

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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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 1916.

W. 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.
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 omitted—consideration omitted.
corp—corporation.
c—corner.
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 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.
v—years.
O C & 100—other consideration and \$100.
TS—Torrens System.

CONVEYANCES.

Borough of Manhattan.

OCT. 20, 21, 23, 24, 25 & 26.

Academy st, swc Seaman av, see Seaman av, swc Seaman.

Academy st, swc Seaman av, see Seaman av, swc Seaman.

Albany st, 22 (1:55-22), sws, 65.11 se West, 18.8x58x18.4x58, 3-sty bk loft & str bldg; Seamens Bank for Savgs to Fenlo Realty Co, 119 W 40; B&S; Oct25; Oct26 '16; A\$18,000-26,000. O C & 100

Allen st, 169 (2:416-21), ws, 100 s Stanton, 25x87.6, 6-sty bk tnt; Isidore Greenberg, of Bronx, to Minnie Greenberg, 1721 Fulton av; AL; Oct20; Oct21'16; A\$15,000-28,000. O C & 100

Attorney st, 156 (2:345-4), es 150 n Stanton, 25x100.5, 5-sty bk tnt & str; Delta Holding Corp to Nettie Mendel, at Holly Park, Plainfield, NJ; mtg \$21,000; Oct25; Oct26'16; A\$16,000-24,000. O C & 100

Bayard st, 66 (1:201-32), ns, 93.9 e Mott, 23.6x100, 5-sty bk tnt & str & 6-sty bk rear tnt; Nielk Realty Co to Jayrose Realty Co, 66 Bayard; mtg \$28,300; Sept26; Oct26'16; A\$16,000-32,000. nom

Bayard st, 68 (1:201-33), ns, 93.8 e Mott, runs n73.6xw0.4xn26.5xw22.5x100 to st at point 71.1 e Mott xe22.7 to beg, 6-sty bk loft & str bldg; Nielk Realty Co to Jayrose Realty Co, 66 Bayard; mtg \$24,000; Sept26; Oct26'16; A\$16,000-35,000. nom

Bleecker st, 108 (104) (2:524-51), swc Greene (No 181), 25x75, 3-sty bk loft & str bldg; Bella Stiefel, EXTRX Isaac Stiefel, to Benj Rosenstein, 2109 Bway, ¼ pt; Clara R Samuels, 362 Riverside dr, ¼ pt; Dora Freudenheim, on Marshall rd, Park Hill, Yonkers, NY, ¼ pt, & Dorsey Whitestone, 15 Claremont av; Morris Freudenheim, on Marshall rd, Yonkers, NY, &

Geo A Harris, 313 W 107, as EXRS Rosa Whitestone, ¼ nt; Oct16; Oct23'16; A\$26,-500-31,000. 50

Bleecker st, 108, swc Greene (No 181); Bella Stiefel, individ, to same; B&S; Oct 16; Oct23'16. nom

Cherry st, 31 (1:109-11), ss, 136.9 w Roosevelt, 24.11x78.11x25.2x77.1, 4-sty fr bk ft tnt; Edith A McCormick & ano, EXRS & c Peter McCormick, to Thos Buckley, 194 President, Bklyn; mtg \$8,000 & AL; Oct25; Oct26'16; A\$9,500-12,000. O C & 100

Chrystie st, 5 (1:289-23), ws, 75.3 s Bayard, 25x148, 5-sty bk tnt & str & 5-sty bk rear tnt; Hy N Goebbels of Bronx, to Jas Kalman, 879 Elsemere pl, Bronx; B&S & CaG; AL; Oct10; Oct25'16; A\$21,000-35,000. nom

Chrystie st, 5; Jas Kalman of Bronx to Laura E Snell (Rettig), individ & GDN Meta G & Eunice H Rettig, 50 S Grand av, Passadena, Cal; B&S & CaG; AL; Oct 12; Oct25'16. nom

Commerce st, 9 (2:587-62), ns, 123 w Bleecker, old line, 21x40, except part for ext of 7 av, 3-sty & b fr dwg; Gramont Constn Co to Pietro Mongelli, 23 Jones; mtg \$6,000 & AL; Oct26'16; A\$4,000-5,000. O C & 100

East Broadway, 145 (1:283-32), ss, 226 w Rutgers, 25x75, 4-sty bk tnt & str; Jos P Morrissey, ref, to U S Trust Co of N Y, 45 Wall, TRSTE will John Mortimer, for Mary C Fassitt, plff; FORECLOS Oct20; Oct24; Oct25'16; A\$20,500-23,500. 19,000

