

# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS 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.

Catherine st, 33-5.	5th st, 651 E.	*97th st, 50 E (sec Madison av, 1391-7).	Av C, 194.	19th st, 436 W.
*Dey st, 2-18 (or Bway, 193-9).	7th st, 219-21 E.	97th st, 157 E.	Bowery, 317-317½.	44th st, 206 & 212 E.
East Broadway, 90 & 183.	10th st, 281 E.	97th st, 48 W.	Broadway, 193-9, 924 & 3117-29.	45th st, 313, 319-23, 318 & 320.
*Extra st, 9 (or Bowery, 317-317½).	*11th st, 436 E (or 10th st, 281 E).	98th st, 209 E.	*Broadway, 926.	46th st, 348 E.
Front st, 121.	12th st, 346 E.	101st st, 64 W.	Convent av, 470.	50th st, 307-9 & 343-9 E.
*Front st, 123 (or Front st, 121).	13th st, 507 E.	*101st st W (nec Riverside dr, 290).	Lenox av, 180 & 371.	56th st, 225 E.
*Fulton st, 169-70 (or Broadway, 193-9).	16th st, 31 W.	*103d st, 256 W (or West End av, 878).	Lexington av, 323, 324, 326, 328, 330 & 332.	58th st, 330-4 E.
Houston st, 493 E.	20th st, 132 W.	*107th st, 50 E (or Madison av, 1587).	Madison av, 205, 1391-7, 1567, 1587 & 1603.	63d st, 415, 417-21 E.
James st, 93.	21st st, 218-20 W.	*108th st, 50 E (or Madison av, 1603).	Riverside dr, 290.	67th st, 21 E.
*King st, 38 (or Prince st, 191).	27th st, 39-43 E.	109th st, 84 & 133-5 E.	Riverside dr, es, blk 2139-275.	76th st, 28 E.
*King st, 42 (or Prince st, 191).	27th st, 219 W.	112th st, 9 E.	St Nicholas av, 767.	79th st, 302-4 E.
Laight st, 52.	28th st, 109, 113, 115, 117, 121, 123 & 125 E.	114th st, 8 W.	West Broadway, 533.	*81st st, 356-8 E (or 1st av, 1549).
*Maddougal st, 54 (or Prince st, 191).	29th st, 112 & 114 E.	115th st, 171 E.	West End av, 679, 849, 878.	87th st, 328 W.
*New Chambers st, 81 (or James st, 93).	30th st, 7 E.	115th st, 10 W.	1st av, 43, 291, 1106½.	100th st, 235 W.
Pine st, 81.	*35th st, 25 E (cor Madison av, 205).	116th st, 350 E.	2d av, 1034, 1340, 2026.	117th st, 155 E.
Prince st, 191.	39th st, 208 & 210 E.	117th st, 236 E.	*2d av, 1338 (or 2 av, 1340).	118th st, 119 W.
Rivington st, 329.	50th st, 75 W.	*119th st, 95 W (or Lenox av, 180).	3d av, 623 & 2350.	*121st st W (cor Amsterdam av, 1235-7).
St Lukes pl, 3.	53d st, 312-4 W.	120th st, 229 W.	4th av, 65-9.	*127th st, 420 W (or Lawrence st, 15).
St Nicholas pl, nwc 153d st, (blk 2069-1 & 8).	54th st, 317-9 W.	123d st, 338 E.	7th av, 307-9.	128th st, 65 W.
St Nicholas pl, 70.	56th st, 421 W.	129th st, 3 E.	8th av, 184-6, 2574, 2576, 2593, 2603.	145th st, 326 W.
*Spring st, 268 (or Prince st, 191).	64th st, 59 E.	133d st, 152 W.		152d st, 545 W.
Stuyvesant st, 42.	67th st, 311 W.	134th st, 223 W.		159th st, 571, 573 W.
*Sullivan st, 132 (or Prince st, 191).	68th st, 232 E.	140th st, 227 W.		*159th st W (cor Broadway, 3820-6).
*Vandam st, 10 (or Prince st, 191).	9th st, 243-9 W.	150 st, 462, 464, 466, 468, 470, 472, 474, 476, 478 & 480 W.		Amsterdam av, 63 & 1235-7.
*Water st, 128 (or Pine st, 81).	74th st, 322 E.	*151st st W (swc Convent av, 470).		Broadway, 3820-6.
	75th st, 313 E.	*153d st, 401 W (nwc St Nicholas pl).		Columbus av, 211-213 & 215-217.
	84th st, 10 W.	153d st, 458 W.		Convent av, 385.
	85th st, 228-30 E.	156th st, 512-22 W.		1st av, 699, 795, 817-21, 851-5 & 1549.
	88th st, 420 E.	178th st, 503-5 & 507-9 & 603 W.		2d av, 871.
	91st st, 170 E.			3d av, 649, 651 & 1057.
	92d st, 316-8 W.			8th av, 2237.
	*93d st, 300 W (swc West End av, 679).			
	95th st, 208 E.			

