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IT was natural, after the large advances of a week ago, that the stock market should have been hesitating during the early part of the past week. It always takes some time to adjust people's ideas to a higher level of values, which cannot become established until certain holders of the stock have sold out. Later, however, the market resumed its advance, and the lead was taken as much by railroad as by industrial securities. What between the crop prospects and the rumors about "deals" and forthcoming stock privileges, there was an abundance of chance for speculation, which was turned to full account. It looks as if there might be some active and excited trading and some wild fluctuations during the next few months. Wall Street is working up towards a lively time.

THE most conspicuous fact of the past week has been the sudden shrinkage in the speculation in vacant lots; but, for reasons expressed elsewhere, we do not regard that shrinkage as altogether a bad thing, and we do not believe that in the long run its effects will be anything but wholesome. In the meantime, the purchase of improved property has been proceeding more vigorously than ever. Business property on the margin of the financial district continues in excellent demand, and there is every prospect of the erection of an unusually large number of new buildings in these neighborhoods. In fact, the building situation looks better than it has at any time this Spring. So far from being confined to cheap tenements, there will be an amount of high-class construction under way, which has rarely been equalled in the history of the city. This construction will not consist of a dozen twenty-story buildings, but it will consist of a much larger number of from nine to fifteen-story buildings—erected both for residence and business purposes. It also looks as if the contractors for these buildings would have the same difficulty in obtaining a prompt delivery of their steel shapes as they did three years ago. Of course the smallest suggestion of labor difficulties would diminish by fifty per cent. these impending operations; but confidence has been gradually gathering that there will be peace in the building trades throughout the year 1905. Broadway, between Times Square and the Circle, has been prominent in the recent trading. Long the home of the carriage show-room, it has also become the home of the motor-car store-houses; but this kind of development is not likely in the long run to be altogether a boon. The revived interest in private houses, which has been noticeable for some time past on the part of intending occupiers, has this week been taken up by the speculators. It is noticeable, however, that the revived interest is confined to the more expensive property on the East Side. The West Side dwelling still remains a comparatively undesirable commodity. The cheap private house is in Manhattan a thing of the past. It cannot compete with the flats and the suburbs.

EVERY indication points to the probability that Governor Higgins will sign the Mortgage Tax bill. It is distinctly his personal measure, and he is apparently willing to stand for it. In so doing he makes a grave mistake, which, together with the Stock Transfer tax, will cost the Republicans New York State next Fall. The mortgage tax will be felt, not only by everybody who wants to build a new house in New York State, but by everybody who seeks to live in one. Where the house is occupied by its owner, the owner will pay the tax. Where it is occupied by tenants, the tax will in the long run be paid by the tenants. They may not pay it the first year, but they will pay it eventually. Wherever possible a builder will simply add the increased cost of his building, due to the mortgage tax, to the price of the building, and the investor who purchases will take

it out of the tenants. Whether this can be done immediately depends upon the vigor of the demand for tenements, and as this demand is vigorous at present, it is the consumer who will pay. The prospect that the tax will be imposed has already had a subduing effect on the speculation in vacant land; but we cannot regard this as altogether a calamity. A speculation in unimproved property which depends for its vitality upon second and third six per cent. mortgages is not a very wholesome speculation. If it collapses because of a mortgage tax of half of one per cent. we imagine that in the end it would have collapsed from a worse cause and with a more disastrous effect. The mortgage tax is an unjust and inexpedient tax, which will work a great deal of loss and trouble for the next few months; but we do not believe that it will fatally hamper the sound part of the current real estate and building speculation. That speculation is, in large measure, based on a real economic need, and it will survive the effect even of ill-conceived and ill-distributed taxation.

WHEN it was originally proposed to four-track the Second Avenue Elevated road, the Record and Guide was inclined to favor the proposal, because it offered the quickest and most efficient means of giving better transit to the Bronx. At that time there was no prospect that responsible contractors would bid for the privileges of immediately constructing four or five longitudinal routes. Now, however, conditions are very different, and the offer just made by the Interborough Company to provide free transfers and a five-cent fare over the whole city in return for the four-tracking of the Second Avenue line, must be tested by a different set of considerations. The offer is, it must be admitted, a very seductive one. A reduction of the schedule time between the Bronx and the Battery by twelve minutes is an alluring offer, particularly when it can be effected within two years, and the free transfers and five cent fare privileges are also valuable concessions. On the other hand, there are many objections to the granting the enlarged franchise to the Interborough Company. As Comptroller Grout suggested, it would undoubtedly diminish the chance of securing the construction of a four-track subway on First Avenue, and the company would probably want the privilege of operating two more tracks to run for as long a period as the existing Second Avenue franchise. It is a matter to be very cautiously considered whether it is not better to make the Bronx wait for a couple of years longer than to tie such an important part of the rapid transit express service perpetually to an obsolete elevated structure. As to the value of the price which the company offers to pay—free transfers and the five cent fares—that value must certainly be rated very high; but it must also be remembered that the company will be obliged in any event to pay this price for the Subway extensions which it wants. The Commission will do well to go slow in this matter, and it is a safe prediction that it will go slow.

THE three Elsborg bills, depriving the Board of Aldermen of any jurisdiction over the granting of franchises, have passed the Legislature, and are now in the course of submission to the Mayor for veto or approval. It seems tolerably certain that they will be vetoed by Mr. McClellan. The Tammany members of the Legislature have consistently opposed the bills, and the authority now possessed by the Aldermen has at times been so useful to Tammany that its representative in the Mayor's chair can hardly acquiesce in legislation depriving the Aldermen of their one important function. But while the Mayor is likely to veto the bills, we imagine that he will do so partly at least for the sake of appearance. The Board of Aldermen is the stronghold of the District leaders, who are sometimes insubordinate, and we suspect that the Central Authority on Fourteenth Street will not wholly regret that the Mayor's probable veto will almost certainly be sterilized by the Legislature. The bills, at any rate, will become law in spite of the Mayor, and the city will be spared the delays and the doubtful dealings which now accompany every important franchise application. The Record and Guide has so frequently stated its reasons for believing that the Board of Estimate should have sole jurisdiction over the granting of franchises that it is unnecessary to rehearse them on this occasion. Our only objection to the Elsborg bills is that they do not go far enough. One of the Aldermen, in commenting on the passage of the bills, said: "The Legislature might just as well abolish us entirely," and we quite agree with him. The Board of Aldermen is an expensive luxury for the City of New York, and the money it costs could be spent very much better in other ways. Perhaps this will come. In the meantime, let us be thankful at the prospect of the liberation of franchise-granting from subterranean politics and questionable motives. During the next two years the franchises for the rapid transit

routes, which will determine the development of New York for fifty years, will be granted; and the public has confidence that between the Rapid Transit Commission and the Board of Aldermen they will be granted under proper conditions.

### The Enforcement of the Building Code.

IT is characteristic of the way things go in New York that the report of the board of experts, appointed by the Borough President to examine the tenement houses which recently collapsed, should be received with conspicuous silence. The collapse of the buildings was celebrated by columns of type, but the remedy proposed by the experts is allowed to pass almost unnoticed, and doubtless the subject will be dropped by the newspapers until the next Darlington collapses or until some new Buddensieck is revealed. We sincerely trust, however, that the city authorities will not allow the matter to rest where it is. The catastrophe and the expert report indicate a condition of building construction in this city much more rotten than has been supposed, and, inasmuch as this condition exists wholly in violation of the law, the officials responsible for the execution of those laws cannot be indifferent to it.

The Commissioners appointed by the Borough President do not mince matters in describing the causes which resulted in the collapse of these tenement houses. They found the foundation walls "full of voids, built of irregular and undersized stone, improperly bonded and imperfectly bedded," the materials and workmanship both constituting a "flagrant violation" of the Building Code. Nor was this all. The first reports gave the impression that the buildings collapsed chiefly because they were built in excessively cold weather; but the experts state that, no matter what the weather in which the walls were built, they were "of such inferior workmanship and materials as to make them insufficient to sustain with safety at any time the superimposed loads." Moreover, the inspection revealed many additional violations of the building law, which, while they did not contribute to the destruction of the buildings, were a menace to their permanency; and the correction of the original plans ordered by the Department, and to which the contractors agreed, had been completely ignored. Thus the violation of the Building Code was not only flagrant, but it was systematic and brazen. It was continued without the slightest attempt to check it on the part of the Department inspectors; and it was undertaken so openly and so methodically that it must represent a practice which is embodied in a great many buildings which have not happened to collapse. It is a fair inference from the report that the great majority of tenement houses erected in this city are constructed in a manner not authorized by the Building Code. The provisions of that Code are esteemed unnecessarily high by builders, who are occupied only in putting together a house which they can quickly rent and sell. They have no interest in building well. If the building does not need too many repairs before they dispose of it, their profit is unimpaired, and the several thousand dollars' additional expense required by a strict compliance with the Building Code means, in many operations, the difference between profit and loss. Sometimes they overreach themselves, as they have in the cases of the buildings recently collapsed; but long immunity from accident and from rigorous official interference has evidently made them so confident and careless that they have overstepped the limits, which even their own interests should have laid down.

This condition must most assuredly be remedied. Quite apart from the civic evils resulting from a complaisant administration and a systematic violation of an important law, every real estate man should appreciate how seriously this inferior building affects the value of certain classes of real estate as an investment. After the revelation just made, an investor would be foolish to put his money in a recently constructed tenement house without obtaining an expert report upon the manner in which the house was built, for, leaving aside the question of safety, a badly built house deteriorates so rapidly that it is almost sure to eat up rentals in repairs, and the increasing value of the land in the decreasing value of the building.

Consequently, the remedy recommended by the board of experts should receive the closest consideration. They advise that architects should be required by law to supervise the construction of the buildings they design, and that no architect be allowed to practice who has not in some way satisfied a State Board of his competence. Licenses should also be issued to masons and structural steel contractors, and only firms holding such licenses should be allowed to perform these kinds of work. The purpose of these recommendations is obvious. The experts wish to shift the responsibility for honest and legal workmanship from the Building Department to the architect and builder. Apparently they despair of the strict enforcement of the law on

the part of the Department, and they wish to have the people who actually design and construct a building responsible for its conformity to the law. The suggestion is particularly interesting, because it comes from three men, one of whom is a prominent general contractor, another of whom is a structural engineer, and the third of whom was formerly Superintendent of the Building Department. It is just this class of men who were supposed to be most opposed to any licensing of architects, and the agitation looking in that direction, which has shown very little life during the past few years, will doubtless be revived in the near future. At the same time, it may be doubted whether the remedy will be effectual. If violations of the law are permitted, there are plenty of architects who will commit them with as little scruple as speculative builders do at present; and the fact that they might endanger their license by so doing would not deter them provided they felt reasonable confidence in the good nature of the Department. It seems to us that there should be some way of securing the enforcement of the law on the part of the building inspectors; and we trust that the Borough President will address himself primarily to this task. If the law is not enforced by the officials whose business it is to see that its provisions are carried out, we may be sure that it will somehow be evaded by people whose interest lies that way.

### Subways Instead of the "L's."

To the Editor of THE RECORD AND GUIDE:

Since the opening of the Subway, and its demonstration of successful operation there has been an agitation on the part of certain newspapers to urge the abolition of the Elevated Railways from the streets of the Borough of Manhattan. The agitation seems to be entirely from the point of making New York a more beautiful and a more artistic City, and in this point of view, I think all residents of New York sympathize; and the day is doubtless fast approaching when the people of New York, who are at the present time given to building structures for their immediate commercial utility, will be willing to guide themselves by more aesthetic motives. Until that time arrives however, it seems doubtful whether the municipal authorities will become awakened to taking up the matter of the Elevated Railroads.

The franchise of the Manhattan Elevated Railroad seems to have been overlooked by some of our ardent editorial writers. The Company started a few years ago with the franchise of 990 years, which as far as immediate purposes go is practically perpetual. There seems to be no way to abolish the Elevated Roads at the present time, except by condemnation proceedings on the part of the City; the City to acquire the franchise and rights of the owning and operating companies; having acquired those rights at the expense of many million dollars, the City would have to sacrifice the money then invested, by destroying the railroads; and until there is some means of substitution of their present carrying capacity, their destruction would leave the City with less than 50 per cent of its present Rapid Transit facilities. This scheme of the City condemnation seems not to have been considered by those discussing the subject for the education of the public. It is the only way by force of law by which the City can be beautified, and the Elevated Roads removed, and it would take several years to complete.

But there is one other way which I beg leave to suggest as being a fair way out of the difficulty, one which would relieve the delay in condemnation, one which would free the City from all expenses in the matter, and one which appears to me as being eminently practicable, that is, to grant to the present owning and operating companies of the Elevated Railroads the right to SUBSTITUTE UNDER THEIR PRESENT FRANCHISE, FOR THE PRESENT ELEVATED LINES, SUBWAYS, the work to be completed with the greatest possible dispatch, and the least public inconvenience, and the present Elevated Railroad to be removed as soon as the said work is completed. This is a matter which when properly taken under advisement and approved by the Rapid Transit Commission could be completed in about seven years from the time that the work is started, and would not only greatly improve the Transit facilities of the City, but do more to beautify the City than would be accomplished by any one action of the City Government. The carrying capacity of the Subways built along the lines of the present Elevated Railroads would be materially greater than the present capacity on the Elevated Railways, and the City would not only be a gainer in beauty but the City would be a gainer in the increase in value of all property at present facing the Elevated Railways.

The net result of this plan would be to accomplish the perfection of Rapid Transit along those lines which are at the present time the highways of travel of the great mass of our City's population; to accomplish the change with greater speed for the amount of work to be done than can be accomplished by any other plan to beautify the City; to improve its Transit facilities without delay or expense on the part of the City; to leave the City the gainer on account of an increase in the taxable value of the property.

# Owners' Claims Must Be Paid



The National High Court Upsets State Decision in Park Avenue Damage Case, and Upholds Individual Rights

THE decision of the United States Supreme Court in the case of Henry Muhliker against the New York Central Railroad is of great interest and importance to all the owners of real properties in New York City. The decision establishes upon a firm basis the constitutional right of an individual owning property on a public street to have the street kept free and clear of elevated railroads; and at a time when so many new railroads of this kind are under discussion, it is reassuring to property owners to have a distinct declaration from the highest court in the land that their rights are not at the mercy of the Legislature and the corporations, but are fully protected by the Constitution of the United States.

The history of the litigation resulting in this decision is an interesting one. In 1892 the New York Legislature passed an act requiring the tracks of the New York Central Railroad in Park Avenue to be elevated upon a steel viaduct. The railroad prior to that time had been operated in a cut or excavation extending along the centre of the street. The changes caused by this act of the Legislature resulted in the erection of a high metallic viaduct, sixty feet wide, in the middle of the avenue. In the old cut the trains had been practically out of sight and hearing, whereas, on the new viaduct they became very much in evidence. About 500 trains a day pass over the viaduct, and many of them are heavy express trains, running at a speed of thirty or forty miles an hour. The only difference between this and the other elevated railroads in the city is that the characteristic inconveniences and annoyances of such railroads were in this case greatly intensified and augmented.

It is well known that the courts of this State have always held that the elevated railroads are liable for the damages which they cause to abutting properties. After the erection of this viaduct many of the property owners on Park av sought to have the same rule of law applied to their situation. The first case was that of Mrs. Mary J. Lewis, who owned the property No. 1613 Park av, a few doors south of 115th st. Mrs. Lewis, represented by Messrs. Bushby & Berkeley, of No. 220 Broadway, as her counsel, brought suit and recovered damages, and her right to the damages was unanimously affirmed by the New York Court of Appeals.

The next plaintiff whose case reached the Court of Appeals was Mr. Gustav R. Fries, who owned the property on the southwest corner of Park av and 129th st. The attorney for Mr. Fries was Mr. Joseph A. Flannery, of No. 149 Broadway. In the case of Fries, the Court of Appeals overruled its previous decision in the Lewis case, and decided by a vote of four to three that the railroad was not liable, although they had held in the Lewis case that it was. This decision was a great shock to property owners and lawyers generally in New York City, and it is alleged that nothing in the history of the court has done so much to impair its prestige as this case. The decision was not made without a strong dissent. Judge Cullen, now Chief Judge of the Court, wrote a vigorous dissenting opinion, in which Judges Vann and Bartlett concurred. Judge Vann in a later case declared that the result reached amounted to the confiscation of property belonging to abutting owners and a gift thereof to railroad corporations. The judges who voted for the decision were O'Brien, Landon, Martin and Parker. Judges Parker and Martin had voted the other way in the Lewis case, but had changed their minds.

To the property owners on Park av the decision was crushing. About 150 of them, relying on the Lewis decision, which they supposed to be the law, had brought actions against the railroad, and many of them had recovered damages, which, however, had not been paid, because the cases had been appealed by the railroad. As a rule, the plaintiffs acquiesced in the decision, not because they considered it right or just, but because they supposed that nothing more could be done. But Mr. Henry Muhliker, who owned the northwest corner of Park av and 115th st, and had gotten a judgment for about \$5,000, determined to find out whether the United States Constitution permitted this result; and he instructed his attorneys, Messrs. Bushby & Berkeley, to carry the case to the United States Supreme Court. This is the case which has just been decided, and the Supreme Court has now reversed the Court of Appeals, and holds that the rights of the property owner in New York City are protected by the Federal Constitution, and cannot be impaired by the legislature, the municipality, the railroad corporations, or any one else. The ground of the decision is, that, while the streets in New York are owned by the city, the ownership is not absolute, but in trust for street uses; that this trust is a contract, which the Federal Constitution forbids to be impaired; and that the state courts, having decided (as they did in the elevated railroad cases) that the terms of this trust exclude elevated

railroads, are not at liberty to change their decision after individuals have purchased property upon the faith of the interpretation thus given to the trust provision.

The result is likely to give greatly increased confidence to investors in real property in this city. They are no longer liable to have an elevated railroad erected in front of their premises by the mandate of the Legislature, and to see the entire equity that they have in their property wiped out. The result is also likely to augment the respect and affection of the people for the great judicial tribunal that sits in Washington. It is now again shown, as it has often been shown before, that no matter how the state courts may vacillate, the Supreme Court can be relied upon to protect the rights of the individual and to administer justice with a strong and unswerving hand.

## Allied Real Estate Interests.

MEMORIALIZE THE GOVERNOR AGAINST THE MORTGAGE TAX BILL.—RECOMMEND OTHER MEASURES.

GOVERNOR HIGGINS, having on Monday heard the protest of representatives of the allied interests of the State against the enactment of the Mortgage Tax bill, has since been thinking it over with the probabilities in favor of his appending his signature to the bill. "Why shouldn't he?" exclaimed a Hudson River Assemblyman, "Is it not his own bill?"

The case of the "allied real estate interests of the State of New York" was presented in the form of a memorial at the hearing the Governor gave on Monday, with remarks by Messrs. Edward Van Ingen, B. Aymer Sands, Alfred E. Martin, Edward L. Bayliss and Charles Bostwick. Among the representative names written upon the petition we notice these from New York City:

G. T. Lawrence, New York, (President Real Estate Owners Protective Association, 12th and 22d Wards); J. Edgar Leaycraft, Jacob Leitner, Edgar J. Levey, Louis J. Levey, Senator Clarence Lexow, John T. Lockman, George E. Lovett, Brooklyn; Charles Lutz, (President Taxpayers Association, 10th, 11th and 17th Wards); Alfred E. Marling, Bernhard Mayer, Jas. E. March, Charles F. McKim, New York; Seth M. Milken, Charles Griffiths Moses, Benjamin Mordecai, Allen L. Mordecai, (President Realty Mortgage Co.); Henry Morgenthau, W. A. Nash, Thomas P. Neville, Walter G. Oakman, David B. Ogden, J. Van Vechten Olcott, New York. Joseph L. O'Brien, (President Harlem Property Owners Association); George F. Patton, (President Taxpayers Association, 4th, 6th and 14th Wards); George F. Pelham, E. Clifford Potter, Lawson Purdy, Max Radt, Douglass Robinson, New York. Noah C. Rogers, (Treasurer Union Mortgage & Realty Co.); Leo. Schlessinger, Joel De Soliding, George P. Seward, (President Fidelity & Casualty Co.); Julius H. Seymour, Louis Stern, New York. Olin J. Stephens, (President North Side Board of Trade); David Stewart, Henry L. Stimson, Henry W. Taft, Oakleigh Thorne, (President North American Trust Co.); Henry S. Thompson, (President Boulevard Realty Co.); Edward Underhill, (President Yonkers Building and Loan Association); Francis E. Ward, James L. Wells, (President New York Real Estate Auctioneers' Association); John Whalen, Clarence Whitman, New York; Charles T. Willis.

The Memorial gave ten reasons why the Mortgage Tax bill should not be approved, and concluded with an alternative proposition.

"We appeal to you as Governor to veto this bill," say the petitioners; "and ask you to then recommend that a Commission be appointed composed partly of members of the Legislature and partly of others, making a body representative of the interests of the State, to inquire into the question of raising the deficiency in State revenue by some method that will not work so great an injury to the property of our citizens.

"We are strongly and firmly of the opinion, now as heretofore, that in any proper system of taxation, mortgages should be exempt; but as loyal citizens of the State, looking for the weal of the commonwealth, we will withdraw opposition to and aid in the passage of the following temporary revenue measures in place of the obnoxious Bill now before you.

"FIRST: A Bill imposing a recording fee of one-quarter of one per cent. upon all future mortgages, the entire sum to go to the State, which Bill shall not exempt mortgages from local taxation. A measure of this kind would (for the coming year) raise for the State twice as much revenue as the present bill, without disturbing in any way the sources upon which the various minor communities now depend for their revenue.

"SECOND: As a further part of such alternative scheme, we would suggest the passage of a companion Bill, to effect all taxable securities not required to be recorded as mortgages in the State of New York. Such securities, although taxable, are in

practice not found by the assessors, and in consequence no tax, either State or local, is paid on them although their value is in the billions. This measure would correct a great abuse and produce a great revenue. It would provide that the owner or any person interested in corporate bonds secured by a mortgage or deed of trust not required to be recorded in the State of New York, could, at his option, pay to the State a tax of one-half of one per cent. in lieu of all future taxation for local and State purposes.

"The advantage of securing this exemption from future taxation would be sufficient to induce the holders of these securities to subject them to this initial tax.

"The corporation or banker issuing the Bond will be willing to pay the tax, because an exempt bond will to a certainty sell in the market at a price more than one-half per cent. higher than that of a bond locally taxable; the premium paid by the purchaser will be distributed over the entire term of the bond through an infinitesimal reduction in the rate of interest, and the tax itself will not be appreciably felt by anyone. In the event of these bonds falling into the hands of a non-resident of the State, he contributes as part of his purchase money to the tax and thus to the support of the State government. Individuals will prefer to purchase, and to pay a higher price for bonds so exempt, than to purchase those which are subject to the danger of taxation at the prevailing high local rates. Such a tax will produce an annual revenue for the State of millions of dollars. The amount cannot be exactly computed, but it will not, in our judgment, be less than the sum of \$2,500,000.

"It is conceded that in the City of New York such securities now are practically exempt from taxation. Exclusive of New

York City the total amount annually collected by taxation of personal property of all kinds for all purposes other than highways, is \$3,000,000. Of the personal property now taxed, mortgages, chattels and credits would still remain; the only items not then assessable would be the corporate securities above referred to, and the small revenue raised therefrom can be estimated by deducting from the total amount of assessed property, producing \$3,000,000 in taxes, the total of assessed mortgages, chattels and credits.

"The two bills suggested will not only provide more revenue than can possibly be raised by the Bill imposing an annual tax on mortgages but will remove from all consideration the question of a return to direct taxation at the present time.

"WE THEREFORE RESPECTFULLY URGE THAT THE GOVERNOR WITHHOLD HIS APPROVAL FROM THE BILL IMPOSING AN ANNUAL TAX ON MORTGAGES AND THAT HE RECOMMEND TO THE LEGISLATURE THE PASSAGE OF ONE OR BOTH OF THE BILLS NOW BEFORE THAT BODY, CONTAINING THE ALTERNATIVE MEASURES REFERRED TO HEREIN."

The recording tax measure here recommended is not, it should be said, the Recording Tax Bill which was prepared by and introduced for the Tax Reform Association, and which has been explained in these columns by Mr. Lawson Purdy. The new proposition, it will be observed, is for a tax of only one-quarter of one per cent, and not to exempt mortgages from local taxation. A very general opinion regarding the bill that the Governor is expected to sign is that it will be found impracticable and unworkable; at least it will cause so much friction that it will be repealed at the next session of the Legislature.

# Water-Front Property



## Its Management and Value, and Other Phases of Interest

BY EX-COMMISSIONER HAWKES

From an address by the Hon. McDougall Hawkes, Commissioner of Docks of New York in 1902 and 1903, delivered before the Real Estate Class at the West Side Branch of the Y. M. C. A. on Tuesday evening, March 28.