Eldridge st, 10 (1:293-2), es, 109.7 n Division, 20.1x65.6x20x65.6, 5-sty bk tnt & str; Alfred E Smith, as Sheriff, to Louis Abrams, 109 E 9, Bklyn; all RT&I which Gottlieb Kramer had on Sept11'14 (Sheriff's sale Sept11'14); Oct14; Oct21'16; A\$12,000-19,000. 50

Forsyth st, 59 (1:302-18), ws, 25 s Hester, 26.8x50, 4-sty bk tnt & str; Meyer Vesell to Emvee Holding Co, 31 E 31; ½ pt; AL; Oct16; Oct20'16; A\$13,500-17,000. O C & 100

Franklin st, 149-51 (1:179-61), ss, 200 e Hudson, runs s41.10xe25.5xs16.4xe21xn19.4 xe29xn8.10 & 70.11 to st xw58.9 to beg, 6-sty bk loft & str bldg; Nilton Realty Corp, Inc, to Manhattan Real Estate Assn, 309 Bway; mtg \$52,500 & AL; Oct 20'16; A\$39,000-72,000. O C & 100

Fulton st, 178 (1:80-10), ss, abt 60 e Church, 25x75, 5-sty bk loft & str bldg; Albt A Newman to 195 Bway Corp, 15 Dey; mtg \$100,000; Oct18; Oct26'16; A\$140,000-155,000. O C & 100

Grand st, 581 (1:265-34), ss, 76 w Corlears, 17.1x80.6x15.4x72.7, 5-sty bk tnt & str; Range Realty Co to Pendant Realty Co, 74 E 92; AL; Oct16; Oct25'16; A\$6,000-8,000. O C & 100

Greene st, 181, see Bleecker, 108 (104).

Ludlow st, 24 (1:297-9), es, 101.6 s Hester, 25x86, 5-sty bk tnt & str; Lewis M White, ref, to Lincoln Trust Co, 204 5 av; FORECLOS Oct2; Oct23; Oct24'16; A\$18,000-25,500. 22,000

Monroe st, 88 (1:255-51), ss, 114.4 e Pike, 22.8x93.2x22.6x93.10, 6-sty bk loft & str bldg; Isaac Daniel et al to Elisabeth S Harvie, 10 Jones st, Jersey City, NJ; B&S; AL; Oct14; Oct25'16; A\$14,000-24,000. nom

Pike st, 54 (1:274-16), ws, abt 25 n Monroe, 24x86, 5-sty bk tnt & str; Chas Grohnic, of Bronx, to Lucien D Bloch, 316 W 79; June15; Oct20'16; A\$14,000-23,000. O C & 100

Pike st, 54; Lucien D Bloch to Julia Hecht, 206 W 120; B&S & CaG; Oct11; Oct 20'16. O C & 100

Pike st, 54; Julia Hecht, of Bronx, to Lucien D Bloch, 316 W 79; mtg \$12,000; Oct20'16. O C & 100

102D ST, ns, 277.6 e Park av, 50x100.11; Emly de S Clinton—Freehold Constn Co et al; Lockwood & Lockwood (A).

Bronx.

OCT. 20. DAWSON ST, 787; Olga Bowsky—Wm R Hausstein; R C Birkhahn (A). GLOVER ST, es, 100 n Lyon av, 50x130; Walter L Callaghan as exr—Georgia O'Connell et al; H O Dobson (A). 145TH ST, ss, 200 e Clifton av, 25x100; Eliz Mueller—Clinton McDonald et al; J & W T Croak (A). ANDERSON AV, es, 267.7 n Jerome av, 43x119.5; Aug Brandes et al as trstes—Kemp Jones Realty Co; H Wendt (A). FULTON AV, 1705; N Y Society for the Relief of Widows, &c—Henry Reubert et al; C H Dilley (A). SOUTHERN BLVD, ws, 184.2 s 180th, 30x149.6; Victor Stolte—Arthur G Muhler et al; Wesselman & Kraus (A). LOT 339 (e half), map of Unionport; Chas A Hall—Mary A Thompson et al; F M Thompson (A).

OCT. 21. BUCHANAN PL, ns, 200 w Jerome av, 50x100; Norbert Leibel—Nellie Wood et al; W H Hecht (A).

OCT. 23. No Foreclosure Suits filed this day.

