

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.

Bank st, 33-5.	*11th st, 299 E (or 2d av, 174).	66th st, 245 W.	131st st, 9 E.	*Park av, 1753-5 (or 122d st, 100 E).
Barrow st, 75.	14th st, 607-9 E.	67th st, 52-4 W.	133d st, 127 W.	Sherman av, ws, blk 2228-42.
Bayard st, 70.	16th st, 330 W.	71st st, 303-15 E.	133d st W (blk 2000-14-18).	West Broadway, 534-8.
Bleecker st, 115-17 (omitted in blk & lot index of Jan1714).	18th st, 217-9 W.	71st st, 332 W.	136th st, 142 W.	*1st av, 876-80 (or Mitchell pl, 1).
*Canal st, 276-8 (s e c Bway, 416).	19th st, 21 & 144-6 W.	72d st, 348-50 E.	136th st, 153 W on map 151-3.	*1st av, 883-5 (or 49th st E, 363).
Catherine st, 22½.	20th st, 342 E.	73d st, 130 E.	137th st, 47-9 W.	2d av, 174.
Columbia st, 75½.	*24th st, 201 W (or 7 av, 244).	75th st, 234 E.	138th st, 302-4 & 312 W.	3d av, 1713-5.
*Commerce st, 50-2 (or Barrow st, 75).	24th st, 203-17 W.	78th st, 106 W.	144th st, 203-5 W.	6th av, 502-4 (see Bway, 1237-9).
Grand st, 258-60.	25th st, 233-43 (on map 235-43 E).	84th st, 240-4 E.	*151st st W (nec Bradhurst av, 192-4), blk 2046-24.	7th av, 244.
Grand st, 484-8 & 574.	25th st, 133-5 W.	85th st, 228-30 E.	153d st W, ss (blk 2099-40-43).	7th av, 246-58.
Hamilton pl, es on map 9-19 (blk 1988-150-155).	*25th st, 200-2 W (or 7 av, 260).	88th st, 309 W.	153d st, 449-51 W.	7th av, 260.
Henry st, 324.	25th st, 204-224 W.	*88th st W (nec Bway), blk 1236-17.	156th st, 521-3 W.	8th av, 854.
King st, 21½.	27th st, 323 E.	*89th st W (sec Bway), blk 1236-44).	170th st, 506-8 W.	8th av, 2837.
Lewis st, 44 & 142.	27th st, 519 W.	92d st, 3 W.	173d st, 511 & 563 W.	
Madison st, 111.	29th st, 4 E.	99th st, 61 E.	186th st, 511 W.	
Mitchell pl, 1.	31st st, 36 E.	100th st, 170, 207 & 319 E.	Av A, 293.	
Overlook Ter, es, blk 2180-582.	31st st, 252 W.	101st st, 69 W.	Av D, es, 23.3 s 10th st Amsterdam av, 2107.	
*Overlook Ter ws, blk 2180-628 (or Ft Wash av, es).	33d st, 340-2 E.	105th st, 334 & 345-7 E.	Audubon av, 394.	
Pitt st, 24-6.	35th st, 60 W.	106th st, 60 W.	*Bennett av, ws, blk 2180-582 (or Overlook Ter, es).	
*Scammel st, 59 (or Water, 630).	37th st, 247-9 W.	108th st, 203-5 W.	Bradhurst av, 192-8.	
*So William st, 21 (or Stone st, 47).	38th st, 223-31 W.	111th st, 74 E.	Broadway, 416 & 1237-9.	
Stone st, 47.	*39th st, 132 E (or Lexington av, 333).	112th st, 239 & 250-2 W.	Broadway, 1365 & 2465-71.	
Water st, 245-7 & 630.	41st st, 258 W.	113th st, 167 E.	Broadway (n e c 88th st), blk 1236-17.	
*Willett st, nec Grand, 4848), blk 336-61.	42d st, 259 W.	115th st, 77 E.	Broadway (s e c 89th st), blk 1236-44.	
Williams st, 197 (omitted in blk & lot index of Jan1714).	45th st, 135 W.	115th st, 258-60 W.	Columbus av, 783-5.	
5th st, 402 E.	47th st, 124-6 W.	116th st, 106 E.	Ft Washington av, es, blk 2180-628.	
8th st, 53 W.	49th st, 359-63 E.	117th st, 140 E.	Lenox av, 270.	
10th st, 239 E.	49th st, 405-7 W.	118th st, 348-50 W.	Lexington av, 333, on map 331.	
	50th st, 357 W.	119th st, 72 E.	Madison av, 1069 & 1889.	
	51st st, 421 E.	120th st, 119 W.	Park av, 1384.	
	53d st, 114-6 W.	120th st, 66 E.		
	56th st, 22 W.	120th st, 111-13 W.		
	57th st, 32 W.	121st st, 75 E.		
	60th st, 249 W.	121st st, 223-7 W.		
	61st st, 235 W.	122d st, 100 E.		
	63d st, 159 W.	122d st, 152 & 506 W.		
	64th st, 154 W.	127th st, 26 & 274 W.		
		128th st, 242 E.		
		130th st, 121 W.		

