not to erect any tenement house upon the premises," that apartment houses, such as we now have, were not in contemplation of the parties to the contract, and that the covenant against tenement houses did not apply and could not be enforced.

The covenant against "tenement houses," etc., is to be found in the deeds made by Jacob Harson in 1873 or thereabouts. At that time Mr. Harson lived in what was known as "Harsonville," in the vicinity of what is now 70th street and Columbus avenue, and the old farm lines of his property embraced large sections of what was then known as the "Old Bloomingdale Road," and which was subsequently widened and straightened and rechristened the "Boulevard" and then "Broadway." Part of his property, at what is now the corner of 67th street and Broadway, was donated by him to the Bloomingdale Reformed Church, and a handsome church edifice and parsonage were erected on that site.

When, a few years ago, the Bloomingdale Church decided to sell its property at 67th street and Broadway and move uptown to its present location, on Bloomingdale Square (West End avenue, between 106th and 107th streets), it became my duty as attorney for the church to pass upon this question of restrictive covenants. After careful examination of the will of Jacob Harson, deceased, and the various deeds and other instruments, and the decisions of the courts, I advised my client that the restrictive covenants could not be enforced and that the property might be sold and used for other than church purposes. On application to the Supreme Court this view was sustained and the proposed sale ratified, which was subsequently carried into effect, so that a store for the sale of automobile supplies now stands upon the old church foundations.

The latter part of said article devotes considerable space to a discussion of the decision rendered by the Appellate Division, First Department, in November last, in the case of Pagenstetzer vs. Carlson, as "the last word on land restrictions." While it is the last decision in point of time, it is not the "last word," which can only be uttered by the court of last resort, namely, the Court of Appeals. The latest decision of the Court of Appeals on this subject is to be found in the case of McClure vs. Leaycraft (183 N. Y., 36), decided in October, 1905, unanimously reversing the decision of the Appellate Division below. In the course of the opinion, written by Judge Vann, the following significant language is used:

"Nineteen of the twenty-five years which bounded the life of the covenant in question have passed, and the object of the parties in making it has been defeated by the unexpected action of persons not under the control of the defendant. Under the circumstances now existing the covenant is no longer effective for the purpose in view by the parties when they made it, and the enforcement thereof cannot restore the neighborhood to its former condition by making it desirable for private residences.

"If the building restriction were of substantial value to the dominant estate, a court of equity might enforce it, even if the result would be a serious injury to the servient estate, but it will not extend its strong arm to harm one party without helping the other, for that would be un-

just. An injunction that bears heavily on the defendant without benefiting the plaintiff will always be withheld as oppressive. No injustice is done, for the damages sustained can be recovered in an action at law, and the material change of the circumstances so affects the interests of the parties as to make that remedy just to both."

The doctrine here laid down was reaffirmed in the case of Knott vs. Manhattan Railway Company (187 N. Y., 251), where the court, referring to the matter of restricted covenants, says:

"In Trustees of Columbia College vs. Thacher (87 N. Y., 311) the plaintiff sought to enforce a covenant restricting the character of buildings in a certain locality. It appearing after a lapse of time the neighborhood had so changed in character as to defeat the object sought to be attained by the covenant, it was held that the enforcement thereof was inequitable and oppressive upon the defendant and should not be decreed. The same principal is laid down in McClure vs. Leaycraft (183 N. Y., 36). This general doctrine was fully examined in the cases of New York City vs. Pine (185 U. S., 93) and in Penrhyn Slate Company vs. Granville Electric Light & Power Company (181 N. Y., 80). In the last two cases many authorities are cited."

This is the "last word" on the subject from the Court of Appeals, said decision having been rendered in January, 1907.

In nearly all of the cases which have arisen so far with respect to restrictive covenants an action has been brought in equity either to enjoin and restrain the erection of a certain class of buildings, or for specific performance, to compel a purchaser to accept the property subject to the restrictive covenant. In every case the burden has been upon the plaintiff to establish his cause of action by a preponderance of evidence.

This brings us, naturally, to a discussion of the superior merits and advantages of the Torrens Land Title Registration Law, otherwise known as Article 12 of the Real Property Law, as amended by Chapter 627 of the Laws of 1910, whereby an absolutely indefeasible title in fee simple is vested by the State, thus removing all clouds, curing all defects and making the property more valuable and more salable.

One particular advantage of the Torrens is the fact that the plaintiff does not have to sustain the burden of proof, as in every other action, but "the allegations and statements of the examiner's certificate of title and of his abstract and searches, and in the survey, shall be prima facie and presumptive evidence of the facts so alleged and stated, and if any defendant controverts any allegation or statement contained in said certificate of title, abstract or searches or survey, the facts controverting such allegation or statement must be specifically pleaded and set forth, and must be established affirmatively by the defendant pleading and setting forth the same." The act also provides that the court in a Torrens title registration action may "remove clouds from the title and may determine whether or not the same is subject to any lien or incumbrance estate, right, trust or interest, and may declare and fix the same."

Applying these principles and rules, as attorney for the plaintiff in a recent Torrens Title Registration action, I presented to the court due proof, by the official examiner's report and certificate of title, that certain covenants running with the land restricting the use of the property to private residential purposes and providing a five-foot setback, thus limiting the building lines, were no longer binding, by reason of waiver laches and change of character of neighborhood, and thereby obtained from the court final judgment and decree vesting a title in fee simple absolute in the plaintiff, free and clear of all said restrictive covenants.

Under the old method of procedure this never could have been accomplished, and as a matter of fact the old title insurance companies refused to issue any policy of title insurance on this property, except subject to the restrictive covenants which they declared could not be removed.

As the property referred to above is in the heart of the City of New York, and easily worth \$250,000, and particularly adapted to loft and store buildings, where every inch of space must be utilized, it can be readily understood how the owner blesses the day when the Torrens Law was enacted, as without it he never could have been able to rid his property of the objectionable restrictive covenants.

There are many such properties to-day in the City of New York, the title to which might be cleared of restrictions provided the owners thereof should avail themselves of the benefits to be derived from the Torrens Land Title Registration Law.

GILBERT RAY HAWES.

New York, Aug. 5, 1912.

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 Aug. 2 to 8	1911 Aug. 4 to 10
Total No.	140	140
Assessed value	\$8,356,850	\$8,307,325
No. with consideration	14	10
Consideration	\$278,025	\$888,625
Assessed value	\$262,500	\$506,875
Jan. 1 to Aug. 8		
Total No.	5,885	6,186
Assessed value	\$484,150,445	\$350,048,625
No. with consideration	618	545
Consideration	\$41,160,678	\$33,342,713
Assessed value	\$39,888,500	\$30,042,575

MORTGAGES

	Aug. 2 to 8	Aug. 4 to 10
Total No.	117	104
Amount	\$4,586,892	\$4,007,388
To Banks & Ins. Cos.	25	23
Amount	\$2,542,500	\$2,480,000
No. at 6%	47	42
Amount	\$1,093,567	\$574,533
No. at 5½%	3	4
Amount	\$332,000	\$923,000
No. at 5%	30	19
Amount	\$2,182,000	\$392,000
No. at 4½%	5	10
Amount	\$260,500	\$389,500
No. at 4%	1	1
Amount	2	\$300
Unusual rates	2	.....
Amount	\$94,000	.....
Interest not given	30	28
Amount	\$624,825	\$1,728,055
Jan. 1 to Aug. 8		
Total No.	4,019	4,928
Amount	\$225,795,080	\$174,148,706
To Banks & Ins. Cos.	872	1,101
Amount	\$143,727,960	\$81,255,394

MORTGAGE EXTENSIONS

	Aug. 2 to 8	Aug. 4 to 10
Total No.	35	34
Amount	\$1,342,900	\$1,570,250
To Banks & Ins. Co.	7	9
Amount	\$411,500	\$287,000
Jan. 1 to Aug. 8		
Total No.	1,475	1,528
Amount	\$49,323,504	\$59,716,676
To Banks & Ins. Cos.	447	532
Amount	\$30,979,100	\$33,361,705

BUILDING PERMITS

	Aug. 3 to 9	Aug. 5 to 11
New buildings	17	9
Cost	\$5,992,860	\$1,840,300
Alterations	\$261,225	\$152,300
Jan. 1 to Aug. 9		
New buildings	549	567
Cost	\$79,258,485	\$63,827,900
Alterations	\$7,662,593	\$8,197,295

BRONX CONVEYANCES

	Aug. 2 to 8	Aug. 4 to 10
Total No.	192	109
No. with consideration	63	5
Consideration	\$363,725	\$39,836
Jan. 1 to Aug. 8		
Total No.	4,803	4,527
No. with consideration	1,317	318
Consideration	\$6,675,169	\$3,160,930

MORTGAGES

	Aug. 2 to 8	Aug. 4 to 10
Total No.	165	141
Amount	\$1,336,451	\$767,078
To Banks & Ins. Cos.	4	14
Amount	\$39,500	\$122,250
No. at 6%	44	81
Amount	\$458,751	\$383,575
No. at 5½%	34	13
Amount	\$201,810	\$69,404
No. at 5%	49	17
Amount	\$371,762	\$123,400
Unusual rates	17	.....
Amount	\$42,128	.....
Interest not given	21	30
Amount	\$262,000	\$190,699
Jan. 1 to Aug. 8		
Total No.	3,797	3,962
Amount	\$34,616,036	\$36,320,747
To Banks & Ins. Co's	354	468
Amount	\$7,203,616	\$8,314,150

MORTGAGE EXTENSIONS

	Aug. 2 to 8	Aug. 4 to 10
Total No.	20	7
Amount	\$277,000	\$130,250
To Banks & Ins. Cos.	4	2
Amount	\$164,000	\$47,500
Jan. 1 to Aug. 8		
Total No.	435	388
Amount	\$6,858,496	\$5,668,044
To Banks & Ins. Cos.	82	75
Amount	\$2,275,390	\$2,256,850

BUILDING PERMITS

	Aug. 3 to 9	Aug. 5 to 11
New buildings	21	31
Cost	\$658,750	\$346,300
Alterations	\$20,125	\$15,325
Jan. 1 to Aug. 9		
New buildings	882	848
Cost	\$24,404,570	\$14,612,285
Alterations	\$743,265	\$869,007

BROOKLYN CONVEYANCES

	1912 Aug. 1 to 7	1911 Aug. 3 to 9
Total No.	548	440
No. with consideration	51	24
Consideration	\$287,463	\$338,994
Jan. 1 to Aug. 7		
Total No.	15,493	15,828
No. with consideration	1,007	1,005
Consideration	\$9,032,487	\$8,520,187

MORTGAGES

	Aug. 1 to 7	Aug. 3 to 9
Total No.	410	404
Amount	\$1,782,951	\$1,317,737
To Banks & Ins. Cos.	113	102
Amount	\$892,400	\$618,860
No. at 6%	209	220
Amount	\$745,902	\$526,666
No. at 5½%	56	69
Amount	\$251,440	\$238,180
No. at 5%	124	89
Amount	\$722,450	\$468,075
Unusual rates	5	3
Amount	\$43,110	\$13,000
Interest not given	16	23
Amount	\$20,049	\$71,816
Jan. 1 to Aug. 7		
Total No.	12,331	13,975
Amount	\$50,999,695	\$63,455,288
To Banks & Ins. Cos.	3,003	.....
Amount	\$31,172,548	.....

BUILDING PERMITS

	Aug. 1 to 7	Aug. 3 to 9
New buildings	63	69
Cost	\$504,500	\$330,597
Alterations	\$60,800	\$67,110
Jan. 1 to Aug. 7		
New buildings	3,599	3,173
Cost	\$26,383,613	\$20,443,968
Alterations	\$2,856,097	\$3,355,917

QUEENS BUILDING PERMITS

	Aug. 2 to 8	Aug. 4 to 10
New buildings	104	126
Cost	\$462,235	\$801,962
Alterations	\$19,360	\$9,195
Jan. 1 to Aug. 8		
New buildings	2,923	3,693
Cost	\$12,015,809	\$15,771,163
Alterations	\$564,710	\$528,779

RICHMOND BUILDING PERMITS

	Aug. 2 to 8	Jan. 1 to Aug. 8
New buildings	9	.....
Cost	\$33,748	.....
Alterations	\$2,550	.....
Jan. 1 to Aug. 8		
New buildings	593	.....
Cost	\$2,012,385	.....
Alterations	\$195,906	.....

An Interesting Alteration on West 72d St.

The transformation of West 72d street from a residence to a business thoroughfare is steadily progressing. One of the recently noticeable operations going on is the alteration of the old five-story dwellings 170 to 172 West 72d street which are being remodeled for stores and non-housekeeping apartments. The total amount of income as dwellings before changes were made was \$3,500 each.

The building remodeled will show an income of \$25,000. The premises will command a view of Sherman Square, Broadway, for many blocks, and the Hudson River. Pease & Elliman, 165 West 72d street, are the agents.

The architectural design represents the Georgian period, and the facade will be of red brick with white cornices and columns. The vestibule between the two smart shops will be in Caen stone.

Four suites are planned on a floor, consisting of two apartments at the front, with living-room and bedroom and bath, and two apartments in the rear with living room, two bedrooms and bath. Separate entrances, vestibules, electric lights, clothes closets and large rooms will appeal to tenants.



WALTDON CHAMBERS.

170-172 West 72d Street.

J. T. Hanemann, Architect.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XIX.

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

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BANKS, CONTINUED.—LIGHT AND AIR.

IT is an easy matter to secure a proper amount of light and air by the use of glass domes or skylights supplied with proper ventilators, in addition to windows in the one or two-story buildings, now so much in use. Front and rear lighting from the street or yards and sidelighting is frequently done away with and top lighting only resorted to, the windowless facade being supposed to carry with it a suggestion of security in addition to the privacy which is thereby ensured.

The ideal building for very large institutions is that which is entirely self-contained, surrounded by streets on all sides, permitting freedom of inspection, even though the frontages are not used for the purpose of obtaining light; such buildings are the Bank of England and the National City Bank of New York.

FLOOR PLAN.

In this class of building, the ground floor accommodation is far more valuable than that on other floors and care should be taken, especially on high-priced land, to use it to the best advantage and chiefly for those depart-

ments of the business is complicated and departments of different requirements are to be accommodated, such as trust and bond or mortgage departments in connection with trust companies, these should be placed with reference to their relations with one another and with the general public.

The supervision of the working force by the proper officials and an outlook over the banking room in general by visitors and others is sometimes obtained by raising a portion of the floor above the general level, in other cases by the use of a mezzanine story from which it can be overlooked.

The accommodation required by the different officers depends for its location and distribution on the nature of the business transacted and their need of communication with the general public.

The requirements for cash and security vaults vary greatly. Sometimes it is considered advisable to have, at any rate, the entrance to these in plain view of the public, on account of the impression thereby supposed to be created; at other times they are out of view, and frequently, as with safe deposit departments on a separate



EXAMPLE OF "SPLIT STORIES."

The "architectural" main floor of this building is vacant. The basement store, though a couple of steps below the sidewalk, is readily rented, after building out a show window to the sidewalk, completely concealing the supporting piers. Lower Broadway, N. Y.

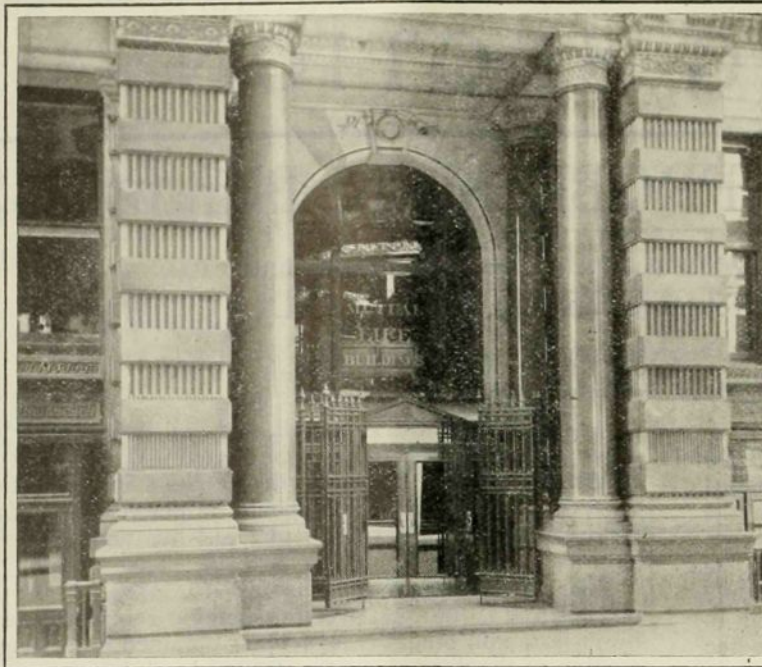
ments whose duties require them to be in constant communication with the public.

Ample space should be allowed for the accommodation of the public and proper provision made for ease of circulation and for the separation of incoming and outgoing crowds, especially in savings banks and similar institutions, which are subject to periods of great activity at quarterly intervals.

Those departments with which the public transacts its business directly, such as paying and receiving tellers, should be placed where they are readily accessible and their quarters clearly indicated and easily seen on entering, thus avoiding delay and confusion; others, such as the general clerical force with which the public deals but occasionally, if at all, and which do not need constant communication with the more public departments, are best at a distance from the public spaces and placed where they will be quieter and suffer fewer interruptions.

floor, generally the basement. They should, however, be placed where they can be readily inspected and where the incoming and outgoing of customers are under full control.

On high-priced land, where the tendency is to erect buildings of numerous stories, a one or two-storied bank can be built in conjunction with the adjoining property and made to supply permanent light and air with beneficial results to all concerned. The bank can thereby secure its land at a lower rental in consideration of the open space above it which enables the adjoining buildings to cover a greater proportion of land than would otherwise be possible. (See R. M. Hurd's "Principles of City Land Values," and the frontispiece illustration of the Liberty National Bank in New York.) For further information concerning the planning of bank buildings, the reader is referred to an article by Philip Sawyer, published in the March issue of the Architectural Review for



A REMODELED ENTRANCE.

This entrance was originally designed with a long flight of steps constituting the sole approach to the main office of the occupant; on account of their great inconvenience, it was found necessary to remove them and to remodel the entrance, giving access to an elevator hall at the street level. Mutual Life Building, New York.

the year 1905, which contains much interesting matter as well as numerous examples.

CONSTRUCTION.

The construction should be fireproof in all important buildings. On account of the large floor spaces and open arrangement mostly adopted and the character of construction generally employed, non-combustible materials add but little proportionately to the cost.

All materials employed should be of the best, but a good quality of cheap material is preferable to a more showy material which will not last.

DECORATION.

The exterior and interior decoration should be subdued and dignified; over-ornateness is not in keeping with this business, which demands a building expressing substantiality, restraint and judicious administration.

OFFICE BUILDINGS.

The complexity of the problems presented by many of the high office buildings, which are being erected in such numbers in the larger cities, is such that it is only possible to deal briefly with the more general requirements which are to be met with; any more exhaustive inquiry would be beyond the scope of this book.

The purely commercial nature of most office buildings is such as to make a close study of their requirements of great importance. Though, some office buildings erected by large corporations for their own use, which, as the visible and tangible expression of the wealth and solidity of their owners, partake of the nature of advertisements, most of them can be considered as purely commercial, erected for the purpose of securing a suitable permanent return on the money invested.

The requirements of accommodation vary according to the probable uses of the building; in some the office units are large, some corporations needing large areas of undivided floor space, easy of supervision and where the different members of the office force can be in constant communication with each other. In others the units are smaller and for occupancy by individuals or small firms. The size of the unit to be used depends on location, proposed tenancy and demand. Buildings of steel skeleton construction or those with self-sustaining walls and with floors supported by interior columns make possible numerous variations of the arrangement of the interior partitions and it is not infrequent in modern office buildings for whole floors to be offered to prospective tenants with the proviso that they will be subdivided to suit.

It is only in the larger cities that there is a purely financial section of any size, consequently in all others the ground floors of office buildings are generally used for shops, banks, etc. In the financial sections of the larger cities, the ground floor is of considerably greater rental value than the upper floors, due to its greater accessibility and prominence. Thus in the financial section of



A GOOD GROUND-FLOOR ENTRANCE.

A good entrance to a large office building. The entire Broadway frontage of the City Investing Company's building is devoted, on the ground floor, to this entrance.

New York City, where the rentals of the upper floors range from \$4 per square foot per annum down to \$2, that of the ground floor will be about from \$10 to \$25, or over, or from five to six times as much as the floors above.

It is not necessary in buildings intended entirely for offices to use the ground floor for display as with store property; and direct access is needed only at the entrance or entrances.

SPLIT STORIES.

Before elevators came into general use, it was customary to build what are commonly called split stories, or high basement office buildings, the object being to secure ground floor rentals from two stories. This method provided a basement reached by steps, the floor of which was a few feet below the curb, and a main or ground floor from eight to fifteen steps above the sidewalk. There was some apparent justification for this type in high-class office buildings, because it reduced the aggregate amount of inconvenience necessary in reaching these two stories and rentals were partly graded according to the ease of access of the different floors, being highest on the main floor and diminishing with each additional story in height. It is questionable, however, whether such an arrangement has ever been financially successful, as it meant the sacrificing of the most valuable floor space for inferior accommodation. Since the introduction and general adoption of the elevator, there has been no excuse for building in this fashion, though it is still occasionally done; it is uneconomical and results in a reduction of the ground floor rents which are not compensated by those obtained from the basement, the commercial value of the building being consequently diminished.

It is far better to recognize the ground floor as the main story which it actually is in such buildings, making it as accessible as possible by placing it at or just above the curb level, giving it plenty of height, and emphasizing its importance by architectural treatment.

THE ENTRANCE.

The large number of users and the aggregate inconvenience suffered when there is any interference or obstruction to its most convenient and ready use emphasizes the importance of a proper entrance to an office building.

A good example of an important entrance to a large office building is that of the City Investing Building in New York where the entire Broadway frontage is used for this purpose.

The public use of the main entrance is such that it should be considered in a measure a continuation of the public highway and all impediments to traffic should be eliminated.

BUILDING MATERIALS.

Market has Entered Upon An Era of Unexplained Activity.

Lumber the Only Exception, Due to Heavy Buying Earlier in the Summer—Linseed Oil at .76—Metals Market Still the Most Aggressive.

At a time when the demand for building materials usually slacks off the trade is experiencing one of its most encouraging periods this year. Led by steel and other building metals, the whole market is feeling an impetus that bodes well for a most active Fall. Plan filings are again active on new buildings, while the volume of filings made for alterations is heavier than in several years. It is customary during the first two weeks in August for the demand in building materials, especially on specifications for new operations, to fall away owing to the fact that building investors generally stand aside for the moment, as it were, to gauge the winter renting requirements between the first of October and the first of May. This, also, is the time when lending companies usually curtail loan engagements and the annual cry of "Over-construction" is raised.

The fact is that owing to political and economical exigencies of the hour, the demand for money by commercial interests is comparatively light. Business interests are inclined to wait a while before expanding or going ahead. In the meantime, capital is piling up and there is more than enough to move the crops. All the money that is offered is not taken and therefore there is plenty of it available for building construction at reasonable rates of interest.

An increased demand for materials has resulted. The cry of "over-construction" has not yet been strongly advanced and, in fact, there is little reason for it to be raised. New subway work is going on apace and, benefiting by the experience of realty investors who anticipated the completion of the existing subway, there is a tendency to start work at once on apartment house and home construction in outlying parts of the city.

For that reason dealers have anticipated their Fall requirements extensively. In most cases they have carried out this policy in every line, but common brick, and they would doubtless have done so in that department had the supply been sufficient to warrant it.

Dealers Running Short.

Even with larger stocks on hand than usual, the dealers are finding that they are going to run short on some lines. They have come into the market again on supplementals, in such lines as hard and soft lumber, reinforcing materials, Portland and natural cement, lime, plaster, patent building materials, sand, gravel and crushed stone, roofing materials, flue lining and mill work.

On lines which cannot be carried in stock, such as fabricated steel, kalamein, cornices and fire-escapes, there is a decided tendency to strengthen quotations on new work calling for deliveries into October, November and December. On first quarter delivery contracts, there is a decided disposition to quote in anticipation of prices still higher than those now ruling, and common brick appears to be one of these.

Another sign of the time is the continued attitude of the brick interests in buying supplies and making sales. Manufacturers are now paid in ten days, and naturally the credit terms allowed to dealers here have been reduced, with the result that dealers in turn are seeing to it that they are selling only to good customers. The result is that here and there dealers have been severely cramped, but "Shoestring Construction" has been largely eliminated, not only in Manhattan, but in the suburbs, including New Jersey.

The result of this condition of affairs has been a safer character of building construction, a restriction of credits, hence prompt and regular payments; a natural strengthening of the building material market and no inflation.

Artificial boom conditions were responsible for the reaction which was so disastrously experienced last year. There has been none of it, comparatively speaking, this year. The result is that instead of ruinously low price levels, and consequent inferiority of materials, the price of materials has moved up to normal levels and consequently, construction work has proceeded only as renting requirements of the next eight months seem to warrant.

Higher Prices Not a Barrier.

Consumers have been heard to complain about the advancing cost of building materials. When compared with prices

which have prevailed in recent years they do appear high, but it should be remembered that when prices are low, indiscriminate construction goes on apace and the result is an ultimate loss to the investor in empty buildings.

True, the usual carrying time for a new building ranges from two to three and one-half years after it is completed, but whenever indiscriminate building construction can be checked, it benefits the owner by reducing the time of carrying his building on an unprofitable basis, and by tenancing it quickly permits him to turn over his investment promptly.

For the reasons outlined it would appear as though the building situation was well in the hands of the sound conservatives. It should continue to be strongly maintained for at least a year, providing there is no popular unrest following the general elections.

Judging from the present attitude of the steel, lumber, cement and brick producers, the possibility of a reaction after November has been discounted. Certainly the commercial attitude prior to the elections is vastly different from that preceding other Presidential contests, when mills have shut down and hands have been thrown out of employment the whole country over.

Mills Operating Near Capacity.

This year the steel mills are working to capacity, the lumber and brick interests are crying for more help to meet the demand and their mills are working to capacity in the case of the lumber plants, and as far as the Hudson and Raritan River brick plants are concerned, they are working on an average of 80 per cent. of capacity. In the Portland cement mills 95 per cent. of capacity is being operated throughout the Lehigh valley district and quarries, and terra cotta plants, specializing on facade materials, cannot turn out work fast enough. The fireproofing companies are sold up far ahead of their usual summer schedule, and one concern, notably the New Jersey Clay Products Company, is sold up to December first.

The hardwood manufacturers in the Southern belt are working their mills to full capacity to meet the demand, and in more than one case they are working day and night. The lime interests are operating near capacity, fabricators have all the work they can handle, so that higher prices on new work are being asked.

Here, then, appears to be the source of stability of the present realty market. It is futile to rail against the higher cost of building materials because consumers were warned in this department three months ago that prices would advance and advance sharply by the middle of summer. The steel companies later advised their customers to this effect, and the hardwood and lumber interests cautioned their clients against being caught short-handed. Then was the time to build, if cheap materials were a factor. As the situation now stands, the higher cost of materials will not restrict large building operations. Price fluctuations affect only the small consumer who erects a home or small apartment house; not the big operator who figures in the hundreds of thousands of dollars. As for the large consumer, he builds, or should build, only when there is an actual need for such a building as he proposes to erect, or where there is sound reason to believe that such a need will be created. As for the small consumer, the price of building materials is considerable of an item in the question of when or how extensively he shall build, but on a small dwelling or two-family apartment house, of frame, brick or stone, the difference in cost of materials to-day over that of last year, probably would not amount to \$400 on a \$10,000 operation outside of New York where cartage charges are not so heavy.

Brick.

The common brick situation in New York is much easier. The \$7 top figure which has been very stiff, weakened this week considerably and the probability of an immediate increase now seems remote at least for the time being. Inquiries are strong, but actual buying fell off as far as the North River situation was concerned, but in other districts there was no slack reported.

Transactions for last week with those for the corresponding period last year follow:

1912.		
Left over July 7, 4.		
	Arrivals.	Sales.
Monday	16	13
Tuesday	3	5
Wednesday	2	2
Thursday	15	14
Friday	13	11
Saturday	11	6
Total	60	51

Condition of market: Hudsons, easier; Raritan, firm. Price, Hudsons, \$6.75 to \$7; Raritan, \$6.75 to \$7. (Wholesale, dock, N. Y.). Add dealers' profits and carting charges for job deliveries. Left over, 13.

1911.		
	Arrivals.	Sales.
Monday	19	8
Tuesday	4	11
Wednesday	10	9
Thursday	14	4
Friday	8	13
Saturday	6	3
Total	61	48

Condition of market, fluctuating. Quotations: Hudsons, \$5.75 to \$6. Arrivals in corresponding week, 1910, 30; sales, 36; on hand, 6, and left over, 7. Condition of market, firm.

Building Metals.

There was continued strength in the entire building metals department this week. Steel is hard to get and in more than one instance operations are actually being held up pending shipments from the overworked mills. The buying in the pig iron market took on a livelier turn this week, but there are no indications that prices will be changed. Tin is steady, lead is easy and flashing is firm. With the exception of steel and steel products there is no immediate prospect of changes in prices.

Lumber.

The lumber market is reported seasonable. There is a stronger inquiry from suburban dealers, a condition which was not generally expected earlier in the summer. At that time it was thought that the dealers had bought their supplies for the year, but it now develops that the rising prices all through the building material market and the favorable prospects for a good construction year in 1913 are having a hastening influence upon those who contemplate construction work, both large and small. The week developed no change in prices, although there is a continued stiffening tone to the hardwood department.

Lime.

The lime market is one of the most active throughout the metropolitan district. Prices are firmly held and inquiry for fall delivery is large. In last week's price list quotations on Farman Cheshire finishing lime were omitted. Ruling quotations are: \$1.55 to \$1.60 in 300 lb. barrels. The demand is steady and increasing.

Paints and Oils.

The price of crude oil at the wells has advanced. The demand for gasoline is expressly large at this time. The paint market has taken on activity. The advance in the price of lead was not accompanied in advance of white lead in oil, so that the market has remained fairly steady, although buying is keener in anticipation of higher prices.

Linseed oil has dropped back from \$0.80 to \$0.71, owing to the variations in the city market. These prices, of course, are on car lots.

Small House Building Around Jamaica.

Ever since the Pennsylvania Railroad improvements were started, Jamaica has been a centre for small house construction. The greatest activity in the vicinity at present is in the section between Fulton Heights and Dunton in Cumberland, Union Hall, Vine, Globe, Pacific and Atlantic streets and Merrick road. Hundreds of one-family, detached, frame houses, selling with the ground at \$3,000 to \$4,500 are being erected. Several blocks of brick, two-family houses are also being erected, to sell at an average price of \$5,000. A four-story, brick grammar and primary school building is being erected at the corner of Cumberland and Union Hall streets.

All of this district is within from five to twelve minutes walk of one or more of the Long Island Railroad stations. It will also have the advantage of the new Brooklyn subway lines.

New Ideas for Department Stores.

One of the largest department stores in Manhattan is considering sites in Long Island City where it is projected to build a storage and assembling warehouse to which all its imports from abroad can be taken in bulk and then sorted and distributed to its retail store establishment in Manhattan. It is said this plan will give the Manhattan store more room for its retail business. The foot of Nott avenue, where the Dock Department will build a modern terminal is under consideration.

—In Central Park West, which saw its building boom several years ago, renting is particularly good this year.

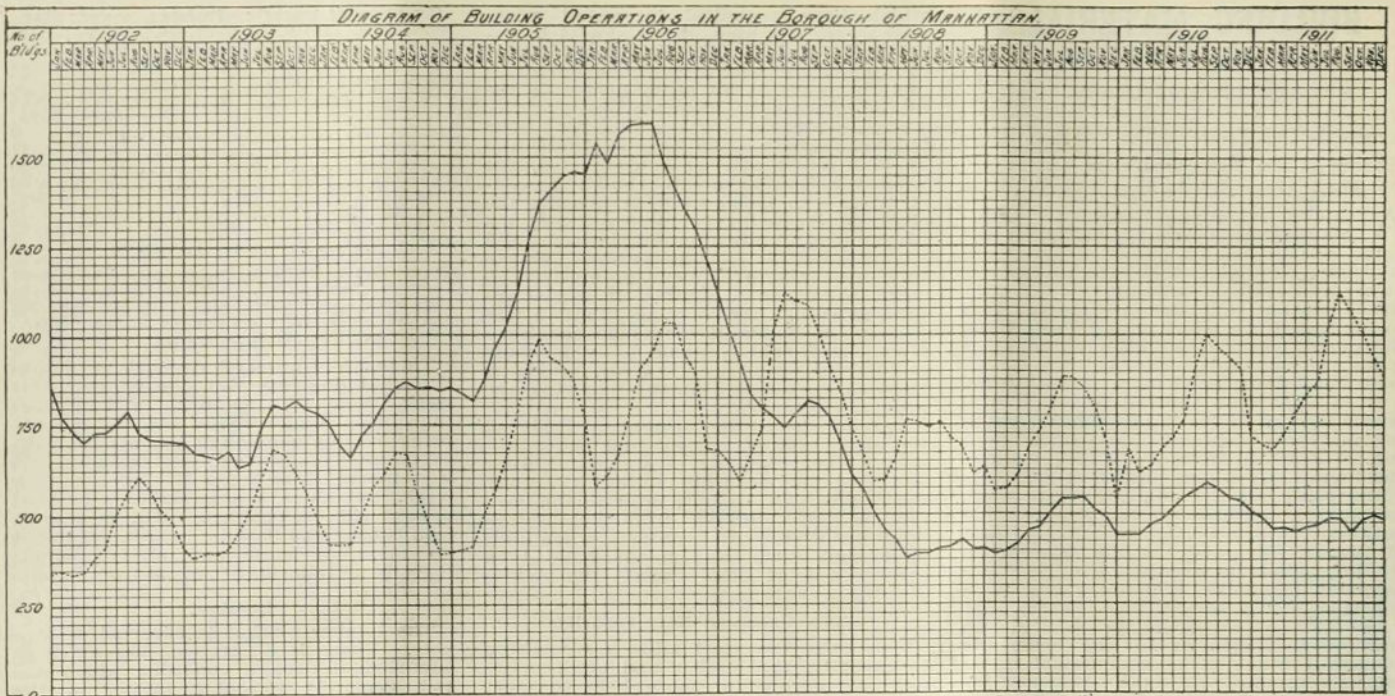


Fig. 1. Note: Full Line Indicates New Buildings in course of Construction; Dotted Line Indicates Existing Buildings undergoing Alterations.

TEN YEARS OF BUILDING.

Charts Prepared By the Superintendent of Buildings for Manhattan.

AN interesting diagram has been prepared by Superintendent of Buildings, Rudolph P. Miller, showing the number of buildings in course of construction or under alteration each month for the past ten years, including the period within

vidual new building (\$123,488) was double that cost (\$61,682) for the five years preceding 1907, the year 1907 itself, as the transition year, being left out of consideration.

A prominent characteristic of the curve indicating the alteration operations is the yearly variation, the high points of the curve coming with almost certain regularity in August and the low points quite generally in the first three months of the year. A similar variation, though

not so marked, is found in the "new buildings" curve. On the diagram for the different districts this characteristic of the curve, while present to some extent, is very much marred by other influences that are not easily discovered.

With the exceptions of the years 1903 and 1906, on the Upper West Side, between 59th and 110th streets. (Fig. 2) construction has rarely risen in other years above the 100 mark, and since the year 1907 the average number of buildings has been less than the average anterior to that time. The curve for the East Side of the city (Fig. 3) bears considerable resemblance to the one representing the West Side, but shows a somewhat higher average.

The curve in Fig. 4 depicts the remarkable acceleration in construction on Washington Heights during the years 1905 and 1906, and the remarkable decline in the midsummer of 1907 to almost the zero point. The curve in Fig. 5 is interesting as showing the small amount of construction on the East Side of Manhattan in the last four or five years.

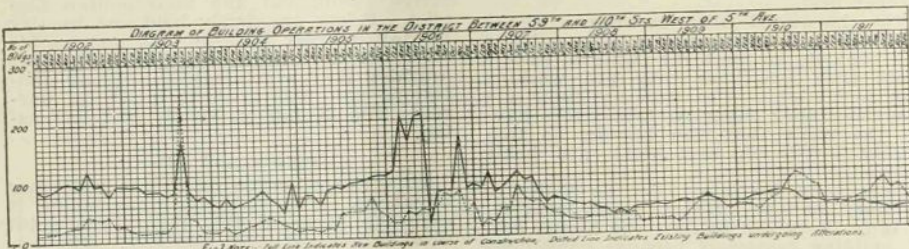


Fig. 2. Note: Full Line Indicates New Buildings in course of Construction; Dotted Line Indicates Existing Buildings undergoing Alterations.

which the records of the Bureau of Buildings of Manhattan have been kept independently of those of the other boroughs.

Additional diagrams have also been prepared showing the same information with respect to eight different districts of the borough. The district boundaries used for this purpose are those which have been in use by the Bureau for the past ten years.

Several features of the first diagram (Fig. 1) are striking. The sudden rise of new building operations in 1905 and the falling off again the latter part of 1906, it seems safe to say, was due to the sub-

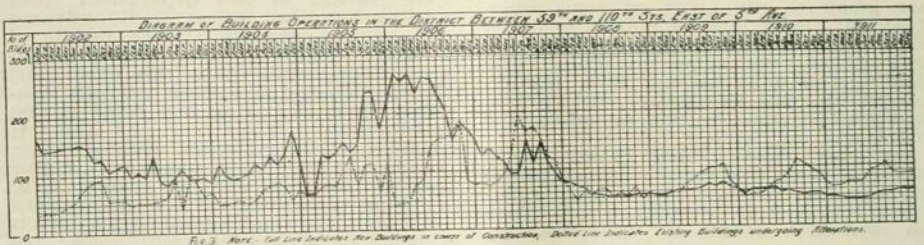


Fig. 3. Note: Full Line Indicates New Buildings in course of Construction; Dotted Line Indicates Existing Buildings undergoing Alterations.

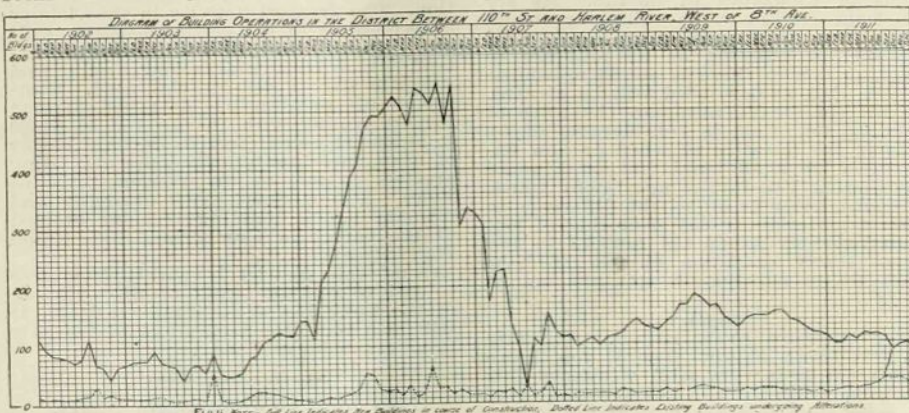


Fig. 4. Note: Full Line Indicates New Buildings in course of Construction; Dotted Line Indicates Existing Buildings undergoing Alterations.

way, which was completed about the end of 1904. This conclusion seems to be further justified by the diagrams covering the two districts above 110th street, east and west, which were being served by the newly opened subway.

Previous to 1907 the new building operations exceeded the alterations, which condition was reversed in May of that year, since which time the alterations have exceeded the new buildings in number. The chief reason for this is probably the fact that in later years the tendency has been to erect much larger buildings than before, but less of them. This is borne out by other figures, which show that for the year following 1907 the average estimated cost of the indi-

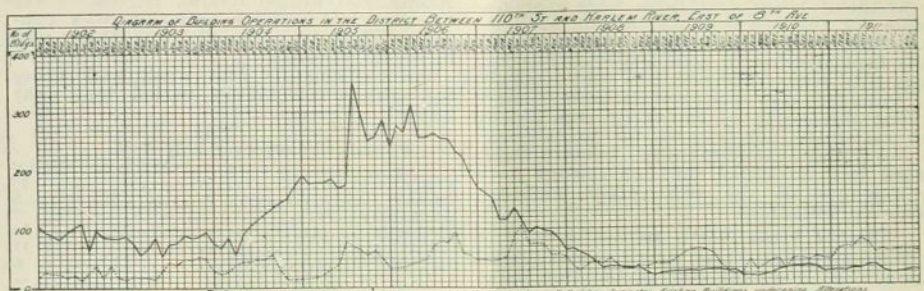


Fig. 5. Note: Full Line Indicates New Buildings in course of Construction; Dotted Line Indicates Existing Buildings undergoing Alterations.

Chicago Fire Limits.

The building committee of the Chicago city council, which is considering the extension of the fire limits, added about 30 square miles to the present territory at its last meeting. The bulk of this was on the north and west sides, but the largest values were involved by the inclusion of the Union Stock Yards. Strenuous opposition was made to this by the packing interests and by the aldermen representing the stock yards, but they were outvoted in the committee.

—The United States Wood Preserving Company of New York has obtained the contract for repaving Bay street, the main auto thoroughfare from St. George to Fingerboard road, Richmond, with block pavement in place of the present cobbles. The work will cost \$28,043 and is between Hannah and Thompson streets.

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(Here's who said it—) It's a reprint from:

U. S. GOVT. REP., Bulletin 95, June 30, 1911, pp. 44-46.



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CURRENT BUILDING OPERATIONS

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Architects For Broad Street Skyscraper.

Willauer, Shape & Bready, 156 5th avenue, have been commissioned to prepare the plans for the new twenty-story office building to be erected at 46 to 52 Broad street, running through to and including 46 to 50 New street, by the No. 50 Broad Street Company, organized by interests connected with the Degnon Construction Company and the Tubes Realty and Terminal Company. The property comprises five old office buildings with a Broad street frontage of 80.3 feet and 64.5 feet in New street. The depth through the block averages about 170 feet. William A. White & Sons have negotiated a building and permanent loan of \$1,500,000. The land is said to have cost about the equal amount, making the total cost in the operation about \$3,000,000. The Degnon Contracting Company and the Tubes Realty and Terminal Company are made up of almost the same interests. Michael J. Degnon is president of one and a director in the other, while in the directorate of both corporations appear the names of Myron T. Herrick, Jacob G. Schmidlapp and James Parmelee. The president of the Tubes Realty and Terminal Company is James A. Wigmore. In this company Morgan J. O'Brien, William S. Hawk and Sir William Van Horne also are interested. At the office of the architects on Friday it was reported that only preliminary plans have so far been prepared, and that figures will not be received for some weeks yet.

New Agricultural and Trade School.

Frederick W. Fischer, 32 Union square, is preparing plans for an agricultural and trade school to be erected for the Jewish Protective and Aid Society of New York, at Hawthorn, Westchester County. Mr. Nathan Herrman, with an office in William street, former president of the Cotton Exchange is the donor. The building will contain a large assembly room and dormitories for teachers. Foundations have been completed and the general contract has practically been placed.

Hoboken's Largest Loft Building.

The Turner Construction Company, 11 Broadway, has just signed the general contract for the construction of a loft building for the Hoboken Land and Improvement Company, at Hoboken. It will be the largest structure of this type so far erected in that city, being of reinforced concrete throughout, ten stories in height, measuring 200x100 feet. The site is to the north of 14th street. Charles Fall, 100 14th street, Hoboken, is architect. Work to be undertaken at once.

New Western Union to Cost \$4,000,000.

Marc Eidlitz & Son, 489 Fifth avenue, have received the general contract to erect the new office building, twenty-eight stories, 75.3x275.2 and 33x77.5 feet, at 193 to 199 Broadway, 2 to 18 Dey, and 170 Fulton street, for the Western Union Telegraph Company, 195 Broadway, from plans by William Wells Bosworth, 527 Fifth avenue. Plans were filed on Wednesday, at a specified cost of \$4,000,000.

New Columbus Hospital in 20th Street.

Vendrasco & Bartocchini, 200 East 23d street, are preparing plans and will soon call for estimates on separate contracts for a ten-story hospital, 80x40 feet, and 32x44 feet, of best fireproof construction, to be erected at 230 to 238 East 20th street, for the new Columbus Hospital, of which Mother Frances Cabini, 242 East 20th street, is the head. The building will cost over \$200,000.

City to Erect Asphalt Repair Plant.

The Department of Public Works, 13 Park Row, will soon call for bids for the erection of a new asphalt repair plant to be erected in 90th street, extending back to 91st street, between Avenue A and the East River. The cost is placed at about \$75,000.

American League to Act on New Grounds.

The American League Baseball Club, 320 Fifth avenue, Frank Farrell, president, it is reported, will soon take definite action regarding the proposed new baseball grounds and grand stand which the club contemplates erecting at Broadway and 225th street.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS FLATS AND TENEMENTS.

BROADWAY.—The Hazel Real Estate Co., Max Just, president, 530 West 207th st, owner, is taking bids on terra cotta, iron work, cut stone and lumber for the 6-sty apartment house, 97x100 ft., to be erected at the northeast corner of Broadway and 212th st, from plans by George F. Pelham, 507 5th av, architect. Cost, \$100,000.

95TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty apartment house to be erected at 148-154 West 95th st for the Munden Construction Co., Charles Flamm, president. Haven av and 180th st, owner.

53D ST.—Israels & Harder, 31 West 31st st, are preparing plans for a 9-sty apartment house, 95x100 ft., to be erected at 123-129 East 53d st and 121 East 54th st for the Clinton Realty Co., owner, care of Moore & Wycke, 546 5th av.

47TH ST.—Grosvenor Atterbury, 20 West 43d st, has completed plans for a 5-sty flat, 50x88 ft., to be erected at 425-7 West 47th st for Mrs. C. W. C. Rogers, 29 West 57th st, owner. Cost, \$50,000.

159TH ST.—Frank J. Shefcik, southeast corner of Park av and 176th st, has completed plans for a 5-sty tenement to be erected at the southwest corner of 159th st and Edgcombe av, for Daniel Coffey, 166th st and Amsterdam av. Cost, \$30,000.

PARK AV.—R. T. Lyons, 505 5th av, has completed plans for a 12-sty apartment, to be erected at 565 Park av, for the Sutherland Realty Co., 505 5th av, owner. Cost, \$150,000.

7TH AV.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment, to be erected at the southwest corner of 7th av and 58th st, for the Paterno Construction Co., 440 Riverside Drive, owner. Cost, \$300,000.

83D ST.—The Hennessy Construction Co. (Joseph Polstein, president), owner of the three houses 41, 43 and 45 West 83d st, has acquired from Mrs. Madeline Betts the adjoining property, 47 West 83d st, a 3-sty dwelling, 18.9x100. The entire plot with a frontage of 76.3 feet will soon be improved with a modern 9-sty apartment house, involving an expenditure of nearly \$450,000.

90TH ST.—No definite plans have yet been decided for improving 103-107 East 90th st. The Central Building Improvement & Investment Co., controlled by Sonn Bros., are said to be the purchasers of the property. At their office it was learned that actual title had not yet been passed and that no building plans had been consummated.

DWELLINGS.

EAST HOUSTON ST.—Plans are being refigured for the 3-sty brick and stone rectory, 29x29 ft, to be erected in East Houston st, for the Chapel of St. Augustine, Trinity Church Corporation, 105-109 East Houston st, owner. Thomas Nash, 1170 Broadway, architect.

62D ST.—D. Wortmann & H. H. Braun, 114 East 28th st, have completed plans for alterations to the 5-sty brick residence, 30 East 62d st, for Dr. Henry Koplik, on premises, owner. Cost, \$3,500.

EAST HOUSTON ST.—George W. Lithgow & Son, 79 King st, are making revised figures for the vicarage for St. Augustin's Chapel to be erected in East Houston st, from plans by Thomas Nash, 1170 Broadway.

FACTORIES AND WAREHOUSES.

25TH ST.—B. K. Hall, 1 Madison av, architect, is taking bids on the general contract for an addition to the 4-sty brick factory, 521-541 West 25th st, for the Connolly Foul Co., on premises, owner. Van Vleck & Salley, 239 West 52d st, engineers.

HALLS AND CLUBS.

CENTRAL PARK WEST.—Plans are being figured for alterations to the clubhouse at the northwest corner of Central Park West and 88th st, for the Progress Club, on premises, owner, Louis Stecker, president. Henry B. Herts, 35 West 31st st, architect. Cost, \$25,000.

HOTELS.

BROADWAY.—W. C. Tucker, 156 5th av, sanitary engineer, is preparing plans for alterations to the hotel and stores at 1355-1365 Broadway and 127-133 West 36th st for the Crosstown Realty Co., 45 Wall st, owner. Samuel Block, president. Rouse & Goldstone, 38 West 32d st, architects. Cost, \$100,000.

MUNICIPAL WORK.

BLACKWELLS ISLAND.—The City of New York Department of Public Charities, foot of East 26th st, is taking bids to close August 13, at 2.30 p. m., for installing an electric dumb-waiter in the New York City Home for the Aged and Infirm.

121ST ST.—J. B. Baker, 156 5th av, has completed plans for alterations to the firehouse at 307 West 121st st for the Board of Underwriters Salvage Corps.

123D ST.—Additional figures are being received for the 5-sty brick and stone station house, prison and garage to be erected at 229-235 West 123d st for the City of New York Police Department, 240 Centre st, owner. Beverly S. King, 103 Park av, architect.

STORES, OFFICES AND LOFTS.

66TH ST.—The Consolidated Gas Co., 124 East 15th st, George B. Cortelyou, president, 124 East 15th st, is taking bids for the 2-sty brick office building, 50x40 ft., to be erected at 300 West 66th st and 137 West End av, from plans by W. Cullen Morris, 124 East 15th st, architect. Cost, \$7,000.

CHRISTIE ST.—Louis Steinart, 194 Bowery, is preparing plans for a 6-sty fireproof loft building to be erected in the west side of Christie st, 200 ft. south of Grand st. This building will have a frontage of 19 ft. and a depth of 100 ft. and is to be constructed for the Nathan Harrison Realty Co. at an estimated cost of about \$25,000.

WILLIAM ST.—Frank H. Quinby, 99 Nassau st, architect, is taking bids for alterations to the North River Building, 95 William st, for the William street offices, on premises.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

STEBBINS AV.—Maximilian Zipkes, of 220 5th av, has completed plans for a 6-sty apartment house, 50x189 ft., on the east side of Stebbins av, north of East 165th st, for Louis E. Kleban, owner, to cost \$60,000.

MUNICIPAL WORK.

SIMPSON ST.—Additional figures are being received until August 12 for the 3 and 4 sty brick station house, prison and garage for the 62d precinct, City of New York Department of Police, 240 Centre st, N. Y. C., owner, to be erected in the east side of Simpson st, near 167th st, from plans by Hazzard, Erskine & Blagden, 437 5th av, architects.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

185TH ST.—Maximilian Zipkes, 220 5th av, has completed plans for a 5-sty apartment house, 50x100 ft., to be erected in 185th st, east of Park av, for William Kirchner. Building will be modern in every respect and cost \$50,000.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 4-sty apartment to be erected on the east side of Ocean av, 133.7 ft. south of Cortelyou rd, for the Tip Top Realty Co., of Brooklyn, as owners. Brick and stone construction, facade of Elizabethian style, trimmed with Indiana limestone.

CENTRAL AV.—Wm. Debus, 914 Broadway, Brooklyn, is preparing plans for a 4-sty brick tenement and store, 20x90 ft., to be erected at the northwest corner of Central av and Stockholm st. Cost, \$15,000.

DEKALB AV.—Wm. Debus, 914 Broadway, is preparing plans for six 3-sty brick tenements, 25x72 ft., to be erected on the south side of DeKalb av, 80 ft. west of Central av. Cost, \$9,000.

CENTRAL, DEKALB AVS.—Wm. Debus, 914 Broadway, Brooklyn, is preparing plans for a 4-sty brick tenement, 20x90 ft., to be erected at the southwest corner of Central, DeKalb and Myrtle avs. Cost, \$14,000.

DWELLINGS.

CENTRAL AV.—Wm. Debus, 914 Broadway, Brooklyn, is preparing plans for eight 3-sty brick residences, 20x55 ft., to be erected on the west side of Central av, from Myrtle and DeKalb avs to Stockholm st. Cost, \$6,000 each.

47TH ST.—Klein & Koen, 361 Stone av, are preparing plans for a 2-sty frame residence and a 1-sty garage to be erected in the south side of 47th st, 225 ft. west of 13th av, for M. Beinenstock, 1530 44th st, Brooklyn, owner. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

ROGERS AV.—The Bulkley & Horton Co., in conjunction with F. W. Carruthers, have leased the plot on the southeast corner of Rogers av and Sterling pl for 21 years, with the privilege of renewal for another term of 21 years. The lessee will erect a large automobile repair shop on the property.

MUNICIPAL WORK.

CITY PARK.—All bids were rejected for the shelter house and comfort station to be erected at City Park, Navy st and Park av, for the City Department of Parks, Arsenal Building, 5th av and 64th st, N. Y. C. F. J. Helmle, 190 Montague st, architect.

STORES, OFFICES AND LOFTS.

REMSEN ST.—Additional figures are being received for alterations to the 5-sty residence 159-161 Remsen st, converting it into an office building, for Ellen A. O'Connell. A. T. Remick, 103 Park av, N. Y. C., architect. Cost, \$25,000.

THEATRES.

NEW LOTS RD.—Wortmann & Braun, 114 East 28th st, N. Y. C., have nearly completed plans for a moving picture theatre and stores to be erected on New Lots rd for Benj. T. Reinsner, 682 New Jersey av, Brooklyn, owner, who will call for bids on separate contracts. Cost, \$8,000.

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Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Eight 3-sty brick tenements will be erected by Kilian Schruager on Woodward av. north of Katalpa av, Ridgewood, at a cost of \$64,000. John J. Keegan will build a 2-sty brick tenement at Newtown av and Crescent st, Long Island City, at a cost of \$8,000. A 4-sty brick tenement will be erected at Van Alst av, north of 11th st, Long Island City, by the Rondout Construction Co., at a cost of \$12,000. A 4-sty brick tenement will be erected at 9th av, south of Washington av, Long Island City, by the Queens Bohemian Realty Co. at a cost of \$18,000. A 3-sty brick tenement will be erected on 8th av, east of Vandeventer, Long Island City, by Franz Pfreundschuk at a cost of \$8,000.

DWELLINGS.

GREAT NECK, L. I.—Aymar Embury, 132 Madison av, N. Y. C., has nearly completed plans for a 2½-sty hollow tile residence, 80x100 ft., to be erected on Arleigh rd for George R. Ainsworth, 60 West 10th st, owner. Cost, \$8,000.

SCHOOLS AND COLLEGES.

RICHMOND HILL.—Bids were opened on Wednesday by Douglas McKay, Police Commissioner, of Queens, for the new Two Hundred and Eighty-second Precinct station in Richmond Hill. Kelly & Kelley, of Long Island City, at \$77,860, submitted the lowest bid and were awarded the contract. Other bidders were the Frymire Hannah Co., \$78,190, and Richard E. Henningham, \$83,863.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Guy Lowell, 225 5th av, N. Y. C., is preparing sketches for a 2½-sty residence to be erected here for Walter T. Rosen, care of Ladenburg, Thalman Co., 25 Broad st, N. Y. C., owners.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.
TOMPKINSVILLE, S. I.—Work is ready to start on the 2-sty brick apartment, 41x55 ft., to be erected in Hannah st, from plans by Daniel Santoro, Stapleton, S. I., who superintends and wants bids on mason and carpenter work. Cost, \$9,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—W. J. Aschenbach, Essex Building, is preparing plans for a 4-sty brick flat, 50x100 ft., to be erected at 583 Orange st for Morris Krebs, 590 Orange av, owner. Cost, \$40,000.

NEWARK, N. J.—Aug. M. Kleeman, 741 Broad st, is preparing plans for a 3-sty brick double flat, 49x70 ft., to be erected at 558-562 South 11th st for Theobald Hermann, 570 South 12th st, owner. Cost, \$10,000.

BANKS.

AMSTERDAM, N. Y.—Otis Dockstader, 103 West Church st, Elmira, N. Y., is preparing plans for remodeling the bank at 49 East Main st for the Farmers' National Bank, F. S. Dan-deveer, cashier; John Kellogg, president, 49 E. Main st, owner. Cost, \$18,000. The owner will call for bids immediately.

CHURCHES.

LOCKPORT, N. Y.—St. Joseph's R. C. Church (Italian) will erect a new edifice and school at Market, Adam and Garden sts, East Lockport. Rev. Angelo Leva is pastor.

DWELLINGS.

BRONXVILLE, N. Y.—Harry Leslie Walker, 103 Park av, N. Y. C., is preparing plans for a 2½-sty residence, 35x45 ft., to be erected on Warwick rd. for Carl M. Owen, Sagamore rd, owner. Cost, \$12,000. Bids will be taken about August 15.

AMSTERDAM, N. Y.—D. D. Cassidy, Jr., 83½ East Main st, is revising plans for a 2½-sty stucco and hollow tile residence to be erected on Summit av, for R. G. Hankin, 23-26 East Main st, owner. Cost, \$12,000-\$15,000.

CASTLETON, N. Y.—Henry S. Moul, 443 Warren st, Hudson, N. Y., is preparing plans for a 1½-sty brick bungalow, 37x46 ft, for Mrs. George Fowler, of this place, owner. Cost, \$5,000.

PATERSON, N. J.—Fred J. Schwartz, 113 Ellison st, architect, is taking bids on the general contract for the 2½-sty frame residence, 24x30 ft. to be erected at 90-92 North 19th st, for Norman Heil, Washington and Van Houten sts, owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

KEARNEY, N. J.—S. L. Waller and the American Bi-Product Machine Co., 154 Nassau st, N. Y. C., superintending engineers, have completed plans for a 3-sty rendering plant, 50x70 ft., to be erected on the west bank of the Hackensack River for Lewis Stern, of this place, owner. The engineers are ready for bids on mason work, steel, etc.

GENEVA, N. Y.—The Central New York Gas & Electric Co. contemplate the erection of a transmission line from Geneva to Seneca Castle for the purpose of supplying electricity; the company is also planning to build an addition to its Geneva power plant.

HALLS AND CLUBS.

NEWARK, N. J.—The Essex County Council of the Junior Order of United American Mechanics contemplate the erection of a 4-sty building at 432 Plane st to cost \$50,000.

RARITAN, N. J.—Slobak National Harmony, John Harcar, chairman of building committee, owner, is taking bids for the brick hall to be

erected here from plans by P. C. Van Nuys, Main st, Somerville, N. J., architect. Cost, \$9,000.

PRINCETON, N. J.—George W. Lithgow & Son, 79 King st, N. Y. C., are figuring the general contract for the new Charter Club Building to be erected here, at a cost of about \$50,000. Mellor & Meigs, Phila., Pa., are the architects. The building will be 3 stys, 120 ft frontage, semi-fireproof. Lithgow & Son want bids from sub-contractors at once on iron work, plumbing, plastering, painting, slate roofing, limestone trim, interior marble and tile. The heating and wiring will be awarded separately by the architects.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—A central fire heating station for the City Hospital, the proposed nurses' home, garage and laundry is now being planned by Harry and John King, 22 Clinton st, architects. Cost, about \$30,000.

MORRISTOWN, N. J.—Corbett & Clark, Madison, N. J., were low bidders for the county tuberculosis hospital to be erected here for the Tuberculosis Committee of the Board of Freeholders, Geo. A. Estler, Boonton, N. J., chairman. J. J. Vreeland, 16 West Blackwell st, Dover, architect.

NIAGARA FALLS, N. Y.—F. H. Krull, County Clerk of Lockport, states that plans have not yet been approved for the proposed almshouse to be erected here.

