

# RECORDS SECTION

of the

# REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (\*) indicates a cross reference.

*Ann st, 89 (or Beekman 59).	21st st, 427 W.	97th st, 203 E.	*149th st, 298 W (or 8th av, 2800-2).	*Park av (sec 62d st, 100-12 E), blk 1396-71.
Barrow st, 53-7.	22d st, 229 E.	97th st, 64 W.	*160th st W (nec Ft Wash av, 38), blk 2137-65.	Park av, w s, blk 1748-14-21.
Beekman st, 59.	26th st, 238 E.	99th st, 210 E.	162d st, 520-2 W.	West End av, 766.
Bleecker st, 102.	29th st, 224 W.	*101st st, 133 E (or Lex av, 1590-4).	163d st, 465 W.	*West End av, 920-8 (or Bway, 2741-7).
Cannon st, 61.	31st st, 31-7 & 208 E.	103d st, 218-20 E.	*173d st W (sec Audubon av, 149-55), blk 2129-30.	1st av, 117.
Catharine st, 53-5, on map 53.	32d st, 132 W.	103d st, 79 W.	*178th st, 501 W (or Amst av, 2380-6).	2d av, 877, 1836 & 2130.
Chambers st, 87-9.	34th st, 413-5 E.	106th st, 57 E.	185th st W, ns blk 2156-65.	2d av, 2206-2212.
Christie st, 211.	*36th st, 200 E (or Third av, 541).	111th st, 162 E.	*185th st W (nec Audubon av), blk 2156-33.	3d av, 539-41 & 1721-5.
*Cliff st (33-45 (or Fulton, 55)).	36th st, 202 E.	111th st, 212-4 W.	*186th st W (sec Audubon av), blk 2156-35.	5th av, 160 & 1460.
*Commerce st, 19-23 (or Barrow st, 53-7).	40th st, 332 W.	113th st, 202 E.	*206th st W (nes 10th av), blk 2203-1.	7th av, 1858-60 & 2304-6.
Fulton st, 55.	*41st st, 261 W (or 8th av, 640).	114th st, 113 E.	Av A, 1607.	7th av, 2516-8.
*Grand Circle 2 (or Bway 1787-9).	41st st, 414 W.	115th st, 308 E.	*Amsterdam av, 1020-6 (or Cathedral Pkway, 501-7).	8th av, 640 & 2800-2.
Great Jones st, 46.	43d st, 332 W.	115th st, 221 W.	Amsterdam av, 1414 & 2380-6.	*8th av, 990 (or Bway, 1787-9).
Hamilton st, 38.	44th st, 356 W.	116th st, 58-60 E.	Audubon av, 145-55.	10th av (nes 206th st), blk 2203-1-4.
Henry st, 189.	*47th st, 242 E (or 2d av, 877).	117th st, 140 E.	Audubon av, es, blk 2156-33-5.	
Houston st E, 348.	49th st, 541-5 W.	*118th st, 1 W (or 5th av, 1460).	Bowery, 247-9.	
Houston st W, 185.	51st st, 421 E.	118th st, 14-16 & 73 W.	Bradhurst av, 28.	
*New Chambers st, 46 (or Pearl, 412).	56th st, 234 W.	118th st, 111 & 418 W.	Broadway, 1787-9 & 2741-7.	
Pearl st, 412.	57th st, 217 E.	120th st, 162 W.	Broadway, e s, blk 1113-29.	
*Reade st, 71 (or Chambers, 89).	58th st, 315-335 W.	121st st, 110 & 419 W.	Cathedral Pkway, 501-7.	
St. Marks pl, 54.	*58th st W (nec 8th av), blk 1030-1.	122d st, 165 W.	Central Pk W, 86.	
*Stanton st, 2 (or Bowery, 247).	59th st, 312-24 W.	123d st, 124-8 E.	Ft Washington av, 38.	
Stanton st, 233.	62d st, 100-12 E.	123d st, 422-3 E.	Lenox av, 447.	
Sullivan st, 223.	*69th st, 2-10 W (or Central Pk W, 86).	123d st, 439 W.	Lexington av, 1590-4.	
Warren st (pt of), 117.	69th st, 12 W.	128th st, 54 W.	Old Broadway, e s, blk 1985-14.	
Washington st, 297.	73d st, 219 E.	129th st, 148-50 E.		
4th st, 307 E.	78th st, 345 E.	130th st, 29 & 141 W.		
5th st, 536-8 E.	81st st, 227 E.	*130th st, 500 W or Amsterdam av, 1414).		
9th st, 23 E.	83d st E, ss blk 1494-67-8.	131st st, 76 W.		
10th st, 284 E.	*85th st, 448-50 E (or Av A, 1607).	133d st, 48, 63 & 131 W.		
12th st, 330 E.	86th st, 124-6 E.	136th st, 226 W.		
13th st, 327 W.	87th st, 500 E.	137th st, 102, on map 104 W.		
16th st, 15-17 E.	95th st, 209 W.	137th st, 106 W.		
16th st, 445 W.	96th st, 52 W.	139th st W, ns blk 1737-16-17.		
*21st st, 1-3 W (or 5th av, 160).	*97th st, 200 E (or 3d av, 1721-5).	145th st, 452 W.		
		*146th st, 200 W (or 7th av, 2516-8).		
		148th st, 521 W.		