WILLS.

Beekman pl, 39.
*Pine st, 48 (or William, 56-8).
Rivington st, 7.
William st, 56-60.
16th st, 49 & 53 W.
22d st, 413-17 W.
25th st, 124-6 W.
*28th st, 59 W (or 6th av, 464).
*36th st E (sec Park av, 37), blk 891-88.
*36th st E (nec Park av, 39), blk 892-1.
38th st, 502 W.
39th st, 149 E.
*51st st E (sec Beekman pl, 39).
59th st, 233 E.
128th st, 27 W.
Park av, 37-9.
6th av, 464.
8th av, 343.

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 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.
aty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
C—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—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.

College av, 1014 (9:2432); agmt that there is due & owing \$21,500 on mtg of \$22,000 & same shall be payable Nov10'16 at 5%; Jan16; Jan20'14; Julius Lichtenstein & ano with Alfred Stuve, 1087 Park av. nom

Crotona av, 1908 (11:2950), es, 80.6 n Fairmount pl, 39.10x70; PM; pr mtg \$17,500; Jan15; Jan16'14; due, &c, as per bond; Frank Pearson, 358 E 184, to Louise Liebenfroest, 1908 Crotona av. 1,450

Crotona av, 2360 (11:3102), es, 130 s 187th, 20x100; PM; pr mtg \$—; Jan15; Jan17'14; 2y6%; Baisley & Watson Coal Co to Kath C Kasser, 2292 Loring pl. 1,000

Daly av (11:3122), ws, 109.3 n 178th, 44x110.4; PM; pr mtg \$—; Jan16; Jan17'14; 3y6%; Cath Darling to Herbst Realty Co, 985 E 179. 6,000

Fulton av, 1352 (11:2931), es, 567.4 n 169th, 28.5x207.2x28.6x207.3; Jan15; Jan16'14; 3y5½%; Geo H Leopold to N Y Mtg & Security Co, 135 Bway. 4,500

Gun Hill rd (12:3328), nwc Rochambeau av, 85.4x100.1x52.6x120.3; Jan15; Jan16'14; 3y6%; Perry Av Constn Co to Jno C Heintz, 2211 Bway. 5,000

Gun Hill rd (12:3328); same prop; certf as to above mtg; Jan15; Jan16'14; same to same.

Greystone av (13:3414), nec Hutchins pl, 75x100; ext of \$2,000 mtg to Jan20'16 at 6%; Jan20; Jan21'14; American Real Estate Co with Lars G Jonasson, Waldo av & 238th. nom

Hornaday av (11:3124), nes, 220.1 nw 1st as on map Wardsville, 50x100; Jan16; Jan17'14; 3y6%; Jennie E Brolles to Herbert Germond, 421 Lex av. 500

Hoe av (11:2990-2991), nec 174th, 37.6x100; bldg loan; pr mtg \$33,000; Jan20'14; demand, 6%; Trask Bldg Co to Realty Operating Co, 15 Wall. 7,500

Hoe av (11:2990-2991); same prop; certf as to above mtg; Jan20'14; same to same.

Hughes av, 2174, see 182d, 640 E.

