

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations, in the Borough of Manhattan and Bronx, and the recorded Wills in the Borough of Manhattan.

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New York, March 18, 1916.

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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.

*Academy st (nwc 10 av), blk 2216 pt 42.	30th st, 138-40 E.	*84th st, 348 W (or Riverside dr, 116-8).	*151st st, nec Riverside dr, 740 (blk 2098-13).	Pleasant av, 359.
Bedford st, 59-61.	31st st, 32-4 E.	96th st, 57-9 & 203-9 E.	*160th st (swc Riverside dr), blk 2135-32.	Riverside dr, 116-8 & 740
Beekman st, 46.	31st st, 24 W.	107th st, 161 E.	162d st W, ss, blk 2136-pt 170.	Riverside dr (ws, blk 2135-pt 60.
Broome st, 113.	34th st, 314 E.	*107th st, 1 W (or Central Pk W, 471).	*164th st, 540 W (or St Nicholas av, 1079).	Riverside dr (swc 160th st), blk 2135-32.
*Forsyth st, 190-2 (or Stanton st, 190-2).	34th st, 43-5 W.	111th st, 28 E.	167th st, 503-7 W.	St Nicholas av, 1079.
Henry st, 172 & 278-82.	35th st, 62-4 & 217-9 W.	112th st, 308-12 E.	167th st W (ss), block 2122-60.	Seaman av, 72-82.
James st, 49 & 59-61.	37th st, 241-5 W.	112th st, 136 W.	181st st W, ss, blk 2153-81.	Seaman av (ws), blk 2250-84.
Leroy st, 121.	39th st, 538 W.	114th st, 109 W.	183d st, 554 W.	Vermilyea av, 157-9.
Manhattan st, 7.	40th st, 64 W.	115th st, 10 W.	*190th st (swc Audubon av), blk 2158-pt 77.	West End av, 302 & 672.
Mercer st, 79 & 173.	45th st, 56-8 W.	116th st, 104 & 411 E.	204th st W (ns), blk 2185-33 & 51.	1st av, 548 & 1038.
*Morton st, 30-2 (or Bedford, 59-61).	48th st, 318-22 E.	118th st, 60 E.	204th st W (nes), blk 2201-29.	1st av, 1266-8 (or 68th st, 401-3 E).
South st, 152.	49th st, 237 E.	120th st, 17 W.	205th st W, ns, blk 2186, 9, 11, & 25-26.	2d av, 2386.
Spring st, 148.	49th st, 613 W.	123d st, 109 W.	Av A, 1364.	3d av, 2380.
Stanton st, 43-5 & 127.	51st st, 352 E.	124th st, 355 E.	Amsterdam av, 1109-11.	5th av, 2145.
Washington pl, 120.	52d st, 624 W.	126th st, 241-7 E.	Audubon av (swc 190th st), blk 2158-pt 77.	7th av, 290 & 2461-3.
Washington st, 696 & 717.	53d st, 417 E.	126th st, 161 W.	Broadway, 3291-5.	8th av, 464.
3d st, 13 E.	53d st, 434 W.	127th st W (ss), blk 1981-60-63.	Broadway, ws, blk 2180-pt 120 & 490.	9th av (nec 203d st), blk 2185-1, 5, 9 & 24.
6th st, 619 E.	55th st, 503-5 E.	128th st, 12, 161 & 244 E.	Central Park W, 471.	9th av (ses), blk 2184-20, 24, 28 & 42.
7th st, 215-215½ E.	56th st, 131 E.	129th st, 109 E.	Columbus av, 321-9.	10th av (ses), blk 2201-1.
8th st, 311-3 E.	60th st, 47 & 225 E.	*129th st, 170-2 E (or 3 av, 2380).	Columbus av, 340-3 (or 76th st, 101 W).	10th av (nwc Academy st), blk 2216-pt 42.
10th st, 240, 281 & 297 E.	60th st, 246 W.	*131st st, 1 E (or 5 av, 2145).	Edgcombe av, 58.	11th av, 302-4.
11th st, 436 E.	64th st, 167 E.	132d st, 275 W.	Lexington av, 859 & 1795	
11th st, 340-4 W.	66th st, 155 W.	*133d st, 600 W (or Bway, 3291-5).	Nagle av (ss), blk 2216-7-11 & 1.	
13th st, 233 W.	67th st, 36-40 W.	136th st, 205 & 258 W.	Park av, 1691.	
15th st, 20 W.	69th st, 169 E.	138th st, 127 W.		
16th st, 108-10 W.	70th st, 203 W.	141st st W, ss, blk 1738-62.		
19th st, 274-6 W.	71st st, 322 W.	143d st, 151-3 W.		
24th st, 224-6 E.	72d st, 227-31 E.	*143d st, 167 W (or 7 av, 2461-3).		
25th st, 242 & 353 W.	72d st, 303-7 W.	150th st, 499 W.		
26th st, 235 W.	73d st, 228 E.			
27th st, 114-6 & 135-7 W.	*75th st, 57 W (or Col av, 321-9).			
29th st, 509 W.	77th st, 144 W.			
*29th st, 563 W (or 11 av, 302-4).	79th st, 318 E.			
	81st st, 165 W.			
	82d st, 225 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 1915.