NEAR WHITE PLAINS, N. Y.—Nygren, Tenney & Ohmese, 130 Fulton st, N. Y. C., are taking bids on boilers, pumping and heating, and C. O. Mailloux & C. E. Knox, 90 West st, N. Y. C., electrical engineers, are taking bids on electric wiring, engines, generators, motors, vacuum cleaning, apparatus and switchboard, for the brick and stone hospital to be erected here for the Burke Foundation, owner. McKim, Mead & White, 160 5th av, N. Y. C., architects.

UTICA, N. Y.—Frederick H. Gouge, 70 Genesee st, has been selected architect for the 2-sty brick and stone nurses' home to be erected here for the General Hospital, Clifford Lewis, Jr., commissioner Public Works, owner. Cost, \$15,000-\$20,000.

MUNICIPAL WORK.

EAST ORANGE, N. J.—A committee has been appointed to act with Glen Ridge and Montclair and make recommendations for a garbage crematory. L. E. Rowley is City Clerk.

ALBANY, N. Y.—W. J. Obenaus, Benson Building, has completed plans for a fire house which is to be erected in the Arbor Hill section.

HACKENSACK, N. J.—Bids will be received until August 16 by the Board of Chosen Freeholders, Court House, Hackensack, for improving the first and second sections of Fort Lee turnpike with asphalt macadam.

CAMDEN, N. J.—The City Council has engaged Runyon & Carey, of Newark, to prepare plans for a new municipal electric light plant.

PLAINFIELD, N. J.—Bids will be received by the Common Council (J. T. MacMurray, City Clerk), 151 North av, until August 19, for improving contact beds at sewage disposal works by washing 11,200 cu. yds. of stone, etc., and furnishing and placing 2,850 cu. yds. stone fill.

HIGHTSTOWN, N. J.—Waring, Chapman & Farquar, 874 Broadway, N. Y. C., have been selected to prepare plans for a new sewer system here.

ELIZABETH, N. J.—The City of Elizabeth, W. P. Neasey, Street Commissioner, is taking bids, to close August 15 at 3 p. m., for lowering cast iron pipe in Livingston st, refilling, repaving, etc., in South st, and constructing 10 corner basins, etc., at various places designated in 3d av.

POWER HOUSES.

YONKERS, N. Y.—Plans are being considered for organizing a new company under the name of the Triangle Lighting Co. for the purpose of installing an electric light plant to supply electricity for the merchants on Main st, and North Broadway. A. E. Hamilton and Wm. Barlow are reported interested.

PUBLIC BUILDINGS.

MIDDLETOWN, N. Y.—Bids will close August 16 at 2 p. m. for furnishing screens for the post office here for the U. S. Government, Treasury Department, Washington, D. C., owner. Oscar Wenderoth, Treasury Department, Washington, supervising architect.

NORTH TONAWANDA, N. Y.—The U. S. Government, Treasury Department, Washington, D. C., Frank A. McCoy, postmaster, is taking bids, to close August 30, at 3 p. m., for the erection of the post office building here, from plans by Oscar Wenderoth, Treasury Department, Washington, supervising architect.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Board of Education of Newark, F. F. Guild, president, is taking bids for an addition to the Essex County school, to close August 22. E. F. Guilbert is school architect; George W. Knight, school engineer. Cost, \$180,000.

LEONIA, N. J.—Ernest Sibley, 345 5th av, N. Y. C., has been selected architect for the 3-sty brick high school to be erected in Christy st for the Board of Education of Leonia, M. Eshes, chairman of building committee. Cost, \$50,000.

SCHENECTADY, N. Y.—Hanrahan Bros., 17 Remeyn st, were low bidders at \$76,815, for the McKinley School to be erected in Willette st for the Board of Education of Schenectady, C. P. Steinmetz, president. Richard Halstead Warrin, care of City Engineer's office, this place, city architect. Ashley & Kaufman, 417 5th av, N. Y. C., heating engineers.

SCHENECTADY, N. Y.—Shear & Wilson, of this place, were low bidders at \$69,805 for the erection of the Washington Irving School at Mumford and Van Worst sts for the Board of Education. Richard H. Warrin, care of City Engineer's office, architect. Ashley & Kaufman,

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417 5th av, steam and electrical engineers. J. R. Sheerhan Co., 16 South Center st, low bidder for heating; Frank Kalteaux Co., 839 Albany st., for plumbing; James F. Burns, 442 State st, for electrical work.

NEWARK, N. J.—Bids will be received until August 22 by Board of Education, R. D. Argue, secretary, for erecting an addition to the Newton School, including heating, ventilating, vacuum cleaning, etc.

WATERTOWN, N. Y.—The Board of Education, it is reported, is considering the erection of a 12-room school, costing \$65,000, to replace the Arsenal st school.

EDGEWATER, N. J.—Bids will be received until August 17 by the Board of Education for erecting a 12-room school at Edgewater. Probable cost, \$100,000. Adolph Mertin, 34 West 28th st, N. Y. C., is architect.

JAMESTOWN, N. Y.—Freeburg & Fidler, of this place, are preparing plans for the 2-sty and basement West Side School, 113x116 ft, to be erected on Stewart and Fairmount avs, for the Board of Education of Jamestown, R. R. Rogers, superintendent of schools. Cost, \$90,000.

MORRIS TOWNSHIP, N. J.—Arthur Pierson, Trust Co. building, Morristown, is taking bids on plumbing for three schools to be erected here for the Board of Education, Dr. Pierson, president, David H. Wildey, vice president. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

LOCKPORT, N. Y.—Revised plans are being prepared by Cyrus K. Porter & Son, Hutchinson Bldg, Buffalo, for a business building, 66x120 ft., 2-sty brick and structural iron, to be erected by S. Hisch's Sons.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing preliminary plans for a 2-sty brick Turkish bath building, 30x85 ft, to be erected on Belmont av, near 18th av, for H. Gottlieb, 54 West st, Newark, owner. Cost, \$12,000.

THEATRES.

BUFFALO, N. Y.—Esenwein & Johnson, Elliott sq, are preparing plans for remodeling the 2-sty and basement theatre in Washington st, near Broadway, for H. R. Hoffold, 65 Carroll st, owner.

MOUNT VERNON, N. Y.—Arland W. Johnson, Spitzer Building, Toledo, Ohio, architect, is taking bids on the 5-sty brick theatre, stores and offices to be erected on 4th to 5th avs, Stevens and Valentine avs, for F. F. Proctor, Prospect av, Larchmont, N. Y., owner.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, architect, is taking bids for a moving picture theatre to be erected at 80-82 Belleville av for John C. Eisele, of Eisele & King, 752 Broad st, owners. Cost, \$15,000.

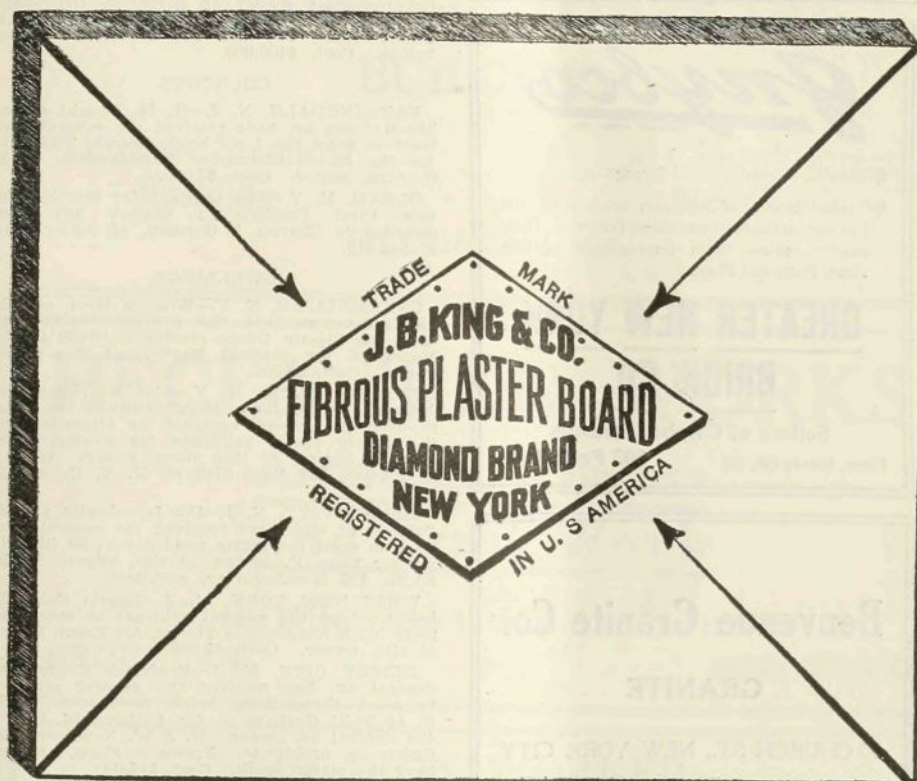
MORRISTOWN, N. J.—W. E. Clum, 78 Broad st, Elizabeth, has completed plans for alterations to the Palace theatre on Speedwell av, for G. S. Esposito, at site, owner. Cost, \$50,000.

PROPOSALS

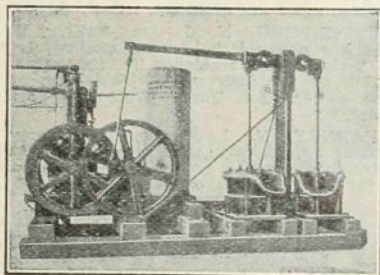
The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington D. C., August 7, 1912.—SEALED PROPOSALS will be received at this office until 3 o'clock p. m. on the 18th day of September, 1912, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States post office at Livingston, Mont. The building is two stories and basement, with a ground area of approximately 4,850 square feet. Fire-proof construction; stone and stucco facing; tin roof. Drawings and specifications may be obtained from the custodian of site at Livingston, Mont., or at this office, at the discretion of the Supervising Architect.

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APARTMENTS, FLATS AND TENEMENTS.

82D ST.—The A. E. Norton Co., 105 West 40th st, has received the steel work for the 8-sty apartment house, 57x102 ft., to be erected at 125-129 West 82d st for the Merritt Ferguson Const. Co., 290 Convent av, owner; Chas. F. Merritt, president. George Fred Pelham, 607 5th av, architect. Owner builds. Cost, \$200,000.

WEST NEW YORK, N. J.—Dominick Orlando, at site, has received the general contract to erect the 2-sty brick flat and store at 520 11th st for Francesco Palladino, at site, owner. E. Guhl, 19 Charles st, Jersey City, architect.

JERSEY CITY, N. J.—August W. Schumacher, 267 South 6th st, Newark, has received the mason work, and Wm. Christiansen, 149 Belmont av, Newark, the carpentry, for the 3-sty brick flat to be erected at 806 West Newark av for Gottfried Krueger, care of architect, owner. G. Staehlin, Metropolitan Building, architect. Cost, \$10,000.

MADISON AV.—Robert H. E. Elliott, 340 Madison av, has received the general contract for alterations to the store and apartment at the southwest corner of Madison av and 74th st, for F. W. Bruns, 423 Madison av, owner. S. E. Gage, 340 Madison av, architect. Cost, \$10,000.

RIVERSIDE DRIVE.—Vito Contessa, 226 East 121st st, has received the contract for foundations for the 10-sty apartment, 100x105 ft., at the southeast corner of Riverside Drive and 148th st, for George F. Picken, 501 5th av, Emery Roth, 507 5th av, architect. Owner builds. Cost, \$400,000.

CHURCHES.

FARMINGDALE, N. J.—H. H. Vought & Co., 340 Madison av, have received the general contract to erect the 1-sty brick church, 25x60 ft., for the R. C. Church of Farmingdale, A. S. Quinlan, pastor. Cost, \$7,000.

OLEAN, N. Y.—The contract for erecting the new First Presbyterian Church has been awarded to Charles I. Gorman, of Butler, Pa., at \$42,618.

DWELLINGS.

CANAJOHARIE, N. Y.—William Hess, of this place, has received the general contract to erect the 2½-sty frame residence, 30x30 ft., in Moyer st, for Stafford Mosher, of this place, owner. Cost, \$5,000.

TUXEDO PARK, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract for alterations to the 2½-sty frame residence for Frederick De Puyster Foster, of this place, owner. Walker & Gillette, 128 East 37th st, N. Y. C., architects.

JERSEY CITY, N. J.—Ike Isvaelowitz and S. Pollack, at site, have received the general contract to erect the frame residence at 59 Bidwell av, for Thos. F. Jordan, at site, owner. R. P. Smith, 125 Monticello av, architect.

WEST NEW YORK, N. J.—Morris Goldberg has received the general contract to erect the 2-sty brick residence in 21st st, for Frank Mann, at site, owner. Cost, \$5,000.

JERSEY CITY, N. J.—Frederick Crone, 498 Central av, has received the general contract to erect three 2-sty brick residences, 21x50 ft., at 30-34 Graham st, for Anthony W. Crone, 498 Central av, owner. H. & W. Neumann, 202 Ogden av, architects. Brown & Shaw, at site, have the mason work. Cost, \$15,000.

OCEAN AV.—J. J. Brooks, 215 Montague st, has received the general contract to erect the 2-sty and attic residence, 30x38 ft., on the east side of Ocean av, 250 ft south of Farragut rd, Brooklyn, for the Palatial Homes Building Co., 215 Montague st, owner. Harold C. Dangler, 215 Montague st, architect. Cost, \$6,000.

GUTTENBERG, N. J.—Jos. Fallor, of this place, has received the general contract to erect the 2-sty frame residence in the south side of 27th st, for Andrew F. Hartmann, of this place, owner. Jos. Turck, West New York, architect.

KEARNEY, N. J.—Duncan MacKinnon, 328 Summer av, Newark, has received the general contract to erect a frame residence on Grand pl, for John Manola, owner.

FACTORIES AND WAREHOUSES.

KINGSLAND AV.—George McKigney, 223 India st, has received the general contract for remodeling the factory at 315-317 Kingsland av for the Eastern District Dye Works, 260 Norman av, owner. Gustav Erda, 826 Manhattan av, architect.

BROOKLYN.—Excavating is under way for the brick shop, 25x100 ft., at the southeast corner of Rogers av and Sterling pl for Harry R. Elliott, 926 St. Marks av, owner. H. O. Huntington, 154 Nassau st, N. Y. C., architect. Peter Guthy, 926 Broadway, general contractor.

WEST ALBANY, N. Y.—The Lackawanna Bridge Co., 2 Rector st, N. Y. C., has received the general contract to erect the 1-sty concrete and brick storage building, 350x200 ft., for the New York Central & Hudson R. R. Co., Grand Central Station, N. Y. C., owner. D. R. Collin, care of owner, architect. J. W. Van Buskirk, care of owner, mechanical engineer. Cost, \$50,000.

NEWARK, N. J.—The Essex Construction Co., 85 Academy st, has received the mason work, and Haisch & Koehler Construction Co., 54 Union av, Irvington, the carpentry, for the 5-sty addition to the 5-sty brewery at 32-36 Freeman st for Christian Feigenspan, on premises, owner. Hooper Co., 120 Market st, Newark, architect and engineer.

BROOK AV.—Louis Weber Building Co., 1 Madison av, has received the general contract to erect the 6-sty paper bag factory on Brook av, from the Southern Boulevard at 132d st, for the Champion Realty Co., A. E. Schorsch, 510 East 73d st, president. C. B. Comstock, 23 East 26th st, architect.

MUNICIPAL WORK.

MANHATTAN.—Bids were opened by Arthur J. O'Keefe, Commissioner of Bridges, New York City, for furnishing and delivering structural steel to Williamsburg Bridge, and the contract has been awarded to the McClintic-Marshall Construction Co., 13 Park Row, for \$42,800. The Cooper & Evans Co. bid \$49,906.

NEW YORK STATE.—Varraly & Ingersoll, Rochester, have received the general contract for contract No. 101 of the Erie Canal for the New York State Department of Public Works, Charles E. Treman, superintendent, Capitol. John A. Benschel, Capitol, State engineer.

ONONDAGA LAKE, N. Y.—The New York State Dredging Corporation, Rochester, N. Y., has received the general contract for the Erie Canal to be constructed through Onondaga Lake Outlet for the State of New York, Superintendent of Public Works, Charles E. Treman, Capitol, Albany. John A. Benschel, Capitol, State engineer.

LACKAWANNA CITY, N. Y.—Morris & Allen, Builders' Exchange, Buffalo, N. Y., were the low bidders, at \$59,594, for the 2-sty and basement City Hall, brick, stone and steel, to be erected here. Robert H. Reed, Mayor, 1028 Ridge rd. Dunning & Dunning, Henkle Building, Buffalo, architects.

LOWERRE, N. Y.—George T. Kelly has received the contract for the construction of the combination fire and police station for Lowerre, to be erected on the site of the present firehouse at Radford st and Saratoga av. Mr. Kelly's bid was \$44,444. The other bids were as follows: Lynch and Larkin, \$46,000; Robert L. Stewart, \$47,777; Sarubbi Brothers, \$48,400; Emil Mueller, \$49,000; F. W. Woche, \$55,700.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Mitchell Construction Co., 4 Court st, Brooklyn, has received the general contract to erect Public School No. 172 on 4th av, 29th and 30th sts, for the Board of Education, C. B. J. Snyder, 500 Park av, architect. A. J. Ormond, 14 Herbert st, has received the plumbing work. Estimated cost of building is \$200,000.

BRONX.—The Joseph J. Harley Plumbing Co., 870 Flatbush av, Brooklyn, has received the plumbing work for 5-sty public school No. 50, to be erected on Bryant and Vyse avs, about 175 ft southeast of 173d st, for the Board of Education, C. B. J. Snyder, architect. P. J. Exner Co., 103 Park av, general contractor.

STORES, OFFICES AND LOFTS.

27TH ST.—The Wm. L. Crow Construction Co., 50 Pine st, has received the general contract to erect the 8-sty fireproof mercantile building at 337-347 West 27th st, 127.6x100 ft, for the St. John's Park Realty Co., 50 Pine st (James H. Cruikshank and Wm. D. Kilpatrick), owners.

NEWARK, N. J.—E. M. Waldron & Co., 207 Market st, have submitted the lowest bid for erecting the Board of Health Building at Plane, William and Arlington sts, at \$85,028.

NEWARK, N. J.—The Foundation Co., 115 Broadway, N. Y. C., is working at the present time on a contract covering the foundations for a building being erected by the Kinney Realty Co., at Broad and Market sts., Newark. The contract embraces all the necessary excavation and construction of all concrete piers. The general contractor for this work is the Hedden Construction Company, 1 Madison av, N. Y. C., and the architect is Mr. Cass Gilbert, 11 East 24th st, N. Y. C.

CORNWALL, N. Y.—Jaeger Bros. Co., Cornwall on Hudson, has received the general contract to erect the 2-sty bank building for the Cornwall National Bank, Gilbert Cox, secretary. Taft Howell Co., of this place, architect. Cost, \$4,000.

BAYONNE, N. J.—Salvatore Oliver and N. Bevilacqua, at site, have received the general contract for alterations to the 2-sty frame store and flat at 600 Broadway for Joseph Carbone, owner. E. Reilly, 63 West 34th st, this place, architect.

124TH ST.—L. C. Sorensen, at site, has received the general contract to erect the 2-sty brick and terra cotta store and warehouse, 30x95 ft., at 178 to 180 East 124th st, for Sophia R. B. Gentles, 178 East 124th st, owner. Bart. & John P. Walther, 147 East 125th st, architects. Cost, \$20,000.

SYRACUSE, N. Y.—The Heffernan Construction Co., Gurney Block, has received the general contract to erect the 6-sty business block, 34x63 ft., in the south side of Clinton st, corner of Jefferson st, for H. R. Olmstead & Son, 413 South Clinton st, owners. Taber & Baxter, Gurney Building, architects.

NEWARK, N. J.—Frederick Fatzler Co., 120 Market st, has received the general contract to erect the 4-sty and basement store and loft building, 20x97 ft., at 869 Broad st for Mrs. Carrie M. Frank, 602 Centre st, South Orange, owner. Cost, \$20,000.

UTICA, N. Y.—John C. McDermott, 7 Summit pl, has received the general contract to erect the 2-sty brick office building at 526 Lincoln av for the Bossert Manufacturing Co., F. K. Kernan, president, 526 Lincoln av, owner. Jos. Antes, 225 Dudley av, mason work; D. A. Yeomans, 102 Grove pl, carpenter work; The Utica Steam Engineering and Boiler Works, the steel work.

MADISON AV.—Richey, Browne & Donald, Maspeth, L. I., has received the ornamental iron work for the 20-sty store and loft building to be erected at the southwest corner of Madison av and 42d st, through to 41st st, for the 42d St and Madison Av Co., Frederick Johnson, president. Buchman & Fox, 11 East 59th st, architects; Chauncey Matlock, 225 5th av, steam engineer. Charles Cowen & Co., 1123 Broadway, have the mason work. Owner builds.

TREMONT AV.—The Superior Cornice & Skylight Works, 214-216 East 127th st, has received the contract covering the sheet metal work and roofing for the theatre and loft building at Tremont and Park avs, from plans by

Thomas W. Lamb, 501 5th av; also the new bank building for A. L. Kass, from plans by Benj. W. Levitan. Bids are wanted by this concern on the roofing for both jobs.

ST. LOUIS, MO.—The Foundation Co., 115 Broadway, New York City, has just completed its contract for the foundations of the Railway Exchange Building in St. Louis, Mo. This contract embraces the sinking of 29 pneumatic caissons around the outer edge of a plot covering an entire city block, and also the installation of 51 other piers, constructed by the open method. The general contractor for the building to be erected on these foundations is the Westlake Construction Co.

19TH ST.—The White Contracting Co., 181 Chrystie st, has received the contract for excavating at 205-209 West 19th st for the new loft building to be erected by Hugh E. O'Reilly, 205 7th av, from plans by Walter Haefeli, 17 Madison av. The Hasco Building Co., 17 Madison av, is general contractor.

ESSEX ST.—The White Contracting Co., 181 Chrystie st, has received the contract for excavating for the bank building to be erected at 100-102 Essex st for A. L. Kass, 142 Essex st. owner. B. W. Levitan, 20 West 31st st, architect. Fleischmann Bros., 507 5th av, are general contractors.

AMSTERDAM, N. Y.—Sherman McNeill, this place, has received the general contract to erect the 2-sty frame store and flat, 30x65 ft, at Caroline and Division sts, for C. Dersch, Division st, owner. Cost, \$6,000.

THEATRES.

44TH ST.—Fleischmann Bros. Co., 507 5th av, has received the general contract to erect the two theatres at 221-223 West 44th st, and 222-230 West 45th st, for the Central Theatre Leasing Construction Co., Winthrop Ames, president; Lee Shubert, vice president; Andrew Freedman, 1418 Broadway, treasurer. Henry B. Herts, 35 West 31st st, architect. Total cost, \$300,000.

MISCELLANEOUS.

RHINECLIFF, N. Y.—A. E. Badgley, Binghamton, N. Y., has received the general contract to erect the 2-sty brick and steel signal tower for the N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., owner; W. C. Brown, president. D. R. Collin, care of owner, architect. Cost, \$10,000.

CHICAGO, ILL.—The John S. Metcalf Co., Ltd., of Montreal and Chicago, has received the contract from the Canadian Pacific Railway for the design and construction of a 1,000,000-bushel grain elevator at West St. John, N. B. The elevator will be of reinforced concrete, capable of unloading 160 cars in 10 hours, electrically driven, with a power plant for the generation of electric power. Approximate cost, \$500,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AUDUBON AV, e s, 53.5 s 185th st, 5-sty tenement, 26.5x77; cost, \$18,000; owner, Edward H. Rogers, 518 West 150th st; architect, F. J. Scheidek, Park av and 176th st. Plan No. 490.

BROADWAY, n e cor 212th st, 6-sty tenement, 118.7x120, slag roof; cost, \$125,000; owner, Hazel Real Estate Co., 535 West 207th st; architect, G. F. Pelham, 507 5th av. Plan No. 493.

142D ST, 110-120 West, 6-sty tenement, 150x86.11; cost, \$250,000; owner, Kramer Impt. Co., 35 Nassau st; architect, Wm. P. Seaver, 322 5th av. Plan No. 497.

142D ST, 122-132 West, 6-sty tenement, 150x86.11; cost, \$250,000; owner, Kramer Impt. Co., 35 Nassau st; architect, Wm. P. Seaver, 322 5th av. Plan No. 498.

PARK AV, 537-561; 62d st, 100-112 East, 12-sty apartment house, 70.11x117.6, slag roof; cost, \$600,000; owner, Northcote Realty Co., 505 5th av; architects, George & E. Blum, 505 5th av. Plan No. 500.

FACTORIES AND WAREHOUSES.

50TH ST, 619-625 West, rear, 6-sty factory, 50x200.10; cost, \$600; owner, Charles Kohler, 50th st and 11th av; owner of building, owner of land, W. W. Astor; architects, Ross & McNeill, 39 East 42d st. Plan No. 496.

HOSPITALS AND ASYLUMS.

60TH ST, 327-325 East, 5-sty brick and stone nurses home, 32x49, slag roof; cost, \$20,000; owner, Manhattan Maternity Dispensary, 325 East 60th st; architect, Wm. O. Ludlow, 12 West 31st st. Plan No. 494.

STABLES AND GARAGES.

102D ST, 10 East, 2-sty brick garage, 250x100.11; cost, \$200,000; owner, New York Transportation Co., 8th av and 49th st; architect, James C. McGuire & Co., 50 Church st. Plan No. 489.

26TH ST, 537-547 West, 1-sty brick garage, 140x70, corrugated iron roof; cost, \$15,000; owner, North River Garage, 537 West 27th st; owner of building, J. Williams, Inc., 556 West 27th st, owner of land; architect, C. H. Caldwell, 160 5th av. Plan No. 499.

STORES, OFFICES AND LOFTS.

BROADWAY, 193-199; Dey st, 2-18; Fulton st, 170, 28-sty office building, 75.3x275.2 and 33x77.5; cost, \$4,000,000; owner, Western Union Telegraph Co., 195 Broadway; architect, Wm. Wells Bosworth, 527 5th av. Plan No. 492.

NEW ST, 58-62; Beaver st, 23-25, 12-sty office, 65.2xirregular, slag roof; cost, \$500,000; owner, Brody Adler & Kock Co., 38 West 32d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 495.

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121ST ST, 506 East, 1-sty brick store, 25x16; cost, \$1,000; owner, E. Lowenthal & Son, 1347 Boston rd; architect, M. J. Garvin, 3307 3d av. Plan No. 488.

STORES AND TENEMENTS.

PARK ST, 103, 4-sty store and tenement, 19.4 x33.6; cost, \$10,000; owner, Bartolomeo Gauzza, 38 Park st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 487.

MISCELLANEOUS.

216TH, 218TH STS, 9th and 10th avs, block steel water tower, 35x35; cost, \$3,200; owner, Third Av Railway Co., 2306 3d av; architect, Des Moines Bridge & Iron Co., 806 Curry Building, Pittsburg, Pa. Plan No. 491.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

POND PL, n w cor 197th st, 5-sty brick tenement, slag roof, 59x115; cost, \$60,000; owners, Wm. Kaufman Const. Co., Wm. Kaufman, 2604 Aqueduct av, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 633.

230TH ST, n s, 80.2 w White Plains rd, 4-sty brick tenement, tin roof, 25x63; cost, \$12,000; owner, Grace Pandolfo, 220 East 97th st; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 632.

HOE AV, w s, 150 s 165th st, four 5-sty brick tenements, slag roof, 45x100; total cost, \$200,000; owners, Fox Square Bldg. Co., Wm. Oppenheim, 773 Westchester av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 628.

MARMION AV, w s, from Elsmere pl to Fairmount pl, two 5-sty brick tenements, slag roof, 25x90; total cost, \$70,000; owners, Reliable Const. Co., Israel J. Wolf, 1126 Union av, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 629.

WHITLOCK AV, e s, 100 s Tiffany st, 5-sty brick tenement, slag roof, 100x43; cost, \$50,000; owners, Lockwhit Co., Charles N. Graham, 630 Faile st, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 631.

168TH ST, s w cor Washington av, 5-sty brick tenement, slag roof, 42.67-8x82; cost, \$45,000; owners, Corner Construction Co., Bernard Greenthal, 1185 Washington av; architect, Edward J. Byrne, 3029 3d av. Plan No. 635.

EAGLE AV, w s, 379.9, s Westchester av, 5-sty brick tenement slag roof, 47.10x108; cost, \$40,000; owners, McGlade Bldg. Co., Harry McGlade, 367 East 143d st, president; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 636.

BECK ST, w s, 304.42 n Intervale av, 5-sty brick tenement, slag roof, 84x88; cost, \$85,000; owners, Macy Construction Co., Samuel Silverberg, 872 Macy pl, president; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 639.

TIFFANY ST, w s, 275 s 163d st, 5-sty brick tenement, slag roof, 46.81x64.7; cost, \$45,000; owners, Macy Construction Co., Samuel Silverberg, 872 Macy pl, president; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 640.

DWELLINGS.

ROBIN AV, n s, 200 w Madison av, 2-sty and attic frame dwelling, slate roof, 33.6x36.8; cost, \$6,500; owner, Mrs. Thekla Bollentin, 426 East 175th st; architect, Wm. Kenny, 2600 Decatur av. Plan No. 637.

VALENTINE AV, e s, 200 n Town Dock rd, 2-sty frame dwelling, shingle roof, 20x24; cost, \$2,200; owners, Jos. and Catherine Clavey, 546 East 146th st; architects, Dinnsbeil Bros., 200 5th av. Plan No. 634.

STABLES AND GARAGES.

PARK AV, w s, 282 n 175th st, 1-sty brick garage, slag roof, 40x40.6; cost, \$2,500; owners and architects, Northern Union Gas Co., 124 East 15th st. Plan No. 625.

WHITE PLAINS AV, w s, 190.5 s Mianna st, 1-sty frame stable, 12.8x15; cost, \$150; owner, Louis Berger, 681 Van Nest av; architect, Timothy J. Kelly, 643 Morris Park av. Plan No. 626.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV, s s, 17.22 e St. Ann's av, 1-sty brick stores, slag roof, 41.4x66.7; cost, \$3,000; owners, W. & E. A. W. Wilkins, 284 Alexander av; architects, Bruno W. Berger & Son, Bible House. Plan No. 624.

WESTCHESTER AV, e s, 100 s So. Boulevard, 1-sty brick stores, plastic slate roof, 159.8 x71; cost, \$35,000; owners, Henry Acker Co., Henry Acker, 2472 Grand av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 638.

THEATRES.

TREMONT AV, s s, 115 e Clinton av, open-air nicolette, 75x100; cost, \$2,000; owners, Arville Realty Co., Walter Ulitsch, 3079 Decatur av, president; architect, Frederick Jaeger, 441 Tremont av. Plan No. 630.

MISCELLANEOUS.

MORRIS AV, e s, 78 n 179th st, 1-sty brick tool house, tin roof, 20x22; cost, \$400; owner, August Jacob, 2000 Morris av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 627.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EAST 23D ST, s e cor Stephen Court, 4-sty brick tenement, 40x76, tar and gravel roof, — families; cost, \$35,000; owner, Theo. Yonkers, 339 Lenox rd; architect, Koch & Wagner, 26 Court st. Plan No. 4780.

PACIFIC ST, s s, 183 e Rockaway av, 3-sty brick tenement, 25x72, tin roof, 6 families; cost, \$7,000; owner, M. Orsini, 2234 Pacific st; architect, Charles Cannella, 60 Graham av. Plan No. 4818.

KOSCIUSKO ST, n s, 30 e Tompkins av, 4-sty brick tenement, 49x89, — roof, 20 families; cost, \$40,000; owner, Henry Small Co., 1104 Broadway; architect, Shampam & Shampam, 772 Broadway. Plan No. 4825.

DEKALB AV, s s, 301 e Tompkins av, 4-sty brick tenement, 49x89, — roof, 20 families; cost, \$40,000; owner, Henry Small Co., 1104 Broadway; architect, Shampam & Shampam, 772 Broadway. Plan No. 4822.

ST. JOHN'S PL, n s, 400 e Underhill av, two 4-sty brick tenements, 50x90, slag roof, — families each; total cost, \$100,000; owner, Victor Holding Co.; architect, C. B. Brun, 1 Madison av, N. Y. Plan No. 4868.

OCEAN AV, e s, 133.2, s Cortelyou rd, 4-sty brick tenement, 48x84, slag roof, 16 families; cost, \$40,000; owner, Tip Top Realty Co., 26 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 4858.

CHURCHES.

4TH AV, n e cor 56th st, 1-sty brick church, 40x10, — roof; cost, \$20,000; owner, South Brooklyn Gospel Church, on premises; architect, R. H. Vanderbrook, 492 Chauncey st. Plan No. 4819.

DWELLINGS.

CARROLL ST, s s, 140 e Nostrand av, three 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$15,500; owner, Renton Building Co., 1123 Lincoln pl; architect, B. Henderson, 319 4th st. Plan No. 4810.

ESSEX ST, w s, 185 n Vienna av, 1-sty brick dwelling, 20x33, — roof, 1 family; cost, \$1,400; owner, Alex Remerwitch, 1821 Pitkin av; architect, Ernest Dennis, 241 Schenck av. Plan No. 4750.

LINDEN ST, w s, 155 s St. Nichols av, 2-sty brick rectory, 40x60, tin roof; cost, \$30,000; owner, P. J. Farrelly, 419 Linden st; architect, Elliott Lynch, 347 5th av, N. Y. Plan No. 4745.

WARWICK ST, w s, 50 s Ridgewood av, two 2-sty brick dwellings, 20x44, shingle roof, 1 family each; total cost, \$6,000; owner, Frank Richards, Ridgewood and Ashford st; architect, Ernest H. Tatje, 658 Jamaica av. Plan No. 4857.

WEST ST, e s, 85 s Church av, six 2-sty frame dwellings, 18x36, tar and gravel roof, 1 family each; total cost, \$2,100; owner, P. & S. Const. Co., 766 Decatur st; architect, Chas. Ross, 45 West 34th st, N. Y. Plan No. 4743.

WEST 4TH ST, w s, 100 s Av Q, 2-sty frame dwelling, 24x28, shingle roof, 1 family; cost, \$3,500; owner and architect, John G. Tjaden, 1535 West 2d st. Plan No. 4804.

EAST 7TH ST, w s, 513.2 n Church av, two 2-sty frame dwellings, 17x58, tar and gravel roof, 2 families each; total cost, \$9,000; owner, Frederick H. Bachman, 178 East 7th st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 4848.

EAST 15TH ST, w s, 460 n Av N, 3-sty and basement, brick dwelling, 20x40, tar and gravel roof, — families; cost, \$5,000; owner, H. Bayha, 2322 Bedford av; architect, George M. Lawton, 1330 East 15th st. Plan No. 4747.

EAST 22D ST, w s, 287.4 n Kings Highway, 2-sty frame dwelling, 18x42, metal shingle roof, 1 family; cost, \$3,000; owner, Frank Stabler, 26 Snydam st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 4841.

WEST 32D ST, w s, 118 s Mermaid av, 1½-sty frame dwelling, —, shingle roof, 1 family; cost, \$2,000; owner, Jos. Schloss, Mermaid av; architect, George H. Sues, 2966 West 29th st, C. I. Plan No. 4811.

BAY 47TH ST, e s, 280 n Cropsy av, 2-sty frame dwelling, 20x34.7, shingle roof, 1 family; cost, \$3,000; owner, Marie De Risa, 263 3d av; architect —, Plan No. 4740.

83D ST, n s, 40 w 1st av, 2-sty frame dwelling, 28x32.8, shingle roof, 1 family; cost, \$7,000; owner, Monroe Stiener, 4718 6th av; architect, Stee & Bryson, 153 Montague st. Plan No. 4851.

91ST ST, s s, 23 w 11th av, 1-sty frame dwelling, 16x28, shingle roof, 1 family; cost, \$1,000; owner, Andrew Forsick, 298 8th av, N. Y.; architect, H. Racker, 9109 4th av. Plan No. 4817.

EAST 107TH ST, e s, 160 n Flatlands av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, A. Moscati, 2736 Pacine st; architect, D. Briganti, 1414 Herkimer st. Plan No. 4764.

AV M, s s, 40 e East 21st st, 2½-sty frame dwelling, 37x20, shingle roof, 1 family; cost, \$5,500; owner, Edward M. Levine, 1500 Av J; architect, E. S. Childs, 29 Broadway. Plan No. 4783.

AV M, s s, 100 e East 21st st, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$4,500; owner, J. R. Corbin Co.; architect, A. Gaynor. Plan No. 4782.

NEW LOTS AV, s s, 20 e Warwick st, 2-sty brick dwelling, 20x50, tin roof, 1 family; cost, \$3,200; owner, G. Ferraro, 825 Blake av; architect, E. Dennis, 241 Schenck av. Plan No. 4758.

NECK RD, n e cor East 15th st, 3-sty brick dwelling, 18x55, slag roof, 2 families; cost, \$7,000; owner, Vanadrian Building Co., East 15th st and Neck rd; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 4799.

NECK RD, n s, 18.3, e East 15th st, two 3-sty brick dwellings, 18x14.6, slag roof, 2 families each; total cost, \$13,000; owner, Vanadrian Building Co., East 15th st and Neck rd; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 4800.

NECK RD, n s, 54.9 e East 15th st, 3-sty brick dwelling, 18x55, slag roof, 2 families; cost, \$7,500; owner, Vanadrian Building Co., East 15th st and Neck rd; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 4801.

49TH ST, n s, 140 e 6th av, two 2-sty brick dwellings, —, tin roof, 2 families each; total cost, \$7,000; owner, Anna S. Quigley, 417 50th st; architect, Thomas Bennett, 3d av and 57th st. Plan No. 4859.

WESTMINSTER RD, w s. 465 s Albemarle road, 2-sty and attic frame dwellings, 30x40, shingle roof, 1 family; cost, \$10,000; owner, Charles A. Joachim, 371 Fulton st; architect, Axel S. Hedman, same address. Plan No. 4876.

FACTORIES AND WAREHOUSES.

6TH ST, s s, 280 e 3d av, 4-sty brick factory, 60x90, tar and gravel roof; cost, \$20,000; owner, Richard Von Lehn, Jr., 2749 Bedford av; architect, Richard Von Lehn & Sons, 1565 New York av. Plan No. 4742.

EAST 3D ST, w s, 444 n Greenwood av, 1-sty frame storage, 18x20, tar and gravel roof; cost, \$500; owner, Katie Norgall, 25 East 3d st; architect, E. Lick, 251 East 3d st. Plan No. 4774.

EAST 7TH ST, w s, 52 s Johnson st, 1-sty frame garage, 34x17.6, shingle roof; cost, \$500; owner and architect, R. T. Humphrey, 102 West st. Plan No. 4766.

AV H, s s, 50 e East 18th st, 1-sty frame garage, 15.9x18, shingle roof; cost, \$400; owner, and architect, Alex S. Flots, 1810 Av H. Plan No. 4745.

BOWERY, s w cor Kensington Walk, 1-sty frame storage, 16x16, tar roof; cost, \$100; owner, Salvatore Imperale, on premises; architect, Richard Margan, 2818 West 6th st. Plan No. 4838.

OCEAN PARKWAY, w s, 20 n Av C, 1 1/2-sty frame garage, —x—, shingle roof; cost, \$800; owner, Charles Bainbridge, on premises; architect, 85 Kennedy, 44 Court st. Plan No. 4761.

SUTTER AV, s s, 25 e Snediker av, 1-sty brick storage room, 10x12, tar and gravel roof; cost, \$100; owner, M. Beauerman, 1778 Pitkin av; architect, L. Danancher, 7 Glenmore av. Plan No. 4752.

THATFORD ST, e s, 175 s Livonia av, 1-sty frame stable, 25x33, tin roof; cost, \$500; owner, H. Mendlowitz, 398 Watkins st; architect, M. Rothstein, 346 Sheffield av. Plan No. 4753.

MARLBOROUGH RD, e s, 108 n Church av, 1-sty iron garage, 10x18, — roof; cost, \$150; owner, P. F. Lahm, on premises; architect, A. W. Pierce, 59 Court st. Plan No. 4754.

STABLES AND GARAGES.

ALABAMA AV, w s, 79 s New Lots rd, 1-sty frame stable, 16x12, — roof; cost, \$100; owner, Gussie Levinson, 632 Alabama av; architect, J. Frank, 306 Crescent st. Plan No. 4826.

NOSTRAND AV, e s, 125 n Hawthorne st, 1-sty brick garage, 40x40, tar and gravel roof; cost, \$12,000; owner, H. Fettel; architect, Benj. Driesler, 153 Remsen st. Plan No. 4777.

OCEAN AV, w s, 205 n Av G, 1-sty frame garage, 12x18, shingle roof; cost, \$500; owner and architect, A. M. Strong, 600 East 18th st. Plan No. 4786.

EAST 7TH ST, w s, 210 n Av C, 1-sty frame garage, 16x24, — roof; cost, \$200; owner, David Allen, 412 East 7th st; architect, Butler Bros., 106 Cortelyou rd. Plan No. 4814.

THEATRES.

SMITH ST, 78, 2-sty brick moving picture theatre, 25x100, slag roof; cost, \$10,000; owner, Third United Cities Realty Corporation, 261 Broadway, N. Y.; architect, Louis C. Maurer, 1493 Broadway. Plan No. 4836.

POWELL ST, w s, 100 s Sutter av, 1-sty brick moving picture show, 44x94, gravel roof; cost, \$7,500; owner, Fred Neugass, 35 East 10th st, N. Y.; architect, Wm. Husnerberg, 782 East 165th st, Bronx. Plan No. 4870.

MISCELLANEOUS.

PROSPECT PARK, WEST, n w cor West 19th st, 1-sty glass green houses, 10x95.6, glass roof; cost, \$4,000; owner, Patk. McGovern, on premises; architect, James A. Boyle, 367 Fulton st. Plan No. 4842.

SHELL RD, w s, 404 s Av Z, 1-sty frame wagon shed, 91x12.6; cost, 400; owner, Schwate & Fiske Co., on premises; architect, Richard Maizen, 2818 West 6th st, C. I. Plan No. 4784.

SCHENCK AV, w s, 105 s Vienna av, 1-sty frame tool house, 19x20, tin roof; cost, \$300; owner, Jos. Patagonia, 550 Schenck av; architect, John M. Ricca, 90 New Lots rd. Plan No. 4808.

REID AV, n w cor Jefferson av, 1-sty iron open shed, 20x19, — roof; cost, \$200; owner and architect, Jules La Page, on premises. Plan No. 4756.

21ST AV, e s, 200 n Benson av, 1-sty frame wagon shed, 12x20, shingle roof; cost, \$150; owner and architect, Max Weinhandler, 8649 21st av. Plan No. 4776

HUMBOLDT ST, e s, 80 s Meserole st, 1-sty frame storage shed, 20x75, gravel roof; cost, \$500; owner, Standard Rubber Cement Co., on premises; architect, P. J. McFarland, 671 Leonard st. Plan No. 4860.

WYCKOFF AV, w s, 80 s Ralph st, 1-sty frame store and driveway, 20x75, gravel roof; cost, \$500; owner, Henry Meyer, 228 Wyckoff av; architect, Louis Berger & Co., 300 St. Nicholas av. Plan No. 4863.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA.—Brenton av, w s, 133 s Fulton st, four 3-sty brick tenements, 26x74, tin roof, 6 families; cost, \$32,000; owner, Thomas F. Tevelin, Brenton st, Jamaica; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 2426-7-8.

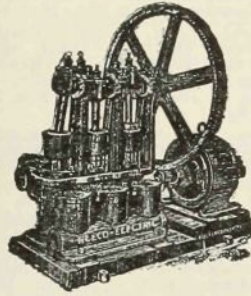
LONG ISLAND CITY.—8th av, w s, 250 n Grand av, two 3-sty brick tenements, 26x75, tin roof, 6 families; cost, \$17,000; owner, August H. Weber, 449 10th av, L. I. C.; architect, James J. Geiser, 601 Steinway av, L. I. C. Plan No. 2443.

LONG ISLAND CITY.—Graham av, n w cor 13th av, thirty 3-sty brick tenements, 20x63, slag roof, 6 families each; cost, \$215,000; owner, James Sillman, 16 Court st, Brooklyn; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 2481 to 2495.

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DWELLINGS.

BAYSIDE.—Linwood st, w s, 140 s Palace Boulevard, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$3,800; owner and architect, John Dayton, Inc., Bayside. Plan No. 2458.

DUNTON.—Dakota av, e s, 75 n Wyoming av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$4,400; owner, Eric E. Erikson, Gaston av, Jamaica; architect, owner. Plan Nos. 2429-30.

ELMHURST.—Toledo av, s e cor Evergreen av, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,000; owner, Robert Kelterborn, 966 6th av, N. Y. C.; architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 2415.

FOREST HILLS.—Queens Boulevard, s e cor DeKoven st, 2½-sty brick dwelling, 48x34, green French tile roof; cost, \$14,000; 1 family; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 2445.

HOLLIS COURT.—Douglas pl, s s, 95 e Hollis Court Boulevard, 2½-sty frame dwelling, 28x35, vitrolite shingle roof; cost, \$2,800; owner, Kissam & Shuck, 105 Union av, Richmond Hill; architect, J. P. Powers Co., Rockaway Beach. Plan No. 2445.

JAMAICA.—Allen st, s e cor Sylvester st, three 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$6,000; owner, Max Gross, State st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2448-9-50.

JAMAICA.—Globe av, w s, 160 s South st, three 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$6,000; owner, Henry E. Price, 363 Fulton st, Jamaica; architect, Lars Olsen, 363 Fulton st, Jamaica. Plan Nos. 2451-2-3.

JAMAICA.—New York av, w s, 50 s 8th st, 2½-sty frame dwelling, 14x32, tin roof, 1 family; cost, \$1,800; owner, Francis R. Biedenkapp, Jamaica; architect, F. G. Biedenkapp, Jamaica. Plan No. 2438.

JAMAICA.—Norris av, w s, 240 n State st, 2½-sty frame dwelling, 18x44, tin roof, 2 families; cost, \$3,000; owner, John Macona, Norris av, Jamaica; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 2467.

JAMAICA.—Prospect st, s w cor South st, 2-sty frame dwelling, 26x24, tile roof, 1 family; cost, \$1,000; owner, Lorenzo Petruic, premises; architect, Peter F. Jonowitz, Liberty av, Richmond Hill. Plan No. 2468.

JAMAICA.—Amherst av, n s, 220 e Alsop st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$5,000; owner, Mrs. William Canning, 186 Shelton av, Jamaica; architect, Tutthill & Higgins, Jamaica. Plan No. 2464.

JAMAICA SOUTH.—City pl, s s, 236 e Rockaway rd, 1-sty frame dwelling, 18x20, shingle roof, 1 family; cost, \$2,000; owner and architect, Gaeltion Realty Co., Room 2000, No. 2 Rector st, N. Y. C. Plan No. 2463.

JAMAICA.—Norris av, w s, 100 s Cumberland st, 2½-sty frame dwelling, 18x20, shingle roof, 1 family; cost, \$3,000; owner, John Macona, Norris av, Jamaica; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 2466.

JAMAICA.—Norris av, e s, 332 n Myers av, 2-sty frame dwelling and store, 26x52, tar and gravel roof, 2 families; cost, \$2,500; owner, A. Franzin, Norris av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 2434.

JAMAICA.—Humboldt Boulevard, s s, 25 e Jay st, 2-sty frame dwelling, 20x34, tin roof, 2 families; cost, \$2,400; owner, Adam Fialoski, 14 Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 2457.

JAMAICA.—Van Pelt st, s e cor 9th st, 2½-sty frame dwelling, 14x32, tin roof, 1 family; cost, \$1,800; owner, Edward Schneider, Jamaica; architect, F. G. Biedenkapp, Jamaica. Plan No. 2435.

JAMAICA JUNCTION.—Normandie av, e s, 139 n Southern Boulevard, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$3,500; owner, Lon Hough Realty Co., Jamaica Junction; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 2432-33.

UNION COURSE.—7th st, N. D., 375 e Shaw av, 2½-sty frame dwelling, 21x46, shingle roof, 1 family; cost, \$3,500; owner, Herman Borge, 94 3d st, Union Course; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 2465.

RICHMOND HILL.—Washington av, w s, 625 s Orchard av, four 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$11,200; owner, H. E. Wade, 68 Vandever av, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2474-5-6-7.

RICHMOND HILL SOUTH.—Hamilton av, w s, 100 n Hawtree av, three 2-sty frame dwellings, 22x37, shingle roof, 1 family; cost, \$10,500; owner, Charlotte J. Ericson, Hamilton av and Shelton st, R. H. So. Plan Nos. 2471-2-3.

ROCKAWAY BEACH.—Gaston av, e s, 200 n Morris av & Gouvenour av, s s, 140 w Remington av, ten 2-sty frame dwellings, 20x31; cost, \$45,000; owner, Irving Cohen, 35 Nassau st, N. Y. C.; architect, S. Millman & Son, 189 Montague st, Brooklyn. Plan No. 2416 to 2425.

ROCKAWAY PARK.—West End av, e s, 100 n Washington av, 2-sty brick residence, 33x47, slate roof, 1 family; cost, \$10,000; owner, William Bernard, 42 West Broadway, N. Y. C.; architect, Francis A. O'Neil, 108 Fulton st, N. Y. C. Plan No. 2478.

WINFIELD.—Lenox av, w s, 120 n Park pl, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$3,500; owner, William Kalterbrenner, Lenox av, Winfield; architect, P. E. Anderson, 16 Arlington av, Elmhurst. Plan No. 2431.

WOODHAVEN.—University pl, s s, 60 w Park pl, three 2-sty frame dwellings, 16x38, tar and gravel roof, 1 family; cost, \$4,200; owner, F. Bernstein, University pl, Woodhaven; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 2439-40.

LONG ISLAND CITY.—Shermann st, e s, 175 n Broadway, 2½-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$5,000; owner and architect, Richard Von Lehr & Sons, 1565 New York av, Brooklyn. Plan No. 2442.

WINFIELD.—Fisk av, e s, 190 n Maurice av, 2-sty frame dwelling, 22x45, tin roof, 2 families; cost, \$3,000; owner, Martha Van Dalen, Fisk av, Winfield; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2497.

WHITESTONE.—16th st, n s, 50 e Latham pl, 2-sty frame dwelling, 21x43, tin roof, 2 families; cost, \$3,200; owner, S. F. Carberry, 240 East 30th st, N. Y. C.; architect, John Simiken, Jr., 51 Grand av, Corona. Plan No. 2480.

WHITESTONE.—16th st, n w cor Latham pl, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$4,500; owner, Margaret Cleary, 13th st, Whitestone; architect, H. F. Smith, 151 Statte st, Flushing. Plan No. 2460.

BROOKLYN HILLS.—Oxford st, e s, 60 n North st, 2-sty frame dwelling, 15x36, shingle roof, 1 family; cost, \$1,000; owner, Annie Hanlon, Richmond Hill; architect, Wm. A. Pinn, 358 Fulton st, Jamaica. Plan No. 2498.

SOUTH OZONE PARK.—Baldwin av, s s, 40 w Fields av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$2,500; owner, Conrad Schmidt, 498 Chestnut st, East New York; architect, S. A. Dennis, 154 Nassau st, N. Y. C. Plan 2490.

STABLES AND GARAGES.

BAYSIDE.—Nelson st, e s, 166 s Palace Boulevard, 1-sty frame garage, 12x26, shingle roof; cost, \$300; owner, John Dayton, Inc., Bayside. Plan No. 2457.

WEST ROCKAWAY.—Saratoga av, e s, 440 s Washington av, 1-sty frame garage, 26x36, slate roof; cost, \$1,200; owner, A. V. Frost, Neponset, L. I.; architect, A. Johnson, Neponset, L. I. Plan No. 2444.

WHITESTONE.—14th st, n s, 100 w Av C, 1-sty frame stable, 24x14, tar and gravel roof; cost, \$100; owner, N. Gentener, 14th st, Whitestone; architect, J. P. Hansen, Whitestone. Plan No. 2447.

WHITESTONE.—Willetts Point rd, w s, 800 e 4th st, 1-sty frame garage, 12x18, tin roof; cost, \$125; owner, G. E. Moesch, premises. Plan No. 2441.

STABLES AND GARAGES.

DOUGLASTON.—Alley rd w s, 500 s Broadway, 1-sty frame garage, 19x15, shingle roof; cost, \$800; owner, William C. Deane, Douglaston. Plan No. 2479.

M'CORMACK AV. w s, 475 s Belmont av, 1-sty concrete Ozone Park garage, 8x15, paper roof; cost, \$75; owner, George Gordon, premises. Plan No. 2462.

ARVERNE.—Summerfield av, s e cor Amstel Boulevard, 2-sty frame store and dwelling, 47x45, and 1-sty frame shed, 16x18, shingle roof, 2 families; cost, \$6,500; owner, John Schaefer, 592 Boulevard, R. B.; architect, Wm. E. Dirtz, 119 North Remington av, R. E. Plan Nos. 2500 and 2501.

STORES, OFFICES AND LOFTS.

FLUSHING.—Main st, 35, 1-sty frame store, 26x12, paper roof; cost, \$500; owner, Lawrence Estate, Flushing. Plan No. 2455.

FLUSHING.—Madison av, s e cor Jamaica av, 1-sty brick store, 123x48, gravel roof; cost, \$15,000; owner, John V. Graham, Flushing; architect, A. E. Richardson, 100 Am ty st, Flushing. Plan No. 2456.

MISCELLANEOUS.

CORONA.—Cedar av, s s, 130 e Sycamore av, frame coop, 15x8; cost, \$25; owner, J. Delehanty, premises. Plan No. 2469.

LONG ISLAND CITY.—Webster av, s s, 100 e Sherman st, 1-sty frame shed, 8x10, paper roof; cost, \$30; owner, Voras Vostrosik, 148 Webster av, L. I. C. Plan No. 2461.

ROCKAWAY BEACH.—Merton pl, e s, 130 s Boulevard, 1-sty frame pump house, 12x20, paper roof; cost, \$250; owner, Frank Baldwin, 17 North Fairview av, Rockaway Beach. Plan No. 2454.

ROCKAWAY BEACH.—Academy av, e s, 609 s Boulevard, 1-sty frame toilet, 5x10, paper roof; cost, \$60; owner, Frank Lambert, Rockaway Beach. Plan No. 2436.

ROCKAWAY BEACH.—Boulevard, s w cor Merton pl, frame sign; cost, \$15; owner, Margaret Hart, premises. Plan No. 2496.

UNION COURSE.—Rector st, w s, bet 7th st and Rockaway rd, 1 frame stand (temporary); cost, \$5; owner, F. Doscher, Union Course. Plan No. 2437.

LONG ISLAND CITY.—4th av, w s, 348 n Potter av, 1-sty frame shed, 25x50, slag roof; cost, \$150; owner, Zojic & Hedluka, 1135 4th av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2502.

Richmond.

DWELLINGS.

BEMONT AV. w s, 156 n Forest av, West New Brighton, 2-sty frame dwelling, 25x30; cost, \$3,600; owner, J. A. Driscoll, West New Brighton; architect, Harry W. Pelchor, Port Richmond; builder, Patrick Brennan, West New Brighton. Plan No. 517.

BARD AV. e s, 263 s Richmond Terrace, 3-sty frame dwelling, 28x28; cost, \$2,600; owner, Dr. Carl N. Nalsen, New Brighton; architect, Chicago House Wrecking Co., Chicago, Ill.; builder, John Spencer, Port Richmond; built in New Brighton. Plan No. 515.

CYPRESS AND AYMAN AVS. West New Brighton, L. I., 2-sty frame dwelling, 26x40; cost, \$8,000; owner and architect, Frederick De Juvannes, 1363 40th st, Brooklyn; builder, W. Tuttle, Brooklyn. Plan No. 509.

ST. GEORGE AV. e s, 25 s Clyton av, Rosebank, S. I., 2-sty frame dwelling, 22x50; cost, \$5,000; owner, Hyman Simon, Rosebank, S. I.; architect, John Davies, Tompkinsville, S. I.; builder, Samuel Molinoff, Port Richmond, S. I. Plan No. 510.

SLEIGHT AV, e s, 450 s Amboy rd, Tottenville, S. I., 2-sty frame dwelling, 28x28; cost, \$2,200; owner, N. L. Rively, Perth Amboy, N. J.; architect, Peter T. Jensen, Tottenville, S. I.; builder, Depuy & Jensen, Tottenville. Plan No. 513.

NEPTUNE AV, s s, 70 e Cedar Grove, New Dorp, Staten Island, 1-sty frame bungalow, 13x38; cost, \$500; owner, Henrietta Hill, New Dorp; builder, owner. Plan No. 514.

STORES AND DWELLINGS.

RICHMOND AV, n s, 33.6 s Grove av, Port Richmond, S. I., 2-sty brick store and dwelling, 25x50.6; cost, \$5,300; owner, Gregg Bros., Inc., Port Richmond, S. I.; architect, James Whitford, Port Richmond, S. I.; builder, Richard Leadley, Port Richmond. Plan No. 511.

MISCELLANEOUS.

RICHMOND RD, n s, 550 e Union pl, New Dorp, S. I., 2-sty brick bicycle shop, 20x12; cost, \$6,000; owner, Leon I. Britton, New Dorp; architect, James E. Grunert, New Dorp; builder, James Murphy, New Dorp. Plan No. 512.

MILL RD, OAKWOOD, 1-sty frame shed, 170x40; cost, \$1,548; owner, Aeronautical Society; architect and builder, Harold Wittman, Stapleton. Plan No. 516.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BROOME ST, s e cor Lewis st, partitions, windows to 7-sty loft; cost, \$1,000; owner, Minsker Realty Co., 228 2d av; architect, R. J. Mansfield, 135 William st. Plan No. 2047.

BROOME ST, 353, plumbing fixtures to 3 and 4-sty cafe and hotel; cost, \$500; owner, Geo. Ehret, 235 East 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 2095.

ESSEX ST, 134, alterations to moving picture show; cost, \$300; owner, Philip H. Hake, 310 Hudson st, Hoboken; architect, L. A. Sheinart, 194 Bowery. Plan No. 2045.

GRAND ST, 176-180, change stairways, doors, fire escapes, elevator, vent shaft to 6-sty store and factory; cost, \$2,500; owner, Heyman Vogel, 56 East 80th st; architect, J. P. Whiske-man, 39 West 38th st. Plan No. 2055.

LIBERTY ST, n e cor Church st, change store fronts to 5-sty store and lofts; cost, \$250; owner, Liberty and Church St Co., 165 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2054.

MAIDEN LA, 44, change windows, partitions to 4-sty store and loft; cost, \$200; owner, Mutual Life Insurance Co., 32 Nassau st; architect, J. J. Downey, 410 West 34th st. Plan No. 2049.

SPRING ST, 7, partitions, windows to 5-sty store and tenement; cost, \$600; owner, Pasquale Farese, Coney Island; architect, George Dress, 1436 Lexington av. Plan No. 2027.

ST. MARKS PL, 34, piers, new entrance hall, partitions, to 6-sty store and tenement; cost, \$3,000; owner, Jacob Shevelle, 20 West 3d st; architect, S. Sass, 32 Union sq. Plan No. 2064.

VESEY ST, 26, change stairs, install dumb-waiter to 5-sty store and office; cost, \$4,000; owner, Oswald G. Villard, 179 East 71st st; architect, Robert D. Kohn, 170 5th av. Plan No. 2062. Marc Eidlitz & Son, 489 5th av, have contract.

WHITEHALL ST, 24, 1-sty rear extension, 17x8.6, columns, stairs to 5-sty loft; cost, \$21,000; owner, Chesebrough Building Co., 17 State st; architect, Westinghouse Church & Co., 10 Bridge st. Plan No. 2069.

12TH ST, 283 West, partitions to 4-sty tenement; cost, \$100; owner, Henry W. Schwartz, 291 West 12th st; architect, S. M. Smith, 99 Varick st. Plan No. 2085.

14TH ST, 48-50-52 West, steel beams, columns, store fronts to two 4-sty stores; cost, \$1,000; owner, Rhinelander Real Estate Corporation, 31 Nassau st; architect, George Keister, 12 West 31st st. Plan No. 2097.