### WILLS.

Cherry st, 308.  
 \*John st, 79 (or William st, 120).  
 Lawrence st, 15.  
 Spring st, 182.  
 William st, 118 & 120.  
 14th st, 613 E.  
 15th st, 322 E.

### 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, 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 1914.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torren 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.  
 admtr—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—considers/on omitted.  
 corpn—corporation.  
 c—corner.  
 c l—centre line.  
 ct—court.  
 cert—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.  
 indiv—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.  
 str—stores.  
 stn—stone.  
 st—street.  
 T & c—taxes, etc.  
 tnts—tenements.  
 w—west.  
 v—years.  
 O C & 100—other consideration and \$100.  
 TS—Torren System.









MORTGAGES.

Borough of Manhattan.

Waldo av (13:3406-3414), nec 236th, —x (owned by party 1st pt; also WALDO AV, sec 236th, —x— (owned by party 2d pt); re easements; Patk Lenihan, 161 Garfield st, Bklyn, with Gesine F Meyer, Pearl River, NY; Aug24; Aug25'15. nom

116TH st, 125-7 E (6:1644), ground fl, ext & galleries with approaches, chattels, etc, of Bunny Theatre; Fannie Bruno, 125-7 E 116, to Benj Schechter, 1243 39th, Bklyn, & ano; 4yf Sept1; Aug20'15. 2,100 & 2,400

LEASES.

Borough of Manhattan.

Delancey st, 102 (2:410), all; Rose Tillman, 9 E 101, to Hyman & Raymond Rubin, firm Rubin Bros, 236 S 9, Bklyn; from Aug16 to May11'25; Aug21'15. 3,000 to 3,600

133D st, 525-7 W (7:1887), w str; Banit Schmukler to Jno Coleman, 529 W 133; 5 yf Sept1; Aug25'15. 720 & 780

Borough of Manhattan.

AUG. 20, 21, 23, 24, 25 & 26. Allen st, 150, see Rivington, 70. Catherine st, 11-3 (1:280), sec East Broadway (Nos 19-23), 48.4x92.8x48x97.8; June13; Aug23'15; demand, 6%; Lazarus Levy to Isidor Hahn, 1219 Mad av. 27,500

LEASES.

Borough of the Bronx.

Beck st, swc Leggett av, see Leggett av, swc Beck. Kelly st, 1013 (10:2704); asn Ls; Edliek Co Inc, 391 E 149, to American Apartment Co, 1027 Tiffany; July31; Aug21'15. nom



**Morris av** (12:3318), ws, 476.6 n 196th, 25x98.8x25.8x102.5; Aug21'15; demand, 6%; Geo C Smith to J Chr G Hupfel Brewing Co, 229 E 38. 4,000

**N Y & Albany Post rd** (13:3421), nws lot 1, map Chas W Simmons at So Yonkers; also LOT 7, same map; equal lien with mtg for \$4,000 given to secure 5 bonds for \$1,000 each; July28; Aug20'15; due, &c, as per bond; Newton Land Assn to Chas H Pepper, 168 W 93. 5,000

**Ogden av, 1207** (9:2528), ws, 367.7 n 167th, 27.2x95; PM; pr mtg \$20,000; Aug 18; Aug20'15; due Nov19'15, 6%; Helen H Leahy to Ida E Stinson, Arnaw av, Westchester. 6,500

**Ogden av, 1207**; sobrn agmt; Aug19; Aug20'15; Benj J Carr Jr with same. nom

**Olinville av (\*)**, es, 325 n 216th, 25x 100, except part for av; Aug24'15; due, &c, as per bond; Virginia T Smith, 3732 Olinville av, to Danl Ryer, 2265 Powell av. 3,000