**O**F COURSE, in a general way, water-front property refers to real estate, improved or unimproved, bordering upon navigable waters and upon which are lines of high and low water-mark, indicating the difference of the level of the water at the ebb and flow of the tide, which varies in different seasons and according to the direction of the wind and for other reasons, in consequence of which when high water mark or low water mark are spoken of they should be understood, unless otherwise specified, to mean the average high or low-water mark; that is to say the mean of the greatest height to which the flood tide brings the water, or the mean of the lesser height at the ebb of the tide, during a certain period such as a year; but in many instances the term "water-front property" is used to distinguish rights which exist in connection with improvements along the water-front, such as a bulkhead right (that is, the right to collect cranes and wharfage along a stretch of water-front which has been improved by a bulkhead), or pier rights (that is, rights of cranes and wharfage at a pier built out over land under water but connected with upland in the rear of the water line), and these "water-front property" rights may belong to an owner who is not the proprietor of uplands in the rear.

There are also "water-front property" rights of still different character, but generally those rights which you will find most valuable are the rights to the use of land under water for the support of piers and platforms, and pier rights and bulkhead rights with which pass, sometimes, rights of passage over land in the rear, and then there are certain "water-front property" rights which are particularly valuable in many instances, this particular value arising from a combination of bulkhead or pier rights, with the ownership of upland which may even be physically separated from the line along which frontal rights exist by a marginal street, quay, or wharf; such a joining in ownership of upland with frontal rights gives to these frontal rights frequently an unusual and additional element of value which is known as the conjunctive value of the bulkhead rights, the pier rights, etc., etc.

In some instances these "water-front property" interests arise from statutory provisions, in other instances from grants and similar instruments, and in other instances still, such as in the case of a right of access to land reaching to the low-water mark, from ancient customs which may be said to give rise to Common Law Water-Front Property Rights. In some instances the physical ownership of a bulkhead or pier may be in one person, and the rights to cranes and wharfage at the bulkhead or pier in another; the owner of pier rights may own the land under water on which the pier stands, or he may only own the pier, as distinguished from the land under water, or he may only have the rights as distinguished from the structure of the pier; frequently the ownership of rights carries obligations to keep in repair, etc.

### EXTENT OF THE WATER-FRONT.

Now let us consider the extent of the water-front within the limits of Greater New York, from which you will at once apprehend the importance to you of the study of this subject, and you will, I am sure, be surprised to find that within the limits of Greater New York, including, of course, all the boroughs, the water-frontage is in the neighborhood of 445 miles, which is about the distance between Manhattan and Buffalo. No other port in the world has such an extent of water-front, which fortunately, in a large measure, is of such a physical character as to be susceptible of easy commercial water-front development. The annexed table shows the water-frontage of Greater New York, and its ownership which I shall allude to in a moment, and was compiled from the general water-front survey of Greater New York and maps constituting records, etc. (See next page.)

In the table allusion is made to "Old Plan" and "New Plan" and to "Bulkhead Walls"; these will be explained when we reach the subject of "Improvements on water-front property."

### OWNERSHIP.

The ownership of the water-front varies greatly according to the boroughs, the municipality having comparatively little property except around the Island of Manhattan, which forms the old city and county of New York. Around the Bronx, Queens, Brooklyn and Richmond Boroughs ownership is generally in the State of New York or private individuals or corporations, though this ownership in many places has not yet been finally determined by decisions of the courts in legal proceedings which have arisen through claims made by the municipality as successor to the old townships now incorporated in the city limits.

In Manhattan, as will be seen by the table, the municipal ownership is about three-fifths of the water-front, and it is in this borough that the water-front has attained its greatest value and where the greatest congestion exists. I should like to give you in detail an idea of water-front titles in the various boroughs, but this is a strictly legal question, and though interesting and generally little known, would take up an evening of itself and lead us away from the subjects selected for to-night, so that I must confine myself to saying that around Manhattan the Dutch West India Company, claiming ownership, made the earliest transfers of title, and a map exists of such of these transfers as were situated behind Wall street; all further transfers by this company of course ceased with the first occupation of New Amsterdam by the British (1665), and in regard to this occupation and the subsequent change of sovereignty from the British Crown to the People of the State of New York, it must be borne in mind that, by force of treaties, statutes and well-established principles of law, all the land which in 1775, the beginning of the War of Independence, belonged to the Crown of Great Britain became vested in the People of the State, and that with respect to lands to which titles before that had been legally acquired by individuals, either from the British Crown or under Dutch rule prior to 1665, the change from Dutch to English sovereignty and through the Revolution from the Crown to the People of the

WATERFRONT OF NEW YORK CITY IN 1902.

Compiled from the Greater New York Waterfront Survey, Maps, Etc.

	Borough of Manhattan (Miles.)	Borough of The Bronx (Miles.)	Borough of Brooklyn (Miles.)	Borough of Queens (Miles.)	Borough of Richmond (Miles.)	Totals.
Length of shore line of water-front (i. e., measured along bulkhead where property is improved and along high-water mark where property is unimproved).	39.9	105.6	132.3	116.0	51.0	444.80
Length of waterfront including detail around piers, slips, basins, etc.....	88.2	112.9	197.2	132.0	69.6	599.90
Length of waterfront owned by the City measured along the shore line.....	23.51	20.60	3.87	0.08	0.03	49.09
Length of waterfront owned by the City measured along details.....	68.23	20.91	5.59	0.32	0.03	85.08
Old and New Plan combined:						
Length of improved property measured along bulkhead.....	.....	.....	.....	.....	.....	.....
Belonging to the City.....	.....	.....	.....	.....	.....	13.24
Belonging to private individuals.....	5.81	(a) 3.42	(b) 20.21	(c) 8.96	(d) 0.33	47.13
New Plan:						
Bulkhead well built on City property completed to granite facing, about.....	6.	.....	0.50	.....	.....	.....
Old and New Plan combined:						
Length of improved property including detail around piers, slips, basins, etc.....	.....	.....	.....	.....	.....	60.48
Belonging to the City.....	45.29	1.71	3.17	0.31	.....	50.48
Belonging to private individuals.....	17.96	(a) 8.82	(b) 55.93	(c) 14.43	(d) 31.43	128.79
City property not improved but available for commercial improvement, measured along high-water line, being total City property less Park property.....	7.14	4.79	.....	0.01	0.03	11.97
City property used for park purposes, measured along bulkhead and high-water lines.....	5.69	14.77	2.42	.....	.....	22.88
Waterfront owned by the City at Blackwell's and Randall's Islands.....	5.96	.....	.....	.....	.....	5.96
Waterfront owned by the City at Riker's, Hart's and North Brother Islands.....	.....	5.00	.....	.....	.....	5.00

- (a) This includes the wharves and piers on U. S. Govt. property at Fort Schuyler, i. e., property not belonging to City.
- (b) This includes the wharves and piers on U. S. Govt. property at the Brooklyn Navy Yard and Fort Hamilton.
- (c) This includes the wharves and piers on U. S. Govt. property at Willets Point.
- (d) This includes the wharves and piers on U. S. Govt. property at Tompkinsville (Lighthouse Dept.) and Fort Wadsworth.

State, effected no forfeiture of itself, of the individual ownership in such lands.

Immediately upon the assumption of English sovereignty, the city of New York received its first English Municipal Charter known as the Nicoll Charter; this was followed by the Dongan Charter (1686), the Cornbury Charter (1708) and the Montgomerie Charter (1730) in all of which last three charters grants of water-front property were made to the municipality by the Crown, these grants being, however, subject to grants already made by the Crown to private individuals. The first of these grants to the city, and which was in the Dongan Charter, was of the land between high and low-water mark all around the Island of Manhattan and confirmed to the municipality ownership of the first docks built—which had been constructed in the city at the foot of what is now Broad street, through which in early days was a canal, and were known as the East and West Wet Docks, into which docks, what would now be called a pier, but which was then called a bridge, extended.

The Cornbury Charter gave to the old city of New York ferry and other rights along the Brooklyn shore, and the Montgomerie Charter gave to the city the land under water in the Hudson River to a distance 400 feet beyond low-water mark, from a little stream called Minetta Rivulet (emptying into the Hudson at what is now about the foot of West Houston street), down to the Battery; and thence, excepting a short stretch which was in front of the then British Fort George, up the East River as far as Corlear's Hook.

After the Revolution the State made various grants to the city around the Island of Manhattan, and some grants to private individuals, but most of the private ownership around Manhattan arose through direct grants made in turn by the city of property which it had thus received from the Crown or the State of New York; and the bulkhead rights and pier rights, which are now being condemned as the work of municipal improvement of Manhattan's water-front progresses, came generally from grants by the city or from authority given by the city under various statutes (such, for example, as the Law of 1798) to private riparian owners to build out piers over land still owned by the city, or to construct bulkheads, with rights of cranes and wharfage on these piers and against these bulkheads, to those paying for their construction.

In connection with the foregoing it is interesting to note that the original line of high-water mark along the East River was Pearl street; and along the North River, Greenwich street.

Concerning ownership in the other boroughs of the city. In the Bronx water-front the original titles to land in private owners came through grants from Gov. Nicoll, Dongan, etc., and Letters Patent such, for example, as the Pelham grant issued to Thos. Pell in 1666, and through grants from the townships of Morrisania, West Farms, etc., of property previously granted to them.

In Brooklyn and in Queens there were a number of Colonial grants made to the inhabitants and towns, such, for example, as the Breuklen patent (from Gov. Nicoll), Oct. 18, 1667, covering the Gowanus, Bedford and Wallabout districts. The towns, in turn, after receiving their grants frequently divested themselves of titles by grants of water-front to private individuals; but lands under water within the old town limits on Long Island were not as a general rule, conveyed by the towns until of recent years when they became of considerable value and were frequently sold.

Under the original patents the towns obtained havens, harbors, creeks, marshes, waters, rivers, lakes, fishing, etc., and such of the property rights as were acquired by the old towns and not ceded by them—now belong to the greater city. The old city of New York made grants to owners of upland along the Brooklyn shore, of land under water in front of their property.

In Richmond Borough, as the Colonial patents on Staten Island appear to include no water grants, the only way generally in

which the city can at the present moment own property, would be by a grant from the State of New York to the old townships and villages within Richmond county, or through condemnation proceedings in street openings taken by these authorities, though the highway laws under which the roads in Richmond county were opened did not vest an absolute public ownership in fee in the beds of the roads and streets; private ownership in this borough has therefore arisen generally by direct grants from the State.

In all the boroughs the United States Government has acquired water-front properties (such as the barge office site in Manhattan, the navy yard in Brooklyn, the light-house station in Staten Island, Fort Schuyler's site in the Bronx) by grant coupled with a ceding by the State to the Federal Government, of jurisdiction over the property acquired.

IMPROVEMENTS ON WATER FRONT PROPERTY.

The most expensive feature of the pier system as used around Manhattan to-day is the building of the bulkhead wall of which there are over 20 different types, the cost of which may be generally estimated from \$300 to \$450 per running foot, while the crib bulkhead, which characterized the "Old Plan" may cost as low as \$30 a running foot, and is still used in many places; there will be lantern slides exhibited to you here this evening before we close, to show the proper form of pier construction and bulkhead wall construction and other matters best explained by illustrations. The tendency of the weight on the top of a marginal street is to push the bulkhead wall out or to overturn it; hence, various arrangements of platforms have been devised to suit local conditions, and to change the direction of this overturning force, known to engineers as a thrust; and it is to these various attempts to change the direction of the thrust, and the different character of the bottom at various places, that the different types of wall are due.

Dredging is the first operation in the building of the bulkhead wall; this is known as crib dredging, to distinguish it from dredging alongside piers and bulkheads already constructed to maintain a certain depth of water, which is known as mud dredging. As to the cost of the construction of piers, this varies very much with the price of materials, such as spiles, and particularly with the length of the spiles required to sustain the pier.

MUNICIPALIZATION—"OLD PLAN"—"NEW PLAN."

Previous to 1870 piers and crib bulkheads had been built around the water-front of Manhattan according to the "Old Plans," which had been devised in some instances as a direct result of action by the Legislature of the State; and had become in size and character inadequate to meet the growing demands of the commerce of the port, in consequence of which when a new City Charter was adopted by the Legislature in 1870, provision was made for a separate Dock Department to have charge of the water-front, which was known in the Charter as the Board of Docks, and this board was empowered under the laws of 1871 to adopt new plans for the improvement of the water-front which, when they were once ratified by the Commissioners of the Sinking Fund, became binding in regard to new construction, and it is under this "New Plan" that the work is proceeding to-day, though the old Board of Docks has been replaced by a single commissioner at the head of the department.

LIMITATION ON IMPROVEMENTS—HARBOR LINES—PLANS FOR PRIVATE IMPROVEMENTS.

The same constant tendency which exists among abutting owners to encroach on the street lines, exists among shore owners to encroach on the beds of navigable waters; hence it is necessary to establish what are known as harbor lines, settling a point beyond which solid fillings cannot be put (i. e., bulkhead lines) nor platforms, nor piers built (i. e., pierhead lines). These lines are now established by the Federal Government, but were formerly laid down in some instances by the city and some by the State, and in 1837 a harbor commission laid out a general

set of lines for the port of New York as it then existed. More-over, plans for improvements, even of private property, have to be passed upon by the authorities, and all of this should be carefully borne in mind by prospective purchasers of water-front property, particularly of land under water.

#### ACQUISITION—LEASES—SALES—CONDEMNATION PROCEEDINGS—EXPERT TESTIMONY OF VALUES.

Sales of water-front property around the Island of Manhattan, of course, are becoming fewer and fewer, particularly in the lower half of the island, as municipalization proceeds, but in the other boroughs municipalization has not taken place to any great extent, and consequently there is considerable field therein. What is meant by "Municipalization" is acquisition by the city of private water-front property rights and the subsequent improvement of property taken, according to the "New Plan," an acquisition which may take place either by sale to the city or by condemnation proceedings by the city, under provision of various acts of the Legislature. These proceedings, consist in brief of a petition which is presented to the court by the city praying for condemnation of the property for public purposes; appointment by the court of Commissioners of Estimate and Appraisal to pass upon the value of the property to be taken; presentation by the owners of the rights, of proof of their title and of the value of the property (which the city seeks to acquire), this latter being done through expert witnesses who testify as to its value, their eligibility to testify as experts, being based upon their knowledge of water-front values, which may be acquired, as, for example, from experience derived from actual purchases and leases of water-front property made by the expert; finally a report by the commissioners of the value.

Referring to leases, it should be borne in mind that they may be obtained of city property for long periods up to 50 years, and that since the abolition of the old Board of Docks they have to be ratified by the Commissioners of the Sinking Fund before they are binding on the city.

#### UNITS OF MEASUREMENT OF VALUES IN APPRAISALS—CONJUNCTIVE VALUE.

In making appraisals it is customary to adopt units of measurement differing from those for ordinary real estate plots. For land under water the unit is the square foot, for bulkhead rights the running foot; in regard to pier rights the units of measurement differ according to the special circumstances governing the case, as, for example, whether bulkhead rights go with the pier rights, in which case the unit would generally be the square foot of controlled area; in other cases the lineal foot of water-frontage occupied, or the lineal foot of wharfage foot; in other cases still, the square foot of pier area, etc., and all units may be given a very greatly added value through what has heretofore been explained as the conjunctive value, and for other reasons, for example, as to whether or not there is a right to shed the pier; the location of the pier and many other points have to be considered, including the legal character of the rights in each particular instance.

#### MANAGEMENT—SPECIAL KINDS OF USAGE.

It is necessary to bear in mind, in regard to water-front property, the necessity of managing it from the point of view of the water-front and not from the point of view of upland property, if the highest return thereon in the way of revenue is to be obtained. This is very important, and in many sections of the city you find two pieces of property similarly situated, one yielding a high return because this fact has been kept in view, and the other yielding comparatively little, much to the detriment apparently of the fee value until the possibilities are carefully studied from the point of view of water-front usage.

Special kinds of usage have developed around the water-front in various localities; some places have become centers for the distribution of railroad freight, others for the great steamship lines; in one spot on the North River the hay trade congregates and in another the brick trade; peculiar arrangements for landing may be found in the railroad transfer bridges, in the ferry slips, in the ice bridges; these and many particular kinds of usage as the dumping boards (for the disposal of what is technically known as cellar dirt, generally consisting of excavations, etc.) and centers of trade, demand special study, and the relationship which the water-front bears to the markets of the city, such as the Oyster Basin at the Gansevoort Market (New West Washington Market) and the Wallabout Basin in front of the Wallabout Market in Brooklyn, will prove interesting.

#### TAXATION.

Water-front property rights are subject to taxation just as upland real estate is taxed, though leasehold property of the city is not taxed by it.

#### MAPS—RECORDS.

Before closing, it is necessary to give you some information on the subject of water-front maps and records.

The chief water-front map of the city is the Greater New York water-front survey arranged in sheets. This has been published on a reduced scale, and I hold in my hand one of these published sheets; next in importance to the present water-front survey is the McClellan survey of 1870, and the maps formerly compiled under the direction of the Street Commissioner, of which there are about 200 in 13 volumes, many of which refer

to the water-front, and of these one of the most useful is the Randall map made in 1820 by John Randall, Jr., pursuant to a resolution of the Common Council to show the location of the farm lines, topography of the land, streams, ponds, water-courses, etc.; in using this map dimensions have to be obtained by scale; it gives high and low-water marks. There are also a large number of old-shore maps and many maps dealing with certain particular water-front sections of the city, which maps have been carefully examined and will be found of great service for special purposes. Nor should water-front records of tides and currents be overlooked, the records of tidal heights being frequently of service in establishing on a piece of property the mean lines of high and low-water marks.

### Principles of Good Taxation.

At the meeting of the People's Institute, held on Monday night, to protest against pending legislation, the Mortgage Tax Bill was considered by Mr. Bolton Hall, who said that since the object of most legislation was the raising and expenditure of taxes, it was certainly worth while to look at the principles that distinguish a good tax from a bad one. These are known as the canons of taxation:

1. That it bear as lightly as possible upon production—so as least to check the increase of the general fund from which taxes must be paid and the community be maintained.
2. That it be easily and cheaply collected, and fall as directly as may be upon the ultimate payers—so as to take from the people as little as possible in addition to what it yields the government.
3. That it be certain—so as to give the least opportunity for tyranny and corruption on the part of officials, and the least temptation to law-breaking and evasion on the part of the taxpayers.
4. That it bear equally—so as to give no citizen an advantage or put any at a disadvantage as compared with others.

"Tried by these rules," said Mr. Hall, "the Mortgage Tax Bill is nearly as bad as possible, and if it is passed we shall eventually have to repeal it. Instead of bearing as lightly as possible upon production, it is directly aimed at those who will build, because most building is done with money borrowed upon mortgage, and when put into building or into mortgages, capital is first subjected to taxation. This tax does not fall at all upon the immediate payers; on the contrary, it is certain to be charged over to the borrower."

Mr. Hall showed a contract for the purchase of land which provides that the vendor should take back a mortgage, and which contains a clause that the rate of the mortgage should be 5½ per cent, but that if the mortgage law should remain or become substantially as at present, then the rate should be only 5 per cent. He showed how the tax is shifted from the seller of the land and the lender of the money to the builder, by him to the purchaser of the house, and from him again to the tenant, each time with an increase.

As to its certainty, no man knows, he said, when owing to business changes, he may be stuck with this tax, nor is it possible for a builder to figure how often he will have to change his mortgage. "Neither does the tax bear equally, because the great estates—The Astor, Trinity Corporation, The Rhinelanders, Goelets and other great estates which build without any mortgage, are exempt from this tax, whilst it falls upon the poor man who owns a small home the moment he has to get a new mortgage or wants to reduce the rate of his interest. It puts the builder and the home owner in the position of a man who finds a tiger about to spring. As long as he does nothing, the beast holds off, but the instant he moves, he brings destruction upon himself.

"But the main objection to the tax is that it is in itself unjust; that to tax the products of labor is a short-sighted and foolish method and can have only the same justification that Dick Turpin or Robin Hood had for levying their assessments; namely, that the victims are unable to resist. Nor is this bill necessary; for a substitute has been proposed by the New York Tax Reform Association by which mortgages should be subjected to a tax of one-half of one per cent. upon recording, and thereupon should be entirely exempt from taxation.

"It is true that this Tax Reform bill is open to some of the objections urged against the annual tax on mortgages, but the amount of the tax would be small, although it would raise an enormous revenue (probably far larger than the present bill) so that it would be of comparatively little injury."

### Contracts for Thompson-Starrett Co.

The Thompson-Starrett Company has secured the contract for the Northern Trust Company building, at Chicago, Ill., of which Messrs. Frost & Granger are the architects. It will be about four stories in height, of monumental design, of fireproof construction and exterior of granite. It will cost about \$1,000,000. The Thompson-Starrett Company has also received the contract for the new building to be erected at Broadway and Maiden Lane, this city, for the Title Guarantee & Trust Company. This building will also be of monumental design, marble or granite to be used for the front. Messrs. Howells & Stokes are the architects. Work will be commenced about May 1st.

# THE REALM OF BUILDING

## McCord, President of Employers.

Powerful interests are represented by the board of officers elected on April 11th by the Building Trades Employers' Association. President William H. McCord is a member of the firm of Post & McCord, prominent in the structural iron work trade; Treasurer Paul Starrett is the head of the Geo. A. Fuller Company; Charles A. Cowen and other new officers are also exceptionally influential in the building trades. The association won its spurs on the battlefield, two years ago; has proved sound and durable in severe tests, and is looking forward to erecting a suitable headquarters for the building trades of this great city. Probably the edifice will contain a department for a permanent building material exposition, as well as meeting rooms for trade associations. The furniture industry has had such an exposition here for years, and in some other cities the building material producers have instituted similar ones.

The annual meeting was largely attended. Following reports from committees, a gold watch was presented to Charles L. Eidlitz, the retiring president, on behalf of the association. The presentation speech was made by D. W. O'Neill, of the Wood Workers' Association. In his reply Mr. Eidlitz, after thanking the members, predicted a prosperous and peaceful building season this year. On Vice-President Harding's motion, a committee of seven was appointed to prepare plans for the proposed building. These will be submitted at the next meeting of the association, to be held in six months.

The officers elected are: William H. McCord, of the Iron League, president; Lewis Harding, Master Carpenters' Association, first vice-president; Charles A. Cowen, Mason Builders' Association, second vice-president; Paul Starrett, president of the George A. Fuller Company, treasurer; and James R. Strong, of the Electrical Contractors' Association, chairman of the Board of Governors. P. K. Stephenson was re-elected secretary.

The joint committee of employers and members of unions empowered to prepare an amended arbitration agreement reported this week to the Arbitration Convention that it had been unable to complete its work, and asked for more time. It was decided to grant the request.

Ex-President Eidlitz, in an interview, comes out more strongly than ever for the open shop. He said he had hoped when the Building Trades Employers' Association was formed that it would declare for freedom and the right of any man to work when, where, for whom and for whatever he pleased. But the association decided for the closed shop, and he was bound by its decision. He added: "So long as it may be considered expedient the New York builders may continue on the closed shop basis, but the American idea of liberty is bound to prevail ultimately. It will not be this year, but it will come."

## Hecla Materials Test.

The largest assembly that has ever attended a demonstration at the Fire Testing Station of the Columbia University was there last Saturday afternoon to see the test of "Hecla Fireproofing," made by the Hecla Ironworks, of Brooklyn. A numerous party came from Philadelphia, and more than a hundred metropolitan architects, engineers and builders were interested spectators. The test was conducted by Ira H. Woolson, E. M., Adjunct Professor of Mechanical Engineering at Columbia, in co-operation with the City Building Bureaus, which were represented by Chief Engineer Miller and Inspector Schwartz, of Manhattan, Inspector Koer, of Brooklyn, and others. Two inspectors from the Board of Underwriters were also in attendance, besides officers of the Fire Department and other large interests. The Hecla Ironworks were represented by President Poulson and other officers.

The purpose of the test was to determine the effect of a continuous fire against the materials for one hour, bringing the heat gradually up to 1,700 degrees F. during the first half hour, and maintaining an average of 1,700 degrees during the last half of the test, when a one and one-eighth stream of cold water was to be thrown against the partition for two and one-half minutes at hydrant pressure, which at that location (Amsterdam avenue and 116th st.), varies from twenty-five to thirty pounds. The temperature of the fire was obtained by three electric pyrometer couples. The fuel used was dry cord wood and refuse lumber. Frequency of firing was governed by the temperature recorded.

The materials tested consisted of two doors, two windows, a section of column cover and a section of partition, all fireproof, and made under Hecla patents. These were erected in Test House No. 2, 14x9 ft. on the inside and 9½ ft. from grate to ceiling. Securely anchored in the walls is a 4x4-in. steel angle-iron framework which supports the roof, and to which the walls of the building are attached. Suitable draft openings and chimney flues are provided.