17TH ST, 33-7 East; 18th st, 38-44 East, change steps to 7-sty store and office; cost, \$100; owner, Edward W. C. Arnold, West Islip, L. I.; architect, S. E. Gage, 340 Madison av. Plan No. 2102.

23D ST, 49-51 West, partitions to 12-sty loft and store; cost, \$800; owner, Nameloc Co., 49 West 23d st; architect, Lee Somenfeld, 5 West 31st st. Plan No. 2075.

26TH ST, 48 West, 2-sty front extension, 15.6x5, partitions, windows to 5-sty dwelling; cost, \$1,000; owner, estate T. J. Ackerman, New Haven, Conn.; architect, L. A. Sheinart, 194 Bowery. Plan No. 2086.

27TH ST, 28-32 West, passage way to 12-sty loft; cost, \$2,500; owner, The Sperry Realty Co., 22 45th st; architect, E. S. King, 103 Park av. Plan No. 2084.

28TH, 27TH, 11th to 13th avs, block, alter floors to 7 and 9-sty warehouses; cost, \$6,000; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 2100. Richard Deeves & Son, Inc., 309 Broadway, masonry.

28TH ST, 9-11 West, partitions, toilets, windows to two 4-sty dwellings; cost, \$1,000; owner, Sarah A. Knight, 11 West 28th st; architect, H. Regelmann, 133 7th st. Plan No. 2038.

31ST ST, 46 East, 1-sty rear extension, 10.9x16.10, to 4-sty dwelling; cost, \$100; owner, Emile J. Wittnauer, 46 East 31st st; architect, M. C. Merritt, 1170 Broadway. Plan No. 2079.

33D ST, 345 East, posts, girders, stairs to 4-sty office; cost, \$1,000; owner, Edwin F. Kellog, 350 West 85th st; architect, Paul C. Gassone, 186 East 116th st. Plan No. 2098.

34TH ST, 2-6 East, alter elevator, stairs, toilets, show windows to 5-sty store; cost, \$1,500; owner, Wm. W. Astor, 21 West 26th st; architects, Maynicke & Franke, 25 Madison sq. Plan No. 2068.



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34TH ST, 14 East, store front, piers to 4-sty store; cost, \$200; owner, John J. Astor, estate 23 West 26th st; architect, John A. Gurd, 281 5th av. Plan No. 2071.

34TH ST, 129 East, change partitions, windows, store fronts, columns to 4-sty residence; cost, \$1,200; owner, John A. Wyeth, 24 Lexington av; architect, H. H. Holly, 39 West 27th st. Plan No. 2067.

34TH ST, 205 West, new show windows, to 3-sty store and tenement; cost, \$400; owner, Moser Esberg, 320 Broadway; architect, S. Davis, 76 Montgomery st, J. C. Plan No. 2063.

34TH ST, 27 West, partitions, windows, to 5-sty store and office; cost, \$1,500; owner, Charles E. Johnson, 9 West 29th st; architects, Eisen-drath & Horwitz, 500 5th av. Plan No. 2039.

37TH ST, 125-133 West, piers, steel beams, show windows to 2-sty store and loft; cost, \$800; owner, Mary Fitzgerald, care of Douglass Robinson, 128 Broadway; architect, M. J. Harrison, 230 Grand st. Plan No. 2104.

38TH ST, 2 West, show windows to 6-sty store and lofts; cost, \$500; owner, Emanuel M. Gattle, 420 5th av; architect, Henry B. Herts, 35 West 31st st. Plan No. 2053.

39TH ST, 56 West, windows, partitions to 5-sty store and loft; cost, \$150; owner, Alice B. Scott, Watertown, N. Y.; architect, Arthur C. Kerwin, 1269 Broadway. Plan No. 2032.

40TH ST, 32-34 West, remodel interior to 13-sty club; cost, \$20,000; owner, Engineers' Club, premises; architect, Beverly S. King, 103 Park av. Plan No. 2046.

44TH ST, 7 West, partitions, windows, toilets to 6-sty club; cost, \$6,000; owner, St. Nicholas Club, premises; architects, Albro & Lindeberg, 2 West 47th st. Plan No. 2030.

45TH ST, 550-552 West, partitions, windows to two 4-sty tenements; cost, \$500; owner and architect, John H. Knubel, 305 West 43d st. Plan No. 2052.

46TH ST, 500 West, posts, girders, partitions, toilets to 5-sty store and tenement; cost, \$1,500; owner, Peter Doelger, 407 East 55th st; architect, Charles Stegmayer, 168 East 91st. Plan No. 2101.

47TH ST, 622 West, alter elevator, stairs, show windows, to 5-sty store and tenement; cost, \$4,000; owner, George W. Fanning, 503 5th av; architect, Thomas M. Fanning, Jr., 105 West 119th st. Plan No. 2088.

47TH ST, 23-25 East 6-sty side extension, 94x 45, to 6-sty studio and apartments; cost, \$80,000; owner, Charles Weinberg, 31 West 23d st; architect, Howard N. Potter, 35 East 30th st. Plan No. 2072.

51ST ST, 2 West, 4-sty rear extension, 12x 9.4, partitions, stairs to 4-sty residence; cost, \$5,000; owner, R. H. Williams, 2 West 51st st; architect, Ernest Flagg, 109 Broad st. Plan No. 2070.

56TH ST, 125 West, 1-sty front and rear extension, 20.10x15.5, elevator shaft to 5-sty dwelling; cost, \$5,000; owner, Michael Coleman, 120 Broadway; architect, Schwartz & Gross, and B. N. Marcus, 347 5th av. Plan No. 2066.

59TH ST, 233 East, toilets, partitions, 5-sty tenement; cost, \$300; owner, Rose Hyman, 783 Madison av; architect, J. W. Cole, 403 West 51st st. Plan No. 2092.

59TH ST, 114 East, partitions, windows, toilets to 4-sty tenement; cost, \$500; owner, Martin Loror, 621 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2033.

59TH ST, 1-3 East; 5th av, 781-783, stairways, partitions, vault lights to 17-sty hotel; cost, \$6,500; owner, Wm. Waldorf Astor, London, Eng.; architect, J. F. Burrows, 410 West 34th st. Plan No. 2087.

62D ST, 30 East, partitions, windows, toilets, to 4-sty dwelling; cost, \$5,000; owner, Henry Koplik, premises; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2050.

74TH ST, 21 East, interior changes, extension to 4-sty dwelling; cost, \$6,500; owner, Eleanor H. Livingston, 21 East 74th st; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 2037.

83D ST, 127 E, add 1-sty to 4-sty garage; cost, \$2,000; owner, Joseph Stafford, 183 East 80th st; architect, James E. Sherwin, 237 West 37th st. Plan No. 2056.

92D ST, 107 East, partitions to 2-sty synagogue; cost, \$200; owner, Ez Chain Congregation, premises; architect, Nathan Langer, 81 East 125th st. Plan No. 2036.

104TH ST, 419-429 East, partitions, columns, beams, to 2-sty stable; cost, \$6,500; owner, Frank De Rosa, premises; architect, M. W. Del Gaudio, Nemont av. Plan No. 2048.

121ST ST, 307 West, 1-sty rear extension, 25x28.2, posts, girders, to 4-sty firehouse; cost, \$5,000; owner, N. Y. Board Fire Underwriters, 123 William st; architect, J. B. Baker, 156 5th av. Plan No. 2106.

AV A, 64, dumbwaiter shaft to 4-sty tenement; cost, \$200; owner, Samuel Berkowitz, 29 Av B; architect, A. Nelson, 161 West 32d st. Plan No. 2065.

AV A, 1453, partitions, toilets, to 5-sty store and tenement; cost, \$2,500; owner, Walter F. Peacock, 801 West End av; architect, George M. McCabe, 96 5th av. Plan No. 2051.

AMSTERDAM AV, 16, change shaft to 5-sty tenement; cost, \$15; owner, Home Circle Realty Corporation, 29 9th av; architect, Paul Haan, 445 West 45th st. Plan No. 2057.

BROADWAY, s w cor 41st st, stairway, walls, steel beams, columns to 5-sty store, office and theatre; cost, \$4,000; owner, Felix Isman, premises; architects, Stuckert & Sloan, 1420 Chestnut st, Phila., Pa. Plan No. 2081.

BROADWAY, 187, remove stairs, stoop, new vault, to 5-sty store and office; cost, \$750; owner, Edward Searles, 73 Dey st; architect, Charles E. Miller, 111 Nassau st. Plan No. 2074.

BROADWAY, 265-267, remove steps, windows, to 5-sty store and loft; cost, \$500; owner, Orphan Asylum Society, 22 William st; architects, Nash & Springsteen, 21 West 45th st. Plan No. 2073.

BROADWAY, 661, skylight, shaft to 7-sty store; cost, \$2,000; owner, Moses Sahlein, 71 Nassau st; architect, Wm. J. Horne, 360 East 20th st. Plan No. 2078.

BROADWAY, 2688, stairs, partitions, to 5-sty apartment; cost, \$650; owner, Irving T. Smith, 860 St. Marks av, Brooklyn; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 2077.

BROADWAY, 3800, install girders, show windows, partitions to 6-sty tenement; cost, \$4,000; owner, Marie N. Hogue, 152 Riverside Drive; architect, Frederick S. Keeler, 140 Cedar st. Plan No. 2082.

BROADWAY, 1539-1549, change windows, store fronts to 6-sty office; cost, \$1,000; owners, 46th St & Broadway Realty Co., 1639 Broadway; architect, Christian H. Lang, 106 West 57th st. Plan No. 2029.

BROADWAY, s e cor 38th st, partitions, windows to 8-sty hotel; cost, \$2,000; owner, U. S. Trust Co., 45 Wall st; architect, Adolph Balschun, 462 East 137th st. Plan No. 2040.

BROADWAY, 1369, show window to 6-sty store and office; cost, \$350; owner, Mary B. Averill; architect, Harold L. Young, 1204 Broadway. Plan No. 2099.

BROADWAY, 372, change windows, store fronts to 5-sty store and loft; cost, \$1,000; owner, Carson C. Peck, 381 Clinton av, Brooklyn; architect, J. W. Clark, 86 Roosevelt st. Plan No. 2031.

BROADWAY, n e cor 8th st, change steps to 8-sty store; cost, \$1,185; owner, John Wanamaker, 762 Broadway; architect, Alfred T. Flack, 64 Carlton av, Jersey City. Plan No. 2041.

BROADWAY, 1435, stairs, show windows to 4-sty store and office; cost, \$1,000; owner, E. Deane estate, 2 Rector st; architect, Frank Hausle, 81 East 125th st. Plan No. 2105.

BROADWAY, s w cor 127th st, partition, windows, toilets to 6-sty store and tenement; cost, \$4,500; owner, Charles F. Coy, 271 West 125th st; architects, Euell & Euell, 271 West 125th st. Plan No. 2043.

BROADWAY, 300, show windows to 3-sty store and office; cost, \$300; owner, Arthur A. Carey, Walden, Mass.; architects, Nash & Springsteen, 21 West 45th st. Plan No. 2103.

BROADWAY, s w cor 31st st, change steps, windows, partitions to 5-sty store and office; cost, \$500; owner, Joseph Weschler, Corp., 149 Broadway; architects, J. P. Whiskeman and W. H. Hoffman, 39 West 38th st. Plan No. 2042.

BROADWAY, 839-853, change store fronts to two 6-sty stores and lofts; cost, \$3,000; owner, Roosevelt & Son, 33 Wall st; architect, A. J. Smith, 24 Manhattan av. Plan No. 2090.

BROADWAY, 1789-1795, sky sign to 7-sty office; cost, \$1,000; owner, Wm. R. Hearst, N. Y. American, William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2094.

MADISON AV, 700, 1-sty rear extension, 11.2 x5.9, toilets, partitions, tubs, columns to 5-sty residence; cost, \$400; owner, Dr. Willy Meyer, 700 Madison av; architect, F. Mathesius, Jr., 103 Park av. Plan No. 2083.

MADISON AV, 715, partitions, windows to 5-sty store and apartments; cost, \$500; owner, Seth B. Robinson, 1 Liberty st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 2093.

MORNINGSIDE AV, n w c 124th st, interior changes to 5-sty warehouse and loft; cost, \$5,000; owner, Amsterdam Grocery Co., premises; architect, F. Hausle, 81 East 125th st. Plan No. 2035.

1ST AV, n w cor 104th st, alter show windows to 4-sty tenement and store; cost, \$200; owner, Salvatore Imperato, 2019 3d av; architect, Michael Cardo, 301 East 104th st. Plan No. 2060.

2D AV, 2035, partitions, toilets to 5-sty picture theatre; cost, \$3,500; owner, I. N. Schwartz, 2067 7th av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2076.

3D AV, n w cor 126th st, partitions, windows to 3-sty store and loft; cost, \$425; owner, Ray H. Winstein, 304 West End av; architect, Paul W. Gusson, 186 East 126th st. Plan No. 2091.

3D AV, 957, change steps, install seats to 3-sty studio and stores; cost, \$2,000; owner, Pete Tisch, 957 3d av; architect, S. W. Lewis, Madison av and 59th st. Plan No. 2059.

3D AV, 860, toilets, windows to 4-sty tenement; cost, \$750; owner, Susan Mount, 137 East 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 2061.

5TH AV, 222, 1-sty rear extension, 28x5, mezzanine floor to 5-sty store and loft; cost, \$10,000; owner, estate Emily M. Barhydt & Elsa Albusch, 40 Wall st; architect, John C. Westervelt, 36 West 34th st. Plan No. 2080.

5TH AV, 2152-2154, interior changes to two 5-sty hall and dwelling; cost, \$1,000; owner, Sundel Hyman, 2069 5th av; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 2044.

5TH AV, 168, partitions, windows to 4-sty dwelling; cost, \$1,000; owner, Malcolm MacMartin, premises; architect, A. P. F. Adman, 173 Barclay st, Flushing, L. I. Plan No. 89.

5TH AV, 527, steps, change projections to 11-sty bank and office; cost, \$1,000; owner, American Real Estate Co., 527 5th av; architect, Henry Ives Cobb, 55 Liberty st. Plan No. 2096.

6TH AV, 366-374, change store fronts to 6-sty store; cost, \$100; owner, James McCreery Corporation, 112 West 42d st; architects, Starrett & Van Fleet, 45 East 17th st. Plan No. 2028.

6TH AV, 438, windows, partitions, to 4-sty office and loft; cost, \$4,000; owner, Charles Phillips, 621 2d av; architect, O. L. Spannhake, 233 East 78th st. Plan No. 2034.

6TH AV, 321-337, alter show windows to 5-sty store; cost, \$2,500; owner, United States Realty & Improvement Co., 111 Broadway; architect, Starrett & Van Vleck, 45 East 17th st. Plan No. 2058.

Bronx.

140TH ST, s s, 70 w Alexander av, 1-sty frame extension, 8x25.6, to 1-sty frame garage; cost, \$75; owner, Jos. J. Smith, M. D., on premises; architect, Joseph MacCormack, 366 Alexander av. Plan No. 365.

149TH ST, s w cor 3d av, new balcony, new partitions, etc., to 4-sty brick stores and offices; cost, \$3,000; owner, Henry L. Morris, 32 Liberty st; architect, Arthur Lobo, 105 West 40th st. Plan No. 362.

BATHGATE AV, 1757, 1-sty frame extension, 18.2x6.2 to 2 1/2-sty frame store and dwelling; cost, \$690; owner, George Hahn, 15 William st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 368.

BRYANT AV, e s, 355 s 172d st, 1-sty frame, extension, 19x12.6 to 3-sty brick dwelling; cost, \$500; owner, Annie Kaplan, 1475 Bryant av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 363.

CLINTON AV, 2070, 1-sty frame extension, 16.8x9.6 to 2-sty frame store and dwelling; cost, \$250; owner, Samuel Klein, on premises; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 361.

CONCOURSE, w s, from Tremont av to 177th st, 1-sty frame extension, 41x21, to 1-sty frame church; cost, \$6,000; owners, Mt. Hope M. E. Church, on premises; architect, Edward J. Brown, 889 East 175th st. Plan No. 360.

COURTLANDT AV, 570, new water closets to 3-sty frame tenement; cost, \$500; owners, L. and H. Streibigh, 43 East 61st st; architect, Clinton P. Lovell, 12 East 42d st. Plan No. 359.

FULTON AV, 1184, move and new partitions, etc., to 3-sty frame school; cost, \$3,000; owners, Church of St. Augustine, Rev. Thomas F. Gregg, 167th and Fulton av, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 366.

TREMONT AV, 509, 1-sty brick extension, 50x40, to 1-sty brick store; cost, \$5,000; owner, Louis N. Levy, 27 Pine st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 367.

WEST FARMS RD, e s, 400 s 177th st, 1-sty frame extension, 15x18, to 1-sty frame shop; cost, \$200; owners, Bronx Co., on premises; architect, E. H. James, 124 West 45th st. Plan No. 364.

Brooklyn.

BERGEN ST, n s, 150 w Boerum pl, new elevator, etc.; cost, \$2,200; owner, V. Lewis, 47-9 Bergen st; architect, Gus. Seaberg, 407 Douglas st. Plan No. 4794.

BERGEN ST, n s, 60 w Boerum pl, new elevator; cost, \$2,000; owner, A. King & ano., 25 Bergen st; architect, Gust. Seaberg, 407 Douglas st. Plan No. 4793.

BOERUM ST, 13, new doorway, etc.; cost, \$400; owner, David Levy, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 4828.

COLUMBIA ST, e s, 275 s Harrison st, new toilet compartment, etc.; cost, \$200; owner, John Pucchi, 147 Columbia st; architects, Brook & Rosenberg, 44 Court st. Plan No. 4807.

COLUMBIA ST, 162, new plumbing, etc.; cost, \$200; owner, Samuel Abelson, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4832.

COLUMBIA ST, 418, new store front; cost, \$300; owner, Umbelto Roleto, 730 Lorimer st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4843.

DUFFIELD ST, Nos. 230-2, new plumbing, etc.; cost, \$250; owner and architect, Michael Lennon, 137 Lawrence st. Plan No. 4877.

DWIGHT ST, w s, bet Delevan and Verona sts, general repairs, etc.; cost, —; owner, American Happer Co., on premises; architect, N. M. Lowey (engineer), same address. Plan No. 4768.

ETNA ST, n s, 100 w Logan st, remove building, etc.; cost, \$300; owner, J. Hice, Rich st and Jamaica av; architect, Ernst Tatze, 658 Jamaica av. Plan No. 4760.

FLEET PL, e s, 175 n Myrtle av, new walls, etc.; cost, —; owner, Jos. Budgetwailer, 200 Johnson st; architect, James Boyle, 367 Fulton st. Plan No. 4776.

FRANKLIN ST, e s, 130 s Calyer st, remove show windows, etc.; cost, \$125; owner, James Stanton, 52 Franklin st; architect, J. W. Moore, 307 Kingston av. Plan No. 4785.

FULTON ST, n s, 22.6 e South Portland av, new walls, etc.; cost, \$200; owner, Mary Bauner, 757 Fulton st; architect, Emmet Daly, 745 Fulton st. Plan No. 4874.

HALSEY ST, s s, 20 w Irving av, underpin walls, etc.; cost, \$250; owner, Jacob Schauf, 898 Park av; architect, Wm. Debus, 86 Cedar st. Plan No. 4815.

HICKS ST, e s, 237 s Harrison st, new show windows, etc.; cost, \$150; owner, and Dolletrix, 477 Hicks st; architect, S. Imperato, 356 Fulton st. Plan No. 4798.

IRVING ST, s s, 225 w Columbia st, new walls, etc.; cost, \$2,000; owner, Hills Bros. Co., 375 Washington st, N. Y.; architect, Gibbons & Co., 318 Columbia st. Plan No. 4757.

MADISON ST, n s, 90 w Sumner av, new elevator, etc.; cost, \$2,200; owner, C. T. Strickland, 461 Madison st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4796.

MIDDLETON ST, 203-5, new extensions, 4.6x7; cost, \$600; owner, Saul Hernitz, 246 Willoughby av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 4827.

NEVINS ST, e s, 40 n President st, new gas fixtures; cost, \$100; owner, Tony Jordan, 319 Nevins st; architect, W. J. Conway, 400 Union st. Plan No. 4739.

NORTH OXFORD ST, w s, 100 s Park av, new opening in wall, etc.; cost, \$100; owner, Ed Vietmann, 106 Park av; architect, A. Arnold, 336 Flatbush av. Plan No. 4771.

PALMETTO ST, n s, 225 e Irving av, stable repairs; cost, \$300; owner, N. Levitt, 361 St. Nicholas av; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4803.

PIERREPONT ST, n s, 102 w Henig st, new plumbing, etc.; cost, \$400; owner, Herbert Smith, 70 Pierrepont st; architect, C. Shepherd, 129 Atlantic av. Plan No. 4792.

PIERREPONT ST, 140, new extension, 16x40; cost, \$10,000; owner, estate James S. Connell, 105 Wall st, N. Y.; architect, Hinchmann & Pilat, 52 Broadway, N. Y. Plan No. 4850.

POWERS ST, n s, 150 e Judge st, new opening in wall, etc.; cost, \$350; owner, J. Boergner, 1525 Av B; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4812.

PRESIDENT ST, n s, 244 w Smith st, remove walls, etc.; cost, \$3,500; owner, B. Cronin, 573 Clinton st; architect, B. Finkensieper, 153 Remsen st. Plan No. 4763.

PRESIDENT ST, s s, 100 w Columbia st, new plumbing, etc.; cost, \$400; owner, M. Meresco, 204 Union st; architect, Freeman P. Imperato, 336 Fulton st. Plan No. 4866.

SCHOLES ST, s s, 100 w Lorimer st, remove window, etc.; cost, \$800; owner, Wm. J. McGuire; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4795.

SOUTH OXFORD ST, e s, 231 s DeKalb av, new plumbing, etc.; cost, \$100; owner, J. Hayden, 25 South Oxford st; architect, K. B. Odner, 93 Rutland rd. Plan No. 4759.

SPENCER ST, e s, 190 s Flushing av, new extension; cost, \$400; owner, M. Paladino, 21 Spencer st; architect, Slee & Bryson, 153 Montague st. Plan No. 4765.

STATE ST, 274, new show windows; cost, \$200; owner, Third United Cities Realty Corporation, 261 Broadway, N. Y.; architect, Louis C. Maurer, 1493 Broadway. Plan No. 4839.

STOCKTON ST, s s, 325 w Lewis av, new toilet, etc.; cost, \$500; owner, Louis Jacobs, 324 Stockton st; architect, Henry Loeffler, Jr., 804 Jefferson av. Plan No. 4867.

WATKINS ST, e s, 75 n Dumont av, new walls, etc.; cost, \$250; owner, J. Klein, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4755.

WINDSOR PL, s s, 177 w Prospect Park West, new toilet, etc.; cost, \$1,200; owner, T. Plotkin, 114 Windsor pl; architect, W. Thompson, 340 East 53d st. Plan No. 4789.

2D PL, n s, 87.6 w Court st, new wash tubs, etc.; cost, \$100; owner, C. Lanzaro, 91 2d pl; architect, John Esposito, 504 Henry st. Plan No. 4772.

SOUTH 3D ST, s s, 103 e Berry st, underpin walls, etc.; cost, —; owner, Eastern District Hospital, 168 South 3d st; architect, B. Finkensieper, 134 Broadway. Plan No. 4762.

7TH ST, s s, 337 w 7th av, new plumbing, etc.; cost, \$3,500; owner, H. Hurear, 426 7th st; architect, Benj. Hudson, 319 9th st. Plan No. 4790.

EAST 8TH ST, w s, 335 s Ditmas av, new bay window, etc.; cost, \$500; owner, W. Fry, 596 East 8th st; architect, H. Rocker, 371 Fulton st. Plan No. 4778.

SOUTH 10TH ST, 59, new plumbing, etc.; cost, \$100; owner, Margaret Meyer, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4831.

EAST 18TH ST, 661, new bay windows; cost, \$200; owner, W. J. Lowrie, on premises; architect, R. J. McCormack, 1574 Flatbush av. Plan No. 4840.

45TH ST, s e cor 5th av, new walls, etc.; cost, \$750; owner, N. Hirsch, 379 6th av; architect, Louis Sheinart, 194 Bowery, N. Y. Plan No. 4770.

EAST 49TH ST, e s, 100 s Linden av, move buildings, etc.; cost, —; owner, Robert Kent, 340 East 53d st; architect, W. F. Thompson, 340 East 53d st. Plan No. 4789.

5TH ST, n s, 160 e 8th av, new plumbing, etc.; cost, \$150; owner, Halstead Lumber Co., Nevins st and Butler st; architect, C. F. Kane, 203 27th st. Plan No. 4847.

60TH ST, s s, 220 e 9th av, new plumbing, etc.; cost, \$400; owner, Jos. Turicamo, 930 60th st; architect, C. A. Olsen, 1649 69th st. Plan No. 4869.

AV H, s s, 50 e East 18th st, new bay window, etc.; cost, \$200; owner and architect, Alex S. Flots, 1810 Av H. Plan No. 4744.

ATLANTIC AV, n s, 118 w Nevins st, interior alterations; cost, \$500; owner, A. Burch Bott Co., 435 Atlantic av; architect Koch & Wagner, 26 Court st. Plan No. 4779.

KENT AV, w s, 50 s Little Nassau st, new partitions, etc.; cost, \$1,000; owner, Mark Polito, 1363 Fulton st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4875.

KNICKERBOCKER AV, s w cor Bleecker st, new sty to present building; cost, \$10,000; owner, Salant & Salant, 74 Leonard st, N. Y.; architect, Wm. H. Higginson, 21 Park Row, N. Y. Plan No. 4840.

LIBERTY AV, n s, 75 e Essex st, new plumbing, etc.; cost, \$100; owner, Jacob Sikewise, 499 Linwood st; architect, L. F. Schillinger, 167 Van Sicklen av. Plan No. 4835.

MANHATTAN AV, s w cor Skillman av, new cellar entrance, etc.; cost, \$100; owner, E. Rasucci, 335 Manhattan av; architect, Jos. Aelemno, 16 Ralph av. Plan No. 4787.

NOSTRAND AV, 1810, new extension, 10x8; cost, \$150; owner, John J. Grace, 683 Bergen st; architect, Alfred L. Pupigiran, same address. Plan No. 4844.

ROCKAWAY AV, w s, 45 s Smith's lane, new moving picture show, etc.; cost, \$200; owner, Fred Hairis, on premises; architect, same. Plan No. 4791.

SHEEPSHEAD BAY RD, w s, 336 s Voorhies av, general alterations; cost, \$300; owner, Malt Conemys, 1750 Sheepshead Bay Rd; architect, M. M. Foley, 2257 Homecrest av. Plan No. 4881.

ST. MARKS AV, s s, 228 w Ralph av, new plumbing, etc.; cost, \$175; owner, Mrs. Leonson, 325 Rockaway av; architect, Max Levine, 325 Rockaway av. Plan No. 4862.

SUTTER AV, s s, 42.10 w Powell st, new entrance, etc.; cost, \$500; owner, Fred Newgass, 35 East 10th st, N. Y.; architect, Wm. Husnerberg, 782 East 165th st, Bronx. Plan No. 4871.

VAN SICKLEN AV, n e cor Glenmore av, new plumbing, etc.; cost, \$175; owner, Max Eytzinger, 533 Glenmore av; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 4833.

WYCKOFF AV, w s, 60 s Ralph st, new doors, etc.; cost, \$500; owner, Henry Meyer, 228 Wyckoff st; architect, Louis Berger & Co., 300 St. Nicholas av. Plan No. 4864.

6TH AV, e s, 47 n Prospect av, new toilet compartment, etc.; cost, \$50; owner, John Mann, 509 6th av; architect, David A. Lucas, 98 3d st. Plan No. 4769.

7TH AV, e s, bet 4th and 5th sts, new elevator, etc.; cost, \$1,000; owner, City N. Y.; architect, Dunn Elevator Co., 103 Walker st. Plan No. 4830.

LUNA PARK, 450 n Surf av, new elevator; cost, \$200; owner, Luna Amusement Co., Luna Park; architect, same. Plan No. 4741.

UNION SQ, n s, 152 e Columbia st, new windows, etc.; cost, \$300; owner, B. F. Arechele, 15 Shipley st; architect, James M. Grace, 1151 Pacific st. Plan No. 4823.

WITHERS ST, n s, 100 w Union av, remove stairs, etc.; cost, \$125; owner, O. De Leo, 1 and 3 Withers st; architect, Charles Cannella Co., Graham av. Plan No. 4819.

9TH ST, s s, 105 w 4th av, new plumbing, etc.; cost, \$200; owner, Mary Dunper, 259 9th st; architect, D. Lucas, 98 3d st. Plan No. 4816.

EAST 4TH ST, e s, 260 s Av C, alter piazza, etc.; cost, \$500; owner, Annie Quinn, on premises; architect, Charles Wessel, 1456 35th st. Plan No. 4806.

DEKALB AV, s s, 91 e Central av, new door, etc.; cost, \$100; owner, Josephine Lezoli, 25 Cedar st; architect, C. Schneider, 648 Linden st. Plan No. 4809.

KINGSLAND AV, n w cor Richardson st, new partitions, etc.; cost, \$2,000; owner, Thomas Pepe, 83 Kingsland av; architect, E. Tuirisinger, 394 Graham av. Plan No. 4802.

NOSTRAND AV, e s, 170 n Clarendon rd, new partitions; cost, \$2,000; owner, F. Weldham, on premises; architect, Thomas Bennett, 3d av and 52d st. Plan No. 4821.

PITKIN AV, s s, 80 w Montauk av, new M. P. booth, etc.; cost, \$200; owner and architect, Charles Ohlan, 788 New Lots rd. Plan No. 4813.

RUTLAND RD, n s, 400 e Albany av, fill in cellar, etc.; cost, \$1,000; owner, J. Liddle, on premises; architect, McLean, 883 East 35th st. Plan No. 4805.

5TH AV, n w cor 61st st, new show windows, etc.; cost, \$200; owner, F. Bursch, on premises; architect, Thomas Bennett, 3d av and 52d st. Plan No. 4820.

Queens.

COLLEGE POINT.—16th st, w s, 100 s 4th av, 2-sty frame extension rear, 21x32, tin roof, interior alterations; cost, \$3,000; owner, Fire Department, 67th st, N. Y. C.; architect, Jas. J. Reichel, 157 East 67th st, N. Y. C. Plan No. 361.

CORONA.—Myrtle av, n e cor Orchard st, erect new stone foundation; cost, \$150; owner, M. Blom, premises. Plan No. 763.

CORONA.—Orchard st, n s, 100 e Myrtle av, new stone foundation and interior alterations; cost, \$150; owner, M. Blom, 125 Myrtle av, Corona. Plan No. 768.

DOUGLSTON.—West Drive, w s, 75 s Alston pl, 1-sty frame extension, rear, 56x21, shingle roof; cost, \$1,300; owner, Douglaston Country Club, Douglaston, L. I.; architect, Norman McGlashen, 1123 Broadway, N. Y. C. Plan No. 770.

ELMHURST.—Whitney av, 45, general repairs after fire damage, new plumbing; cost, \$1,500; owner, Agnes Stewart, 15 25th st, Elmhurst. Plan No. 762.

FOREST HILLS.—Austin st, s e cor Windsor pl, 1-sty brick extension side and rear, 10x40, tin roof; cost, \$1,300; owner, Gustave Dunman, Windsor pl, Forest Hills; architect, Frank Lurz, Elmhurst. Plan No. 771.

JAMAICA.—Irving av, 58, 1-sty frame extension, rear, 12x10; cost, \$75; owner, Wm. F. Butler, premises. Plan No. 759.

LONG ISLAND CITY.—Prospect st, 162, erect new W. C. compartments and provide new plumbing; cost, \$100; owner, Richard Schmidt, 215 East 64th st, N. Y. C. Plan No. 765.

LONG ISLAND CITY.—William st, 151, install new plumbing; cost, \$125; owner, William Cole, 112 Wilbur av, L. I. C.; plumbing, J. J. Jennings, 142 Jackson av, L. I. C. Plan No. 764.

MEADOWMERE.—2d st, n e cor Dock st, enclose porch to provide for summer kitchen; cost, \$50; owner, Charles Meyer, premises. Plan No. 760.

METROPOLITAN.—Fresh Pond rd, 60, 1-sty frame extension on side, 7x25; cost, \$125; owner, Peter Thompson, premises. Plan No. 769.

RIDGEWOOD.—Onderdonk av, 282, install new plumbing; cost, \$100; owner, Catherine Dunnwald, premises. Plan No. 767.

RICHMOND HILL.—Jamaica av, 3013, new steel electric sign; cost, \$200; owner, Wm. Fox, premises. Plan No. 757.

WINFIELD.—Walnut st, n s, 75 w Prospect st, erect new stone foundation and other repairs; cost, \$300; owner, Henry Weiss, premises. Plan No. 766.

ARVERNE.—Atlantic av, w s, 200 s Boulevard, 1-sty frame extension on side and rear, 8x50, shingle roof, new plumbing; cost, \$1,000; owner, J. & J. A. Rosenberg, premises; architect, S. S. Plaack, Arverne. Plan No. 776.

JAMAICA.—Chichester av, n s, 81, 109, 135 e Rose av, erect new stone foundation; cost, \$1,800; owner, Charles Trautmann, Rockaway Park. Plan Nos. 773-4-5.

JAMAICA.—Rockaway rd, e s, 60 n Pacific st, 1-sty frame extension rear, 20x11, tin roof; cost, \$400; owner, Rev. Emil Strenski, Rockaway rd, Jamaica; architect, Joseph Hrostoski, Hollis av, Hollis. Plan No. 772.

JAMAICA.—Prospect st, e s, 50 s Atlantic st, 1-sty frame extension rear, 7x28, tin roof; cost, \$175; owner, Raphael Esposito, Prospect st, Jamaica. Plan No. 777.

RICHMOND HILL.—Grant st, n w cor Orchard av, erect new stone foundation; cost, \$250; owner, Hector Trustane, premises. Plan No. 778.

COLLEGE POINT.—Fresh Meadow rd, w s, 615 s Cemetery la, 1-sty brick extension, side & rear, 49x20, tar and gravel roof; cost, \$6,000; owner, Department Water Supply, 13 Park Row, N. Y. C. Pump House; architect, Owner's Engineer. Plan No. 784.

CORONA.—Newms st, n s, 133 e Rapelje av, remove peak roof and erect new flat tin roof; cost, \$350; owner, Antonia Mazzo, 61 Newms st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 781.

EVERGREEN.—Benjamin st, s s, 65 e Cypress av, erect new stone foundation; cost, \$200; owner, John Chestnut, premises. Plan No. 780.

FLUSHING.—Barclay st, bet Parsons av and Percy st, 1-sty frame extension rear, 18x36, tin roof; cost, \$300; owner, John H. Sluus, 196 Barclay st, Flushing. Plan No. 782.

JAMAICA.—South st, s e cor Prospect st, alter porch to provide for store; cost, \$150; owner, Moses Sockin, premises. Plan No. 783.

ROCKAWAY BEACH.—Washington av, n s, 75 w Center st, erect new brick foundation; cost, \$200; owner, Benjamin Cohen, 16 Undine av, Rockaway Beach. Plan No. 779.

ROCKAWAY BEACH.—Boulevard, n e cor Grove av, erect new frame sign; cost, \$60; owner, William Chubbell, Rockaway Beach. Plan No. 785.

Richmond.

ANN ST., e s (167), 200 n Castleton av, West New Brighton, 1-sty frame addition to frame dwelling; cost, \$300; owner, Thomas Carlin, West New Brighton; builder, C. E. Gale, Port Richmond. Plan No. 298.

CENTER ST., s s, 175 e Garretson av, add 1-sty brick to storage; cost, \$250; owner, Hy. Hollerman, Richmond; builder, John Schroll, Richmond. Plan No. 294.

CASTLETON AV., n s, 80 e Bodine st, West New Brighton, general repairs to frame dwelling; cost, \$1,500; owner, Frances S. Jamison, West New Brighton; builder, Andrew Hagaman, Port Richmond. Plan No. 299.

METCALFE AV., 54, Stapleton, 1-sty frame addition to dwelling; cost, \$250; owner, E. Kreisman, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 295.

RICHMOND TERRACE., e s, 200 s Westervelt av, New Brighton, new windows in stores and offices, frame; cost, \$50; owner, M. Isaacs, New Brighton; builder, American Sign Co., 136 Liberty st, N. Y. Plan No. 296.

RICHMOND AV & RICHMOND TERRACE., w s, Port Richmond, 1-sty addition to frame dwelling; cost, \$200; owner, Mrs. Simonson & ano., Port Richmond; builder, Joseph Buttermark, Port Richmond. Plan No. 297.

Personal and Trade Notes.

GEORGE A. SWAYZE, formerly in the lumber business at 18 Broadway, has announced his retirement.

EDWARD A. SLOSSON, vice president of the W. G. Cornell Company, is building a home at Greenwich, Conn.

ASSISTANT SECRETARY WALKER, of the Public Service Commission, is on duty again after a brief vacation trip to Europe.

GEORGE B. SPEARIN CO. has the contract for remodeling and enlarging the Communipaw terminal of the Central Railroad of New Jersey.

THE INSURANCE on the lumber yard of Lawrence Brothers, Yonkers, is in process of adjustment. The estimated loss was placed at \$65,000.

R. A. DE LAMATER, formerly of the Standard Plunger Elevator Co., on August 1, joined the staff of the George A. Fuller Co., builders, of 111 Broadway.

THE STANDARD SANITARY MFG. CO. sincerely regret the announcement of the death of their former western sales manager, William S. Verity, Jr., at Chicago, Aug. 3.

TESTING MATERIALS.—The sixth congress of the International Association for Testing Materials will be held in the Engineering Societies Building, 29 West 39th street, New York, September 2-7. Circulars containing a list of the foreign delegates and an abstract of the American papers have been sent out by H. F. J. Porter, secretary, who may be addressed for particulars at 29 West 39th street, N. Y. C.

JOHN HENRY SCHAEFFER, for 29 years Assistant Engineer in the Topographical Bureau of the Bronx, died suddenly last Saturday, at his home, 1805 Clinton av, where he resided with his sister. As she is now abroad, the death of Mr. Schaeffer was not discovered until Monday. During his long service in the Topographical Bureau the greater portion of the street system was laid out, in the furtherance of which work Mr. Schaeffer rendered very important public services.

Illuminating Engineering Society.

The sixth annual convention of the Illuminating Engineering Society will be held in the Clifton House at Niagara Falls, Ont., September 16 to 19. One of the interesting reports to be read on the occasion will deal with recent progress and developments in the lighting industry both in this country and abroad. Another report will make recommendations concerning nomenclature and standards. Other items of general interest in the program are:

"High Pressure Gas Lighting," by Mr. F. W. Goodenough, Chairman of Council, Illuminating Engineering Society, London, England.

"Recent Developments in Gas Lighting," by Mr. R. F. Pierce.

"Indirect and Semi-Indirect Illumination," by Mr. T. W. Rolph.

"Recent Developments in Series Street Lighting," by Dr. C. P. Steinmetz.

"Research Methods," by Dr. E. P. Hyde.

"Reflections from Colored Surfaces," by Mr. Claude W. Jordan.

"Diffuse Reflection," by Dr. P. G. Nutting.

"A Study of Natural and Artificial Light Distribution in Interiors," by Mr. M. Luckiesh.

"The Physiology of Vision," by Dr. T. A. Woodruff.

TRADE JURISDICTION.

Bricklayers Protest Against Non-Union Labor in the Subway.

In the construction of subways waterproofing is used on the floors and side walls to prevent moisture entering the structure. This waterproofing consists of asphaltum or some other mastic material, strengthened by the laying of brick in the mastic. The Oscar Daniels Company, contractor for Section No. 12 of the Lexington Avenue Subway, is having this work done by laborers who are not bricklayers, and the Bricklayers' Union has complained to the Public Service Commission that the process is bricklaying and has urged that the contractor employ bricklayers at union wages. As there is a difference of opinion as to whether the process is really bricklaying, the commission heard testimony on the subject from witnesses for both sides at a hearing on Tuesday afternoon.

The question which has been submitted to the Public Service Commission is not only an important one of jurisdiction, but the fact that it has to all intents and purposes been submitted to the arbitration of a public board, instead of being made the occasion of a general strike, is significant. The bricklayers' unions are not affiliated with the New York Building Trades Council, as the waterproofer are, and they are therefore making the fight without the backing of that powerful body.

The bricklayers claim the right to do whatever brickwork is necessary in the subway, whether the bricks are laid in lime mortar, cement or mastic of any kind. They put witnesses on the stand on Tuesday to prove that it was originally considered a bricklayer's work to lay brick in asphaltum for waterproofing purposes. A laborer would spread the asphaltum and the bricklayer would lay the brick in it. This is the method which they contend should be followed now. There is now, however, a separate union the members of which make a specialty of doing all kinds of waterproofing needed in the construction of buildings. It was

alleged at the hearing that non-union men were laying brick in asphaltum in the subway, on the Daniels contract. The union waterproofer as well as the union bricklayers claim the work. While they are united in their demand that laborers be excluded from this class of work, they cannot agree as to which of them shall have it. Hence the appeal to the Public Service Commission.

"In other words you want us to be the goat," exclaimed Commissioner Williams when he comprehended the situation.

It has been pretty well decided by the unions in the building trades to make a stand against the employment of foreign unskilled and unorganized laborers in competition with local union labor in subway work. This is the first step to obtain from the Public Service Commission an intimation of what its attitude will be toward local union labor during the construction of the new subways. Chairman Willcox presided at the hearing, and Commissioners Eustis and Williams were also on the bench. Decision was reserved.

Reminiscent of Burnham.

Theodore Starrett, the New York builder, spent six years in the late D. H. Burnham's office at Chicago in his younger days and was a part of many interesting things. Those were the days and that was the place of the beginnings of steel skeleton construction—not the origination of it, because it grew in many offices, Mr. Starrett says.

In some reminiscences of Burnham published in "Architecture and Building" for July, Mr. Starrett says the firm was then styled "Burnham & Root." John W. Root was an artist draftsman, Burnham just a plain business man. With Frank Sickels, their great lieutenant, and Paul Lautrup, a water color genius, to make perspectives, they formed a combination that was sweeping everything before it.

"The untimely death of John Root was a great blow to Burnham, for he had fairly idolized him," says Mr. Starrett. "Part of the success of the firm was due to the abiding admiration that Burnham felt for his partner. When he would go after business he would brag about Root as an architectural genius in a way that was wonderful to behold. It was a case of David and Jonathan over again. Whether Root's genius was as great as Burnham thought it in those days I used to doubt, but in the light of present knowledge, comparing his work with that of his contemporaries, it is a question in my mind whether he was not as great an architect as Louis Sullivan and whether he might not, if he had lived to round out his years as his partner did, have done as great things in his way as did Burnham."

ORDERS

Borough of Brooklyn.

AUG. 1.

Brooklyn av., es, 335 n Glenwood rd, 200x100; Homesborough Realty Co on Lawyers Title Ins & Trust Co to pay Staines, Bunn & Taber Co. 516.00

AUG. 2.

49TH st., ss, 100 w 11 av, —x—; Louis Christensen on Jno Wallace to pay Colwell Lead Co. 1,100.00

Beaumont st., ws, 180 n Oriental blvd, —x—; David Macdonald on Wm Inglis to pay Colwell Lead Co. 200.00

4TH av., ws, 25 n 22d, —x—; Jno T Harold on Rocco M Agoglia to pay Colwell Lead Co. 150.00

Dumont av., nec Elton, 400x100; Milford Constn Co on Julius Lehrenkrauss & Sons to pay Metropolis Lumber Co. 200.00

20TH av., ws, bet 61st & 62d, 200x80; High Grade Constn Co on Lawyers Title Ins & Trust Co to pay Jos Frankfort & Co. 185.00

Mermaid av., ns, 33 e W 28th, 80x100; Emilie A Bosios on Home Mtg Investment Co to pay Kiefer & Mandeville Co. 335.00

AUG. 3.

Battery av., es, 100 n 90th, 50x125; Hilda Falkenberg on Home Title Ins Co to pay J P Duffy Co. 150.00

AUG. 5.

Dumont av., sec Barrett, —x—; Grand Plbg Co on Cottage Constn Co to pay Colwell Lead Co. 500.00

Van Sicken st., ws, 406 n Av T, —x—; Thos F Ryans on Willis & Paterson to pay Colwell Lead Co. 150.60

AUG. 6.

No Orders filed this day.

AUG. 7.

Snediker av., ws, 390 n Hegeman av, 60 x100; Snediker Realty (Inc) on Julius Lehrenkrauss & ano to pay Block & Greenberg Lumber Co. 445.83

57TH st., ns, 140 e 7 av, 140x100; York-Penn Co on Home Title Ins Co to pay Borough Park Co. 172.00

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Manhattan and Bronx.

<p>AUGUST</p> <p>3 Abramowitz, Louis—NY Tel Co. 15.84</p> <p>3 Aaron, Alfred E—Wm Ball Inc. 267.73</p> <p>5 Apy, Edw & Jos F McCabe—B Campbell & Co 145.57</p> <p>5 Ament, Isaac—Harold I Fisher Co 463.01</p> <p>5 Alexander, Troy—Maintenance Co. 138.55</p> <p>6 Alexander, Henri P—M Stern 176.25</p> <p>6 Asunta, Maria & Jno H Wynn—People & Co 500.00</p> <p>6 Ambrosino, Maria—G Simonelli & Bro 266.91</p> <p>7 Alper, Saml—S W Johnson 25.50</p> <p>8 Adams, Lorenz C—E V Harman & Co 141.94</p> <p>9 Allen, Fredk E—J Brugger 129.40</p> <p>9 Arnold, Frank C—Royal Diamond & Watch Co 110.62</p> <p>3 Bonlander, Nich—Kreischer Brock Mfg Co 487.00</p> <p>3 Bachrach, Emanuel S—NY Tel Co. 72.82</p> <p>3 Blumberg, Abr—R Abramowitz 153.40</p> <p>3 Blumberg, Abr & Ida—same 434.70</p> <p>3 Bohlken, Geo N—Janpole Werner Constn Co 176.91</p> <p>3 Boggs, Norman T—F C Quinlan 72.05</p> <p>5 Bernstein, Saml—E Meyer 82.23</p> <p>5 Bremmer, Alex—J F Gompert 101.00</p> <p>5 Blaine, Jas S—I Lusher 313.93</p> <p>5 Berg, Jos—J L Marigold 66.14</p> <p>5 Bimberg, Benj K—Columbia Fire Extinguisher Co 81.90</p> <p>5 Breckenridge, Hunter C—E B Armstrong, admr 1,126.86</p> <p>5 Borkstrom, Edw—Manhattan Rolling Mill 62.95</p> <p>5 Brownell, Chas L—W T Dannventhar 30.01</p> <p>5 Bohlken, Geo N—F V Conlon 300.52</p> <p>6 Brand, Claude E—J Farrell 91.12</p> <p>6 Bernstein, Chas—Walter J Bussini Inc 28.32</p> <p>6 Brown, Archibald D—N Y Tel Co. 71.89</p> <p>6 Brill, David—S Backhaut & Co. 123.22</p> <p>6 Birnbaum, Adolph—Sunlight Reflector Co 41.07</p> <p>6 Blomgren, Gust—E F Koehler 102.31</p> <p>6 Bernstein, Leo—Van Zandt, Jacobs & Co 93.19</p> <p>6 Berkman, Felix T—M M Kassir 41.68</p> <p>6 Beaver, Chas M—Baldauf & McCarthy 352.39</p> <p>7 Brown, Philip—Penn R R Co. 10.30</p> <p>7 Brady, Matthew—Klein Bros. 331.06</p> <p>7 Bimberg, Isadore—Wm J Madden & Co 225.83</p> <p>7 Boisse, Jacques L—L Zühr et al. 338.70</p> <p>7 Borenstein, Hersch & S Horenstein 35.95</p> <p>7 Bohlken, Geo W—Middendorf & Rohrs 178.86</p> <p>7 Brennan, Henry D—C Hobson 67.88</p> <p>7 Belle-Ranske, Jutta—T J White 183.74</p> <p>7 Anderson, Andw J—L Olin 82.81</p> <p>8 Blank, Nathan A—Graphic Press 32.36</p> <p>8 Beck, Benedict M.*—Theresa & Benedict M—N Y Prism Co 74.41</p> <p>8 Barmore, Chas—W E Scudder 218.76</p> <p>8 Bogul, Abr—Mutual Auto Accessories Co 47.41</p> <p>8 Buggermann, Herman—Oberscheimer, Mable & Co 38.65</p> <p>8 Bohm, Emil—A Werthman 130.07</p> <p>8 Barber, Nathan—Empire Tinware Co 59.80</p> <p>8 Baird, Laura E—C R Pelgram et al 79.41</p> <p>8 Brennan, Jas—P Steffens 40.62</p> <p>8 Barker, Fredk E—P J Brown Carriage Co 43.50</p> <p>8 Bromberg, Philip M—E B Machat 154.40</p> <p>9 Barker, A K Inc—N Y Tel Co. 77.10</p> <p>9 Bosserman, Henry—Standard Computing Scale Co 104.31</p> <p>9 Berg, L Rodney—H J San 84.41</p> <p>9 Burlando, Adelaide & Emanuel—M Oldsheim 191.61</p> <p>9 Berger, Saml, Barnett Smith* & Koppel Berger—J Glass 48.91</p> <p>9 Bodenheim, Herman—C Schroeder 46.41</p> <p>9 Bass, Mary—Central Park, North & East River R R Co 112.88</p> <p>9 Bunting, Isaac—same 128.88</p> <p>9 Brady, Philip—G W Linch 109.86</p> <p>9 Brady, Margt—same 107.88</p> <p>9 Cullen, Jno—H Nelson 90.53</p> <p>9 Cohen, Davis & Louis Steinick—L Sobel 496.45</p> <p>9 Collins, Chas W—Olin J Stephens Inc 7031.31</p> <p>5 Contn, Frank F—Manning-Maxwell & Moore 33.56</p> <p>5 Crekata, Alex—Jos Beck & Sons 101.33</p> <p>6 Cannors, Geo W—Underhay Oil Co 34.55</p> <p>6 Cole, Geo F & Eleanor B*—U S Trust Co 46.23</p> <p>6 Cohen, Elias A—City of NY 59.72</p> <p>6 Cullen, Henrietta—NY Tel Co 31.71</p> <p>6 Comings, Hill L—E Sarasohn et al 16.65</p> <p>6 Colford, Sidney J Jr—R Brill 2,907.76</p> <p>6 Chotimsky, Saml & Louis—N Y Tel Co 26.31</p> <p>7 Cohn, Arthur S—Douglas Robinson, Chas S Brown Co 25.41</p> <p>7 Catts, Benj S—same 20.01</p> <p>7 Cohen, Morris—J J Sullivan 53.40</p> <p>7 Chappell, Helen A—Mt Morris Bank 551.62</p> <p>7 Curran, Thos—P Gallagher 304.50</p> <p>7 Christensen, Louis, J Bernard Brophy & Wm A Tonjes—J Ruppert 122.97</p> <p>8 Cullen, Henrietta & Edw F—Jno Wanamaker, NY 352.43</p> <p>8 Conklin, Edw R—T Near 90.31</p> <p>8 Cohen, Jos—M Kaufman 175.00</p> <p>8 Cobe, Andw J—New Netherland Bank of N Y 1,180.84</p>	<p>8 Conley, Chas—M McQuade 63.61</p> <p>8 Cunque, Anthony & Alexander*—Stevenson Lumber Co 46.39</p> <p>8 Cicoria, Gugliemo—Seaboard Wine Growers 81.72</p> <p>8 Cirigliano, Jas—E Fizel 232.76</p> <p>8 Conlon, Jas F—S P Jones et al 78.44</p> <p>8 Cahill, Matthew I—J Johnson et al 100.67</p> <p>8 Cahill, Mathew J—H Crabtree 104.14</p> <p>9 Crawford, Saml—Curtis Blaisdell Co 49.82</p> <p>9 Cohen, Moe & Morris Seiff—G Englander 340.57</p> <p>9 Cunningham, Cath, Mary Phillips, Danl Bradley, Kate Gallagher, Agnes Collins, Jno Bradley, Mary J Dalton, Chas Bradley, Peter Cunningham & Cath Luttrell—T Carmody 88.00</p> <p>3 Daniels, Isidor—Genl Fire Proofing Co 126.71</p> <p>3 Dillard, Jno A Jr—Bklyn Daily Eagle 27.92</p> <p>5 De Simone, D Robt—E A Bend et al 112.90</p> <p>5 Dalton, Frank A—H S Eckles & Co 29.08</p> <p>5 Douchin, Mayer—C Satzman et al 36.81</p> <p>5 Davy, Humphrey D—A Diemer Jr 69.67</p> <p>6 d'Almonte, Anthony—Battery Park Natl Bank 611.42</p> <p>6 De Rosa, Carmella & Jno H Wynn—People & Co 500.00</p> <p>7 Donnatin, Louise—Corn Exchg Bank 113.40</p> <p>7 D'Ascoli, Wm R—Burns Bros 81.40</p> <p>7 DuBois, Henry A & Wm—A J McCollum 60.36</p> <p>7 Dierks, Jno,*—Louis Becker—Natl Nassau Bank of NY 63.44</p> <p>8 Dias, Michl—Income Promoting Co 146.22</p> <p>8 Di Manna, Michl—A J Romagna 112.97</p> <p>8 Dowding, Chas A—Fletcher Stanley Co 173.74</p> <p>8 Dailey, Jno L—Sequine Runyon Stiles Co 28.39</p> <p>8 Durkin, Mary—C W Senstaken 34.40</p> <p>9 Davis, Wm T—F Crawford 959.66</p> <p>9 Doelger, Jos, Chas A* & Louis*, also Carrie Kramer*—Quaker Oats Co 675.07</p> <p>9 Denn, Emma—F W Kloenne 30.97</p> <p>9 Dwyer, Edw—Royal Diamond & Watch Co 110.62</p> <p>9 Dunn, Eliz & Jno S Burke—Fiss, Doerr & Carroll Horse Co 1,343.30</p> <p>5 Eller, Max—American Taximeter Co 78.22</p> <p>7 Einhorn, Harry—A Honigsberg et al 107.84</p> <p>7 Eller, Maurice—Sam H Harris Inc 28.71</p> <p>8 Everett, Jos H—Bretton Hall Co 629.58</p> <p>8 Eckert, Geo—Hindley Pendelton Co 83.01</p> <p>8 Edgett, Geo W—L E Chase 88.61</p> <p>8 Epps, Norman E—Frank & Meyers 23.92</p> <p>9 Emilieolent, Jno—A Darrow 9.00</p> <p>9 Ewell, Jas L—Singer Sewing Machine Co 34.59</p> <p>9 Eckerson, Jas E—Pennsylvania Coal & Coke Corp 256.81</p> <p>9 Elmendorf, Alex N—S Silverman 200.00</p> <p>3 Francke, Julius E—Standard Engraving Co 85.10</p> <p>5 Flagg, Geo W—O L F Wiese 131.70</p> <p>5 Fleischer, Eugene J—A W Gould 270.87</p> <p>6 Fine, Morris—A Lercher 53.50</p> <p>6 Feinberg, Morris & Ephraim Gottlieb—P Piazza 494.41</p> <p>6 Farrington, Irving K—Lands Purchase Co 2,671.88</p> <p>7 Furmans, Adolph—R Cough 1,026.61</p> <p>7 Furmann, Jacob, Josef Gertner, Abr S Weltusch, Eiga Z Heilperin, Moses I Siegel & Philip Siegel—A S Thayer 1,085.73</p> <p>7 Flohr, Henry C—Dean Elec Co 528.94</p> <p>7 Flore, Filippo—S Piana 176.60</p> <p>8 Frey, Frank E—Eaton Crane & Pike Co 103.22</p> <p>8 Feinberg, Herman—Lowe Motor Supplies Co 29.49</p> <p>8 Freeman, Jos W—Fletcher Stanley Co 189.15</p> <p>8 Fish, Jas—J Johnson et al 63.63</p> <p>8 Falvelle, Frank—C H Nichols 29.43</p> <p>8 Fiore, Enrico—N Y Tel Co 42.40</p> <p>9 Fanning, Emilio, Mathilde Linstedt & Alexander Development Co—Cross, Austin & Ireland Lumber Co 519.40</p> <p>9 same—same 459.23</p> <p>9 Feinberg, Saml—Aaron Buchsbaum Co 332.43</p> <p>3 Goldstein, Abr J, Gingold Realty Co & Geo Sprinkerhoff—J Maas 141.62</p> <p>3 Greenberger, Frank—H W Plant et al 159.30</p> <p>3 Genovesi, Fortunato—N Y Tel Co 39.62</p> <p>3 Greene, Frank S—same 61.86</p> <p>3 Geissler, Frances—same 24.09</p> <p>3 Garvey, Thos—same 21.02</p> <p>5 Gough, Wm R—S J Belfer et al 37.40</p> <p>5 Giehl, Andw & Geo*—P Goldman 50.16</p> <p>6 Growney, Anna A—NY Tel Co 37.91</p> <p>6 Giorgi, Salvatore D—A D Benoliel 161.13</p> <p>6 Gunderson, Albt—M Haffen 224.72</p> <p>6 Greene, Jno—Bluthenthal & Bieckart Inc 177.49</p> <p>6 Gunderson, Albt—J & M Haffen Bwg Co 305.92</p> <p>6 Gilbert, Eliz—H Hencken 29.97</p> <p>6 Ginsberg, Saml—A Fisher 122.11</p> <p>7 Geary, Alfred—J A Wylie 143.56</p> <p>7 George, Frank—Willer & Co 41.22</p> <p>7 Gerhardt, Albert—J Jacobs 156.36</p> <p>7 Goldstein, Alex—S Meirowitz et al 137.76</p>	<p>7 Goldstein, Jacob—S Levy et al 96.96</p> <p>8 Gladman, Geo J—American Journal of Clinical Medicine 154.39</p> <p>8 Griffin, Jerome C—Manhattan Collection Co 137.15</p> <p>8 Gluck, Maurice B—G H Berg 40.80</p> <p>8 Goldschmidt, Gustav—N Y Tel Co 18.90</p> <p>8 Greenberg, Stuart M—Weber & Heilbronner 91.47</p> <p>8 Guggenheim, Alex S—Equitable Trust Co of N Y 218.68</p> <p>8 Goot, David—Stevenson Lumber Co 57.41</p> <p>8 Gildea, Dennis—Handley Pendelton Co 92.40</p> <p>8 Gregory, Jas—Clover Farms Co 53.67</p> <p>8 Goldberg, Moses—E Faggioni 46.21</p> <p>9 Green, Harry—Palmer Price Co 52.44</p> <p>9 Geld, Abr—J P Sauer & Co 297.10</p> <p>9 Gould, Ritta—White Studio Inc 53.15</p> <p>9 Greene, Sigmund—Barnhart Type Foundry 112.70</p> <p>9 Glover, Wm—N Y Tel Co 39.29</p> <p>9 Gondolf, Chas F—Monarch Vacuum Cleaner Co 86.27</p> <p>9 Gleich, Harry T—E S R Goldstein 49.90</p> <p>3 Hallock, Jno H—R W De Mill 102.22</p> <p>3 Herbert, Jacob—J Narzisenfeld 14.10</p> <p>3 Halstead, Nat C—Anthony Stocker & Co 76.25</p> <p>3 Horenburger, Heriman—W Knauth et al 146.09</p> <p>5 Hilands, Abigail—N Y Fleischman Stores 125.95</p> <p>5 Hegt, Jonas J—Lawyers Co-operative Pub Co 38.47</p> <p>5 Harris, Chas E—same 81.21</p> <p>4 Hirsch, Oscar A—A Sulka & Co 131.94</p> <p>5 Hertz, Emanuel & Max A Werner—N Buckman Jr 121.02</p> <p>6 Herzburn, Henry—U S Express Realty Co 30.74</p> <p>6 Hayes, Wm A—O Peterson 88.16</p> <p>6 Herman, Bernard—NY Paper Box Co 237.47</p> <p>7 Hilborn, Louis—H A Flurshciem et al 45.11</p> <p>7 Hockey, Wm T & Wm T Hockey Inc—A Ouimet 215.27</p> <p>7 Heer, Laurence—A D Arleth 66.03</p> <p>7 Helfstein, Max—R H Irvine 135.21</p> <p>8 Harding, Marie E—Underhay Oil Co 30.84</p> <p>8 Hauseman, Chas W—Underhay Oil Co 30.84</p> <p>8 Hirsch, Max—Manhattan Collection Co 134.98</p> <p>8 Hammer, David—A H Joline et al 32.08</p> <p>8 Harding, Marie E—N Y Tel Co 61.51</p> <p>8 Heutschel, or Hentschel, Chas Jr—T J Madden 21.86</p> <p>8 Haskell, Herman—Fletcher Stanley Co 173.47</p> <p>8 Harrington, Frank A—P Steet 116.13</p> <p>8 Hollander, Isaac—L Barth et al 40.79</p> <p>8 Heineman, Harry—W S Van Scoy 47.78</p> <p>8 Hale, Saml H & Jas Clark—C Sulivan 46.41</p> <p>9 Herbeck, Chas—Justrite Products Co 35.53</p> <p>9 Howard, Robt E—M—Abraham & Straus 281.37</p> <p>9 Hubert, Rene—N Y Tel Co 25.58</p> <p>9 Hart, Jno Jr—I Bachrach 107.50</p> <p>9 Hunt, Jno—O O'Brien 133.95</p> <p>9 Hathaway, Henry S—Merchants Bk of Rochester 436.56</p> <p>9 Hanna, Wm J—Timothy J O'Connell—I Troyon 1,130.94</p> <p>9 Hulsart, Geo W—M F Weil 260.88</p> <p>9 Heker, Marcus & Lazarus Lauer—C Cothfeld 64.96</p> <p>9 Harker, Jno—J L Camp 8,444.54</p> <p>9 Hirsch, Albt—Elson Worsted Co 117.43</p> <p>9 Heitler, Max—J Heitler 288.41</p> <p>5 Jacobs, Henry or Harry—J M Parker Jr 118.67</p> <p>6 Jacobs, Nathan—J Froman et al 79.92</p> <p>6 Jacobs, Maurice—H B Hardenburg 127.47</p> <p>7 Jones, Anna M—L Barscher 59.41</p> <p>7 Lande, Jacob—A F Lowenthal 394.27</p> <p>7 Jones, Jno M—Manhattan Leasing Co 267.51</p> <p>8 Joffe, Herman—N Y Tel Co 21.46</p> <p>8 Jennings, William S & Robt L Stedman—Guardian Trust Co 404.38</p> <p>8 Jones, Wm J Jr—S I Ramforth 26.17</p> <p>8 Janes, Wm H—J D Sullivan 63.87</p> <p>9 Jacobs, Rosie & David Mager—People, & Co 100.00</p> <p>3 Kiechlin, Henry—Nassau Elec R R Co 107.22</p> <p>3 King, Anthony J—same 108.22</p> <p>3 Ketcham, Geo W—Julius Kessler & Co 91.10</p> <p>3 Keeney, J Milton—Roof Maintenance Co 50.46</p> <p>3 Kroebel, Hugo—H Reikens 92.30</p> <p>5 Kahn, Wm J—"Cammeyer" 68.16</p> <p>5 Kahn, Louis J—same 115.69</p> <p>5 Korostoff, Jos & Louis Magidoff—W R Walker 68.29</p> <p>5 Kitchell, G Carlton—Herring Hall Marvin Safe Co 116.91</p> <p>5 Kramer, Edwin G—W H Stowe 50.00</p> <p>5 Kroemer, Ernest J—E I Du Pont De Nemours Powder Co 2,065.76</p> <p>5 Kahn, Max & Sol*—East River National Bank 533.46</p> <p>6 Kahn, Louis & Saml—Wilkie Rubber Mfg Co 130.95</p> <p>6 Kerr, Jos V—W J Maynard 183.87</p> <p>6 Knudson, Jas F—NY Tel Co 51.28</p> <p>6 Kennedy, Wm—H A Palen & Sons 4,739.09</p> <p>6 Kennis, Bloom—Interboro R T Co 12.88</p> <p>6 Kelley, Thos E & Frank Droz—Jos Beck & Son 132.29</p>
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6 Kernan, Harry—Roebing Constn Co 168.01
 6 Kraus, Geo J—R F Rasmussen 216.67
 6 same—R T Rasmussen 37.42
 6 Karpen, Jack S—D H Hirsch 71.71
 6 Kostka, Theresa—B Schultz 565.14
 7 Katz, Maurice L—C E Nammack 27.72
 7 Klein, Louis A—S H Harris 40.41
 8 Karlner, Bernard L—N Y Tel Co 36.66
 8 Kurzrok, Raphael—H M Toffler et al 245.67
 8 Krichmier, Henry C—Stevenson Lumber Co 151.65
 8 Kraus, Aug—Simmons Hardware Co 233.62
 8 Kriete, Henry & Aug*—H C Fisher 147.31
 8 Krug, Leo—Blue & Queripel Co 52.94
 9 Kohler, Jno J—N Y Tel Co 73.96
 9 Kruger, Otto—O Deichman et al 30.78
 9 Kuntz, Jos—N Y Tel Co 21.63
 9 Kelly, Wm H—J J Shea 207.03
 9 Kern, Jos—R Bloom 77.72
 9 Kuroplitz, Rosie & Louis Schapira—B Silverman 59.41
 9 Kahn, Max & Sol—S Hyman Co 675.35
 9 Kaufman, Adolph G, Nathan Toklas & Monroe B Toklas—J Glockner 451.79
 5 Levy, Louis—S Welbarst 147.38
 5 Lyons, Margt & Owen Toher—A Warren Constn Co 159.42
 5 Linne, Hans S—J H Remick 273.40
 6 Lerch, Ephraim and Roas—N Y Paper Box Co 97.47
 6 Leonard, Wm N—N H Ives 100.00
 7 Long, Fredk—American Press Assn 114.85
 8 Leikens, Jos G & "Leikens"—P Mecconi 93.85
 8 Lifshitz, Nathan—J Rosenman et al 527.29
 8 Lichtenstein, Jos—A & S Rothernerb 521.29
 8 Laurie, Jas—M McQuade 62.19
 8 Lerner, Louis & Sol Greenberg—B Flynn 89.41
 9 Lieberman, Max—Embroiders Supply Co 189.07
 9 Lewis, Selma—C La Gerken 27.87
 9 Lucks, Harry & Philip—M Alexander 61.21
 9 Lievendag, Adolph—Phelps Bros Co 403.30
 3 Murphy, Robt J—N Y Tel Co 27.65
 3 Mattheis, Wilhelmina—same 30.71
 3 Meis, Ada L—G Lewis et al 78.54
 3 Meyer, Arthur L—Paul Scherbner Iron Works 143.11
 3 Marzocca, Nicola admr—Penna R R Co costs 99.10
 5 Miller, Josephine—U S Casualty Co costs 47.90
 5 Millward, Grace E—Readsboro Chair Mfg Co 100.12
 5 McGroarty, Jno C—F McGrath 326.65
 5 Mason, Roy W—Rogers Peet Co 66.01
 6 Martin, Jno H—P Salem et al 718.42
 6 Martini, Julius W—Walter J Buz-zini Inc 39.67
 6 same—M G Lowenthal 43.59
 6 Martini, Julius W & Sophia—M G Lowenthal 117.97
 6 McGrane, Thos—Origet & Co 1,017.85
 6 same—E Fisher et al 687.68
 6 Morales, Jessie L—C Fishman 224.41
 6 Mulvaney, Mary—A Levy 39.92
 7 Moore, Wm A—Douglas Robinson, Chas S Brown Co 25.31
 7 Matthews, Zena—I D Cole 174.79
 7 Moore, Chas—J J Sullivan 184.36
 7 Mach, Jos—Jaburg Bros 321.00
 7 MacNeal, Ada S—Eldorado Realty Co 70.11
 7 Mooney, Thos J—Burns Bros 171.15
 7 McMann, Chas A—Y T Morgan 221.52
 8 Martini, Jacob & Louis—Brunswick Balke Collender Co of N Y 76.60
 8 Morton, Henry S—A D Van Buren 152.85
 8 Meyer, Ralph—H Jansen 101.57
 8 McCord, Ira L—N Y Tel Co 99.54
 8 Maslin, Jacob & Isidore Begun—N Y Tel Co 21.08
 8 Mitchell, Jno P—S Cohn 86.41
 8 Moore, Alonzo M—N Charop et al 42.59
 8 Miller, Abr—S Pollack 42.28
 8 Mayers, Saml—Lion Bwy Co of N Y City 2,692.84
 8 Manning, Teresa & Henry—M M McQuade & Co 240.67
 8 McIntire, Archibald—C Linguist 169.41
 8 Murphy, Albt A—H Harper 38.76
 8 Mazzi, Frank—C Kneher 34.85
 8 Monahan, Martin J—J Johnson et al 452.91
 8 Mortimer, Lewis A—E Badt 71.95
 8 Miscewics, Geo—K Mikulaski 25.42
 9 Murphy, Jos J—N Y Tel Co 18.38
 9 Miserlian, Sarkis—Same 21.88
 9 Marrow, Effie & Martin Hainey—same 21.09
 9 Milliken, Saml H—Hugh W Adams & Sons Inc 170.94
 9 Mandeltort, Alex H—N Y Tel Co 18.57
 5 Newgold, Gabriel A—W W Farley costs 88.47
 5 Nadohl, Abr, Jacob Kohn & Julius Schwartz—J H Reiter 3,039.89
 8 Nicholas, Geo E—Smith, Gray & Co 29.77
 8 Norman, Wm E & Wm A Young—H Crabtree 36.66
 9 Nugent, Cath—N Y Tel Co 19.47
 9 Naylor, Wm—Robt Graves Co 53.87
 5 Ossman, Vess L—M Witmark & Sons 30.41
 6 Ohl, Edw C—H W Lichtenstein 205.60
 7 O'Brien, Patk J & Thos Hartney—S E Platt 118.92
 8 Oest, Edna M—J H Hendrick 43.12
 9 Overin, Geo—Robt Cronemeyer Co 31.59
 6 Plumb, Wm D—Roebing Constn Co 455.51
 6 Palmer, Geo W—N Y Tel Co 38.34
 6 Payton, Corse—H L O'Brien 311.84
 6 Price, Moses—Meyer Denker Sinram Co 168.61
 7 Phillips, Geo G—Singer Sewing Machine Co 421.74
 7 Phillips, Geo G & Eric D Van Norden—Singer Sewing Machine Co 286.41

