

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.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV

No. 2442

New York, January 2, 1915.

PRICE 20 CENTS

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.

*Academy st, 570-8 (or Sherman av, 109-35). Cherry st, 14-16 & 384. Essex st, 130½-132. Lafayette st, 419-21. *Lewis st, 72½-74 (or Rivington st, 304-6). Ludlow st, 40 & 151. Maiden la, 131. Mott st, 100. *Rivington st, 116 (or Essex st, 130½-132). Rivington st, 304-6. *Scammel st, 45-7 (or Cherry st, 384). South st, 164 & 197. Vandewater st, 40. Washington pl, 85. Washington st, 508-10. *5th st, 239-41 E (or 2d av, 87-9). 13th st, 509-11 E. 13th st, 8-10 W. 17th st, 110 W. 19th st, 40-2 E. 20th st, 26 E. 22d st, 213 W. 33d st, 203-9 E. 34th st, 136 W. 35th st, 131-7 W. 44th st, 407 W. 37th st, 146 E. 47th st, 407 W.	55th st, 138 & 540 W. 50th st, 533 & 552 W. 60th st, 22 W. 61st st, 415 E. *65th st, 25 E (or n w c Mad av), blk 1380-17. 66th st, 245 W. 67th st, 7-9 W. 68th st, 61 W. 71st st, 517-23 E. *72d st, 518 E (or 71st st, 517-23 E). 72d st, 126 W. 73d st, 223 E. 78th st, 230 W. 83d st, 123 W. 85th st, 323 E. 87th st, 8 W. 89th st, 127-31 W. 94th st, 62 E. 97th st, 234 E. 97th st, 64 W. 101st st, 313 E. 102d st, 316-8 E. 104th st, 66 W. 109th st, 227 W. *111th st, 154 W (or 7th av, 1807-15). 111th st, 526 W. 113th st, 103 E. 115th st, 8-10 W. *122d st, 50 E (or Mad av, 1831). 122d st, 110 E.	122d st, 136 W. 128th st, 238 E. 129th st, 110-2 W. 133d st, 61 E. 133d st, 35-35½ W. 134th st, 206 W. 137th st, 218 W. 138th st, 101-3 W. 147th st, 510-2 W. 148th st, 540 W. *169th st, 701 W (or Ft Wash av, w s), blk 2139-159. *185th st, 521 W (or Audubon av, 399). *186th st, 530 W (or Audubon av, 411). *192d st W (nec St Nicholas av), blk 2161-17. *192d st W (nec St Nicholas av), blk 2169-18. *193d st W (sec 193d st), blk 2161-17. Av A, 1652. Amsterdam av, 2153. Audubon av, 399-411. Claremont av, ws, blk 1994-63. *Fairview av (swc St Nicholas av), blk 2170-251. Ft Washington av, ws, blk 2139-159.	Lenox av, 86 & 220. Lexington av, 1626-8 & 1795. Lexington av, 1713-15. Madison av (nwc 65th st, 25 E), blk 1380-17. Madison av, 1881. Pleasant av, 289. *Post av, 22-40 (or Sherman av, 109-35). St Nicholas av (n w c 192d st), blk 2169-18. St Nicholas av, nec 192d st), blk 2161-17. St Nicholas av (s w c Fairview av), blk 2170-251. Sherman av, 109-35. Vermilyea av, ws, blk 2234-36-38. *Wadsworth av, ns (or St Nicholas av, swc Fairview av), blk 2170-251. 1st av, 846. 2d av, 87-9, 1976 & 2270. 3d av, 1893 & 2336. 7th av, 1807-15. 8th av, 30-2 & 464.
---	--	--	--

WILLS.

Fairview st, 36-8.
29th st, 113 E.
57th st, 48 E.
3d av, 1435.

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, 3:482-10, 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 1914.

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.
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 omittd—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—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 S—Revenue Stamp.
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—store.
st—street.
T & C—tax-sty l. e.
tnts—tense Edw.
w—west.
y—years.
O C & 100—consideration and \$100.
TS—Torrens System.