OCT. 24. 154TH ST, swe Courtlandt av, 25x100; Emma J Zumbuehl et al—Minnie Zumbuehl et al; action to cancel certificate of satisfaction of mtg; A Bell (A). 175TH ST, ns, 70 w Topping av, 25x101.3; Margt J Becker—Margt E Gargan et al; Geller, Rolston & Horan (A). WALTON AV, es, 36.3 n 165th, 20.4x100; Otto I Metzger—Wm E Diller et al; H Swain (A). WALTON AV, nec 165th, 36.1x24.1xirreg; Julius I Metzger et al—Wm E Diller et al; H Swain (A). WALTON AV, es, 56.3 n 165th, 20x100; Fanny Veith—Wm E Diller et al; H Swain (A). WALTON AV, es, 76.3 n 165th, 20x100; Fanny Veith—Wm E Diller et al; H Swain (A). WALTON AV, es, 196.3 n 165th, 20x100; Julius I Metzger—Wm E Diller et al; H Swain (A). WEST FARMS RD, swe Longfellow av, 48.9x146.6; Lawyers T & T Co—Wm Stutt et al; Dean, Tracy & McBarron (A).

OCT. 25. DAWSON ST, 787; Olga Bowsky—Wm R Hausstein et al; R C Birkhahn (A). 199TH ST, ns, 25.1 w Decatur av, 62.4x93.4; Bronx Savgs Bank—O'Rourke Bros Co et al; D B Simpson (A). PROSPECT AV, swe Ritter pl, 23.1x92.9; Chas A Heller—Marie Jancar et al; G H Hyde (A).

OCT. 26. MADISON AV, ns, 50 w Gainsborg av, 50x100; Frances T Lown—Moses H Kahn et al; C W H Arnold (A). PROSPECT AV, ws, 75 n 183d, 25x95; Theo Wentz—Emil Ginsburger et al; H C Rickaby (A). UNIVERSITY AV, es, 117.5 s 184th, 16.2x73.9; Emma J Peters—Anthony J Griffin et al; M G Palliser (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

OCT. 19. PRINCE ST, ns, 25.8 e Wooster, 25x95; Manhattan Savgs Instn—Ella Hirsch et al; Rapallo & Kennedy (A); Jno H Rogan (R); due.....42,337.09

OCT. 20. 4TH AV, swe 32d, —x83.8; Robt L Morrell—Wm T Evans et al; Dudley F Phelps (A); Abr Oberstein (R); due.....180,201.00

OCT. 21. No Judgments in Foreclosure Suits filed this day.

OCT. 23. HOWARD ST, nec Bway, 97.8x60.10; Metropolitan Life Ins Co—Howard St Corp; Butcher, Tanner & Foster (A); Warren Leslie (R); due.....359,395.56

OCT. 24. 6TH ST, 800-2; Jno Wilkens—Society Ohel Torah et al; Peter Cook (A); Jas F Airnen (R); due.....26,738.88

OCT. 25. 87TH ST, 542 E; Chas A Miller—Edna M Kaulbach et al; Cary & Carroll (A); Mortimer S Brown (R); due. 2,314.53

OCT. 20. 3D AV, ws, 115.3 n Claremont pkway, 90x94.1; Home Life Ins Co—Zarland Realty Co et al; H Swain (A); A A Mayer (R); due.....152,221.81

Bronx.

LOT 1 (part of), blk 474, map subdivision of prop of H D Tiffany, 23d Ward; Chas Oakes as trste—Geo Ringler & Co et al; G D DeLuca (A); E Hirschberg (R); due.....10,002.50

OCT. 21. WILLOW AV, nwc 132d, 40x110; Jno A Philbrick et al—Thos J Kiernan et al; Sackett & Lang (A); M P Doyle (R); due.....2,204.00

OCT. 23. LOT 78, blk 3375, sec 12, on tax map; City N Y—Thos J Tuomey et al; L Hardy (A); E D Dowling (R); due. 959.82

OCT. 24. LOT 16, blk 3971, on tax map; Alice V Conklin—Caroline F Budenbender et al; M B McHugh (A); J C Sheldon (R); due.....751.74

OCT. 25. MINFORD PL, ws, 251.6 s 172d, 25x100; Emily M Bussing as extr—Estata Holding Corp et al; Stitt & Phillips (A); N Phillips (R); due.....14,005.10

OCT. 26. 136TH ST, ss, 356.3 e Willis av, 18.9x100; Margarethe Stresse—Geo Daily et al; A E Gutsell (A); T A Hardy (R); due.....7,800.00

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

OCT. 21. WILLIAM ST, 179; Emma M Schmidt—Henry T Stender et al; amended partition; Rabe & Keller (A). 23D ST, 64 to 76 W; 6TH AV, 368 to 374, & 22D ST, 53 to 59 W; N Coleman, Inc—Jas McCreery Realty Corp; action to foreclose mechanic's lien; M Sulzberger (A). AMSTERDAM AV, 1730-2; Nellie D Cameron—J Howard Thomas et al; accounting, &c; M Strunsky (A).

OCT. 24. 114TH ST, ns, 295 e 1 av, 25x100.11; Giuseppe Franco et al—Luigi Flora et al; action to set aside deed; A D Pape (A).

OCT. 25. No Lis Pendens filed this day.