### WILLS.

Fulton st, 149.  
Orchard st, 148.  
12th st, 161-5 W.  
20th st, 329 W.  
28th st, 137-9 E.  
29th st, 45-7 W.  
\*36th st E (nec Madison av, 218), blk 866-16.  
43d st, 525 W.  
74th st, 10 E.  
121st st, 58 E.  
123d st, 45 E.  
Amsterdam av (swc 140th st), blk 2071-33-36.  
Madison av, 218.  
3d av, 1587.  
3d av, 1959-63 & 1975-7.  
5th av, 27.  
6th av, 661.

### EXPLANATIONS 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, 1:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

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

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

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

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—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 omitt—consideration omitted.  
corpn—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—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
TS—Torrens System.  
T & c—taxes, etc.  
tnts—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.





















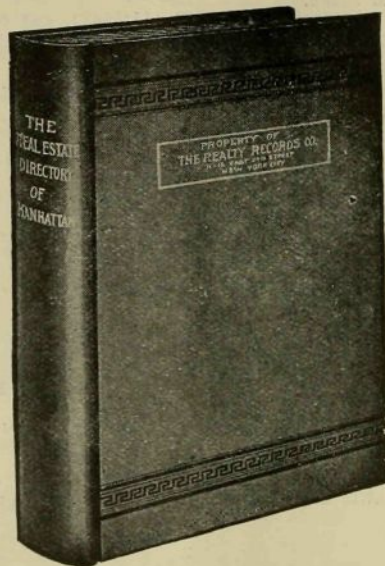
**Longwood av** (10:2695), swc Dawson, 50 x100; ext of \$50,000 mtg to May'17 at 5%; Mar'18; Apr'18'14; Edw Hirsh with Jno & Sophie Willenbrock. nom  
**Marion av, 2789** (12:3289), ws, 133.4 s 198th, runs s16.8xw66.11xn8.3xsw60.10xn 23.11xe124.8 to beg; PM; Apr'6; Apr'8'14; 4y 5%; Wm G Buhler to Christina H Young, 2558 Marion av; corrects error in April issue as to description. 3,000  
**Monterey av, 2011** (11:3061); ext of \$27,500 mtg to Apr'15'19 at 5½%; Apr'14; Apr'17'14; Lawyers Mtg Co with Angel Constin Co, 1228 Hoe av. nom  
**Monterey av, 2031** (11:3061); ext of \$35,000 mtg to Apr'15'19 at 5½%; Apr'14; Apr'17'14; Lawyers Mtg Co with Angel Constin Co. nom  
**Morris av, 302** (9:2321); ext of \$4,000 mtg to Mar'27'17 at 5%; Sept'17'13; Apr'22'14; Jas M Bruce & ano exrs Isabella R Bruce with Sarah J Strong. nom  
**Morris av, 689** (9:2442), nwc 154th; Apr'16; Apr'17'14; demand, 6%; Angelo Cosimo Cavaluzzo to Geo Ehret, 1197 Park av. 3,000  
**Morris av** (11:3177), es, 112.11 s Kingsbridge rd, 16.3x105; PM; pr mtg \$6,500; Apr'20; Apr'22'14; 3y6%; Lucy L Hanlon, 53 E 193, to Baldwin C Hvass, 2646 Morris av. 1,500  
**Muliner av** (\*), sec Neil av, 75.5x25.5x 63.8x51.8; Apr'16; Apr'18'14; 1y6%; Sol Berlinger, 760 St Anns av, to Annie Berlinger, 1675 So Blvd. 649.41  
**Neil av, sec Muliner av**, see Muliner av, sec Neil av.  
**Ogden av** (9:2524), swc 164th, 55x90; ext of \$55,000 mtg to Apr'16'17 at 5%; Apr'16; Apr'17'14; Emigrant Indust Savgs Bank with Jno A Prigge. nom  
**Olmstead av** (\*), es, 75 s Hermany av, 50x100, Unionport; PM; Apr'13; Apr'23'14; due &c as per bond; Henry J Salzmann to Frank B Hill, 2387 Walton av. 1,000  
**Prospect av, 965-1007** (10:2678), ws, 473 s 165th, 338x156.10x—x145.10; certf as to mtg for \$15,000; Apr'2; Apr'18'14; Zarland Realty Co to David Schwartz. —  
**Pugsley av** (\*), nwc Gleason av, 205x108, except part for avs; Apr'22'14; 3y6%; J W Miller Co, Inc, a corpn, to Bertha Hahnenfeld, 955 Trinity av, & ano exrs Herman Hahnenfeld. 5,000  
**Pugsley av** (\*), same prop; certf as to above mtg; Apr'21; Apr'22'14; same to same. —  
**St Lawrence av, 1227** (\*), ws, 275 n Gleason av, 25x100; equal lien with mtg for \$2,000; Apr'16; Apr'17'14; 5y4%; Jno T Hannigan to Mary A Hannigan, 218 E 51. 2,000  
**St Lawrence av, 1227**; equal lien with mtg for \$2,000; Apr'16; Apr'17'14; 5y4%; same to Cath C Hannigan, 218 E 51. 2,000  
**St Peters av, 1702** (\*), nes, 25 nw Mac-lay av, 25x99.1x25x99.5, except part for av; PM; pr mtg \$4,000; Apr'15; Apr'21'14; due