137TH st, 218 W (7:1942-43), ss, 242 w 7 av, 10x39.11, 3-sty & b stn dwg; David L Lustig to Michl Mass, 1900 7 av; mtg \$9,000; Dec23; Dec29'14; A\$6,400-11,000 (R S 50 cts). nom

Golding, 101 W 115; 1/2 pt; mtg \$110,000; Oct11; Dec30'14; A\$60,000-120,000. nom

2D av, 908; consent to 3d track; Lawyers Title Ins & Trust Co, as TRSTEE Mary M Johnston, decd, for Irene M & Mabel S Aitken, mortgagee, to same; mtg \$10,000; Dec23; Dec30'14. nom

Odell st, see Starling av, see Starling av, see Odell.

Poplar st, see Chauncey, see Chauncey, see Poplar.

Rogers pl (10:2699), ses, 672.4 ne Westchester av, 30x74x23.9x78.11; Dec22; Dec24'14; 5y5½%; Jos M. Henry F, Thos P, Jno A & Jas E Markham, heirs Sarah E Markham, to A Starr Best, 1936 Orrington av, Evanston, Chicago, Ill, & ano, trstes Ralph W Best. 2,000

133D st E, ns, 265 e Willis av, see 7 av, 1807-15, Manhattan Mortgages.

143D st, 475 E (9:2288), ns, 240 w Brook av, 25x100; asn rents to secure loan of \$600; Dec24; Dec28'14; due &c as per notes; Augustus S Frazee to Moses K Manookian, 607 W 137. 600

145TH st, 426 E (9:2289), ext of \$4,000 mtg to Jan'20 at 5%; Dec28; Dec30'14; Lawyers Title Ins & Trust Co with Nicola Ferrante, 339 E 143. nom

160TH st, 322 E, see Courtlandt av, 843.

167TH st W (9:2527), ss, 288.7 e Lawrence av, 25x100; Dec24; Dec29'14; installs, 6%; Cath Connelly to Bronx Security & Brokerage Co, 258 E 138. 550

178TH st, 593 E, see Anthony av, 1952.

178TH st E, swc Monterey av, see Monterey av, 1935-9.

178TH st, 544 E, see Monterey av, 1935-9.

184TH st, 525 E, see Valentine av, 2375-81.

229TH st, 814 E (*), ss, 25x114; pr mtg \$4,000; Dec28; Dec29'14; 1y6%; Julia Epstein, 814 E 229, to Saml Levy, 872 E 227. 1,000

230TH st W, nec Heath av, see Heath av, 3000.

Anthony av, 1952 (11:2814), nec 178th (No 593), 21.2x90; Dec21; Dec26'14; due Jan'16, 6%; Wm Schmitz to Julius Heiderman, 783 Elton av. 1,000

Bailey av (12:3266), ws, 169.4 s 231st, 40 x80.2x43.1x96.2; Dec28; Dec29'14; 5y5%; Bertelsen Realty Co, Inc, to Wm Jay, Bedford, NY, trste Mary E B Field. 20,000

Bailey av (12:3266), same prop; certf as to above mtg; Dec28; Dec29'14; same to same.

Barnes av (*), ws, 69.3 s 223d, 22.9x105; ext of \$4,000 mtg to Jan27'18 at 6%; Dec28'14; Duane S Everson with Frank Boyle, 291 W 201. nom

Boston rd, 1443-5 (11:2938), ext of 2 mtgs for \$24,000 ea to Jan19'17 at 5%; Nov16; Dec28'14; Adolph Mandel, 56 E 87, with Louis Lowenstein, 42 E 74, et al, trstes Isaias Meyer, for Linda Meyer. nom

Boston rd, 2023-5 (11:3135), ext of \$17,500 mtg to Dec28'17 at 5½%; Dec28; Dec30'14; Title Guar & Trust Co with Falkenau & Hamerslag, Inc, 35 Nassau (R S \$8.75). nom