T. & 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.
adm—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.
c—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—stone.
st—street.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
ts—Torren System.

- MAR. 13. MADISON AV, 963; Robt Schnaler—Elmer A Miller & Cath A Miller (45) 3,033.77
MAR. 14. MURRAY ST, 69; Chas G Flygare—Rector, Churchwardens, &c, of the French Church Du St Esprit (48)...18,850.00
MAR. 15. 47TH ST, 604 W; Northern Wrecking-Co—Geo J Schuster & Theresa Schuster; Murphy & Son (50)..... 250.00

Bronx.

- MAR. 10. SOUTHERN BLVD, 361; Henry W Gundlach—Paula Antes & Frank Antes (14)..... 21.00
MAR. 11. No Mechanics Liens filed this day.
MAR. 13. FORDHAM RD, S-10 W; American Marble Mosaic Co—Leah M & Chas M Rosenbaum & Chas J Petterson (15)..... 67.50
MAR. 14. RANDALL AV, ss, 30 e Wright av, 25x 100; Michl J Crowley—Geo A & Nellie Loughran; Walter R Barto; renewal (17)..... 219.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

- MAR. 11. No Satisfied Mechanics Liens filed this day.
MAR. 13. LEWIS ST, 88-90; Morris Seibel—Asher Haber et al; Aug16'15..... 17.15
CLAREMONT AV, 200; Alfred Peats—Co—Batavia & N Y Woodworking Co et al; July13'15..... 1,986.14

Bronx.

- MAR. 10. No Satisfied Mechanics Liens filed this day.
MAR. 11. No Satisfied Mechanics Liens filed this day.
MAR. 13. No Satisfied Mechanics Liens filed this day.
MAR. 14. No Satisfied Mechanics' Liens filed this day.
MAR. 15. No Satisfied Mechanics' Liens filed this day.

- MAR. 16. CROTONA PARK E, 1728; Weber Supply Co, Inc—Wey Bldg Co, Inc et al; Sept24'15..... 138.35
WASHINGTON AV, 2317; Sterling Ceiling & Lathing Co—Church of Our Saviour et al; Jan4'16..... 206.98

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

- MAR. 9. BIELEFELD & SPAHN CO; Jules Ascheim; \$10,172.71; Stern, Barr & Tyler.
COLLINS, Saml; L Bergman & Co; \$825; A O Ernst.
MAR. 10. FRIEDMAN, Lewis; Jas Lees & Sons Co; \$568.96; T L Thompson.
MAR. 11, 13 & 14. No Attachments filed these days.
MAR. 15. CONCEALED TRANSOM LIFT CO; Richmond Radiator Co; \$18,794.50; White & Case.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

- MAR. 10, 11, 13, 14, 15 & 16. Ardainolo, Frank. Amsterdam av, 2226 .E Esposito. Barber Fix..... 1,094.00
Markowitz, Herman. Columbus av, s/wc 101st st..Rockwood Sprinkler Co. Sprinklers, &c..... 5,100.00

Bronx.