as per bond; Sadie Docteroff & Ida Cohen to Wilgus Realty Co, 120 Westchester sq. 475  
**Schofield av** (\*), ss, 361.8 w City Island av, runs w97xs81.7xs26.11xe96.1xn108.3 to beg; Apr'21; Apr'22'14; due Mar'17, 5½%; Matilda Miller to Mary A C Riley, at Kent House, Greenwich, Conn. 4,000  
**Stebbins av, nws, at ws Chisholm**, see Chisholm, ws, 165.3 s Freeman. —  
**Teller av, 1113** (9:2429 & 2434); ext of \$20,000 mtg to Apr'20'19 at 5%; Apr'20; Apr'22'14; Lawyers Mort Co with O J Schwarzer Co, 1100 Brook av. nom  
**Tiebout av** (11:3023), es, 258.3 n 188th, 65 x106.9; pr mtg \$—; Apr'23'14; due &c as per bond; No 2490 Tiebout av Co, Inc, to Manhattan Mtg Co, 200 Bway. 50,000  
**Tiebout av** (11:3023); same prop; certf as to above mtg; Apr'23'14; same to same. —  
**Town Dock rd** (\*), ss, 25 w Wilcox, 25x 100; bldg loan; Apr'16; Apr'21'14; 5y6%; Andrea De Maio & Rocco Scarpinato to Otavio Verrando, 353 W 29. 3,500  
**Union av** (10:2680), sec 167th, 40x100, pr mtg \$35,000; Apr'1; Apr'23'14; due &c as per bond; Tillie Johnson to Herman Beitz, 665 E 175. 1,000  
**Union av** (10:2677), es, 171.1 n 161st, 37.6 x100; ext of \$32,500 mtg to June'20'18, at 5%; Apr'2; Apr'21'14; Jennie Jonap with N Y City Unit Ownership Realty Co, 74 Bway. nom  
**University av** (11:2878), nwc 176th, 36x 100x103.6x120.7; Apr'16; Apr'17'14; demand, 6%; Henry Cleland, Inc, a corpn, to City Mtg Co, 15 Wall. 65,000  
**University av** (11:2878); same prop; certf as to above mtg; Apr'16; Apr'17'14; same to same. —  
**Valentine av, 2253** (11:3150), ext of \$4,500 mtg to Apr'20'19 at 5%; Apr'20; Apr'22'14; Lawyers Mort Co with Geo M Miller, 2253 Valentine av. nom  
**Valentine av, 2253** (11:3150), ws, 129.7 s 183d, 25x100; Apr'20; Apr'22'14; due July'17, 6%; Geo M Miller to Minnie Stoffreg, 126 4 av. 1,000  
**Van Nest av** (\*), ss, 250 e Garfield, 25x 100; pr mtg \$6,000; Apr'15; Apr'17'14; Domenick Farago to Dominico Messuri, 312 E 104, & ano. 500  
**Van Nest av** (\*), ns, 25 e Lincoln, 25x 100, except part for sts; Jan'30; Apr'23'14; installs, 6%; Eliz wife Jno J Geraghty to Franklin Society for Home Bldg & Savgs, 38 Park Row. 4,800  
**Walton av** (11:2853), ws, 100 n 177th, runs w77.2xn7.5xw100xne30xnw104.10 to es Jerome av xn50xse100.11xne43.8xse28.2 x s 69.11xe116.6 to av xs50 to beg; Apr'21; Apr'22'14; 3y5%; Edcl Realty Co to Eliz K Up-ham, 247 5 av. 6,000  
**Walton av** (11:2853), same prop; certf as to above mtg; Apr'21; Apr'22'14; same to same. —