Bryant av, 1872 (11:3004); sal Ls; Dec 24; Dec30'14; demand, 6%; Jno J Neller to A Hupfel's Sons, a corpn, 842 St Anns av. 3,622.50

Burnside av, swc Jerome av, see Jerome av, swc Burnside av. 2,000

Courtlandt av, 843 (9:2419), swc 160th (No 322), 23.6x97.7; PM; Dec24; Dec29'14; due Jan'16, 6%; Constantine Pamos, 337 W 14, to United Realty Co, 280 Bway. 2,000

Crotona Pkway (11:3119), es, 39.9 s 182d, 39.11x69.3x35x89; pr mtg \$22,000; Dec23; Dec26'14; due Jan'17, 6%; Fraser & Berau, Inc, 749A Macon, Bklyn, to Otto J Martens, 915 Prospect av. 3,000

Crotona Pkway (11:3119); same prop; certf as to above mtg; Dec23; Dec26'14; same to same.

Elliott av (*), es, 150 n Juliana, 50x125; Dec3; Dec29'14; due &c as per bond; Hermann von der Heyde to Peter von der Heyde, 94 W 104. 1,000

Fulton av (10:2609), ws, 135.3 n 167th, 35.11x125x35.9x125; Dec23; Dec26'14; due Jan'16, 6%; Jacob Ried & Philip Jaeger to Julius Heiderman, 783 Elton av. 1,500

Gleason av (*), ss, bet Castle Hill & Olmstead avs, being plots 291-5, map Unionport; transfer of tax lien for yrs 1906 to 1911, assessed to —; Jan27'13; Dec29'14; 3y, no int; City N Y to Fred Judge, 1433 Zerega av. 367.68

Heath av, 3000 (12:3256), nec 230th, 75 x100x74.8x104.2; PM; pr mtg \$—; Dec28 '14; 1y6%; Frank Willetts, 1887 Vyse av, to Harry Cahn, 2540 Grand av, & ano. 1,350

Hunts Point av, 859 (10:2740); ext of \$20,000 mtg to Dec16'17 at 5½%; Dec18; Dec29'14; Bond & Mtg Guar Co with Hunts Point Constn Co, 30 E 42. nom

Jackson av, 766 (10:2646), es, 255 n 156th, 25x87.6; ext of \$5,000 mtg to Jan1 '18 at 5½%; Dec19; Dec29'14; Nellie Seymour with Yettehen Levy, 1038 Trinity av. nom

Jerome av (11:2863), swc Burnside av, runs w227.9 to es Davidson av xs3.6xe— to pt 76.8 s Eurnside av xn76.8 to beg; Dec21; Dec30'14; demand, 6% Julia M Broderick to A Hupfel's Sons, 842 St Anns av. 1,000

La Salle av (*), ss, abt 1115 e Ft Schuyler rd, 42.7x103.4x26.9x102.1; Dec24; Dec30'14; demand, 6%; Jno J Neller to A Hupfel's Sons, 842 St Anns av. 600

Livingston av (*), es, 620.3 s Kingsbridge rd, 50x127.10x68.8x164.5; pr mtg \$—; Dec28; Dec29'14; 2y6%; Maria G Russo & Carmela Barba to Antonio Mastromonaco, 312 E 115. 650

Longfellow av, 1546 (11:3009), es, 275 n 172d, 25x100; PM; pr mtg \$5,000; Dec22; Dec24'14; due Jan'15, 6%; Pasquale Ruffolo to Vincenzo Picciotti, 560 E 189. 2,000

Marion av (11:3026), ws, 223.1 s 189th, 25x81.1x25x81.11; Dec23; Dec30'14; 3y5½%; Margt E Cone, Clinton, NY, to Alma D Hamlin, Clinton, NY. 1,500

Monterey av, 1935-9 (11:3060), swc 178th, 100x20; ext of \$7,500 mtg to Aug'17 at 5%; Oct15; Dec29'14; Sarah E Strickland with Maria A Bergenstern, 522 E 149. nom