The Hecla materials had previously been built into the house, and the fires were started at 3 p. m. The scientific and technical observations that were made will be the subject of reports by Professor Woolson and the Building Department, which will be published later. The occasion was interesting, and very creditable to the Hecla Ironworks. The Testing Station has been of great value to the building trades, who are mainly indebted to Prof. Woolson for it. The building of the dormitories close by will soon require the removal of the testing station, and an appropriation for its rebuilding elsewhere. A more extensive station is needed; it might well be made a national institution with Professor Woolson as its head.

## New Engineering and Contracting Firm.

The Miller-Collins Company has just been formed by S. Fisher Miller and D. C. Newman Collins, for the purpose of doing a contracting and engineering business, through the East and middle section, with a carefully selected organization of experts and a plant that insures a rapid, economical and successful accomplishment of work in their line.

The company will make a specialty of industrial plants, engineering structures and buildings, and will concentrate on steel-concrete, structural steel, and masonry construction.

Mr. Miller's extensive acquaintance in commercial and engineering circles, is the fruit of many years of experience in the country; viz: Milliken Brothers of New York, and the American Bridge Company, of New York. Mr. Miller later was connected with the Tidewater Building Company, in the capacity of Vice-President.

Mr. Collins is well known throughout the Engineering world, as being associated in the construction of the largest fireproof structures in New York and neighboring cities. Among other extensive work, he had charge of the structural parts of the Betz Building and Odd Fellows Hall, in Philadelphia. The Lawyers Title Building, New York Clearing House, Siegel Cooper Building, Morgenthau Building, Heide Building, Commercial Cable and Dunn Building, in New York. The St. George Hotel, Potheum Memorial Clinic and Milliken Brothers Industrial Plant in Brooklyn. During the past four years, Mr. Collins has devoted his time to a private consulting business at No. 29 Broadway. The main offices of the new company will be at No. 1133 Broadway and the downtown offices at No. 29 Broadway. Architects and engineers are cordially invited to call upon them at any time for information, advice and estimates, or for the development of acquaintance and confidence.

## Elevator Contracts.

The National Elevator Company, under the new management, has closed the following contracts recently: Five elevators West side Construction Company, for apartment houses in 121st and 122d sts, between Broadway and Amsterdam av. Three Elevators, Faterno Brothers, 115th st and Morningside Drive and 114th st and Riverside Drive. Four elevators, West Side Construction Co., 93d st and Riverside Drive, 9-sty apartment house. Two elevators each, for the following: Paul B. Pugh, 100th st and Riverside Drive, 10-sty apartment house, Ferguson-Miller Construction Co., 113th st and Amsterdam av. The Bracket Realty Co., 157-159 East 25th st. The Bradhurst Realty Co., 301 West 150th st. 1 elevator for each of the following: P. McMorrow, 419 West 120th st. Presbyterian Board of Foreign Missions, 5 West 20th st. Julius S. Sandler, 122d st and Amsterdam av. Corporation of Trinity Church, 201 Fulton st. William F. Rohrig, 96th st and Madison av. Harry S. Hout, 49th st and 7th av. George L. Walker and Company, 139th st and Broadway. Kight & Dongan Construction Company, 139th st and Broadway.

H. F. Gurney, for many years superintendent of construction for the Otis Elevator Company, is the president of the National Elevator Company, which occupies offices and repair shops at No. 400 West 23d st, this city, southwest corner of Ninth av.

## Status of New Buildings.

### BETWEEN 59TH AND 72D STREETS, EAST SIDE.

Buildings under construction, exclusive of tenements, situated north of 59th st and south of 72d st, east side, showing the present condition of the various operations. A indicates excavating; B, foundations; C, structural work half up; D, enclosed; E, complete or nearly so; N. S., not started. The first name is the owner's; "ar" indicates architect; "br," builder.

60th st, s. s. 125 e 5th av, 6 and 7-sty clubhouse; The Harmonie Club, 45 W 42d st; ar's, McKim, Mead & White, 100 5th av; br, Tide-Water Building Co, 25 W 29th st.—D, exterior nearing completion, windows and doors not in, interior in rough stage.

61st st, Nos 306 and 316 E, 7-sty left building; John Jordan, 449 West 28th st; ar't, Thomas H Styles, 449 W 28th st.—D, exterior complete, interior being finished.

62d st, n, s, 108 e 5th av, 5-sty and basement dwelling; Alice Troth Drexel, 636 5th av; ar't, Horace Trumbauer, 1498 Land Title Building, Philadelphia, Pa; b'rs, John T Brady & Co, 4 E 42d st.—E, occupied.

62d st, No 24 E, 4-sty front extension, new front walls, to 4-sty and basement dwelling; Thomas J Lonigan, 121 W 137th st; ar't, C Powell Karr, 70 5th av.—D, exterior about finished, interior finish under way.

62d st, Nos 35 and 37 E, 5-sty school; Eleanor S Keller, 25 W 53d st; ar't, Geo Kell, 117 Park Terrace, Hartford, Conn; b'rs, V J Heeden & Sons Co, 1 Madison av.—D, exterior nearing completion, windows and doors not in, interior in rough stage.

62d st, n, s, 70 e 2d av, 6-sty storage building; Frederick Schlingner, 1071 3d av; ar't, Hugo H Avolin, 961 Siebmins av.—N, S, Plot vacant.

63d st, No 31 E, 2-sty rear extension, cut openings, install steel beams, columns, partitions, to 5-sty dwelling; Wm L Findley, 67 Wall st; ar'ts, Bannister & Schell, 69 Wall st.—Work nearing completion.

64th st, No 28 E, 6-sty dwelling; Irving T Bush, Lakewood, N J; ar'ts, Kirby, Pettit & Green, 23 W 34th st; b'r, Harvey Murdock, 116 Nassau st.—B.

64th st, No 131 E, 5-sty dwelling; Mrs J Wray Cleveland, 22 E 66th st; ar't, Augustus N Allen, 571 5th av.—D, exterior finished, interior finish under way.

64th st, Nos 208-216 E, 9-sty hospital; Manhattan Eye, Ear and Throat Hospital, 103 Park av; ar'ts, York & Sawyer, 156 5th av; b'rs, Isaac A Hopper & Son, 1170 Broadway.—A.

65th st, Nos 125 and 127 E, 4-sty and basement dwelling; Frederick S Lee, 122 E 65th st; ar't, Chas A Platt, 36 E 20th st; b'r, Wm L Crow, 287 4th av.—Exterior and interior brick walls to 2d floor level.

67th st, No 16 E, 5½-sty dwelling; C W Luyster Jr, 200 W 86th st; ar't, John H Duncan, 208 5th av.—2d tier beams, front wall not started.

67th st, Nos 36-38 E, 5-sty basement dwelling; Thompson estate, 17 W 36th st; ar't, Henry Bacon, 160 5th av; b'rs, Tide Water Building Co, 25 W 26th st.—A.

67th st, No 42 E, 4-sty front and rear extension, rebuild front wall, partitions, elevator shaft, to 3-sty dwelling; Mrs A Glynne, 42 E 67th st; ar't, John H Knubel, 318 W 42d st.—Tearing out partitions.

67th st, No 50 E, 3-sty and basement rear extension, rebuild chimney, install toilets, partitions, to 4-sty dwelling; Henry C Swords, 32 Nassau st; ar'ts, Renwick, Aspinwall & Tucker, 267 5th av; b'r, John J Downey, 410 W 34th st.—Tearing out partitions.

67th st, No 58 E, 4-sty front and rear extension, build new air shaft, to 4-sty dwelling; Mary S Rodway, 157 W 72d st; ar't, Wm C Sommerfeld, 19 Union sq; b'rs, Jas Pettreth's Sons & Co, 477 Park av.—Fretz wall up through 1st story.

67th st, s w cor Exterior st, 5-sty laboratory; Rockefeller Institute of Medical Research, 5 W 28th st; ar'ts, Shepley, Rutan & Coolidge, Boston, Mass; b'rs, D C Weeks & Son, 289 4th av.—Structural frame and walls up to roof line, some fireproofing done.

67th st, s w cor Exterior st, 1-sty power house; Rockefeller Institute of Medical Research, 5 W 58th st; ar'ts, Shepley, Rutan & Coolidge, Boston, Mass; b'rs, D C Weeks & Son, 289 4th av.—D, chimney completed.

Exterior st, w, s, 91.2 e 67th st, 2-sty animal house, Rockefeller Institute of Medical Research, 5 W 58th st; ar'ts, Shepley, Rutan & Coolidge, Boston, Mass; b'rs, D C Weeks & Son, 289 4th av.—D, exterior complete, interior finish under way.

68th st, Nos 18 and 20 E, 5 and 6-sty dwelling; Henry T Sloane, S E 36th st; ar't, C P H Gilbert, 1123 Broadway; b'r, C T Wills, 136 5th av.—D, doors and windows not in. Plastering being done.

69th st, No 125 E, 3-sty and basement front and rear extension, install new front, cut openings, new stairs, partitios fireproof shafts, to 4-sty and basement dwelling; A G Agnew, 23 W 39th st; ar't, S E Gage, 3 Union sq.—Exterior about finished, windows and doors not in, interior in rough stage.

69th st, No 131 E, install windows, vestibule, partitions, stairs, raise floors, to 3-sty and basement dwelling; R H E Elliott, 194-6 Broadway; ar't, S E Gage, 3 Union sq.—W and U under way.

70th st, No 119 E, 3-sty rear extension, erect new front wall, rearrange partitions, vent shaft to 4-sty dwelling; Mrs Anna P Kelly, 34 E 69th st; ar't, A N Allen, 571 5th av.—Exterior complete, interior finish under way.

70th st, No 120 E, 5-sty dwelling; Arthur C Train, 28 W 47th st; ar't, Wm S Post, 33 E 17th st; b'rs, Geo Vassars Sons & Co, 111 5th av.—D, Exterior finished, interior finish under way.

71st st, No 100 E, 5-sty dwelling; Elihu Root, 25 E 69th st; ar'ts, Carrere & Hastings, 28 E 41st st; b'r, Andrew J Robinson Co, 123 E 23d st.—Exterior finished, interior finish under way.

72d st, No 39 E, 5-sty rear extension, add 1 sty to extension, install windows, light and vent shafts, to 4-sty dwelling; Marie Louise Emmet, Plaza Hotel; ar't, Wm Strain, 39 Cortlandt st; b'rs, Dunn & Nasse, 1123 Broadway.—Work under way.

5th av, No 826, 1-sty and cellar rear extension, rebuild front wall, install new stairs, elevator shaft, rearrange entrance to 6-sty dwelling; W W & T M Hall 11 E 42d st; ar'ts, Welch, Smith & Provost, 11 E 42d st.—E.

5th av, No 854, 7-sty dwelling; R Livingston Beekman, 40 E 50th st; ar'ts, Warren & Wetmore, 3 E 33d st; b'rs, Jacob & Youngs, 1133 Broadway.—D, Exterior finished, interior in rough stage.

Madison av, No 644, 6-sty front and rear extension, install new front walls, light and vent shafts, stairs, partitions, to 5-sty tenement and store; Robt W Taiter, 76 William st; ar't, C F Rose, 1 Madison av.—N, S.

Park av, s e cor 72d st, rearrange doors and windows, install wrought iron stairways and balconies, to 7-sty club house; Freundenschaft Society, on premises; ar'ts, Hopkin, Koen & Huntington, 244 5th av; b'r, R J Mahoney, 1133 Broadway.—N, S.

## Building Operations.

### Another Altman Contract.

The contract for the structural ironwork for the new Altman department store on Fifth av has been awarded to Post & McCord, for whom the American Bridge Company will do the fabricating. Marc Eldlitz & Son are the general contractors. The site is to be cleared after May 1.

### For a Bronx Public Bath.

156TH ST.—Plans are in preparation in the office of Michael J. Garvin, 3307 Third av, for a public bath to be built by the city on the southeast corner of 156th st and Elton av, Bronx. The building will be 2 stories in height, 67.8x100 ft in size, and of fireproof construction, with exteriors of Harvard brick and Indiana limestone. The architecture will be in the style of the French Renaissance. There will be a plunge, 108 private baths, showers, etc, as well as a steam-heating plant, and the most approved ventilating system.

### More University Buildings.

116TH ST.—The trustees of Columbia University are planning the erection of two additional buildings to the group of collegiate structures on Morningside Heights, one for the Law School, which never has had a separate building of its own, the other for the academic department. The name of the donor is for the present withheld. It is officially stated that McKim, Mead & White, of 160 Fifth av, will be the architects. The College Hall will occupy the northeast corner of "South Field," that is, the southwest corner of 116th st and Amsterdam av, abutting Hartley Hall, one of the new dormitories now in course of construction. The Law School will be on the quadrangle, north side of 116th st, and facing the academic building. It is hoped to begin work upon the new structures in June. Other buildings now under way at Columbia are the Chapel, from plans by Howells & Stokes; Science Hall, from plans by Arnold W. Brunner; and the dormitories, planned by McKim, Mead & White.

### Architect for the New Arts Club.

19TH ST.—At a meeting of the Board of Governors, of the Arts Club, held at the clubhouse, No. 37 West 34th st, on Wednesday afternoon, it was officially announced that Mr. George B. Post, of Nos. 33-35 East 17th st, will be the architect for the club's new building in 19th st and for the alterations to the Tilden mansion abutting it on Gramercy Park, which is to be the future home of the club. Since the club, several weeks ago, bought the Tilden property, various rumors have been circulated regarding its plans, but no official statement was issued until Wednesday evening. The property consists of the Tilden house at Nos. 14 and 15 Gramercy Park (20th st), a 4-sty and basement dwelling, having a frontage of 59.3 ft and a depth of 95 ft, and a vacant plot in the rear that measures 59.3x89.9. When the house was built by Gov. Tilden it was considered palatial, and it is well adapted to become the home of a large club, such as the Arts Club. But few alterations will be necessary and, aside from this, the club wishes for the sake of its historic associations to alter the structure as little as possible. On the rear plot, which is Nos. 119 to 123 East 19th st, a new 12-sty fireproof building will be erected, the building to be similar to the well-known studio buildings in 67th st. According to this plan the front will consist of twice the number of stories as the rear, through an arrangement of mezzanine floors 9½ ft in the clear. The rear of this building will have a perfect north light owing to the restricted titles of the park frontages. The building will be for the exclusive use of club members. It is expected to have the building ready for occupancy May 1st, 1906. It will be recalled that the Tilden house adjoins the Players' Club on the west and that the Columbia University Club will soon occupy the old Clark property on the Irving pl corner.

### Apartments, Flats and Tenements.

10TH ST.—Samuel Sass, 23 Park Row, is making plans for a 6-sty 33-family flat, 47.8x57.7, for Louis Kotzen, to be erected at Nos. 264-266 East 10th st, to cost \$40,000.

6TH ST.—Levine & Danis, 1-3 East 109th st, will build on the south side of 6th st, 100 ft west of 2d av, three 6-sty 26-family flat buildings, 40x57.8, at a total cost of \$120,000. Benj. W. Levitan, 20 West 31st st, is making plans.

154TH ST.—Neville & Bagge, 217 West 125th st, are making plans for a 6-sty, 40x90-ft. flat, for Jacob M. Golding, 498 9th av, to be situated at the southeast corner of 154th st, and 8th av, to cost \$50,000.

104TH ST.—Bernstein & Bernstein, 72 Trinity pl, are making plans for a 6-sty 33-family flat, 50x57.11, for Nathan Silverson, 23 East 107th st, to be erected on the south side of 104th st, 100 ft. west of 3d av, to cost \$50,000.

114TH ST.—Plans are being prepared by Bernstein & Bernstein, 72 Trinity pl, for three 6-sty flat buildings, 40.8x57.11, for Binder & Baum, 192 Bowery, to be erected at Nos. 156-168 East 114th st, to cost \$120,000.

118TH ST.—Bernstein & Bernstein, 72 Trinity pl, are making plans for two 6-sty 33-family flats, 50.10x57.11, for David Amol-



sky, 120 East 85th st, to be erected on the south side of 118th st, 100 ft. west of 3d av, to cost \$100,000.

144TH ST.—Bernstein & Bernstein, 72 Trinity pl, are making plans for two 6-sty 25-family flats, 37.6x86.11, for A. Lazinski & Co., 41 West 35th st, to be erected on the south side of 144th st, 75 ft. west of 7th av, to cost \$70,000.

100TH ST.—Neville & Bagge, 217 West 125th st, are making plans, for two 5-sty 19-family flats, 39.11x88.11, for Smith & Raffler, 52 West 107th st, to be built on the south side of 100th st, 250 ft west of Columbus av, to cost \$80,000.

72D ST.—Brown & Timendorfer, 165 East Broadway, are making plans for a 6-sty 20-family flat, 25.8x90, for Maurice O. Kon, 90 Canal st, to be erected at the northwest corner of 72d st, and 1st av, to cost \$45,000.

145TH ST.—George F. Pelham is drawing plans for two 6-sty flats with stores, 50x100 each, to be erected by A. B. Mosher & Co., 71 West 116th st, on the south side of 145th st, 275 ft east of Broadway.

178TH ST.—Lorenz F. J. Weiher, 103 East 125th st, is drawing plans for three 5-sty apartment houses to be built on a plot 81.10x145, on the northeast corner of 178th st and Audubon av, for Hyman Ellender, at a cost of \$175,000.

AUDUBON AV.—Lorenz F. J. Weiher, 103 East 125th st, is drawing plans for two 5-sty apartment houses, each 37.6x88x100, to be built on the west side of Audubon av, 25 ft north of 180th st, for Hyman Ellender, at an estimated cost of \$90,000.

179TH ST.—Lorenz F. J. Weiher, 103 East 125th st, is drawing plans for three 5-sty apartment houses, to be built on a plot 125x100, on the north side of 179th st, 100 ft west of Amsterdam av, for Hyman Ellender, at an estimated cost of \$150,000.

125TH ST.—Plans are being drawn by Thomas Nash, 1170 Broadway, for the erection of two 6-sty flats, 68x87.5, for the estate of Eliza M. Bailey, in care of H. H. Cammann, 51 Liberty st, to be situated at Nos. 115 to 121 West 125th st, to cost \$75,000.

136TH ST.—Geo. Fred Peiham, 503 5th av, is making plans for an operation of four 6-sty up-to-date flats, 39.9x86.11, for Weinstein & Lurie, 342 Canal st, to be situated on the south side of 136th st, 255 ft east of Lenox av, at a total cost of \$169,000.

UNION AV.—Moore & Landsiedel, 148th st and Third av, are drawing plans for a 5-sty brick tenement, 43x88, to be built on the west side of Union av, 68 ft north of Home st, Bronx, for M. Rosenthal & Co., 221 East 68th st, at an estimated cost of \$50,000.

137TH ST.—Moore & Landsiedel, 148th st and Third av, is drawing plans for three 6-sty elevator apartment houses, each 91.8x86.11, to be built on the north side of 137th st, 114 ft east of Riverside Drive, for the Transit Realty Co., of 198 Broadway, at an estimated cost of \$100,000 each.

MORNINGSIDE AV.—Paterno Bros., builders, will erect four 8-sty elevator apartment houses on the block front on Morningside av, west side, from 115th to 116th sts, a plot 200x150 ft, from plans by Schwartz & Gross, of 35 West 21st st. The buildings will be of high grade and similar to Cathedral Court, designed by the same architects, for Paterno Bros.

94TH ST.—Lorenz F. J. Weiher, 103 East 125th st, has completed plans for a 6-sty elevator apartment house, to be built on a plot 75x87.8, in the north side of 94th st, 300 ft west of West End av, for Hoffman Bros. & Robinson, at an estimated cost of \$200,000. French Renaissance will be the style of the design. Limestone will form the first two stories, while the upper floors will consist of red Roman brick, trimmed with limestone. The entrance hall and vestibule will be finished with marble with pilaster effect, and the reception hall, 15x22 ft in size, will be similarly treated. On each floor of the building will be four apartments, each of five and seven rooms and bath. Parquet floors and all other improvements will be installed.

**Estimates Receivable.**

156TH ST.—Schwartz & Gross, 35 West 21st st, want figures for excavating the site of a 6-sty apartment house to be built by Henry T. Bullman, of 1123 Broadway, on a plot 100x99.11, on the southeast corner of 156th st and Broadway.

51ST ST.—C. P. H. Gilbert, Broadway and 25th st, is taking bids on the general contract for the rebuilding of the old Carnegie residence, No. 5 West 51st st, recently purchased by William P. Clyde, No. 1 West 50th st. The structure is five stories, on plot 50x100.5.

7TH AV.—Wm. E. Finn, 18 East 60th st, owner, will receive estimates direct, in about 10 days, for his new 3-sty store and loft building, 75.5x66.4, and 74.4, to be situated at the northwest corner of 7th av and 52d st, to cost about \$55,000. Buchman & Fox, 11 East 59th st, are now writing the specifications.

29TH ST.—James S. Maher, 1267 Broadway, is ready for figures for building a 3-sty brick stable at 525 West 29th st for Minnie L. Maher, owner. Specifications call for 5-ply slag rock, Philadelphia front brick, concrete floors, etc. Work is to begin May 1st.

20TH ST.—Green & Richman, 37 Maiden Lane, are taking bids on subcontracts, for their new 9-sty loft and storage building, 56x82, which they will erect at Nos. 13-15 West 20th st, at a cost of \$175,000. L. A. Goldstone, 110 West 34th st, is the architect. Plans call for tar and gravel roof, limestone and brick front, steel frame, galvanized iron cornices and skyights, elevators, etc. Two old buildings will be demolished.

3D AV.—Plans will be ready for figuring in a couple of weeks in the office of Michael J. Garvin, 3307 3d av, for a theatre to be built at the intersection of 3d and Franklin avs, Bronx, by the Bronx Theatre Co., of 3d and Brook avs, at an estimated cost of \$150,000. The building will cover a plot 70x116 ft, will contain a balcony and gallery, and will seat 1,000 persons. Every effort will be made to construct an absolutely fireproof structure.

MADISON AV.—It is expected in the office of McKim, Mead & White, 160 Fifth av, that their plans for the Colony Club will be ready to submit for estimating some time next week. The list of contractors who will be invited to bid has not yet been compiled. The building, which will be a model clubhouse for women, will occupy a plot 74x52, at Nos. 120-124 Madison av, adjoining the northwest corner of 30th st. It will be six stories high, and is estimated to cost \$150,000.

5TH AV.—J. B. Snook's Sons, 261 Broadway, state that they will complete plans and specifications in about two weeks, and be ready to receive estimates soon after, for the new Fifth av, 11-sty store and office building, to be erected on a plot 124x160 ft, at the northwest corner of 5th av and 17th st, being Nos. 118 and 120 5th av, and No. 1 West 17th st, for the J. L. Mott Iron Works, who have leased the new building. The Hoffman estate, with offices at No. 4 Warren st, are the owners.

**Contracts Awarded.**

6TH AV.—Sexsmith & Hauser, of No. 1 Madison av, have received the contract for the alterations to No. 356 6th av for Erlich Bros., opticians, from plans by Schwartz & Gross, 35 West 21st st.

GREENWICH ST.—The Foundation Company, 35 Nassau st, has obtained the mason contract for extensive improvements to the 6-sty cold storage building, 402-404 Greenwich st, for Wm. J. Amend, 324 East 87th st.

The Mercer Construction Co., of Perth Amboy, has received the general contract to build a 4-sty factory, 50x100, for the United Cigar Manufacturers, of 1018 2d av, Manhattan, at Neville and Johnstone sts, Perth Amboy. Plans were drawn by Charles Volz, 160 Fifth av, New York.

41ST ST.—Mortenson & Co., 1123 Broadway, have obtained the general contract to build the 3-sty tar and gravel roof, stable building, 125x97, for the New York Dressed Meat Company, 510 W. 42d st, to be situated on the south side of 41st st, 75 ft. east of 12th av, to cost \$35,000. Adolph G. Koenig, 510 West 42d st, is the architect.

PERRY ST.—Jno. J. Tucker & Sons, 156 Fifth av, have received the general contract to build a 6-sty fireproof stable, on a plot 116.7x34, at 172-176 Perry st, being the southeast corner of West st, for Edmund Coffin, of 24 Pine st, from plans by Hill & Stout, of 1123 Broadway. The estimated cost is \$80,000. The building has been leased to Z. T. Percy, stables, of 207 Thompson st. Old 4-sty buildings formerly on the plot have been torn down.

**Bids Opened.**

Bids were opened by Bridge Commissioner Best, on Tuesday, April 11th, for the partial reconstruction of the westerly or Manhattan Terminal of the Brooklyn Bridge, as follows: Snare & Triest Company, 39 Cortland st, receive the contract at \$102,600. The only other bid received was from the North-Eastern Construction Company, Fuller Building, at \$145,000.