**Washington av, 987** (9:2386), sal Ls; Apr'13; Apr'17'14; demand, 6%; Fred W Schmidt to A Hupfel's Sons, 842 St Anns av. 3,900  
**Washington av** (11:3038), ws, — s 184th, & being plot begins at ws of lot 125 map heirs Thos Bassford at point distant 44.7 s from intersection of lots 123, 124, 125 & 126, runs s22.3xe— to Wash av xn—xw— to beg; Apr'22; Apr'23'14; due &c as per bond; Sophia Halpin, 2265 Wash av, to Otto Hund, 985 Summit av. 1,200  
**Washington av, 2330** (11:3053); ext of \$32,000 mtg to May'17 at 5%; Mar'31; Apr'20'14; Anna C F Schwarz with Martin Tully, 810 E 173. nom  
**Westchester av, nec Castle Hill av**, see Castle Hill av, nec Westchester av.  
**Westchester av** (10:2727), nec Simpson, runs n201.10xe150xs98.2 to av xsw182.4; ext of \$115,000 mtg to Apr'19 at 5%; Apr'16; Apr'18'14; Title Guar & Trust Co with Utility Realty Co, 30 E 42. nom  
**Wilkins av** (11:2976 & 2977), sec Jennings; sobrn agmt; Apr'13; Apr'17'14; Jos A Richter & Barry Bros with Lawyers Mtg Co, 59 Liberty. nom  
**Woodycrest av, es, abt 388 s Devoe**, see 3 av, ses, 28 ne 144th. —  
**3D av** (9:2306), ses, 28 ne 144th, 28x79.1 x25x91.9; also 151ST ST E (9:2411), nwc Courtlandt av, runs w150xn132.1xe50xs 81.11xe100 to av xs50 to beg; also WOODY CREST AV (9:2504), es, abt 388 s Devoe, 53x100; also BREMER AV (9:2505), es, 125 n Devoe, runs n97.2xe155.5xs73xw50.2 xs25xw125.11 to beg, except part conveyed to Wm Schlichton by deed recorded L 63 cp 150 N Y County; also JEROME AV, ws, at line bet lands formerly of Harriet A Anderson & Angelica S Ketchum, runs s248xw100 & 199.2 xne229xse328.11 to beg, contains 1 73-100 acres; 1-6 part; all title of above parcels; also 1-30 part all title of the following; JEROME AV, ws, 496 s w from line bet lands formerly Harriet A Anderson & land Angelica S Ketchum, runs s110.9xs231.3xnw322 to cl Anderson av xne306.8xse329 to beg, contains 2 48-100 acres; also PLOT begins 100 e Bremer av & 6 n from swc lot 56 on map High-bridgeville, runs n53xe115xs53xw— to beg; also all title to any Est, real or personal of which Angelica S Ketchum & Kath S & Hasbrouck Du Bois, John S Anderson, Jas Anderson, or Harriet A Anderson or any of them died seized; Apr'16; Apr'23'14; due Jan'15, 6%; Edgar Van Rensselear Ketchum to Marie E Jacobson, 86 Joralemon, Bklyn. 5,000  
**3D av** (9:2374), nwc 152d, runs w106.11 xn100xe25xe92.2 to av xs78.5 to beg; ext of \$70,000 mtg to Apr'18'17 at 4½%; Mar'31; Apr'22'14; Helen S Ogilvie with Aug Kuhn. nom  
**3D av, 2945** (9:2374), ws, 78.9 n 152d, runs w92.3xn24xe100xs6.5 & 20.1; ext of \$14,000 mtg to Nov'14 at 5%; Sept'12'13; Apr'22'14; Mutual Life Ins Co of N Y with August Kuhn. nom

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