**Southern blvd** (11:3115), ws, 450 n 187th, 25x59.11x24.8x63.10; PM; July29; Aug25'15; due, &c, as per bond; Meta K Oetjen, 1205 Tinton av, to Gussie F Isaacs, 358 West End av. 1,640

**Stebbins av, 1336** (11:2965); ext of \$1,000 mtg to Aug20'16, at 6%; Aug20; Aug 24'15; Mortimer Kaliski, 582 Beck, with Frank Welden, 2323 Prospect av. nom

**Teller av** (9:2422), nwc 162d, runs n115 xw100xs40xe60xs75 to 162d xe40 to beg; Aug25; Aug26'15; due &c as per bond;

Ethel M Wallace, 2155 Mohegan av, to Lewis E Hollander, 161 W 86, et al, trstes Jos L Hollander. 18,000

**Tinton av, 925** (10:2658), ws, 61.5 s 163d, 18.4x95; Aug23; Aug26'15; installs, 6%; Madeline Braun, heir Carl Kutschera, to Bronx Security & Brokerage Co, 258 E 138. 280

**Trinity av** (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1; pr mtg \$1,750; Aug19; Aug20'15; installs, 6%; Wm Nieter, 501 Brook av, to Paul Hoppe, 356 E 152. 750

**University av** (11:3208), es, 76 n Buchanan pl, 25.4x103.3x25x107.6; pr mtg \$3,500; Aug 19; Aug25'15; 2y6%; Chas Levy to Fannie Rauschkolb, 2120 Honeywell av. 1,000

**Valentine av** (11:3147), es, 176.5 n 184th, 2 lots, ea 49.11x115; ext of 2 mtgs for \$34,000 ea to Aug18'20 at 5½%; Aug18; Aug 21'15; Lawyers Mtg Co with Hargton Bldg Co, Inc, 1478 Vyse av. nom

**Valentine av (\*)**, ws, 100 n Baisley av, 50x80; Aug20; Aug21'15; due &c as per bond; Danl Paff to Edw J Caffray, 2472 Marion av. 475

**White Plains av, 3808 (\*)**, sal Ls; Aug 10; Aug20'15, demand, 6%; Diederich Wischhusen to Jacob Ruppert, a corpn, 1639 3 av. 2,000

**White Plains rd (\*)**, nec 223d, 80x114, except pt for rd; ext of \$14,000 mtg to Apr 1'19 at 5%; Aug18; Aug21'15; Burchard Arens with Chelsea Realty Co, 135 Bway. nom

**3D av, 3700** (11:2926), nec 170th, 26.7x 100x27.1x99.11; pr mtg \$26,000; Aug23; Aug 25'15; 3y6%; Aug Oesting to Anna Bischoff, 761 6 av. 3,000

**3D av, 3886** (11:2929); ext of \$15,500 mtg to Junel'19 at 5%; Aug19; Aug21'15; Lawyers T & T Co trstes with Jos McCue, 2410 Creston av. nom

**Rattlesnake Brook (\*)**, cl adj lands Adaline Holly, runs n68xw134xs66xe142 to beg; Aug16; Aug25'15; installs, 6%; Celestina, wie of & Alfonso Veltri, to Model Bldg & Loan Assn of Mt Haven, 2663 3 av. 1,850

**Lots 63 to 67** (13:3423), map Forster-Schmidt prop; pr mtg \$5,595; May20; Aug 26'15; due Oct1'15, 6%; Gertrude B Kelley, Los Angeles, Cal, to P H Marlay, 1103 Story Bldg, Los Angeles, Cal. 2,200

**Lots 350 & 351 (\*)** map Lohbauer Park, except pt for Throggs Neck blvd; Aug23; Aug26'15; 3y6%; Emil N Sorgenfrei to Agnes Pusch, 88 Central Park W. 1,500

**Lots 92 to 94** (11:2872), map Upland Realty Co; PM; Aug9; Aug21'15; due, &c, as per bond; Alice Hoffman to Upland Realty Co, Grand Central Terminal. 2,363.50

**Lots 16 & 17** (11:2872), map Upland Realty Co; PM; Aug9; Aug21'15; due, &c, as per bond; Alice Hoffman to Upland Realty Co, Grand Central Terminal. 1,575

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