NOV. 26. No Lis Pendens filed this day.

OCT. 27. 32D ST, 30 W; P G Tiling & Contracting Co, Inc—Saml Buchhalter et al; action to foreclose mechanics lien; B Fliashnick (A).

Bronx.

OCT. 20. No Lis Pendens filed this day.

OCT. 21. No Lis Pendens filed this day.

OCT. 23. OPDYKE AV, ns, 100 e 3d, 50x100; Jno J Phelan—Mary Phelan et al; action to set aside conveyance; R E Weldon (A).

OCT. 24. JACKSON AV, ws, 100 s 158th, 74.9x76.4; Title G & T Co—Wick Realty Co; action to impress lien; H Swain (A). TREMONT AV, 314; Theo C Wood—Davidson Av Realty Co et al; action to foreclose mechanic's lien; A Knox (A). 176TH ST, 273 E; Theo C Wood—Cleland Realty Co et al; action to foreclose mechanic's lien; A Knox (A).

OCT. 25. LOT 34, blk 4697, on tax map; Municipal Liens Co—Antonio Mucciardi et al; action to foreclose transfer of tax lien; G A Moses (A).

OCT. 26. LOT 132, blk 2623, sec 10, on tax map; City N Y—Eliz Tegtmeyer et al; action to foreclose transfer of tax lien; L Hardy (A).

MECHANICS' LIENS.

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

Manhattan.

OCT. 21. 9TH ST, 12 W; Hull, Grippen & Co—Jean McL Johansen; J C Johansen & Clirehugh & Clirehugh; renewal (112).....117.28

OCT. 25. 47TH ST, 5 E; Chas M Gray Marble & Slate Co—Center White Co et al; Jas Quinn Constn Co, Inc (114).....180.00

OCT. 26. 88TH ST, 68 & 70 W; Davis & Lehr—Mary A Deering; Francis X Deering (115).....44.00

3D AV, 1081-9; Ralsler Heating Co—Katherine S Galbraith et al; Havre Holding Co (116).....2,950.00

OCT. 23. 57TH ST, 156-8 E; Lawrence Rubeyser—Edw C Burns & Ess Eff Realty Co; Thos J Brady & Thos J Brady, Jr, Co (120) R G McCartney.....794.60

OCT. 24. 57TH ST, 156-158 E; J L Keating Co—Edw C Burns or Ess Eff Realty Co; Thos J Brady & Thos J Brady, Jr, Co (117).....397.65

OCT. 25. SAME PROP; Cross, Austin & Ireland Lumber Co—Edw C Burns; Thos J Brady (118).....129.55

OCT. 26. 9TH ST, 12 W; Jno A Clirehugh—Jean McL Johansen; renewal (126).....7,816.29

OCT. 27. 24TH ST, 514 W; Jos Tino & Co, Inc—Jos N Courtade & Sons, Inc; Germania Engineering & Constn Co (121).....54.08

OCT. 28. 57TH ST, 156 & 158 E; Penn Metal Co—Edw C Burns & Ess Eff Realty Co; Thos J Brady & Thos J Brady, Jr, Co (127).....495.50

OCT. 29. 57TH ST, 156 & 158 E; National Fireproof Sash & Door Co—Edw C Burns or Ess Eff Realty Co; Thos J Brady & Thos J Brady, Jr (129).....165.00

OCT. 30. SAME PROP; Wm McCartney—Edw C Burns; Thos J Brady (130).....1,156.07

OCT. 31. 141ST ST, 611 W; Jos Steig—Minnie Von Raitz; Fredk Von Raitz (125).....35.75

NOV. 1. 143D ST, 617 W; Jos Steig—Minnie Von Raitz; Fredk Von Raitz (124).....13.50

NOV. 2. ST NICHOLAS AV, 1081 to 1089; Louis Newman—Lee Shubert; Saml Burnstein (128).....304.96

NOV. 3. 6TH AV, 525; Benj Goldberg—Harris Mandelbaum & Fisher Lewine; Martinique Lunch Co (123).....165.00

NOV. 4. 6TH AV, 525 1/2; Chas Fuchs—Harris Mandelbaum & Fisher Lewine; Martinique Lunch Co, Saml Gordon & Philip Juravel & Morris Juravel (122).....365.00

NOV. 5. 47TH ST, 5 E; G B Raymond & Co—Centre White Co, Saml H Stone & Jas Quinn Constn Co (134).....45.15

NOV. 6. 57TH ST, 156-8 E; National Fireproof Sash & Door Co—Edw C Burns, or Ess Eff Realty Co & Thos J Brady (135).....265.00

NOV. 7. 115TH ST, 12 W; Herman Schapierer—Hanna Cohen (133).....27.85