Kepler av (12:3375), sec 235th, 50x100; Jan22'14; due &c as per bond; Hiram B Varian to Mary Monaghan, 562 W 149. 2,000

Lyon av (*), ss, 50 e Parker av, 25x100; ext of \$4,000 mtg to Jan5'19 at 6%; Jan5; Jan21'14; Jos Maixner with Barbara Maixner, 339 E 80. nom

Marmion av (11:2960), nec Elsmere pl, 100x96.3; Jan21'14; 1y5%; Defender Constn Co to NY Title Ins Co, 135 Bway. 62,500

Marmion av (11:2960), same prop; certf as to above mtg; Jan20; Jan21'14; same to same.

Mosholu Pkway S (12:3299), ss, 98.2 w Perry av, 42x148.7x37.6x129.6; Jan16; Jan17'14; due &c as per bond; Marie L Collins to North Side Savgs Bank, 3230 3 av. 8,000

Mulford av (*), nec Pelham rd, 53.1x100 x1.9x112.5; Jan15; Jan16'14; 3y6%; Thos J McCormack, 657 Carroll, Bklyn, to Lillian M Halsted, 186 Prospect pl, Bklyn. 1,000

Netherland av (13:3426), cl being plot begins at ss plot 33 distant 150 w Riverdale av, runs w99.6 to cl Netherland av

xs120xe115.6xn119.3 to beg, being pt plot 34, map Villa Sites, formerly Jos Rosenthal; Jan15; Jan19'14; installs, 6%; Delia Trainor to Fannie Catz, 948 Trinity av. 250

North Chestnut dr (*), es, 80 n S Chestnut dr, 40x100; Jan20; Jan21'14; 3y6%; Frances Taylor to Mary C Varian at Esplanade, Pelham Manor, NY. 1,500

Oakley av (*), es, 216.10 n Mianna, 25x100; lot 186, map Lott G Hunt; Jan2; Jan17'14; 3y5½%; Mary Larkin to Martin Borger, 721 Melrose av. 1,500

Ogden av, 1025 (9:2525), ws, 250 s 165th, 25x90; Jan19'14; 3y5%; Jno J Mackin to Emigrant Indus Savgs Bank. 3,500

Parker av (*), ns, 62.3 e Castle Hill av, 25x100; Jan19; Jan20'14; due July19'14; 6%; Wm P Hines to Hudson P Rose Co, 32 W 45. 150

Pelham rd, nec Mulford av, see Mulford av, nec Pelham rd.

Perry av (12:3341), ws, 109.8 n 205th, 27.5x104x25x92.9; ext of \$5,500 mtg to Jan1'17 at 5½%; Dec30'13; Jan16'14; Jos G Weidman with Margt Dougherty, 3193 Perry av. nom

Pierce av (*), ns, 25 e Paulding av, 25x100; ext of \$500 mtg to July14'14 at 5%; Jan14; Jan21'14; Columbia-Knickerbocker Trust Co with Emma Schlag, 1422 Minford pl. nom

Prospect av, nec Jennings, see Prospect av, ws, 158 n 165.

Prospect av (10:2679), ws, 158 n 165th, 50x175, except part for av; also PROSPECT AV (11:2963), nec Jennings, runs e 98.11xn40xw18.3xs20.2xw74.8 to av xs20.9 to beg; also LAND in NY County; Nov15'13; Jan19'14; due, &c, as per bond; Ferd W Fay, Sea Cliff, LI, to Wm N Smith, Bogata, NJ, et al. 26,121.68

Prospect av (11:2948), swc 175th, 139.6x25x139.5x25; PM; Jan19'14; 2y5%; Jno W Cornish Constn Co to Cora B Sealey, Amsterdam, NY. 5,000

Prospect av (*), ss, 825 e Throggs Neck rd, 25x116.1x25x115.4; Jan17; Jan20'14; 3v6%; Pasquale Cestaro to Cath McGrane, 200 Claremont av. 650

Quimby av, 2229 (*), ns, 253.9 e Castle Hill av, 25x108, except pt for av; Jan20; Jan22'14; 3y6%; Loretta Bowmann to Alice V Conklin, 1451 Minford pl. 500

Rochambeau av, nwc Gun Hill rd, see Gun Hill rd, nwc Rochambeau av.