Bids were opened by Bridge Commissioner Best, on Tuesday, April 11th, for completing the University Heights Bridge and approaches, across the Harlem River from 217th st, Manhattan to 184th st, the Bronx, as follows: Snare & Triest Company, 39 Cortland st, receive the contract at \$565,897.50; other bidders were: The Williams Engrng & Contrg Co., 13 Park Row, \$609,696.65; J. C. Rodgers, \$633,518.85; United Engng & Contrg Co., 13 Park Row, \$638,506.90; Naughton & Co., 258 Broadway, \$644,414.85; Gallo & Pittell, \$671,002.25; and R. H. Hood Co., 220 Broadway, \$809,828.60. The pivot pier upon which the bridge will revolve is ready to receive it, and the Manhattan approach is nearing completion. The bridge itself is now in use across the ship canal and will be floated down the river to its new location when the Interborough Co., replaces it with the double-deck bridge to be crossed by the Subway trains. The bridge was built by the city in 1895, at a cost of \$250,000. It will become the property of John B. Macdonald, as junk, upon the completion of the proposed double-deck structure, and then, according to contract, he will resell it to the city for \$80,000, as the University Heights Bridge.

**Alterations.**

CHERRY ST.—A. Ginsburg, owner, 161-163 Monroe st, will make alterations and add an extension to No. 170 Cherry st, the cost to be about \$6,000.

GREENE ST.—Freeman Bloodgood, 8 York st, has obtained the contract for alterations to the 5-sty store and loft, 33 and 35 Greene st, from plans by Louis Giller, 416 Broadway. Henry C. Swords, 30 Nassau st, is the owner.

WEST BROADWAY.—Jas. C. Hoe's Sons, 58 Gansevoort st, have received the contract for alterations to the 6-sty loft building, 383-385 West Broadway, from plans by Schweitzer & Diemer, 45 Leonard st. E. T. Kent, Tuxedo Park, N. Y., is the owner.

## Cost Insurance

Extract from an Address made before the recent Convention of the American Institute of Architects at Washington, D. C., by William H. Russell, of the firm of Clinton and Russell, Architects:

"The questions, How much will a building cost? and When will it be finished? are of the greatest importance to the financier. These questions depend largely upon the labor conditions, on which subject the architect and his client, the owner, are not usually given a chance to be heard, although the owner is the greatest sufferer from strikes and lockouts. His interest account is going on all the while, and he has very much more at stake than the builder.

"A company that could give a good guarantee to finish a building at a certain time for a certain amount of money would indeed greatly facilitate any building operation. Let us hope that this may soon be the case."

## We will guarantee to meet all the requirements of architects and owners relating to limit of cost and time of construction.

THOMPSON-STARRETT COMPANY

51 Wall Street, New York City

4TH ST.—Lewis Leining, Jr., 355 East 19th st, is drawing plans for alterations and an extension to hotel and dance hall at No. 199 East 4th st, for Fritz Sachs. Work calls for concrete basement with kitchen, mason and carpenter work, plumbing, metal ceilings, skylights and trim.

34TH ST.—R. Smith, of R. Smith & Co., ladies' outfitters, 46 West 14th st, will make extensive alterations to two 5-sty buildings, Nos. 46 and 48 West 34th st, on plot 50x98.9, adapting them for use as a retail dry goods and fur store. The property is owned by the Floyd Estate. Levitan & Fischer, 20 West 31st st, have been Mr. Smith's architects in previous operations.

8TH AV.—Schwartz & Gross, 35 West 21st st, are drawing plans for alterations to two 5-sty flats at 2760 and 2762 Eighth av for the S. S. S. Realty Co., of 2167 Eighth av. Show-window fronts will be installed through the 1st and 2d stories; new vestibules, the floors, lighting fixtures, painting, plumbing, vaults, and vault lights.

### Mercantile.

BROADWAY.—Competitive plans are being drawn by city architects for a 6-sty garage to be built on a plot 54x91x50x110, on the northeast corner of Broadway and 57th st, for the Auto Import Co., of 1786 Broadway.

Donn Barber, 24 East 23d st, is drawing plans for an 8-sty fireproof office building to be built in Hartford, Ct., for the Travelers' Insurance Company, of Hartford, whose New York office is at 31 Nassau st.

BROADWAY.—Henry Corn, of 1170 Broadway, will take possession of a 21 years' lease on May 1st, 1906, of the old Metropolitan Hotel property on the northwest corner of Broadway and 27th st and after demolishing the old 5-sty building will erect on the site, a plot 136x78.2x24.6 and 75.5x112.7, a 12-sty store and office building, from plans by Maynicke & Frank, of 298 Fifth av. The property is owned by the Schieffelin estate.

### Miscellaneous.

The Senate on Thursday passed the Gardner bill providing for construction of pipe galleries in connection with all future subways. It also provides that if in any case the cost of construction embraced in a contract is estimated by the Rapid Transit Commissioners at \$10,000,000 or less, the contract may, in the discretion of the board, fix the amount of deposit at less than \$1,000,000, but in no case less than 10 per cent. of the contract price.

H. Van Buren Magonigle, 7 West 38th st, New York, has completed his revised plans for the McKinley Mausoleum to be built in Canton, Ohio, by the McKinley National Memorial As-

sociation. Seven contracting firms will figure the plans and submit estimates. Secretary Hartzell states that work upon the monument is expected to begin about the 1st of June. A meeting of the trustees of the association will be held in New York May 1st, when the contract for the work will be given out.

## BUILDING NOTES

C. W. Brannon, architect, Dayton, O., is opening an office, and would be pleased to receive all catalogues from manufacturers.

The 24th annual meeting and election of officers and trustees of the Building Material Exchange of the City of New York was held at the rooms of the Exchange, No. 11 Broadway, on Monday, April 10th, and resulted as follows: President, James E. Clonin; vice-president, Ernest Braun, Jr.; treasurer, Benjamin Cochran; trustees, James E. Clonin, Ernest Braun, Jr., Benjamin Cochran, William P. Corbett, Thomas Cumming, Daniel Darrow, William E. Du Bois, Lovell H. Carr, John J. King, George A. Mollitor, William C. Morton, William R. Pitts, Ambrose Tomkins; inspectors of election, Frank J. Hall, Theodore C. Wood, Walter C. Shultz.

The new St. Paul's Chapel under construction at Columbia University is one of the most interesting building operations now under way. The work is proceeding under the general supervision of Mr. C. T. Willis, of 156 Fifth av, from the plans of Messrs. Howells & Stokes, of 100 William st. The building will not be remarkable for its size, as it is in no way to detract from the prominence of the Library building; but will be noted for the beauty of its details and the ecclesiastical spirit of its architecture. It is located on the west side of Amsterdam av, 232 ft north of 116th st, and within the university enclosure. The chapel is to have a seating capacity of 820 persons in the nave and transepts and 120 in the choir. Its greatest length will be 122 ft and the width across the transepts 77 ft. The basement under the choir will contain a choir room and apartments for a resident chaplain. The main entrance is in its western façade, facing the library building. There will be a gallery on each side of the nave, reached by stairs from each side of the vestibule, but the interior effect will be one of loftiness, as the roof of the nave will be vaulted, and at the intersection of the nave and transepts a dome on a tier of arches will rise to a height of 91 ft. While harmonizing with the group of collegiate buildings, the chapel differs in design as it does in purpose from the other buildings, and is unmistakably a place of worship.

# IN THE REAL ESTATE FIELD

## Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1904 and 1905:

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1904.		1905.	
		Apr. 8 to 14, Inc.		Apr. 7 to 13, Inc.	
Total No. for Manhattan	290	Total No. for Manhattan	280	Total No. for Manhattan	520
Amount involved	\$1,189,310	Amount involved	\$1,189,310	Amount involved	\$1,884,049
Number nominal	216	Number nominal	216	Number nominal	472
Total No. Manhattan, Jan. 1 to date		4,884		6,613	
Total Amt. Manhattan, Jan. 1 to date		\$16,964,110		\$29,225,732	
CONVEYANCES.		1904.		1905.	
		Apr. 8 to 14, Inc.		Apr. 7 to 13, Inc.	
Total No. for the Bronx	131	Total No. for The Bronx	131	Total No. for the Bronx	308
Amount involved	\$190,405	Amount involved	\$190,405	Amount involved	\$168,757
Number nominal	101	Number nominal	101	Number nominal	285
Total No. Manhattan and The Bronx, Jan. 1 to date		6,191		10,709	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$19,269,739		\$33,962,540	
Assessed Value, Manhattan.		1904.		1905.	
		Apr. 8 to 14, Inc.		Apr. 7 to 13, Inc.	
Total No., with Consideration	48	Total No., with Consideration	48	Total No., with Consideration	48
Amount Involved	\$1,854,046	Amount Involved	\$1,854,046	Amount Involved	\$1,854,046
Assessed Value	\$1,515,490	Assessed Value	\$1,515,490	Assessed Value	\$1,515,490
Total No., Nominal	472	Total No., Nominal	472	Total No., Nominal	472
Assessed Value	\$13,551,950	Assessed Value	\$13,551,950	Assessed Value	\$13,551,950
Total No. with Consid., from Jan. 1st to date	572	Total No. with Consid., from Jan. 1st to date	572	Total No. with Consid., from Jan. 1st to date	572
Amount involved	\$29,225,732	Amount involved	\$29,225,732	Amount involved	\$29,225,732
Assessed value	\$6,974	Assessed value	\$6,974	Assessed value	\$6,974
Total No. Nominal	6,074	Total No. Nominal	6,074	Total No. Nominal	6,074
Assessed Value	\$189,851,600	Assessed Value	\$189,851,600	Assessed Value	\$189,851,600

MORTGAGES.		1904.		1905.	
		Apr. 8 to 14, Inc.		Apr. 7 to 13, Inc.	
Total number	106	Total number	106	Total number	556
Amount involved	\$474,790	Amount involved	\$474,790	Amount involved	\$20,494,610
Number over 5%	40	Number over 5%	40	Number over 5%	162
Amount involved	\$140,640	Amount involved	\$140,640	Amount involved	\$3,056,832
No. at 5% or less	66	No. at 5% or less	66	No. at 5% or less	193
Amount involved	\$250,450	Amount involved	\$250,450	Amount involved	\$2,807,250
No. at less than 5%	10	No. at less than 5%	10	No. at less than 5%	70
Amount involved	\$83,700	Amount involved	\$83,700	Amount involved	\$2,123,250
No. at 6%	3	No. at 6%	3	No. at 6%	34
Amount involved	.....	Amount involved	.....	Amount involved	\$14,829,669
No. at 5%	.....	No. at 5%	.....	No. at 5%	152
Amount involved	.....	Amount involved	.....	Amount involved	\$3,196,950
No. at 4%	.....	No. at 4%	.....	No. at 4%	1
Amount involved	.....	Amount involved	.....	Amount involved	\$55,000
No. at 3%	.....	No. at 3%	.....	No. at 3%	49
Amount involved	.....	Amount involved	.....	Amount involved	\$1,641,500
No. at 4%	.....	No. at 4%	.....	No. at 4%	17
Amount involved	.....	Amount involved	.....	Amount involved	\$767,000
No. above to Bank, Trust and Insurance Companies	7	No. above to Bank, Trust and Insurance Companies	7	No. above to Bank, Trust and Insurance Companies	2
Amount involved	\$73,000	Amount involved	\$73,000	Amount involved	\$3,000
Total No. Manhattan, Jan. 1 to date		4,318		8,244	
Total Amt. Manhattan, Jan. 1 to date		\$83,106,817		\$148,341,986	
Total No. The Bronx, Jan. 1 to date		1,123		3,079	
Total Amt. The Bronx, Jan. 1 to date		\$6,242,664		\$25,097,377	
Total No. Manhattan and The Bronx, Jan. 1 to date		5,441		9,323	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$89,349,481		\$173,439,363	

PROJECTED BUILDINGS.		1904.		1905.	
		Apr. 11 to 17, Inc.		Apr. 8 to 14, Inc.	
Total No. New Buildings:	71	Total No. New Buildings:	71	Total No. New Buildings:	99
Manhattan	42	Manhattan	42	Manhattan	52
The Bronx	29	The Bronx	29	The Bronx	47
Grand total	71	Grand total	71	Grand total	99
Total Amt. New Buildings:	\$188,200	Total Amt. New Buildings:	\$188,200	Total Amt. New Buildings:	\$2,212,000
Manhattan	122,300	Manhattan	122,300	Manhattan	638,750
The Bronx	65,900	The Bronx	65,900	The Bronx	1,573,250
Grand Total	\$190,320	Grand Total	\$190,320	Grand Total	\$2,850,750
Total Amt. Alterations:	\$133,110	Total Amt. Alterations:	\$133,110	Total Amt. Alterations:	\$398,760
Manhattan	22,300	Manhattan	22,300	Manhattan	15,000
The Bronx	110,810	The Bronx	110,810	The Bronx	383,760
Grand total	\$155,410	Grand total	\$155,410	Grand total	\$408,760
Total No. of New Buildings:	363	Total No. of New Buildings:	363	Total No. of New Buildings:	586
Manhattan, Jan. 1 to date	361	Manhattan, Jan. 1 to date	361	Manhattan, Jan. 1 to date	586
The Bronx, Jan. 1 to date	2	The Bronx, Jan. 1 to date	2	The Bronx, Jan. 1 to date	59
Muhlt-Bronx, Jan. 1 to date	663	Muhlt-Bronx, Jan. 1 to date	663	Muhlt-Bronx, Jan. 1 to date	1,146
Total Amt. New Buildings:	\$17,713,282	Total Amt. New Buildings:	\$17,713,282	Total Amt. New Buildings:	\$30,349,782
Manhattan, Jan. 1 to date	3,305,155	Manhattan, Jan. 1 to date	3,305,155	Manhattan, Jan. 1 to date	8,814,475
The Bronx, Jan. 1 to date	.....	The Bronx, Jan. 1 to date	.....	The Bronx, Jan. 1 to date	.....
Muhlt-Bronx, Jan. 1 to date	\$21,018,440	Muhlt-Bronx, Jan. 1 to date	\$21,018,440	Muhlt-Bronx, Jan. 1 to date	\$39,164,257
Total Amt. Alterations:	\$2,758,463	Total Amt. Alterations:	\$2,758,463	Total Amt. Alterations:	\$3,891,455
Muhlt-Bronx, Jan. 1 to date	.....	Muhlt-Bronx, Jan. 1 to date	.....	Muhlt-Bronx, Jan. 1 to date	.....

### BRONX.

CONVEYANCES.		1904.		1905.	
		Apr. 8 to 14, Inc.		Apr. 6 to 12, Inc.	
Total number	860	Total number	860	Total number	864
Amount involved	\$487,374	Amount involved	\$487,374	Amount involved	\$588,098
Number nominal	554	Number nominal	554	Number nominal	708
Total number of Conveyances, Jan. 1 to date	6,265	Total number of Conveyances, Jan. 1 to date	6,265	Total number of Conveyances, Jan. 1 to date	10,037
Total amount of Conveyances, Jan. 1 to date	\$8,945,867	Total amount of Conveyances, Jan. 1 to date	\$8,945,867	Total amount of Conveyances, Jan. 1 to date	\$8,268,810

MORTGAGES.		1904.		1905.	
		Apr. 8 to 14, Inc.		Apr. 7 to 13, Inc.	
Total number	564	Total number	564	Total number	737
Amount involved	\$2,108,075	Amount involved	\$2,108,075	Amount involved	\$3,428,392
Number over 5%	298	Number over 5%	298	Number over 5%	340
Amount involved	\$561,082	Amount involved	\$561,082	Amount involved	.....
No. at 5% or less	296	No. at 5% or less	296	No. at 5% or less	296
Amount involved	\$1,546,993	Amount involved	\$1,546,993	Amount involved	.....
No. at 6%	3	No. at 6%	3	No. at 6%	3
Amount involved	.....	Amount involved	.....	Amount involved	.....
No. at 5%	3	No. at 5%	3	No. at 5%	3
Amount involved	.....	Amount involved	.....	Amount involved	.....
No. at 4%	10	No. at 4%	10	No. at 4%	10
Amount involved	.....	Amount involved	.....	Amount involved	.....
Total number of Mortgages, Jan. 1 to date	6,021	Total number of Mortgages, Jan. 1 to date	6,021	Total number of Mortgages, Jan. 1 to date	7,991
Total amount of Mortgages, Jan. 1 to date	\$23,541,251	Total amount of Mortgages, Jan. 1 to date	\$23,541,251	Total amount of Mortgages, Jan. 1 to date	\$51,635,732
PROJECTED BUILDINGS.		1904.		1905.	
		Apr. 11 to 17, Inc.		Apr. 8 to 14, Inc.	
No. of New Buildings	211	No. of New Buildings	211	No. of New Buildings	127
Estimated cost	\$2,091,580	Estimated cost	\$2,091,580	Estimated cost	\$650,900
Total No. of New Buildings, Jan. 1 to date	1,347	Total No. of New Buildings, Jan. 1 to date	1,347	Total No. of New Buildings, Jan. 1 to date	1,785
Total Amt. of New Buildings, Jan. 1 to date	\$8,137,968	Total Amt. of New Buildings, Jan. 1 to date	\$8,137,968	Total Amt. of New Buildings, Jan. 1 to date	\$12,733,863
Total amount of Alterations, Jan. 1 to date	\$1,005,545	Total amount of Alterations, Jan. 1 to date	\$1,005,545	Total amount of Alterations, Jan. 1 to date	\$994,163

### Auction Notices.

Bryan L. Kennelly, Auctioneer, will sell at auction, Thursday, April 27th, at 12 o'clock noon, at the New York Real Estate Salesroom, 161 Broadway, at executor's sale for the estate of Henry G. Marquand, by order of Allan Marquand, Henry Galbraith Ward and Harold Godwin, executors, No. 11 East 68th st, northwest corner Madison av, a 4-sty and attic stone dwelling. Robinson, Eiddle & Ward, Attorneys of Estate, 79 Wall st. Descriptive bookmap on application at No. 7 Pine st.

L. J. Phillips & Co., auctioneers, will sell at public auction, at 12 o'clock noon, at the new Exchange Salesroom, 14-16 Vesey st, Tuesday, April 25th, absolute sale, 46 lots in the Dyckman Section, at the junction of Broadway and Nagle av, Broadway, E. S., 100 ft north Academy st; 6 corner plots on 9th av, northeast corner 206th st, southeast corner 207th st, northwest corner 209th st, southwest corner 210th st, northwest corner 213th st, southeast corner 216th st. Also, the northeast corner 214th and Broadway; the northwest corner 214th st and 10th av; Park Terrace East, southeast corner 218th st. 70 per cent may remain on mortgage at 4 1/2 per cent. Book maps, etc., at auctioneer's office, 158 Broadway.

Bryan L. Kennelly, auctioneer, will sell at auction, Wednesday, April 19th, at 12 o'clock noon, at the New York Real Estate Salesroom, 161 Broadway (executor's sale), estate of John H. Prentice, deceased, by order of W. S. P. Prentice and Theron G. Strong, executors, No. 1 Grace Court, and No. 8 Remsen st, near Wall st ferry, Brooklyn Heights, Brooklyn. This plot contains about one acre, having a large 3-sty basement and attic mansion, stable and coachman's house; also, smaller dwellinghouse, etc., size of plot, 230xabout 222xirregular. Seventy per cent may remain on bond and mortgage for one or three years at 4 1/2 per cent. Theron G. Strong, Attorney, 49 Wall st, Manhattan. Maps, etc., at auctioneer's office, 7 Pine st.

Richard V. Harnett & Co., Incorporated Auctioneers, 73 Liberty st, Henry W. Donald, auctioneer, will sell at auction, Wednesday, April 19th, at 12 o'clock noon, at the New York Real Estate Salesrooms, 161 Broadway, at partition sale, to close the estate of Francis C. Fleming, the choice water front property in Larchmont, N. Y., known as "Fleming Park," in front of the Larchmont Yacht Club, over 5% acres, on the water containing a homestead, five cottages, caretaker's cottage, and two stables, deep water anchorage, good bathing, and fine old trees. Also, 23 Irving pl, between 15th and 16th sts, 4-sty brick dwelling,

### FOR LIGHT SHAFTS, COURTS, ETC.

We are now making a special light grey limestone brick for courts, light and air shafts and are quoting an exceptionally low price. 'Phone or send for sample.

Our cut face limestone makes a more handsome front than any other and is also cheaper.

### PEERLESS BRICK CO.,

541 to 559 East 118th St., Manhattan.

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## Safe as the Bank Itself.

The Hanover Bank Building is not only one of New York's Gigantic Skyscrapers, but it is also Notable for the fact that the Building itself is Constructionally as Safe as the Bank is financially.

This Safety was not Attained without the Most Scrupulous Selection of Materials.

When it came to the Fireproofing, the architect, Mr. James B. Baker, adopted

"HECLA FIREPROOFING"—Patented  
The System of Real Fireproofing

The Hecla Iron Works,

Brooklyn, N. Y.

size 20.6x45x80. Also, 40 Irving pl, between 16th and 17th sts, 3-sty brick dwelling, size 19.5x40x86.4. For full particulars apply to Messrs. Forster, Hotelling & Klenke, Plaintiffs Attorneys, 59 Wall st, or to Richard V. Harnett & Co., 73 Liberty st.

## PRIVATE SALES MARKET

The activity in the brokerage market has been confined almost exclusively to improved property, and with very few exceptions the transaction were by speculators. There was considerable activity in the sixties and seventies just west of Lexington av, and the question is being asked as to what it all means. There is considerable evidence that the present buyers of dwellings in these districts are buying for occupancy, and that the activity has only commenced. Broadway, north of 54th st, furnished several important items of the week's news.

### Broadway Hotel Sold.

BROADWAY.—William A. White & Sons have sold to Thomas Healy the Hotel Lincoln at the northwest corner of Broadway and 52d st, a 6-sty building, on plot 100x100.

### For a Row of Apartments.

149TH ST.—The Northwestern Realty Co. has sold to Mayer and Isaac Hoffman sixteen lots on the south side of 149th st, 100 ft. east of 8th av. The buyers will erect ten 6-sty apartment houses, each 40 by 100.

### Windsor Apartment House Sold.

BROADWAY.—John N. Golding has sold to a client for William Allan Butler, Jr., executor of the Agate estate, the Windsor, a 7-sty apartment house at the southeast corner of Broadway and 54th st, on plot 111x73.2x100.5x62.4.

### A Morningside Heights Tract Released.

MORNINGSIDE AV, WEST.—Paterno Bros. have purchased from General J. Watts De Peyster a plot of twelve lots on Morningside av West, between 115th and 116th sts, fronting 200 ft on the avenue and 150 ft on each street. These lots have been owned by the seller since 1869.

### SOUTH OF 59TH STREET.

13TH ST.—L. Wallenstein has sold to Abraham Lubetkin the new 6-sty tenement 507 East 13th st, 25x103.  
38TH ST.—Pease & Elliman have sold for Mrs. Amelia W. Whitney 162 East 38th st, a 4-sty brownstone dwelling, 13x80. The buyer will occupy the house.

44TH ST.—Martin & Schmonsees have sold for Joseph M. Goldberg the 4-sty double tenement 542 West 44th st, on a lot 25x100.5.

57TH ST.—Du Bois & Eldridge and Douglas Robinson, Charles S. Brown & Co., have sold to R. T. Wilson, 15 East 57th st, a plot 43x100.

AVENUE B.—J. Bruder has bought 272 and 274 Avenue B, northwest corner of 16th st, two 4-sty tenements, on plot 43x72.6.

BROADWAY.—Henry Corn has sold the northeast corner of Broadway and 57th st, plot 54x90, at present used as a coal yard. The buyer is a large concern which will improve the corner with a building for its own occupancy.

LEXINGTON AV.—Herbert A. Sherman has sold for Dr. John A. Wyeth, No. 241 Lexington, just north of 34th st, a 4-sty dwelling, 21x80.

MAIDEN LANE.—William Cruikshank's Sons have, in conjunction with Pease and Elliman, sold for Mr. Woodbury G. Langdon to the City Real Estate Co., 32 Maiden lane and 48 and 50 Nassau st, surrounding the southeast corner of Maiden lane and Nassau st, with frontage of 35 ft on Maiden lane 47 ft on Nassau st.

10TH AV.—Martin & Schmonsees have sold for George Enser, the 5-sty double tenement with two stores, 631 10th av, on lot 25x100.

### NORTH OF 59TH STREET.

74TH ST.—Collins & Collins have sold for John H. Hurley 110 East 74th st, a 3-sty and basement dwelling, on lot 18x102.2, for Davis Rosenberg, No. 126 East 74th st, a 3-sty dwelling on lot 18.9x102.2; for Marie W. Barton, 121, a 3-sty dwelling, 17.6x102.2; for William V. Lawrence, 125, a 3-sty dwelling, on lot 17x102; for Henrietta Hyman, 127, a 3-sty dwelling, on lot 17x102.2.