- MAR. 9, 10, 11, 13, 14, 15. Briggs Bldg Co. Briggs av, ws, 250 n 200th,—x—..Anton Larsen & Son, Inc. Dumbwaiters..... 240.00
Same. Same prop. Same. Refrigerators..... 340.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

- MAR. 15. 33D ST, ss, 116.8 e Madison av. 83.4x 98.9; City Mtg Co loans Wallack Consn Co, Inc to erect a 12-sty loft; 12 payments.....275,000.00
162D ST, ss, 140 w Ft Washington av, 125x99.11; Van Dyck Estate loans J M B Co, Inc, to erect 6-sty apartment; 13 payments.....135,000.00

Bronx.

- MAR. 10. 178TH ST, sec Prospect av, 47.1x100; Rockland Realty Co loans Jos Sonsin, Inc, to erect 5-sty apartment with stores; 12 payments.....47,500.00
178TH ST, ss, 100 e Prospect av, 47.1x 95.5; Rockland Realty Co loans Jos Sonsin Co, Inc, to erect 5-sty apartment; 12 payments.....34,000.00

- MAR. 11. GRAND BLVD & CONCOURSE, n/wc 170th, 89.9x205.6; City Mtg Co loans Grand Boulevard & Concourse Co, Inc, to erect 3-5-sty apartments; 12 payments.....150,000.00
MAR. 15. TIEBOUT AV, ws, 101.9 n 187th, 100.8 x135; City Mtg Co loans Hoffman Builders, Inc, to erect two 5-sty apartments; 10 payments.....56,000.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

- APARTMENTS, FLATS AND TENEMENTS.
67TH ST, 2-16 West, s w cor Central Park West, 15-sty fireproof studio apartments, 88x 150; cost, \$600,000; owner, Hotel des Artistes, 33 West 67th st; architects, Charles Rich & Fredk. Mathesius, Jr., 320 5th av. Plan No. 60.

DWELLINGS.

- 66TH ST, 15 East, 6-sty fireproof priv. res., 41x78, cost, \$80,000; owner, Harris Fahnestock, 37 West 52d st; architects, Hoppin & Koen, 244 5th av. Plan No. 65.
91ST ST, 109-111 East, 5-sty brick res.. 30x 57; cost, \$30,000; owner, Mrs. J. Townsend Burden, Jr., Ritz Carlton Hotel; architect, Frederick J. Sterner, 154 East 63d st. Plan No. 62.

Factories and Warehouses.

- MAIDEN LANE, 161-167, n w cor South st, 6-sty fireproof store and warehouse, 44x115; cost, \$50,000; owner, Kennedy Estate, care Horace S. Ely & Co., 21 Liberty st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 58.

- FRANKFORT ST, n e cor Rose st, 16-sty fireproof factory, 116x42x60; cost, \$225,000; owner, John Black, 200 William st; architects, Timmis & Chapman, 315 5th av. Plan No. 66.

SCHOOLS AND COLLEGES.

- 78TH ST, 52-54 East, and 61-63 East 77th st, 12-sty private school, 39x102; cost, \$170,000; owner, Mrs. John O'Hara Cosgrave, 61 East 77th st; architects, Harde & Hasselman, 56 West 45th st. Plan No. 63.

Stores, Offices and Lofts.

- CORTLANDT ST, 10, n s, 99 w Broadway, 12-sty fireproof store and offices, 25x125; cost, \$100,000; owner, L. E. Waterman Co., 173 Broadway; architects, Helmle & Corbett, 190 Montague st, Brooklyn. Plan No. 57.