7 Payton, Corse—Liebler Co 534.41
 8 Payton, Corse—J W Mears 97.63
 8 Pope, Wm L—N Y Tel Co 33.73
 8 Palmer, Geo W—Fletcher Stanley Co 255.04
 8 Porter, David J G—Oppenheim, Col-lins & Co 137.55
 9 Paolicelli, Tommaso—National Cash Register Co 170.25
 9 Pell, Mary H—N Y Tel Co 65.25
 9 Payne, Guy J—same 13.99
 9 Posner, Nathan E—N Y Tel Co 14.44
 9 Pierce, Harold J—E S Alpaugh & Co 256.58
 8 Quinby, J B—J Johnson et al 93.31
 3 Reynolds, Alice J—N Y Tel Co 26.11
 5 Russo, Ottaviano—P Interbartolo 239.65
 5 Riley, Thos G—W Hartman 176.46
 5 Rossitto, Gaetano—F A Petronio 1,555.85
 6 Rothenberg, Louis—K L Elsner 34.86
 6 Rosenthal, Chas—E Sarasohn 16.65
 6 Robertson, Jos L—E Dunlop 388.15
 6 Rein, Louis, Isidor Goldfarb* & Robt Goldfarb—NY Paper Box Co 36.96
 6 Rauff, Abr—C B Bentz 215.23
 6 Rathbun, H Fuller—W L Stevens et al 1,081.72
 6 Reuter, Chas—B Gross & Sons 34.13
 7 Rich, Harry—W A Bonnell Co 35.83
 7 Rieber, Jos—Sweet Orr & Co 147.53
 7 Rubinstein, Max—S Chaikowitz 37.45
 7 Reidberg, Otto E—T Sraholm 401.38
 8 Roth, Henry & Maurice L Mann—L Hirsch 324.42
 8 Rabinowitz, David—H Crabtree 53.91
 9 Rosen, Chas—M H Cukrowitz 68.67
 9 Roshal, Jas—Park & Tilford 41.76
 9 Resnick, Minnie—City of N Y 29.72
 9 Rubin, Robt—W Kahn 87.24
 9 Rothstein, Sadie & Sara D—N Y Tel Co 15.50
 9 Raffel, Morris & Abr Schwartz—M Harman 80.75
 9 Rakusin, Saml L—McKesson & Robins 359.16
 9 Rade, Julian—M O'Sullivan 39.44
 9 Rasmussen, Anton—M Lammi 69.41
 3 Schwab, Arthur T—N Y Tel Co 15.52
 3 Saylor, Elgin B—A G Saylor 3,069.30
 3 Samuel, Albert D—H L Walker et al 119.54
 3 Sirois, Arthur—W C Spaulding et al 121.96
 5 Solomon, Sigmund—Lawyers Co-op-erative Pub Co 49.61
 5 Stein, Bernhard—M Mergentine 154.51
 5 Schroeder, Jno—Clark, Chapin & Bushnell 137.89
 6 Sandbloo, Albt—E Lorner 64.42
 6 Suttan, McWalter B—I Dolinsky 480.41
 6 Sahlender, Christ—Rudolph Wurli-tzer Co 112.15
 6 Stevens, Lillian P—NY Tel Co 35.35
 7 Schult, Henry—Bluthenthal & Bick-art Inc 52.75
 7 Sweeney, Wm—A Grunbaum 51.73
 7 Swanholm, Chas—Quaker Oats Co 89.76
 7 Sandhop, Chas—Hoyer Colender Co 61.91
 7 Schack, Leo—A Levy 221.41
 7 Silkworth, Chas E—F H Adams 27.89
 7 Starita, Rachael—J J Sullivan 167.80
 7 Schwartz, Jos—L Hoopes et al 62.16
 7 Samet, Herman—J D Farkas 41.65
 7 Shea, Jos E—M R French 204.41
 7 Shaw, Ferris E—Schmitt Bros Inc 193.35
 7 Smolensky, Chas—D S Safran 829.30
 8 Sakmann, Fredk C—N Y Tel Co 14.17
 8 Swift, Wallace M & Laucies McKee—People, &c 1,000.00
 8 Spolansky, Abr—N Y Tel Co 19.23
 8 Schleker, Jacob & Panly Carmel—A Vandeweghe et al 199.91
 8 Spillopoulos, Spyros—B Georgako-pulos 426.34
 8 Smith, Anna D—G Strauss 56.99
 8 Spyr, Jas—G Strauss 107.06
 8 Sussman, Osias—S Dounn 24.17
 8 Schapinski, Fredk—National Column Co 168.03
 8 Salmonowitz, Jacob—Empire Tin-ware Co 72.35
 8 Segelbaum, Leon—M Gordon et al 112.89
 8 Smith, Mary—S Weil 61.03
 9 Starr, Louis—N Y Tel Co 29.34
 9 Sussman, Wm & Rosie—same 19.18
 9 Sommerfeld, Benj or Ben—M S Raun-heim 846.31
 9 Studebacker, Laura—J Cummings 112.50
 9 Schumacher, C Edw—Kurz & Uren Inc 132.37
 9 Schnaue, Fred—Victor Neustradt Inc 264.73
 9 Sullivan, Michl J—A J Marig 69.67
 9 Smith, Gouveneur E, Stuart D Wal-ker & Geo J Dittmar—First Natl Bank of Amityville 1,544.82
 9 Shapiro, Henry, Morris Platkin & Isaac Platkin—S Baskin et al 329.65
 9 Slutzky, Jos—Eppens Smith Co 106.23
 9 Smith, Sol—M H Rogers 69.09
 9 Schmidt, Wm E M—Ebling Brewing Co 2,975.20
 9 Suhr, Wm J—J Gillender 3,689.16
 9 Strack, Geo P—F & M Schaefer Bwg Co 1,482.31
 9 Shuit, Wm W & Adelaide M—Fiss, Doerr & Carroll Horse Co 283.61
 9 Shuit, Alpheus & Wm W—same 5,004.97
 6 Tirsch, Abr—L Rosenfeld, costs 17.41
 7 Townsend, Mary V—G D Weeks 141.87
 7 Trott, Gerard—Trost Bros 167.50
 8 Tierney, Geo E—N Y Tel Co 15.59
 8 Tully, Michl J—E J Stephenson 288.49
 8 Taylor, Jno G—Lawyers Title Ins & Trust Co 109.41
 8 Tillotson, Alma C—J W Bryan 97.79
 9 Templeton, Geo W—N Y Tel Co 23.52
 9 Thayne, Wm C—F F Potter 34.47
 9 Triest, Hans & Carl Schramme—Johnson Leather Co 177.98
 3 Underhill, Clarence W—D R Under-hill costs 74.13
 6 Uhlein, Jos—Swift & Co 178.67
 5 Volkman, Wm H—Garvin Machine Co 185.23
 5 Violanti, Jno—Reliance Fireproof Door Co 123.46

8 Verity, Frank F—L F Strube 86.41
 8 Vlau, Benj—Bronx Savgs Bank 212.77
 9 Van Houton, Annie—N Y Tel Co 22.45
 9 Valentine, Jas—same 46.31
 9 Vance, Harvey S—Metropolita Chair Co 126.18
 3 Weiss, Sigmund B—N Y Tel Co 15.30
 3 Wenderhold, Wm & Chas R Uebel-messer—W S Pfister 2,492.08
 5 Wallace, Frances—Mercedes Milli-ners Co 59.91
 5 Wechsler, Louis* & Jacob—W R Walker 64.00
 5 Washington, Henry S—Rogers Peet Co 90.26
 5 Walsh, Patk—Patterson Bros 267.89
 5 Walker, Jas W—Lawyers Co-op-erative Pub Co 87.99
 5 Walsh, Jno T—Baker, Voorhies & Co 32.91
 5 Wray, Albt A—Liberty Nassau Bldg Co 534.41
 5 Wilson, Theo L & Max Strakosch—J D Lannon et al 288.33
 6 Wiener, Morris & Ely Levy—Low-Taussig-Karpales Co 136.35
 6 Wiley, Wm S—Geo L Shuman & Co 36.41
 6 Wladovsky, Morris—E Sarasohn et al 9.65
 6 Williams, Joan—N Y Tel Co 32.09
 7 Waldron, Robt H—R Dey et al 10,425.75
 7 Wagner, Alex—C Honig et al 63.02
 7 Whittle, Jno J—W G Crawford 119.65
 7 Wolfman, Philip—Weber & Heil-bronner 33.70
 7 Wilson, Henry G—A B Coady Co 150.90
 8 Wood, J Harvey Jr—A E Snow 604.41
 8 Weisner, Jos—N Y Tel Co 15.38
 8 Walsh, Patk J—V Loewers Gambrius Bwy Co 2,304.28
 8 Wilbour, Wm F—B Aberg 214.78
 8 Williams, Saml J—J A McCafferty 564.26
 8 Wheatfield, Jacob—J B Adt 33.37
 8 Wilinsky, Harris & Eva A Selbst—W F Clemmons 159.19
 8 Wilson, Thos—C F Collman 76.41
 8 Worden, Walter H—H McQuade & Co 101.37
 8 Weinseimer, Philip C & Harold B Franklin—C Pollack 97.41
 9 Wiley, Elbert M & Jno Harker—J L Camp 137,456.90
 9 Wiley, Elbert M—same 51,937.58
 9 Williams, Jno T—S Parsons 519.41
 9 Wishart, Geo—Knauth, Nachod & Kuhne 3,029.37
 3 Yennie, Wm J—W Young, costs 23.15
 9 Young, Wm B—E Williams 25.71
 5 Zimmerman, Louis I & Katherina—B Magda 195.88
 7 Boykicza, Elias—D Coulton et al 80.86
 7 Zartchick, Elias—Elektra P Toy & Novelty Co 286.80
 9 Zucker, Jacob—B Goldfein 74.15
 9 Zahn, Aada E—J A Roach 149.41

CORPORATIONS.

3 A E Katz Co—N Y Tel Co 15.70
 3 Acme Pearl Button Mfg Co—Henry C Griffin & Co 72.76
 3 City Finance Co—N Y Tel Co 65.09
 3 E Soter Co Inc—W C Freeman et al 53.06
 3 Furlong Tompkins Co—N Y Tel Co 26.08
 3 I E Anderson Co—Steele & Condit Inc 50.36
 3 Krieger Belting Co—Hans Rees Sons Inc 167.41
 3 Morton Bond & Mtg Co—N Y Tel Co 22.70
 3 McDonnell Co—W H Warner 568.54
 3 Sellitto Constn Co—N Y Tel Co 25.60
 3 Tryon Hosiery Co—G B Williams 467.90
 3 Yellow Pine Hardwood Lumber Co—Broaduss & Ives Lumber Co 88.25
 5 New Knickerbocker Homes & De-velopment Co—Windsor Realty Co costs 625.36
 5 D H Morey Co—Victor Elec Co 24.74
 5 A C Winfield Pump Machine Co—Patterson Bros 43.41
 5 Perlberg-Haberman Iron Works—Federal Huber Co 229.71
 5 Pardi & Zurla Tile Co—J Maran 29.72
 5 Sherwoods Inc—E Haas 61.94
 5 Noonan & Price Co—E D Murphy et al 733.96
 5 Kell's, Thos, Sons Co—First National Bank of Amityville 1,532.43
 5 City of NY—Cooper & Evans Co 686.11
 6 E C Hazard & Co—H L Herbert & Co 112.86
 6 S Bonewur Inc—C W Coomes 899.81
 6 Zindel Mfg Co—C R Jung et al 1,796.76
 6 Eden Mfg Co—NY Tel Co 72.79
 6 Lenox Casino—E Sarasohn et al 27.65
 6 A Goldman & Co—E Sarasohn et al 10.65
 6 Co-operative Constn Co & Luciano Minutillo—H Delinsky 59.61
 6 B P Casler Co—H Mackay et al 737.78
 6 Zindel Mfg Co—Jung & Klitz 3,318.89
 6 Mutual Paper Box Co—Jno F Boyle Co 100.03
 6 P & S Purchasing & Distributing Assn—M Kennedy 282.78
 7 Jas M O'Dea Trucking & Stable Co 648.88
 7 Zindel Mfg Co—Arlington Co 1,679.52
 7 Gowanus Roofing Co—J J Sullivan 142.09
 7 El Dorado Cafe—Jno W Merriam & Co 264.23
 7 Gingols Realty Co—M Schaffler 166.32
 7 International Service Corp, Chas F Moore & Wm G Austin—F Emden 111.96
 7 Onward Constn Co—M H Winkler 1,617.05
 7 Bronxwood Realty Co—V M Shirmer 14,805.72
 8 Andarb Co—N Y Tel Co 29.73
 8 H H Rabold & Co—C G Pass et al 439.87
 8 Madison Constn Co & Dominick Me-lillo—J Mascia 295.45

- 8 N Y State Assn of Mechanic Therapists—N Y Tel Co50.20
- 8 Towanda Constn Co—N Y Tel Co.....60.13
- 8 Micaline Co & Oliver E Bonner—Acme Gas Fixture Co.....304.90
- 8 Ettar Realty Co & Meyer Isear—Hudson Woodworking Co.....329.22
- 8 Yerkes Mfg Co—Soy Kee Co.....122.91
- 8 Buonsignore Realty Co—D Posillico.....464.55
- 8 Maxwell & Dempsey, Inc—P A Meagher.....436.55
- 8 Maynard Mfg Co—Diamond Rubber Co of N Y.....48.51
- 8 Teller Realty & Constn Co & Ernest T Califano—Indelli & Conforti.....317.90
- 8 W Axelrod Realty Co—Title Ins & Trust Co.....4,874.93
- 8 Wm Collins Contracting Co Inc—N Y Tel Co.....38.32
- 9 Groff School—Mail & Express Co.....119.21
- 9 Jones Keyser Co—Barnhart Bros & Spindler.....92.93
- 9 Lake Hopatcong Land Co—Fifth Avenue Blug Co.....76.32
- 9 Long Island Heating Co—Empire Pipe Bending & Supply Co.....154.27
- 9 New Amsterdam Trucking Co—H G Warig.....886.44
- 9 same—E O Power.....1,276.79
- 9 same—T E Tomlinson.....1,842.44
- 9 Daniel Almond Co—United Stove & Repair Co.....45.85
- 9 City of N Y—Uvalde Asphalt Paving Co.....1,350.00
- 9 Fluri Constn Co & Chas A Fluri—Canavan Bros Co.....1,146.00
- 9 Harlem Baby Carriage Co—S Laitmar & Sons.....238.17
- 9 City N Y—C W Collins.....4,219.70
- 9 Briest Howrber Co—A Werner.....134.81
- 9 Mississippi Valley Portland Cement Co—F C Jennings.....1,670.46

Borough of Brooklyn.

AUGUST

- 1 Arcuri, Antonina—G Ulle.....100.45
- 3 Arie, Fred—W C Knowlton.....46.09
- 5 Atkins, Anna M—Rose Wiener.....85.30
- 7 Apy, E—B Campbell & Co.....146.57
- 1 Brasdon, Thos—R Rothschild & ano.....165.62
- 1 Boyle, Rose—Nassau Electric R R Co.....132.22
- 1 Block, Herman—N A Ferrand & ano.....194.20
- 1 Brogan, Jno S—A Thuillier.....167.90
- 1 Brighton Pier Navigation Co—H Grashorn.....244.00
- 2 Bassewitz, Isaac—M Abelson.....128.07
- 2 Bossert, Jacob W—A Schwoerer, Jr.....138.24
- 2 Blanck, Max—J B McCoy & Son.....149.25
- 2 Busener, Lena as admtr, &c, Henry Busener—B H R R Co.....107.22
- 3 Barrett, Mabel—State N Y.....500.00
- 5 Beyer, Frank J & Emma—E B Ellis.....82.83
- 5 Blaso, Frank—State of N Y.....500.00
- 5 Black, Hannah—N Stich & ano.....46.40
- 6 Bonnländer, Nicholas—Kreischer Brick Mfg Co.....487.00
- 7 Basch, B Alex & Sadie R—C Ernst.....2,077.77
- 1 Cartwright, Walter H—C J Edwards.....32.24
- 1 Celmor, Jno—Jas Olwell & Co.....159.67
- 2 Chase, L Elwyn as exr, &c, Burr L Houghton—A J Newton.....3,336.75
- 2 Chester, Sam—Deane Plaster Co.....17.74
- 2 Ciancimino, Peter—I H L'Hommedieu.....79.02
- 2 Casey, Jos P—Harding & Heal.....87.01
- 2 Cohen, Isidor—Boston Excelsior Co.....303.99
- 2 Castagna, Chas & Fannie—Agnes Maehringer.....129.42
- 2 same—same.....27.42
- 3 Chotimsky, *Saml & Louis, doing business as S & L Chotimsky—N Y Tel Co.....26.31
- 3 Cullen, Henrietta—same.....31.71
- 5 *Constantinus, Contvyeanis—G Lewis & ano.....78.54
- 6 Cravoline, Luisa—C P Cannella.....222.40
- 6 same—same.....206.59
- 7 Carfagna, Guisepp—G C Corsi.....149.91
- 1 Damato, Raffaele—L Marotta.....148.75
- 2 Davis, Ralph W—F Kiernan.....459.16
- 2 Dreyer, Chas M—M W Smith.....68.20
- 5 Delmore, Ralph—A Bonomo.....225.40
- 6 Dunham, Frank—F M Huber.....1,886.64
- 7 Dillard, †Jno A Jr—Bklyn Daily Eagle.....27.92
- 7 Doncourt, Wm A—Geo Koch & Son.....40.80
- 2 Eastern Dist Trim & Lumber Co—J A McKenny.....624.80
- 3 Eisenman, Emil—Louise Bolen.....308.08
- 1 Feifer, Abr—I Kalfus.....216.18
- 1 Firestone, Nachman—N Kopelowitz.....266.59
- 2 Furst, Sarah—W J Lewis.....4,714.36
- 3 Fitzgerald, Geo—J M Crazo.....36.90
- 6 Figundio, Wm—Eliza A Bonyon.....251.70
- 6 Fishman, Hyman—Mary M Horton.....D 1,461.92
- 6 Flotman, Beckie, Mary M Horton.....D 1,461.92
- 6 Fulton Leather Goods Stores—D Siegel et al.....78.70
- 1 Grillhas, Meyer—I Kalfus.....216.18
- 1 Greenblatt, Aaron—J Shapiro.....1,260.97
- 1 Gough, Wm R—S J Beyer & ano.....37.40
- 1 Giambalvo, Antonino & Anna—G Zito & ano.....175.38
- 1 Gantzer, Ernest J & *Fredk—Wayne Co Produce Co.....104.11
- 3 Gorman, Thos A—same.....18.67
- 5 Gamble, Robt—P Creamer.....88.42
- 5 Gantzer, *Ernest & Fredk—Hecker-Jones-Jewell Milling Co.....94.91
- 5 Guttman, Jos—B Silverman.....134.91
- 6 Giorgi, †Salvatori D—A D Benoliel.....161.13
- 7 Gluck, Maurice B—G H Berg.....40.80
- 1 Holmes, Chas E—C JBarr.....359.77
- 2 Hicks, Jas P—Henry A Kessel Co.....302.30

- 2 Hirshman, Abram & Isidore indiv, doing bus as Morgan House—W W Travis as trste.....230.49
- 2 Heavy, Margt (infant) by Kate Edwards—Bklyn, Queens Co & Suburban R R Co.....110.22
- 2 Hanna, Rasheed as admr Ameer Hanna—Nassau Elec R R Co.....107.22
- 3 Halstead, †Louis B—J J McKinney.....25.92
- 3 Hopcraft, Eva—State N Y.....500.00
- 3 Hob, Anton—Martin Evans Co.....26.27
- 3 Hallock, John H—Rebecca W De Mill.....102.22
- 3 Hoff, Chester A—Thos G Knight Co.....1,455.65
- 5 Heilner, Selig L—Emma Hoffman.....39.57
- 6 Hammersmith, Jos—G Parisi.....103.41
- 6 Hatfield, Wm J & Minnie J—Fallkill Natl Bk, Poughkeepsie.....750.23
- 6 Heymann, Leopold—H Rosenkranz.....88.35
- 6 Howard, Robt E M—I Straus et al.....281.37
- 7 Howe, Albt H—Burns Bros.....55.40
- 1 Johansson, Frans W—*John Cohn.....78.82
- 2 Jamicky, Frank A—C H Frederick.....508.75
- 2 Johnson, Arthur A—Henry A Kessel Co.....302.30
- 3 Jewell, *Thos J & Harold—N Y Tel Co.....16.06
- 3 Jasper, Rudolph—same.....22.28
- 1 Karmol, Adolph—G Augstreich.....92.20
- 1 Kummerle, Geo J—Norwood Mfg Co.....359.30
- 1 Koehler, Fredk W—Walter H Hildick Co.....82.65
- 1 Kernan, Harry & Wm Kirshbaum, doing bus Woodstone Fevoring Co—J W Coulston.....95.87
- 1 Kiechlin, Henry—Nassau Electric R R Co.....107.22
- 2 Kern, Hirsch—Equitable Trust Co N Y.....182.45
- 3 Keegan, Mary—N Y Tel Co.....16.33
- 3 Kernan, Harry—J C Newman.....66.96
- 5 Kessler, Morris S—M Sanft & ano.....74.26
- 5 King, Wm M—Knickerbocker Ice Co.....32.38
- 6 Knabenschuh, Henry S—C Nitze.....89.57
- 6 Koehler, Victor H—H Schulte.....32.40
- 6 Kitchell, G Carleton—Herring-Hall-Marvin Safe Co.....116.91
- 6 Kraus, Geo J—R T Rasmussen.....37.42
- 6 same—R F Rasmussen.....217.67
- 1 Levy, Hannah—Bklyn, Queens Co & Suburban R R Co.....110.22
- 1 Levy, Gabriel—same.....108.70
- 1 Loebelson, Adolph—Bklyn Heights R R Co.....68.22
- 1 Loebelson, Annie—same.....68.22
- 1 Landergan, Michl—Nassau Electric R R Co.....64.72
- 2 Lombardo, Americo (infant) by Giovanni—Nassau Elec R R Co.....122.22
- 5 Lindl, Benj—State N Y.....500.00
- 5 Leonard, Susan—P Poliner.....273.40
- 6 Levy, Louis—S Wolbarst.....147.38
- 7 Leib, Otto J P—W G Leib.....1,865.00
- 1 Maher, Lawrence J—W I Kollisch & ano.....105.36
- 1 Moser, Geo A (infant) by Geo J Moser, his gdn—Bklyn Heights R R Co.....62.72
- 1 McGuire, Wm R Jr—Mary E Mead.....77.82
- 2 McDonough, Ellen—A J Newton.....3,336.75
- 2 Moorman-Blackstone, Irena L—T Bullock.....1,304.15
- 2 Miller, Ernst—I Libson.....54.18
- 3 Mildner, Wm—W C Knowlton.....46.00
- 3 McDonnell, Alan C—N Y Tel Co.....15.01
- 5 Martyn, Geo F—McCiskey Reg Co.....112.93
- 5 Monahan, Hugh V—J H Berresford et al.....13.25
- 5 Muller, Peter G—J L Levine.....34.52
- 5 Meis, Anna—G Lewis & ano.....78.54
- 5 Mitchell, Robt—Jacob Morgenthaler Sons.....70.18
- 6 Moorman, Irena—N Y Tel Co.....64.33
- 7 McCabe, Jos F—B Campbell Co.....146.57
- 7 MacRoberts, Chas A—H Wetherhorn et al.....74.15
- 7 Mooney, Thos J—Burns Bros.....171.15
- 7 Moore, Chas—J J Sullivan.....184.36
- 1 *Noim, Abr—I Pomerantz.....170.02
- 1 *Noim & Sculmick—same.....170.02
- 2 Nelson, Alex—Equitable Trust Co N Y.....80.56
- 5 Napoli, Saverio—State N Y.....500.00
- 5 Nelsen, Emanuel—United Stone & Repair Co.....324.79
- 1 O'Connor, Jas—M Meyer & Sons.....169.46
- 2 Overbaugh, Clarence & Mary E—A De Iorio.....457.40
- 2 Paul, Rinda & Jos—L Kaminski.....519.40
- 3 Portman, Isaac—F Chivers.....529.40
- 3 Potts, Meyer & Mary—S Goldstein.....188.21
- 3 Popraver, Anthony—N Y Tel Co.....21.91
- 5 Perino, Frank—State N Y.....500.00
- 5 Perino, Frank—State N Y.....500.00
- 5 Pietro, Sarafina—same.....500.00
- 1 Russo, Christina C—Nassau Electric R R Co.....111.22
- 1 Russo, Dominick—same.....116.22
- 1 *Rosenblum, Joe—I Kalfus.....216.18
- 1 Rice, Jos & *Warren W doing bus Rice Bros—G T Roberts.....43.16
- 2 Ratnof, Nathan & Hyman—M Abelson.....128.09
- 2 Richman, Morris & Minnie also known as Judith—Ferd Munch Bwy.....1,785.35
- 3 *Ross, Hall W—J C Newman.....66.96
- 5 Ressler, Sarah—State of N Y.....500.00
- 5 Rapoport, Solomon—same.....500.00
- 5 Reinheimer, Nora A—E J Driscoll.....17.40
- 5 Rosner, Isidore—M Hertz.....50.62
- 6 Robinson, Jas M—Thos G Knight Co.....572.41
- 7 Reidberg, Otto E—Emma Seaholm.....401.38
- 7 Richey, Brown & Donald—L Dekper.....11,239.77
- 1 Sullivan, Christine—Bklyn Union Elevated R R Co.....107.22
- 7 Sculnick, Herman—I Pomerantz.....170.02
- 1 Stern, Augusta—M Weisbart.....441.57

- 1 Steinhardt, Chas—Mary D Shelly.....153.15
- 2 Scheib, Henry—Angldle Computing Scales Co.....24.85
- 2 Sinnott, Louis—Mary A Walsh.....3,290.51
- 2 same—same.....3,302.90
- 2 same—same.....3,318.91
- 2 Steuerwald, Chas B—B Sitomer.....28.00
- 3 Schwartz, Harry—I Block.....153.23
- 3 Sherman, Louis—N Y Tel Co.....21.39
- 3 Schafran, Isidor & Harry—I Block.....153.23
- 3 Smith, Louise B—Citizens Trust Co.....2,958.41
- 5 Silberman, Ida—L Scher.....326.25
- 5 *Sulzer, Ernest—A Bonomo.....225.40
- 6 Shapiro, Ike or Isaac—V Walerstein.....389.80
- 6 Stern, Augusta & Nathan—J Dahlgman.....368.57
- 6 Stern, Chas—D Siegel et al.....78.70
- 7 Starita, Rachael—J J Sullivan.....167.80
- 7 Steinberg, Israel & Sarah—Z Jellison (D).....3,124.74
- 7 same—same (D).....3,128.58
- 7 Straub, Jno G Sr—Cudahy Packing Co.....231.81
- 1 Tropauer, Morris J—I Schwartz.....66.56
- 6 Tashoff, Abr—Congress Varnish Wks.....151.50
- 7 Tranquillino, Maria—M Schnumacher.....274.71
- 1 Valva, Anonio—V Polito.....34.40
- 1 Vogt, Adolph—Nassau Electric R R Co.....59.22
- 1 Voita, Michele—Bklyn Heights R R Co.....108.22
- 1 Wallace, Walter also known Walter Coffey—W S Butler.....55.90
- 2 Ward, Robt Jr—Hudson Plumbing Co.....12.95
- 2 Werner, Andreas F—Dorothea L Zea.....68.37
- 3 Wingerath, Annie—Louise Wingerath.....116.25
- 5 Walsh, Nellie H as admtr, &c, John Hunt—Holbrook, Cabot & Rollins (Inc).....77.33
- 5 Werner, Andw—R McIdwaine.....50.05
- 6 Wallace, Frances—Mercedes Millinery.....59.91
- 26 *Weiner, David—M Cohen; reprinted from last issue.....215.97
- 6 Wheelock, Henrietta M—C J Heysler.....75.25
- 6 Wolf, Martin—A Quentzel.....217.40
- 3 Yohalem, Isaac—S Goldstein.....188.21
- 1 Zraick, Antoine A—J Picirelli.....228.39
- 1 Zingale, Michaelangelo—Brooklyn, Queens Co & Suburban R R Co.....60.20
- 2 Zlobin, Louis—Jos Stern & Sons (Inc).....85.01
- 6 *Zuckerman, Harry—D Siegel et al.....78.70

CORPORATIONS.

- 1 Norwegian Lutheran Trinity Church of Bklyn & Vicinity—M Krelsovyitch.....251.45
- 2 Compostone Co—Roessler & Hasslach Chemical Co.....75.41
- 2 Long Island R R Co—Sarah C Terwilliger as admtr.....91.95
- 2 Masonry Constn Co—Harding & Heal.....87.01
- 2 New York Metalizing Co—Boston Excelsior Co.....25.26
- 2 Peoples Auditorium Co—T Bullock.....1,304.15
- 2 Regal Homes Co—A Constantino.....163.39
- 3 Eden Mfg Co—N Y Tel Co.....72.79
- 3 Chas Wenz Inc—G B Raymond & Co.....424.66
- 3 Woodstone Flooring Co—J C Newman.....66.96
- 3 Walworth Taxi Co—W C Knowlton.....46.00
- 3 Graham Brokerage Co—N Y Tel Co.....24.92
- 5 Carl Mack Mfg Co—J G Kessler.....64.40
- 5 Thos Kells Sons Co—First Natl Bk of Amityville.....1,532.42
- 6 Brown Realty Co—N Y Tel Co.....94.21
- 6 same—same.....156.39
- 6 High Grade Constn Co—O Pachi.....59.40
- 6 R & M Constn Co—Thos G Knight Co.....572.41
- 7 Apy E & Co—B Campbell & Co.....146.57
- 7 Gowanus Roofing Co—J J Sullivan.....142.09

SATISFIED JUDGMENTS.

Manhattan and Bronx.

Aug. 3, 5, 6, 7, 8, 9.

- Baker, Geo S—L B Rogers; 1912.....77.85
- Bendheim, Carrie—D Burger; 1912.....700.00
- Same—L Burger; 1912.....1,935.40
- Buss, Louis C & Wm Wanner—C Victor et al; 1912.....659.96
- Brodie, Hannah—I Rosenzweig et al; 1911.....174.53
- Brody, Morris S—Lee Impt Co; 1912.....391.91
- Freudenheim, Jos & Benj Schonfeld—F Wennemer; 1912.....990.37
- Capers, Le Grand B—F I Hilliker; 1912.....75.69
- *Caccess, Ernest & Max Tannanbaum or Teitelbaum—People &c; 1912.....500.00
- Clark, Grover C—H C Cook; 1912.....87.74
- Dane, Bertha J—Jno Holtze Plumbing & Heating Co; 1912.....383.10
- Duffin, Rose—E McClory; 1912.....243.87
- Di Leo, Michele & Jas H Slater—Great Eastern Clay Products Co; 1912.....266.70
- Fishkin, Elias—H May; 1911.....426.83
- Fox, Bertha & Pauline Lewkowitz—T H Beekman; 1912.....99.42
- Same—same; 1911.....113.72
- Glaser, Geo J—Motor Car Equipment Co; 1910.....64.41
- Goldman, Ida—M Spielman; 1912.....149.02
- Gertenbach, August G—Conran Bros Co; 1909.....804.57
- Ginsberg, Chas—B Friedman; 1912.....528.40
- *Henschel, M Montefiore & Jennie Ginsberger—Northern Bank of N Y; 1912.....122.73
- Holder, E H—A V H Ellis; 1911.....534.47
- Hardy, Frank J—A David; 1912.....64.43
- Joline, Adrian H & Douglas Robinson—W Steell; 1912.....10,102.48

Same—J Weisberg; 1912.....195.90
 Same—A Kosarsky; 1911.....534.40
 Kelly, Fredk J—E M Boyle; 1912.....504.72
 Koppie, David—Jas Cooke; 1907.....1,245.06
 Leder, Philip—E Kaufman et al; 1909.....181.70
 Lehman, Edgar—J W & H J Taylor; 1912.....254.34
 La Roche, Edw M & Fredk M Sherwood—G P Steinbach; 1907.....412.12
 Ludwig, Henrietta—J R Jones; 1911.....52.40
 Levy, Frieda—I Bishop; 1912.....67.87
 Lyons, Danl J—A Kohn; 1912.....121.81
 Magee, Geo—Sealy Holding Co; 1912.....28.98
 MacCartan, Fred S & Thos Peterson—Robt Reis & Co; 1908.....91.69
 Magnan, Arthur U—H L Ward; 1909.....1,257.90
 *McPhillips, Thos—N Y Sporting Goods Co; 1912.....280.40
 McKellar, Edw B—A Levine; 1912.....418.65
 McNicholas, Mary A—G L Welling; 1910.....332.37
 *Mugler, August—New Amsterdam Casualty Co; 1912.....78.06
 Margerum, Chas—Estey Wire Wks Co; 1912.....173.21
 Oppenheimer, Julius—M F Murray; 1911.....628.68
 Same—W Murray; 1911.....5,210.81
 Potter, Emily E—T Dreyfus; 1912.....363.32
 Pope, Robt A—Durant Co; 1911.....109.20
 Phillips, Abram—G Cohn; 1912.....92.73
 Robinson, Ida—E Kadane et al; 1912.....106.26
 Silon, Meyer—J Deutenfass; 1912.....69.55
 Same—same; 1912.....86.68
 Schauler, Geo & Ewald Tyarks & Theo Zimpel—M Schmitterling; 1908.....339.54
 *Smith, Dominick & Chas—Clinton Point Stone Co; 1912.....4,799.49
 Sellers, Patk—H C Webb et al; 1911.....186.01
 Same—J Ruppert; 1912.....226.11
 Stutsky, Jack—Bklyn Heights R R Co; 1907.....119.20
 Singer, Morris—H Cahn; 1911.....410.97
 *Silverman, Abr—W D Williamson Co; 1907.....701.26
 *Same—T C Wood; 1908.....1,441.85
 Schmidt, Chas F W—Hecker-Jones-Jewell Milling Co; 1912.....201.65
 Thomas, August C—W L Bull Jr; 1911.....339.22
 Webb, Jno C, Bessie C Clark & Lena Holl—J Cullo et al; 1912.....805.00
 Whalen, Jno J & Natl Surety Co—M N Clement; 1911.....1,820.97
 Wood, J Harvey Jr—Title Guar & Trust Co; 1912.....1,441.76
 Wilkens, Herman—Herman Vossnack, Jr, Inc; 1912.....123.67

CORPORATIONS.

H T Cadenas Co—F Muller et al; 1912.....5,042.81
 Picturegraph Co—Rudolph Bros Co; 1912.....325.20
 Modern Woodmen of America—A N Laguardia et al; 1912.....517.50
 Same—J Laguardia et al; 1912.....25.00
 Picturegraph Co—F E Baldwin; 1912.....536.37
 Stern, Berile & Max Yanofsky—A Schapiro et al; 1904.....479.65
 Stern, Berile & Max Yanofsky—A Schapiro et al; 1912.....804.26
 Coney Island R R Co—P Hickey Jr; 1911.....250.00
 Estates Liquidation Corp, Patk J Frawley & Edw Trautwein—J Meyer; 1912.....326.86
 Progressive Amusement Co—Travelers Ins Co; 1908.....62.15
 Interboro R T Co—M D McCauley; 1912.....111.48
 Same—D McGowan; 1912.....111.48
 South Bklyn Railroad Co—M Levine; 1912.....3,192.10
 A B Adams Inc—Western Union Telegraph Co; 1912.....834.45
 Aronson Realty Co—Press Pub Co; 1912.....160.92
 Same—Gibbs & Van Vleck, Inc; 1912.....209.72
 Bankers Loan & Investment Co—L E Taylor; 1912.....70.25
 Same—same; 1911.....8,405.25
 Granite Spring Water Co—Remington Typewriter Co; 1912.....340.07
 Globe Wernicke Co—City of N Y; 1912.....32.41
 Leonard Products Co—N Y Tel Co; 1912.....23.67
 Payne & Suchy Mfg Co—R B Arkin & Co; 1911.....79.69
 Woodville Store, Inc—C E Diefenthaler et al; 1912.....117.03
 Ajax Portland Cement Co—William A Mallett Co; 1912.....27.72
 Same—same; 1912.....539.22
 *Continental Finance Co—O J Gude; 1912.....25,937.74

Borough of Brooklyn.

AUG. 1, 2, 3, 5, 6, 7.

Clark, Bessie C; Lena Hall & Jno C Webb—J Gullo & ano; 1912.....805.00
 Same—J Cullo & ano; 1909.....838.47
 Dayton, Minnie F—A Abraham et al; 1910.....96.40
 Ehlerman, Adolph & *Jno Peters—T H McCarthy et al; 1912.....85.53
 Gatto, Ferdinando—S S Steiner et al; 1909.....206.79
 *Gans, Henry—L Schlesinger as receiver of Federal Bank; 1906.....6,432.48
 Goode, Martha—J Brodie; 1912.....56.86
 *Graf, Frank—A S Baker; 1911.....36.69
 Harris, Albt—D A Sterling; 1907.....10.72
 Jackson, Nathan L—D F Cowen; 1912.....220.55
 Joline, Adrian H & Douglas Robinson as recvr of Metropolitan St Ry Co—A Kosarsky; 1911.....534.40
 Ludwig, Henrietta—J R Jones; 1911.....52.40
 Manes, Max & Isaac Fischer—J Mof-fett; 1911.....235.01

Meyer, Andw—G A Kahaly; 1911.....42.40
 Mulqueen, Jos P as recvr of Jno Lorenzen—H Apfel & ano; 1910.....90.00
 Mack, Andw T—F W Randall; 1912.....95.47
 Same—J Bickert; 1912.....352.60
 McElrath, Mary—H F Bogemann; 1910.....29.65
 O'Neil, Ellen—S Steuer; 1912.....18.75
 Oppenheimer, Julius—M F Murray; 1911.....628.68
 Same—W Murray (infant) by M F Murray his gdn; 1911.....5,210.81
 Quaid, Clarence, Roland P Bardell & Martin Schwetter—E J Beggs et al; 1912.....149.42
 Rosin, Abr J—Carsten Offerman Coal Co 1909.....40.00
 Rosenberger, Isidor & Victor E Wolf, doing business as Rosenberger Co—L Silberblatt; 1911.....1,542.28
 Risnicoff, Morris & Max; Meyer A Rosen; Jos Solotovsky & Progressive Amusement Co—J Hyman; 1908.....323.66
 Simonelli, Aniello—A Franzese; 1911.....371.10
 Same—same; 1912.....88.60
 Stang, Louis—J Kulla Co; 1910.....729.75
 Stamm, Jos & Marion, also known "Pop"—J Blum; 1911.....99.40
 Whitridge, Fredk W as recvr of Union Railway Co—Adaline Losee; 1911.....5,133.05
 Same—same; 1912.....100.65
 Wood, J Harvey Jr—Title G & T Co; 1912.....1,441.71
 White, Wm B & Harry Foster—A Sumner; 1911.....2,629.97
 Zick, Charlotte L—H L Redfield; 1912.....159.40
 Zirrieth, Maximilian—Sarah B Sokol; 1912.....136.70

CORPORATIONS.

Bklyn Heights R R Co—W H Jahn, infant; 1912.....640.50
 Same—Rebecca Hollon; 1912.....2,365.61
 Same—Rose Baldock; 1912.....1,660.61
 Bklyn, Queens Co & Suburban R R Co—C R Yerson, infant; 1911.....2,132.73
 Same—same; 1912.....90.69
 Nassau Elec R R Co—G A Drack; 1912.....937.50
 Same—J Minkoff by Jos Minkoff gdn; 1912.....300.00
 Same—Dora A Drack; 1912.....1,343.07
 Same—H Beer; 1912.....125.00
 Aronson Realty Co—H Rauch; 1912.....4,383.88
 Same—W Gleichmann; 1912.....834.66
 Same—P Theile; 1912.....2,222.80
 Same—same; 1912.....2,114.51
 Same—H L C Wenk; 1912.....340.51
 Same—same; 1912.....325.33
 *Post, Saml W—D Walter & ano; 1909.....210.67
 N Y Life Ins Co—Mary E Shafer; 1912.....3,389.95
 Aronson Realty Co—Frances Watson; 1912.....312.83
 Bklyn Heights R R Co—Jack Stutsky; 1907.....119.20
 *Heffron Co—J Cunningham; 1912.....1,110.67
 Kaiser, Jacob Impt Co—Z Jallison as exr & c; 1912.....109.01
 L I R R Co—J Cierovo, infant, by A Cierovo, his gdn; 1912.....175.00
 Progressive Amusement Co—Travelers Ins Co; 1908.....62.15
 *Juin Borough Realty Associates—W C Changer & ano; 1912.....425.91
 Wachtel Schuh Horse Co—May Patterson; 1912.....254.40

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

AUG. 1.

3D av, 3748-50; Sarah L Taylor agt Jno F H Demarest et al; Geo R Coughlin (A); Jno J Hynes (R); due, \$35,962.49.

AUG. 2.

104TH st, 128 W; Mary A Kaufman agt Eliz A Weaver; Sigmund Wechsler (A); Louis B Hasbrouck (R); due, \$2,046.66.

AUG. 3, 5 & 6.

No Judgments in Foreclosure filed these days.

AUG. 7.

35TH st, 34 W; Metropolitan Life Ins Co agt Jacob Needle; Woodford, Boyce & Butcher (A); John De W Warner (R); due, \$79,023.85.

LIS PENDENS.

Manhattan and Bronx.

AUG. 3.

Hoe av, es, bet Freeman & Jennings, lot 8; Lien Securities Corp agt Jeremiah D Sullivan; foreclosure of transfer of tax lien; Saxe & Powell, atty.

114TH st, 341 E; Dan Cerulli agt Adams Realty Co; specific performance; H Kuntz, atty.

12TH st, 245-51 W & Jane st, 10-14; Wm S McCotter agt Jackson Square Realty Co et al; action to declare an issue of shares void; G W Carr, atty.

110TH st, 62 E; Jos Dembufsky agt Saml Gordon et al; action to foreclose mech lien; H C Gomprecht, atty.

184TH st E, es, abt 179 s Marlon av & being lot 8, blk 3024, sec 11; Simeon M Barber agt Chas R Weeks et al; foreclosure of tax lien; H Swain, atty.

Cooper st, ns, 137.6 w Isham, 37.6x100; Timothy F Allen agt Bertha A Winnill et al; foreclosure of transfer of tax lien; Decker, Allen & Storm, attys.

6TH av, 783-5; also 45TH ST, ss, 60 w 6 av, 21.6x75.5; also 45TH ST, 104 W; Susie E Fitchett agt Emily E Burns et al; amended partition; Blandy, Mooney & Shipman, attys.

Prospect av, es, bet 179th & 180th, lot 9; Tax Lien Co of N Y agt Jas D Rogers et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

AUG. 5.

No Lis Pendens filed this day.

AUG. 6.

Willow av, swc, Bronx Kills; Tax Lien Co of N Y agt Harlem River & Portchester R R Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

168TH st, ns, bet Prospect & Union avs, lot 47; Tax Lien Co of N Y agt Mary Siegmann et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Park av, ws, bet 176th & Tremont av, lot 76; Tax Lien Co of N Y agt Donald McLean et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Park av, ws, bet 176th & Tremont av, lot 75; same agt same; foreclosure of transfer of tax lien; W Lustgarten, atty.

Elsmere pl, ns, bet Prospect & Marmon avs, lot 39; Tax Lien Co of N Y agt Alethea V Harris et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Webster av, ses, bet 210th & Gun Hill rd, lot 16; Tax Lien Co of N Y agt Harriet C Fuller et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

187TH st, 531 E; Tax Lien Co of N Y agt Jno Fox et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

160TH st, ss, bet Union & Westchester avs, lot 61; Tax Lien Co of N Y agt Minnie Cook et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

174TH st, ss, bet Webster & Park avs, lot 21; Tax Lien Co of N Y agt Mary E Bird et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

175TH st, ns, bet Webster & Park avs, lot 46; Tax Lien Co of N Y agt Emil Ascher et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

AUG. 7.

Truxton st, ws, bet Worthen st & Longwood av, Lot 292; East Bay Land & Impt Co agt Seitz Realty Co et al; foreclos of transfer of tax lien; R C Dorsett, atty.

95TH st, ss, intersec bulkhead line of Hudson or North river, 100x100; also BERTH on ss of the New Pier to be built at ft of W 96; Wm P Youngs et al agt Raymond M Booth et al; action to foreclose mech lien; Phillips & Avery, attys.

105TH st, 216 E; also 187TH ST, nes, 93.3 w Webster av, 25x98.4; also WASHINGTON AV, ws, 50.2 s 185th, 50x87.6; also LORILLARD PL, es, 166.10 s Pelham av, 49x106; also PELHAM AV, ss, Lot 160, map of Powell Est, Bronx; Jas J Dennerlein agt Anna A M Dennerlein et al; partition; J J O'Grady, atty.

Croton Aqueduct, swc Fordham rd, 88.11x118.8; Richard E Thibaut Inc agt Juliette Constan Co et al; action to foreclose mech lien; Philbin, Beckman, Mencken & Griscorn, attys.

Lexington av, ws, 65.4 n 31st, 26.6x100; Albt Blumenthal agt Julius Rosenberg; notice of levy; E Blumenthal, atty.

AUG. 8.

White Plains av, nec 215th, 136.3x56.9; Jno Bell Co agt Adelaide Burlando (notice of levy); A Knox, atty.

131ST st, ss, 220 e 8 av, 15x99.11; Fass & Co agt Lizzie S Kelly (notice of levy); H Conthall, atty.

AUG. 9.

202D st, ns, bet Valentine & Briggs av, Lot 98; Tax Lien Co of N Y agt Valentine Roth et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Morris av, ws, bet 164th & 165th, Lot 57; Tax Lien Co of N Y agt Abr Luhs et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Cambrelling av, nwc 183d; Tax Lien Co of N Y agt Caroline Reinisch et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Borough of Brooklyn.

AUG. 1.

19TH av, S722; Forman Realty Co agt Ida Koplowitz; specific performance; Chas S Taber, atty.

Williams av, es, 160 n Dumont av, 20x 100; Leo Ratner agt Ida Goldfarb et al; Sigmund Honig, atty.

W 25TH st, ws, 300 n Mermaid av, 20x 122.3x20x122.6; Eliz Napier agt Thos F Hamill & ano; Geo C Eldridge, atty.

E 3D st, sec Av O, 100x40; Av O Impt Co agt Alice M Neier et al; Campbell & Carleton, attys.

E 4TH st, swc Av O, 100x40; same agt same; Campbell & Carleton, attys.

Av O, ss, 120 e E 3d, 40x100; Av O Impt Co agt Alice M Neier et al; Campbell & Carleton, attys.

16TH st, 503; Morton st, 60; Jno W Remer as trste agt Wm H Pulver & ano; set aside conveyance; Eisman, Levy Corn & Lewine, attys.

50TH st., ns, 301.7 w 6 av, 19.1x100.2; Mary Wallace agt Jas D Bell et al; Wood, Cooke & Seitz, attys.

Logan st., es, 625 n Liberty av, 25x100; Carrie C Lee agt Margt M Johannsen; Chas Reinhardt, atty.

Av U., ns, 80 e E 4th, 20x100; Austin Ludlam agt Sylvanus M Bard et al; Henry J Davenport, atty.

Av U., ns, 60 e E 4th, 20x100; Mary E Stark agt same; same atty.

Av U., ss, 20 e E 4th, 20x100; Mildred Mason agt same; same atty.

78TH st., sec 4 av, runs e 104.11x33.7xw 51.11x36 to beg; also 4TH AV, es, 36 s 78th, 37.2x37.4; also 81ST ST, ns, 160 e 2 av, 40x109; Frances A de Beer agt Grace M Lauter et al; Geo W Pearsall, atty.

Av U., ss, 80 e E 4th, 20x100; Eliz Brown agt Sylvanus M Bard et al; Henry J Davenport, atty.

Church av., swc Argyle rd, runs w 105.10 xs37.2xe100xn71.9 to beg; Matilda Wallach agt Lillian Hof & ano; Jonas, Lazansky & N, attys.

Broadway. se Conway, runs sw125xe100 xs70.1xe233.8xne201 to Bway xnw232.5 to beg; Mutual Life Ins Co agt Mirabeau L Towns et al; Harry L Thompson, atty.

47TH st., nes, 220 se 5 av, 20x100.2; Amelia Van Tassel as trste & Wm Van Tassel agt Abr Fuchs et al; Chas C Suffren, atty.

Dorchester rd., nec E 17th, 65x98.5x60x 124.8; Bond & Mtg Guar Co agt Cath T Neff et al; Harry L Thompson, atty.

92D st., int New Utrecht av at its junction with ns of New Utrecht av, runs n27 x187xw414xe458 to beg; Wesleyan University of Middleton, Conn, agt Geo H Bressette & wife; Thos F Redmond, atty.

45TH st., sws, 240 se 2 av, 26.8x100.2; South Bklyn Savgs Instn agt Cath Monks et al; Thos F Redmond, atty.

Christopher av., ws, 225 s Blake av, 25x 100; Nellie M Curtis & ano as exrs & Isaac H Curtis agt Annie Neufeld et al; Sackett & Lang, attys.

AUG. 2.

St Johns pl., ns, 100 w Albany av, 210x 125.9; Edw M Barlow agt Clason Construction Co et al; Robt P Orr, atty.

Flushing av. 1061; Pietro Barberino agt Salvatore Salvato et al; Chas L Fasullo, atty.

Washington av. 658; Saml Spolnik agt Lucy G Victory et al; foreclosure mechanics lien; Edw E Rosenblume, atty.