75TH ST.—Lowenstein & Co. in conjunction with S. Sindeband have sold for Perlman & Bernikoff, builders, 305 to 309 East 75th st, two 6-sty tenements with stores, 75x100, now in course of construction.

86TH ST.—L. J. Phillips & Co. have sold for an estate the 4-sty dwelling 335 West 86th st, 20x100.

101ST ST.—Paul Mayer has sold to Levy & Friedman, through Moritz G. Morgenthau, 103 to 111 East 101st st, five 3-sty dwellings, each on lot 15.6x75.

102D ST.—Julius Berkowitz and Esther Frank have sold to Angelo Camaro the 5-sty double tenement, with stores, 332 East 102d st, 25x100.

114TH ST.—A. H. Levy & Co. and M. Frank have sold for Miss Carrie Marx to Samuel Kadin 35 West 114th st, a 5-sty single flat, on lot 20x100.11.

122D ST.—New York Life Insurance and Trust Co. have sold to Knepper Realty Co. 217 East 122d st, a 4-sty flat, on lot 25x100.11.

149TH ST.—The Fleischmann Realty Co. has bought the ten 6-sty apartment houses in course of construction on the south side of 149th st, 110 ft. east of 8th av. The sellers are Mayer and Isaac Hoffman.

AMSTERDAM AV.—M. Edgar FitzGibbon has sold for Henry J. Ohlkers to M. Selig the southeast corner of Amsterdam av and 84th st, a 5-sty apartment, with stores, on lot 27x100. The price is reported to have been \$75,000.

LENOX AV.—Adolph Mayer has sold for Mr. Toch to Louis Stecker 168 Lenox av, a 6-sty elevator apartment house, on plot 75x100.

LENOX AV.—Reune Martin, representing the Metropolitan Street Railway Co., has sold the block front on the east side of Lenox av, between 140th and 141st sts, with frontages of 200 ft on the av, 125 ft on 140th st, and 225 ft on 141st st, making fourteen lots in all.

LEXINGTON AV.—Golde & Cohen have sold the southwest corner of Lexington av and 101st st, 53x75.

PARK AV.—Daisy Liffman has sold the southwest corner of Park av and 83d st, a 4-sty dwelling, on lot 25.6x90.

1ST AV.—Picken & Lilly sold for Jacob Hammel 1197 and 1199 1st av, at a corner of 65th st, two 5-sty flats.

8TH AV.—G. Brettell & Son, in conjunction with L. Price, have sold the 5-sty double flat at the southwest corner of 114th st and 8th av, 25x100.

### WASHINGTON HEIGHTS.

149TH ST.—Thomas & Son have sold for John J. Mahoney the 5-sty single flat, on lot size 25x100, 503 West 149th st.

174TH ST.—S. Steingut & Co. have sold for Samuel Grossman the plot 170x100 on the north side of 174th st, 100 ft east of Audubon av, and also the abutting plot, 70x100, on the south side of 175th st, 145 ft east of Audubon av.

AMSTERDAM AV.—The Picken & Lilly Construction Co. sold the northeast corner of Amsterdam av and 162d st, a plot 75x100, and the lot 25x112, adjoining in the st.

AMSTERDAM AV.—Thomas & Son have sold for the H. F. W. Poggenburg estate to Alva S. Walker the two 5-sty flat houses with stores, 1730 and 1732 Amsterdam av, on lot size 50x75 ft.

### THE BRONX.

139TH ST.—Sol. L. Kaye has bought from Mrs. Catharine F. Johnson the plot on the north side of 139th st, 100 ft east of Brooklyn av, 52x100.

158TH ST.—Max Rosenbaum has resold to Samuel Williams the plot 50x100, with frame buildings, on the south side of 158th st, 71 ft east of Melrose av.

168TH ST.—Henry M. Ribeth & Son have sold for Louis Lese, two lots, 50x125, on the south side of East 168th st, 61 ft east of Forest av, to a builder, who will improve same with a 6-sty apartment house.

170TH ST.—Sol. L. Kaye has bought through J. J. Penguet from Mrs. Agnes Shott the southeast corner of 170th st and Townsend av, a plot 50x102.

CAMBRELLING AV.—William Stonebridge has sold for Cornelius Gleason, of Lakewood, N. J., to Wm. J. Breen, vacant lot on the east side of Cambrelling av, 450 ft. north of 183d st.

## The Building Reported Fallen at 8th Street and Central Park West



A week ago, at this building, a floor arch fell out on the eleventh floor and carried with it a portion of arches beneath for four floors. This arch collapsed through the careless overlooking of same by other workmen on the building, and without knowledge of contractor installing floor construction.

The Metropolitan Life Insurance Co., who are making the loan for this building, after fall of the arch referred to, picked out a couple of arches which they thought defective, and ordered test loads to be placed on same.

The cut herewith shows test No. 1. The supporting beams were shored up and a section in the middle of the arch, about 3 feet wide, a little over 10 square feet in area, was cut away from the main arch on each side, leaving the section bearing on two ends only. It was then loaded with and safely carried over five tons with a very slight deflection. A test of this kind is always much more severe than any that happen in practice.

The floor arches in this building were proportionately so much stronger than the steel beams carrying them that the fact was overlooked that the beams could not with safety withstand the floor loads to which the arches were frequently taxed without shoring the beams, as is done when tests are made for scientific purposes.

Very great concentrated loads were not uncommon, but such loads did not usually extend over the entire length of the steel beams and thus deflect them. In the arch that fell, the load was over the entire length of the beam, which was to carry a safe load of sixty pounds per square foot, and could not help deflecting and loosening the arch, causing it to drop in mass. The weight of this mass dropping on the floors below was sufficient to deflect the beams (in one case a foot) and cause the other arches to go down with it. Had the arch itself broken it would have come down in pieces and would have done no damage to the floors below. Next week we shall show a picture of test No. 2, which is more remarkable than test No. 1.

These arches were constructed by the GUY B. WAITE CO., whose arches have withstood the highest test of any flat arches tested by the Department of Buildings.

They have the most complete plant and modern facilities, centrally located, for fireproof construction for buildings—

31ST and 32D Sts., East River, N. Y. City.

## REAL ESTATE NOTES

Adolph Mayer was the broker in the sale of the southeast corner of 71st st and Av A.

There is said to be no stores or apartments to let in Kingsbridge, but a few desirable dwellings.

William Seeligberg was the broker in the sale of the plot 100x70 on Cathedral Parkway, 175 ft east of 8th av.

Heavy building operations are progressing in the lower section of Highbridge to supply the active demand for high-class apartments.

Mr. A. Weyl, who has been connected for a number of years with the office of L. J. Phillips & Company, will have charge of it. Office will be opened this Sunday.

Mr. M. H. Beringer, formerly of the real estate firm of Larlor & Beringer, has formed a new company and has opened offices in the Girard Building, No. 198 Broadway.

John Donnelly has leased to the H. Koehler Brewery for Carstein W. Sierck the northeast corner of 2d av and 28th st, a 4-sty building, with store, for a term of years.

L. Tanenbaum, Strauss & Co. have closed a lease for the 7-sty and basement building, 306 to 316 East 61st st, in size 150x103, to the F. J. Brewster Co. for a term of 15 years.

Bradish Johnson has been elected vice-president of the City Investing Company, which office was made vacant by the recent death of Albert Flake. Robert Goelet was chosen chairman of the executive committee and A. L. Dean second vice-president.

L. J. Phillips & Company have opened a branch office in the Bronx, at the junction of Longwood, Prospect and Westchester avs. This location is the coming real estate center, where M. Morgenthau, Jr. & Co., Jacob Leitner and J. Clarence Davies already have their offices.

Mr. W. H. Beringer having retired from the firm of Larlor & Beringer, real estate brokers and agents for many years located in the Cable Building, No. 621 Broadway, corner of Houston st, the business will be continued at the same place under the firm name of Peter A. & Martin Larlor.

At Fordham houses or parts to rent are very scarce. An agent near the L station reports none at all on his books. For houses for sale there was until recently a good demand, but the recent advance in prices throughout the Bronx has had the effect of quieting the market. A broker said the lowest price for a house on his book was \$7,500.

In the pleasant section adjacent to 169th st and the Boston road there are a reasonable number of apartments to let, but principally in the large brick tenements. Not many vacancies can be found in the private frame dwellings in the quiet cross streets. Here as everywhere the most popular request is for rooms in private houses, or such as are intended for two or possibly three families. Erected in times of moderate costs, these old houses are now first-class investments.

R. Smith & Co. have secured a sixty-three-year lease of the properties at 46 and 48 West 34th st, a plot 50x89.9, on which are two 5-sty buildings. These are to be practically rebuilt, at the

expense of the lessors, and united in a large mercantile building. The net rental to be paid for the property is \$26,000 a year for the first five years and \$27,000 for the next sixteen. Thereafter the rental is to be fixed by agreement for two periods of twenty-one years each. The Floyd estate owns 46 West 34th st. Mr. Smith bought 48, and has resold it to the executors of the Floyd estate.

A new real estate firm has been formed under the name of Margardt, Brown & Weintrub, with offices at No. 200 Broadway, Manhattan. The personnel of the firm comprises Messrs. Wm. Margardt, for several years connected with G. Tuoti & Company; Philip Brown, until lately connected with the office of Duff & Conger, and Julius Weintrub, lately with the real estate firm of E. A. Cruikshank & Company. It can therefore readily be seen that the gentlemen comprising the firm have had exceptionally good training in the real estate field, and should make a success of their venture.

## Dinner of the Real Estate Class.

The Real Estate Class of the Y. M. C. A., held its first annual dinner last Tuesday evening in the College Room of the Hotel Astor. Covers were laid for about one hundred. After dinner some half dozen speeches were made. Mr. Henry Harmon Neill, teacher of the class, acted as toastmaster and delivered a short talk on the work of the class during the year and spoke of the plans for next year's class. Mr. William M. Kingsley, president of the West Side Y. M. C. A., told in a humorous vein his knowledge of real estate matters. Mr. Minturn Post Collins spoke of "The Broker," Mr. M. Joseph Harson, of "The Real Estate Student," Mr. Robert E. Simon on "The Difficulties of the Real Estate Broker," Mr. Lawson Purdy, on "The Influence of Taxation on the Business of the Real Estate Agent and Broker," and Mr. E. A. Tredwell, spoke on, "The Towers of Babel—A Forecast."

Among those present were: Henry Harmon Neill, Francis E. Ward, Minturn Post Collins, Robert E. Simon, Lawson Purdy, Richard M. Hurd, Charles Griffith Moses, McDougall Hawkes, William M. Kingsley, M. Joseph Harson, E. A. Tredwell, Charles L. Burr, John R. Foley, Frank Stevens, Walter Stabler, H. S. Colburn, Charles H. Schnelle, Leon S. Altmayer, Arthur Truslow, W. C. Keller, H. N. Harson, Milton S. Kistler, W. H. Britigan, M. A. Frank, David M. Burns, Eugene C. Ludin, John E. Ludin, Eugene C. Ludin, Jr., Thomas E. Scowcroft, D. A. Kistler, G. R. Merritt, William Moran, Arthur R. Bastine, Benjamin J. Sforza, Francis J. Myles, Clarke Daley, Henry Wacker, James C. McEachen, David G. Yuengling, William E. Nunn, A. W. Gitteman, A. M. Du Mahaut, Sig. F. Adler, Francis O. Pratt, W. L. Morgan, Thomas D. Tighe, Thomas T. Crotty, Charles S. Kohler, J. F. Toussaint, Frederick P. Fox, Reeve A. Silk, Edward Silk, William H. Silk, H. J. Sharratt, Frank I. Smith, Melvin L. Decker, E. D. Love, A. O. Howard, G. L. Stowell, C. J. Harvey, Robert S. Williams, H. L. Gianetti, L. Bruggemann, H. Davis, Dr. P. T. Leyendecker, Thos. A. Sparks, John J. Boylan, Joseph A. Mitchell, E. A. Cohen, Edwin Hervey, Leighton J. O'Brien, Charles E. Depperman, Charles J. Dunne, Havilah M. Smith, J. J. Puetget, C. Hinkelday, Osmer Hollister, John Diernan.

# Auction Announcements

## FIRST AUCTION SALE

A T

Exchange Salesroom, 14-16 Vesey St., N. Y.

R. E. SIMON, Auctioneer

## L. J. PHILLIPS & CO., Auct's

Will Sell at Public Auction, at 12 o'clock noon, at the

Exchange Salesroom, 14-16 Vesey Street

## TUESDAY, APRIL 25th, 1905

ABSOLUTE SALE

## 46 Lots, Dyckman Section

Junction Broadway and Nagle Avenue

BROADWAY, E. S., 100 Feet North Academy St.

## 6 Corner Plots on 9th Avenue

N. E. Corner 206th Street

S. E. Corner 207th Street

N. W. Corner 209th Street

S. W. Corner 210th Street

N. W. Corner 213th Street

S. E. Corner 216th Street

### BROADWAY

N. E. Corner 214th Street

### 10th AVENUE

N. W. Corner 214th Street

Park Terrace East, S. E. Corner 218th Street

70% may remain on Mortgage at 4½ per cent.

Title Insurance Policies furnished free of charge to each purchaser.

Books, Maps, Etc., at Auctioners' Office, 158 Broadway, N. Y.

## TWENTY DOLLARS INSTEAD OF HUNDREDS

It costs many hundred dollars a year in materials and labor to keep and maintain an adequate system of real estate records, for immediate reference.

Twenty Dollars is all the work need cost, if you subscribe to the Quarterly Record and Guide, wherein you obtain all the records arranged so that any one of them may be referred to as easily as a word in a dictionary. All the big brokers and Financial Institutions are subscribers. Send a postal for particulars to

RECORD AND GUIDE, 14-16 Vesey Street.

Private Sales Market Continued.

SOUTH OF 59TH STREET.

BEEKHAM PL.—Julia Kann has bought from the Coles estate 29 Beekham pl, a 4-sty dwelling, on lot 20x100.

BOND ST.—H. Nelson Flanagan has sold for the estate of Dorothea Bornhagen the 5-sty business building 52 Bond st, on lot 25x75, adjoining the northwest corner of the Bowery.

GOERCK ST.—Abraham Cohen has sold to Gertner &amp; Silverman 68 Goerck st, a 5-sty tenement, on lot 25x100.

HUBERT ST.—J. N. Kalley &amp; Son have sold for W. S. Block the 5-sty mercantile building, 17 Hubert st, on lot 25x25.

IRVING PL.—Mary Washburn has sold 42 Irving pl, a 4-sty and basement brick dwelling, on lot 20.1x86.4, between 16th and 17th sts.

JAY ST.—The estate of Edward C. Center has sold 9 Jay st, northwest corner of Staple st, a 3-sty building, on lot 25x53.6x24.8x52.8. The buyer is said to be the New York Hospital, which is directly opposite, and that it will be used for stable purposes.

MADISON ST.—Schmeidler &amp; Bachrach have sold 351 Madison st, a 5-sty tenement, on lot 23.10x96.2.

MAIDEN LANE.—William H. Appleton sold for the estate of John Wilson No. 31 Maiden Lane, adjoining the northeast corner of Nassau st, a 5-sty mercantile building. The property has been owned by the estate for over sixty years.

MAIDEN LANE.—Charles F. Noyes Co. has sold for various owners to a client of its office the three 5-sty business buildings, 118 and 120 Maiden lane, with the "L" 192 Pearl st. These three buildings surround the southeast corner of Maiden lane and Pearl st, which contains only about 1,000 sq. ft. They cover a plot 3,000 sq. ft., with total street frontages of about 63 ft.

MONROE ST.—Golde &amp; Cohen have sold 20 Monroe st, running through to Hamilton st, to Cohen &amp; Kraft, who will improve with a 6-sty building.

OLIVER ST.—D. H. Jackson &amp; Co. have sold for M. Goldstein 100-102 Oliver st, a 6-sty tenement, 40x50.

ORCHARD ST.—Lewis Barginsky has sold to Goldfine &amp; Posner 97 Orchard st, a 6-sty tenement, on lot 25x100.

RIDGE ST.—Clifford N. Shurman has sold for Emma Jacobs 111 Ridge st, a 5-sty tenement, on lot 25x100.

SCAMMEL ST.—Samuel Cohen has sold to Joseph Gertner 36 Scammel st, a 6-sty tenement, on lot 27x100.

ST. MARKS PL.—Emanuel I. Silberstein has sold the 7-sty apartment house 30 St. Mark's pl, 26x120, for Morris Silverman to Moritz Markowitz.

THOMPSON ST.—N. Kalley &amp; Son and W. J. Russell have sold for David L. Einstein to Golde &amp; Cohen, 57 to 63 Thompson st, a plot size 115x100, with old buildings thereon.

9TH ST.—Huberth &amp; Gabel have sold for E. Levenson to Abe Miller the 4-sty double tenement 603 East 9th st, 23x69.

15TH ST.—Huberth &amp; Gabel have sold for Abe Miller to E. Levenson the two 6-sty tenements with stores, 431 and 433 East 15th st, on plot 50x103.

17TH ST.—Edgar T. Kingsley, of the office of Chas. E. Duroso, has sold for Oswald Gasteier, 320 West 17th st, a 5-sty 2-family flat with stores, on a lot 27x121.

17TH ST.—S. Steingut &amp; Co. have sold for C. H. Goodfield the 5-sty flat 97 East 17th st, 25 by 98; also, for A. Sauerstrom the 4-sty flat 203 East 14th st, 19 by 103.

# Auction Announcements

## BRYAN L. KENNELLY, AUCT'R

WILL SELL AT AUCTION, **Thursday, April 27, 1905, AT 12 O'CLOCK NOON,**  
At the New York Real Estate Salesroom, 161 Broadway,

### Executors' Sale

Estate of **HENRY C. MARQUAND, deceased**

By order of **ALLAN MARQUAND, HENRY GALBRAITH WARD** and **HAROLD GODWIN, Esqs.,** Executors

## 11 East Sixty-eighth Street Northwest Corner Madison Avenue

The magnificent four story attic, basement and cellar brick and stone Dwelling, beautifully decorated, carefully built to order by day work for owner; finished in mahogany, oak, sycamore; size 42.5 on Madison Avenue x 120 on East 68th x 100 Irregular; architect, Richard M. Hunt, and decorations by OUDINOT, of Paris; **FREDERICK CROWNINSHIELD, LOUIS C. TIFFANY, FRANCIS LATHROP,** and others.  
70 per cent. of the purchase money may remain on Bond and Mortgage at 4 per cent.

**ROBINSON, BIDDLE & WARD, Attorneys of Estate, 79 WALL STREET**

Descriptive bookmap on application at attorneys' or auctioneer's offices, 7 Pine Street

## RICHARD V. HARNETT & CO.

Incorporated, Auctioneers, 73 Liberty Street

**HENRY W. DONALD, Auctioneer,**

Will sell by auction

**Wednesday, April 19, 1905,**

at 12 o'clock noon, at the New York Real Estate Salesroom, 161 Broadway

### PARTITION SALE

To close the Estate of **FRANCIS C. FLEMING, dec'd,** the Choicest Water Front Property in

## Larchmont, N. Y.

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### OVER 5 $\frac{3}{8}$ ACRES ON THE WATER

Containing Homestead, five cottages, caretaker's cottage, and two stables; deep water anchorage, good bathing and fine old trees

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## 23 Irving Place and 40 Irving Place

between 15th and 16th Streets, Four-story brick Dwelling;  
size 20.6 x 45 x 80 feet

between 16th and 17th Streets, Three-story brick Dwelling;  
size 19.5 x 40 x 86.4 feet

For full particulars apply to Messrs. **FORSTER, HOTALING & KLENKE,** Plaintiff's Attorneys, 59 Wall St., or to

**RICHARD V. HARNETT & CO., Auctioneers, 73 Liberty St.**

## BRYAN L. KENNELLY, Auctioneer

WILL SELL AT AUCTION **Wednesday, April 19, 1905 AT 12 O'CLOCK, NOON**

At the New York Real Estate Salesroom, 161 Broadway, Manhattan

### Executors' Sale

Estate of **JOHN H. PRENTICE, deceased**

By order of **W. S. P. PRENTICE** and **THERON G. STRONG,** Executors

## 1 GRACE COURT and 8 REMSEN STREET

NEAR WALL STREET FERRY, BROOKLYN HEIGHTS, BOROUGH OF BROOKLYN

This valuable plot contains about one acre, having a large three story basement and attic mansion, stable, coachman's house, also smaller dwelling house, etc.; size of plot, 250x about 222x irregular. Near Wall Street ferry; magnificent view of New York Bay; Fine situation for an apartment house, hotel or institution. 70 per cent. may remain on bond and mortgage for one or three years at 4 $\frac{1}{2}$  per cent.

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Between 23d and 57th Street, Lexington and 9th Avenues. Suitable for left building. L. J. PHILLIPS & CO., 138 Broadway. Tel. 1711 Cort.

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## \$7,500 SHEEPSHEAD BAY

Completely furnished cottage, eleven rooms and tiled bath, for sale. A. GEORGE, East 26th St. between Voorhies and Jerome Aves. Brokers' list. Also 494 Third Ave., Brooklyn, ten-room, brick, \$8,200.

18TH ST.—Isaac Haines and Peter P. Sherry sold for Leonora Rosenthal 342 West 18th st, a 5-sty store flat.

19TH ST.—Huberth & Gabel have sold for Abe Miller to E. Levenson the 3-sty high stoop flat 325 West 19th st, size 20.10 x 92.

19TH ST.—Charles E. Duross and Henry Colclough have sold for the Prudential Real Estate Corporation 270 West 19th st, a 3-sty building on lot 20x121.7.

20TH ST.—Huberth & Gabel, in conjunction with F. Benzer, have sold for E. Levenson to F. Daly the 4-sty double tenement 426 East 20th st, 23x92.

20TH ST.—I. R. Rose has sold for an estate to the East Side Polytechnic Hospital 311 East 20th st, a 3-sty dwelling on lot 20x92.

24TH ST.—Huberth & Gabel have sold for E. Levenson 225 and 227 East 24th st, two 3-sty high stoop houses on plot 39x 98.9.

24TH ST.—Benjamin Hirsch has sold to Meyer M. Dantzig 404 East 24th st, a 5-sty tenement, on lot 25x98.9.

24TH ST.—Voorhies & Floyd have sold for August O. Hoddick the 4-sty remodeled building, 57 West 24th st, 95 feet east of 6th av, on lot 20x100. The buyer is Arthur Du Bois.

26TH ST.—George Lutz has sold for Morris Weinstein to E. Levenson the 4-sty front and rear tenement, 332 East 26th st, size 25x100.

28TH ST.—F. & G. Plomom and S. B. Goodale & Son have sold for Anna Lacord to William H. Wall, Jr., 113 East 28th st, a 4-sty high-stoop dwelling, on lot 21.10x 98.9.

## WANTED

An experienced real estate man in the renting department of our uptown office. Must be of good address and appearance. Opportunity for the right man. Apply by letter only to M. & L. HESS, 907 Broadway, New York.

**YOUNG MAN** (17) desires position—Assistant—Real Estate, experience, stenography. "M.," 1367 Prospect Ave.

**FOR SALE**—17 years' of RECORD & GUIDE from 1888 to 1904. Very cheap. H. M. GREENBERG, 144 Rivington St.

**TO LET**, on East 125th Street, for term of years, loft, 5,000 square feet. Steam Power and Electric Elevator. Address P. O. BOX 1589.

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**100 x 50  
Broadway**  
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**100 x 160**  
at

## Bargain Prices

**AMES & CO.**

26 WEST THIRTY-FIRST ST.

29TH ST.—Mary H. Soley has sold 37 East 29th st, a 4-sty dwelling, on lot 21.5 by 98.9.

32D ST.—Thomas Dimond has bought, through Thomas & Eckerson, the Fisher estate property at 147 and 149 West 32d st, two 4-sty dwellings, on plot 50x101.6.

30D ST.—Dr. George E. Munroe has sold 43 and 45 East 33d st, two 4-sty dwellings, and stable, on plot 34.6x98.9.

33D ST.—Simon E. Osserman has sold for H. and E. Marcus to the Hermitage Company 211 to 229 East 33d st, four 6-sty apartment houses, known as the Pennsylvania, in course of construction, on plot 155x99.6.

36TH ST.—Pease & Elliman have sold 110 East 36th st, a 4-sty high-stoop brown stone house, on lot 25 ft. by half the block, for Mr. J. Magee Ellsworth to Mrs. Robt. Sedgwick, who has resolved to John E. Parsons.

36TH ST.—The McVickar-Gaillard Realty Co. has sold for the estate of Henry E. Salisbury to a client 56 West 36th st, a 4-sty dwelling, on lot 20 by 98.9. This property has been owned by the Salisbury family for nearly fifty years.

40TH ST.—E. Clifford Potter has bought 18 and 20 West 40th st, two 4-sty brownstone dwellings, on plot 36x100.