St Lawrence av (*), ws, 100 s Mansion 25x100; pr mtg \$3,500; Jan19; Jan22'14; 3y6%; Robt Voigt to Fredk Bachman, 366 Kerrigan av, West Hoboken, NJ. 1,000

St Lawrence av, 1483 (*); Jan21; Jan22'14; 3y5½%; Michl J Carey to Mary A Clark, admtrx Thos S Ryan, 2516 Maclay av. 4,500

St Raymond av (*), ss, 189.4 e Williamsbridge rd, 25x100; Jan1; Jan21'14; due Jan17'17; 6%; Christopher Kenahan to Gustav A Deuscher, 303 E 125. 400

Southern blvd (10:2735), es, 325 n Barretto, 151.11x100; sobr n agmt; Jan16'14; Enoch C Bell with Jacob Wicks, Jr, 701 Mad av. nom

Southern blvd (10:2735), es, 325 n Barretto, 151.11x100; Jan15; Jan16'14; due, &c, as per bond; Columbia Constn Co to Jacob Wicks Jr, 701 Madison av. 35,000

Southern blvd (10:2735), same prop; certf as to above mtg; Jan13; Jan16'14; same to same.

Stebbins av (10:2689 & 2696), ws, 289.6 s Westchester av, 40x100; ext of \$30,000 mtg to Jan20'17 at 5%; Jan20; Jan21'14; Workmens Sick & Death Benefit Fund et the U S of America with Foxvale Realty Co. nom

Stebbins av (10:2689 & 2696), ws, 169.1 s Westchester av, 2 lots, ea —x—; ext of 2 mtgs for \$29,000 ea to Jan21'17 at 5%; Jan21; Jan22'14; Lawyers Mtg Co with Foxvale Realty Co, 198 Bway. nom

Tremont av, 306 E (11:2803); ext of \$16,000 mtg to Dec13'16 at 5½%; Dec31'13; Jan20'14; Berkshire Industrial Farm, a corpn, with Annie E & Teresa C Curtin. nom

Valentine av, 2120 (11:3144); ext of \$5,000 mtg to Jan15'19 at 5½%; Jan12; Jan22'14; Lawyers Mtg Co with Malkus Soderstrom. nom

Villa av, 3162 (12:3311), es, 375 n 204th (Potter pl), 16x100; Jan15; Jan16'14; 2y6%; Wm H Austin, 186 W 135, to Anna D Smith, 301 W 117. 1,200

Webster av (12:3354), nec 205th, 130.3x124.8x123.11x132.7; certf as to mtg for \$10,000; Jan22'13; Elberon Realty Co to Irving Savgs Instn. nom

Webster av (12:3354), nec 205th, 130.3x124.8x123.11x132.7; due &c as per bond; Elberon Realty Co to Irving Savgs Instn, 115 Chambers. 10,000

Westchester av (*), nes, at ses Matilda, 100x100; Jan2; Jan20'14; 3y6%; Chas W Ratz to Jno O'Regan, 484 St Nicholas av. 4,000

Willis av, 290 (9:2284); ext of \$7,500 mtg to Dec27'16 at 5%; Dec17'13; Jan20'14; Harriet W Winslow with Gustave S & Max S Boehm. nom

Zerega av (*), ws, 125 n Lyon av, 25x100; Jan21'14; due &c as per bond; Maria McNulty & Mary A Griffin to Peter Brachchoss, 947 Morris av. 1,500

Zerega av (*), same prop; sobr n agmt; Jan21'14; Kath Ill with same. nom

3D av, 3882 (11:2929), es, 200 s 172d, 25x125; PM; pr mtg \$—; Jan19; Jan21'14; demand; 6%; Boris Kilban to Gibraltar Realty Co, Inc, a corpn, 280 Bway. 1,000

3D av (11:3051), nws, 710 sw 3 av (late Kingsbridge rd), 74.6x100; also STRIP adj above in front, being 0.3x74.6; PM; Jan19; Jan22'14; 3y5½%; Jno H Bodine to American Mtg Co, 46 Cedar. 7,000

Plot begins 50 n 187th & 111.9 w Beaumont av, see 187th, 687-9 E.

Plot (*) begins 490 e White Plains rd at point 475 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Jan16'14; 3y5%; Otto Egner to Mary M Scheurman, 1367 Beach av, 2,800