Cedar st., ses, 106.4 sw Myrtle av, runs sw20xe60xe60 to DeKalb av xne20xnw 57.6xnw57.6 to beg; Adelia C Flood & ano agt Wm B Moore et al; partition; McGregor & Wickert, attys.

16TH st., ss, 203.10 w 4 av, 40x124.9x40x 125.7; Saml Silinsky agt Himmelstein & Arker Co et al; Alex Fox, atty.

Gates av., ns, 300 w Sumner av, 20x 100; Geo F Lanbendorfer (infant) by Emma C Laubendorfer agt Jas J Christopher et al; W D Teese, atty.

79TH st., sws, 91 se 17 av, 20x80; Chas M Allen as trste agt Ada L Stusak et al; Chas C Suffren, atty.

Christopher av., es, 149.11 s Liberty av, runs e80.5xs0.1xw80.5xn0.1 to beg; Saml Feinstein & ano agt Kalman Ehrlichman & ano; to recover possession; Saml A Telsey, atty.

Park pl., ns, 90 e Rogers av, 30.6x127.9; Bank of L I agt Alonzo H Magee Co et al; Halstead H Frost, Jr, atty.

Broadway. sws, 67.7 w Bartlett, 20.6x 84.9x20x89.6. Rudolph Steurer agt Chas A Steurer et al; partition; G B Smith, atty.

52D st., nes, 200 nw 8 av, 20x100.2; Michl J Shea agt Morris Berry et al; amended; Jno M Rider, atty.

Broadway. se Conway, runs sw125xe100 xs70.1xe263.8xne201xnw232.5 to beg; Mutual Life Ins Co, NY, agt Mirabeau L Towns et al; Harry L Thompson, atty.

Willoughby av. 36-S & Prospect pl. 366-S Thos F A Gibney as recr agt Danl F Doody et al; set aside deeds; Saml Sturtz, atty.

60TH st., ns, 200 w 2 av, 60x100.2; Jas J Sullivan agt Felix Papa & ano; set aside deed; C A Wick, atty.

E 14TH st., es, 480 n Av R, 175x100; Emil Krieger agt Newkirk Holding Co; Van Alen & Dyckman, attys.

Wallabout st. 184; Max Sotenberg agt Ray A Siegel et al; Nathan D Shapiro, atty.

19TH st., wo 8 av, 20.2x81; Fredk G Ashley agt Geo W Heatley & ano; establish a title; Wm C Rodger, atty.

Shepherd av., nec Liberty av, 20x75; Mary J Swartz agt Guiseppa Ledora et al; Thos F Redmond, atty.

Central av. 511; Philip Simon agt Hyman Fein et al; to set aside conveyance; David Hirshfield, atty.

AUG. 3.

Bedford av., es, 630 s Clarendon rd, 20x 100; Mortgage Securities Co agt Mary E Montague et al; Henry J Davenport, atty.

59TH st., sws, 140 se 15 av, 40x100.2; Edw A Hecht agt Henry L Hoffman et al; B W Burger, atty.

Harrison st., ss, 175.3 w Columbia, 75x 117x75x118.3; Sam Bassewitz agt Jas Scotto (foreclosure mechanic's lien); Marj H Latner, atty.

39TH st., ss, 225 e 6 av, 16.8x100.2; Abr Sklar agt Roselle Realty & Constn Co et al (amended); Julius Blumofe, atty.

39TH st., ss, 241.8 e 6 av, 16.8x100.2; same agt same (amended); same atty.

39TH st., ss, 258.4 e 6 av, 16.8x100.2; same agt same (amended); same atty.

Prospect pl., ss, 130 w Howard av, 20x 127.9; Reliance Mtg Co agt David Charles et al; Geo F Alexander, atty.

Av L., ss, 66.8 w E 35th, 33.4x97.6; Henry Blume agt Frank M McCurdy et al; Henri Pressprich, atty.

63D st., ns, 240 w 14 av, 40x100; Maria Ali as gen gdn agt Nicola Schirripa & ano; Chas F Ryan, atty.

41ST st., sws, 180 se 8 av, 20x100.2; Michaels Bros agt Schneeman Realty Co et al; Otto A Samuels, atty.

20TH st., ss, 60 w 6 av, 21x100; Lewis Jacobs agt Pasquale Brienza et al; Smith, Doughty & Weynberg, attys.

Av O. nwc E 4th, 40x100; Av O Impt Co agt Alice M Neier et al; Campbell & Carleton, attys.

Clinton av., es, 227.2 s Flushing av, 60x 100; Chas O Maas as trste agt Michl D Weyhrauch et al; Wm K Jermy, atty.

74TH st., ss, 400 e 10 av, 20x100; Robt J Stewart as trste agt Werner Stumam Bldg & Constn Co et al; Chas W Wright, atty.

AUG. 5.

51ST st., nes, 220 se 14 av, 40x100.2; Wm L Sabath agt Newmann Leavy & wife; W A Fischer, atty.

41ST st., es, 394.4 n Ft Hamilton av, 50x 100; Melissa M Tayntor agt Gennaro Calabrese et al; Smith, Doughty & Weynberg, atty.

20TH av. se 71st, 200x100 to 72d; Adrian J Bergen & ano as exrs, &c, Jno V N Bergen agt Milton S Kistler et al; Chas H Lott, atty.

Av O., ss, 66 w E 3d, 40x100; Philip S Campbell trste agt Alice M Neier et al; Campbell & Carleton, atty.

2D av. nec Bay Ridge av, 20x101.3x—x 90.3; Bond & Mtg Guar Co agt Dora Dick et al; Thos F Redmond, atty.

48TH st., ss, 100 e 3 av, 20x100.2; Germania Savgs Bank agt Michl Commarano et al; Wingate & Cullen, attys.

Bushwick av. 1468-70, 72, 74, 1443 & 1447, 886 & 888; Henrietta B Lighte agt Chas Lighte Sr et al; F P Trautmann, atty.

Fountain av., es, 200 s Glenmore av, 20 x100; Tillie M Young agt Estate Finance Co et al (partition; amended); Hervey, Barber & McKee, attys.

Ditmas av., ss, 100 e Ocean av, 50x100; Rose J Kaiser agt Julia C Lovell; W A Fischer, atty.

AUG. 6.

E 35TH st., ws, 180 s Av L, 50x83.10x 51.10x96.9; Thos H Messenger as exr, &c, agt Carlo Rossa et al; A W Seaman, atty.

Georgia av., es, 240 s Blake av, 20x97.6; Ida Fine agt Aaron Green et al; Benjamin & Chugerman, attys.

Av O. nwc E 3d, 53x100; Av O Impt Co agt Alice M Neier et al; Campbell & Carleton, attys.

Eastern pkway, Saratoga av & St John's pl. triangular blk; Bklyn Cementing & Impt Co agt Masief Bldg Constn Co et al (foreclosure mechanic's lien); S Rosenthal, atty.

Chester st., ws, 100.11 s East N Y av, runs w33.2xe61.6xe119xs25xw100xn25 x e 100 to st xn50 to beg; Jno Gutherman agt Magdalena Schwartz (establish a trust); M S Feiler, atty.

Lincoln av., ws, 110 n McKinley av, 20x 100.1; Margt Young agt Grace Hartan; J A Sheehan, atty.

44TH st., nes, 450 se 12 av, 50x100.2; Alfd Bernstein agt Andw J Collins et al; S Engel, atty.

Pitkin av., nes, 183.11 se Eastern pkway ext, 20.4x51x20x47.1; Germania Savgs Bk agt Jacob Manneschildt et al; Wingate & Cullen, attys.

Park av., ss, 305 w Marcy av, 25x100; Jacob Genett agt Fannie Krancer & ano (specific performance); J A Whitehorn, atty.

44TH st., nes, 450 se 12 av, 50x100.2; Williamsburgh Savgs Bank agt Andw J Collins et al; S M & D E Meeker, attys.

AUG. 7.

Fulton st. nwc Chestnut, 25.4x104.5x25x 100.1; Frank Ehlers agt Morris Richards et al; Sackett & Lang, attys.

W 6TH st., es, 60 n Av U, 20x100; Eugene A Klock agt Haselton M Sloan et al; H J Davenport, atty.

5TH st., es, 125 n Meserole, 25x100; Williamsburgh Savgs Bank agt Caroline Webb et al; S M & D E Meeker, attys.

E 24TH st., es, 100 n Av L, 37.6x100; Prudential Savgs Bank agt Anna Sondergaard & ano; F B Mullin, atty.

Glenmore av., nec Sackman, 16x84; Martha M Selover agt Jennie Lippman et al; F G Ashley, atty.

Glenmore av. nec Milford, 20x90; Title Guar & Trust Co agt Saml Potash & wife; T F Redmond, atty.

Eastern pkwy., ss, 235.7 w Ralph av, — x—; Peter Klefer agt Richl Thompson et al; to bar defendants; F H Cothren, atty.

Bergen st.—ns, 110 e New York av, 113.11 x90; Constn Material & Coal Co agt Domenico Saladino et al; foreclosure mechanics lien; A H Spigelgass, atty.

St Johns pl., ss, 270 w Albany av, 30x95.6 x30x96.4; Fredk Frenz agt Kate Reilly et al; H W Weismann, atty.

60TH st., sws, 100 se 10 av, 20x100; Geo H Brockway agt Jos J Gallagher et al; Caldwell & Holmes, attys.

79TH st., ss, 160 e 19 av, 30x100; Thos E Cisney agt Ida Levin & ano; G A Marshall, atty.

Christopher av., es, 137.6 n Blake av, 18.9x100; Title Guar & Trust Co agt Max Fisher et al; T F Redmond, atty.

Glenmore av., ns, 20 e Milford, 20x90; Title Guar & Trust Co agt Saml Potash & wife; T F Redmond, atty.

E 17TH st. swc Av G, 90x75; Maria J Lowe agt Jas H Lowe & ano; Doremus & Lecour, attys.

Wyona st., es, 175 n Fulton, 25x100; Nils Sahlin agt Thos H Godfrey & ano; F Carlson, atty.

Warehouse st., ns, 60 e Williams av, 80x 203.3x84.4x176.6; Saml Meyer agt Kolman Holland et al; W Rappell, atty.

Pacific st., ss, 165 e Nevins, 20x100; Mary E Eger as gen gdn Ruth E Forbes agt Reigor Co (Inc) et al; H L Thompson, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

AUG. 3.

128TH st 17 E; Emily M Coddington agt Viola H Banning et al; S B Robinson, atty.

144TH st. 510 W; Giovanni Luzzatto agt International Distributors Corp et al; G C DeLacy, atty.

152D st. 540 E; Sigmund Wechsler agt Caritina Spallone et al; R V Wechsler, atty.

174TH st., ns, 100 se Railroad av, 50x 100; Bessie N Fismar agt Ettar Realty Co et al; amended; P V Brown, atty.

3D av. 524 & 5TH av. 680; two actions; Jas Everards Breweries agt Patk F Cusick; D M Neuberger, atty.

236TH st., ns, 275 e Kepler av, 25x100; Susan V N Rouget agt Otto P Schroeder et al; Davison & Underhill, attys.

Hughes av., ws, 382.8 s 180th, 25.1x100; Jno E O'Brien agt Magdalena Marx et al; W Berg, atty.

AUG. 5.

97TH st., ns, 263 w 8 av, 18x100.3; U S Trust Co of NY agt Chas H Daniels et al; Stewart & Shearer, attys.

109TH st., ns, 117.6 e Park av, 18.9x 100.11; Bridget McGinn admrx agt Jos H McGinn et al; G B Holbert, atty.

Orchard st., ns, 100 w Main, 16.6x101.6x irreg, Bronx; Louise E Knupper agt Jas Callahan et al; A Mann, atty.

Lot 445 map of Van Nest Park, Bronx; Fredk H Schomburg agt Chas Ringelstein et al; J M Peysar, atty.

Macomb's rd., ws, 63.4 s 175th, 63.4x68.11 xirreg; also NELSON AV, es, 225 s Macomb's rd, 63.7x109.11; U S Realty & Improvement Co agt Jas J Conroy et al; R G Babbage, atty.

131ST st. 244 W; Lawyers Mtg Co agt Horoscope Realty Co et al; Cary & Carroll, attys.

Washington st. 712-14; Bella Cole agt 712-714 Washington St Co et al; J D Wetmore, atty.

123D st. 225 W; Morris Uhlfelder agt Julius Krulewitch et al; W E Godfrey, atty.

AUG. 6.

Cypress av., es, 40.7 n 133d, 21x80; German Savgs Bank in the City of N Y agt Katharine Voelcker et al; Amend & Amend, attys.

Lenox av., sec 138th, 99.11x100; Jeanette Goodrich agt Geo B Bergkamp et al; Marks & Marks, attys.

Lots 22, 24 & 34, blk 17, sec 1, Morris Park, Bronx; three actions; Hudson Trust Co agt Jno L Blauss et al; Holm, Whitlock & Scarff, attys.

Lots 3, 5, 1, 7, 2, 6 blk 48 sec 1 map of Morris Park, Bronx; also LOTS 38, 39, 2 blk 47, sec 1, map of Morris Park, Bronx; nine actions; Hudson Trust Co agt Anthony Stumpf et al; Holm, Whitlock & Scarff, attys.

Lots 27, 26, 33, 35, 28 & 32, blk 71, sec 1, map of Morris Park, Bronx; six actions; Hudson Trust Co agt Jno L Blauss et al; Holm, Whitlock & Scarff, attys.

Lots 21, 19, 25, 23 & 20, blk 71, sec 1, map of Morris Park, Bronx; five actions; Hudson Trust Co agt Lyman A Cheney et al; Holm, Whitlock & Scarff, attys.

125TH st. 223 E; Thos G Field agt Wm J McHugh et al; Strong & Cadwalader, attys.

Bathgate av., swc 188th, 89.4x32; Pauline Haebler agt Clarence A Sahler et al; E Cohn & J Levy, attys.

54TH st. 408 E; Johanna S Riedemann agt Millie Stern et al; A Gardner, atty.

108TH st. 111 E; General Theological Seminary of the Protestant Episcopal Church in the U S agt Israel M Finkelstein et al; Murray, Ingersoll, Hoge & Humphrey, attys.

60TH st., ns, 295 e 3 av, 20.5x100.5; Saml B Hamburger agt Emily T Henning et al; W A Gans, atty.

Seton av., ws, 425 s Randall av, 25x100; Trustees of the Exempt Firemen's Benevolent Fund Assn of the Twenty-third Ward, N Y City, agt Annie Metzler; J Heiderman, atty.

Seton av, ws, 450 s Randall av, 25x100; Maria Moritz agt Annie Metzler; J Heiderman, atty.

7TH av, 2248; Trustees of the North Dispensary of the City of NY agt Mary A O'Gara et al; B W B Brown, atty.

97TH st, 36 W; Eliz K Upham agt Eva J Marx et al; Merrill & Rogers, attys.

Duane st, 80; Empire City Savgs Bank agt Mary J Ferrigan et al; C W Dayton, atty.

AUG. 7.

108TH st, ns, 175 w Bway, 25x100.11; City Real Estate Co agt Hyman D Baker et al; amended; H Swain, atty.

118TH st, 312 W; Wm McGuire agt Kate or Cath McGuire et al; partition; G Goodman, atty.

Webster av, nwc 197th, —x104.6x irreg; Maude E Cooke agt Franz Backhaus et al; Miller & Bretzfelder, attys.

Prospect av, 1322; Jas McWalters agt Anna McKean et al; J Fennelly, atty.

80TH st, 164 E; Jno A Weser agt Henry Stultz et al; S Sturtz, atty.

Crotona pl, es, 175.11 s 171st, 100.2x46.9; Kramer Contrg Co agt Isidore Seegal et al; Strasbourger, Eschwege & Schallek, attys.

Prospect av, es, 143.6 n Home, 37.6x100; Danl Guggenheim trste agt Jno H McKean et al; Cary & Carroll, attys.

Lots 196 to 200, map of 370 Choice Lots known as McGraw Est; Martha A Arnow agt Rose Lustbader et al; amended; T Power, atty.

119TH st, ns, 119 w Manhattan av, 19x 100.11; Germania Life Ins Co agt Jas Ahearn et al; Dulon & Roe, attys.

Park av, sec 184th, 50x100; Mary Deeley agt Hope Constn Co et al; D B Shawhan, atty.

66TH st, 153 W; Chas Wynne agt Nathan Meyer et al; Stoddard & Mark, attys.

Bowery, es, 111.1 n Rivington, 38.11x 150x irreg; Nathan Katz agt Luhrs Hotel Co et al; S A Berger, atty.

Av A, 1313; Wm Stube et al agt Arthur W Saunders et al; H C Birkhahn, atty.

AUG. 8.

Theriot av, ws, 250 n Gleason av, 50x 100; Henry Leute agt Mary Walpole et al; O E Davis, atty.

98TH st, 221 E; Fredk H Wiggin adm agt Howe Realty Co et al; Sullivan & Cromwell, attys.

117TH st, 303 E; Robt Cleland agt Benjamin Pompilio et al; A W Duckworth, atty.

Ritter pl, ss, 160 w Prospect av, 23.1x 99.11; Emille Huber et al agt Thos Farley et al; F Odernier, atty.

N Chestnut dr, ns, part of lot 89, amended map Bronxwood Park; also S CHESTNUT DR, ns, lot 124 & easterly 5 ft of 100 & 101, Amended map of Bronxwood Park; August Lieb et al agt Mercury Realty Co et al; J H Hildreth, atty.

112TH st, 137 W; Rose Sobel et al agt Lesse or Lizzie Etkin et al; Keller & Klein, attys.

Nelson av, es, 104.11 s 169th, 40x107.2x irreg; Henry Wacker agt St Francis Realty Co; Clocke, Koch & Reidy, attys.

Bradhurst av, ws, 173.2 s 145th, 18.2x—; Archibald Templeton agt Jennie McCabe; E Coffin, atty.

Vermilyea av, ss, 100 w Isham, 150x150; Prospect Investing Co agt Allen Constn Co et al; S W Collins, atty.

130TH st, ss, 225 w Lenox av, 25x99.11; Farmers' Loan & Trust Co agt Abr S Iserson et al; Geller, Rolston & Horan, attys.

AUG. 9.

Seton av, ws, 325 s Randall av, 75x100; three actions; Central Mtg Co agt Seton Constn Co et al; Otis & Otis, attys.

182D st, ss, 54.4 e Belmont av, 25.6x 100.5; Warren B Sammis agt Jno P Duff et al; W E Sammis, atty.

Stanton st, 319; State Bank agt Jacob Jacobowitz et al; W T Kohn, atty.

Tier av, ns, 100 w North, 100x408xirreg; Farmers Loan & Trust Co agt Henry P Mulvany et al; Geller, Rolston & Horan, attys.

65TH st, 335-7 E; Isaac Weil agt Harris Rogers; Goldsmith, Rosenthal, Mork & Baum, attys.

Lots 341, 342, 353, 359, 370, 378, 380, 381, 384, 385, 387, 388, 389, 392, 393, 394, 395, 397, 398, 399, 400, 417 to 429, 431, 432, 439, 533 to 540, 544, 549 to 552, 555 to 559, 263, 295, 306, 327, 328, 339, 344, 351, 361, 362, 367, 368, 404 to 408, 411, 457, 468, 470, 542, 543, 545, 546, 547, 553, 554, 318, 352, 360, 412, 413, 414, 433, 445, 446, 447 and plot 548, map of Arden prop, Bronx; Sarah A Vaden agt Fairfield Co et al; De La Mare & Morrison, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

AUG. 3.

Morris Park av, ss, 100.4 e Fillmore, 50.7x127.6; Manhattan Mtg Co loans F & W Co to erect a 5-sty apartment; 15 payments. 40,000

Fox st, es, 150.1 s Westchester av, 43.9 x105.1; Manhattan Mtg Co loans 182d St Realty Co to erect a 5-sty apartment; 15 payments. 38,000

Fox st, es, 106.3 s Westchester av, 43.9 x104.7; Manhattan Mtg Co loans 182d St Realty Co to erect a 5-sty apartment; 11 payments. 38,000

AUG. 5.

30TH st, ns, 175 w 5 av, 50x98.9; Metropolitan Life Ins Co loans West 30th Street Constn Co to erect a — sty bldg; — payments. 275,000

AUG. 6.

Broad st, 46-52; also NEW ST, 48-50; N Y Life Ins Co loans Fifty Broad St Co to erect a 20-sty office bldg; 15 payments. 1,550,000

Morris Park av, ss, 50 w Holland av, 50x100; North Side Mtg Corpn loans Anton Landgrebe to erect a — sty bldg; — payments. 3,500

AUG. 7.

Eagle av, ws, 251.2 n 149th, 47.1x120; City Real Estate Co loans McGlade Bldg Co Inc to erect a — sty bldg; — payments. 38,000

25TH st, ns, 600 w 6 av, 25x98.9; Germania Life Ins Co loans 11 W 25th St Co to erect a —sty bldg; — payments. 135,000

AUG. 8.

141ST st, ss, 175.5 w Beekman av, 50.2x 107.11; City Mortgage Co loans Beekman Constn Co; to erect a 5-sty apartment; 11 payments. 32,000

Lind av, sec 170th, 105.11x42.11; City Mortgage Co loans Hillcrest Bldg Co; to erect a 5-sty apartment; 11 payments. 35,000

Wheeler av, ws, 110 n Westchester av, 200x100; City Mortgage Co loans Mercury Realty Co; to erect —sty apartment; 12 payments. 90,000

AUG. 9.

45TH st, ns, 325 w 5 av, 100x100.5; Estate of Sender Jarmulowsky loans Century Holding Co to erect a — sty bldg; —payments. 325,000

236TH st, ss, 608.2 w White Plains rd, 50.3x114.6; Central Mtg Co loans Koellsted Contracting Co to erect a — sty bldg; — payments. 8,000

ATTACHMENTS.

Manhattan and Bronx.

AUG. 1.

Michigan Steel Boat Co; Barber & Co Inc; \$106.07; H Goldman. Dupont, Jno T; Wm R Lockwood; \$4,502.05; V E Gartz.

AUG. 2.

No Attachments filed this day.

AUG. 3.

Aristos Co; Ignition Starter Co; \$12,875; Lannon, Bailey & Brixley. United States Motor Co; N Y & Pennsylvania Co; \$17,198.73; J E Duross.

AUG. 5, 6 & 7.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

AUG. 1, 2, 3, 5, 6, 7.

A Campaga Constn Co. 235 W 71..Consolidated Gas Co. 163 Baitelman, S. 15 Eliz..Consolidated Gas Co. Heater &c. 175

Berliner & Greenberg, Inc. ss 156th w of Ams av..Malbin & Kammerman. Supplies. 4,600 Chas Fischer Spring Co. 88-90 Walker..Consolidated Gas Co. Oven. 325

Eloskey, J. 607 W 136th..Consolidated Gas Co. Ranges. 60 Emnray Realty Co. ns 174th & 100 s St Nich av..Consolidated Gas Co. ranges. 206

Jacob Streiffer Co. nec Vyse av & 179th Northern Union Gas Co. Ranges. 195 Lederer Constn Co. 1355-7 Southern Blvd..Central Union Gas Co. Ranges. 57.50

Lederer Constn Co. 1343-5 Southern Blvd..Central Union Gas Co. Ranges. 57.50 Lederer Constn Co. 1347-9 Southern Blvd..Central Union Gas Co. Ranges. 57

Lederer Constn Co. 900 Jennings..Central Union Gas Co. 60.50 Lederer Constn Co. 1351-3 Southern Blvd..Central Union Gas Co. 57

Lederer Constn Co. 1359-61 Southern Blvd..Central Union Gas Co. 57 Moore, Ebe. 201 W 120..Consolidated Gas Co. 85

New York Smelting & Refining Works..Consolidated Gas Co. Furnaces. 365 114th St & 7th Ave Constn Co. 7th av nwc 114th..Consolidated Gas Co. 146

Paterno Bros., Inc. 116th st w of Bway Consolidated Gas Co. Ranges. 230 Paterno Bros Inc. 115th st w of Bway Consolidated Gas Co. Ranges. 350

R G Barter, recvr Duff-Brown Agents. 19-21 W 117th..Consolidated Gas Co. 54 Theatre Realty Co. 129-35 W 135th & 132 W 116th..Heywood Bros. Chairs. 1,200

West Side Constn Co. 80 Morningside av W..Consolidated Gas Co. Ranges. 323

Borough of Brooklyn.

AFFECTING REAL ESTATE.

AUG. 1, 2, 3, 5, 6 & 7.

Howard De Graw Co. Prospect pl, cor Washington av..General Iron Works. Iron, &c. 1,350 Same..same. Same. 1,300

Nevin, Harris. 65th, cor 3 av..Pittsburgh Plate Glass Co. Glass. 201

Pease & Sons. 62d st, nr 24 av..Columbus Gas Fix Co. 300 Thomson (Jos B) Real Estate Co. West st, nr 40th..Knickerbocker Mantel Co. 115

MECHANICS' LIENS.

Manhattan and Bronx.

AUG. 3.

Madison av, 4th av, 26th and 27th sts, block, &c; F W Seagrist Jr Co agt F & D Co, Rudolph Landauer, Jos D Manblatt (22) 275.51

119TH st, 71 W; Nathan Ellman agt Clara Blumenthal & Saml Keltz & Saml Wald (23). 70.00

24TH st, 153-61 E; Howell, Field & Goddard Inc agt Centaur Realty Co & Jno F Cockerill, Inc. (24). 506.25

Roebling av, ns, 100 w Mayflower av, 75x100; Westchester Wood Working Co agt Ellen Ward & Philip Ward (25). 258.50

Forrest av, 76S; I A Adler Co agt Jno Lyons & West Side Mason Contracting Co. (26). 179.00

132D st, 131 W; Morris Dickman agt Jno Macon (27). 75.00

AUG. 5.

Stebbins av, es, 64 s 169th, 25x40; J Marcus Woodworking Co agt Aug Obrock & Chas Peterson (28). 201.40

Right of way, tracks, &c, of N Y, New Haven & Hartford R R Co bet Woodlawn & Port Chester, Main Line; Danl C Cunneneen agt New York, New Haven & Hartford R R Co & G G Rigge (29). 265.30

Suffolk st, 45-51; Saml Shannon agt Sale Agid (30). 495.00

Van Buren st, 1604; Abr Docteroff agt Theresa B Rezzano & W J Suvrz (31). 18.54

24TH st, 153-161 E; Benj Riesner agt Centaur Realty Co & Jno F Cockerill, Inc (32). 538.75

Roebling av, ss, 100 w Mayflower av, 75x100; Casper Wolf agt Ellen Ward & Philip Ward (33). 400.00

AUG. 6.

Green av, ns, 100 w Mayflower av, 75x 100; Frank Zambetti agt Ellen Ward & Philip Ward (34). 5,850.00

Same prop; Geo Helfrich agt same (35). 1,250.00

34TH st, 11 W; Basin Mieroch agt Kersch Co & Eisinger & Lemmerman Constn Co (36). 85.00

24TH st, 153-9 E; Pietrowski & Konop Co agt Centaur Realty Co, Fiss-Doerr & Carroll Horse Co & Jno F Cockerill, Inc. (37). 914.12

24TH st, 152-62 E; Same agt Fiss-Doerr & Carroll Horse Co & Jno F Cockerill, Inc. (38). 550.00

142D st, 231 W; Frank Perske agt Jane Doe & S A Westen (39). 50.00

116TH st, 137-9 W; Jacob Plotkin et al agt Ritter Realty Co & Waldorf Contracting Co. (40). 135.00

Horatio st, 105-11; Manhattan Sand Co agt Estate of Engene A Hoffman & Henebique Constn Co. (41). 1,096.20

24TH st, 156-8 E; E J Reid agt Fiss, Doerr & Carroll Horse Co & J F Cockerill Inc. (42). 25.00

24TH st, 155-9 E; Same agt Centaur Realty Co, Fiss, Doerr & Carroll Horse Co & J F Cockerill, Inc. (43). 175.00

AUG. 7.

Pearl st, 434; Louis Taxon agt Augusta Schick, Eliz Dunsing & August Dunsing & Danl F Anglin & Danl Leary (44). 100.00

24TH st, 152 to 162 E; Adam Hapfel agt Centaur Realty Co & Fiss-Doerr & Carroll Horse Co & Jno F Cockerill Inc (45). 149.00

Claremont av, es, 100 s 125th, 100x100; Sam Kramer agt Tomahawk Realty Co & Robt M Silverman (46). 227.40

24TH st, 153-61 E; also 25TH ST, 150-8 E; Adam Hapfel agt Centaur Realty Co, Fiss-Doerr & Carroll Horse Co & Jno F Cockerill Inc (47). 1,486.11

3D av, 1459; Louis Lust agt Gretchen Ulman & M Goldberg (48). 380.00

63D st, 147 W; Jno Wegmann agt Patk J Cosgrove & Thos J Cosgrove (49). 68.00

24TH st, 153-61 E; S H Pomeroy Co Inc agt Centaur Realty Co & Fiss, Doerr & Carroll Horse Co, & Jno F Cockerill Inc (50). 62.00

Tremont av, ns, 100 e Jerome av, 50x 100; Harlem Wall Paper Supply Co agt Han Constn Co & David Schneider; renewal (51). 192.48

AUG. 8.

163D st, 448 W; Levin & Dichter agt Josephine B King & Horace D Byrne (54). 188.50

3D st, 4 E; Friedlander & Cooper agt Wyoming Realty Co of NY & Marcus Kalb (55). 600.00

231ST st, ss, 376.11 e Independence av, 60x100; Victor Zambetti agt Henry Kroger & H H Vought & Co (56). 165.50

AUG. 9.

47TH st, 222 W; Otto Reissmann agt Estate of Mary E Ray, Louis Buchler & F M Seidenberg & Kostman (57). 75.00
47TH st, 224-6 W; same agt Martin Beck, Louis Buchler & F M Seidenberg & Kostman (58). 125.00
80TH st, 164 E; Jno Smith agt Henry Stultz; Wm F Garner, agent (59). 49.12
Manhattan av, nwc 115th, 100.11x125; Abendroth Bros agt Gorham Constn Co & Sarah Harris (60). 212.00
Crotonea pkwy, 2020; Michl Subitzky agt Emma E Horn & Lina Ettlinger & Jas Colucci (61). 175.00
SIST st, 6 E; Jno K Turton agt Oscar Saenger (62). 5,338.69
Amsterdam av, swc 175th, 100x150; Max Rosenthal & Son agt Lentz Realty Co (63). 310.00
Crotonea av, nwc 176th, 100x100; Falihee & McCaul agt Nulaw Realty & Constn Co (64). 3,116.00
Bowery, 235-9; Louis Cohen et al agt Kene Lipzin, Morris Heine, Sarah Spector & Morris Spector (65). 200.00
Suffolk st, 143-5; Jacob Hecht agt Sara Rubel & Rosenblum, Rabinowich & Goldstein (66). 300.00
3D st, 5 E; Jacob Hecht agt Wyoming Realty Co of N Y (67). 600.00
Tremont av, ns, 100 e Jerome av, 50x100; Max Goldstein agt Han Constn Co (renewal) (68). 350.00

Borough of Brooklyn.

AUG. 1.

Fulton st, 1506-S; Jas O'Connor agt Costos Stamatis, Mathew Chrystmos & Saml Berghoffen. 105.00
Eastern pkwy ext, nwc Bushwick av, runs n100xw56.3x56.9xs—xel100 to beg; Geo W Woods agt Frank, Margt & Andw Wischerth. 325.00
Gravesend av, 1939-41; Saml Goldman agt Fredk Musty. 479.00
Williams av, ws, 130 s Hegeman av, 160x100; Block & Greenberg Lumber Co agt Nathan Rolnick. 182.33
Atlantic av, nwc Waverly av, 219.10x35; Wm Burns agt NY Tel Co & Coussirat & Co. 20.00
3D av, 4401; Chas W Hall agt Henry L Leoffler; also known as Louis Leoffler. 9.00
Atlantic av & Waverly av, 75x13; Pasquale Maccaroni agt N Y Tel Co & Coussirat & Co & Henry A Coussirat. 70.00
Railroad av, 22; Hydraulic Press Brick Co agt Louis & Maria A Walter & Margolin, Cohen Kaplan. 76.95
Garfield pl, 316; Cross, Austin & Ireland Lumber Co agt E Lange & Wm Kennedy & ano doing business Jno Kennedy & Son. 842.53
Flushing av, 662; Harry Turoff & ano agt Yetta Schwartz. 45.00

AUG. 2.

Watkins st, es, 117.2 n New Lots av, 240x100; Meserole Masons Material Co agt Watkins Stone Bldg Co, Abr & Geo Frankel & Isador Teplitz. 55.50
Penn st, ss, 80 e Wythe av, 30x100; Flushing Iron Works agt Maurice B Pearlstein & Julius Pearlstein & Frank Franzesi. 125.00
Fulton st, 1068; Lemuel W Martin agt Estelle B Boyce, Colonial Land Impt & Produce Exchange (Inc). 249.34
Nassau st, swc Jay, 175x45; Jos H Colyer agt Cary Mfg Co & Fredk W Conner. 157.59
Linwood st, 583-5; Rosario Guito agt Abr Doonief & Esther Doonief. 90.00
DeKalb av, 986; Joe Iskowitz agt Wm & Morris Gordon. 102.40
E 25TH st, es, 400 n Av K, 34.11xirreg; Swirnow & Bloomgarden agt St Marks Bldg Co. 142.50
E 26TH st, ws, 440 n Av K, 28.6xirreg; Swirnow & Bloomgarden agt St Marks Bldg Co. 92.50

AUG. 3.

E 24TH st, es, 140 s Av M, 40x100; Wm H Colson agt Manor Realty Co & El Van Constn Co. 150.50
Rogers av, es, 73 s Albemarle rd, 20x119; Jacob H Swim agt Dora Lundquest. 61.65
Hendrix st, swc Livonia av, 50x100; General Cornice & Roofing Co agt Hendrix Development Co & Jos Randazzo. 75.00
Williams av, ws, 130 s Hegeman av, 160x100; Sam Gilewitz agt Nathan Rolnick. 75.00
49TH st, sec 20 av, 226x100; Brooklyn Ash Can Mfg Co agt Marloe Constn Co, J Druboff & Henry Marx. 281.60
E 110TH st, agt, 100 s Av K, 86.8x100; Sam Gilewitz agt Regal Homes Co, a corp, & Jacob Beckowitz & Leo Minnesohn. 75.00
E 24TH st, ws, 140 s Av M, 40x100; Wm H Colson agt Manor Realty Co & El-Van Constn Co. 150.50
E 26TH st, ws, 150 s Av M, 40x100; same agt Jacob H Reiff & El-Van Constn Co. 69.50
E 26th st, es, 140 s Av M, 40x100; same agt same. 30.50
Hegeman av, nwc Malta, 60x100; Wm Treib & ano agt Malta-Hegeman Impt Co & Jacob Gordon. 320.00

Surf av, 810-14; Brooklyn Builders Supply Co agt Stubenbord Bros, Jas W & Conrad Stubenbord, Jr. 161.10
Scholes st, 219; Aaron Levine agt Maurice Stearn, Fannie Matters & Saml Denner. 33.00

AUG. 5.

Fulton st, 1668; Saml N Martin agt Estelle B Boyce & Colonial Land Impt & Produce Exchange (Inc). 249.34
100TH st, ns, 100 w Ft Hamilton av, 80x100; Bay Ridge Chandelier Co agt Bay Ridge & Ft Hamilton Realty Corp & Edmund O'Connor. 75.00
Parkside av, nwc Parkside ter, 41.7x95.5x40x104; Binney-Godfrey Co agt Parkside Court Realty Co. 774.80
Denn st, 859; Ralph J Rouse agt Emma Williams. 60.00

AUG. 6.

New Lots rd, ss, extending from Vermont st to Wyona av, 200x99x200x97; also NEW LOTS RD, ss, extending from Van Sinderen av to Snediker av, 200x100; Empire City Lumber Co agt Wyona Bldg Co & E H Komlos as Pres. 1,029.25
40TH st, ns, 150 w 8 av, 50x100; R L Williams agt Saml Lewis. 25.00
E 35TH st, es, 280 n Church av, 198x97.9; R L Williams agt Hazel Constn Co. 25.00
West st, nwc 40th, 157.4x95x138.4x56.9; R L Williams agt J B Thompson. 25.00
Penn st, ss, 80 e Wyona, 30x100; Eastern Wood Working Co agt Maurice B & Julius B Pearlstein & Frank Francese. 250.75
Atlantic av, ns, extending from Waverly to Clinton avs, 218.11x219.10x200x130.10; Louis Bossert & Son agt N Y Tel Co. 147.00
Jerome st, es, 100 n Sutter av, 50x100; Aaron Raskin agt Agress Constn Co. 120.00
25TH st, es, 400 n Av K, 35x200; Caleb Simons agt St Marks Bldg Co (Inc). 125.45
New Lots av, ns, extending from Williams to Alabama avs, 211.10x158.2x200x88; Louis Brook agt Hegeman Bldg Co & Hoboken Planing Mill Co. 63.00
Bergen st, ss, 235.5 e Hopkinson av, 40x127.9; Natl Cornice Works (Inc) agt Malkin Constn Co. 240.00
Williams av, 610-2; Benj Schreiber agt David Siegel & Max Samerovitz. 64.75
Penn st, ses, 80 ne Wythe av, 30x100; Sante Poletto & ano agt Julius B & Maurice B Pearlstein. 160.00
Neptune av, nec E 3d, 44.4x105.2x20x134.3; also NEPTUNE AV, ns, 88.7 e 3d, —x105.9x46.7x106.1; Mark Rubinoff agt Jacob Sommer (Inc) & Jacob Sommer. 225.00

AUG. 7.

Atlantic av, nwc Waverly av, 37x154; Joe Cohen agt N Y Tel Co & Coussirat & Co. 60.00
Garfield pl, 316; Fiske & Co agt Mathilda E Lang & Jno Kennedy & Son (Inc). 1,252.00
57TH st, ss, 140 e 7 av, 140x100; Nicolas Farenaccia agt York Penn Co. 150.00
Hopkinson av, ws, 100.3 s Livonia av, 300x100; Louis Danancher agt Zetler Realty Co & Morris Becker. 55.00
Rockaway av, 945; Jacob Grassman agt Dorah Cohn. 400.00
55TH st, nec 6 av, 80x100.2; Muskoka Realty Co agt Lippman Realty Co & Harry W Lippman. 325.55
Rogers av, es, 610 s Clarendon rd, 50x102.6; Fortunato Correale agt Rogers Ave Realty Co & Oscar E Olsen & Walfrid Nelson. 325.00
Livonia av, swc Hendrix, 50x100; Jos Egel agt Hendrix Development Co & Jos Randazzo. 40.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

AUG. 3.

Amsterdam av, swc 175th; Louis Goldstein agt Lentz Realty Co; May24'12. 199.70

AUG. 5.

No Satisfied Mechanics Liens filed this day.

AUG. 6.

Rutgers st, ws, 25 s Henry; Philip Silverman agt Eva Feifer et al; July5'12. 90.00

6TH av, 682; Anna Sandhop agt Chas Maier et al; Aug1'12. 973.30

236TH st, ss, 105 e Carpenter av; Paul Schrul agt Koellstead Constn Co et al; Apr22'12. 263.35

AUG. 7.

Lorillard pl, es, 271 n 3 av; Jno Samaritano et al agt Pierce Constn Co et al; July5'12. 250.00

AUG. 8.

138TH st, 103 W; M Abbotts Sons agt Victor Lubliner et al; Jan18'11. 255.77

Amsterdam av, swc 175th; Abr Redlich agt Lentz Realty Co et al; Dec30'11. 447.50

48TH st, ns, 125 e 7 av; Rumsey Pump & Machine Co agt C W Funk et al; July9'12. 468.50

Same prop; J L Mott Iron Works agt Finance Co of Pa et al; July5'12. 1,300.00

Same prop; Albt J Dowdeswell Co agt Felix Isman et al; July16'12. 53.40

Same prop; Wm Rosenbaum & Bro agt Finance Co of Pa et al; July5'12. 451.72
Same prop; Louis Greenberg agt C W Funk et al; July3'12. 336.88
Same prop; Sam S Glauber Inc agt Finance Co of Pa et al; July3'12. 479.03
Same prop; H P Read Lead Works agt same; July9'12. 239.92

AUG. 9.

Honeywell av, nwc 180th; Wm E Falkenbourg agt Louis A Lehmaier et al; Aug7'12. 17.20
Same prop; Chas Appel agt same; Aug8'12. 160.00
Broadway, 1420; Vincent Rossano et al agt Herbert C Pell et al; Nov1'11. 655.00
Eldridge st, 50-52; Herringbone Metal Lath Co agt Witty Bros et al; July9'12. 613.58
Same prop; Louis Weinstein agt same; July12'12. 967.78

Borough of Brooklyn.

AUG. 1.

Neptune av, nec E 3d, —x—; Anders J Lauerson agt Jacob Sommers (Inc); July19'12. 200.00

New Lots av, nwc Alabama av, —x—; Standard Lime Co agt Hegeman Bldg Co; July11'12. 36.00

AUG. 2.

57TH st, ns, 140 e 7 av, 140x100; Peter Ollikainen agt York-Penn Co; Mar7'12. 262.50

Cleveland st, 735; Abrashkin & Kornfeld agt Adam & Susie C Schickle & Wortman & Kornfeld; May4'12. 68.00

8TH av, ses, 75.2 sw 40th, —x—; Elias Burak agt Domenico di Caprio; July22'12. 174.84

Hinsdale st, es, 169.4 n New Lots av, 60x100; Square Lumber Co agt Gizdew Realty Co & Ben Gizdew; July19'12. 536.08

Bedford av, es, bet President & Carroll sts, —x—; Hochman's Sons Iron Works agt Ontario Bldg Co; June29'12. 926.75

Neptune av, nec E 3d, 44.4x105.2x40x124.3; Zaeks Lumber Co agt Jacob Sommer (Inc); July16'12. 127.54

Sterling st, ns, 100 w Bedford av, 320x100; Columbia Mantel Co agt Aronson Realty Co & Peter Aronson; May31'11. 392.00

New Lots rd, ss, bet New Jersey & Vermont sts, —x—; Tannenbaum & Lees agt Vermont Bldg Co & East N Y Mason & Material Co; Apr22'12. 50.00

W 10TH st, es, 528 n Av R, 144x100; also W 10TH ST, ws, 528 n Av R, 180x100; Jno F Bieg & ano agt Otto Singer; Aug2'12. 139.50

Kings Highway, sec W 8th, —x—; Jno F Bieg & ano agt Otto Singer; Aug2'12. 147.10

AUG. 3.

Union st, 835; Frank Pollenz agt Jno & Ida L Eckhoff; July3'12. 52.55

Fulton st, 1508; Irving Cohen agt Costas Stanatis, Mathew Crystin & Saml Birgoffer; July11'12. 500.00

8TH av, es, 75 s 40th, —x—; Colwell Lead Co agt Wm & Robt Smith & Louis Christensen; July18'12. 350.00

AUG. 5.

E 10TH st, es, 100 s Av K, 86.8x100; Leo Mininson & ano agt Regal Homes Co & Shield Realty & Constn Co; Aug2'12. 1,000.00

Bedford av, 1467; Wm Tilly agt Saml H Everatt, Jr; July9'12. 128.00

Rogers av, es, 560 s Clarendon rd, 100x102.6; Louis Neusbaum agt Rogers Av Realty Co; July31'12. 835.00

Rogers av, es, 610 s Clarendon rd, 50x102.6; Meyer Kivovitz & ano agt Rogers Realty Co & Louis Nussbaum; Aug1'12. 210.00

100TH st, nes, 180 nw Ft Hamilton av, 20x95; E J McLaughlin Co agt Bay Ridge & Ft Hamilton Realty Corporation; Apr29'12. 340.00

Same prop; Wm Busby agt same; Apr30'12. 178.98

Washington st, 185; Churgin & Heyman agt Leon Mirel & N Greenblatt Co; July22'12. 345.00

Snediker av, ws, 60 s Blake av, 100x100; Chestnut Ridge White Brick Co agt Snediker Constn Co & Rachmiel Schuen; July22'12. 496.00

AUG. 6.

Schenectady av, es, 100 n Park pl, —x—; Gowanus Wrecking Co agt Johanna Grafton; July5'12. 247.00

AUG. 7.

Park av, ss, 20 e Sanford, 100x200; Wm Fetner agt Geo Gutrie, Wm McGeary, Jas Shortell & Bklyn Heights R R Co & Bklyn Rapid Transit Co; July1'12. 195.00

Van Sielen av, 401; Meyer Davidoff agt Sol Wolfman, Mollie Wolfman & Dora Stranger; May6'12. 7,900.00

Schenectady av, es, 100 n Park pl, —x—; Philip Zinser agt Home Title Ins Co & Johanna Grafton; June10'12. 46.52

New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Block & Greenberg Lumber Co agt Purdy Constn Co; July6'12. 42.25

Morton st, sec Wythe av, —x—; Nathan Cohen agt Philip P Fitzsimmons. 132.00

Park pl, 663; Geo Wenz agt Wm J Griffin & L I Heating Co; June3'12. 40.00

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

For Brooklyn Orders see page 280.

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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."

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No. 2317

New York, August 10, 1912

(6)

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.

24-36-39 & 16	832-34-35	1397-3½-4	1718-48-49½	2027-4
38-31	858-27-28	1407-65	1721-51	2030-16
58-3 & 4	884-84-86	1415-12½	1725-48	2059-5
268-39	904-51	1426-24	1729-69-70	2060-44
272-37	905-53	1428-33½	1730-66	2067-30½
304-9	906-11 & 46	1416-26	1737-23	2079-1 & 41
306-4	922-57	1488-5-6	1770-49	2067-30½
312-7	927-38	1509-71	1809-33½	2142-66
325-15	929-4	1558-20	1827-57	2143-49
335-67	939-7	1564-18	1828-45½	2220-27
360-48-50	1032-48	1580-29	1833-52	
380-17	1034-19	1599-67	1838-53	
393-57-58	1035-7-8	1606-31 & 46	1846-22	292-11 & 13
400-24	1044-16-17	1607-44 & 59-68	1869-63	540-21
412-26	1060-10	1617-13	1872-4½	582-43
442-11	1129-42	1618-40 & 45	1909-7	897-11
496-10	1163-20	1621-6	1915-48	933-50
539-4	1236-55	1628-3	1922-17-19	1012-58
583-24-25	1267-7	1646-34	1932-44	1032-39
629-57-60	1271-5 & 17-18	1647-48	1943-40	1059-24½
724-49	1308-5-7	1649-48	1944-53	1413-59
726-31	1310-15	1669-17	1946-5 & 10	1432-17
753-24 & 50	1311-58	1672-26 & 28	1976-19	1751-46
801-8	1317-37	1678-40	1986-43	1943-44
820-29	1343-23½	1708-28½	1991-23 & 37	
827-27				

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 the 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 1911.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrix—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction

con omitted—consideration omitted

corp—corporation

cor—corner

c l—centre line

ct—court

certf—certificate

dwg—dwelling

decd—deceased

e—East

exr—executor

extrx—executrix

et al—used instead of several names

foreclos—foreclosure

fr—frame

ft—front

individ—individual

irreg—irregular

impt—improvement

installs—installments

lt—lot

mtg—mortgage

mos—months

mfg—manufacturing

Nos—numbers

n—north

nom—nominal

pt—part

pl—place

PM—Purchase Money Mortgage.

QC—Quit Claim

R T & I—Right, Title & Interest

(R)—referee

rd—road

re mtg—release mtg

ref—referee

sobrn—subordination

sl—slip

sq—square

s—south

s—side

sty—story

sub—subject

strs—stores

stn—stone

st—street

TS—Torrens System.

tnts—tenements

w—west

y—years

O C & 100—other consideration and \$100

CONVEYANCES

Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

Academy st (8:2220-27), ws, 100 n Post av, 50x100, vacant; Eva Heymann to Ensign Realty Co, a corp, 55 Liberty; mtg \$7,250; Aug1; Aug3'12; A\$8,000-8,000. nom

Broad st, 46-52 (1:24-36-39 & 16), ws, 169.10 s Exch pl, runs s80.3xw111.10 & 74.6 to es New (Nos 48-52 on map 46-50) xn64.5xe49.10xn43.7xe110.9 to beg, 6-4-sty bk office & str bldgs; Empire Realty Corp to Fifty Broad St Co, 516 5 av; mtg \$600,000 & AL; Aug5; Aug6'12; A\$897,000-948,000. O C & 100

Cannon st, 133 (2:335-67), ws, 80 s Houston, 20x100, 6-sty bk loft bldg; Martin Goldfarb to Marcus Rosenthal; AL; Nov6'09; Aug6'12; A\$12,500-23,000. O C & 100

Cortlandt st, 85, on map 87 (1:58-4), ss, 79.7 e West, 22x57.10x22x58, 2 & 3-sty bk str; A\$45,500-49,000; also CORTLANDT ST, 87 (1:58-3), ss, 59 e West, 20.10x58x20.4x58, 3-sty bk tnt & str; A\$45,500-49,000; Brown-Weiss Realty to Meyer Jarulowsky, 27 E 95 (firm M & J Jarulowsky); mtg \$67,500; July30; Aug2'12; O C & 100

Cortlandt st, 87, see Cortlandt st, 85, on map 87.

Crosby st, 97 (2:496-10), es, abt 110 s Prince, 25.3x66, 7-sty bk loft & str bldg; Gross & Herbener to Geo F Johnson in Hanover Township, Morris Co, NJ; B&S; Aug5; Aug6'12; A\$16,500-38,000. O C & 100

Forsyth st, 68 (1:306-4), es, abt 75 n Hester, 25x100, 5-sty bk tnt & str; Meyer Kalmonowitz to Saml Mootnick & Rosie his wife, 71 Forsyth, tenants by entirety; mtg \$25,000; Aug1; Aug2'12; A\$22,000-33,000. nom

Front st, 148 (1:38-31), ns, abt 60 w Maiden la, 20.2x69.10x23x69.4, sws, 3-sty bk loft & str bldg; Alpin I Dunn to N B Cook Oil Co, a corp, 148 Front; mtg \$16,000; July29; Aug6'12; A\$15,500-21,000. nom

Houston st, 497-501 E (2:325-15), ss, 80 e Goerck, 40x75, 7-sty bk loft & str bldg; Sol H Eisler, ref to Saml Malvin, 101 W 140, TRUSTEE Yetta Kahn; FORECLOS, July25'12; Aug1; Aug3'12; A\$18,000-44,000. \$3,000 over & above 1st mtg \$—

Houston st, 497-501 E; Saml Malvin TRSTE Yetta Kahn to Otto Lorence, 137 W 145; Aug2; Aug3'12.

PM mtg \$— & 5,000

Ludlow st, 179 (2:412-26), nws, 124 sw Houston, 23.10x87.10, 3-sty bk tnt & str & 3-sty bk rear tnt; Israel Wolfish to Jno H Wynn, 501 Court, Bklyn; mtg \$18,500; Aug2; Aug3'12; A\$17,000-22,000. O C & 100

Madison st, 176 (1:272-37), ss, 211.5 e Pike, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Julius Salzstein to Dworetz Realty Co, a corp, 132 Nassau; mtg \$20,000; Aug1; Aug3'12; A\$20,000-28,000. O C & 100

Madison st, 305 (1:268-39), ns, 75 e Montgomery, 26.6x93, 5-sty bk tnt & str; Aron Gross to Simon & Benj Cohen, both at 410 Cherry; mtg \$27,000; Aug6; Aug7'12; A\$17,000-35,000. O C & 100

Morton st, 38-40 (2:583-24-25), ss, 125.2 w Bedford, 49.11x96.6x49.10x96.6, 2 5-sty bk tnts; Marcus Rosenthal to Prudential Bond & Mtg Co, a corp, 35 Nassau & Julius Mendelson, 176 Westminister rd, Bklyn; mtg \$59,500; July31; Aug3'12; A \$27,500-57,500. O C & 100

New st, ws, abt 66.5 n Exch pl, see Bway es, 66.5 n Exch pl.

New st, 48-52 on map 46-50, see Broad, 46-52.

Norfolk st, 32 (26), (1:312-7), es, abt 180 s Grand, 25x100, 6-sty bk tnt & str; Morris Kreitman to Clara Kreitman his wife, 137 Suffolk; AT; AL; Aug3; Aug5'12; A \$22,000-33,000. nom

St Nicholas pl, 45 (7:2067-30½), ws, 46.11 n 152d, runs w64.2xn3xw2.4xn17xe 66.6 to pl xs20 to beg, 4-sty bk dwg; Julia T E Hillhouse to J Baldwin Hand, 53 St Nicholas pl; AL; July11; Aug3'12; A\$8,000-13,000. O C & 250

Sullivan st, 215 (2:539-4), es, 200.2 n Bleeker, 24.10x100.2x24.11x100.3, 5-sty bk tnt & str; Chas E Strang to Jas R Strang, 106 Central av, White Plains, NY; ½ pt; mtg \$15,000; Aug2; Aug3'12; A\$16,000-33,000. exch

1ST st, 31 (2:442-11), ss, 67.1 e 2 av, 26.2 x72.7x36.7x63.7, 5-sty bk tnt & str; Henrietta Levitt to Windsor Constn Co, a corp, 320 5 av; ½ pt; AT; mtg \$26,500; July15; Aug7'12; A\$22,000-31,000. nom

5TH st, 536-8 E (2:400-24), ss, 183.10 w Av B, 40x96, 6-sty bk tnt & str; Nathan Michaelover et al to Jacob Gang, 206 E 7; mtg \$61,500 & AL; July3; Aug3'12; A\$28,000-56,000. O C & 100

6TH st, 806-12 E (2:360-48-50), ss, 129 w Lewis, 84x97; 2 6-sty bk tnts & str; Jacob Marx to Elias Senft, 17 E 105; mtg \$97,000; July31; Aug2'12; A\$40,000-102,000. O C & 100

10TH st, 355 E (2:393-58), ns, 168 e Av B, 25x94.9, 6-sty bk tnt & str; re mtg; Gertrude Whalen EXTRX Michl H Whalen to Maud B Barclay, 7 W 81; QC; Aug6; Aug7'12; A\$18,500-38,000. 4,500

10TH st, 355 E; Maud B Barclay to Sophie & Chas Cohen, 976 Fox; mtg \$28,000 & AL; July31; Aug7'12. O C & 100

10TH st, 357 E (2:393-57), ns, 193 e Av B, 25x94.9, 6-sty bk tnt & str; re mtg; Gertrude Whalen EXTRX Michl H Whalen to Maud B Barclay, 7 W 81; QC; July30; Aug7'12; A\$18,500-38,000. 4,500

10TH st, 357 E (2:393-57), ns, 193 e Av B, 25x ½ blk, 6-sty bk tnt & str; Maud B Barclay to Heiman Weisner, 111 7th; mtg \$26,500 & AL; July31; Aug7'12; A \$18,500-38,000. O C & 100

11TH st, 718-22 E (2:380-17), ss, 211 w Dry Dock, 62.11x75.4, 3 5-sty bk loft bldgs & 2-sty bk rear stable; Pauline Decker to Carrie Knobloch, 28 Bay 17th, Bath Beach, Bklyn; mtg \$24,500; Aug7; Aug8'12; A\$24,000-40,000. O C & 100

13TH st, 331 W (2:629-57), ns, 400 w 8 av, 18.9x80, 4-sty bk tnt; A\$8,000-11,000; also 13TH ST, 333-5 W (2:629-58-59), ns, 418.9 w 8 av, 37.6x80, 2 4-sty bk tnts; A \$16,000-20,000; Geo F Wilcoxson EXR & Emilie A Wilcoxson to Francis J Hogan, 608 E 7; mtg \$14,000 & AL; Aug1; Aug2'12; O C & 100

13TH st, 337 W (2:629-60), ns, 157 e Hudson, 18.9x80, 4-sty bk tnt; Sarah A Pinner to Francis J Hogan, 608 E 7; mtg \$11,000 & AL; Aug1; Aug2'12; A\$8,000-11,000. O C & 100

13TH st, 331-5 W (2:629-57-59), ns, 400 w 8 av, 56x80, 3 4-sty bk tnts; A\$24,000-31,000; also 13TH ST, 337 W (2:629-60), ns, 157 e Hudson, 18.9x80, 4-sty bk tnt; A \$8,000-11,000; Francis J Hogan to Church of St Bernard, a corp, 328 W 14; AL; Aug 1; Aug2'12. O C & 100

13TH st, 337 W, see 13th, 331-5 W.

13TH st, 333-5 W, see 13th, 331 W.

16TH st, 333-5 E (3:922-57), ns, 232.2 e Livingston pl, 44.9x92, 6-sty bk tnt; Morris Stalewitz to Jennie Benjamin, 315 E 6; mtg \$58,400; Aug1; Aug6'12; A\$28,000-61,000. O C & 100

18TH st, 15-7 W (3:820-29), ns, 285 w 5 av, 50x92, 10-sty bk loft & str bldg; Alonzo P Weeks & ano TRSTES Jno H Pierce to Alonzo P Weeks of Winchester, Mass & Elihu G Loomis of Bedford, Mass, as TRSTES will of Jno H Pierce; mtg \$190,000; July29; Aug5'12; A\$112,000-242,000-P\$135,000. O C & 100

22D st, 330 E (3:927-38), ss, 220 w 1 av, 25x97.6, 4-sty bk tnt; Patk F Walsh to Eliz DeVanney, 330 E 22; mtg \$9,500 & A L; Aug7; Aug8'12; A\$12,500-15,000. nom

25TH st, 11 W (3:827-27), ns, 600 e 6 av, 25x98.9, 4-sty & b stn dwg, 1-sty ext; Georgia Snelling to 11 West 25 St Co, a corp, 220 Bway; mtg \$50,000 & AL; July26; Aug2'12; A\$70,000-75,000. nom

25TH st, 157-63 W (3:801-8), ns, 115.2 e 7 av, 74.7x98.9, 12-sty bk loft & str bldg; Junction Realty Co to Mary Gilligan, 118 E 86; mtg \$285,000; Aug2; Aug3'12; A\$124,000-P\$135,000. O C & 100

25TH st, 157-63 W; Mary Gilligan to Marguerite D Hellman, 125 Riverside dr; mtg \$335,000; Aug2; Aug3'12. O C & 100

25TH st, 208 E (3:905-53), ss, 146.4 e 3 av, 25x98.9, 5-sty bk tnt & str; Abr Kodziesen et al to David A Schoen, 555 Eastern pkwy, Bklyn; Abr & Jos Schoen, 654 Eastern pkwy, Bklyn; Annie, Nathan & Louis Schoen, 373 Vernon av, Bklyn; Lena Weinberger, 263 Columbia, Bklyn; B&S; AL; July24; Aug7'12; A\$12,000-29,000. nom

25TH st, 219 E (3:906-11), nes, 235 se 3 av, 25x98.9, 3-sty bk tnt; Jno W Aitken et al, firm Aitken Son & Co to Andw Jaeger, 2593 Marion av; mtg \$12,000; Jan3; Aug8'12; A\$12,000-15,000. O C & 100

26TH st, 103 E, see 4 av, 373.

26TH st, 216 E (3:906-46), ss, 234.6 e 3 av, 25.6x98.9, 4-sty bk bldg; Jno W Aitken et al firm Aitken, Son & Co, to Andw Jaeger, 2593 Marion av; Jan3; Aug8'12; A \$12,500-26,000. O C & 100

27TH st, 422 W (3:724-49), ss, 475 e 10 av, 24.7x98.9, 5-sty stn tnt; Lena Clark TRSTE for Bessie E Levy to Bessie E Levy, 109 W 129; B&S; ¼ pt; mtg \$22,000; Aug2; Aug6'12; A\$10,000-27,000. 1,250

28TH st, 31-3 E (3:858-27-28), ns, 175 e Mad av, 45.10x98.9, 3-sty bk tnt & str & 4-sty bk tnt; Indiana Giberson to Birchwood Realty Co, a corp, 156 Bway; mtg \$95,000 & AL; July29; Aug3'12; A\$100,500-110,500. O C & 100

28TH st, 407 W (3:726-31), ns, 105 w 9 av, 20x98.9, 3-sty bk tnt; Annie E wife & Hy P Mitchell to City of NY; Aug3; Aug7'12; A\$8,000-10,500. 14,750

29TH st, 100 E, see 4 av, 415-9.