43D ST.—Leonard Morgan has sold for Maximilian G. Jantzen, to a private party for occupancy the private dwelling No. 427 W. 43d st, on lot 18.4x100.5, at about \$18,000.

44TH ST.—Jonas Weil has sold to Louis Strauss 544 West 44th st, a 5-sty flat, on lot 25x100.5.

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53D ST.—Mary H. Soley and Emma B. Hull have sold 33 and 35 West 53d st, two 4-sty dwellings, on plot 37.6x100.5.

53D ST.—The Whitehall Realty Co. has sold 506 West 53d st, brick stable on lot 25x100.5.

54TH ST.—Herman Frankfort has sold for Louisa Beckwith to J. Silverman 541 West 54th st, old buildings, on lot 25x 100.5.

55TH ST.—M. H. Lewis has resold two single flats, 324-326 East 55th st to a client.

57TH ST.—John D. Mairs has sold 15 East 57th st, a 3-sty dwelling, on lot 43 by 100.5.

**BROADWAY**.—Henry Schwarzwaldler bought of B. Hoefers the 12-sty apartment house on the northeast corner of Broadway and 55th st, known as "The Ariston," on a plot 76x140. The Turkish Baths now occupying the basement of the building will be abandoned, and new electric elevators, cold storage system throughout the building and additional bathrooms in the apartments will be installed. He will also replace the present entrance by an entirely new one. A. W. Miller & Co. were the brokers.

**LINGTON AV.**—Connelt & Stickney have sold for Anna C. B. Foster to Francis B. Henry 344 Lexington av, a high-stoop brownstone 4-sty dwelling, on lot 19.9x85.

18T AV.—Richard Dickson has sold for Frederick Phillips, executor for the estate of R. J. Phillips, to John C. Heintz and Jacob Siegel 328 1st av, northeast corner of 19th st, a 5-sty and 4-sty building, on lot 23x96.



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 Broadway, corner, below 145th Street  
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**\$25,000,000**  
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**EDWARD M. GROUT,**  
 Controller City of New York, 280 Broadway, New York.

Telephone, 2819 John **E. D. MACMANNUS,** E. D. MACMANNUS  
 Appraiser, Real Estate Mortgages, REMSEN DARLING  
 H. R. WEIL, 90 NASSAU STREET.

NEW YORK, April 1, 1905.  
 We beg to inform the public that we have added to our Mortgage Loan business, a department for the sale of unimproved property. We have conducted for many years a large business in Mortgage Loans on New York City realty and in consequence number among our customers many prominent operators and builders who are the principal purchasers of real estate. It is at the solicitation of these clients that we have added this department to our business, believing that with the support we shall receive from them, we can offer unexceptional facilities to real estate owners for the satisfactory sale of unimproved property. Those desirous of disposing of unimproved real estate, are requested to communicate with us.

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The Industrial Department of the  
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Corner Plot 100x100 on 5th Avenue  
 Price, \$16,500 Mort. \$12,250  
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 Handle all kinds of Bronx Properties.  
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**Downtown Real Estate Firm Want**  
**An Experienced Salesman.**  
 Must be thoroughly posted and capable of doing business. Opportunity for the right man. CHARACTER, care of Record and Guide

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 Full commission to brokers.  
**CHAS. B. MOLLOY**  
 Tel. 3237 Main 215 Montague St., Brooklyn

2D AV.—Chris. Schierloh and D. J. McDonald sold the 6-sty corner flat southeast corner of 2d av and 40th st, for Daniel Meenan to Hugh Doty, size 25x100.  
4TH AV.—Newman Stich has sold the property at the northeast corner of 4th av and 31st st, old buildings, on plot 35.2 x80, with the adjoining house at 105 East 31st st, on lot 20x89.9.

#### NORTH OF 50TH STREET.

60TH ST.—Collins & Collins have sold for John L. Martin 129 East 60th st, a 4-sty dwelling, on lot 20x100.5.  
62D ST.—Mandelbaum & Lewine have bought 143 West 62d st, a 5-sty flat, on lot 25x100.5.  
62D ST.—W. & J. Bachrach have sold to a client of Frankenthaler & Sapinsky and Charles Kaufman 331 East 62d st, a 4-sty dwelling, on lot 17x100.5.  
63D ST.—Buek & Crawford sold for Anna E. Logue to the Riverside Day Nursery 149 West 63d st, a dwelling, on a lot 16.8x100.  
64TH ST.—Mrs. Harriet C. Cooper has sold the 5-sty tenement 204 West 64th st, on lot 25x100.5, to Samuel Liebowitz.  
65TH ST.—Caroline N. Everett has sold to C. O. Brewster 133 East 65th st, a 4-sty dwelling, on lot 20x100.5.  
65TH ST.—Pease & Elliman have sold 40-42 East 65th st, two 4-sty high-stoop brownstone houses, 20x60x100.5 each, to a client who will build thereon two new 5-sty American basement dwellings of the latest type, one for his own occupancy and the other for a relative.  
70TH ST.—Post & Reese have sold for Simon Liebowitz 122 East 70th st, a 4-sty dwelling, on lot 20x100.5.  
72D ST.—Post & Reese have sold 147 East 72d st, a 4-sty and basement dwelling, on lot 18.9x102.2, for M. S. Frankel.  
72D ST.—Adelaide Gutmann and Emily M. Crosby, respectively, have sold 149 and 151 East 72d st, two 4-sty and basement brownstone front dwellings, on plot 37.6x102.2. E. A. Leroy, Jr., and Henry C. Beadleston are the buyers.  
73D ST.—Charles Dana Gibson has sold 126 East 73d st, a 4-sty and basement brownstone front dwelling, on lot 18.9x102.2. Mr. Gibson's residence is opposite.  
76TH ST.—T. Scott & Son have sold for G. Maybeck 223 East 76th st, a 4-sty flat, on lot 25x102.2.  
76TH ST.—Schmeidler & Bachrach have bought 226 and 228 East 76th st, two 4-sty tenements, on plot 50x102.2.  
79TH ST.—Marks Starling has sold to Samuel Greenfield 352 East 79th st, a 3-sty dwelling, on lot 17x100.  
81ST ST.—Pease & Elliman have sold for Samuel J. Silberman to Henry A. Coster for his own occupancy the 4-sty high-stoop brownstone dwelling, 68 East 81st st, on lot 20x100. Mr. Coster intends to make extensive alterations, changing the house into an American basement.  
82D ST.—Daniel B. Freedman has sold to Henry L. Dyer 63 to 69 East 82d st, four 4-sty brownstone front dwellings, each on lot 20x102.2.  
83D ST.—Mrs. Anna E. Trebing has sold to William Oppenheim 112 and 114 East 83d st, two 5-sty flats, on plot 50x102.2.  
84TH ST.—Fleck, Brown & Tea have sold 409, 411 and 413 East 84th st, plot 75x102.2, to Liebenthal Brothers, who will improve.  
87TH ST.—Libby S. Fritze has sold 42 West 87th st, a 4-sty dwelling, on lot 16.8 x102.2.  
87TH ST.—Frederick Zittel has sold for George H. Rhodes to E. Rosenthal 66 West 87th st, a 4-sty American basement dwelling, on lot 16x100.8.  
88TH ST.—Mishkind-Feinberg Realty Co. has sold to Moritz Weisberger 123 East 88th st, a 5-sty triple flat, on lot 25.6 x100.8.

89TH ST.—John H. Gardner has sold 325 West 89th st, a 5-sty dwelling, on lot 22x75. The house abuts the property of Mrs. Clark-Potter.  
89TH ST.—Augusta Trageer has sold to Dr. Lucius Pitkin 310 West 89th st, a 4-sty and basement brick dwelling, on lot 20x100.8.  
90TH ST.—William P. Rooney sold for Gustav Forsgren to Margaret Ryan 114 West 90th st, a 5-sty flat, on lot 26.6x100.8.  
90TH ST.—Adolph Scheibel, who recently bought 135 West 90th st, has bought in the same block 145, a 5-sty double flat, on lot 25x100.8, from Aaron Krametz.  
91ST ST.—T. Scott & Son have sold for Henry Zimmern 109 East 91st st, a 3-sty and basement brownstone dwelling, on lot 15x100.8.  
93D ST.—The William B. Davis Co. has sold for Amanda Cohn to S. Rosenblatt the 3-sty dwelling 59 East 93d st, also, for J. Newberger to J. Connolly, the double flat 119 East 92d st, 33x100.  
94TH ST.—Moses Kinzley has bought 219 and 221 East 94th st, two 5-sty tenements, on plot 50x100.8.  
97TH ST.—J. Landan has sold to Geo. Brady 231 East 97th st, a 5-sty flat, on lot 25x100.11.  
99TH ST.—Charles S. Kohler has sold for John M. McNulty the 5-sty double flat 140 West 99th st, on lot 25x87.  
100TH ST.—Lowenfeld & Prager have sold to A. Lazinski & Co. the plot 75x100 on the south side of 100th st, 150 ft. east of 2d av.  
101ST ST.—Clifford N. Sherman and F. W. & C. H. Benner have sold for Dezzo Fuchs 141 West 101st st, 5-sty flat, on lot 40x100.11.  
102D ST.—The New Amsterdam Realty Co. has sold the 5-sty flat 167 West 102d st, 25x75x100.11.  
105D ST.—Weisberger & Kaufman re-sold for Messrs. A. & E. Benedict to Misses Alexander, No. 7 West 105d st, a 5-sty double flat, on lot 27x100.  
105D ST.—Charles S. Kohler has sold for William J. Brown the 6-sty stripe flat 161 West 105d st, on lot 37.6x100.11.  
105D ST.—E. V. Pescia & Co. have sold for Drosin Bros. to Philip Epstein the two 4-sty double flats, 218-220 East 105d st, on a plot 50x100.11.  
105TH ST.—Gibbs & Kirby have sold to a client, for occupancy, the 5-sty American basement dwelling 309 West 105th st, 21x65x100.  
106TH ST.—Schmeidler & Bachrach have sold 67 East 106th st, a 5-sty tenement, on lot 25.6x100.11.  
109TH ST.—Louis Katz has bought 228 East 109th st, a 6-sty tenement with stores, on lot 25x100.10.  
111TH ST.—The Business Men's Realty Co. has sold to David Cohen 140 and 142 East 111th st, two 3-sty dwellings, on plot 40x100.11.  
111TH ST.—H. D. Baker & Bro. have sold for the Realty Transfer Co. to Hamburger & Kleinfeld 93 East 111th st, 15.6x100.11. The buyers own adjoining, and now have a 77-foot plot, which they will improve.  
112TH ST.—The Business Men's Realty Co. has bought from Marie Schwerd 58 East 112th st, a 3-sty dwelling, on lot 17x100.11.  
113TH ST.—Snowber & Co. have sold for Solomon Miller to a Mr. Zimmerman the lot 25.91x75 irregular on the south side of 113th st, 450 ft. east of Broadway.  
114TH ST.—Cuozzo, Gagliano & Herman have sold for A. Crecco to Bullova & O'Connell the 5-sty tenement at 352 East 114th st, on a lot 25x100.  
114TH ST.—The estate of Caroline Plam has sold 451 East 114th st, a 3-sty dwelling, on lot 24x100.11 irregular, to G. Rossano & Bro.  
114TH ST.—Charles S. Kohler has sold for Edward H. Beck the 5-sty double flat 302 West 114th st, on lot 26x100.11.

115TH ST.—Kane & Co. have sold 8 and 10 West 115th st, 5-sty brownstone double flats, each 25x100.  
117TH ST.—Braisted, Goodman & Hershfield have sold for the West Side Construction Co. (Jacob Axelrod) "The Munroe," a new 6-sty elevator apartment house, 415-417 West 115th st, on lot 70x100.  
117TH ST.—Gordon S. McCreedy & Co. have sold for Henry D. Mirick 121 and 123 West 117th st, two 5-sty American basement dwellings, each on lot 18x100.11.  
117TH ST.—Clifford N. Surman has sold for Moses Cohen 520 East 117th st, a 3-sty stable, on lot 25x100.11.  
119TH ST.—William Fox has sold for Marcus Merkwicz to Sol Brill the property 304 and 306 West 119th st, 50x100.  
119TH ST.—Osk & Edelstein have sold 212 to 216 East 119th st, old buildings, on plot 75x100.11, to Ruff & Willand, who will erect two flats.  
119TH ST.—Mandelbaum & Lewine have sold 433 to 439 East 119th st, four frame buildings, on plot 75x100.11.  
120TH ST.—M. L. & C. Ernst have bought from S. Herzfelder 355 West 120th st, a 3-sty and basement dwelling, on lot 18x100.11.  
125TH ST.—Sachs & Co. have sold for a client to Mrs. Pauline Goldsmid 531 West 125th st, a 5-sty double flat, 25x100.  
128TH ST.—M. L. & C. Ernst have bought from William Oathout, of California, 158 East 128th st, a 3-sty dwelling, on lot 18.9x99.11, from Mrs. Annie Stevenson, 162 East 128th st, a similar property.  
131ST ST.—E. Henry Eckhardt has sold for David and Sarah Anderson to S. Faber Bayles 55 West 131st st, a 5-sty flat, on lot 25x99.11.  
132D ST.—The Broadway-Reliance Realty Co. has sold the 3-sty dwelling 52 West 132d st, 16.8x99.11, to Osk & Edelstein.  
132D ST.—The firm of J. B. Ketcham has sold for Dr. Lee Cooke the 3-sty dwelling 222 West 132d st, on lot 16.8x99.11.  
133D ST.—Reeve A. Silk has sold for Horatio B. Cushman four 3-sty and basement private dwellings, on plot 67.8x100.5, on the north side of 133d st, about 117 ft. west of Lenox av and being 109-115 West 133d st, to Clarence D. Baldwin, who will resell.  
134TH ST.—Matthew B. Larkin has sold for Thomas Payne the plot 50x100 on the south side of 134th st, 125 ft. east of 12th av.  
135TH ST.—The Northern Realty Co. has sold for William G. Ver Planck to Joseph H. Fink 120 West 135th st, a 5-sty flat, on lot 25x99.11. Levy Brothers represented the buyer.  
139TH ST.—The Hudson Realty Co. has resold 241 West 139th st, a 4-sty American basement dwelling, on lot 18.2x99.11.  
141ST ST.—Benedict & Co. have sold for Mrs. Gerson Hyman to Mrs. Simon Schley the 5-sty flat 224 West 141st st, on plot 37.6x99.11.  
144th ST.—Haipin, Diamondston & Levine have sold to Hyman & Oppenheim four lots on the south side of 144th st, 275 ft. west of Lenox av.  
145TH ST.—Isidor Blumenkrohn has sold 310 West 145th st, a 5-sty double flat with store, on lot 25.6x99.11.  
147TH ST.—Philip A. Payton, Jr., has sold the 5-sty triple flat, 287 West 147th st, on lot 25x99.11.  
AMSTERDAM AV.—Ferdinand Nagel has sold for Henrietta Zeller to William Eberling two 5-sty flat houses, 2094-96 Amsterdam av, near 164th st, each on lot 28x100.  
AMSTERDAM AV.—E. Francis Hillenbrand has sold for Robert Gordon to Jacob E. Fischer the northwest corner of 80th st and Amsterdam av, a 5-sty apartment house, with stores, on plot 27x82.

AMSTERDAM AV.—Porter & Co. have sold for the estate of Michael W. Divine the 5-story building at the southwest corner of Amsterdam av and 135d st, 25x100.

AMSTERDAM AV.—The New Amsterdam Realty Co. has bought from Robert and James Gordon the 5-story flat with stores, 351 Amsterdam av, between 76th and 77th sts, 25x85x100.

BRADHURST AV.—W. J. Huston & Son have sold for Edmund Coffin the 3-story high stoop dwelling 37 Bradhurst av, on lot 15x72.

BROADWAY.—Bernard Smyth & Sons have sold to Charles M. Rosenthal for Julia Husted the plot on the west side of Broadway, 90 ft. north of 122d st, 130x100. The seller has owned this property since 1870.

CONVENT AV.—Golde & Cohen have bought from the Academy of the Sacred Heart the entire block bounded by 128th st, Convent av, 129th st and St. Nicholas terrace, overlooking the new Colonial Park. The dimensions are 366x225x463x200, and the block, which contains 34 lots, is sold free from the restrictions as to private houses, which have always been imposed on the land heretofore sold by the Academy. The broker was Leopold Weil.

LEXINGTON AV.—Golde & Cohen have bought from Joseph R. Stein 1584 to 1588 Lexington av, southwest corner of 101st st, three private dwellings, on plot 53x75, now occupied by the Young Women's Hebrew Association.

MADISON AV.—Goodwin & Goodwin have sold for the Northwestern Realty Co. the northeast corner of Madison av and 99th st, a 5-story triple flat, on lot 27.10x100.

MANHATTAN AV.—Charles S. Kohler has sold for Jacob Frankenthaler the 5-story double flat 23 Manhattan av, on lot 27x100.

MORNINGSIDE AV.—Thomas J. Keane has bought 18 Morningside av, a 5-story flat, on plot 30x104.

MORNINGSIDE AV.—Gordon S. McCreehy & Co. have sold for George Doctor 16 Morningside av, a 6-story apartment house, on plot 53.11x93x1rregular.

PARK AV.—The Cohn-Baer-Myers-Arsonson Co. has sold to Jacob Pinner the northeast corner of Park av and 100th st, a 6-story flat, on lot 75x26.

RIVERSIDE DRIVE.—Slawson & Hobbs have sold for Noble & Gauss to a client of George B. and Edward Goldschmidt the new 5½-story American basement dwelling, 153 Riverside drive, on lot 23x100.

ST. NICHOLAS AV.—Jacob Baumann has bought from Chas. Hensle the 6-story apartment house known as Wilmore Court, at the southwest corner of St. Nicholas av and 126th st, on plot fronting 100 feet on the avenue and 150 feet on the st. In part payment for Wilmore Court, Mr. Baumann gives 1815 to 1819 Madison av, northeast corner of 118th st, two 5-story apartment houses, on plot 110x116x0. C. M. Folsom negotiated the trade.

WEST END AV.—Leopold Weil has sold for the Rexton Realty Co. (S. & E. Kemper) to Isaac Stiefel, the "Hanover," a 7-story elevator apartment house at the northwest corner of West End av and 100th st.

1ST AV.—Benedict & Co. have sold for A. Dederer to Blumenkrohn & Freundlich the 5-story flat 1760 1st av, 25x100.

1ST AV.—Schmeidler & Bachrach have bought 1107 1st av, a 5-story tenement, with stores, on lot 25x95.

2D AV.—G. Tuoti & Co. have sold for M. Rubin to George Epstein the 5-story tenement 1446 2d av, 25x100.

5TH AV.—Barnett & Co. have sold for Jennie Lyman to David Mayer the southwest corner of 5th av and 137th st, a 5-story flat, with stores, on lot 25x85.

#### WASHINGTON HEIGHTS.

141ST ST.—G. L. Lawrence has sold to

Adolph Altman for occupancy the new 4-story American basement dwelling, 466 West 141st st, on lot 18x90.11.

149TH ST.—E. Osborne Smith & Co. have sold for a Mr. Leibler 514 West 149th st, a 3-story and basement private dwelling, on lot 16.8x99.11.

173D ST.—H. Nicholsberg has sold to A. Guthman & Co. the two 5-story triple flats in course of construction, each 37.6x100, on the south side of 173d st, 175 feet east of St. Nicholas av.

214TH ST.—E. Osborne Smith & Co. have sold for Mark L. Kelly nine lots on the south side of 214th st, 75 ft. east of 9th av.

BROADWAY.—Mary W. Rogers has sold to Max Marx 3254 Broadway, a 5-story flat with store, on lot 25x100.

PRESCOTT AV.—Bertha Baum has purchased through Eugene Cohn, attorney, a plot 100x300 on the west side of Prescott av, running through to Nichols pl, 220 ft. north of Bolton rd. The seller has owned these lots since 1871, when they sold for \$13,000.

WADSWORTH AV.—John Wynne has sold to Max S. A. Wilson the northwest corner of Wadsworth av and 177th st, a plot 100x125.

9TH AV.—W. D. Morgan & Co. have sold for Atlantic Realty Co. the northwest corner of 9th av and 208th st, 100x99.11.

#### THE BRONX.

HOME ST.—Jacob Kronenberger has sold for Martha Graham to Albert Taubert the southwest corner of Home st and Union av, known as the Tennessee Apartment. The building is 6-story and has 30 families, 61x90.

158TH ST.—Max Rosenbaum has bought through William Kennelly, from Louis Lese, the plot, 50x100, with frame buildings, on the south side of 158th st, 71 ft. east of Elton av.

BATHGATE AV.—Jacob Leitner sold for Louis E. Kleban and Abraham Seigel a plot on the east side of Bathgate av, 50x115, about 100 feet south of 173d st, to Ury Goodman for immediate improvement.

BELMONT AV.—William Stonebridge Has sold for E. J. Lasar the northeast corner of Belmont av and East 189th st, vacant plot 40x100, to Henry P. Ansoerg.

BROOK AV.—R. I. Brown's Sons have sold for the Countess de Montsaunlin the vacant plot, 142x90, situate at the northwest corner of Brook av and Anna pl. This is a portion of the Zborowski estate, and has been held by them a great many years. The purchaser intends to improve this plot by the erection of 5-story apartments.

CAMBRELLING AV.—William Stonebridge, in conjunction with Wm. H. Bellingher, has sold for I. B. Garfunkel & Seigel to Benj. Hochbaum two lots on the west side of Cambrelling av, 120 feet north of East 188th st.

CROTONA AV.—George Stolz has sold for Fred Hecht a plot, 100x100, on the east side of Crotona av, 400 ft. north of 183d st.

CROTONA AV.—William Stonebridge and M. H. Lewis have sold a lot on the east side of Crotona av, 95 feet south of 187th st, to William J. Breen, who has resold to John O'Leary.

HULL AV.—Charles F. Mehlretter has sold for Louis Hanken lot 25x100, on west side of Hull av, 225 feet north of 209th st, to Mrs. Delia Chapman for improvement.

JEROME AV.—The Whitehall Realty Co. has sold plot on east side Jerome av, 252 ft. north of Burnside av, 75.11x100.74.

JEROME AV.—Andrew J. Connick has bought, through J. Romaine Brown & Co., from S. L. and S. Frank, the dwelling, stable and five and one-half lots on the west side of Jerome av, 52.24 ft. south of Belmont st.

LAFAYETTE AV.—M. L. & C. Ernst have bought from a client of C. B. Palmer the southeast corner of Lafayette av and Tiffany st, a plot 72.8x67.7x32.8.

LINCOLN AV.—G. Tuoti & Co. have sold for L. & M. Jones to a speculator the entire block front, 200x100, between 136th and 137th sts, on the easterly side of Lincoln av.

LONGWOOD AV.—Hervey Thompson has bought from a Mr. Worthington the plot 50x62 on the north side of Longwood av, west of Barry st.

LORILLARD PL.—Solomon Rosenblatt has bought from George P. Wetmore 41 Lorillard pl, a building on lot 25x100.

POWERS AV.—Charles M. Rosenthal has bought from C. M. Silverman & Son eight lots on the west side of Powers av, between 141st and St. Mary's sts, 200x100.

RIVERDALE.—J. Lawrence Aspinwall has sold his country seat on Sigma place, between Riverdale and Mt. St. Vincent. It comprises about three acres of land, with a 3-story stone dwelling, outhouses, etc., and adjoins the convent and monastery of the Visitation.

RIVERDALE.—The R. L. Francklyn place, now owned by a Mr. Babcock, at Riverdale, has been sold to Burghard Steiner, of Birmingham, Ala. It comprises about five and a half acres of land, with a 3-story stone dwelling, outhouses, etc., and adjoins on the east and south the grounds surrounding "Elmhurst," the country seat of G. P. Morosini. The property faces Independence and Blackstone avs and 256th st.

ST. ANN'S AV.—Harry Goldstein has bought from Shapiro & Portman the 5-story triple flat, 639 St. Ann's av, near Westchester av, on plot 38x107. A. H. Levy & Co. and S. Henry were the brokers. Mr. Goldstein recently bought in the same block No. 631.

TREMONT AV.—Louis Schrag has sold for Clarence C. Merritt three lots on Tremont av, 25 feet east of Walton av, and for Terence P. Smith two lots on Walton av, 143 feet south of 183d st.

TRINITY AV.—Henry M. Ribeth & Son have sold for Marie Schussler the northwest corner of Trinity av and Teasdale pl, a 4-story double flat, on lot 28x100.

VYSE AV.—Jacob Kronenberger has sold 100x100 ft. on east side Vyse av, between Freeman and Home sts, for Jacob Hymann to Martha Graham.