- BROADWAY, 3543-3549, n w cor 145th st, 1-sty brick stores, 99x85; cost, \$10,000; owners, Denis J. Dwyer & Wm. Haigh, 252 West 138th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 59.

- ASTOR HOUSE, 5, w s Broadway, 83 s Barclay st, 1-sty brick store, 17x60; cost, \$3,000; owner, John Jacob Astor, care Douglas Robinson, Chas. S. Brown Co., 14 Wall st; architect, Fred. Putnam Platt, 1123 Broadway. Plan No. 64.

MISCELLANEOUS.

- MANHATTAN AV, n w cor 108th st, 6-sty fireproof telephone exchange, 100x92; cost, \$250,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 61.

Bronx.

- APARTMENTS, FLATS AND TENEMENTS.
162D ST, n s, 96.18 w Woodycress av, 5-sty brick tenement, plastic slate roof, 75x92; cost, \$65,000; owner, Adavine Const. Co., Hyman Adelstein, 71 Nassau st, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 105.

- 184TH ST, s w cor Webster av, two 5-sty brick tenements, slag roof, 62x87.3 and 50x86; cost, \$130,000; owner, 173d St. Imp. Co., Aaron Miller, 370 East 149th st, Pres.; architect, Kreyborg Archtl. Co., 1029 East 163d st. Plan No. 108.

- PARK AV, w s, 101.33 n 179th st, two 5-sty brick tenements, slag roof, 50x91; cost, \$80,000; owner, Lindo Bldg. Co., Inc., John W. Cornish, 104 East 177th st, Pres.; architect, Frank J. Schifcik, 4168 Park av. Plan No. 107.

- MORRIS AV, w s, 100 n 164th st, 5-sty brick tenement, plastic slate roof, 44x91.11; cost, \$70,000; owner, Chas. T. Streeter Const. Co., Chas. T. Streeter, 891 Elton av, Pres.; architect, Chas. Schaefer, Jr., 441 Tremont av. Plan No. 109.

DWELLINGS.

- 261ST ST, n s, 86.37 e Spencer av, 2 1/2-sty frame dwelling, shingle roof, 32x33; cost, \$9,000; owner, Zav Holland Grant, 261st st and Spencer st; architect, Yonkers Realty & Const. Inc., 9 Wellesey av, Yonkers. Plan No. 104.

Stores and Dwellings.

- JEROME AV, w s, 173.7 1/2 s 177th st, 1-sty brick stores and dwelling, slag roof, 75x75; cost, \$10,000; owner, Arco Realty Co., M. S. Auerbach, 30 East 42d st, Pres.; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 110.

Stores, Offices and Lofts.

- TREMONT AV, s e cor Walton av, 1-sty brick stores, slag roof, 25x99.11; cost, \$6,500; owner, Adams Realty Co., Milton E. Oppenheim, 7 East 42d st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 106.

MISCELLANEOUS.

- RIVER AV, w s, 267 n 162d st, 1-sty brick sub-station of power, slag roof, 60x100; cost, \$40,000; owner, Interborough Rapid Transit Co., T. P. Shonts, 165 Broadway, Pres.; architect, Geo. H. Pegrarn, 165 Broadway. Plan No. 111.

PLANS FILED FOR ALTERATIONS.

Manhattan.

- BROOME ST, 354, n e cor Elizabeth st, erect new cooling tower to 5-sty fireproof factory; cost, \$8,500; owner, Ice Manufacturing Co., 1480 Broadway; architect, Barton H. Coffey, 50 Broad st. Plan No. 637.

- CHRISTOPHER ST, 121-123, n s, 119 e Hudson st, new steel columns, girders and beams, brick work, windows, stairs and enclosure, operator's booth, balcony to 1-sty brick motion picture theatre; cost, \$4,000; owner, Dimick Estate, 120 Broadway; architect, Louis Brooks, 150 Nassau st. Plan No. 664.