29TH st, 323 W (3:753-24), ns, 312 w 8 av, 22x98.9, 4-sty & b bk dwg; Alonzo C Robinson to Frederic Poffet, 328 W 29; July3; Aug6'12; A\$12,500-16,500. O C & 100

30TH st, 312 W (3:753-50), ss, 180 w 8 av, 22x98.9, 3-sty & b bk dwg; Mary L McMahon individ & EXTRX Philip Larcay to Maria S Simpson, 362 W 30; mtg \$5,000; Aug1; Aug2'12; A\$13,000-17,500. 19,000

30TH st, 7-9 W (3:832-34-35), ns, 175 w 5 av, 50x98.9, 1 4 & 1 5-sty stn loft & str bldgs with 1 & 2-sty exts; Wm Lesser to Geo Neiman, 431 Riverside dr; mtg \$220,000; Apr23; Aug5'12; A\$190,000-220,000. nom

30TH st, 7 & 9 W; Geo Neiman to Wm Lesser, 431 Riverside dr; AL; May6; Aug5'12. nom

30TH st, 7-9 W; Wm Lesser to Freehold Constn Co, a corp, 200 Bway; AL; July26; Aug3'12; A\$190,000-220,000. O C & 100

30TH st, 7-9 W; Freehold Constn Co to West 30th St Constn Co, a corp, 200 Bway; mtg \$220,000; July31; Aug3'12. nom

33D st, 305 E (3:939-7), ns, 115 e 2 av, 16x98.9, 3-sty & b bk dwg; Fanny Siegel et al heirs, & Rachel S Kuttner to Park Toner, 309 E 33; mtg \$3,625 & AL; Aug5; Aug8'12; A\$6,400-8,350. O C & 100

43D st, 330 W, see 43d, 325 W.

43D st, 325 W (4:1034-19), ns, 325 w 8 av, 25x100.5, 5-sty bk tnt; A\$17,000-29,000; also 43D ST, 330 W (4:1033-48), ss, 375 w 8 av, 25x100.5, 5-sty bk tnt; A\$17,000-33,000; re mtg; Wm Claman to the 48th St Co, a corp, 27 Wm; QC; Aug7; Aug8'12. nom

44TH st, 218-22 E (5:1317-37), ss, 230 e 3 av, 75x100.5, 2-sty bk stable & 1-sty fr coal pocket; Amelia S Lansing et al individ, BEXRS, & C Wm H Newschafer to Edw Fagan, 949 Ams av; AL; May13; Aug2'12; A\$31,000-34,000. nom

44TH st, 218-22 E; Chas E Lansing, individ & legatee Wm H Newschafer to Edw Fagan, 949 Ams av; QC; May13; Aug2'12. nom

44TH st, 347-9 W (4:1035-7-8), ns, 145 e 9 av, 54.6x100.5, 2 5-sty stn tnts; Jos Heidelberg to Bertha Heidelberg, 272 W 90; AL; June27; Aug3'12; A\$34,000-70,000. O C & 100

46TH st, 151 E, see 52d, 207 E.

50TH st, 357 E (5:1343-23½), ns, 65 w 1 av, 20x80, 4-sty stn tnt; Julius Mautner et al EXRS & C of Jacob & Julius Fleischauer to Eliz M Cronin, 217 E 52; mtg \$12,000; July24; Aug2'12; A\$7,000-14,000. 14,500

50TH st, 445 W (4:1060-10), ns, 219.6 e 10 av, 27.9x100.5, 4-sty bk tnt; Maurice Goodman, ref to Jno F Herrmann, 445 W 50; PARTITION; June6'12; Aug5; Aug6'12; A\$13,000-16,000. 15,850

50TH st, 445 W; Anna Michel et al to same; QC; July3; Aug6'12. nom

51ST st, 57 W (5:1267-7), ns, 135 e 6 av, 20x100.5, 3-sty & b stn dwg; Mary Van Zandt Lane to Jos W Cushman, 432 W 23; ½ R,T&I; June1; Aug2'12; A\$42,000-48,000. 20,000

51ST st, 57 W; Presbyterian Hospital, NY to same; 1-6 pt; B&S & CaG; July1; Aug2'12. 6,666.67

51ST st, 57 W; N Y Nursery & Childs Hospital to same; AT; July17; Aug2'12. 6,733.33

51ST st, 57 W; N Y Society for the Relief of the Ruptured & Crippled to same; 1-6 pt; AT; B&S; July11; Aug2'12. 6,733.33

52D st, 207 E; also 46TH ST, 151 E; power of atty; Claude L Gouraud, 315 W 29, to Edw S Griffing, 154 Nassau; July30; Aug3'12.

53D st, 109 E (5:1308-7), ns, 140 e Park av, 25x100.5, 5-sty bk tnt; Magdalena Becker to Edw Fagan, 949 Ams av; AL; May31; Aug2'12; A\$18,000-25,000. nom

53D st, 109 E; Edw Fagan to S Albt Reed, 37 E 50; mtg \$35,000; Aug1; Aug2'12. nom

53D st, 105-7 E (5:1308-5-6), ns, 90 e Park av, 50x100.5, 2 5-sty bk tnts; Caroline G Reed to S Albt Reed, 37 E 50; June11; Aug2'12; A\$36,000-50,000. O C & 100

53D st, 331 W (4:1044-17), ns, 392.5 e 9 av, 17.5x42.4x19.10x44.9, 4-sty bk tnt; Eliz H Briggs to Nellie Scott, 947 Woodcrest av; mtg \$2,000 & AL; May31; Aug6'12; A \$5,500-6,500. nom

53D st, 331-3 W (4:1044-16-17), ns, 375 e 9 av, 34.11x42.4x39.7x47.4, 2-4-sty bk tnts; Nellie Scott to Jas E J Martin, 287 Clinton, Bklyn; AL; Aug6'12; A\$10,500-12,500. nom

55TH st, 39 W (5:1271-18), ns, 475 w 5 av, 25x100.5, 2-sty bk garage; Frank H Davis et al TRSTES under deed of trust to Jacob Hertzberg, 223 W 121; July31; Aug7'12; A\$63,000-68,000. O C & 100

55TH st, 73 W (5:1271-5), ns, 100 e 6 av, 17.6x100.5, 4-sty & b stn dwg; Chas B Brown et al EXRS & C Lewis B Brown to N J Title Guarantee & Trust Co, 83-5 Montgomery, Jersey City, NJ; sub TRSTE Lewis B Brown; B&S & confirmation deed; July10; Aug6'12; A\$34,000-40,000. nom

55TH st, 39-41 W (5:1271-17-18), ns, 475 w 5 av, runs n100.5xw25xno.5xw25x100.10 to st xe50 to beg, 2 & 3-sty bk garages; Jacob Hertzberg to Herald Square Holding Co, a corp, 62 W 45; mtg \$100,000; Aug6; Aug7'12; A\$125,000-148,000. O C & 100

60TH st, 225 E (5:1415-12½), ns, 295 e 3 av, 20x100.5, 4-sty & b stn dwg; Emily T Henning to Spencer T Horton, 105 W Tremont av; mtg \$10,000; Aug8'12; A\$12,000-18,000. O C & 100

71ST st, 227 W (4:1163-20), ns, 483.4 e West End av, 15.9x102.2, 3-sty stn dwg; Jane S Whitehouse to Florence M Rainforth, 10 W 61; AL; Aug1; Aug2'12; A \$13,500-19,500. O C & 100

73D st, 120 E (5:1407-65), ss, 175 e Park av, 18.9x102.2, 3-sty & b stn dwg; Edw L Parris, ref, to Jos Shaeffler, at Cambreling av & Grote; mtg \$30,000; FORECLOS July19; July23; Aug6'12; A\$28,000-32,000. 4,000

73D st, 120 E; Jos Shaeffler to Henry A Petersen, 766 E 32, Bklyn; QC; mtg \$30,000; July30; Aug6'12. nom

74TH st, 236 E (5:1428-33½), ss, 216.8 w 2 av, 16.8x102.2, 4-sty & b stn dwg; Podgur Realty Co to Philipp Pollack, 22 Loudoun, Yonkers, NY; mtg \$8,000; Mar22; Aug5'12; A\$7,000-11,000. O C & 100

76TH st, 503-5 E (5:1488-5-6), ns, 98 e Av A, 50x102.2, 1-sty bk shed, 1-sty bk shop & 1-sty fr rear stable; Pauline Decker to Laura C Blank, 249 E 84; mtg \$13,500; Aug7'12; A\$9,000-9,500. O C & 100

77TH st, 12 W (4:1129-42), ss, abt 230 w Central Park W, —, 4-sty & b stn dwg; Mary F wife Peter J Collins (by will); to Mary E Reilly her mother, et al; AT; Nov14'06; Aug2'12; A\$40,000-67,000.

83D st, 45 W (4:1197-14), ns, 331.3 e Col av, 18.9x102.2, 3-sty & b bk dwg; CONTRACT; Jno C Klatzl to Hennessy Realty Co, a corp, 220 Bway; mtg \$10,000; June 25; Aug8'12; A\$14,000-18,000. 25,000

84TH st, 441 E (5:1564-18), ns, 1

89TH st, 256 W (4:1236-55), ss, 80 w Bway; 20x100.8, 3-sty bk dwg; Leo M Klein et al to Minna M Coester, 1224 Park pl, Bklyn; mtg \$15,000; Aug 6; Aug 7'12; A \$16,000-23,000. nom

95TH st, 333 E (5:1558-20), ns, 140 w 1 av, 35x100.8, 6-sty bk tnt & str; Selma Alexander to Brown-Weiss Realities, a corp, 63 Park row; mtg \$27,500; July 19; Aug 3'12; A \$12,000-39,000. O C & 100

97TH st, 224 E (6:1646-34), ss, 360 e 3 av, 25x100, 4-sty stn tnt & str; Julia E Bambeay to Chas F Minor, 26 E 120; July 26; Aug 5'12; A \$9,000-16,000. nom

97TH st, 327 E (6:1669-17), ns, 225 w 1 av, 25x100.11, 5-sty bk tnt & str; Henry W Wenson to Robt Kelterborn, 966 6 av; mtg \$18,000; Aug 6; Aug 7'12; A \$7,000-16,000. O C & 100

97TH st, 327 E; Robt Kelterborn to Henry W Wenson & Annie M his wife, 327 E 97, joint tenants; mtg \$18,000; Aug 6; Aug 7'12. O C & 100

98TH st, 48 W (7:1833-52), ss, 475 w Central Park W, 25x100.11, 5-sty stn tnt; Adolph & Henry Bloch to Robt J Moorehead, 415 E 140; mtg \$20,000; Aug 1; Aug 2'12; A \$15,000-26,000. exch

100TH st, 63 E (6:1606-31), ns, 120 w Park av, 30x100.11, 5-sty bk tnt; Henry M Mayer to Lena Bayer, 1059 Morris av; mtg \$27,500; July 26; Aug 5'12; A \$12,000-29,000. nom

100TH st, 257 W (7:1872-44), ns, 55 e West End av, 15x85, 4 & 5-sty bk dwg; Gertrude A Briggs, widow to Harvey R Cronk, 855 West End av; mtg \$18,000; Aug 1; Aug 2'12; A \$11,000-19,000. 1,000

100TH st, 105 E (6:1628-3), ns, 51 e Park av, 25x75, 5-sty b kint J Wm Nathanson to Manhattan Holding Co, a corp, 89-91 Delancey; AL; July 24; Aug 7'12; A \$9,000-19,000. OC & 100

101ST st, 342-4 E, see 1 av, 1963.

101ST st, 76 E (6:1606-40), swc Park av, 80x25.11, 5-sty bk tnt; Esther Seide to I Lincoln Seide, 24 E 99; mtg \$16,000; July 30; Aug 3'12; A \$14,000-25,000. nom

101ST st, 76 E; I Lincoln Seide to Gumpert Seide & Esther his wife, 24 E 99, as tenants by entirety; mtg \$16,000; July 31; Aug 3'12. nom

102D st E (6:1607-59-68), ss, 100 e 5 av, 250x100.11, vacant; Equitable Life Assur Soc of the US to Harry P Baugard, 2120 Hughes av; CaG; Aug 1; Aug 2'12; A \$125,000-125,000.

102D st E (6:1607), same prop; Harry P Baugard to NY Transportation Co, 817 8 av; B&S; Aug 1; Aug 2'12. O C & 100

102D st, 60 E (6:1607-44), ss, 151 w Park av, 30x100.11, 5-sty bk tnt; Hannah King & ano to Julius Geher, 1915 3 av; mtg \$22,000; Aug 1; Aug 2'12; A \$13,000-28,000. O C & 100

103D st, 78 W (7:1838-53), ss, 50 w Manhattan av, 25.6x100.11, 5-sty bk tnt; Chas Korzendorfe to Josephine L Barklage, 78 W 103; 1-3 pt; mtg 1-3 of \$15,000; Aug 1; Aug 2'12; A \$17,000-27,000. 5,334

107TH st, 320 E (6:1678-40), ss, 325 w 1 av, 25x100.11, 5-sty bk tnt & str; Wm A Brown to Vincenzo Bajardi, 4-6 Monroe; Aug 2'12; A \$8,000-19,000. nom

111TH st, 308-10 W (7:1846-22), ss, 147.6 w 8 av, 37.6x106.2, 6-sty bk tnt; Saxonia Constn Co to City Real Estate Co, a corp, 176 Bway; mtg \$49,500; July 31; Aug 2'12; A \$25,000-55,000. O C & 100

111TH st, 29 E (6:1617-13), ns, 75 w Mad av, 25x100.11, 5-sty stn tnt; Elansee Realty Co to Selara Holding Co, a corp, 5 Ekman; AL; Aug 1; Aug 2'12; A \$13,000-24,000. O C & 100

112TH st, 250-2 W (7:1827-57), ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; mtg \$71,000 & AL A \$31,000-85,000; also 118TH ST, 348-50 on map 352 W (7:1944-53), ss, 25 w Manhattan av, 50x100.11, 6-sty bk tnt; mtg \$66,500 & AL; A \$31,000-85,000; Borough Apartment Co to Florvade Realty Co, a corp, 91 Wm; Aug 1; Aug 2'12. nom

113TH st, 82 E (6:1618-40), ss, 55.6 w Park av, runs w37.3xsl100.11xe32.3xns2xe5x n18.11 to beg, 6-sty bk tnt & str; Lawrence Cohen to Borough Apartment Co, a corp, 91 Wm; mtg \$41,500 & AL; Aug 1; Aug 2'12; A \$16,500-43,500. nom

113TH st, 240 W (7:1828-45½), ss, 300 w 7 av, 17x100.11, 3-sty & b stn dwg; John F R Ernst to Louise Koppe at Monsey, Rockland Co, NY; mtg \$12,750 & AL; Aug 1; Aug 5'12; A \$9,500-14,000. nom

113TH st, 72 E (6:1618-45), ss, 180 w Park av, 25x100.11, 5-sty bk tnt & str; Percival H Gregory ref to Lawyers Mtg Co, 59 Liberty; FORECLOS, Aug 2; Aug 6; Aug 7'12; A \$11,000-21,000. 18,106

115TH st, 460 E (6:1708-28½), ss, 74 w Pleasant av, 20x100.11, 4-sty bk tnt; Emanuel Arnstein et al EXRS Leopold Hutter to Irene N Collord, 199 Lenox av; mtg \$6,500 & AL; June 24; Aug 6'12; A \$6,500-12,500. 6,600

115TH st, 460 E; same to same; mtg \$6,500 & AL; June 26; Aug 6'12. 6,600

115TH st, 5 E (6:1621-6), ns, 125 e 5 av, runs n110xse— to cl of blk xel16.5xsl 100.11 to st xw25 to beg (probable error), s course omitted, 5-sty bk tnt & str; Anna E Jones to Pauline Erdman, 173 E 93; AL; Aug 1; Aug 6'12; A \$13,000-28,000. Right of redemption for 1 yr & nom

116TH st, 221-5 W (7:1922-17-19), ns, 243.8 w St Nich av, 75x75.11, 3-2-sty bk tnts & str; Cornelius S Pinkney to Townsend Pinkney, 716 Mad av; July 24; Aug 7'12; A \$42,500-57,000. omitted

116TH st, 64 W (6:1599-67), ss, 100 e Lenox av, 25x84.7x26.3x92.9, 5-sty bk tnt & str; Chas M Anderson to Laura J Anderson, 401 45th, Bklyn; AL; Aug 3; Aug 3'12; A \$18,000-31,500. O C & 100

117TH st, 312 W (7:1943-40), ss, 168.9 w 8 av, 26.3x100.11, 5-sty stn tnt; Harry Siegel to Abr Liebhoff, 1531 Av A; mtg \$18,000 & AL; Aug 5; Aug 6'12; A \$15,700-22,000. O C & 100

118TH st 348-50 W, on map 352 W, see 112th, 250-2 W.

119TH st, 357 W (7:1946-10), ns, 119.1 w Manhattan av, 18.11x100.11, 3-sty & b bk dwg; Dina Bartels et al EXRS & C Wm Bartels to Martha Ahearn; mtg \$10,500; Apr 2'08; Aug 3'12; A \$11,000-13,500. nom

119TH st, 369 W (7:1946-5), ns, 231 W Manhattan av, 19x100.11, 3-sty & b bk dwg; Jno H Rogan reg to Germania Life Ins Co 50 Union sq; FORECLOS & drawn Aug 2; Aug 8'12; A \$11,000-13,500. 16,600

120TH st, 30 W, see 120th, 32 W.

120TH st, 32 W (6:1718-49½), ss, 318.4 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A \$12,500-20,000; also 120TH ST, 30 W (6:1718-49), ss, 300 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A \$12,500-20,000; Harry E Baer to Toch Realty Co, a corp, 320 5 av; mtg \$26,000; July 30; Aug 3'12. O C & 100

121ST st W (7:1976-19), ns, 325 w Ams av, 25x100.11, vacant; Sumner Gerard ref to Clarence A Weill, 8 Van Nest pl; FORECLOS; July 8; Aug 8'12; A \$17,000-17,000. 14,300

122D st, 440 E (6:1809-33½), ss, 169 w Pleasant av, 18.9x100.11, 3-sty & b stn dwg; Annie Gaffney to Jno H Wynn, 501 Court, Bklyn; mtg \$6,000 & AL; Aug 2; Aug 3'12; A \$4,500-7,000. O C & 100

122D st, 160 E (6:1770-49), ss, 107 e Lex av, 17.4x67.1x17.6x66.4, 2-sty & b bk dwg; Julia Kreizer & ano to Jos Levy, 257 E 125; July 15; Aug 2'12; A \$5,500-6,500. O C & 100

123D st, 3 W (6:1721-51), ns, 281 e Lenox av, 19x100.11, 3-sty & b stn dwg; Emma Buser to Edw J McCabe, 67 E 87; mtg \$16,500; Aug 5; Aug 8'12; A \$12,500-19,500. O C & 100

124TH st, 157-9 W (7:1909-7), ns, 125 e 7 av, 50x100.11, 10-sty bk hotel; S F Myers Realty Co to Jumel Realty Co a corp, 6 Maiden la; AL; Aug 4; Aug 8'12; A \$46,000-185,000. O C & 100

127TH st, 230 W (7:1932-44), ss, 258.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Mary E Rosendale to Wm M & Frederica H Rosendale, 230 W 127; QC; Aug 3; Aug 7'12; A \$8,300-10,500. O C & 100

128TH st, 26 W (6:1725-48), ss, 285 w 5 av, 25x99.11, 3-sty & b fr dwg; Jane Sturgeon to Arthur E Dockrell, 310 Willis av; mtg \$3,500; Aug 6; Aug 7'12; A \$12,000-13,000. O C & 1,000

131ST st, 132 W (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Amelia Marrat to Nobutern Sumida, 134 W 131; mtg \$11,500 & AL; Aug 1; Aug 5'12; A \$9,600-14,000. nom

132D st W, see Lenox av, see Lenox av, 440-2.

132D st, 548 W (7:1986-43), ss, 250 w Ams av, 25x99.11, 5-sty bk tnt; Tessie Biederman to Adele Conklin, 122 Meserole av, Bklyn; Aug 6; Aug 7'12; A \$9,000-22,000. nom

133D st, 66 W (6:1730-66), ss, 135 e Lenox av, 25x99.11, 5-sty bk tnt; Minnie L Wielins to Chas Wielins, her husband, Morris av, Englewood, NJ; AT; mtg \$16,000; Aug 2; Aug 6'12; A \$9,000-20,000. nom

139TH st, 27-9 on map 27 W (6:1737-23), ns, 525 e Lenox av, 50x99.11, 6-sty bk tnt; Elias Senft to Morris Shapiro, 318 Cherry; ¼ pt; mtg \$47,400; July 31; Aug 2'12; A \$14,000-50,000. O C & 100

143D st, 467 W (7:2059-5), ns, 100 e Ams av, 18x99.11, 3-sty & b stn dwg; Ernst F Eurich to 467 W 143d, a corp, at 467 W 143; B&S; July 30; Aug 3'12; A \$7,200-15,500. nom

144TH st, 247-9 W (7:2030-16), ns, 390 w 7 av, 40x99.11, 6-sty bk tnt & str; Wanderman Constn Co to Beka wife Abr Stein, 306 E 31; mtg \$43,750; July 25; Aug 2'12; A \$16,500-48,000. O C & 100

146TH st, 420 W (7:2060-44), ss, 62.6 e Convent av, 37.6x99.11, 5-sty bk tnt; Ensign Realty Co to Eva Heymann, 420 W 146; mtg \$43,250; Aug 1; Aug 3'12; A \$17,000-42,000. O C & 100

147TH st, 555-61 W, see Bway, 3580-8.

148TH st, 510-2 W (7:2079-41), ss, 183.4 w Ams av, 41.8x99.11, 5-sty bk tnt; Dakota Realty Co to Carrie B Miller, 77 W 85; mtg \$40,000; July 31; Aug 1'12; A \$22,000-50,000. (Corrects error in last issue when distance west of Ams av was 193.4.) O C & 100

171ST st W, nwe Bway, see Bway, nwe 171.

172D st W, swc Bway, see Bway, nwe 171.

175TH st, 612 W (8:2143-49), old ss, 296.6 e Bway, old line, 25x100, except pt for st, vacant; Martin J Earley to West Park Presbyterian Church, 165 W 86; AT; QC; July 31; Aug 7'12; A \$5,500-5,500. nom

Av A, 1239 (5:1461-26), ws, 40.5 s 67th, 40x100, 6-sty bk tnt; Morris Berney to Saml Strausberg, 71 Keap, Bklyn; mtg \$42,000; Aug 2; Aug 3'12; A \$16,000-50,000. O C & 100

Bowery, 111 (1:304-9), es, abt 190 n Hester, 21x103.8x21x103.10, ss, 4-sty bk loft & str bldg; Josephine W White & ano to Elias A Cohen, 49 W 113; mtg \$15,000; July 16; Aug 7'12; A \$25,000-33,000. O C & 100

Bowery, 111; Elias A Cohen to Max Mandel, 517 16th, Bklyn; mtg \$20,000; Aug 6; Aug 7'12. O C & 100

Broadway, 3580-8 (7:2079-1), nec 147th (Nos 555-61), 99.11x125, 6-sty bk tnt & str; Birchwood Realty Co to Indiana Giberson, 136 W 55; mtg \$279,000; June 28; Aug 2'12; A \$123,000-272,000. O C & 100

Broadway, swc 172, see Bway, nwe 171.

Broadway (8:2142-66), nwe 171st, runs n201.1 to ss 172d xw100.1x95xe33.1x95 to ns 171st, xel32.11 to beg, vacant; Geo F Johnson to Gross & Herbener, a corp, 558 W 158; B&S & CaG; mtg \$80,000 & AL; Aug 5; Aug 6'12; A \$117,000-117,000. O C & 100

Broadway (1:23), es, 66.5 n Exch pl, runs e61.4xn0.8xe65.7 to ws New, xn0.11½ xw66.4x80.8xw60.6 to Bway xs0.11½ to beg, being a strip lying n of n wall of No 60 Bway; Downtown Bldg Co, 60 Bway to Jno E Roosevelt at Sayville, LI; Alfred E Schermerhorn, 24 W 11 & Jameson Cotting, 23 E 79 & Henry D Cooper, 29 W 70, as TRSTES will Jno E Schermerhorn; CaG; Aug 5, Aug 6'12. nom

Broadway (1:23) & New st; same prop; re mtg; Columbia-Knickerbocker Trust Co, 60 Bway, to Downtown Bldg Co, a corp, 60 Bway; QC; Aug 5; Aug 6'12. nom

Broadway, 60 (1:23), nec Exch pl; also BROADWAY, es, adj above on n; agmt as to encroachments, &c; same with same; Aug 5; Aug 6'12. nom

Claremont av, ws, 125.7 s 122d, see Riverside dr, 489-92.

East End av, 92 (5:1580-29), ws, 26 s 84th, 25.4x80, 5-sty bk tnt & str; Viola L Jones et al to T Jos Barry, 137 E 49; mtg \$20,000; Apr 10'11; Aug 8'12; A \$8,500-19,000. O C & 100

East End av, 92; Philip Siff to Louis H Lowenstein, 549 W 113; mtg \$24,500; Aug 5'12; Aug 8'12. O C & 100

Lenox av, 440-2 (6:1729-69-70), sec 132d, 33.8x85, 2 3-sty & b stn dwgs; Isaac J Silberstein et al EXRS & C David Silberstein to Revenue Realty Co, a corp, 320 Bway; AL; Dec 1'10; Aug 2'12; A \$28,000-32,500. O C & 100

Lexington av, 658 (5:1310-15), ws, 20.5 n 55th, 20x73, 4-sty & b stn dwg; Florence L wife Wm H Reid to Gertrude A Vanderbeck, 149 W 126; mtg \$15,000; July 8; Aug 6'12; A \$15,000-21,000. O C & 100

Lexington av, 658; Gertrude A Vanderbeck to Maurice Mandelbaum, 12 W 87; B&S; mtg \$22,000; Aug 5; Aug 6'12. O C & 100

Lexington av, 694-6, (5:1311-58), ws, 25.5 s 57th, 40x90, 4-sty bk stable; Edw De F Smith & ano EXRS, &c, Emma L King to Lexington Av Property Co, Inc, a corp, 309 Bway; Aug 7; Aug 8'12; A \$36,500-46,000. 34,500

Lexington av, 694-6; Amelia K Smith to same; ½ pt; Aug 7; Aug 8'12. nom

Park av, swc 101st, see 101st, 76 E.

Park av, 565-9 (5:1397-3½-4), es, 75.3 s 63d, 65.4x100.1x59.10x100, 2 5-sty bk tnts; Mary M Lauck to Sutherland Realty Co, a corp, 505 5 av; QC; Aug 5'12; A \$116,000-138,000. O C & 100

Park av, 929-31 (5:1509-71), es, 51.1 s 81st, 53.3x100, 2 5-sty bk tnts & str; Alex Herzog to 929 Park Av Co, a corp, 29 W 34; mtg \$81,000; July 30; Aug 2'12; A \$63,000-86,000. O C & 100

Riverside dr, 489-92 (7:1991-37), es, 125 s 122d, 100x100, 12-sty bk tnt; mtg \$425,000 & AL; A \$140,000-475,000; also CLAREMONT AV (7:1991-23), ws, 125.7 s 122d, 99.5x100, 8-sty bk tnt; mtg \$275,000; A \$85,000-300,000; Kinsella Constn Co to Kinsella United Properties Co, Lim, a corp, 490 Riverside dr; July 31; Aug 8'12. O C & 100

West End av, 774 (7:1869-63), es, 55.11 s 98th, 18x100, 3 & 4-sty & b bk dwg; Elise C Flannagan to T J McLaughlin's Sons, a corp, 345 Ams av; mtg \$20,000; July 31; Aug 7'12; A \$16,800-22,000. 30,000

1ST av, 1963 (6:1672-28), swc 101st (Nos 342-4), 63.11x50, 6-sty bk tnt & str; A \$25,000-60,000; also 1ST AV, 1961 (6:1672-26), ws, 63.11 s 101st 37x100, 6-sty bk tnt & str; A \$18,000-45,000; Louis L Seaman to Gianbatista Gauzza 22 Baxter; mtg \$92,000 & AL; Aug 1; Aug 2'12. nom

1ST av, 1961, see 1 av, 1963.

2D av, 1355 (5:1426-24), ws, 76.5 n 71st, 25.8x64, 5-sty stn tnt & str; Anna M C Beinert wid to Jno Beinert & Mary L Mecotta, son & daughter of party 1st pt, 334 E 56; Aug 1; Aug 7'12; A \$12,000-20,000. nom

2D av, 408 (3:929-4), es, 72.2 n 23d, 26.6x 100, 4-sty bk tnt & str & 2-sty bk rear tnt; Jennie Benjamin to Morris Stalewitz, 1393 Fulton av; mtg \$23,000; July 31; Aug 6'12; A \$17,500-22,000. O C & 100

3D av, 1759 (6:1647-48), es, 75.9 s 98th, 25x83.9, 5-sty stn tnt & str; Fanny Gruen to Sophia Mayer, 41 E 72; AL; June 10; Aug 2'12; A \$13,000-22,000. O C & 100

3D av, 317 (3:904-51), es, 18.6 s 24th, 18.6x97.7, 3-sty bk tnt & str; Jas Bailey to Amanda M Worrell at Sound Beach, Greenwich, Conn; QC; AT; Aug 1; Aug 2'12; A \$18,000-20,500. O C & 100

3D av, 317; Amanda M. Worrell et al to The Stanton Co, a corp, 153 E 24; Aug 1; Aug 2'12. nom

3D av, 1793 (6:1649-48), es, 75.9 s 100th, 25.2x105, 5-sty bk tnt & str; Bluma wife & Hyman Greenberg to S & L Constn Co, a corp, 767-9 Lex av; mtg \$27,950; Aug 5; Aug 6'12; A \$14,000-26,000. nom

4TH av, 415-9 (3:884-84-86), sec 29th (No 100), 60.9x84.2, 3 4-sty bk tnts & str & 1-sty bk str; Hyman Adelstein et al to Unita Holding Co, a corp, 84 Rutgers; mtg \$295,000; Aug 2'12; A \$195,000-212,000. O C & 100

4TH av, 373 & 26TH st, 103 E (miscel); power of atty; Phebe S Sinclair to Danl E Seybel, at Portchester NY; July 25; Aug 8'12.

6TH av, 86 (2:553), es, 113.6 n Waverly pl, 22.6x80; re claims, &c for platform extension, &c; Matilda B Rich widow, et al, individ & EXRS Theresa Rich to Interborough Rapid Transit Co, 165 Bway, et al; May 18; Aug 2'12.

8TH av, 2660 (7:2027-4), es, 99.11 s 142d, 25x100, 5-story stn tnt & str; Thos Scholes to Thos Scholes & Annie his wife, 321 W 137; AL; Aug 5; Aug 6'12; A\$16,000-25,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Certified (misc), copy adjudication of bankruptcy in matter of Jas Kennedy, bankrupt and referred to Jno J Townsend as ref; Aug 14'11; Aug 8'12.

General conveyance & merger of all its privileges, franchises, rights, titles & interests in & to any species of property & things in action; City Trust Co of Boston, Mass to Old Colony Trust Co, 17 Court, Boston, Mass; Sept 5'11; Aug 2'12. nom

Power of atty; Harry H Williams of London, Eng, to Louise M Williams of London, Eng, his mother; July 25; Aug 5'12.

Power of atty; Janet G Hamilton & Rowland E Prothero as TRSTES Jno T Lord, decd to Horace F Poor; June 21; Aug 2'12.

Power of atty; Chas Merillon to Paul Fuller, 31 W 10, et al; Jan 25'11; Aug 2'12.

Power of atty (Misc); Fisher Lewine, 116 E 78 to J Lester Lewine, 1125 Lex av & Irving I Lewine, 981 Park av; Feb 21; Aug 6'12.

Power of atty (Misc); Jessie A McClelland to Frank M Zittel, 412 West End av; June 28; Aug 7'12.

WILLS

Borough of Manhattan.

Canal st, 102 (1:292-13), ss, 25 e Forsyth, 24.7x50, 3-sty bk loft bldg; A\$18,000-22,000; also FORSYTH ST, 26 (1:292-11), e s, 50 s Canal, 25.1x50, 3-sty bk loft bldg; A\$12,500-16,000; Chas Raab Est, U S Mtg & Trust Co, exrs, 55 Cedar; attys, Krauthoff, Harmon & Matthewson, 55 Wall; Will filed June 21'12.

Carmine st, 67 (2:582-43), ns, 175 w Bedford, 25x95, 5-sty bk tnt; Luigi Casagrande Est, Martin Casagrande admtr, 67 Carmine; atty, Chas Zerbarini, 346 Bway; A\$14,500-26,000; Will filed July 18'12.

3D st, 104 W (2:540-21), ss, 50 w Sullivan, 25x116, 5-sty bk tnt; A\$17,000-27,000; also 15TH ST, 213 E (3:897-11), ns, 172.8 e 3 av, 24x103.3, 4-sty bk tnt; A\$18,000-25,000; also 28TH ST, 308 E (3:933-50), ss, 149.11 e 2 av, 25x98.9, 5-sty bk tnt; A\$10,000-21,000; also 77TH ST, 243 E (5:1432-17), ns, 180 w 2 av, 25x102.2, 6-sty bk tnt; A\$11,000-33,000; Matilda Von Ramdohr Est, Daisy Minis, extr, 562 Park av; atys, Steiner & Petersen, 309 Bway; Will filed July 3'12.

15TH st, 213 E, see 3d, 104 W.

28TH st, 308 E, see 3d, 104 W.

41ST st, 258 W (4:1012-58), ss, 150 e 8 av, 25x98.9, 5-sty bk tnt & str; A\$35,000-37,500; also 42D ST, 308 W (4:1032-39), ss, 150 w 8 av, 25x98.9, 5-sty bk tnt & str; A\$28,000-41,000; Ann Wiley Est, Jno E Ludin, extr, 119 Prospect Park West, Eklyn; attys, Deyo & Bauerdorf, 111 Bway; Will filed July 13'12.

42D st, 308 W, see 41st, 258 W.

49TH st, 417 W (4:1059-24½), ns, 187.6 w 9 av, 18.2x100.5, 3-story fr & bk dwg (½ pt); John Watt Est, Thos J Watt, extr, 417 W 49; atty, W W Westervelt, 150 Bway; A\$8,500-9,000; Will filed July 19'12.

77TH st, 243 E, see 3d, 104 W.

79TH st, 136 E (5:1413-59), ss, 56 w Lex av, 18x102.2, 4-sty bk tnt; Tillie Klingenstein Est, Lippman Altmayer, extr, 100 E 81; attys, M S & I S Isaacs, 52 Wm; A\$21,500-29,000; Will filed July 23'12.

117TH st, 320 W (7:1943-44), ss, 70 e Manhattan av, 26.3x100.11, 5-sty bk tnt; Mathias Antony Est, Louise Hughes, extr, 137 W 117; atty, Geo H Hyde, 41 Park Row; A\$15,700-22,000; Will filed July 24'12.

127TH st, 66 E (6:1751-46), ss, 166.3 e Mad av, 18.9x99.11, 3-sty bk dwg; Michl Dwyer Est, Eliz Dwyer, extr, 66 E 127; atty, Jos P Fallon, Jr, 141 Bway; A\$8,200-12,000; Will filed July 22'12.

CONVEYANCES.

Borough of the Bronx.

Arnow pl, sive Blondell av, see Arnow pl, ss, 95 e Jarrett pl.

Arnow pl (*), ss, 95 e Jarrett pl, runs e 95 to sive Blondell av, xs53.2xw95xsn51.7 to beg; Mamie G Moffat to Minna Rans, 617 Courtlandt av; mtg \$6,000 & AL; Aug 2; Aug 5'12. O C & 100

Austin pl (10:2600), ns, 297.8 e 144th or St Joseph, 25x100, vacant; Stephen J Stillwell ref to Jno E Simons, 1312 Mad av; FORECLOS; July 24; Aug 7; Aug 8'12. 1,000

Austin pl (10:2600), ns, 72.8 e 144th, runs e 175x1100xw75x again n1.8xsw 104.7x71 to beg, 1 & 2-sty fr bldg of stone yard; Ernest E Wheeler ref to Jno E Simons, 1312 Mad av; FORECLOS & drawn; July 24; Aug 8'12. 20,000

Austin pl (10:2600), ns, 72.8 e 144th, runs e175xw75x again n1.8xsw104.7x71 to beg, 1 & 2-sty fr bldg of stone yard; also AUSTIN PL (10:2600), ns, 297.8 e 144th, 25x100, vacant; Jno E Simons to Wm H McWhirter, 82 Woolsey, Astoria, LI City; Aug 7; Aug 8'12. O C & 100

Austin pl, ns, 297.8 e 144th, see Austin pl, ns, 72.8 e 144th.

Barretto st (10:2722), see Fox, 105x150, owned by party 2d pt; also FOX ST, es, adj above on s, owned by party 1st pt; party wall agmt; Henry Morganthau Co, a corp, 165 Bway, with B V Constn Co, a corp, 979 E 163; Aug 2'12. nom

Barretto st (10:2722), see Fox, 105x150; re mtg; Lawyers Title Ins & Trust Co to Henry Morganthau Co, a corp, 165 Bway; Aug 2'12. nom

Barretto st (10:2722), see Fox, 105x150, vacant; Henry Morganthau Co to B V Constn Co, a corp, 979 E 163; B&S; Aug 2'12. O C & 100

Bartholdi st (*), ns, 75 e Pine av, 25x 100; Gullia Pirro to Giovanna Sammartino, 304 E 114; mtg \$700; May 19'11; Aug 5'12. nom

Byron st (*), ns, 136 n 237th, 100x97.1; Jno Lyons to Nicholas G Lalor, 1750 Anthony av; mtg \$2,250; Aug 2; Aug 5'12. O C & 100

Cannon pl (12:3263), ses, abt 382 ne 238th, runs ne16.9xse110xsw65.7xw66.3xn 63.11 to beg; vacant; Adam Wiener, ref, to Arbris Realty Co, a corp, 52 William; PARTITION; June 8 & 10; July 17; Aug 5'12. 1,700

Cannon pl (12:3263), ses, abt 272 ne 238th, runs ne11.9xse64.9xse66.3xsw61.11x nw105 to beg; vacant; Adam Wiener, ref, to Arbris Realty Co, a corp, 52 William; PARTITION; June 8 & 10; July 17; Aug 5'12. 1,700

Cannon pl (12:3263), es, 102.4 n 238th, 41.2x100x18.3x101.10; vacant; Adam Wiener, ref, to Abr Chopak, 109 E 59; PARTITION; June 8 & 10; July 17; Aug 5'12. 1,550

Charlotte st (11:2977), es, 164.6 n Jennings, runs n91.9xse63.5xse—xsw107.4xw 16.11 to beg, 5-sty bk tnt; Regina Constn Co to Crotona Ave Realty Co, 230 Grand; mtg \$40,000; Aug 1; Aug 2'12. O C & 100

Charlotte st, 1423 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; re mtg; City Mtg Co to Dertinger Constn Co, a corp, 4029 Lowerre pl; QC; Aug 2; Aug 6'12. 24,500

Crotona Park E, 1812 (11:2940), ss, 100 w Southern Blvd, 25x100, 2-sty fr dwg; Jas S Bolton Jr to Jas F Keelon, 861 Elsmere pl; mtg \$7,500; Aug 2; Aug 3'12. O C & 100

Crotona Park S, 654, see Crotona av, 1426.

Davis st, nec Harrison, see Harrison, nec Davis.

Davis st, nec Tompkins, see Tompkins, nec Davis.

Falle st (10:2764), es, 250 n Lafayette av, 87.6x100, vacant; Nathan S Hart & ano TRSTES for Mary R Samuel will Fanny M Samuel to J F M Co, a corp, 815 Hunts Point av; B&S; Aug 5; Aug 6'12. 5,425

Falle st (10:2764), es, 327.6 n Lafayette av, 77.1x101.10x95.3x100, vacant; Nathan S Hart & ano TRSTES Mary R Samuel will Fanny M Samuel to Michl Meehan, 953 Whitlock av; B&S; Aug 5; Aug 6'12. 5,425

Fairmount pl (11:2950), ns, 100 w Clinton av, 70x200, vacant; Herman N Freedman to Arc Realty Co, 929 E 180; Aug 6; Aug 7'12. O C & 100

Fox st, sec Barretto, see Barretto, sec Fox.

Fox st, 1000-4 (10:2724), es, 106.3 s Westchester av, 87.6x105.6x87.6x104.7, 2-5-sty bk tnts; Hendrik-Hudson Co to 182d St Realty Co, a corp, 220 Bway; AL; July 2; Aug 3'12. O C & 100

Gilbert pl, sec Hunts Point av, see Hunts Point av, sec Gilbert pl.

Graham st (*), es, 106 n Morris Park av, 25x95; Mary E Farrelly to Jos Katz, 163 St Anns av; mtg \$3,250; Aug 7'12. O C & 100

Green la (*), ss, 329.7 e Castle Hill av, 50x103.9; Victoria D'Andrea to Ike Melnik, 1854 Wallace av; mtg \$1,200; Aug 6'12. O C & 100

Harrison st (*), nec Davis, 55.3x100x25.9 x113.9, Felix De Canio to Bessie Marcon, 1601 Parker; Aug 2; Aug 3'12. O C & 100

Haskin st (*), ss, 125 w Haskin, being lot 45, map Sebantias F Meyers & Francis B Bayles, Westchester, 25x150; Tillie E Tenety EXTRX Margt A Vance to Dora Frank, 123 W 115; B&S & C a G; July 31; Aug 6'12. nom

Hoffman st, 2419-21 (11:3056), ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; Amelia Auletta to Auletta & Co, 100 Bway; mtg \$39,650 & AL; Aug 3'12. nom

Hoffman st, 2419-21 (11:3056), ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; Auletta & Co, a corp, to Amelia Auletta, 17 1st, Yonkers, NY; mtg \$44,650; Aug 5; Aug 6'12. nom

Home st, sive West Farms rd, see Bryant av, sec Home.

Home st, sec Bryant av, see Bryant av, sec Home.

Irvine st, 888 (10:2761), es, 175 n Seneca av, 25x100, 2-sty bk dwg; Jeannette E Hassard to Meehan Bldg Co, a corp, 815 Hunts Point av; mtg \$8,500 & AL; July 15; Aug 7'12. O C & 100

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100, vacant; Jas C Meyers to Saml Resnik, 911 Freeman; Aug 2; Aug 3'12. O C & 100

Kelly st, 871-5 (10:2702), ws, 549.4 n Longwood av, 70x100, 2-4-sty bk tnts; Longvale Constn Co to Leo Fried, 801 West End av; mtg \$35,500; July 30; Aug 2'12. nom

Kelly st, 830-42 (10:2710), es, 190 n Longwood av, 160x100, 4-5-sty bk tnts; Longvale Constn Co to Leo Fried, 801 West End av; mtg \$109,000; July 30; Aug 2'12. nom

Kelly st, 875 (10:2702), ws, 586 n Longwood av, 33.4x100, 4-sty bk tnt; re mtg; Margt Knox to Longvale Constn Co, a corp, 836 Westchester av; QC; July 30; Aug 2'12. nom

Lafayette st, nes, at ns Grace av, see Castle Hill av, es, 288.7 s Parker av.

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90, vacant; Sol Tekulsky, ref, to Alrick H Man, 245 Church, Richmond Hill, B of Q, as TRSTE Maria M C Wetmore; FORECLOS; June 17; Aug 6'12. 3,000

Lorillard pl (11:3056), same prop; Alrick H Man TRSTE Maria M C Wetmore to Salvatore Casolaro, 2297 1 av; C a G; July 29; Aug 6'12. 4,200

Manida st, 849 (10:2740), ws, 283.1 s Garrison av, 25x100, 2-sty fr dwg; Meehan Bldg Co to Jeannette E Hassard, 888 Irvine; mtg \$8,000; July 15; Aug 7'12. O C & 100

Mansion st, sive St Lawrence av, see St Lawrence av, sive Mansion.

Mathilda st (*), ws, 265 s 242d, 50x100, Washingtonville; Albt J Pearson to Rebecca Catterson, 4741 Matilda; B&S; July 23; Aug 6'12. O C & 100

Review pl, sive Van Cortlandt Pk S, see Van Cortlandt Pk S, sive Review pl.

Review pl (12:3271), ws, 99.3 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 1,850

Review pl (12:3271), ws, 375 n 238th, 25x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 1,850

Review pl (12:3271), ws, 350 n 238th, 25 x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 1,850

Review pl (12:3271), ws, 325 n 238th, 25 x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 1,850

Seddon st, sive Walker av, see Walker av, sive Seddon.

Stevenson pl, sive Sedgwick av, see Sedgwick av, sive Stevenson pl.

Stevenson pl (12:3251), ss, 176.6 e Sedgwick av, 55.9x106.11x17.10x100; vacant; Adam Wiener, ref, to Frank & Dominick La Gamba, 182 Mulberry; PARTITION; June 8 & 10; July 22; Aug 5'12. 2,200

Tompkins st (*), es, 400 n 152d, 50x 58.4x62.3x95.7; Mary M De Canio to Katie Marcon, 1601 Parker; Aug 2; Aug 3'12. O C & 100

Tompkins st (*), nec Davis, 57.3x100x—x113.6; Mary M De Canio to Katie Marcon, 1601 Parker; Aug 2; Aug 3'12. O C & 100

Van Cortlandt Pk S (12:3271), ss, 225 e Putnam av E, 58x57.4x73.7x73; vacant; Adam Wiener, ref, to John Bohan, 32 Riverside dr; PARTITION; June 8 & 10; July 22; Aug 5'12. 4,500

Van Cortlandt Pk S (12:3271), ss, 201 e Review pl, 25.2x105x25x102; vacant; Adam Wiener, ref, to Wm L Thompson, 45 Pinehurst av; PARTITION; June 8 & 10; July 17; Aug 5'12. 2,050

Van Cortlandt Pk S (12:3252), see Van Cortlandt av, 50.7x100x26.6x140; vacant; Adam Wiener, ref, to Adelaide Abraham, 1061 St Nicholas av; PARTITION; June 8 & 10; July 20; Aug 5'12. 6,900

Van Cortlandt Pk S (12:3252), see Norman av, 96.6x127.4x92.3x100, vacant; Adam Wiener, ref, to Major A Rothschild, 96 Hamilton av, Yonkers, NY; PARTITION; June 8 & 10; July 20; Aug 7'12. 9,950

Van Cortlandt Pk S (12:3271), ss, 75.6 w Review pl, 25.2x87.4x25x90.4, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 2,850

Van Cortlandt Pk S (12:3271), ss, 50.4 w Review pl, 25.2x90.4x25x93.4, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 2,850

Van Cortlandt Pk S (12:3271), ss, 25.2 w Review pl, 25.2x93.4x25x96.3, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 2,850

Van Cortlandt Pk S (12:3271), sive Review pl, 25.2x96.3x25x93.3, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June 8 & 10; July 18; Aug 7'12. 4,100

Whittier st (10:2765), ws, 100 n Lafayette av, runs w100xn325xe52.7xe again 50.5 to st xs307.10 to beg, vacant; Nathan S Hart & ano TRSTES Mary R Samuel will Fanny M Samuel to J F M Co, a corp, 815 Hunts Point av; B&S; Aug 5; Aug 6'12. 5,850

135TH st, 617 E (10:2548), ns, 504.6 e St Anns av, 40x100, 5-sty bk tnt; Maud B Sander to Louis Sander, 982 Prospect av; mtg \$33,500 & AL; Feb 5; Aug 5'12. O C & 100

137TH st, E (10:2566), ns, 140.8 e Southern Blvd, 25x100; also 137TH ST, E (10:2566), ns, 165.8 e Southern Blvd, 25x100, vacant; Jas V Graham to Saml E Althaus, 67 Mott av, Far Rockaway, B of Q; mtg \$4,300; Aug 1; Aug 7'12. O C & 100

137TH st E, ns, 165.8 e Southern Blvd, see 137th E, ns, 140.8 e Southern Blvd.

137TH st, 584-6 E (10:2549), ss, 950 w Home av, also 200 e St Ann's av, 50x110, except part for 137th, 6-sty bk tnt & str; also WASHINGTON AV, 1154, on map 1152-4 (9:2372-1 & 2), nec 167th (Nos 481-91), 65x127.5x65x126.11, 2-6-sty bk tnts & str; Estates Securities Co to Jno Cacioppo, 314 E 63; July29; Aug8'12. nom

146TH st, 452 E, see 146th, 456 E.

146TH st, 456 E (9:2290), ss, 248.4 w Brook av, 33.2x100; also 146TH ST, 452 E (9:2290), ss, 281.5 w Brook av, 33.6x100; asn rents to extent of \$1,500; Julius Schattman to The Royal Co, 93-5 Nassau; Aug7; Aug8'12. 1,500

150TH st, 318-20 E (9:2331), ss, 300 w Courtlandt av, 50x100, 1-sty & a fr dwg & 3-sty fr tnt; David H Reid to Louise M Reid, his wife, 2085 Anthony av; 1-5 pt; Aug7'12. gift

152D st, 303 E (9:2412), ns, 525 w Courtlandt av, 25x100, 4-sty bk tnt; Raffaele Del Galzo to Giuseppe Zanon, 303 E 152; mtg \$10,000; Aug1; Aug2'12. O C & 100

157TH st, 480 E, see 3 av, 3060.

165TH st W, nec Ogden av, see Ogden av, 1060-4.

167TH st E, see Sheridan av, see Sheridan av, es, 425 n McClellan.

167TH st, 821 E (10:2680), ns, 180 w Prospect av, 40x125, 5-sty bk tnt; Carl H Busath to Sophie Busath, 385 E 200; mtg \$39,000; Mar15; Aug8'12.

167TH st, 481-91 E, see 137th, 584-6 E.

172D st (*), nec Bronx River av, runs se247.8xne207.6 to ws Elder av x s80 to ss 172d xsw 227.3xnw286.5 to es Bronx River av xne82.2 to beg, being land in bed of 172d; also 172D st (*), nec Elder av, runs ne200 to ws Boynton (Genner) av xs80 to ns 172d xw200 to es Elder av xn80 to beg, being land in bed 172d; re mtg; Henry R C Watson EXR & Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; Apr11; Aug3'12. nom

172D st (*), same prop; American Real Estate Co to City of NY; Mar25; Aug3'12. nom

176TH st, 1016 E (11:3011 & 3015), ss, 3.11 w Boonue av, 50x133x50x123, 2-sty fr dwg; Janet M Wilson to Danl Mapes, Jr, 1006 E 176; Aug1; Aug8'12. O C & 100

177TH or Wyatt st (*), ss, 100 w Bronx Park av, 25x100; Frank J Moore to Albert Von Belling, 1140 Wyatt; AL; Aug1; Aug2'12. O C & 100

179TH st, 615-17 E, see Hughes av, 2017-9.

180TH st, 782 E, late Samuel (11:3109), sws, 150.3 se Prospect av, 50x133, except part for 180th, 2-sty fr dwg; Thos Krenser to Leboro Constn Co, 320 Bway; mtg \$9,900; Aug1; Aug2'12. O C & 100

181ST st E, nwe Mapes av, see Mapes av, 2127.

184TH st E, nec Webster av, see Webster av, nec 184th.

187TH st E (11:3114), ss, 120.9 w So Blvd, runs w25xs70x again s55xe24.6xn125 to beg; vacant; Henry M Powell to Kitchen Impt Co, a corpn, 2009 Bronxdale av; mtg \$2,500; June26; Aug2'12. O C & 100

187TH st E (11:3114), ss, 120.9 w So Blvd, runs w 25xs70x again s55xe26.5xn 125 to beg; vacant; Henry M Powell to same; B&S; mtg \$2,500; June26; Aug2'12. O C & 100

188TH st E, nec Washington av, see Washington av, nec 188th.

189TH st E, see Washington av, see Washington av, nec 188th.

191ST st E (12:3273), ss, 250 e Bathgate av, 50x83; vacant; Nathan Lamport to Morris Kleinstein, 456 Georgia av, Bklyn; AL; July31; Aug2'12. nom

191ST st E (12:3273); same prop; Morris Kleinstein to Reliable Constn Co, 1126 Union av; AL; Aug1; Aug2'12. nom

193D st, 345 E (12:3276), ns, 34 e Marion av, 40x78.9x40x79.11, 5-sty bk tnt; John Boyland Co to Mary C Murphy, 2128 Glebe av; mtg \$25,000 & AL; Aug2; Aug3'12. O C & 100

198TH st E, swe Marion av, see Marion av, ws, 25 s 198th.

212TH st E (*), ss, abt 25.4 e White Plains rd, 75x100; re mtg; Caterina Peduzzi indivd & ADMRX Victor Sura to Montrose Realty Co, a corp, 135 Bway; Q C; July19; Aug6'12. 525

212TH st E (*), same prop; Jno B Lazari to Montrose Realty Co, a corp, 135 Bway; AL; July18; Aug6'12. nom

212TH st E (*), ss, 25.4 e White Plains rd, 75x100; Montrose Realty Co to Chelsea Realty Co, a corpn, 135 Bway; mtg \$4,000; Aug5; Aug7'12. nom

214TH st E (*), ns, — e Barnes av, being e 1/2 of s 1/2 lot 368 map Wakefield; Tommaso Gallo to Giuseppe Miele, 670 Union, Bklyn; AT; mtg \$412.50; May15; Aug8'12. nom

218TH st E (*), ns, 231 e White Plains rd, 25x114, Wakefield; Chas Johnson to Lena Johnson, 723 E 218; July3; Aug6'12. O C & 100

224TH st, 685 E (*), ns, 145 w White Plains rd or av, 20x114; Ethel Tepper to Israel Balter, 3864 White Plains av; mtg \$3,900 & AL; Aug1; Aug2'12. nom

224TH st E (*), ns, 441.7 e Paulding av, 25x109.6; Gennaro Gargiulo to Vincenza Gargiulo his wife, 117 W Houston; 1/2 pt; Aug6; Aug8'12. O C & 100

227TH st E (*), ss, 227.9 e Paulding av, 50x109.6; re mtg; Sol Cohen to Helen A Dexter, 209 W 13; QC; July9; Aug3'12. O C & 100

227TH st E (*), ss, 105 w Barnes av, 25x114, Wakefield; Peter O'Donnell to Kate Dugan, 162 W 129; 1/2 pt; AT; mtg \$1,800; July27; Aug3'12. O C & 100

227TH st E (*), ss, 130 w Barnes av, 25x114, Wakefield; Kate Dugan to Peter O'Donnell, 268 W 127; 1/2 pt; AT; mtg \$1,800; July27; Aug3'12. O C & 100

232D st, E (*), land lying in bed of st bet Dyre av & Provost av; deed of cession; City & County Contract Co & the N Y, W & Boston Railway Co to City of NY; AT; B&S; June6'11; Aug7'12. nom

233D st, E (*), same prop; re mtg; Guaranty Trust Co of NY as TRSTE to same; AT; QC; Aug1; Aug7'12. nom

236TH st E (*), ss, 75 w Bayard, 100x 100; Michl A Busch to Helen S Leube, 943 Union av; Aug5; Aug6'12. O C & 100

236TH st, E (12:3398), nec Verio av, 194.7x100x148.5 to av x110, vacant; Minnie K Van Kirk to Jas T Barry, 1149 Boston rd; mtg \$6,800; Aug5; Aug7'12. O C & 100

238TH st W, ns, at nws Bailey av, see Bailey av, nws, at ns 238th.

238TH st W (12:3263), nes, 176.7 se Albany rd, 67.7x72.7x34.7 gore; vacant; Adam Wiener, ref, to Arbris Realty Co, a corpn, 52 William; PARTITION; June8&10; July23; Aug5'12. 2,100

238TH st W (12:3262), sws, 383.9 se & s on curve from Albany rd, 22.4x35.11x33.1, gore; vacant; Adam Wiener, ref, to Arbris Realty Co, a corpn, 52 William; PARTITION; June8&10; July23; Aug5'12. 1,150

238TH st W, see Bway, see Bway, see 238th.

239TH st (Kossuth av) E (*), sws, 36.4 e Fulton, 36.4x100, South Washingtonville; Robt D Paskett, ref, to Richd Goodman; FORECLOS, Aug18'99; Sept18'99; Aug2'12. 2,600

239TH st, W (12:3271), ns, 100 e Review pl, 100x125, 1 1/2-sty & b fr dwg; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June8&10; July17; Aug7'12. 12,400

Albany rd (12:3271), nws, abt 243 sw Van Cortlandt Pk S, 50x79.6x73.6x61; vacant; Adam Wiener, ref, to John Bohan, 32 Riverside dr; PARTITION; June8&10; July22; Aug5'12. 4,500

Albany rd (12:3271), ws, 250 n 238th, 50x106.7x50x104.3; vacant; Adam Wiener, ref, to Louis Schulte, 9 E 71; PARTITION; June8&10; July22; Aug5'12. 6,200

Andrews av, 2217 (11:3224), ws, 312.7 s 183d, 50x100, 2-sty fr dwg; St John's Park Realty Co to Harriet C Kalbach, 2373 Grand av; mtg \$12,000; Aug6; Aug7'12. O C & 100

Arnou av (*), nwe Eastern blvd, 25.1x 100x15.6x100.5, Westchester; Florence Russell widow to Edw L & Arthur Russell, 449 State, Bklyn; mtg \$1,200 & AL; Aug1; Aug6'12. nom

Bailey av (*), nws, at ns 238th, 54x99.1x 60.6, gore; vacant; Adam Wiener, ref, to Arbris Realty Co, a corpn, 52 William; PARTITION; June8&10; July23; Aug5'12. 2,350

Bailey av, es, 64.2 ne Van Cortlandt av, see Sedgwick av, ns, abt 70 w Van Cortlandt av.

Bailey av (12:3252), ss, abt 166 w Cannon pl, 76x113.4x44.6x92.3; vacant; Adam Wiener, ref, to Bromberg Realty Co, a corpn, 188 E 72; PARTITION; June8&10; July19; Aug5'12. 3,650

Bailey av, see Van Cortlandt av, see Van Cortlandt av, see Bailey av.

Baisley av, ss, 50 e Valentine av, see Virginia av, es, 78 s Haviland av.

Barnes av (*), es, 64 n 230th, 50x105, Wakefield; Eugene Lichtenberg to G & S Realty Co, a corp, 406 E 149; mtg \$2,000; July29; Aug3'12. O C & 100

Bassett av (*), ws, abt 175 s McDonald, 24.7x100x25.10x100; Jno Paradiso to Maggie Paradiso, 2076 1 av; QC; Aug2; Aug3'12. nom

Bassett av (*), ws, abt 120 s McDonald, 24.8x100; Hudson P Rose Co to Abr R Friedman, 205 E 114; AL; June12; Aug8'12. nom

Bathgate av, 1991-3 (11:3044), nws, 75 s w 179th, old lines, 75x100, except parts for av, 2-5-sty bk tnts; Jno O'Leary et al to Fordham View Realty Co, a corpn, 60 Wall; mtg \$58,000; Aug2; Aug8'12. O C & 100

Bathgate av, 1637 (11:2914), ws, 155 n 172d, 25x114.5, 3-sty fr tnt; Sarah Berend to Frank Millman, 222 Waverly av, Newark, NJ; mtg \$10,000 & AL; Aug5; Aug8'12. O C & 100

Belmont av, 2481 (11:3078), ws, 15 n 189th, 25x87.6, 2-sty fr dwg; CONTRACT; Angelina Foglia to Anton Herbst, 803 E 166; mtg \$2,500; Aug3; Aug7'12. 5,000

Belmont av, 2481; asn CONTRACT; Anton Herbst to Geo Ringler & Co, a corp, 203 E 92; Aug5; Aug7'12. nom

Benedict av (*), ss, 311.9 e Storrow, 25 x100; Wm Buhl to Mathilde M C Clauss, 1936 Benedict av; mtg \$5,000 & AL; July9; Aug5'12. O C & 100

Benedict av (*), ss, 361.9 e Storrow, 25 x100; Wm Buhl to Mathias Antes, 1240 Benedict av; mtg \$5,000 & AL; July30; Aug5'12. O C & 100

Benedict av (*), ss, 361.9 e Storrow, 25 x100; agmt as to sewer rights, easements, etc; Mathias Antes with Wm Buhl, 2138 Glebe av; July31; Aug5'12. nom

Blackrock av (*), ns, 187.2 e Virginia av, 25x103.1, Unionport; Edw H Norton to Louis Zweigbaum, 944 Union av; mtg \$607.50; July27; Aug2'12. O C & 100

Blondell av, swe Arnou pl, see Arnou pl, ss, 95 e Jarrett pl.