VAN NEST.—Ephraim B. Levy, 1323 Tremont av, N. Y., reports the following sales at Van Nest: To F. E. Silverman, 376 Rose st; to F. J. Studley, 53-67-68 Victor st; to R. F. Tighe, 23-24 Amethyst st; to T. Scott, 34-35 Amethyst st; to S. Schwartz, 128 to 147 White Plains rd; to A. Rezzano, 442-443 Madison st; to Mrs. H. Stern, 342-343-420-421 Jefferson st, 149 White Plains rd; and to W. J. Cook, 419 Jefferson st.

WALTON AV.—Andrew J. Connick Jr. has bought, through J. Romaine Brown & Co., from the Shearer estate, the southwest corner of Walton av and 174th st, 158x120; also bought the southwest corner of the Concourse and 174th st.

WALTON AV.—J. Clarence Davies has sold for the Kountze Estate six lots on the west side of Walton av, 133 feet south of Burnside av, 150x100; west side of Morris av, 144 feet south of Burnside av, 150x100; east side of Morris av, 227 feet south of Burnside av, 75x100; east side of Morris av, 350 feet south of Burnside av, 50x100; northwest corner of 179th st and Morris av, 100x134x106x171; southeast corner of Walton av and 179th st, 50x100.

WESTCHESTER AV.—The Ernst-Cahn Realty Co. has sold for Max Weil to Frank B. Walker 1018 Westchester av, a 5-story double flat, with stores, on lot 25x119.

6TH AV.—L. A. Malkiel has bought from the Irving Realty Co. for a client the southeast corner of 6th av and 216th st, Williamsbridge.

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NOTICE TO PROPERTY OWNERS. ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before June 10 will be exempt from interest; after that date interest at the rate of 7 per cent. per annum will be charged from the date of the respective entries of the several assessments in the Record of Titles and Assessments.

Regulating and Grading, 141st st., from Brook av. to St Ann's av., 168th st., from Jerome av. to Grand av., 159th st., from Brook av. to St Ann's av., Sewer.

Elmers pl., between Prospect av. and Southern Boulevard. Street Opening.

Quarry rd., from 3d av. to Arthur av. ASSESSMENTS COMPLETED.

Assessments for the following have been completed and filed with the Board of Assessors for examination; objections must be filed on or before May 16, at 280 Broadway.

Regulating and Grading, 108th st., from 1st av. to East River, 192d st., from Audubon to Wadsworth av., 169th st., from Cauldwell to Prospect av., Oak Tree pl., from Lafontaine to Hughes av., Sewers.

Receiving Basins, Evelyne pl., from Jerome av. to Aqueduct av., Grant av., between 163d and 165th sts., 164th and 165th sts., between Grant av. and Sherman av., Lyman pl., between 169th and Freeman sts., 169th st., from Clay av. to Findlay av., Teller av., from Summit s. 180th st. to summit n. 180th st., 178th st., between Clinton and Prospect avs.

Receiving Basins, 134th st., n e cor Southern Boulevard, 124th st., s w cor Willow av., 132d st., n e and s e cors Locust av., 135d st., n e and s e cors Locust av.

REPORTS COMPLETED, Audubon av., from 175th st. to Fort George av., 179th st., from Broadway to Fort Washington av., Estimate and assessment completed and report filed with the Bureau of Street Openings for inspection. Objections must be filed on or before April 27 for 179th st., May 24 for Audubon av. Hearings will begin April 29 and May 4, respectively. Reports will be submitted to the Supreme Court for confirmation on June 22.

HEARINGS FOR THE COMING WEEK.

At 90 and 92 West Broadway, Monday, April 17, Hillside av., intersection with Nagle av. and Dyckman st., at 12 m., Nereid av., from White Plains rd. to Bronx River, at 3 p. m., West 176th st., from Sedgwick av. to easterly line N Y & Putnam R.R., at 11 a. m., Highbridge Park, north of Washington Bridge, at 11.30 a. m., East 161st st., between Jerome av. and Walton av., at 11 a. m., Public Park at Amsterdam av. and 151st st., at 12 m.

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Morris Park av., from West Farms rd. to Bear Swamp rd., at 1 p. m., Storm Relief Sewer, at 3 p. m., Fairview av., from 11th av. to Broadway, at 2 p. m., White Plains rd., from Morris Park av. to West Farms rd., at 4 p. m., East 23d st., from Webster av. to Bronx River, at 4 p. m., Tuesday, April 18.

Drainage st., between Jennings and East 172d st., at 2 p. m., East 23d st., from Webster av. to Bronx River at 2 p. m., West 18th st., from St Nicholas av. to Edgecombe rd., at 4 p. m., Grote st., from East 182d st. to Southern Boulevard, at 11 a. m., Walton av., from East 167th st. to Tremont av., at 2 p. m., East 193d st., from the Concourse to Jerome av., at 12 m., Belmont st., from Clay av. to Morris av., at 2 p. m., Forrest av., between Brook av. and Manor rd., at 3 p. m., White Plains rd., from northern boundary of city to Morris Park av., at 11 a. m., Brigs av., from Bronx River to Pelham Bay Park, at 12 m.

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Wednesday, April 19, Public Park at Rae, German pl. and St Ann's av., at 11 a. m., Longfellow st., from East 176th st. to Boston rd., at 2.30 p. m., West 218th st., from Seaman av. to 9th av., at 4 p. m., Thursday, April 20, West 230th st., from Broadway to Riverdale av., at 12 m., East 172d st., from Jerome av. to Morris av., at 4 p. m., Barretto st., from Westchester av. to Edgewater rd., at 4 p. m., Anderson av., from Jerome av. to East 164th st., at 12 m., West 154th st., from Broadway to the Hudson River, at 11 a. m., College av. from East 164th st. to East 172d st., at 3 p. m., Friday, April 21, St. Nicholas av., intersection with Nagle av. and Dyckman st., at 11 a. m., Barretto st., from Westchester av. to Edgewater rd., at 4 p. m.

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Krumwiede, Mort \$10,000. April 12, 1905. 4:1213-4754. A \$8,000-\$11,000. other consid and 100  
 83d st, Nos 317 to 321, n s, 166.8 w West End av, 38.4x102.2, 2-sty frame dwelling and vacant. Samuel Mandel to Jacob Pietsch. Mort \$55,000. April 11, 1905. 4:1245-61 to 63. A \$51,000-\$54,000. other consid and 100  
 84th st, No 413, n s, 150 e 1st av, 25x102, 2-sty frame building. Jacob Munkenbeck Jr et al to Jacob Munkenbeck. Q. C. Mar 31 April 13, 1905. 5:1564-7. A \$5,500-\$7,500. nom  
 85th st, No 205, n s, 170 w Amsterdam av, 40x102, 5-sty brk tenement. Estate of Campbell to Edmund Dwight. Mort \$55,000. April 13, 1905. 4:1233-27. A \$26,000-\$60,000. nom  
 86th st, No 546, s s, 98 w East End av, 25x102, 5-sty brk tenement. Allen D M Defandorf to Julius Hanitsch. Mort \$15,000. April 10, April 12, 1905. 5:1582-31. A \$6,000-\$28,000. other consid and 100  
 87th st, No 61, n s, 201.8 w Park av, 16.8x100.8, 3-sty brk dwelling. Jacob Elener to James Bertram. Mort \$9,000. Mar 2. Apr 7, 1905. 5:1498-274. A \$12,000-\$15,000. nom  
 87th st, Nos 154 and 156, s s, 62 e Lexington av, 51.1x100.8, 2-story stone front tenements. Elizabeth A McKay to Young Mens Christian Assoc. Mort \$24,000. April 10, 1905. 5:1515-49 and 50. A \$20,000-\$35,000. 41,000  
 88th st, Nos 321 and 323, n s, 300 e 2d av, 50x100.8, two 5-sty brk tenements. Mort \$20,000. April 10, 1905. 4:1238-43. A \$12,000-\$20,000. 100  
 Madison, No 2070, w s, 83.4 s 131st st, 16.7x75, 3-story and front dwelling. Trust deed. Philip Wendland et al to Edward G Soltmann. B & S. Mar 31. April 4, 1905. 5:1551-13, 14. A \$10,000-\$36,000. nom  
 88th st, No 312, n s, 156 w West End av, 19x100.8, 4-sty and basement brk dwelling. Lloyd Williams to Minnie H Schlegel, Brooklyn. Mort \$16,000. April 10, April 11, 1905. 4:1250-24. A \$11,500-\$23,000. other consid and 100  
 89th st, No 308, s s, 140 w West End av, 20x100.8, 4-sty and basement stone front dwelling. Emily L London to Lucia Pitkin. Mort \$28,000. Mar 29. April 10, 1905. 4:1250-43. A \$12,000-\$23,000. 100  
 89th st, No 308, s s, 140 w West End av, 20x100.8, 4-sty and basement stone front dwelling. Lucius Pitkin to Sophia Goodwin. April 8. April 10, 1905. 4:1250-43. A \$12,000-\$23,000. 100  
 89th st, No 74, s s, 27.8 e Columbus av, 36x100.8, 5-sty brk tenement. Leonard J Obermeier to Charles Schoenstein, N Y, and Arpad Welsh, Newark. N J. Mort \$33,000. April 12, April 7, 1905. 4:1202-163. A \$25,000-\$42,000. other consid and 100  
 90th st, No 117, n s, 248.9 w Columbus av, 26.3x100.8, 3-sty stone front tenement. Wm H Klinker to Nicholas J Griffith. Mort \$20,000. April 10, 1905. 4:1221-22. A \$13,000-\$28,000. other consid and 100  
 91st st, No 166, s s, 148 w 2d av, 27x100.8, 5-sty stone front tenement. Simon Machiz to Abraham Levy. Mort \$23,500. April 7. April 8, 1905. 5:1519-43. A \$11,000-\$22,000. nom  
 91st st, No 166, s s, 148 w 2d av, 27x100.8, 5-sty stone front tenement. Margaret Sullivan to Simon Machiz. Mort \$23,500. April 7. April 8, 1905. 5:1519-43. A \$11,000-\$22,000. nom  
 95th st, No 71, n s, 118 e Columbus av, 19x100.8, 4-sty and basement brk dwelling. Margt S Eakin to Hannah Colgate. April 11, 1905. 4:1209-6. A \$10,500-\$17,000. other consid and 100  
 95th st, n s, 100 e 2d av, 22.5x100.8, vacant. Wm E White to Mitral Realty & Construction Co. Mort \$30,000. April 10, April 12, 1905. 5:1538-9 to 13. A \$36,000-\$36,000. other consid and 100  
 95th st, n s, 100 e 2d av, 22.5x100.8, vacant. Lawyers Realty Co to Wm E White. B & S. Mort \$30,000. April 5. April 12, 1905. 5:1538-9 to 13. A \$36,000-\$36,000. 100  
 96th st, No 23, s s, 319 w Central West, 19x100.11, 4-sty and basement brk dwelling. S Levy Lawson to Isaac Friedenheit. Mort \$20,000. April 3. April 11, 1905. 7:1832-192. A \$9,500-\$22,000. other consid and 100  
 97th st, s s, 100 w Park av, 100x100.11, vacant. Louis Lese et al to Abraham Schlesinger and Herman Fenichel. Mort \$44,750. April 4. April 13, 1905. 6:1642. other consid and 100  
 99th st, No 140, s s, 350 e Amsterdam av, 25x85.7x25x84.4, 5-sty brk tenement. Frank J Nutterer et al EXRS, et c, Anna B Nutterer to John Eggers. Mort \$11,000. April 13, 1905. 7:1853-57. A \$7,300-\$19,000. 21,600  
 99th st, No 200, s s, 160 w East End av, 25x100.11, 5-sty brick tenement. Hearn J Power DEVISEE Lorenzo Power to Mary Power. Mort \$6,000. April 6. April 12, 1905. 7:1870-60. A \$12,000-\$25,000. other consid and 1,000  
 100th st, No 76 East. other consid and 1,000  
 Park av, No 1314  
 Agreement as to division lines. et c. Adolph Hollander with Anna and Adam J Altschuler. April 10, April 12, 1905. 6:1605. nom  
 100th st, No 158, s s, 250 e 7th av, 25x100.11, 5-sty brk dwelling. Morris Kittenblatt and Charles Ringinger. All liens. April 7, 1905. 6:1627-47. A \$5,300-\$14,500. other consid and 100  
 101st st, No 328, s s, 261 w West End av, 20x100.11, 5-sty stone front dwelling. Eliza V wife of Frank C Markham to Gordon D Miller. April 6. April 7, 1905. 7:1880-31. A \$10,000-\$29,000. nom  
 102d st, No 53, n s, 100 e Madison av, 40x100.11, 6-sty brk tenement and store. Sigmund Leinhardt to Marie Marcusevic. Mort \$10,000. April 1 and 7, 1905. 6:1608. nom  
 102d st, Nos 34 and 36, n s, 100 e Madison av, 80x100.11, two 6-sty brk tenements and stores. Abraham Schlesinger to Sigmund Leinhardt. Mort \$78,000. April 1. April 7, 1905. 6:1608. other consid and 100  
 102d st, No 55, n s, 140 e Madis n av, 40x100.11, 6-sty brk tenement and store. Sigmund Leinhardt to Max Schwarz and Nathan Scheer. Mort \$50,000. April 1. April 7, 1905. 6:1608. other consid and 100  
 102d st, No 320, s s, 300 w 1st av, 25x100.11, 5-sty brk tenement. Margaret Gandy to Morris and Emil Goldstein. April 7. April 8, 1905. 6:1632-39. A \$5,000-\$15,000. nom  
 102d st, No 209, n s, 155 e 3d av, 25x100.11, 5-sty brk tenement with store. Bank of M & L Jarmulovsky to Davis Skrilow. B & S and C of A. April 5, April 12, 1905. 6:1652-7. A \$5,000-\$10,000. nom  
 102d st, No 221, n s, 305 e 3d av, 25x100.11, 5-sty brk tenement and store. Julius M Cohen to Max R Willner. 1-3 part. Mort \$18,000. Mar 31. April 10, 1905. 6:1652-1. A \$5,000-\$14,000. other consid and 100

102d st, No 53, n s, 305 w Park av, 25x100.11, 5-sty brk tenement. Albert Nieredman to Lena C Nieredman. Mort \$8,800. April 10, 1905. 6:1609-24. A \$7,000-\$22,500. other consid and 100  
 104th st, Nos 212 and 214, s s, 171.7 e Broadway, 37.4x100.11, two 3-sty stone front tenements. County Holding Co to Herman Kratzenstein. Sub to a perpetual underground easement. Mort \$30,000. April 6. April 10, 1905. 7:1875-39 and 39A. A \$14,000-\$30,000. other consid and 100  
 104th st, Nos 126 and 128, s s, 125 w Lexington av, 40x100.11. Mort \$15,000. April 3, 1905. 7:1829-31A. A \$7,000-\$10,000. 20,100.11.  
 three 2-sty brk dwellings. Bernat Springer to William and Julius Bachrach. Mort \$27,000. April 1. April 7, 1905. 6:1631-61, 61 1/2 and 62. A \$12,000-\$319,500. other consid and 100  
 104th st, Nos 102 1/2 e cor Park av, 20x100.11, 2-sty brk dwelling. Park av, William Nelson to Charles W Wanger. Mar (M). April 13, 1905. 6:1631-72. A \$6,000-\$88,500. nom  
 105th st, No 241, n s, 185 w 2d av, 16.3x101.9, 3-sty frame dwelling. Geo F Martens to Elias A Cohen. Mort \$6,400. April 1. April 10, 1905. 6:1655-162. A \$4,000-\$4,500. other consid and 100  
 105th st, No 334, s s, 231.3 w 1st av, 18.9x100.9, 6-sty brk tenement and store. Isidor Wexler et al to Abraham Levy. Mort \$1,500. April 7, 1905. 6:1676. other consid and 100  
 105th st, No 247, n s, 182.11 e 3d av, 17.1x100.11, 2-sty frame dwelling. Bridget Hogan widow et al HEIRS to Geo F Martens and Harris Mandelbaum and Fisher Lewine. April 10, April 12, 1905. 6:1655-49. A \$4,500-\$8,000. other consid and 100  
 105th st, Nos 219, n s, 200 e 3d av, 20x100.11, 2-sty frame dwelling. Arthur C Donovan to Harris Mandelbaum and Fisher Lewine. April 12, April 12, 1905. 6:1655-82. A \$4,500-\$8,000. nom  
 105th st, No 148 [e cor Park av, 20x100.11, 4-sty stone front park av, No 1673 [e tenement with store. Ida J wife John A Walcott to Otilie Wm, Emil Pfarr and Emille Schimpf. Q. C. April 12, April 13, 1905. 6:1622-31A. A \$3,000-\$6,000. nom  
 105th st, Nos 327 to 331, n s, 320 e 2d av, 90x100.11, two 6-sty brk tenements and stores. Stefano La Sala to Samuel Kadin. April 10, April 11, 1905. 6:1677-14 to 15. A \$12,000-\$14,500. nom  
 106th st, No 156, s s, 155 w Amsterdam av, 30x100.11, 5-sty stone front tenement. Anna McInnis to Jessie M Proctor. Mort \$38,000. Mar 29. April 7, 1905. 7:1869-58. A \$15,000-\$35,000. other consid and 100  
 106th st, No 164, s s, 196 w 3d av, 28.3x100.11, 4-sty stone front dwelling. Katie Silberfeld to Abraham H Fleischer. Mort \$17,000. April 4. April 10, 1905. 6:1634-44. A \$7,000-\$14,000. other consid and 100  
 108th st, n s, 400 w Amsterdam av, 100x100, vacant. Jacob H Rubin to Isaac Polstein. Mort \$41,000. April 3. April 7, 1905. 7:1874-39. A \$40,000-\$40,000. other consid and 100  
 110th st, Nos 107 and 109, n s, 169 e Park av, 77.6x100.11, five 3-sty stone front dwellings. Moritz L and Carl Ern to Aaron Goodman. Feb 27. April 11, 1905. 6:1638-1 to 4 1/2. A \$19,000-\$37,000. 100  
 110th st, No 231, n s, 236.8 w 2d av, 16.8x100.11, 3-sty brk tenement. Anna M Sandham to Pincus Lowenfeld and William Pral. gr. April 3. April 12, 1905. 6:1630-134. A \$8,000-\$6,000. other consid and 100  
 110th st, Nos 223 to 231, n s, 266.8 w 2d av, 83.4x100.11, four 3-sty brk tenements. Pincus Lowenfeld et al to Miskindenberg Realty Co. Mort \$21,000. April 1905. April 13, 1905. 6:1630-11 to 13 1/2. A \$18,000-\$26,500. other consid and 100  
 111th st, No 307, n s, 158.4 w 8th av, 33.4x100.11, 5-sty brk tenement. Sol Brill et al to Samuel Horowitz. Mort \$37,500. April 1. April 7, 1905. 7:1844-39. A \$15,000-\$38,000. other consid and 100  
 111th st, No 5, n s, 130 w 5th av, 30x100.11, 5-sty brk tenement. Louis Stern to Morris Dreihlalt and Morris Mann. Mort \$59,000. April 13, 1905. 6:1595-30 and 31. A \$22,000-\$60,000. other consid and 100  
 112th st, No 117, n s, 195 e Park av, 20x100.11, 3-sty stone front dwelling. David S Fitzgerald and ano to Philip B Nadler and Benj Silberstein. Mort \$8,000. Mar 31. April 13, 1905. 6:1640-100. A \$4,800-\$11,600. other consid and 100  
 112th st, Nos 164 and 166, s s, 211.8 w 3d av, 33.4x100.11, 5-sty brk tenement and store. Jeanette Gunther to Arthur Welsh, Newark. N J. Mort \$20,000. April 11, 1905. 6:1633-45. A \$9,000-\$27,000. other consid and 100  
 113th st, No 237, n s, 286.8 w 7th av, 18.4x100.11, 3-sty brk dwelling. Percy J Sims to Regina Rosenthal. Mort \$8,000. April 4. April 13, 1905. 7:1829-192. A \$7,000-\$14,000. nom  
 113th st, No 77, n s, 249.2 e Madison av, 26.4x100.11, 5-sty brk tenement. Harry W Perelman to Jacob Sachs. Mort \$19,750. April 1. April 10, 1905. 6:1619-30. A \$7,000-\$18,000. nom  
 114th st, No 242, s s, 142 w 2d av, 21x100.11, 4-sty stone front tenement. Alvin Gross to Anna Garmise and Pauline Levensohn. Mort \$9,000. April 10, 1905. 6:1663-34. A \$4,700-\$8,100. nom  
 114th st, No 324, s s, 280 2nd st av. other consid and 100  
 114th st, No 352 East. Air traffic agreement. et c. Morris Fine with Antonio Gregorio. April 10, 1905. 6:1685-40. A \$3,300-\$4,500. 225  
 114th st, No 451, n s, 69 w Pleasant av, 24.75. Inerior lot, at e1 block at pnt 100.11 s 115th st, and 74 w Pleasant av, runs s 25 c x 20 c n 25 e x 20 to beginning, 3-sty brk dwelling. Eliza Blum et al to Gaetano and Giuseppe Rossano, firm G Rossano & Bro. Mar 27. April 11, 1905. 6:1708-212. A \$3,500-\$8,600. other consid and 100  
 Same property. Alexander Blum to same. B & S. Mar 27. April 11, 1905. 6:1708-212. A \$3,500-\$8,600. other consid and 100  
 115th st, No 24, s s, 451 e Lenox av, 18x100.11, 4-sty and 100 ment brk dwelling. John Cullen to David Ravitch. Mort \$12,000. April 8. April 10, 1905. 6:1598-53. A \$6,500-\$12,000. other consid and 100  
 Same property. Margt C Dowling to same. Q. C. All title. April 8. April 10, 1905. 6:1708. nom  
 115th st, No 34, s s, 451 e Lenox av, 18x100.11, 3-sty and basement brk dwelling. Florence M Cullen by Horace A Davis her GUARDIAN to David Ravitch. April 7. April 10, 1905. 6:1598-53. A \$6,500-\$12,000. 950  
 116th st, No 304, s s, 80 e 2d av, 20x100.10, 3-sty stone front tenement. Herman Scheideberg to Adolph and Jacob Lowe. Mort \$8,000. April 12, 1905. 6:1687-492. A \$5,000-\$9,500. other consid and 100  
 117th st, No 143, n s, 225 e 7th av, 25x100.11, 5-sty brk tenement. Celia Eschenbloom to Albert L Silberstein. Mort \$26,000. April 10. April 11, 1905. 7:1922-11. A \$11,000-\$24,000. nom









