

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 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 1916.

U. 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.
c 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.
tnts—tenements.
w—west.
y—years.
C & 100—other consideration and \$100.
TS—Torrens System.

CONVEYANCES.

Borough of Manhattan.

JUNE 30, JULY, 1, 3, 5 & 6.

Bedford st, 2, see Houston W, nes, 114 nw Hancock.

Bleeker st, 120-2 (2:524-44-45), sec Wooster (Nos 192-4), 50x75, 2 & 3-sty bk & fr loft & str bldgs; Wm W Hoppin, ref, to Edmund J Levine, at Wykagyl Park, New Rochelle, NY, TRSTE will Julius Levine, plff; FORECLOS June14; July5; July 6'16; A\$43,500-46,500 (R S \$40). 40,000

Bleeker st, 132 (2:524-13), ss, 75 e West Bway, 25x100, 7-sty bk loft & str bldg; Kath Kheel, 5819 14 av, Bklyn, & ano to Reo Specialty Shop, Inc, 225 5 av; AL; June29; June30'16; A\$20,000-38,500. nom

Cherry st, 81 on map 83 (1:251-pt lt 82, s ec James sl (No 2), 20.10x38.11x20.6x39.4, 4-sty bk tnt & str; also JAMES SL, 4 (1:251-83), es, 39.4 s Cherry, 16.7x20.5x16.7x 20.6, 4-sty bk tnt & str; A\$2,500-3,000; also CHERRY ST, 85 (1:251-pt lt 82), ss, 20.10 e James sl, 24.9x59.9x24.10x59.9, 4-sty bk tnt & str; Barbara C Farrell of Mt Vernon, NY, to May Farrell, 128 Primrose av, Mt Vernon, NY; AL; June29; June30 '16 (R S \$2). nom

Cherry st, 85, see Cherry, 81, on map 83.

Cherry st, 352-4, see Montgomery, 71.

Christopher st, 105 (2:619-38), ns, 125 w Bleeker, 25x90, 4-sty bk tnt & str; 2-str bk rear tnt; Leonard Weill to Giovanni Tortorici, 114 Christopher; mtg \$8,500 & AL; July5; July6'16; A\$14,500-16,500 (R S \$4.50). O C & 100

Crosby st, 151 (2:522-24), es, 64.10 n Houston, 25x78.5 to ws Lafayette (No 316) x24.11x78.9, 6-sty bk loft & str bldg; Bond & Mtg Guar Co to Louis Ettlinger, 52 E 19; B&S; mtg \$15,000 & AL; July5; July6 '16; A\$24,000-34,000 (R S \$8). O C & 100

Cliff st, 62 (1:98-57), es, abt 135 s Ferry, 19.11x75x20.1x75, 5-sty bk loft & str bldg; Peter G Gerry, of Warwick, RI, to Edw J Barry, 201 6 av, Bklyn; AL; June22; June 30'16; A\$11,500-19,000 (R S \$3). nom

East Broadway, 256 (1:286-59), ns, 23 w Montgomery, 23x56.6, 3-sty bk tnt; Bond & Mtg Guar Co to Jacob Eskolsky, 202 East Bway, & Philipp Klein, 137 W 119; B&S; mtg \$12,000; July5; July6'16; A\$13,000-17,000 (R S \$3.50). O C & 100

Eldridge st, 90 (1:307-14), es, 75 s Grand, 25x88.6, 4-sty bk tnt & str; Wendolin J Nauss, 17 E 94, to Hannah Singer, 90 Eldridge; mtg \$30,000; June30'16; A\$20,000-24,000 (R S \$6). omitted

Elizabeth st, 22-8, see Bowery, 50-52½.

Franklin st, 149-51 (1:179-61), ss, 259.5 e Hudson, runs w59.6xs42xe25xs16.4xe25xn 15.1xe30xn71.1 to beg, 6-sty bk loft & str bldg; Herbert Parson et al EXRS John E Parson to Wm D Kilpatrick, 71 E 95; AL; May26; July1'16; A\$39,000-72,000 (R S \$87.50). O C & 70,000

Franklin st, 149-51; Wm D Kilpatrick to Milton Realty Corp, Inc, 132 E 119; B & S; mtg \$52,500; June30; July1'16. nom

Goerck st, 11 on map 9 (2:326-48), ws, 100 s Broome, 17x50, 8-sty bk loft & str bldg; Co-Free Realty Co to Esther Realty Co, 790 Riverside dr; July5; July6'16; A \$4,000-8,000 (R S \$6). O C & 100

Greene st, 146 (2:513-9), es, 150 s Houston, 25x99.6, 4-sty bk loft & str bldg; Mutual Life Ins Co of N Y to Jos Lichten-thal, 309 E Houston; CaG; mtg \$14,000 & AL; June30; July5'16; A\$20,000-25,000 (R S \$2). O C & 100

Greene st, 227, see 4th, 34-8 W.

Greenwich st, 628-34, see Washington, 611-5.