Boone av, 1499 (11:3008), ws, 175 s 172d, 25x100, 3-sty fr tnt; Nathan A Smyth, ref, to Bronx Savgs Bank, 429 Tremont av; FORECLOS July18; July29; Aug2'12. 6,000

Broadway (12:3271), es, 175.6 s Van Cortlandt pk S, 25x100; vacant; Adam Wiener, ref, to Bromberg Realty Co, a corpn, 188 E 72; PARTITION; June8&10; July19; Aug5'12. 5,400

Broadway, 5158, late S Bway (12:3269), es, 12.3 s 236th, 25x200, except part for Bway, 2-sty fr dwg; Chas P McKenna to Mary J Cunningham, 46 Hamilton pl; mtg \$5,000; July31; Aug2'12. O C & 100

Broadway (12:3270), sec 238th, 50x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June8&10; July23; Aug7'12. 37,000

Broadway (12:3271), es, 125.6 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June8&10; July17; Aug7'12. 4,300

Broadway (12:3271), es, 100.6 s Van Cortlandt Pk S, 25x100; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June8&10; July17; Aug7'12. 4,300

Broadway (12:3271), es, 75.6 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June8&10; July17; Aug7'12. 4,300

Broadway (12:3271), es, 50.6 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Harriet S James, 357 W 34; PARTITION; June8&10; July17; Aug7'12. 4,300

Bronx River av (*), nec Westchester av, runs ne895.7 & 216.4 to ns 172d xw 102.6 to ws Bronx River av xsw207.10 & 943.10 to ns Westchester av xe105.8 to beg, being land in bed of Bronx River av; also EVERGREEN (FENFELL) AV, nec Westchester av, runs n 944.4 to ss 172d x w23.6 to es Bronx River av xsw59.7 to ws Evergreen av xs906.2 to ns Westchester av xe60.1 to beg, being land in bed of Evergreen av; also WHEELER AV (*), nec Westchester av, runs n 840.1 to ss 172d xsw27.3xw36.11 to ws Wheeler av xs853.1 to ns Westchester av xe60.1 to beg, being land in bed of Wheeler av; re mtg; Henry R C Watson EXR & Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May2; Aug3'12. nom

Bronx River av, Evergreen av, Wheeler av (*), same prop; American Real Estate Co to City of NY; Apr11; Aug3'12. nom

Bronx Blvd (*), es, 100 s 239th, 250x95, except part for Bronx Blvd; Bronxland Realty Co to Christian H Werner, 2979 Marion av; mtg \$7,000 & AL; July31; Aug2'12. non

Brook av, 365 (9:2287), ws, 24.11 n 142d, 24.11x90, 5-sty bk tnt & str; Rose Chubaroff to Coster Realty Co, a corp, 391 E 149; mtg \$16,500; July1; Aug7'12. O C & 100

Bryant av, 1505 (11:2995), ws, 60 s 172d, 20x100; 3-sty bk dwg; Anna Bauer to Lena Muller, 1518 Bryant av; mtg \$8,000; Oct24'11; Aug5'12. O C & 100

Bryant av, es, at ws West Farms rd, see Bryant av, see Home.

Bryant av (10:2753), sec Home, 120.6 to West Farms rd x203.11 to Bryant av x 157.8 to beg, gore, vacant; Francis W Pollock, ref, to Jennie K Stiefel, at Bway & Greenwood av, Far Rockaway, B of Q; FORECLOS, July30; Aug5; Aug7'12. \$1,500 over & above mtg for 13,000

Castle Hill av (*), es, 288.7 s Parker av, 25x116.9x25.3x103.7; also LAFAYETTE ST (*), nes at ns Grace av, runs nw33.6xne91 xse8.7xsw100xw28 to beg, except part for Castle Hill av; Felix De Canio to Katie Marcon, 1601 Parker; Aug2; Aug3'12. O C & 100

Columbus av (*), ss, 25 e Taylor, 25x 100; Rosie Berger to Anna Haindl, 554 E 149; mtg \$3,000; Aug3; Aug5'12. O C & 100

Commonwealth av, see West Farms rd, see West Farms rd, see Commonwealth av.

Creston av (11:2808), sec, 63.8 ne Bush, 33x77.6x32.4x88.7, 2-sty bk dwg; Frank A Schorer to Mary E Sandalls, 251 W 93; mtg \$7,000; Aug1; Aug6'12. O C & 100

Crotona av, 1426 (11:2937), sec Crotona Park S (No 654), 107.1x21.1x100.7x22.1, 3-sty fr tnt & str; Isidor Polinsky to Meyer Polasensky, 1442 Charlotte; 1/2 pt; mtg \$13,000; Aug6'12. O C & 100

Decatur av, 3289 (12:3351), ws, 75 s 209th, 25x100, 2-sty fr dwg; Coster Realty Co to Sol Sulzberger, 77 E 89; mtg \$6,500; Aug6; Aug7'12. O C & 100

Eastern blvd, nwe Arnou av, see Arnou av, nwe Eastern blvd.

Elder av (*), nwe Westchester av, runs nw1539.2 to ses Bronx River av xne91.4 to es Elder av xse1612.2 to ns Westchester av xsw60.1 to beg, being land in bed of Elder av; also BOYNTON (GENNER) AV, nwe Westchester av, runs nw1701.10 to ss 174th xe60 to es Boynton av xse 1705.11 to ns Westchester av xsw60.1 to beg, being land in bed of Boynton av; re mtg; Henry R C Watson EXR & Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; Mar13; Aug3'12. nom

Elder av & Boynton av (*); same prop; American Real Estate Co to City of NY; Feb24; Aug3'12. nom

Franklin av (11:2931), ws, 206 n 169th, 100x211, except part for av, 2-sty & b fr dwg; Alice F Randall to Louis E Kleban, 1116 Jackson av; AL; Aug1; Aug3'12. O C & 100

Franklin av, 1390 (11:2935), es 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; Edw D Dowling, ref, to Jas T Barry, 1149 Boston rd; FORECLOS; July31; Aug2; Aug7'12. 7,600

Franklin av, 1390; Jas T Barry to Cath Darling, 1380 Washington av; mtg \$26,000; Aug5; Aug7'12. O C & 100

Franklin av, 1390; Cath Darling to Clarence P Whitman, 168 N Grove, East Orange, NJ; mtg \$26,000; Aug6; Aug7'12. O C & 100

Williamsbridge rd, late Old rd from Eastchester to Westchester or Main st, ws, (*), at junction of rd from Westchester to West Farms or Bear Swamp rd, now Walker av, runs nw along Main st, 197.6x w or sw 89.1 xe211.7 to beg, except part for West Farms rd, now Walker av, Westchester; Louisa Balsler & ano individ & EXRS to Owen J Clinton, 1413 Wmsbridge rd; B&S; AL; July9; Aug2'12. nom

3D av, 3060 (9:2364), see 157th (No 480), 25x88, 1-sty fr shop; Julius Heiderman to Eleonore K Klingenberg, Amelia Heiderman & Carrie Heiderman, all at 3332 Olinville av; QC; July30; Aug5'12. O C & 100

3D av, 3060; Amelia & Carrie Heiderman to Eleonore K Klingenberg, 3332 Olinville av; QC; Aug1; Aug5'12. O C & 100

Plot (*), begins 740 e White Plains rd at point 515 n along same from Morris Park av, runs e100xn30wx100xs30 to beg, with right of way over strip to Morris Park av; Ike Melnik to D'Andrea Constn Co, a corp, 1126 Walker av; mtg \$5,500; Aug6'12. O C & 100

Plot (*), begins 590 e White Plains rd at point 595 n along same from Morris Park av, runs e100xn25wx100xs25 to beg, with right of way over strip to Morris Park av; Ike Melnik to D'Andrea Constn Co, a corp, 1126 Walker av; mtg \$5,000; Aug6'12. O C & 100

Whole line of railroad (*), of the City Island R R Co in town of Pelham with right of way & all branches, tracks, stations, depots, shops, grounds, yards, switches, bridges, docks, bldgs, rolling stock, franchises, etc; Carlisle Norwood, ref, to Geo Keegan, 146 Central Park W; FORECLOS; July2; Aug6; Aug7'12. 25,000

The line of railroad (*), from Pelham Park R R Co which extends from Bartow Station of the N Y, N H & H R R Co through Pelham Park to Marshall's Corner, with all branches, extensions, which have been heretofore or may be constructed or acquired by Pelham Park Railroad with all lands, bldgs, stations, shops, franchises, rights of way, etc, appertaining unto the railroad of Pelham Park R R Co; Carlisle Norwood, ref, to Geo Keegan, 146 Central Park W; FORECLOS; July2; Aug6; Aug7'12. 25,000

LEASES

Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

1Attorney st, 168-70, see 118th, 60 E.
1Canal st, 103-5 (1:301); asn Ls; Albt Brady to Helen Eckman, 1054 Grant av; AT; May13; Aug6'12. nom

1Canal st (1:203), nwc Bowery, 2d str n of entrance on Canal, 14.10x24; Schulte Realty Co to Simon H Bennett, 664 E 166; from July15 to Apr30'19; Aug3'12. 1,200 & 1,300

1Clarkson st, see West, see West, see Clarkson.

1Delancey st, 81-3 (2:414); str & b; Manhattan Holding Co to Chas Greenberg, 202 Rivington & ano; 5yf May1'13; Aug6'12. 1,080 & 1,200

1Delancey st, 81-3 (2:414), swc Orchard; cor str & b; Manhattan Holding Co to Friedman Bros, on premises; 5yf May1'13; Aug6'12. 2,500 to 2,900

1Greenwich st, 719-21 (2:632), 37.10x76.7x 40.7x92, ss, all; Arthur Williams to Sylvain Reh, 205 E 61, doing business as Continental Warehouse Co, on premises; 8 9-12yf Aug1; Aug2'12. taxes, &c, & 3,600

1Jefferson st, 28-30 (1:271); str & pt c; Manhattan Holding Co to Jos Weinstein, 140 Stanton; from Aug1'12 to Apr30'13; Aug7'12. 912

1Market st, 35 (1:277); n basement; Gift Flaxman to Harry Newman, 35 Market; 5yf Feb1'11; Aug7'12. 480

1Morton st, 38-40 (2:583); all; Prudential Bond & Mtg Co & ano to Josephine Gianninoto, 40 Morton; 5yf Aug1; Aug6'12. 5,050

1Orchard st, swc Delancey, see Delancey, 81-3.

1South st, 105 (1:97); asn Ls; Gustav H Jensen to Ernst O Becker, 835 E 155; July 30; Aug8'12. nom

1Spruce st, nwc Wm, see Wm, nwc Spruce.

1West st (2:600); see Clarkson; bill of sale of bldgs on leased premises; Alfred M Wood to Wm E Aitken, 322 W 57; AT; Aug5; Aug7'12. 800

1William st (1:102); nwc Spruce; two str & pt b; N Y Press Club to Steins Cafe Co, a corp, on premises; 5yf July1; Aug 7'12. 3,000 & 3,300

15TH st, 202-4 E, see 3 av, 139-45.

18TH st, 503 E (3:976), ns, 64 e Av A, 26x82; sur Ls, except bldgs; Jos A Eagan & ano to N Y Life Ins & Trust Co, 52 Wall, TRSTE Mary Griffin; AL; May18; Aug8'12. nom

19TH st, 39-47 W (3:821); str & b; Henry Corn to Max Mandel, 131 Riverside dr; 5yf Feb1'13; Aug7'12. 7,500 & 7,750

21ST st, 240-2 E (3:901-38); all; Alex Greif & ano to Leobra Realty Co, a corp, 261 Bway; 5yf July30; Aug7'12. 4,800

23D st, 42 E (3:851); all; Oswald Oelschlaeger to Mangels & Miller; 15 1/2yf Nov1'10; Aug7'12. 15,000 & 16,000

23D st E, see 3 av, see 3 av, see 23d.

25TH st, 124 W (3:800); w str fl, str adj, 8 rooms above str & cellar; Yorktown Holding Co to Saml Platek, 124 W 25; 5yf Sept1; Aug7'12. 1,860

26TH st W, nwc 7 av, see 7 av, nwc 26.

29TH st, 128 W (3:804); parlor fl str; Geraldine M Brosseau to Fred R Hill, 410 W 23; 2yf May1; Aug7'12. 1,100 & 1,200

33D st, 251 E (3:914), all; Eva Rosenstock to Rudolph Maas, 233 E 33, & ano; 10yf May1'13; Aug8'12. 3,000 & 3,300

34TH st, 501 W, see 10 av, 435.

42D st, 148-50 E (5:1296), 41.8x98.9, all (with option to purchase within 5 yrs for \$100,000; Edw B Renwick to Rees & Rees, Inc, a corp, 232 E 40; 6yf May1 (4 yrs ren at \$5,000); Aug2'12. excess taxes, & 4,500 & 4,800

46TH st, 21 W (5:1262), ground fl str of bldg; Amos R E Pinchot to "Youmans" a corp, 1107 Bway; 4yf Oct1; Aug6'12. 4,000

51ST st E, see 3 av, see 3 av, 835.

54TH st, 307-9 E (5:1347), all; Eva Wortman to Costas Athas, 233 E 21, et al; 5yf Sept1; Aug8'12. 1,800

56TH st, 238-40 W (4:1027), trust agmt & asn int in Ls, the rents, &c, to secure loan of \$27,620; Fredk J Kelly to Albt I Sire, 99 Nassau TRSTE Judith W Richardson; mtg \$75,000; Aug5; Aug6'12. nom

79TH st, 142 E (5:1413); cor str & front b; Jenette Forsheim to Peter Ringen, 142 E 79; 4yf Oct1; Aug7'12. 900 & 960

80TH st, 144 W (4:1210), 4-sty dwg; M Ralston Hart to Fredk Costa, 268 W 44; 5yf Sept1 (5yren); Aug2'12. 2,200

82D st, 217-9 E, see 118th, 60 E.

100TH st W, see Col av, see Col av, 815.

100TH st W, see Col av, see Col av, 815.

105TH st, 136-8 W (7:1859), ss, 190 w Col av, runs s100.11xw54.9xn40.4xn94.2xe141.6 to beg, all; Mary A Loeffler to Louis Burghardt, 250 W 78; 5yf Sept20 (16y ren); Aug3'12. 7,142.86

109TH st, 212-16 E (6:1658), all; Cassel Cohen to Benny Staub, 318 E 78; 3yf Aug 1; privilege of ren; Aug3'12. 5,088

110TH st, 135 E (6:1638), all; Manfred Goldman to David Chaykin, 204 W 143; 3yf Aug1; Aug5'12. 1,700

117TH st, 438-44 E (6:1710), all; Selma Alexander to Guiseppe Misuraca, 259 Bleecker; 3yf Aug1; Aug3'12. 5,800

117TH st E, cor 8 av, see 8 av, 2171.

118TH st, 60 E (6:1623); all; also 118TH ST, 72 E (6:1623); all; also 82D ST, 217-9 E (5:1528); all; also ATTORNEY ST, 168-70 (2:345); all; Leopold Brand to Leobra Realty Co, a corp, 261 Bway; 5yf July30; Aug7'12. 11,640

118TH st, 72 E, see 118th, 60 E.

125TH st E, nec 3 av, see 3 av, 2305-7.

125TH st, 162-4 W (7:1909), 1st loft; Edw D Farrell to Goon Heam, 175 Worth; 5yf May1; Aug2'12. 3,500

133D st W, nec Lenox av, see Lenox av, nec 133.

207TH st, 534 W (8:2222); str &c; Chas Hensle Realty Co to Louis Eibsen 39 W 60; 5yf Oct1'11; July31'12. (Corrects error in last issue when this appeared with Bronx leases.) 780 to 900

1Av A, 1239 (5:1461); all; Saml Strausberg to Jacob Abraham, 92 2 av; 5yf Aug 10; Aug7'12. 3,560 & 3,620

1Av C, 126-30 (2:378); all; Saml & Max Hirsch to Nathan Bernstein, 212-4 E 7 & ano; 3yf Aug1; Aug6'12. 11,275

1Av D, 14 (2:357), str fl & part b; Simon Silverman to Henry Landon, on premises; f Marl to May1'17; Aug8'12; 575 & 600

Bowery, nwc Canal, see Canal, nwc Bowery.

1Columbus av, 815 (7:1835), see 100th; str adj cor str & pt b; Chas Meyer to Philip Helzel, 811 Col av & ano; 14 1/2yf Jan1; Aug6'12. 600

1Columbus av, 815 (7:1835), see 100th, two str & b; Chas Meyer to Wm Mul-larkey, 2725 8 av; 14 2-12y & 14 days, f Aug1; Aug8'12. 2,100 & 2,400

1Lenox av, 105 (7:1825), n 1/2 of str & pt b; Bernheimer & Wechsler to Ben Levin, 113 W 114; 5yf Sept1'11; Aug6'12. 1,260 to 1,380

1Lenox av, 308 (6:1723), asn Ls; Jno J Mooney to Michl J O'Connor, 1791 Mar-mion av; July30; Aug3'12. nom

1Lenox av, 440-2 (6:1729), all; Revenue Realty Co to Max Oestreicher, 1806 Edge-combe av, & ano; 10 2-12yf Aug1; Aug 8'12. 2,400

1Lenox av, (6:1731), nec 133d, str &c; Eliz Seiler to Morris J Simon, 408 Lenox av, & ano; 5yf May1'16; Aug8'12. 2,100

1Madison av, 1569 (6:1611); asn Ls; Thos F Brady to Chas O'Malley, at Seabright, NJ; Dec26'11; Aug8'12. nom

1West End av, 193 (4:1180), n str; Jno & Henry Ehlers to Jonas Klein, 212 W 69; 5 yf May1; Aug8'12. 480

1ST av, 202-4 (2:440), str & bs; Frances Volkenberg to Adolph Neurad, 1075 West Farms rd; 4yf May1; Aug8'12. 2,160 & 2,220

12D av, 1619 (5:1530), cor str, middle cellar & s apartment on 1st fl above str; Thos M Mulry & ano TRSTES Jno Fleming to Peter Mulcahey, 1619 2 av; 5yf Aug1; Aug6'12. 1,476

13D av (3:903), see 23d, 3 rms on 1st fl above sidewalk; Frank Tiernan to Wm F Wengenroth & ano, 200 E 23, doing business as Albany Dental Assoc'n; 5yf Sept 1; Aug2'12. 5,500

13D av, 835 (5:1324), see 51st; asn Ls; Thos F Flynn to Michl Gray, 1358 3 av, & Michl J Flynn, 28 E 127; Aug2'12. nom

13D av, 139-45 (2:896), & 15TH ST, 202-4 E, asn Ls with bldgs; Jno J Sullivan EXR Jno Weber to Hamilton Fish Corp, 52 Wall; Aug1; Aug5'12. 6,000

13D av, 2305-7 (6:1790), nec 125th; re asn Ls; Arthur G Freeland to Jas Beattie, 128 33d, Woodcliffe, NJ; mtg \$5,000; Aug2; Aug7'12. nom

17TH av (3:776), nwc 26th; asn Ls; Mathias Pergue to Tony Parachini, 240 W 36; Aug1; Aug7'12. nom

18TH av, 378 (3:778), all; J Denton Shea to Ellen Gordon, 369 W 50; 9 9-12yf Aug 1; Aug8'12. 2,500 & 2,880

18TH av, 2171 (7:1944), cor 117th; asn Ls; Chas Knickrihm to Jno J Egan, 323 E 41; Dec28'11; Aug8'12. nom

140TH av, 435 (3:706), also 34TH ST, 501 W; re asn Ls; Davies J Marshall to Hermann Neenstaedt, 137 Garden, Hoboken, NJ; mtg \$1,500; July31; Aug7'12. nom

LEASES

Borough of the Bronx.

1Freeman st, 916 (1142), (11:2975), e str & part b; Jno D Harper & ano to Hattie Greenberg, 916 Freeman; 5yf May1; Aug 2'12. 960 & 1,020

1North st, nwc Jerome av, see Jerome av, 2345.

135TH st E, see Brook av, see Brook av, 142.

136TH st E, swc Lincoln av, see Lincoln av, 179.

149TH st, 412 E (9:2293), basement; Wm Blutman to Max Levy, 412 E 149; 5yf May1; Aug5'12. 240

153D st E, late Grove st (9:2363), nec Bergen av, 22.5 to cl Mill Brook x59.10 to es of av x61 to beg, gore, the land; A Huppels Sons to Siegmund Bauml, 101 W 115th et al; 5yf Aug1 (5y ren at taxes, &c & 600); Aug7'12. taxes, &c, & 150 to 300

153D st E, late Grove st (9:2363); same prop; asn Ls; Siegmund Bauml et al to Bronx Wholesale Fish & Supply Co on premises; AT; July29; Aug7'12. 1,600

156TH st, 668 (858) E (10:2628); str fl & b & pt c; Adam & Teresa Hoffmann to Jacob Kalfelz & ano on premises; 10yf July1; Aug7'12. 1,200

177TH st E, see Jerome av, see Jerome av, see 177th.

177TH st E, swc 3 av, see 3 av, 4213.

180TH st E (11:3127), ss, 180 w Vyse av, e str & entire b; Marie Krabo to Ludwig Steitz, 950 E 180; 6yf Nov1; Aug2'12. 900 to 1,100

233D st, 922 E (*); asn Ls; Jennie Maguire to Eli Larsen, 2036 Strong av, Wms-bridge; July17; Aug7'12. nom

1Bedford Park Blvd, nwc Webster av, see Webster av, nwc Bedford Park Blvd.

Bergen av, nec 153, see 153d E, nec Bergen av.

Boston rd, 1347-9 (11:2934), asn Ls; Fredk H Hecht to Jno P Murray, 15 Sterling av, Yonkers, NY; AT; mtg \$2-000; Aug2; Aug5'12. nom

Bronxdale av (*), sws, 239 nw Muliner av; str, 1st fl & pt c; Thos J McDonough to Lydia C Thorman, at Arlington, NJ & ano; 5yf Aug15 (5y ren); Aug7'12. 480

Bronxdale av (*), sws, 239 nw Muliner av; asn Ls as collateral for \$360; Lydia C Thorman & ano to Geo Ringler & Co, 203 E 92; Aug6; Aug7'12. nom

Brook av, 142 (9:2262), see 135th, str fl & front c; Eliz Dwyer to Jno Cunningham, 510 E 135; 8yf May1; Aug8'12. 900 to 1,200

Crotona Pkway, see Tremont av, see Tremont av, see Crotona Pkway.

Crotona Pkway, 1956 (11:2985); asn Ls; Neil A Flannery to Jas F Dillon, 150 W 12; mtg \$—; Aug3; Aug5'12. nom

1Jerome av (11:2852), see 177th, 128x88, all; Fredk J Winston to Edw E Teichman, 147 Morton pl; 4 5-12yf Dec1'11; Aug3'12. 1,500 & 1,800

1Jerome av, 2345 (11:3198), nwc North; 3-sty bk bldg & str; Mabel, wife & C C Goodwin to Salvatore Pulici, 2345 Jerome av; 7yf Aug1; Aug6'12. 1,230

Kingsbridge rd, 316 E (11:3154), hotel, &c; all; Mary A McMahon to Jno G Conlon, on premises; 10yf Aug1; Aug3'12. 1,200

1Lincoln av, 179 (9:2318), swc 136th; asn Ls; Jas J O'Brien to Thos P J Concannon, 1019 Stebbins av; AT; mtg \$4,580; July30; Aug7'12. nom

1Longwood av, 1129 (10:2737); asn Ls; Mary A Flynn to Frank J Axson, 439 E 144; Aug1; Aug7'12. nom

1Tinton av, 730 (10:2665); asn Ls; Max Zieger & Aug Lorenz, to Max Zieger, 730 Tinton av; Aug1; Aug5'12. nom

Tremont av (11:2985), see Crotona Pk-way, str & c; Honeoye Realty Corp to Neil A Flannery, 52 E Kingsbridge rd; 10yf July1; Aug5'12. 1,500 to 2,900

Tremont av, swc 3 av, see 3 av, 4213.

1Washington av, 1929 (11:3034), str; Wm H Schott to Adolph Le Mout & Son, a corp; 3yf May1; Aug3'12. 780 to 900

1Webster av (12:3280), nwc Bedford Park Blvd; asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Ann's av; July19; Aug 5'12. nom

1Webster av, 2875 (12:3280), nwc Bed-ford Park Blvd, str & b & 6 rms above str; Felix Grimley to Wm Sudbrink, 760 St Ann's av; 10yf Aug1; Aug5'12. 1,500 & 1,800

1Westchester av (10:2743), ss, 140 e Southern Blvd, 30x70, str & b; Henry Ack-er Co to Vincent Volence Jr, 829 Manida; 10yf Oct1; Aug5'12. 2,400 to 3,100

1Westchester av, 2061 (*); asn Ls; Jno Koestner to Chas A Schultz, 2061 West-chester av; Dec19'11; Aug8'12. nom

13D av, 4274 (11:3061); all; Newport Realty Co to Saml Epstein, 1521 Wash av; 3yf Sept1'11; Aug6'12. 3,950 & 4,000

13D av, 4278; all; Newport Realty Co to Saml Epstein, 1521 Wash av; 3yf Sept'11; Aug'6'12. 3,950 & 4,000

13D av, 4274-8 (11:3061); asn two Ls; Saml Epstein to Nathan Cohen, 814 E 160; July3; Aug'6'12. nom

13D av, 4213 (11:2924), swc 177th or Tremont av; asn Ls; Peter G Larkin to Fredericka Howard, 929 Courtlandt av; mtg \$11,000; July31; Aug'7'12. nom

MORTGAGES.

Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

Broad st, 46-52 (1:24), ws, 169.10 s Exch pl, runs s80.3xw111.10 & 74.6 to es New (Nos 48-52 on map 46-50) xw64.5xe49.10xn 43.7xe110.9 to beg; PM; pr mtg \$600,000 & to bldg loan for \$1,550,000; Aug5; Aug'6'12; due May'12; 6%; Fifty Broad St Co, a corpn, to Empire Realty Corpn, 290 Bway. 378,000

Broad st, 46-52 (1:24) & **New st, 48-52** on map 46-50, same prop; bldg loan; Aug 5; Aug'6'12; 5y6% during construction & 5% thereafter; same to NY Life Ins Co, 346 Bway. gold 1,550,000

Broad st, 46-52 (1:24) & **New st, 48-52** on map 46-50; certf as to mtg for \$1,550,000; Aug5; Aug'6'12; same to same.

Broad st, 46-52 (1:24) & **New st, 48-52** on map 46-50; sobrn of mtg for \$378,000 to mtg for \$1,550,000; Aug5; Aug'6'12; Empire Realty Corpn with NY Life Ins Co, a corpn, 346 Bway. nom

Charles st, 82 (2:620), ss, 175 e Bleeker, 25x95; ext \$24,000 mtg to Aug'15'17 at 6%; July26; Aug'7'12; Eliz M West with Harry W Viemeister, 238 W 4. nom

Downing st, 31 (2:527), ns, 25 e Bedford, 25x70; ext of \$16,000 mtg to Oct'23'17 at 5%; June27; Aug'2'12; Geo H Coutts with Domenico Alvino & Daniel Rubino. nom

Downing st, 30 (2:527), ss, 54 e Bedford, 21x40 pr mtg —; July31; Aug'2'12; due &c as per bond; Peter Roberts to Manhattan Mtg Co, 200 Bway. 5,000

Eldridge st, 86 (1:307), es, 125 s Grand, 25x87.6; Aug1; Aug'8'12, 3y6%; Harris Hausman, 71 Lenox av, to David I Rosemond, 215 Audubon av. 4,500

Elizabeth st, 287-9 (2:521); ext \$39,000 mtg to June29'17 at 5%; June26; Aug'8'12; Greenwood Cemetery with Maud E Barclay. nom

Forsyth st, 68 (1:306), es, abt 75 n Hester, 25x100; PM; pr mtg \$25,000; Aug1; Aug'2'12; due &c as per bond; Saml Mootnick to Fanny Burstein, 105 W 120. 6,000

Grand st, 357-9 (1:311); ext \$75,000 mtg to Aug'17 at 5%; July27; Aug'6'12; Lawyers Mtg Co with Rachel Cohn. nom

Greene st, 127 (2:514), ws, 170 n Prince, 25x100; pr mtg \$20,000; Aug6; Aug'6'12; due &c as per bond; Amelia W, Annette B & Clemence L Boardman to Reginald Steel, 558 W 162. 6,000

Greene st, 127; pr mtg \$26,000; Aug6; Aug'7'12; due Nov'2'12; 5%; same to Danl Birdsall, 58 Pierrepont, Bklyn. 3,000

Greenwich st, 309-13 (1:140); also READE ST, 151-3, leasehold; supplemental to mtg or deed of trust recorded Jan'23 '12 for issue of bonds for \$50,000; July26; Aug'6'12; due Jan'27; Heermance Storage & Refrigerating Co, a corpn, to Fidelity Trust Co, a corpn, 1 Hudson. nom

Henry st, 238 (1:269), ss, 92.3 w Montgomery, 23.2x100x23.4x100; Aug5; Aug'6'12; 5y4½%; Geo Kaplan to Lucius H Beers, at Westhampton Beach, NY, & ano trstes Fredk Butterfield. 19,500

Hester st, 167 (1:238), ns, 70.7 w Eliz, 23.6x100x23.11x100; pr mtg \$20,000; Aug 6; Aug'7'12; 1y6%; Adelina Anselmi to Jos Luongo admr of Alfonso Luongo, 167 Hester. 5,000

Hester st, 167; Aug6; Aug'7'12; 5y5%; same to Jeanie L Ford, Paris, Ken, gdn of Juliet F Ford. 20,000

Hester st, 167 (1:238); sobrn agmt; Aug 6; Aug'7'12; Domenico Spina & Bertha Weinland with Jeanie L Ford gdn Juliet F Ford at Paris, Ken. nom

Houston st, 497-501 E (2:325), ss, 80 e Goerck, 40x75; PM; pr mtg —; Aug2; Aug'3'12, 3y6%; Otto Lorence to Saml Malvin, trste Yetta Kahn, 101 W 140. 5,000

Jefferson st, 29 (1:270), es, 75 s Henry, 25x23.10; pr mtg \$12,000; July31; Aug'7'12; 3y6%; Wolf Nadler to Wm Levy, 273 E Bway. 3,000

Jefferson st, 29 (1:270), es, 75 s Henry, 25x23.10; July31; Aug'8'12, 5y5%; Wolf Nadler to Lawyers' Mtg Co, 59 Liberty. 12,000

Lawrence st, 2-4 (7:1966), ss, at ss 126th, runs w along Lawrence, 40.9x99.11 xe49.5xn104.5 to 126th xw9.9 to beg; Aug 7; Aug'8'12; due Aug'15, 5½%; Walter A Wells, 81 Manhattan av, to Payne Estate, a corpn, 98 Park av. 22,000

Macdougall st, 39 (2:519); ext \$4,000 mtg to Aug'6'17 at —; Aug6; Aug'7'12; Natale Invernizzi with Chas H Herche, 541 W 163. nom

McDougal st, 39 (2:519); sobrn agmt; Aug6; Aug'7'12; Maria Pardi with Chas H Herche, trste for Lizzie Herche, 541 W 163. nom

Monroe st, 153-5 (1:269), ns, 93.4 w (?) from es Clinton, runs n 100xe46.9xs100 to Monroe xw46.9 to beg; probable error; leasehold; Aug1; Aug'2'12, 5y6%; Geo G Segal to Mary Deutsch, 545 W 111, 7,000

Monroe st, 153-5; given as collateral security to extent of \$5,000 for payment of bond of \$10,000 covering land in Bklyn; Aug1; Aug'2'12, 6y6%; same to same, 5,000

New st, 48-52 on map 46-50, see Broad, 46-52.

Reade st, 151-3, see Greenwich, 309-13.

St Nicholas pl, 45 (7:2067), ws, 46.11 n 152d, runs w64.2xn3x2.4xn17xe66.6 to pl xs20 to beg; PM; Aug2; Aug'3'12; due &c as per bond; J Baldwin Hand to Title Guar & Trust Co. 8,000

Sullivan st, 215 (2:539), es, 200.2 n Bleeker, 24.9x100; Aug2; Aug'3'12, 5y 4½%; Jas R Strang, White Plains, NY, to Wolcott G Lane, 353 W 84, trste Lorillard Spencer for benefit Eleanor L S Cenci. 21,000

Sullivan st, 215; pr mtg \$21,000; Aug2; Aug'3'12, 3y6%; same to Martinetta Hassmer, 453 3d, Bklyn. 2,000

West st, 186 (1:139); sal Ls; July26; Aug'8'12, demand, 6%; John C O'Brien to Jacob Ruppert, a corpn, 1639 3 av. 2,190.73

Wooster st, 40 (2:475), es, abt 100 n Grand, 25x100; ext \$25,000 mtg to Aug'15 at 4½%; Aug3; Aug'7'12; Emigrant Industrial Savgs Bank with Rodena Realty Co, 28 Harrison. nom

2D st, 12 E (2:458), ns, 163.2 e Bowery, 25x65.3x25x64.6; pr mtg \$16,000; Aug7; Aug'8'12, 2y6%; Herman Finkelstein (Inc), a corpn, to Francis V Many, trste, 1 Exchange pl, Jersey City, NJ. note 5,000

2D st, 12 E; certf as to mtg for \$5,000; Aug7; Aug'8'12; same to same.

5TH st, 536-8 E (2:400), ss, 183.10 w Av B, 40x96; PM; pr mtg \$40,000; Aug1; Aug'3'12; due Aug'22, 6%; Jacob Gang, 206 E 7, to Nathan Michalover, 304 E Bway & ano. 21,500

6TH st, 866-12 E (2:360); ext of two mtgs for \$40,000 ea to Aug'17 at 5%; July18; Aug'12; Lambert Suydam with Jacob Marx, 2102 Bway. (Corrects error in last issue when property was 8th st, 806-12 E.) nom

10TH st, 357 E (2:393), ns, 193 e Av B, 25x ½ blk; PM; July31; Aug'7'12; 3y6%; Helman Weisner to Jacob Schwartz, 111 E 7 & ano. 5,000

11TH st, 515 E (2:405); ext of mtg for \$15,000 to Feb'29'16, at 5%; Mar2; Aug'8'12; General Memorial Hospital for the Treatment of Cancer & Allied Diseases, 2 W 106 with Max Sulken & Saml Richelson, 205 W 34. nom

13TH st, 607 E (2:396), ns, 113 e Av B, 25x103.3; Aug2; Aug'3'12; due &c as per bond; Max Reich to Grenville B Winthrop, 175 W 87, trste for Kath A. M. Bosio, under deed of trust. 20,000

13TH st, 607 E; sobrn agmt; Aug2; Aug'3'12; Sigmund Sladkuss with same. nom

13TH st, 607 E; Aug2; Aug'5'12; due &c as per bond; Max Reich to Sigmund Sladkuss, 1893 7 av. 3,300

15TH st, 546 E, see Av B, 252.

16TH st, 333-5 E (3:922); ext of mtg for \$47,500 to Apr'17'14; 5%; Mar16'09; Aug'6'12; Morris Stalewitz with Baron De Hirsch Fund, a corpn. nom

16TH st, 333-5 E; ext \$10,900 mtg to Mar'15'14 at 6%; Mar'14; Aug'6'12; Morris Kahn et al with Morris Stalewitz. nom

17TH st, 17-9 W (3:819), ns, 280 w 5 av, 53x92; agmt as to share ownership in mtg; June13; Aug'3'12; Lyon de Camp, Huston & Spraker Co, & Helena L G. Asinari with Lawyers' Title Ins & Trust Co. nom

18TH st, 140 W (3:793), ss, 434 w 6 av, 23 x92; July16; Aug'5'12; due &c as per bond; Henry P Gardner to The NY Savgs Bank, 81 8 av. 16,000

21ST st W, see 7 av, see 7 av, see 21st.

25TH st, 11 W (3:827), ns, 600 e 6 av, 25x98.9; Aug1; Aug'2'12; due &c as per bond; 11 W 25th St Co to Germania Life Ins Co, 50 Union sq. 135,000

25TH st, 11 W; certf as to above mtg; Aug1; Aug'2'12; same to same.

25TH st, 11 W; pr mtg \$135,000; Aug1; Aug'2'12; due &c as per bond; same to Isaac Peyser, 1832 85th, Bklyn. 15,000

25TH st, 11 W; certf as to above mtg; Aug1; Aug'2'12; same to same.

25TH st, 11 W; pr mtg \$150,000; Aug1; Aug'2'12, 5y5%; same to Georgia Snelling, 258 W 93. 45,000

25TH st, 157-63 W (3:801), ns, 115.2 e 7 av, 74.7x98.9; pr mtg \$28,500; Aug2; Aug'3'12, 3y6%; Mary Gilligan to Junction Realty Co, 471 West End av. 50,000

29TH st, 100 E, see 4 av, 415-9.

29TH st, 323 W (3:753), ns, 312 w 8 av, 22x98.9; PM; Aug5; Aug'6'12; due &c as per bond; Frederic Poffet to Alonzo C Robinson, 1 Rue Scribe, Paris, France. 12,200

30TH st, 7-9 W (3:832), ns, 175 w 5 av, 50x98.9; Aug2; Aug'3'12; due Oct'17, 6% until completion of bldg & 5½% thereafter; West 30th St Consn Co to Metropolitan Life Ins Co, 1 Mad av. 275,000

30TH st, 7-9 W; certf as to above mtg; Aug2; Aug'3'12; same to same. nom

30TH st, 7-9 W; sobrn agmt; Aug1; Aug'3'12; Sophie Herzfeld with same. nom

30TH st, 7-9 W; sobrn agmt; July31; Aug'3'12; Frankie Weil with same. nom

30TH st, 7-9 W; sobrn agmt; July20; Aug'3'12; Edw S Atwater with same. nom

30TH st, 7-9 W; pr mtg \$275,000; Aug2; Aug'3'12; due Feb'16, 6%; West 30th St Consn Co to Freehold Consn Co, 200 Bway. 35,000

30TH st, 7-9 W; sobrn agmt; Aug1; Aug'3'12; Sophie Herzfeld with same. nom

30TH st, 7-9 W; sobrn agmt; July31; Aug'3'12; Frankie Weil with same. nom

30TH st, 7-9 W; sobrn agmt; Aug1; Aug'3'12; Sophie Herzfeld with Frankie Weil, 44 W 126. nom

30TH st, 7-9 W; ext of \$20,000 mtg to Feb'16 at 6%; Aug1; Aug'3'12; same with Wm Lesser, 431 Riverside dr. nom

30TH st, 7-9 W; ext of \$15,000 mtg to Feb'16 at 6%; July31; Aug'3'12; Frankie Weil with same. nom

30TH st, 7-9 W; sobrn agmt; Aug1; Aug'3'12; Sophie Herzfeld with Edw S Atwater Poughkeepsie, NY. nom

30TH st, 7-9 W; sobrn agmt; July31; Aug'3'12; Frankie Weil with Edw S Atwater, Poughkeepsie, NY. nom

30TH st, 7-9 W; sobrn agmt; July20; Aug'3'12; Edw S Atwater with Freehold Consn Co, 200 Bway. nom

30TH st, 7-9 W; ext of \$35,000 mtg to Feb'16 at 6%; July20; Aug'3'12; same with West 30th St Consn Co, 200 Bway. nom

33D st, 305 E (3:939), ns, 115 e 2 av, 16x98.9; PM; pr mtg —; Aug7; Aug'8'12; due Aug'16 —; Patk Toner to Fanny Siegel, 305 E 33. 3,625

35TH st, 151 W (3:811), ns, 208.4 e 7 av, 06.8x100xirregx98.9; ext of mtg for \$100,000 to Aug'15, 5%; Aug6; Aug'8'12; Innovation Realty Co, 505 5 av with U S Trust Co, trste Saml Willets, decd (Caroline W Frame trust). nom

39TH st, 226 E (3:919), ss, 268.9 e 3 av, 31.3x98.6; pr mtg \$20,000; Aug'5'12, 1y6%; Myron Realty Co, 41 Park row, to Jas A McCafferty, 762 St Marks av, Bklyn. 3,500

39TH st, 226 E; certf as to above mtg; July24; Aug'5'12; Myron Realty Co to Jas A McCafferty. nom

40TH st, 213 W (4:1012), ns, 175 w 7 av, 25x98.9; Aug'6'12; due &c as per bond; Ludin Realty Co to NY Svgs Bank, 81 8 av. 36,000

40TH st, 213 W; certf as to above mtg; Aug5; Aug'6'12; same to same.

43D st, 325 W, see 48th, 312-6 W.

43D st, 325 W (4:1034), ns, 325 w 8 av, 25x100.5; Aug6; Aug'8'12, 5y5%; 48th St Co, a corpn, to Lawyers' Mtg Co, 59 Liberty. 28,500

43D st, 325 W; certf as to above mtg; July18; Aug'8'12; same to same.

44TH st, 218-22 E (5:1317), ss, 230 e 3 av, 75x100.5; PM; Aug'2'12, 3y5½%; Edw Fagan to County Holding Co, 100 Bway. 35,000

44TH st, 149-51 W (4:997), ns, 516.8 w 6 av, 32.10x100.4; pr mtg \$80,000; Aug5; Aug'6'12; 5y5%; Frances M Barnes to Emigrant Indus Savgs Bank. 5,000

45TH st, 25-33 W (5:1261), ns, 325 w 5 av, 100x100.5; bldg loan; pr mtg \$375,000; Aug6; Aug'8'12, 1y6%; Century Holding Co to Estate of Sender Jarmulowsky, 54 Canal. 325,000

48TH st, 312-6 W (4:1034), ss, 150 w 8 av, 50x100.5; pr mtg \$75,000; also 43D ST, 325 W (4:1038), ns, 325 w 8 av, 25x100.5; pr mtg \$28,500; Aug6; Aug'8'12, 5y6%; 48th St Co, a corpn, to Herman Arns, 115 W 42. 13,000

48TH st, 312-6 W, & 43D st, 325 W; certf as to above mtg; Aug6; Aug'8'12; same to same.

48TH st, 312-6 W (4:1038), ss, 150 w 8 av, 50x100.5; Aug2; Aug'8'12, 5y5%; 48th St Co, a corpn, to Helen M Kelly, gdn Eugenia Kelly, 52 E 42. 70,000

48TH st, 312-6 W; certf as to mtg for \$70,000; Aug2; Aug'8'12; same to same.

48TH st, 312-6 W; sobrn agmt; Aug7; Aug'8'12; same & Wm Cloman to same. nom

49TH st, 131-5 W (4:1002), ns, 394 w 6 av, 44x100.4; Aug1; Aug'2'12, 5y5%; Dominick Marsullo to Title Ins Co of NY, 135 Bway. 60,000

49TH st, 131-5 W; sobrn agmt; July31; Aug'2'12; John J Boyle with same. nom

50TH st, 357 E (5:1343), ns, 65 w 1 av, 20x80; PM; pr mtg —; July24; Aug'2'12; due Aug'14, 5%; Eliz M Cronin, 217 E 52, to Julius Mautner, 1070 Mad av et al, exrs & Jacob Fleischhauer. 3,000

50TH st, 445 W (4:1060), ns, 219.6 e 10 av, 27.9x100.5; PM; Aug5; Aug'6'12; due &c as per bond; Jno F Herrmann to NY Savgs Bank, 81 8 av. 10,000

50TH st, 445 W; pr mtg \$10,000; Aug5; Aug'6'12; 5y5%; same to Anthony Kuhn, 447 W 50. 4,000

51ST st E, see 3 av, see 3 av, 835.

51ST st, 57 W (5:1267), ns, 135 e 6 av, 20x100.5; PM; July31; Aug'2'12; 3y% as per bond; Jos W Cushman to Farmers' Loan & Trust Co, 22 William. 32,000

51ST st, 349 W (4:1042), ns, 245 e 9 av, 20x100.5; Aug'2'12; due &c as per bond; Thos H Morgan to Title Guar & Trust Co. 12,000

51ST st, 349 W; sobrn agmt; July22; Aug'2'12; Lewis M Hornthal with same. nom

52D st, 16 W (5:1267), ss, 225 w 5 av, 25x100.5; ext \$110,000 mtg to Aug'17 at 4½%; June14; Aug'7'12; Louis L Williams et al, trstes Rebecca Ladew with Edith C Iselin, at New Rochelle, NY. nom

53D st, 105-9 E (5:1308), ns, 90 e Park av, 75x100; July19; Aug'2'12, 3y5%; S Albt Reed to Caroline G Reed, at Middletown, NJ. 70,000

53D st, 109 E (5:1308), ns, 140 e Park av, 25x100.5; PM; pr mtg —; May 31; Aug'2'12, 5y5%; Edw Fagan to Magdalena Becker, 304 W 98. 35,000

53D st, 45 W (5:1269), ns, 205 e 6 av, 20x100.5; ext of \$40,000 mtg to June 21'15 at 4%; June17; Aug'2'12; Andw Freedman Committee, Ida A Flagler with Pearce Bailey, 52 W 53. nom

53D st, 123-9 E (5:1308), ns, 68 w Lex av, runs n62.8xw2xn62.9xw20xs25xw10xs 1.8xw20xn1.8xw20xs100.5 to st xw72 to beg; PM; Aug1; Aug'2'12; due May'15, 5%; 118 E 54th St Co to S Albt Reed, 37 E 50. 25,000

53D st, 237 E (5:1327); ext \$28,000 mtg to July 30'17 at 5%; June 18; Aug 6'12; Lawyers Mtg Co with Lena Daum. nom
 53D st, 331-3 W (4:1044), ns, 375 e 9 av, 34.11x42.4x39.7x47.4; Aug 6'12; due &c as per bond; Jas E J Martin to Geo B Lauck, 2421 85th, Bklyn, Com of Jno W Quincy, 10,000
 53D st, 331-3 W; pr mtg \$10,000; Aug 6'12; 3y6%; same to Nellie Scott, 967 Woodycrest av. 3,000
 53D st, 425-9 E (5:1365), ns, 294 e 1 av, 75x200.10 to 54th (No 418); July 30; Aug 8'12, 2y6%; Sebastian Wagon Co to Chas A Stadler, 114 W 177. 50,000
 53D st, 425-9 E; certf as to above mtg; July 30; Aug 8'12; same to same.
 54TH st, 418 E, see 53d, 425-9 E.
 55TH st, 39-41 W (5:1271), ns, 475 w 5 av, runs n100.5xw25x100.5xw25x100.10 to st x650 to beg; PM; pr mtg \$50,000 on No 41; Aug 6; Aug 7'12; due &c as per bond; Jacob Hertzberg to Title G & T Co. 50,000
 56TH st, 238-40 W (4:1027), ss, 140 e 8 av, 45x100.5; Aug 5; Aug 6'12; 3y4%; Fredk J Kelly to Columbia-Knickerbocker Trust Co, 60 Bway. 75,000
 56TH st, 238-40 W; pr mtg \$75,000; Aug 5; Aug 6'12; due May 1'13; 6%; Fredk J Kelly to Judith W Richardson at Brockton, Mass. 27,620
 57TH st, 351 W (4:1048), ns, 175 e 9 av, 22x100.5; Aug 1; Aug 2'12; due &c as per bond; Lucy M Frisbie, Newark, NJ, to Adolph Hirsch, 880 9 av. 2,500
 59TH st, 117-21 E (5:1394), ext \$85,000 mtg to July 21'15 at 4 1/2%; July 26; Aug 6'12; Lawyers Mtg Co with Edgewater Realty Co. nom
 60TH st, 225 E (5:1415), ns, 295 e 3 av, 19.9x100.5x19.8x100.5; Aug 8'12, 5 y5%; Spencer T Horton to Henry T Cutter, 781 Lex av. 13,500
 61ST st, 251 W, see West End av, 40.
 62D st, 248 E (5:1416), ss, 89 w 2 av, 17x 100.5; Aug 6'12; 5y5%; Jno F Kelahan to Jno Vesey, 220 E 61. 9,000
 70TH st, 134 W (4:1141), ss, 306 w Col av, 18.6x100.5; Aug 2'12; due &c as per bond; Margt C Dougan to NY Savgs Bank, 81 8 av. 9,500
 71ST st, 227 W (4:1163), ns, 483.4 e West End av, 15.9x102.2; PM; Aug 1; Aug 2'12; due &c as per bond; Florence M Rainforth to Title Guar & Trust Co. 14,000
 73D st, 305 E (5:1448), ns, 125 e 2 av, 25x102.2; May 28; Aug 2'12; due &c as per bond; Elmer A Miller to Chas E Lansing, 32 W 85. 12,000
 80TH st, 522-4 E (5:1576), ss, 348 e Av A, 50x102.2; July 24; Aug 6'12; due &c as per bond; Martin Gennus to David Wein-garten, 135 Central Pk W. 6,000
 84TH st, 441 E (5:1564), ns, 175.3 w Av A, 18.9x102.2; PM; July 30; Aug 7'12; due &c as per bond; Alice D Conger, 613 W 147 to Eliz G Wheelwright, 170 W 59 & ano trstes Benj F Wheelwright decd. 6,500
 85TH st, 56 W (4:1198), ss, 250 e Col av, 20x102.2; July 31; Aug 5'12; due &c as per bond; Mary Hudson Budd to Title Guar & Trust Co. 15,000
 86TH st, 430-2 E (5:1565), ss, 331.6 e 1 av, 37.6x102.2; ext of \$32,000 mtg to Feb 1'15, at 4 1/2%; Feb 1; Aug 2'12; Max Alexander & Rosa Freudenthal with Harris D Colt, 14 E 60. nom
 86TH st, 428 E (5:1565), ss, 294 e 1 av, 37.6x102.2; ext of \$32,000 mtg to Feb 1'15 at 4 1/2%; Feb 1; Aug 2'12; Mina Alexander with Harris D Colt, 14 E 60, trste Robt S Bowne. nom
 87TH st, 351 E (5:1550), ns, 125 w 1 av, 25x100.8; Aug 2'12, 5y5%; Louis Schmolli to Ferd S MacHale, 317 E 87. 22,000
 87TH st, 174-6 W, see Ams av, sec 87th.
 88TH st, 256 W (4:1236), ss, 80 w Bway, 20x100.8; Aug 7'12; 3y5%; Minna M Coester to Lawyers Mtg Co, 59 Liberty, 24,000
 95TH st, 333 E (5:1558); ext of \$27,500 mtg to Apr 1'14 at 5 1/2%; Mar 22; Aug 3'12; Selma Alexander with Rebecca Ross, T Kenyon, 19 W 82. nom
 95TH st, 313 E (5:1558), ns, 212.6 e 2 av, 37.6x100.8; Aug 2; Aug 7'12; due &c as per bond; Chas W Lane & Eleanor L Shaw to Title Guar & T Co. 11,000
 100TH st, 257 W (7:1872), ns, 55 e West End av, 15x85; Aug 1; Aug 2'12; due &c as per bond; Harvey R Cronk to Geo H Jones, 612 W 148. 5,700
 100TH st W, see Col av, see Col av, 815.
 101ST st, 342-4 E, see 1 av, 1963.
 104TH st, 53 E (6:1610); ext \$15,000 mtg to June 30'17 at 5%; July 6; Aug 7'12; Mar-ion Johnston Individ & extr Nancy Johnston & ano with Wm Grunbaum. nom
 104TH st, 24 E (6:1609), ss, 95 w Mad av, 25x100.11; Aug 8'12, 1y6%; Saml Harris to Harry B Rosen, 395 Ft Washington av. 2,250
 107TH st, 320 E (6:1678), ss, 325 w 1 av, 25x100; PM; Aug 2'12, 5y5%; Vincenco Bardiardi to Chas A Sherman, 33 W 52 et al, trste Benj E Sherman. 16,000
 109TH st, 227-9 W (7:1881); ext of \$130,000 mtg to July 18'17 at 5%; July 18; Aug 2'12; NY Life Ins Co with Paterno Constn Co, 440 Riverside dr. nom
 111TH st, 507-11 W (7:1883), ns, 150 w Ams av, 62.6x100.11; ext of \$85,000 mtg to May 17'15 at 5%; Apr 5; Aug 2'12; Man-hasset Investment Co with Paul Worms. nom
 113TH st, 18 E (6:1618), ss, 262.6 e 5 av, 18.9x100.11; Aug 5; Aug 6'12; 3y5%; Florence L Mills to Annie Carter, 243 W 123. 12,000
 114TH st, 103 E (6:1642), ns, 18 e Park av, 16x100.10; Aug 3; Aug 5'12, installs, 6%; Fredk W Gunther to Myron Straus, 6 Strom av, Borough of Queens. 300

116TH st, 432-4 E (6:1709); sobrn agmt; June 19; Aug 3'12; Frank Garofalo with Harris Mandelbaum & Fisher Lewine with American Mort Co, 31 Nassau. nom
 116TH st, 432-4 E (6:1709), ss, 262.9 w Pleasant av, 35.5x100.11; Aug 2; Aug 6'12; 4y5%; Frank Garofalo to Kath M Field, Greenwich, Conn. 5,000
 116TH st, 432-4 E; sobrn agmt; June 19; Aug 6'12; Frank Garofalo & Harris Mandelbaum & Fisher Lewine to Katharine M Field, Greenwich, Conn. nom
 117TH st, 215-9 E (6:1667), ns, 200 e 3 av, 50x100.10; Aug 8'12, 1y4 1/2%; Louisa Cloughen to German Savgs Bank, 157 4 av. 18,000
 118TH st, 63-5 E (6:1745), ext \$45,000 mtg to Aug 1'15 at 5%; July 27; Aug 7'12; Annie Koplik et al with Baron De Hirsch Fund Corp. nom
 118TH st, 63-5 E; agmt as to share own-ership in bond & mtg for \$45,000; July 31; Aug 7'12; Gibraltar Mtg Co, a corp, 52 Wm, with The Baron De Hirsch Fund, a corp, 43 Exch pl.
 119TH st, 357 W (7:1946), ns, 119.1 w Manhattan av, 18.11x100.11; pr mtg \$10,500; Apr 2'08; Aug 3'12, 3y6%; Martha Ahearn to Dina Bartels et al, exrs & Wm Bartels. 3,000
 120TH st, 155 W (7:1905); ext \$11,500 mtg to July 22'17 at 5%; July 2; Aug 6'12; Lawyers Mtg Co with Tillie Berger, nom
 122D st, 160 E (6:1770), ss, 107 e Lex av, 17.4x67.1x17.6x66.4; PM; July 15; Aug 2'12, 3y5%; Jas Levy to J Leo Honigman, 204 W 86 & ano trste Sylvester Knight. 5,000
 122D st, 160 E; PM; July 15; Aug 2'12; 1 y6%; Jos Levy to J Leo Honigman, 204 W 86, & Bernard Kreizer, 2350 Bway, trste Sylvester Knight. 400
 126TH st, 369 W (7:1953); ext \$16,000 mtg to Apr 19'15 at 5%; May 27; Aug 6'12; Henry Keim with F S Justice. nom
 126TH st W, abt 135 w Morningside av, see Lawrence, 2-4.
 126TH st, 127-31 E (6:1775), nwc Lex av (Nos 2092-8), 52.6x99.11; Aug 8'12, 2y6%; Virginia J Dooley to John E Dooley, 2092 Lex av. 2,000
 128TH st, 266 W (7:1933), ss, 229.2 e 8 av, 20.10x99.11; Aug 5'12; 3y5%; Helen D White Haight, 89 E 79 to Bertha Lesin-sky, 501 W 138 et al extr & trste of Chas Lesinsky. 10,000
 131ST st, 132 W (7:1915), ss, 370 e 7 av, 20x99.11; pr mtg \$11,500; Aug 5'12; 3y, % as per bond; Nobutern Sumida to Amelia Marratt, Lynbrook, NY. 3,500
 132D st W, see Lenox av, see Lenox av, 440-2.
 133D st W, nec Lenox av, see Lenox av, nec 133d.
 134TH st, 206 W (7:1939); ext of \$6,000 mtg to June 28'17 at 5%; June 26; June 28 '12; Metropolitan Savgs Bank with Abr Katz, 202 W 134, & Rose Bederberg, 313 W 116; reprinted from issue of July 6, when this mtg appeared under Bronx mortgages. nom
 135TH st, 608 W (7:2001), ss, 215.10 w Bway, 38.7x99.11; ext \$42,000 mtg to Sept 20'15 at 5%; July 26; Aug 5'12; Oscar Oest-reicher et al with Jos Rosenthal, 1397 Mad av. nom
 136TH st, 601 W, see Bway, 3361-73.
 136TH st, 160 W (7:1910), ss, 183.4 e 7 av, 16.8x99.11; Aug 6'12; 3y5%; Eliz Anderson to Commonwealth Savgs Bank of NY City, 2007 Ams av. 6,000
 136TH st, 242 W (7:1941); ext \$8,000 mtg to June 15'13 at 4 1/2%; July 19; Aug 7'12; Helen B V Rohl extr & trste Harriet G Vandervoort with Louis Schaefer. nom
 137TH st, 311 (309) W (7:2041), ns, 160 w 8 av, 15x99.11; estoppel certf; Aug 6'12; Julius Rogowski, 311 W 137 to Metropol-itan Savgs Bank. nom
 137TH st, 311 W (7:2041), ext \$7,500 mtg to Aug 6'17 at 5%; Aug 6'12; Metropolitan Savgs Bank with Julius Rogowski, 311 W 137. nom
 139TH st W, swc Lenox av, see Lenox av, 567.
 142D st, 219 W (7:2028), ns, 250 w 7 av, 25x99.11; pr mtg \$ —; Aug 1; Aug 2'12; 3 y6%; Herman Mergenthaler, 564 Lenox av to Nikolaus Albert, 155 E 123. 2,500
 144TH st, 247-9 W (7:2030), ns, 390 w 7 av, 40x99.11; PM; pr mtg \$38,000; July 25; Aug 2'12; 5y6%; Beka wife Abr Stein to Wanderman Constn Co, 119-125 W 11. 5,700
 146TH st, 420 W (7:2060), ss, 62.6 e Con-vent av, 37.6x99.11; PM; pr mtg \$ —; Aug 1; Aug 3'12; 2y6%; Eva Heymann to Ensign Realty Co, 55 Liberty. 1,500
 147TH st, 555-61 W, see Bway, 3580-8.
 152D st, 590 W (7:2083), ss, 68 w Bway 16x74.11; Aug 2'12; 3y5%; Willis H Rogers, Patchogue, LI, to Howard Badeau, at Summit, NJ. 9,500
 152D st, 590 W (7:2083), agmt as to share ownership in bond & mtg; Aug 2; Aug 6'12; Howard Badeau of Summit, NJ with Lawyers Title Ins & Trust Co, 160 Bway. nom
 156TH st, 549 W (8:2115), ns, 180 e Bway, 20x99.11; also AMSTERDAM AV, 1948 (8:2115), ws, 75 s 157th, 25x100; pr mtg \$29,500; Aug 1; Aug 5'12; due, &c, as per bond; Max A Schimpf to Frank P Schimpf, 438 W 162. 4,500
 171ST st W, nwc Bway, see Bway, nwc 171.
 171ST st W, nwc Bway, see Bway, ws, runs from 171st to 172d.
 172D st W, swc Bway, see Bway, nwc 171.
 172D st W, swc Bway, see Bway, ws, runs from 171st to 172d.