- CHRISTOPHER ST, 24-30, s e cor Waverly pl, new fireproof stair enclosure, stairs, bulkhead, etc., to 7-sty brick factory; cost, \$1,500; owner, The Fellows Co. of N. Y., 26 Christopher st; architects, Jardine Hill & Murdock, 3 West 29th st. Plan No. 672.

- ELIZABETH ST, 49-51, w s, 174 n Canal st, 2 new tanks, steel supports and enclosure to 6-sty brick lofts; cost, \$2,300; owner, Lorence Realty Co., 49 Elizabeth st; architect, Franklin Machine & Steam Boiler Works, 11-37 Franklin st, Brooklyn. Plan No. 707.

160TH ST, 819-825, new stairs, new partitions, new fire-escape balcony to 2-sty brick market; cost, \$1,800; owner, U. M. Holding Co., Morris Lazar, 892 Prospect av, Pres.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 87.

183D ST, s s, from Belmont to Cambrelling avs, 6-sty brick extension, 28.11x104.8, and new terra cotta partitions to 6-sty brick Home for the Aged; cost, \$50,000; owner, Little Sisters of the Poor, Sister Celestine, on premises, Mother Provincial; architect, Raymond F. Almirall, 183 Madison av. Plan No. 90.

214TH ST, 726-728 East, new foundations, new partitions to 3-sty frame stores and tenement; cost, \$300; owner, Peter Raben, 3811 White Plains av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 89.

NORTH 12TH ST, n s, 150 e Kent av, fire-escapes to 3-sty factory; cost, \$140; owner,

Holdreth Varnish Co., 77 North 12th st; architect, Hecla Iron Works, 118 North 11th st. Plan No. 1688.

COURTLANDT AV, 742, 1-sty brick extension, 25x8.8, to 3-sty frame tenement; cost, \$350; owner, Ferdinand Thomas, 357 East 156th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 91.

DRIGGS AV, s s, 230.6 e Graham av, extension to 3-sty store and dwelling; cost, \$600; owner, Adolf Zalkowitz, 23 Broome st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1683.

PARK AV, n w cor Tremont av, new stairway to 6-sty brick bank and storage; cost, \$900; owner, Bronx Safe Deposit Co., T. Tasso Fischer, on premises, vice-president; architects, Hinkle Iron Co., 534 West 56th st. Plan No. 86.

PROSPECT AV, w s, 228.7 s 163d st, new beams, new columns, new partitions to two 5-

sty brick stores and tenements; cost, \$800; owner, Alfred Lewine, 830 East 163d st; architect, Ben L. Gluckman, 856 Westchester av. Plan No. 92.

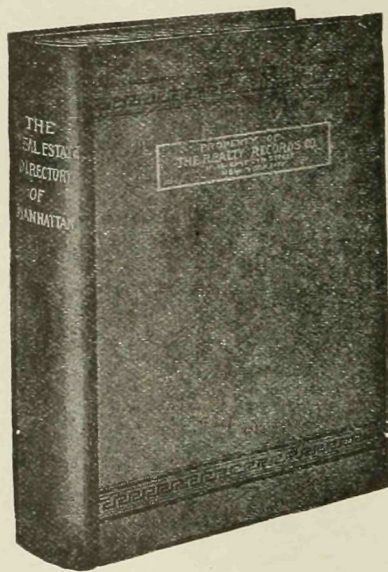
WASHINGTON AV, e s, 88 n Pacific st, plumbing to 3-sty store and dwelling; cost, \$200; owner, Celia Murphy, 577 Washington av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1689.

3D AV, 2920, new stairway, new show windows, new partitions to 2-sty frame shop; cost, \$1,000; owner, Jeremiah P. Murphy, 324 Convent av; architects, B. H. & C. M. Whinston, 3d av and 148th st. Plan No. 85.

3D AV, e s, from 181st to 183d st, new fire-escape to 4-sty brick hospital; cost, \$1,500; owner, Home for Incurables, Ogden Mills, 40 Wall st, Pres.; architect, Joseph Bartly, 15 Broad st. Plan No. 93.

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The
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of the
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with
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