Houston st, 348 E (2:384-42), ns, 118 w Av C, 22x65.9x22x64.7, 5-sty bk tnt & str; Geo J Gillespie, ref, to Fannie Moses, 167 E 62, plff; mtg \$8,000; PARTITION, sale May 24; June30; July1'16; A\$13,000-18,000. 16,500

Houston st W (2:527-1), nes, 114 nw Hancock, runs ne100xnw12xsw97 to es Bedford (No 2) xse along Bedford & Houston — to beg, 4-sty bk tnt & str; Irene Curry, of New City, NY, to Honore Loretz, 350 3 av, cor Bway, Astoria, B of Q; mtg \$5,500; June29; July6'16; A\$7,500-8,500 (R S \$2.50). O C & 100

Hudson st, 303-21 (2:597-12), swc Vandam (Nos 78-90), runs w200xs114.4xe25xs 100.3 to ns Spring (Nos 293-303) xel75.5 to ws Hudson xn214.11 to beg, 9 & 10-sty bk factory; Henry Heide & Mary, his wife, to Henry Heide, Inc, a corp, 313 Hudson; mtg \$800,000; July1'16; A\$285,000-965,000 (R S \$165). O C & 100

Hudson st, 621 (2:625-9), swc Jane (No 58), runs s19xw40.3xs1.3xw14.3xn14xe55.3 to beg, 3 & 4-sty bk tnt & str; Farmers Loan & Trust Co & ano EXRS, & Jas Everard to Delia Kirby, 621 Hudson; mtg \$12,000; May25; July1'16; A\$11,000-14,500 (R S \$6.50). 18,500

James sl, 2-4, see Cherry, 81, on map 83.

Jane st, 58, see Hudson, 621.

Lafayette st, 316, see Crosby, 151.

Montgomery st, 69, see Montgomery, 71.

Montgomery st, 71 (1:259-59), nes Cherry (Nos 352-4), 30x61; also MONTGOMERY ST, 69 (1:259), es, 30 n Cherry, 20x61, 6-sty bk tnt & str; Caryl Holding Corp, 55 John, to Franconia Realty Co, 52 Norfolk; B&S; AL; June30; July6'16; A\$26,000-48,000 (R S 50 cts). nom

Morton st, 92-8, see Washington, 611-5.

Rose st, 45-51, see Vanderwater, 17-27.

Spring st, 293-303, see Hudson, 303-21.

ST. NICHOLAS AV, 1330, new stores, entrance to 6-sty brick stores and tenement; cost, \$12,000; owner, Security Mortgage Co., 128 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1872.

1ST AV, 463-67, new elevator beam supports to 6-sty fireproof school; cost, \$150; owner, Cornell University, 28th st and 1st av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1876.

2D AV, 101, new iron stairs, fireproof partitions, ceilings, gasoline tanks, fireproof doors and windows, mason work to 2-sty brick garage and dwelling; cost, \$2,500; owner, Louis Turtle, 101 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 1863.

8TH AV, 891, new show windows, steel work to 5-sty brick stores and tenement; cost, \$500; owner, Andrew D. Schulte, 69 Park Row; architect, Franklin B. Huntington, 408 West 150th st. Plan No. 1859.

Bronx.

152D ST, 283 East, new windows to 3-sty frame dwelling; cost, \$250; owner, Peter Wisner, 1991 Morris av; architect, Frederick Fusco, 238 East 148th st. Plan No. 283.

BATHGATE AV, 2285, new partitions to 3-sty frame tenement; cost, \$100; owner, Est. of Augustus Barth, 158½ Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 289.

GRAND CONCOURSE, e s, 164.11 s 187th st, two 1-sty brick extensions, 25x10, 25x16, to 2½-sty frame store and dwelling; cost, \$3,000; owner, Burley Bldg. Co., Edw. Burley, 85 West 181st st, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 284.

HULL AV, e s, 75 s 205th st, 1-sty frame extension, 21x10.6 to 2-sty frame dwelling; cost, \$250; owner, Phoebe Magnes, on premises;

architect, Frank Nusbaum, 3159 Hull av. Plan No. 286.

MORRIS AV, 525, 1-sty brick extension, 9x46.9, new beams, new partitions, new girders, etc., to 2-sty brick stable and office; cost, \$500; owner, Max Hirshkind, Mt. Vernon; lessee, Frank Trocchio, 538 Morris av; architect, Arthur Arcander Co., 994 Grant av. Plan No. 285.

NEEDHAM AV, n s, 171.3 e Tish av, two 2-sty concrete porches to two 2-sty frame dwellings; cost, \$500; owners, Natale Geraci, 332 East 11th st, and Anna Loiacono, 1417 Needham av; architect, Rosario Loiacono, 1417 Needham av. Plan No. 287.

WEST FARMS RD, 1370, new partitions to 2-sty frame stable and dwelling; cost, \$250; owner, Olin J. Stephens, 220 East 138th st; architect, E. H. Janes, 124 West 45th st. Plan No. 288.