Monterey av, 1935-9 (11:3060), swc 178th (No 544), 100x20; PM; pr mtg \$7,500; Dec 28'14; 5y6%; Lena Cohn, 4249 3 av, to Maria A Bergenstern, 522 E 149. 6,000

Powell av (*), ns, bet Castle Hill & Olmstead avs, being plots 291-3, map Unionport; transfer of tax lien for yrs 1906 to 1911, assessed to —; Jan27'13; 3y no int; Dec29'14; City NY to Fred Judge, 1433 Zerega av (assigned to Sidney B Hickox, 2246 Gleason av). 414.20

Robin av (*), es, 200 s Tremont rd, 50 x100; PM; Nov13; Dec29'14; due &c as per bond; Hermine de Bouver to Wellman Finance & Realty Co, 120 Westchester sq. 718

Ryer av, 2374, see Valentine av, 2375-81. St Anns av, 225 (9:2266); ext of \$12,000 mtg to Dec28'17 at 5½%; Dec28; Dec30'14; Title Guar & Trust Co with Louis Schlaefler, 601 E 135. nom

Starling av (*), sec Odell, —x—; transfer of tax lien for yrs 1902 to 1911, assessed to —; Mar10'13; Dec26'14; City N Y to Wm Grantham, 74 72d, Bklyn. 2,868.55

Valentine av, 2375-81 (11:3152), nwc 184th (No 525), 81.4x187.5 to es Ryer av (No 2374) x49.9 to st x190.2; bldg loan; Dec24; Dec28'14; due July'15, 6%; Andw Bechmann to Jacob Wicks Jr, 701 Mad av. 65,000

White Plains rd (*), es, adj nwc lot 109, map partition Lott G Hunt Est, runs n27 xe—xs25xw— to beg; Oct30; Dec30'14; 3y 5½%; Wm H Sweny to Blanche A Sweny, 37 Park av. 3,000

White Plains av (*), es, 125.5 n Sommer pl, 48.3x89.11 to Garden pl x48.2x91.11 xn48.2 to beg; ext of \$6,500 mtg to July 3'19 at 6%; Dec14; Dec24'14; Angelo Perito to Jno Bussing Jr, Mt Vernon, NY. nom

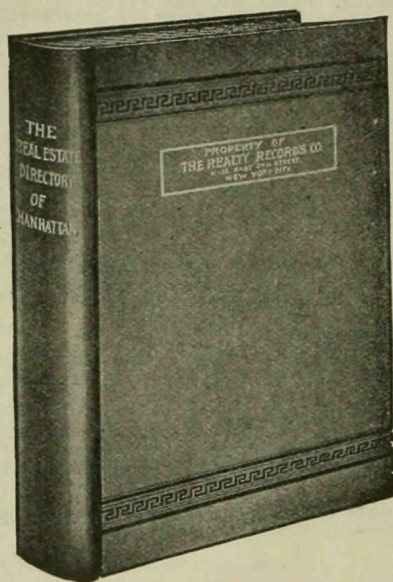
3D av (11:2929), es, 200 s 172d, 25x125; PM; Dec22; Dec26'14; 3y5½%; Moses Hodes to Hugh H Piesen, 160 Marlborough rd. 12,000

Lot 222 (12:3351), map Norwood; ext of \$2,000 mtg to May28'20; Dec29; Dec30 '14; Frank Twing with Jos Ettlinger, 317 E 18. nom

Lots 587 & 588 (*) map Laconia Park; Dec30'14; due &c as per bond; Victor Marchetti to Herbt Chiesa, 303 E 104. 550

Lot 123, map Schaeffelin Est, see 7 av, 1807-15, Manhattan Mortgages.

The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

We will send a copy for inspection to any Manhattan Real Estate Firm.

Realty Records Company
119 West 40th St., New York

Without any obligation on our part, to subscribe to the service, please send a copy of the Real Estate Directory with Weekly Cumulative Bulletin for inspection.

Send to

Business Street.....

Signed by.....