183D st, 556 W (8:2154), ss, 62.6 w Au-dubon av, 18.9x104.11; ext \$8,000 mtg to May 26'15 at 5%; July 23; Aug 5'12; Mary H Tompkins with Jno J Reville. nom
 184TH st, 560 W (8:2154), ss, 125 e St Nicholas av, 37.6x74.11; pr mtg \$18,000; July 25; Aug 3'12; due, &c, as per bond; Frank P Schimpf to David J Oliver, 711 W 180. 4,000
 Av A, 1233 (5:1461), sal Ls; July 30; Aug 3'12; demand, 6%; Harry E Lowe to Central Brewing Co, 533 E 68. 3,000
 Av A, 1239 (5:1461), ws, 40.5 s 67th, 40x 100; PM; pr mtg \$42,000; Aug 2; Aug 3'12; due, Feb 2'13, 6%; Saml Strausberg, 71 Keap, Bklyn, to Morris Berney, 142 E 168. 1,500
 Av B, 252 (3:972), swc 15th (No 546), 20x60; ext \$20,000 mtg to Aug 15'17 at 5%; July 9; Aug 6'12; Thos J Cunningham with Alice C McCarty. nom
 Amsterdam av, 1985 (8:2108), es, 39.11 n 158th, 40x106; sobrn agmt; June 5; Aug 3 '12; Sophie, Myer & Danl Singer with Abr Jacob & Sol Zadek. nom
 Amsterdam av, 1948, see 156th, 549 W.
 Amsterdam av (4:1217), sec 87th (Nos 174-6), 126.5x97.6; ext of mtg for \$150,000 to Aug 6'17, 4 1/2%; Aug 6; Aug 8'12; Green-wich Savgs Bank with Patk Kiernan, 14 E 83. nom
 Broadway, 3380-8 (7:2079), nec 147th (Nos 555-61), 99.11x125; PM; pr mtg \$225,000; July 26; Aug 2'12; due, &c, as per bond; Indiana Giberson to Birchwood Realty Co, 156 Bway. 57,000
 Broadway, 3361-73 (7:2002), nwc 136th (No 601), 99.11x100; July 24; Aug 2'12; 3y 4 1/2%; Jas Madden to New York Mortgage & Security Co. 180,000
 Broadway, swc 172, see Bway, nwc 171.
 Broadway (8:2142), nwc 171st, runs n 201.1 to ss, 172d xw100.1x89.5x33.1x95 to ns 171st xl32.11 to beg; PM; pr mtg \$80,000; Aug 5; Aug 6'12; due Aug 1'14; 5%; Gross & Herbener a corp to Geo F John-son, Hanover Township, Morris Co, NJ. 62,500
 Bowery, 111 (1:304), es abt 190 n Hest-er, 21x103.8x21x103.10, ss; Aug 6; Aug 7 '12; 5y5%; Elias A Cohen, 49 W 113 to Sarah E Fox & Lydia J White, both at 44 E 53. 20,000
 Broadway, 2941 (7:1896), nwc 115th (No 601), 100.11x125; ext of \$580,000 mtg to July 31'17 at 5%; July 31; Aug 1'12; N Y Life Ins Co with Paterno Bros, a corp, (Cor-rects error in last issue when 115th No. was 501.) nom
 Broadway, swc 172, see Bway, ws, runs from 171st to 172d.
 Broadway (8:2142), ws, runs from 171st to 172d, 201.1x —; ext \$80,000 mtg to Aug 1'14 at 5%; Aug 5; Aug 7'12; Lawyers Title Ins & Trust Co with Gross & Her-bener Corp. nom
 Columbus av, 635 (4:1204); sal Ls; Feb 23; Aug 8'12, demand, 6%; Martin Corley to Jacob Ruppert, a corp, 1639 3 av. 6,000
 Columbus av, 815 (7:1835), see 100th; sal Ls; Aug 1; Aug 8'12, demand, 6%; Wm Mullarkey to Jacob Ruppert, a corp, 1639 3 av. 5,000
 Lenox av, 440-2 (6:1729), see 132d, 33.8 x85; PM; Dec 1'10; Aug 2'12; due, &c, as per bond; Revenue Realty Co to Isaac J Silberstein, 2041 5 av et al exrs, &c, David Silberstein. 25,000
 Lenox av, 317 (7:1910), ws, 20 s 126th, 20x75; Aug 1; Aug 3'12; due, &c, as per bond; Martha J Sheridan to Greenwich Savings Bar, 246 6 av. 2,500
 Lenox av (6:1731), nec 133d; sal Ls; Dec 22'11; Aug 8'12, demand, 6%; Morris J & Sol Simon to Jacob Ruppert, a corp, 1639 3 av. 5,644.68
 Lenox av, 567 (7:2007), swc 139th; sal Ls; Dec 23'11; Aug 8'12, demand, 6%; Albt Steyn to Jacob Ruppert, a corp, 1639 3 av. 4,200
 Lexington av, 1200 (5:1510); ext of \$9,000 mtg to June 30'15 at 5%; June 29; Aug 5'12; Lawyers Title Ins & T Co with Esther Green. nom
 Lexington av, 133 (3:884), es, 22.4 s 29th, 21.10x80; pr mtg \$17,000; Aug 1; Aug 5'12; due, &c, as per bond; Mary E Graul at Saratoga, NY, to National Savings Bank of Albany, NY. 3,000
 Lexington av, 658 (5:1310), ws, 20.5 n 55th, 20x73; PM; Aug 5; Aug 6'12; due Aug 1'15; 4 1/2%; Gertrude A Vanderbeck to Mary B Ripley at Hempstead, LI, individ & gdn Jas H Ripley. 22,000
 Lexington av, 358 (5:1295), ws, 39.10 n 40th, 19.4x25; Aug 6'12; due &c as per bond; Harry L Gassin to Title G & T Co. 5,000
 Lexington av, 1389 (5:1520); ext \$10,000 mtg to June 1'14 at 5%; Aug 6'12; Lincoln Trust Co with Jno A Henneberry. nom
 Lexington av, 694-6 (5:1311), ws, 25.5 s 57th, 40x90; Aug 7; Aug 8'12; due &c as per bond; Lexington Av Property Co (Inc), a corp, to Title G & T Co, 176 Bway. 45,000
 Lexington av, 694-6; certf as to mtg for \$45,000; Aug 7; Aug 8'12; same to same.
 Lexington av, 2092-8, see 126th, 127-31 E.
 Madison av, 1560 (6:1611); sal Ls; Dec 26'11; Aug 8'12, demand, 6%; Chas O'Mal-ley to Jacob Ruppert, a corp, 1639 3 av. 4,000
 St Nicholas av, 724 (7:2053), es, 299.4 n 145th, 19.6x100; Aug 1; Aug 6'12; due &c as per bond; Greystone Holding Co a corp, 52 Bway to Burlock E Rabell, 60 Hamilton ter exr Jas W Westerfield. 12,000

St Nicholas av, 724; certf as to mtg for \$12,000; Aug1; Aug6'12; same to same.

West Broadway, 174 (1:179), ws, 50 n Worth, 25x50; Aug2'12; 5y5%; St John's Park Realty Co to Louise H Jackson, residing on grounds of Westchester Country Club, widow, 13,500

West Broadway, 174; certf as to above mtg; Aug2'12; same to same.

West Broadway, 477 (2:515), es, 80 s Houston, 18.6x50; pr mtg \$6,500; July19; Aug7'12; due & c as per bond; Jos E, Francis J & Eugene G Muhling & Helen M Fero to Manhattan Savgs Instn, 644 E'way, 1,000

West End av, 40 (4:1153), nec 61st (No 251), 25.10x100x25.8x100; Aug2; Aug3'12; 3y5½%; Margt A Moran widow to Mabel J Watson, 92 Liberty, 19,000

West End av, 40 (4:1153), nec 61st (No 251), runs n25.10xe90.2xe9.10xs25.6 to st, x w100 to beg; pr mtg \$19,000; Aug2; Aug3'12; 1y6%; Margt A Moran to Anna L Daly, 140 W 69, 1,000

West End av, 774 (7:1869), es, 55.11 s 98th, 18x100; PM; pr mtg \$10,000; Aug7'12; 1y5%; T J McLaughlin's Sons, a corpn, to Elise C Flanagan, 102 Upper Mountain av, Montclair, NJ, 10,000

IST av, 1961, see 1 av, 1963.

IST av, 2159 (6:1683), ws, 75.10 s 112th, 25x100; pr mtg \$20,500; July8; Aug5'12; 2y6%; Jno Focarile & Fred Florio to Jos Russo, 406 E 118; ½ part held by Fred Florio, 3,600

IST av, 2159; pr mtg \$—; July8; Aug 5'12; due, Jan8'14, 6%; Fred Florio, Jos Russo & Jno Focarile to Benedict Funkelstein, 72 2 av, 1,500

IST av, 391 (5:1347), ws, 61 n 54th, runs w68xs0.7xw12xn20xe12xn0.7xe68 to av xs20 to beg; pr mtg \$11,000; July31; Aug2'12; 2y6%; Philip Schaffer, Bklyn, to Max Schwartz, 178 Christie, 1,500

IST av, 1963 (6:1672), swc 101st (Nos 342-4), 63.11x50; also IST av, 1961 (6:1672), ws, 63.11 s 101st, 37x100; PM; Aug1; Aug2'12; installs, 6%; Gianbattista Gauzza to Louis L Seaman, 247 5 av, 10,000

2D av, 2453 (6:1790), ws, 74.11 s 126th, 25x105; ext \$25,000 mtg to Aug22'17 at 5%; Aug5; Aug6'12; Danl D Brinckerhoff with W & J Realty Corpn, nom

3D av, 835 (5:1324), see 51st; sal Ls; Aug2'12; demand, 6%; Michl Gray, 1358 3 av, & Michl J Flynn, 28 E 127, to F & M Schaefer Brewing Co, 114 E 51, 5,000

3D av, 2025 (6:1661); sal Ls; Dec20'11; Aug8'12; demand, 6%; Andw Stone to Jacob Ruppert, a corpn, 1639 3 av, 1,750

4TH av, 415-9 (3:884), see 29th (No 100), 60.9x84.2; PM; pr mtg \$245,000; Aug2'12; 2y6%; Unita Holding Co to Hyman Adelstein, 110 W 86 & ano, 50,000

7TH av, 74 (3:764-41), ws, 22 s 15th, 22 x100; agmt as to payment of notes, premiums, on life insurance, &c, amounting on Jan1'11 to \$6,567.48 after sale of above premises; Jan2'11; Aug5'12; Cath wife & Emil Kouba, 116 High Point av, Weehawken, NJ, with Jas F Bragg, 181 8 av, nom

7TH av, 282 (3:776); sal Ls; Aug1; Aug 7'12; demand, 6%; Tony Parachini to A Hupfels Sons, a corpn, 842 St Anns av, 3,400

7TH av, 151 (3:794); sal Ls; Jan3; Aug8'12; demand, 6%; Jas McFadden to Jacob Ruppert, a corpn, 1639 3 av, 8,500

7TH av (3:796), see 21st; sal Ls; Aug5; Aug8'12; demand, 6%; Frank O'Hara to Jacob Ruppert, a corpn, 1639 3 av, 5,513.29

8TH av, 378 (3:778); sal Ls; Aug2; Aug 8'12; demand, 6%; Ellen Gordon to Jacob Ruppert, a corpn, 1639 3 av, 4,500

9TH av, 807½-9 (4:1063), ws, 75.3 s 54th runs w100xsw5.2xsel03.10 to 9 av xn33.2; July18; Aug6'12; due July31'15; 5%; Aida A Anderson to Title Ins Co, 13,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Broadway-Flushing, BofQ (misc); certf as to mtg for \$4,750; July31; Aug2'12; Broadway-Flushing Development Co to Mary E Crist.

Borough of Queens (Misc); certf as to two mtgs aggregating \$10,000; Aug2; Aug6'12; Ackroyd Constn Co to U S Title G Co, 51 Chambers.

East Williston, LI (misc); certf as to mtg for \$26,000; July30; Aug2'12; N Y Real Estate Security Co to Title G & T Co, 176 Bway.

Certf (file) as to mtg for \$700 covering land in Queens Co, NY; July25; Aug2'12; Flushing Development Co Inc to Abr L Werner.

Certf (file) as to mtg for \$3,800 covering land in Mt Vernon, NY; July31; Aug3'12; Era Realty Co to The Martha Wilson Home of City of Mt Vernon.

Certf (Miscel) as to mtg or deed of trust dated July24; July25; Aug7'12; Ice Mfg Co, a corpn to Pennsylvania Co for Insurances on Lives & Granting Annuities.

MORTGAGES.

Borough of the Bronx.

Austin pl, ns, 297.8 e 144th, see Austin pl, ns, 72.8 e 144th.

Austin pl (10:2600), ns, 72.8 e 144th, runs e175xn100xw75xn1.8xsw104.7xs71; also AUSTIN PL (10:2600), ns, 297.8 e 144th, 25x100; PM; Aug7; Aug8'12; 5y6%; Wm H McWhirter to Jno E Simons, 1312 Madison av, 26,000

Arnow pl (*), ss, 95 e Jarrett pl, 95 to ws Blondell av x53.2x95x51.7; Aug2; Aug5'12; due Feb2'15; —%; Minna Rasch, 617 Courtlandt av to Mamie G Moffat, 1531 Blondell av, 1,500

Bancroft st (10:2749), swc Faile, 60x109; ext of \$60,000 mtg to Aug1'17 at 5%; Aug1; Aug2'12; Lawyers Title Ins & Trust Co with W O Constn Co, nom

Barretto st (10:2722), see Fox, 105x150; PM; Aug2'12; 1y6%; B V Constn Co to Henry Morgenthau Co, 165 Bway 19,900

Barretto st (10:2722), see Fox, 52x105; PM; pr mtg \$—; Aug2'12, 3y6%; B V Constn Co to Henry Morgenthau Co, 165 Bway, 10,000

Cannon pl (12:3263), es, 102.4 n 238th, 41.2x100x18.3x101.10; PM; July17; Aug5'12; 3y4½%; Abr Chopak to Adam Wiener, ref, 1,162.50

Charlotte st (11:2977), es, 164.6 n Jennings, runs n91.9xe63.5xse—xsw107.4xnw 16.11 to beg; Aug1; Aug2'12, 5y6%; Crotona Av Realty Co to Jacob Gordon, 1845 7 av, 7,000

Charlotte st (11:2977); same prop; certf as to above mtg; Aug1; Aug2'12; same to same.

Charlotte st, 1423-5 on map 1423 (11:2977), ws, 100.4 n Jennings, 40x100; Aug5; Aug6'12, 4y5%; Dertinger Constn Co to Julius Siegbert, 139 Riverside dr et al exrs Louis Siegbert, 29,500

Charlotte st, 1423-5 on map 1423; certf as to above mtg; Aug5; Aug6'12; same to same.

Charlotte st, 1423-5 on map 1423; sobrn agmt; Aug5; Aug6'12; same & John J Tully Co with same, nom

Crotona Pk E, 1812 (11:2940), ss, 100 w Southern Blvd, 25x100; PM; Aug2; Aug 3'12; 5y5%; Jas F Keelton to Jas S Bolton, Jr, 1601 Boston rd, 7,500

Faile st, swc Bancroft, see Bancroft, swc Faile.

Faile st (10:2749), swc Bancroft, 109x106; sobrn agmt; Aug1; Aug2'12; American Real Estate Co with Lawyers Title Ins & Trust Co, nom

Faile st (10:2764), es, 250 n Lafayette av, 87.6x100; PM; Aug5; Aug6'12, 3y5%; J F M Co to Nathan S Hart, 44 Morningside av W & ano, trstes Mary Rosina Samuel, will of Fanny M Samuel, 3,797.50

Faile st (10:2764), es, 337.6 n Lafayette av, 77.1x101.10x96.3x100; PM; Aug5; Aug 6'12, 3y5%; Michl Meehan to Nathan S Hart, 44 Morningside av W & ano, trstes for Mary Rosina Samuel, will of Fanny M Samuel, 3,797.50

Fairmount pl (11:2950), ns, 100 w Clinton av, 70x200; PM; Aug6; Aug7'12; due, &c, as per bond; Arc Realty Co to Herman N Freedman, 2086 Vyse av, 7,000

Fairmount pl (11:2950), same prop; pr mtg \$7,000; Aug6; Aug7'12; due, &c, as per bond; same to Robt Cohn, 75 Lex av, 2,250

Fairmount pl (11:2950), same prop; certf as to above mtg; Aug5; Aug7'12; same to same.

Fillmore st (*), ws, 125 s Morris Park av, 25x100; Aug2; Aug3'12; due &c as per bond; Fredk H Hecht to E Loewenthal & Son, Inc, a corpn, 1347 Boston rd, 1,000

Fox st, see Barretto, see Barretto, see Fox.

Fox st (10:2722), es, 101 s Barretto, 49x105; PM; pr mtg \$—; Aug2'12; 3y6%; B V Constn Co to Henry Morgenthau Co, 165 Bway, 5,000

Fox st (10:2722), es, 52 s Barretto, 49x 105; PM; pr mtg \$—; Aug2'12; 3y6%; B V Constn Co to Henry Morgenthau Co, 165 Bway, 5,000

Fox st (10:2724), es, 106.3 s Westchester av, 43.9x105x43.9x104.7; pr mtg \$—; Aug 2; Aug3'12; due &c as per bond; 182d St Realty Co to Manhattan Mtg Co, 200 Bway, 38,000

Fox st (10:2724); same prop; certf as to above mtg; Aug2; Aug3'12; same to same.

Fox st (10:2724); same prop; PM; pr mtg \$38,000; Aug2; Aug3'12; due July1'13, 5½%; same to Hendrik Hudson Co, 103 Park av, 4,500

Fox st (10:2724), es, 150 s Westchester av, 43.9x105.6x43.9x105; pr mtg \$—; Aug 2; Aug3'12; due &c as per bond; 182d St Realty Co to Manhattan Mtg Co, 200 Bway, 38,000

Fox st (10:2724); same prop; certf as to above mtg; Aug2; Aug3'12; same to same.

Fox st (10:2724); same prop; pr mtg \$38,000; Aug2; Aug3'12; due July1'13, 5½%; same to Hendrik Hudson Co, 103 Park av, 4,500

Gilbert pl, see Hunts Point av, see Hunts Point av, see Gilbert pl.

Hoffman st, 2419-21 (11:3056), ws, 104.7 s 188th, 50x96.11; also WEBSTER AV (12:3280), ws, 175 n Bedford Park Blvd, 50x 120.11; pr mtg \$95,600; Aug3'12; due Nov 1'16 at 6%; Auletta & Co to Margt Knox, 478 Mott av, 5,000

Hoffman st, 2419-21 & WEBSTER AV (12:3280); same prop; certf as to above mtg; Aug3'12; same to same.

Irvine st, 888 (10:2761); ext \$1,500 mtg to Oct1'14 at 6%; July3; July7'12; Annis H Enochs with Jeannette E Hassard, 888 Irvine, nom

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100; PM; Aug2; Aug3'12; 1y6%; Saml Resnik to Jas C Meyers, 652 W 170, 4,000

Kelly st, 740 (10:2708), es, 225 n 156th, 25x100; July29; Aug3'12; due, &c, as per bond; Morris F Finkelstein to American Tract Society, 150 Nassau, 7,000

Kelly st, 740; sobrn agmt; July29; Aug 3'12; Geo F Johnson with same, nom

Kelly st (10:2703), ws, 209.2 s Westchester av, 43.9x100; ext of mtg for \$35,000 to Aug1'17, 5%; Aug1; Aug8'12; Lawyers Title Ins & Trust Co with The 182d St Realty Co, nom

Kelly st (10:2703), ws, 165.5 s Westchester av, 43.9x100; ext of mtg for \$35,000 to Aug1'17, 5%; Aug1; Aug8'12; Lawyers Title Ins & Trust Co with the 182d St Realty Co, a corpn, nom

Kingsbridge ter or Nathalie av (12:3253), es, 691.9 n Kingsbridge rd, 32.6x 125; pr mtg \$—; Aug1; Aug7'12; 4y5%; Fredk Schill to Annie B Desel, 446 W 42, 4,000

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90; PM; July29; Aug6'12, 1y6%; Salvatore Casolaro to Alrick H Man, trste, 245 Church, Richmond Hill, NY, 3,800

Minford pl (11:2967 & 2977), ws, 312.6 n 172d, 37.6x100; ext of \$28,000 mtg to Aug 1'17, at 5%; Aug1; Aug2'12; Foxvale Realty Co with Workmen's Sick & Death Benefit Fund of the U S of America, 1 & 3 3 av, nom

Review pl (12:3271), ws, 99.3 s Van Cortlandt Pk S, 100x100; 4 PM mtgs, ea \$1,387.50; PM; July18; Aug7'12; 3y5½%; Harriet S James to Augustus Van Cortlandt, Jr, 5,550

Review pl, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Review pl.

Rose pl (*), es, 100 s 236th, 225.8x93.11x 225x75; Aug1; Aug5'12, 3y5%; Gottlob Brenzinger to Amelia Orth, Atlantic Highlands, NJ, 3,000

St Ouen pl (*), nec Stable alley, 50x100, being lots 15 & 16 map No 1 of So Veronon Park Cranford prop; July30; Aug8'12, due, &c, as per bond; Mary Wagner to Corporate Mtg Co, a corpn, 27 Cedar, 150

Stable alley, nec St Ouen pl, see St Ouen pl, nec Stable alley.

Stevenson pl (12:3251), ws, 101.6 s Sedgwick av, 50x100; 2 mtgs, ea \$1,295; PM; July23; Aug5'12; 3y5%; Jno Bohan, 32 Riverside dr, to Adam Wiener, ref, 2,590

Stevenson pl, swc Sedgwick av, see Sedgwick av, swc Stevenson pl.

Van Cortlandt Pk S (12:3271), ss, 201 e Review pl, 25.2x105x25x102; PM; July17; Aug5'12; 3y4½%; Wm L Thompson, 45 Pinehurst av to Augustus Van Cortlandt, Jr, 1,332.50

Van Cortlandt Pk S (12:3271), ss, 225 e Putnam av E, 58x57.4x73.7x73; 2 PM mtgs, ea \$1,575; July22; Aug5'12; 3y5%; Jno Bohan, 32 Riverside Drive to Augustus Van Cortlandt, Jr, 3,150

Van Cortlandt Pk S (12:3252), see Van Cortlandt av, 25.7x100x60.7x79.6; PM; July20; Aug5'12; 3y4½%; Adelaide Abraham, 1061 St Nicholas av, to Adam Wiener, ref, 2,325

Van Cortlandt Pk S (12:3252), ss, 26 e Norman av, 71.5x127.4x67.3x107.3; 3 PM mtgs, ea \$1,762.50; Aug5; Aug7'12; 3y5½% Major A Rothchild to Adam Wiener, ref, 5,287.50

Van Cortlandt Pk S (12:3252), see Norman av, 26x107.4x25x100; PM; Aug5; Aug 7'12; 3y5½%; Major A Rothchild to Adam Wiener, ref, 2,175

Van Cortlandt Pk S (12:3271), ss, 50.4 w Review pl, 25.2x90.4x25x93.4; PM; July 18; Aug7'12; 3y5½%; Harriet S James to Augustus Van Cortlandt, Jr, 2,137.50

Van Cortlandt Pk S (12:3271), ss, 25.2 w Review pl, 25.2x93.4x25x96.3; PM; July 18; Aug7'12; 3y5½%; Harriet S James to Augustus Van Cortlandt, Jr, 2,137.50

Van Cortlandt Pk S (12:3271), swc Review pl, 25.2x96.3x25x99.3; PM; July18; Aug7'12; 3y5½%; Harriet S James to Augustus Van Cortlandt, Jr, 3,075

Van Cortlandt Pk S (12:3271), ss, 75.6 w Review pl, 25.2x87.4x25x90.4; PM; July 18; Aug7'12; 3y5½%; Harriet S James to Henry W Hayden, 5 E 47, 2,137.50

Van Cortlandt Pk S (12:3252), ss, 200 w Gale pl, 25x100; PM; July20; Aug5'12; 3y 4½%; Adelaide Abraham, 1061 St Nicholas av, to Adam Wiener, ref, 1,125

Washington st (*), es, abt 221 n Westchester av, 25x108; pr mtg \$5,000; Aug 7'12, 2y6%; Eliz C Fonda to Geo Hauser, 1462 St Lawrence av, 1,000

Washington st (*), es, 196 n Westchester av, 25x108; pr mtg \$5,000; Aug7'12, 2y6%; same to same, 1,000

Whittier st (10:2765), ws, 100 n Lafayette av, runs w100xn325xe52.7xe50.5 to st xs307.10; PM; Aug5; Aug6'12, 3y5%; J F M Co to Nathan S Hart, 44 Morningside av W & ano, trstes for Mary Rosina Samuel, will of Fanny M Samuel, 4,095

134TH st E (10:2547), ns, 165 e St Anns av, 17x100; Aug5; Aug6'12; due &c as per bond; Caroline J Schaeue to Christian F Schane, 585 E 134, exr Wilhelm Schwenzen, 4,000

137TH st E, nec So Blvd, see So Blvd, nec 137th.

144TH st E, nec Wales av, see So Blvd, nwc 144th.

144TH st E, nwc So Blvd, see So Blvd, nwc 144th.

156TH st, 668 E (10:2628); sal Ls; July 12; Aug7'12; demand, 6%; Jacob Kallfeldt & Karl Buettner to A Hupfels Sons Corp, 842 St Anns av, 1,000

159TH st E, see Park av, see Park av, sec 159th.

165TH st E, nec Ogden av, see Ogden av, nec 165th.

169TH st E, swc 3 av, see 3 av, swc 169.

170TH st W (9:2532-2534), sec Lind av, 42.11x102.1x50x105.10; Aug5; Aug7'12; due, &c, as per bond; Hillcrest Bldg Co to City Mtg Co, 15 Wall, 47,500

170TH st W (9:2532-2534), same prop; certf as to above; Aug6; Aug7'12; same to same.

170TH st W (9:2532-2534), same prop; sobrn agmt; Aug6; Aug7'12; Theo Paulhaber to same.

170TH st E, sec Stebbins av, see Stebbins av, sec 170th.

173D st E, nwc Anthony av, see Anthony av, nwc 173d.

175TH st E, sec Crotona av, see 175th E, ss, 374.7 e Arthur av.

175TH st E (11:2944), ss, 374.7 e Arthur av, runs s 99.5xe26.4 to ws Crotona av x299.5 to st xw26.4 to beg; July30; Aug2'12, installs, 6%; Ernst O Becher to Melville H Bearns, 95 Joralemon, Bklyn. 3,500

176TH st (11:3011 & 3015), ss, 3.11 w Boone av, 50x100; PM; Aug1; Aug8'12; due as per bond; Danl Mapes, Jr, to Susan Duryea, 1523 Roselle. 3,500

177TH or Wyatt st (*), ss, 100 w Bronx Park av, 25x100; Aug1; Aug2'12; 3y5%; Albert Von Belling to Richd C Doggett, 1809 Ocean Pkway, Bklyn. 2,000

179TH st, 615-7 E (11:3069), ext of two mtgs for \$3,000 each to Mar22'15, —; Mar22; Aug8'12; Jno O'Leary, 991 E 167, with Peter Dolan, 3317 3 av. nom

180TH st 782 E, late Samuel st (11:3109), sws, 150.3 se Prospect av, 50x133, except part for 180th; PM; Aug1; Aug2'12, 3y5%; Leboro Constn Co, 320 Bway, to Thos Kremser, 2014 Daly av. 9,900

181ST st E (11:3081), ss, 50 w Belmont av, 69.4x115x67.2x97.11; July24; Aug3'12; 1y6%; Sole Realty & Constn Co to Greenwich Mtg Co, 391 E 149. 3,000

181ST st E (11:3081); same prop; certf as to above mtg; July24; Aug3'12; same to same.

181ST st E, nwc Boston rd, see Boston rd, nwc 181st.

187TH st E, nec Beaumont av, see Beaumont av, nec 187.

212TH st E (*), ss, abt 25.4 e White Plains rd, 75x100; PM; July18; Aug6'12, 5y5%; Montrose Realty Co, 135 Bway, to John B Lazzari, Bronx Blvd & 210th, Wmsbridge. 4,000

223D st E (*), sec Barnes av, 105x57; Aug2; Aug3'12; 3y5½%; Herman Realty Co to Jno E O'Brien, 535 W 152. 2,500

223D st E (*); same prop; certf as to above mtg; July29; Aug3'12; same to same.

225TH st E (*), ns, 50 w Barnes av, 55x100; Aug5; Aug6'12, 3y5½%; Michl Rusoski to Mary Dunn, 357 W 55. 6,000

227TH st W (13:3407), swc Arlington av, 70.4x240; July29; Aug6'12; due Jan 29'14, 6%; Geo H Lesley to Jos Atz, 605 W 113. 1,100

227TH st W, swc Arlington av, see Arlington av, swc 227th.

233D st, 920-2 E (*); sal Ls; July17; Aug7'12; demand; 6%; Eli Larsen to A Hupfel's Sons Corp, 842 St Ann's av. 772.42

233D st E, ss, 585 e Paulding av, see 233d st E, ss, 172.6 e Paulding av.

233D st E, ss, 360 e Paulding av, see 233d st E, ss, 172.6 e Paulding av.

233D st E (*), ss, 172.6 e Paulding av, 37.6x89.9; also 233D ST E (*), ss, 360 e Paulding av, 37.6x89.9; also 233D ST E (*), ss, 585 e Paulding av, 37.6x89.9; sobrn agmt; Mar18; Aug7'12; Builders of Modern Homes Inc & Monatiquot Real Est Co with North N Y Savgs & Loan Assn. nom

235TH st E (12:3369), ss, 200 w Kepler av, 25x100; Aug7'12; 1y5%; Carrie F Muschenheim to Marie C Kroger at Spuyten Duyvil. 1,000

236TH st E (12:3398), nec Verio av, 194.7x100x148.5x110, ext of \$5,000 mtg to May1'14, at 5%; May2; Aug7'12; Thos H Roff with Wm G Wood & ano trstes for Emma O Edwards et al will of Cath A Olssen. nom

238TH st W, sec Bway, see Bway, sec 238th.

239TH st W (12:3271), ns, 100 e Review pl, 100x125; PM; July17; Aug7'12; 3y5½%; Harriet S James to Augustus Van Cortlandt, Jr. 9,300

Albany rd (12:3271), nws, abt 243 sw Van Cortlandt Pk S, 50x79.6x73.6x61; 2 P M mtgs, ea \$1,575; July22; Aug5'12; 3y 5%; Jno Bohan, 32 Riverside dr to Augustus Van Cortlandt, Jr. 3,150

Albany rd (12:3271), ws, 250 n 238th, 50x106.7x50x104.3; 2 P M mtgs, ea \$2,325; July22; Aug5'12; 3y5½%; Louis Schulze, 9 E 11 to Augustus Van Cortlandt, Jr. 4,650

Andrews av, 2312 (11:3218); ext of \$7,500 mtg to Aug9'17 at 5%; July24; Aug2'12; Lawyers Mtg Co with Jeannette D Stewart. nom

Anthony av (11:2889), nwc 173d, 110x 52.5x111.1x26.7; pr mtg \$43,000; Aug6; Aug7'12; 2y6%; Mellwin Realty & Constn Co to Bertha Myers, 322 W 78. 10,000

Anthony av (11:2889), same prop; certf as to above mtg; Aug6; Aug7'12; same to same.

Anthony av (11:2889), same prop; sobrn agmt; Aug6; Aug7'12; same & Ernest Wenigman to same. nom

Arlington av, swc, 227th, see 227th W, swc Arlington av.

Arlington av (13:3407), swc 227th (Sidney), 150x70.5; ext \$2,500 mtg to June 28'15, at 6%; June28; Aug6'12; Saml C Master with Geo H Lesley. nom

Arnov av (*), nwc Eastern Blvd, 25.1x 100x15.6x100.5; PM; pr mtg \$800; Aug1; Aug6'12; due & c as per bond; Edw Lee Russell & Arthur Russell to Florence Russell, 449 State, Bklyn. 400

Arthur av, 2420 (11:3077), es, 62 s 188th, 58x82.6; Aug8'12, 3y5%; Serafino Porcelli to Italian Savings Bank, 64 Spring. 6,500

Barker av (*), es, 133 n Magenta, 33x 125; Aug1; Aug2'12; due, & c, as per bond; Conrad Zuelch to Annie Kelly, 117 W 83. 4,000

Barker av (*); same prop; sobrn agmt; Aug2'12; Geo Hauser with same. nom

Barker av, nec Mace av, see Mace av, nec Barker av.

arker av, nec Waring av, see Mace av, nec Barker av.

Barnes av, sec 223, see 223 st E, sec Barnes av.

Barnes av (*), es, 64 n 230th, 50x105, Wakefield; PM; Aug2; Aug3'12; due Feb 2'13, 6%; G & S Realty Co to Eugene Lichtenberg at St Remy, Ulster Co, NY. 2,000

Bassett av (*), ws, abt 120 s McDonalld, 24.8x100; PM; June12; Aug8'12, 3y5%; Abr R Friedman to Hudson P Rose Co, 32 W 45. 290

Bathgate av, 2181 (11:3049), ws, 202 s 182d, 21x94.5; Aug8'12, due, as per bond; Sarah Sibbald to the New Church Board of Publication, corpn, 3 W 29. 1,000

Bathgate av, 1991 (11:3044); ext of mtg for \$5,000 to Dec15'14, 6%; Dec15'11; Aug 8'12; Johanna Gunther of Bklyn with O'Leary Realty & Constn Co, 991 E 167. nom

Bathgate av, 1993 (11:3044); ext of mtg for \$5,000 to Dec15'14, 6%; July1; Aug8'12; Sarah D O'Leary, 991 E 167, with O'Leary Realty & Constn Co, 991 E 167. nom

Bathgate av (11:2913), ws, 335 s 172d, 25x120, except part for av; ext \$2,500 mtg to July15'15, at 5%; July30; Aug7'12; Herman W Wolfe with Jacob Wolfe & ano. nom

Beach av (*), ws, 175 n Patterson av, 100x100; July15; Aug8'12; 3y6%; Isabelle Beach to North N Y Savgs & Loan Assoc, 2796 3 av. 5,000

Beaumont av (11:3105), nec 187th, 50x 100; pr mtg \$41,000; July29; Aug3'12; due, & c, as per bond; Maria Scalzo & Claudia Mungo to Pietro Amone, 429 Flushing av, Bklyn. 2,000

Blondell av, swc Arnov pl, see Arnov pl, ss, 95 e Jarrett pl.

Boston rd (11:3138), nwc 181st, 124.4x 104.2x140x100; Aug7; Aug8'12, 5y5½%; Wm Lowe, 750 Manida, to Edgar S Appleby, 216 W 59th, & Jno S Appleby, Glen Cove, LI. 115,000

Broadway (12:3271), es, 175.6 s Van Cortlandt Pk S, 25x100; PM; July19; Aug 5'12; due, July22'15. 5½%; Bromberg Realty Co, a corp, 188 E 72, to Augustus Van Cortlandt, Jr. 4050

Broadway (12:3271), es, 50.6 s Van Cortlandt Pk S, 100x100; 4 P M mtgs, ea \$3,225; July17; Aug7'12; 3y5½%; Harriet S James to Augustus Van Cortlandt, Jr. 12,900

Broadway (12:3270), sec 238th, 50x100; PM; July23; Aug7'12; 3y5%; Harriet S James to Augustus Van Cortlandt, Jr. 25,900

Brook av, 365 (9:2287), ws, 24.11 n 142d, 24.11x90; pr mtg \$14,000; Aug6; Aug7'12; 2y6%; Coster Realty Co, 391 E 149 to Jos Kraker, 109 E 127. 2,500

Brook av, 365; certf as to above mtg; Aug5; Aug7'12; same to same.

Brook av, 142 (9:2262); sal Ls; July29; Aug8'12, demand, 6%; Jno Cunningham to Jacob Ruppert, a corp, 1639 3 av. 4,550

Brook av (9:2287), ws, 24.11 n 142d, 24.11x95; ext \$16,000 mtg to July2'14, at 5%; Aug28'11; Aug7'12; Rose Chubaroff with Herman Mundheim. nom

Bronxdale av (*), nec Matthews av, 31.11x78.4x25x98.3; Aug2; Aug3'12; due & c as per bond; Max C Gareis to Wm S Hirschlaff, 47 W 114. 1,200

Castle Hill av, nwc Newbold av, see Westchester av, swc Castle Hill av.

Castle Hill av, swc Westchester av, see Westchester av, swc Castle Hill av.

Clarence av (*), ws, 150 n Layton av, 50x100; Aug5; Aug6'12, 2y6%; Ellen McDonough to Augusta Scheuerman, 333 E 69. 500

Cornell av (*), es, 368.3 s from angle in Cornell av, 75x98.6x75x100.6; Aug6; Aug 8'12; 3y6%; Kate wife of & Gustav A Rachell to Margareta Baudenbach, 141 Burton av, Hasbrouck Heights, NJ. 1,000

Crotona av; sec 175th, see 175th E, ss, 374.7 e Arthur av.

Crotona pkway, sec Tremont av, see Tremont av, sec Crotona pkway.

Daly av (11:3121), ws, 150 n Tremont av, old line, 34.5x173; Aug8'12; 3y5½%; Agnes I wife of & Jno P Maille to Fannie M Devan at New Brunswick, NJ. 2,000

Eagle av (10:2616), ws, 378.4 s Westchester av, 50x120; bldg loan; Aug5; Aug 6'12; due, as per bond, 6%; McGlade Bldg Co (Inc), a corp, to City Real Estate Co, 176 Bway. 38,000

Eagle av (10:2616); same prop; certf as to mtg for \$38,000; Aug5; Aug6'12; same to same.

Eastern Blvd, nwc Arnov av, see Arnov av, nwc Eastern Blvd.

Forest av, 1165 (10:2652), ws, 151.7 n Home, 16.8x87.7; Aug7; Aug8'12, 5y5%; Sarah H Walton, 1165 Forest av, to Lawyers Mtg Co, 59 Liberty. 4,500

Franklin av (11:2931), ws, 206 n 169th, 100x211, except part for av; PM; Aug1; Aug2'12; due Feb1'14, 5%; Louis E Kleban, 1116 Jackson av to Alice F Randall, 1323 Franklin av. 20,000

Franklin av, 1390 (11:2935), es, 38 n Jefferson pl, 37.6x100; PM; Aug6; Aug7'12; due, Sept1'15, 5%; Clarence P Whitman to Ella S Chase, 465 West End av. 30,000

Glebe av (*), es, 151.11 s Lyon av, 25x —x—x123.1, except pt for Glebe av; PM; Aug2; Aug3'12; 3y5%; Jno Boyland Co, a corp, to Frank H Quinby, —Tennis et, Bklyn, exr & c Sarah A Nichols. 4,250

Hughes av, 2017 (11:3069); ext of mtg for \$3,000 to May1'14; 6%; Aug2; Aug8'12; Sarah D O'Leary 991 E 167 with John O'Leary & ano, 991 E 167th. nom

Hughes av (11:3069), ws, 207.2 s 180th, 50.2x171.4x50x170.7; ext \$34,000 mtg to Dec1'15 at 5%; Aug5; Aug6'12; Dollar Savgs Bank of City NY with A Mungo & Co. nom

Hunts Point av (10:2764), sec Gilbert pl, 25.8x113.4x25x119.2; PM; Aug5; Aug 6'12, 3y5%; J F M Co to Nathan S Hart, 44 Morningside av W & ano trstes for Mary Rosina Samuel, will of Fanny M Samuel. 4,620

Intervale av (10:2699), ws, 193.10 n Westchester av, 50x100; also property at LI City; pr mtg \$14,000; Aug7; Aug8'12, 1y6%; Annie Lomax to Wm H McWhirter, 82 Woolsey, Astoria, LI City. 4,000

Intervale av, 1305 (11:2965); sal Ls; July26; Aug8'12, demand, 6%; Chas Wiedhopf to Jacob Ruppert, a corp, 1639 3 av. 5,433.80

Kingsbridge rd, 316 E (11:3154); sal Ls; Aug5; Aug8'12, demand, 6%; John G Conlon to Jacob Ruppert, a corp, 1639 3 av. 1,670

Lind av, sec 170th, see 170th W, sec Lind av.

Longwood av, 1129 (10:2737), sal Ls; Aug1; Aug7'12; demand; 6%; Frank J Axson to A Hupfel's Sons Corp, 842 St Ann's av. 2,525.52

Mace av (*), nec Olinville av, 50x100; also BARKER AV (*), nec Waring av, 50 x60.7x60.4x—; Aug8'12; 1y6%; Margt A Haggerty to J Spencer Crosby, Sea Cliff, LI. 700

Mapes av (*), ws, 50 n Zulette av, 50x 100, Westchester; PM; July30; Aug5'12; due Aug1'15, 5%; Caroline Sommerer, 532 So Blvd to Michl Maher at Oyster Bay, LI. 1,000

Marion av (11:3022), ws, 323 n 184th, runs w109.10x65.4xe25.8xn2.9xe101.6to av xs76.4; July25; Aug5'12; 1y5½%; Edw H Kelly at Goshen, NY to Denis Quinn, 781 So Oak dr. 2,500

Marion av, 2576 (11:3275), es, 150 n Dorothea pl, 25x98.4x20.9x98.1; Aug6; Aug 7'12; 3y5%; Danl Buckley to Alfd Loewth, 1000 E 182. 2,000

Matthews av, nec Bronxdale av, see Bronxdale av, nec Matthews av.

Morris av (11:3184), nws, 189 n 184th, runs nw192 to ses Walton av (Berrian) x ne113x—xs114.4 to beg, except part for Morris & Walton av; Aug2'12, 5y4½%; Bernhard Gerdes to Heinrich Kramer, Pelham Pkway & White Plains rd. 1,000

Morris Park av (*), ss, 100.4 e Fillmore, 50.8x119.5x50x127.6; pr mtg \$—; Aug2; Aug3'12; due & c as per bond; F & W Co a corp to Manhattan Mtg Co 200 Bway. 40,000

Morris Park av (*); same prop; certf as to above mtg; Aug2; Aug3'12; same to same.

Nelson av, 1075, see Ogden av 1068-72.

Newbold av, nwc Castle Hill av, see Westchester av, swc Castle Hill av.

Newbold av, ns, 39 w Castle Hill av, see Westchester av, swc Castle Hill av.

Norman av, nec Sedgwick av, see Sedgwick av, nec Norman av.

Norman av, sec Van Cortlandt Pk S, see Van Cortlandt Pk S, sec Norman av.

Ogden av, 1068-72 (9:2514), es, 95 n 165th, runs n75xe176.10 to ws Nelson av (No 1075), xs75.2xw165 to beg; Aug1; Aug 2'12; 5y5%; Wm Schlichter to Bowery Savings Bank, 128 Bowery. 21,000

Ogden av, 1060-4 (9:2514), nec 165th, 74.10x89.2; PM; pr mtg \$15,000; Aug5; Aug 6'12, 5y6%; August Kellermann to Jno F Kaiser, 1 Villa, Mt Vernon, NY. 7,500

Park av, ws, 400.1 s 187, see Park av, ws, 287.8 s 187.

Park av, ws, 362.8 s 187, see Park av, ws, 287.8 s 187.

Park av, ws, 325.1 s 187, see Park av, ws, 287.8 s 187.

Park av (11:3031), ws, 287.8 s 187th, 37.6x103.11x37.6x105.9; Aug2; Aug3'12; 3y 5%; Tremont Park Realty Co to City Real Estate Co, 176 Bway. 24,000

Park av (11:3031), ws, 325.1 s 187th, 37.6x102.4x37.6x103.11; Aug2; Aug3'12; 3y 5%; Tremont Park Realty Co to City Real Estate Co, 176 Bway. 24,000

Park av (11:3031), ws, 362.8 s 187th, 37.6x102.4x37.6x103.11; Aug2; Aug3'12; 3y 5%; Tremont Park Realty Co to City Real Estate Co, 176 Bway. 24,000

Park av (11:3031), ws, 362.8 s 187th, 37.6x103.11x37.6x105.9; also PARK AV (11:3031), ws, 325.1 s 187th, 37.6x102.4x37.6 x103.11; also PARK AV (11:3031), ws, 362.8 s 187th, 37.6x100.2x37.6x102; also PARK AV (11:3031), ws, 400.1 s 187th, 37.6x98.3x37.6x100.2; Aug2; Aug3'12; 3y5%; Tremont Park Realty Co to City Real Estate Co, 176 Bway. 24,000

Park av (11:3031), ws, 287.8 s 187th, 37.6x103.11x37.6x105.9; also PARK AV (11:3031), ws, 325.1 s 187th, 37.6x102.4x37.6 x103.11; also PARK AV (11:3031), ws, 362.8 s 187th, 37.6x100.2x37.6x102; also PARK AV (11:3031), ws, 400.1 s 187th, 37.6x98.3x 37.6x100.2; certf as to four mtgs for \$24,000 each; Aug2; Aug3'12; Tremont Park Realty Co to City Real Estate Co, 176 Bway. nom

Park av (11:3031), ws, 287.8 s 187th, 150x105.9x150.1x98.3, ss; sobrn agmt; Aug 2; Aug3'12; Tremont Park Realty Co & Hamilton Securities Co with City Real Estate Co, 176 Bway. nom

Park av W, 4467 (11:3030), ws, 93 s 182d, 18x86.6x18x85.10; PM; Aug5; Aug6'12, installs, 6%; Maria Peretto & Luigi Peretto to Eagle Savgs & Loan Co, 186 Remsen, Bklyn. 4,250

°Park av (9:2418), es, 37.11 s 159th, 45.3 x119.5x40x98.3; Aug5; Aug7'12; due &c as per bond; Noble & Gauss Constn Co to Manhattan Mtg Co, a corp, 200 Bway. 30,000

°Park av (9:2418), same prop; certf as to mtg for \$30,000; Aug5; Aug7'12; same to same.

°Park av (9:2418), sec 159th, runs e79.6x s23.6x127.3x38.7x127.7; to av xne37.11 to beg; Aug5; Aug7'12; due, &c, as per bond; same to same. 25,000

°Park av (9:2418), same prop; certf as to mtg for \$25,000; Aug5; Aug7'12; same to same.

°Pelham av (11:3033), sec Webster av, 36.9x127.3x38.7x127.7; Aug1; Aug2'12; 3y 5%; Arthur H Murphy to Bowery Savings Bank, 128 Bowery. 3,000

°Post av (*), ws, 100 s 205th, 350x100; Aug5; Aug6'12, 3y5%; Tommaso Giordano to Emily A Hall, 3567 White Plains av. 4,500

°Post av (*), es, 100 s 205th, 350x100; Aug5; Aug6'12, 3y5%; Tommaso Giordano to Emily A Hall, 3567 White Plains av. 4,500

°Prospect av (11:3109), es, 314.6 s 180th, late Samuel, 16.6x150; July22; Aug3'12; 3y5%; Martin Goldfarb, 256 Bleeker, to Effingham I Walgrove, 1 W 127. 5,000

°Prospect av, S92 (10:2690), es, 269.3 n Westchester av, 25x105x31.10x85.3, except part for av; PM; Aug1; Aug2'12; due Aug 1'17, 5%; Reuben E Fichthorn, 153 E 150, to Mary C OI, 2794 Morris av. 10,000

°Prospect av (11:3109), es, 314.6 s 180th, 16.6x150; sobrn agmt; July22; Aug3'12; State Bank with Effingham I Walgrove, 1 W 127. nom

°Putnam av W (12:3271), ws, 26.3 s 239th, 78.7x111.3x75x67.5; 3 PM mtgs, ea \$942.50; Aug1; Aug5'12; 3y4½%; Vincenzo Tarantini, 242 6 av, to Augustus Van Cortlandt, Jr. 2,827.50

°Putnam av E (12:3271), es, 350 n 238th, 50x107.7x50x99.7; 2 PM mtgs, ea \$1,275; July22; Aug5'12; 3y5½%; Bromberg Realty Co, 188 E 72, to Augustus Van Cortlandt, Jr. 2,550

°Putnam av E (12:3271), es, 475 n 238th, 50x110.3x50x108.9; 2 PM mtgs, ea \$1,387.50; July22; Aug5'12; 3y5½%; Bromberg Realty Co, 188 E 72, to Augustus Van Cortlandt, Jr. 2,775

°St Anns av (9:2267), ws, 75 n 139th, 25x98.10x25x99.6; certf as to mtg for \$4,000; July15; Aug5'12; Teutonia Impt Co to Chas Krey. 4,000

°St Anns av, 146 (10:2547), es, 60 n 134th, 20x80; PM; pr mtg \$7,000; Aug1; Aug2'12; 5y6%; Benj Glasser to Morris Levin, 511 2 av. 4,000

°St Lawrence av, swc Walker av, see Walker av, swc St Lawrence av.

°Sedgwick av (12:3252), nec Norman av, 33.1x109x25x130.7; PM; July20; Aug5'12, 3y4½%; John Kelly, 480 E 171, to Adam Wiener, ref. 1,625

°Sedgwick av (12:3251), ss, 141.6 e Stevenson pl, 50x107.6x15.7x113.7; PM; July 17; Aug5'12, 3y5½%; Abr Chopak to Adam Wiener, ref. 1,350

°Sedgwick av (12:3251), swc Stevenson pl, 25x101.4x25x101.6; PM; July23; Aug 5'12, 3y5%; John Bohan, 32 Riverside dr, to Augustus Van Cortlandt Jr. 1,820

°Sedgwick av (12:3251), ses, 25 sw Stevenson pl, 75x100x75x101.1; 3 mtgs, ea \$1,400; PM; July23; Aug5'12, 3y5%; John Bohan, 32 Riverside dr, to Adam Wiener, ref. 4,200

°Southern blvd (11:2981), es, 200 n Jennings, two lots, each 50x100; two mtgs, each \$7,500; Aug1; Aug3'12; 3y6%; Sonsin-Wahlig Constn Co, 1344 Bristow, to Wahlig & Sonsin Co, 1344 Bristow. 15,000

°Southern blvd (11:2981); same prop; two certfs as to above mtg; Aug1; Aug3'12; same to same.

°Southern blvd (10:2576), nwc 144th, runs n48.1xw101.8xn50xw100 to Wales av xs98.1 to st xe201.11; Aug6'12, 5y5%; Eliz W Lester to Union Sq Savgs Bank, 20 Union sq. 9,000

°Southern blvd (10:2603), ss, 54.7 e Av St John, 420.7x102.7x397.9x100; PM; Aug7 '12; 2y6%; Holland Holding Co, 11 Pine, to Marion Holding Co, 135 Bway. 3,000

°Southern blvd (10:2566), nec 137th, 115.6x82.10x100x140.8; Aug7; Aug8'12, demand, 6%; Winter & Co, a corp, 220 So blvd, to Louis Merzbach, 416 W 122. 42,500

°Southern blvd (10:2566); same prop; certf as to mtg for \$42,500; Aug7; Aug 8'12; same to same.

°Stebbins av (11:2965), sec 170th, 33.8x 90.1; pr mtg \$28,000; Aug7; Aug8'12, 4y6%; Bellewood Constn Co to David W Nevins, 1990 7 av. 4,000

°Stebbins av (11:2965), same prop; certf as to mtg for \$4,000; Aug7; Aug8'12; same to same.

°Story av (*), ss, 324 w Castle Hill av, 25x103, Unionport; Aug6; Aug7'12; 3y 5½%; Alfred E Kendahl, 2235 Powell av & Edw J Moberg, 658 Crotona Park S to Geo McCauslan, 3 6th, Weehawken, NJ. 4,000

°Sylvan av (13:3421), ws, abt 700 n 254th, 23.11x111x40x199; Aug2; Aug5'12, 3y5%; Helene Berk to Henry Berk, 256th, 2 blks w of Bway. 1,400

°Tibbett av (13:3415), es, at s line land Parkway Heights Co, runs e 89.9xs58.7xw 128.2 to av xn87.6 to beg; sobrn agmt; July1; Aug3'12; John C Updegrove with Louisa Dash, residing in Dash's la, Van Cortlandt, Boro of B. nom

°Tinton av, ses, 164.6 n 163d, see Tinton av, ses, 92 n 163.

°Tinton av (10:2671), es, 38 s Home, 50x 100; Aug5'12; 5y5%; Fannie Sobel to Wolcott G Lane, 353 W 84 & ano trstes Lorillard Spencer. 10,000

°Tinton av (10:2669), ses, 92 n 163d, 72.6x 132.2; also TINTON AV (10:2669), ses, 164.6 n 163d; consent to two mtgs for \$7,000 each; July31; Aug2'12; Kramer Contracting Co to Reuben Greenbaum, 342 E 50. 7,000

°Tinton av (10:2669); same prop; certf as to two mtgs for \$7,000 each; July31; Aug 2'12; same to same.

°Tinton av (10:2669), ses, abt 92 n 163d, runs se 132.2xne 72.6xnw 132.2 to av xsw 72.6 to beg; pr mtg \$67,000; July31; Aug2 '12; due Jan30'16, 6%; Kramer Contracting Co to Reuben Greenbaum, 342 E 50. 7,000

°Tinton av (10:2669), ses, abt 164 n 163d, runs se 132.2xne72.6xnw132.2 to av xsw72.6 to beg; pr mtg \$67,000; July31; Aug2'12; due Jan30'16, 6%; Kramer Contracting Co to Reuben Greenbaum, 342 E 50. 7,000

°Tremont av (11:2985), sec Crotona Pkwy, sal ls; Aug1; Aug5'12; demand, 6%; Neil A Flannery to Lion Bwy, 104 W 108. 4,500

°Union av (10:2671), ws, 200.3 n 166th, 50x130.6; ext \$9,000 mtg to Aug1'15 at 6%; Aug5; Aug8'12; Albt Miller & ano with Polatschek-Spencer Realty Co, 818 E 161. nom

°Van Cortlandt av (12:3263), sws, abt 467.9 nw Bailey av, 25.2x164.9x25x162.3; PM; July17; Aug5'12, 3y4½%; David R Lamont, 320 W 82, to Adam Wiener, ref. 1,267.50

°Van Cortlandt av (12:3263), sws, abt 442.2 nw Bailey av, 25.7x162.3x28.6x161.7; PM; July17; Aug5'12, 3y4½%; David R Lamont, 320 W 82, to Adam Wiener, ref. 1,265

°Van Cortlandt av, sec Van Cortlandt Pk S, see Van Cortlandt Pk S, sec Van Cortlandt av.

°Van Cortlandt av (12:3252), es, abt 135 n Bailey av, 30x122.11x25x139.6; PM; July 19; Aug5'12, 3y5½%; Bromberg Realty Co, 188 E 72, to Adam Wiener, ref. 1,387.50

°Van Cortlandt av (12:3252), es, abt 165 n Bailey av, 27.6x111.6x25x122.11; PM; July19; Aug5'12, 3y5½%; Bromberg Realty Co, 188 E 72, to Adam Wiener, ref. 1,350

°Verio av, nec 236th, see 236th E, nec Verio av.

°Wales av, nec, 144th, see So blvd, nwc 144th.

°Walker av (*), swc St Lawrence av, 55.4 x112.5x50x136.3; Aug1; Aug7'12; 3y5%; Eliz L Kronemeyer to Amelia Orth, at Atlantic Highlands, NJ. 10,000

°Walker av (*), same prop; sobrn agmt; Aug1; Aug7'12; Sophia Hagemann to same. nom

°Walker av (*), same prop; sobrn agmt; Aug1; Aug7'12; Jno C Heintz & Jacob Siegel to same. nom

°Walker av (*), same prop; sobrn agmt; Aug1; Aug7'12; Jno C Heintz to same. nom

°Walton av, ses, 189 n 184th, see Morris av, nws, 189 n 184.

°Walton av, ses, 200 sw 183d, see Walton av, nws, 350 ne Cameron pl.

°Walton av (11:3186), nws, 350 ne Cameron pl, 50x100; also WALTON AV (11:3186), ses, 200 sw 183d, 50x100, except parts for Walton av & 182d; June24'09; Aug6'12; due June 11'10, 5%; Mary A wife Thos Kerr, to John F Kerr. 2,825

°Waring av, nec Barker av, see Mace av, nec Barker av.

°Washington av, 2047 (11:3036), ws, 360.8 s 180th, 25x142.6; pr mtg \$11,000; Aug3'12; due, &c, as per bond; Wm A Towner to Alice Davis, 26 W 97. 1,000

°Washington av, 1458 (11:2911), es, 325.9 s 171st, 19.9x145.6x19.8x146.10; PM; Aug 1; Aug8'12, 5y5%; Jacob Lachowski to Eliz Berbert, 1452 Washington av. 4,875

°Washington av (9:2370), es, 168.6 n 165th, 25x200; Aug7'12; due &c as per bond; Margt F Nebel to John A Haggmayer, 1326 Fulton av. 7,000

°Webster av (11:3142), ws, 225.4 n 179th, 75x100; bldg loan; Apr1; Aug2'12; due Decl'12; 6%; Cawston Constn Co to Prospect Investing Co, Purchase, NY. 45,000

°Webster av (11:3142); same prop; certf as to above mtg; Mar7; Aug2'12; same to same.

°Webster av (11:3142); same prop; sobrn agmt; Aug1; Aug2'12; Same & Jno Schreyer with same. nom

°Webster av, sec Pelham av, see Pelham av, sec Webster av.

°Webster av, ws, 175 n Bedford Park Blvd, see Hoffman, 2419-21.

°Webster av, 3550, see Webster av, 3538-40.

°Webster av, 1984 (11:3028), es, 200 n Valentine av or 207.11 n 178th, 25x187, except pt for Webster av; PM; Aug6'12, 3y5%; Eliz Schmid 1984 Webster av, to Mary D Mathewson, 2024 Creston av. 2,500

°Webster av, 3544-8 (12:3360), es, 549.4 n Gun Hill rd, 3 lots, ea 18x74.3; 3 PM mtgs, ea \$4,700; Aug5; Aug6'12, 3y4½%; Fredk W Fieder to Francis G Lloyd, 157 E 71 & ano, trstes David Stevenson for benefit Eliz S Harris & ano. 14,100

°Webster av, 3538-40 (12:3360), es, 495.4 n Gun Hill rd, 2 lots, ea 18x74.3; also WEBSTER AV, 3550 (12:3360), es, 603.4 n Gun Hill rd, 18x74.3; 3 PM mtgs, ea \$4,700; Aug5; Aug6'12, 3y4½%; Fredk W Fieder to John Hyslop, 4 Riverview ter. 14,100

°Westchester av, 2061 (*), sal Ls; Dec 19'11; Aug8'12, demand, 6%; Chas A Schultz to Jacob Ruppert, a corp, 1639 3 av. 3,500

°Westchester av (*), swc Castle Hill av, 73.11x105x103x130.7; also NEWBOLD AV (*), ns, 39 w Castle Hill av, 94x111x90x 137; also CASTLE HILL AV (*), nwc Newbold av, 100.9x40.3x111x39, Unionport; pr mtg \$49,990; Aug5; Aug7'12; demand; 6%; Jos Wagner to A Hupfel's Sons, a corp, 842 St Anns av. 6,551.18

°Wheeler av (*), ws, 110 n Westchester av, 5 lots, ea 40x100, 5 PM mtgs, ea \$4,000; Aug6; Aug7'12; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 20,000

°Wheeler av (*), same prop; sobrn agmt; Aug6; Aug7'12; American Real Estate Co to City Mtg Co, 15 Wall. nom

°Wheeler av (*), ws, 110 n Westchester av, 200x100; Aug6; Aug7'12; demand, 6%; Mercury Realty Co to City Mtg Co, 15 Wall. 110,000

°Wheeler av (*), same prop; certf as to above mtg; Aug6; Aug7'12; same to same.

°Whitlock av (10:2731), es, 353 s Tiffany, 39x90; ext of \$22,000 mtg to Aug1'17 at 5%; July23; Aug2'12; Jno M King with Lockwhit Co, 630 Faile. nom

°3D av (9:2373), swc 169th, 30x93.3x29.5 x92.6; ext \$16,000 mtg to Feb26'17 at 5%; July15; Aug8'12; Margaretta C Spedden with Simon I Schwartz. nom