- 5th av. n e cor 106th st, 201.10 to s s 107th st, x100, vacant. Samuel Schwab, N. Y. and Isaac Lebowitz, N. Y. and Samuel G. Hoff, 106th st, Manhattan, N. Y. Mort \$290,000. April 6, 1905. 7-1612-1 to 4 and 69 to 72. A \$283,000—\$283,000. other consid and 100
- 5th av. No 726, w. s, 100.5 s 57th st, 25x100, 4-ty stone front dwelling. Walton M. Peckham and ano to Chelsea Realty Co. April 10. April 13, 1905. 5-1272-37. A \$175,000—\$195,000. nom
- 5th av. No 726, w. s, 100.5 s 57th st, 25x100, 4-ty stone front dwelling. Chelsea Realty Co to Arthur W. Saunders. April 13, 1905. 5-1272-37. A \$175,000—\$195,000. other consid and 100
- 5th av. No 2262, w. s, 25 s 136th st, 24.1x185, 5-ty brk tenement and store. Bene Pesner et al to Jonas Well and Bernhard Mayer. Mort \$13,800. April 11, 1905. 6-1733-39. A \$9,500—\$17,000. other consid and 100
- 6th av. No 417, n e s, 59.2 e n 25th st, 19.7x60, 4-ty brk tenement. Henry Idem Jr and ano EXRS, &c, Augustin Bartha to Chas A Schrage. Mar 30. April 13, 1905. 3-801-39. A \$33,000—\$38,000. other consid and 100
- 6th av. No 797 n w cor 45th st, 25.4x59, 4-ty brk tenement. Nes 101 and 101 1/2. ment and store. Francis C Reed, APRIL 10, 1905. 7-1933-25. A \$36,000—\$45,000. n.m
- 6th av. No 797 n w cor 45th st, 25.4x59, 4-ty brk tenement. Nes 101 and 101 1/2. ment and store. Edw B Corey to Edward Robinson. April 7, 1905. 4-998-29. A \$35,000—\$45,000. other consid and 100
- 6th av. No 805, w. s, 80 s 46th st, 19.6x80, 4-ty brk tenement and store. Stanley G Ranger to Simon Kosofsky. Mort \$21,000. April 6. April 7, 1905. 4-993-33. A \$23,000—\$28,500. other consid and 100
- 6th av. Nos 656 and 658 n e cor 38th st, 46.8x85, two 5-ty brk 38th st. No 69 buildings. Alfred Lockwood Brown TRUSTEE for Francis E Nesmith under will John P Nesmith to Marie M Barrett. 3-12 parts. General release. Feb 7. April 12, 1905. 3-846-10. A \$107,000—\$125,000. other consid and 100
- 7th av. Nos 266 and 274 n e cor 149th st, 99.11x175, seven 5-ty 149th st. Nos 200 to 206 brk tenements with store on av. Chas H Yorkes to Max Marx. Mort \$111,000. April 10. April 12, 1905. 7-2034-33 to 40. A \$35,000—\$130,000. nom
- 7th av. n w cor 150th st, runs to s s 151st st, x w 250 x e 150th st, to 150th st, x s e 250 to beginning, vacant. Mrs L Watt 151st st. to Fleischmann Realty Co. April 6. April 8, 1905. 7-2026-22 to 43. A \$83,600—\$83,600. other consid and 100
- 7th av. No 2144, w. s, 53.3 n 127th st, 23.4x84.10. | 7th av. No 2146, w. s, 76.7 n 127th st, 23.4x84.10. | 7th av. No 2147, w. s, 76.7 n 127th st, 23.4x85.10. | three 5-ty stone front tenements. | John J Glynn to Whitehall Realty Co. Mort \$34,000. April 5. April 7, 1905. 7-1923-31 to 33. A \$43,500—\$63,000. other consid and 100
- 7th av. n e cor 145th st, 119.10x100, vacant. Abram L Libman et al to Northwestern Realty Co. Mort on this and other property \$105,800. Mar 31. April 13, 1905. 7-2014. 100
- 7th av. s e cor 146th st, 79.11x100, vacant. Abraham L Libman et al to Northwestern Realty Co. Mort on this and other property \$105,800. Mar 31. April 13, 1905. 7-2014. 100
- 7th av. No 369 n e cor 32d st, 23.9x100, two 3-ty brk front 32d st. Nos 170 to 174 tenements and stores. David Nugent to The Stuyvesant Real Estate Co. Mort \$144,000. April 11, 1905. 8-897-79. A \$55,000—\$85,000. other consid and 100
- 7th av. n w cor 150th st, 199.10 to s s 151st st, x100, vacant. 150th st. to Fleischmann Realty Co to D Sylvan Carver. Mort \$80,151 st 100. April 10. April 11, 1905. 7-2030-28 to 37. A \$45,400—\$45,400. other consid and 100
- 8th av. No 6, e s, 67.5 n e Bleecker st, runs n e 30 x e 43.8 x w 25.6 x 17 x n w 39.6 to beginning, 3-ty brk dwelling. Agnes J Pratt to John H Hubbell as TRUSTEE. Undivided share. All 1905. 2-924-31. A \$9,000—\$10,000. order of court
- Same property. Same to John Daley, Mary Kelly, Bridget McGlynn, John F McCarthy, Anna or Annie and Daniel J McCarthy, Estella Schwaneke, John and Daisy Green, Patrick Shea, Margt E, John M and Jere O'Connell, Mary Fahnestock, Abbie Pryor and Ellen O'Connell. All title. Q. C. Sub to tax lease. Mar 1, 1904. April 11, 1905. 2-924. order of court
- Same property. Assigns all title under tax lease. Same to Mary Kelly, Bridget McGlynn, Patrick Shea and Margt E O'Connell IN DIVID, and John Daley and Wm T Carlisle admrs of Bridget Lawley decd and John H Hubbell and John M O'Connell ADMRS Ellen O'Connell decd and John H Hubbell and John F McCarthy ADMRS Julia McCarthy decd. Mar 1, 1904. April 11, 1905. 2-624-31. A \$10,000—\$10,500. order of court
- 8th av. s w cor 151st st, 100x100, vacant. Jacob Quartner et al to Germania Realty and Mortgage Co. Mort \$55,250. Mar 25. Apr 7, 1905. 7-2046. other consid and 100
- 8th av. s w cor 151st st, 100x100, vacant. Jacob Quartner et al to Germania Realty and Mortgage Co. Mort \$55,250. Mar 25. Apr 7, 1905. 7-2046. other consid and 100
- 8th av. Nos 240 to 205 n e cor 111th st, 100.11x56, 7-ty brk tenement with store. Donald B Toucey to Nathan Mayer. Mort \$100,000. April 12. April 13, 1905. 7-1827-1 to 4. A \$65,000—\$100,000. other consid and 100
- 8th av. Nos 206 to 205 n e cor 111th st, 100.11x56, 7-ty brk tenement with store. Donald B Toucey. Mort \$120,000. April 13, 1905. 7-1827-1 to 4. A \$65,000—\$100,000. other consid and 100
- 9th av. n e cor 207th st, 99.11x100, vacant. Andrew J Larkin to Elizabeth H Kilpatrick. Mort \$13,000. April 11. April 12, 1905. 8-2188-1. A \$4,800—\$4,800. nom
- 9th av. s e s, at n e s 207th st, 99.11x100, vacant. Sarah M Sloats to Andrew J Larkin, Borough of Richmond. April 10. April 12, 1905. 8-2188-1. A \$4,800—\$4,800. other consid and 100
- 10th av. n e cor 206th st, 124.11x100, vacant. Gustave E Beyer to Michael J Dowd and Richard R Maslen. Mort \$10,000. April 12. April 13, 1905. 8-2203-1 to 5. A \$6,760—\$6,760. other consid and 100
- 10th av. s e cor 205th st, 99.11x100, vacant. John H Meuse to Thos M Carroll. April 1. April 8, 1905. 8-2201-5. A \$4,800—\$4,800. nom
- 10th av. n w cor 212th st, 159.10 to s s 213th st, x100, vacant. Sterling Realty Co to Coburn-Gahren Construction Co. Mort 212 1/2 st. \$40,500. April 6. April 7, 1905. 8-2204. other consid and 100
- 10th av. No 414, e s, 89.6 n 33d st, 20x100, 5-ty brk tenement and store. Lina Well to Jules S Bache and Henry Wollmton. Mort
- \$11,000. April 8. April 11, 1905. 3-731-5. A \$10,000—\$13,000. other consid and 100
- 11th av. Nos 574 to 578, e s, 100.5 s 44th st, 75x100, three 5-ty brk tenements and stores. I Jacob Goldstein to Julia Kann. Mort \$89,000. April 1. April 11, 1905. 4-1072-2 to 4. A \$21,000—\$48,000. other consid and 100
- 11th av. No 563, w. s, 75.5 s 43d st, 25x100, 4-ty brk tenement and store. Sophie Leiser et al to Forward Realty and Construction Co. Mort \$9,000. April 7. April 11, 1905. 4-1090-33. A \$7,500—\$11,000. other consid and 100
- 11th av. No 565, w. s, 50.5 s 43d st, 25x100, 4-ty brk tenement and store. Samuel Monfried to Forward Realty and Construction Co. Mort \$11,000. Mar 31. April 11, 1905. 4-1090-34. A \$7,500—\$11,000. nom
- 11th av. No 565, w. s, 50.5 s 43d st, 25x100, 4-ty brk tenement and store. Samuel Monfried to Samuel Monfried. Mar 31. Apr 7, 1905. 4-1090-34. A \$7,500—\$11,000. other consid and 100
- 12th av. w. s, 199.10 land under water, & J Henry North River bulkhead line, e s, 202.4 Coleman to Edw H Landon. 137th st, s s, 178.4 1/2 part. Mort on whole \$45,000. April 12, 1905. 7-2101. nom
- 138th st, s s, 146.4. other consid and 100
- Same property. Daniel C Devlin et al to Peter W Felix of Weehawken. N. J. April 1. April 12, 1905. 7-2101. nom
- Same property. Peter W Felix to J Henry Coleman, of Florham Park, N. J. Mort \$15,000. April 12, 1905. 7-2101. nom
- Flot begins 99.8 s 162d st, and 172.7 e St Nicholas av, runs s 30.8 x e 50 x n 20.8 x w 50 to beginning, vacant. Katie T Norton to August Miller. All title. Mar 4. April 10, 1905. 8-2109. nom

## MISCELLANEOUS.

Certified copy adjudication of bankruptcy and order of reference in matter of Henry and Joseph Hirschmann INDIV and firm Hirschmann Bros. Oct 27, 1904. April 7, 1905.

Certified copy order Supreme Court changing name of the Fleischmann Realty & Construction Co to Fleischmann Construction Co. Feb 18, 1905. April 7, 1905.

Certified copy will of Anna P Hubbard late of Casiovia, N. Y. June 4, 1878. 3-719. April 13, 1905.

Exemplified copy last will of Wm F Cushman with codicils. Aug 7, 1896. April 15, 1905.

General release. The Home for the Aged of the Little Sisters of the Poor to Thos A Belton and Thomas Taaffe EXRS & TRUSTEES, Mary L Belton. April 1. April 11, 1905.

Order approving TRUSTEES bond in above matter. Dec 6, 1904. April 7, 1905.

## BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the Annexed District (Act of 1895).

Barretto st, laie w s, 116.1 n Home st, runs w 67 x n w 59.1 to s Fox st. e s intervalve av, x n e 25 x e s 6.11 x e 59 to Fox intervalve av, x s e 25 to beginning, vacant. Joseph Roberts to Abraham Mendelssohn, 1/2 part. Mort 1/2 of \$2,750. Jan 20. April 11, 1905. 11-2974. other consid and 100

\*Earholdt st, lots 109 to 111 map of lots in 24th Ward near Williamsbridge Station, 75x100.

Magenta st, lots 130 and 130A same map, 50x100.

Ludovic A Damvinville to James M Hutton, of Wortendyke, N. J. Mort \$1,000. May 22, 1903. April 7, 1905.

Beck st, No 39, w. s, 200 n 156th st, 25x100, 2-ty brk dwelling. Theresa Wolf to Edw Rotzick. Mort \$8,500. April 12. April 13, 1905. 10-2770. other consid and 100

Beck st, n s, 107.5 e Av St, John, 825x25, except part for sts, vacant. Adolph Hollander to The Maze Realty Co. of N. Y. Mort \$32,200. April 6. April 13, 1905. 10-2685. other consid and 100

Foote st, n e s, 11.10 n Freeman st, 125x84.8x126x68.5, vacant. Charles W. Harris and Harris Scamman, to Chesbro Whitman Co. Mort \$3,632.50. April 6. April 7, 1905. 11-3012. other consid and 100

Burnett pl, s s, 329.9 e Barry st, strip, 3x100. Annie wife Patrick Farley to Thomas Reilly. April 7. April 12, 1905. 10-2757. nom

10 Chisholm st, Nos 1296 and 1298 e s, 69.11 n Stebbins av, runs e 30.1 Stebbins av. x s e 22.2 to Stebbins av, x s w 72.9 to st, x n 63.11, to beginning, two 2-ty frame dwellings, store on corner. Edie Hoffin to Maud A Christie. Mort \$5,250. April 12. April 13, 1905. 11-2972. other consid and 100

Chisholm st, w. s, bet Freeman st and Jennings st, and being lots 10 and 11 map Wm Birrell block 438 on tax map 23d Ward, 40x119.7x 40x113.7. Chas G F Glenz to Christine E Burkcl. Q. C. April 11, 1905. 11-2971. nom

Same property. Marie and Fred G E Glenz to same. April 10. April 11, 1905. 11-2971. other consid and 100

College st, s s, bet Bathgate av and Hughes av, and being lots 197 and 182 map Union Hill, Powell estate, 50x183 to n s Pelham av, x50x183. Mary B Hopper to Julia Dennerlein. Q. C. April 10. April 12, 1905. 12-2273. nom

Same property. Julia Dennerlein to Nathan Lampert. Q. C. 10-100 and all liens. Mar 28. April 7, 1905. 12-3273. nom

\*Coster st, w. s, 99.9 n Kingsbridge road, 75x102.6. Hudson P Rose to Clara H Schworer. April 11. April 13, 1905. 11-2965. nom

\*Coster et, e s, and being lots 231 and 232 map 250 lots Thompson-Rose estate, Alexander Thompson to Emilie Kunz. April 10. April 12, 1905. nom

\*Davis et, lot 1 map 170 lots Siema estate. Hudson P Rose to John B and Clara E Carnegie tenants by entirety. April 5. April 7, 1905. nom

Daws n st, No 1070, s s, 306.5 w Leggett av, 16.8x131.5x16.8x132.2, 2-ty frame dwelling. John Robinson to Robt J Vane. Mort \$2,500. April 11, 1905. 10-2684. other consid and 100

Daws n st, No 1066, s s, 340 w Leggett av, 25x340, 2-ty frame 3-ty frame tenement. Henry Lohse to Peter Spies. April 10. April 11, 1905. 10-2686. other consid and 100

Fairmount pl, No 1048, s s, 347.9 w Marmion av, 25x67.7x20x69.1. Plot abv above and 108.8 n 176th st, runs n 31.7 x n w 15.1 x s 32.1 x e 12.7 to beginning. 2-ty frame dwelling. Eliza M Embree to Eliza H Smith. Mort \$4,500. April 12. April 13, 1905. 11-2954. nom

Fairmount pl, No 1046, s s, 372.9 w Marmion av, 25x66x25x67.7, 2-ty frame dwelling. William H Payne to Elizabeth M Embree. Release mort. April 7. April 13, 1905. 11-2954. nom

\*Filmore st, w. s, 125 s Morris Park av, 25x100. Joseph Stern to Moses Blumenfeld. Mort \$3,865. April 5. April 10, 1905. other consid and 100

Fox st late Simpson st, e s, 201.10 n Westchester av, 21x60, vacant. Isidore Robinson to Regina Weidinger and Sarah Adler.

Mort \$42,000. April 1. April 8, 1905. 10-2727. other consid and 100  
 Fox st, late Simpson st, e s, 201.10 n Westchester av, 210x—, vacant. Regina Weidinger and ano to Unesco Realty Co. Mort \$42,000. April 13, 1905. 10-2727. other consid and 100  
 \*Green lane, s s, abt 825 e Castle Hill av, 210x105.6. Hudson P. Rose to John D Kieffer. April 5. April 7, 1905. 10-2727. nom  
 Hall pl, w s, 299.11 from s s 167th st, runs w 117.9 x s 52.9 x e 113.3 x n 50, vacant. Joseph Roberts to Abraham and Jacob Mendelschn. Mort \$4,000. Jan 21. April 11, 1905. 10-2891. nom  
 \*Hobart st, e s, 343 n Kingsbridge road, 25x102.6. Hudson P. Rose to Margreth M Waters. April 12, 1905. 10-2891. nom  
 \*Hobart st, e s, 318.9 n Kingsbridge road, 25x102.6. Hudson P. Rose to Albert A Brunner and Lena M his wife, tenants by entirety. Apr 13, 1905. 10-2891. nom  
 \*H. bart st, e s, 243.9 n Kingsbridge road, 50x102.6. Hudson P. Rose to Karl Schworer. April 11. April 13, 1905. 10-2891. nom  
 Hoffman st, No 2441, w s, 56.2 n 188th st, 10.8x97.5. 2-sty frame dwelling. Fanny Tonelli to Margherita Tonelli. All liens. Apr 13, 1905. 10-2891. nom  
 \*Jefferson st, w s, 250 s Columbus av, —x100x—x101.9. Robt B Hall to William Forbes. April 11, 1905. 10-2891. nom  
 \*Jefferson st, e s, 175 s Columbus av, 76x—x100. Robt B Hall to Daniel J Dillon. April 8. April 10, 1905. 10-2891. nom  
 Jefferson st, No 927, n s, 189.4 e Clinton av, runs n 80.4 x 92.4 to n s, Jefferson st, at point 116.6 w Crotona av, x w 48.1 to beginning, 6-ro. 2-sty frame dwelling. Bertha Berger to Saml Bock. Mort \$8,900. April 11, April 19, 1905. 10-2891. nom  
 \*John st, s s, 170 w Grant av, 50x109.2x50.6x178.9. Mort \$10,000. April 11, 1905. 10-2891. nom  
 Country Club av, w s, 150 n John st, 25x100. Westchester. Release mort. C W H Arnold to Nettie J Jones. Mar 31. April 11, 1905. 10-2891. nom  
 \*John st, s s, 175 w Grant av, 50x109.2x50x178.2. 100  
 Country Club av, w s, 150 n John st, 25x100. Westchester. Release mort. Caroline S Ely EXTRX and TRUSTEE Jacob L Ely to Nettie J Jones. Mar 31. April 12, 1905. 10-2891. nom  
 Kelly st, e s, s at s Intervale av, runs s 45.3 x e 95 x n 18.8 x n w 80.3 to av, s s w 57.5 to beginning, vacant. Joseph Roberts to Jacob Mendelschn. 1/2 part. Mort \$1,080. Jan 20. April 13, 1905. 10-2706. other consid and 100  
 \*Lafayette st, w s, —x— to e s Washington st, lot 453 map Unionport, 1/2 acre. Edward Maher et al to Robert J Rooney. C G A. April 6, 1905. 10-2706. nom  
 \*Same property, Robt J Rooney to Margt M Murphy. Mort \$1,800. April 7. April 10, 1905. 10-2706. other consid and 100  
 Lane, w s, 665 n e road from Kingsbridge to Williamsbridge, 25x 33.1x25x92. Patrick Doolan to John De Mattia and Joseph Zilli. Mar 29. April 13, 1905. 10-2706. nom  
 \*Lincoln st, e s, 250 s Columbus av, —x100—x—. Robt B Hall to George Diehl. Mort \$2,800. April 12. April 13, 1905. 10-2706. nom  
 Lincoln st, e s, 275 s Columbus av, —x100—x—. Robt B Hall to Lafayette Huebert. April 3. April 11, 1905. 10-2706. nom  
 \*Lincoln st, e s, 250 s Columbus av, 25x100. Edw J Cahill to Wm A Loehmann. Mort \$2,300. April 10. April 11, 1905. 10-2706. nom  
 \*Lincoln st, w s, 100 n Columbus av, 25x100. Hortense Beach to Lafayette Huebert. Mort \$300. April 8. April 10, 1905. 10-2706. nom  
 \*Lincoln st, e s, 375 n West Farms road, 25x100. Westchester. Joseph J Gleason to John T Coffey. April 4. April 10, 1905. nom  
 Lorillard st, No 47, e s, 22.8 s 188th st, 25x98. 2-sty brk dwelling. George P Wetmore to Myer Cohen. April 6. April 12, 1905. 10-2706. nom  
 \*Main st, e s, 150 n Ditmars st, 50x100. City Island. John W Miller to Chester O Burton. April 5. April 10, 1905. 10-2706. nom  
 \*Main st, e s, 119 s Fordham av, 25x100 to 20 ft road, City Island. Alexander Gowdy to Ernest Roeder. April 8. April 10, 1905. 10-2706. nom  
 \*Roselle st, w s, 145.4 n Silver st, 25x147.1x27.1x153.6x96. Arrow estate. George P Paisley and ano to Lavilla M Murphy. Mort \$2,600. April 1. April 10, 1905. 10-2706. nom  
 \*Stuyvesant pl, late Washington av, e s, 72.6 s 210th st, late Ort av, 126.6x88x123.11x86. 2-sty frame building and vacant. Mary Dougherty HEIR, &c, Mary Dougherty, dec'd, to George Lyden. April 10. April 12, 1905. 10-2357. nom  
 Vyse st, No 1887, w s, 72.3 n Boston road, 58.8x145.3x49x147.2. 2-sty frame dwelling. Rachel Shaw to Frank A Barst and Ralph P Glass. April 6. April 13, 1905. 11-2992. other consid and 100  
 \*Washington st, w s, 200 s Morris Park av, 25x100. Mabel Meade to Moore Realty Co. Mort \$500. Mar 8. April 10, 1905. 10-2706. nom  
 West st, s w s, he Crotona Parkway and Honeywell av, and bldgs lot 16 map Wardville, 50x132x50x136. Stephen Ward to Anna M Simonson. Dec 13, 1851. April 7, 1905. 11-3119. 189  
 Wilkins pl, e s, 75 s Jennings st, 25x92x25.2x94, vacant. James P Kenny to Mary Koenig. April 8. April 12, 1905. 11-2976. nom  
 \*2d st, s s, bounded w by lot 3 map Unionport, s by 1st st, e by line from 1st to 2d s s, at an equal distance from and parallel to east and west line of lot 2. Reuben B Burton to Gus C Odell, White Plains, N.Y. April 10. April 13, 1905. nom  
 \*2d st w s, acre lot 12 map W 98th Unionport, 98x195. N Y & Wakefield Co-operative B & L Assoc to Alma Donnelly. April 11. April 12, 1905. nom  
 \*2d st, n s, 149 w Av C, 50x103, Unionport. Julius Lopau to Carl Forter. April 6. April 7, 1905. nom  
 \*3d st, e s, 405 e 4th av, 100x100 to n s 2d st, Wakefield. Harriet H Diller to Chas S Diller. Mort \$2,000. Jan 19, 1901. April 13, 1905. nom  
 \*4th st, e s, 89 n 11th av, 25x105, Williamsbridge. Ruth Barker to Ruth Barker. son. April 7, 1904. April 10, 1905. nom  
 \*5th st, s s, 165 w Av A, 60x108, Unionport. Mary M Ashfield to John C Fisher. Mort \$1,000. April 10, 1905. nom  
 \*7th st, s s, 154.2 e Av C, 25.10x108, Unionport. John R Heidemark EXR WM Redding to Wm A Kelly. Feb 27. April 11, 1905. nom  
 \*7th st, s s, 102.6 e Av C, 25.10x108, Unionport. John R Heidemark EXR and TRUSTEE WM Redding to William Masterson. April 11, 1905. Feb 27, 1905. nom  
 \*11th st, s w cor Av E, 205x108, Unionport. Joseph Liebertz et al to Robt J Rooney, All title under tax lease, &c. B & S. April 3, April 8, 1905. 50  
 \*11th st, e cor Pugsley's Creek, —x— to n s 10th st, being lots 10th st | 241, 574, 575 and 576 map Unionport. Joseph Liebertz and ano to Robt J Rooney. April 3. April 8, 1905. other consid and 100

\*11th st, n s, 350 w Av B, 50x108, Unionport. James S Holmes to Maria Scoppa. Mar 23. April 10, 1905. other consid and 100  
 \*12th st, n s, 155 w 4th st, west 1/4, 50x114, Wakefield. Rosaline Roth to Estella Strahl. Mort \$1,000. April 13, 1905. nom  
 12th st, n s, 200 e Av D, 100x108, Unionport. Robt J Rooney to Emma Wehrtr. April 8. April 11, 1905. other consid and 100  
 \*13th st, n s, 139 e Av B, 100x216 to s s 14th st, Unionport. Chas 11th st | Schnabl to Isidore B Brooks. Mort \$2,500. Mar 31. Apr 11, 1905. nom  
 \*13th st, n s, 200 e Av B, 100x216 to s s 14th st, Unionport. Geo 14th st | Herold to Chas Schnabl. Mort \$1,000. Mar 31. Apr 11, 1905. nom  
 \*13th st, s s, 155 e 4th av, 50x228 to n s 12th st, Wakefield. Michael Brennan to Nathan Barber. Mar 31. April 11, 1905. nom  
 \*13th st, s s, 200 e Av D, 100x216 to n s 12th st, Unionport. George 12th st | Diehl to Robt J Rooney. April 7. April 8, 1905. other consid and 100  
 \*13th st, s s, 200 w Av A, 100x216 to n s 12th st, Unionport. John 12th st | T Shaw to Emma Cukhmann. April 3. April 13, 1905. nom  
 \*13th st, s s, 105 w Av C, 50x103, Unionport. Morris Haber and Samuel Dworkowitz to Milton Realty Co. Mort \$600. April 10, April 12, 1905. nom  
 13th st, No 722, s s, 617.7 e Willis av, 17x100. 3-sty brk dwelling. James H Turbush to Rose F Turbush. 1/2 part. Mort \$2,000. Apr 3. April 4, 1905. 9-2278. (Corrects error in last issue as to part other consid and 100  
 135th st, No 878, s s, 424.10 e St Anns av, 25x2100. 4-sty brk tenement. Severin Magda and Rosalie wife of Edward Magda to Conrad Ellesser. Mort \$12,000. April 1. April 3, 1905. 10-2547. (Corrects error in last issue as to grantors name.)  
 135th st, n s, 187.4 e Southern Boulevard, 0.7x75. Rockland Realty Co to Louis Lemieux B & S. All liens. Mar 30. April 10, 1905. 10-2564.  
 135th st, n s, 175 w Willow av, 75x100, vacant. Martin Tully to Herman and Bernard Trepiow. Mort \$2,550. April 7. April 10, 1905. 10-2564. other consid and 100  
 135th st, No 625, n s, 181.5 w Willis av, 25x100. 5-sty brk tenement. John E Simons et al to Henry J Grupe. Mort \$19,000. April 6. April 8, 1905. 9-2298. nom  
 137th st, No 907, n s, abt 250 w Cypress av, also 600 w Home av, 100x100. 2-sty frame dwelling and vacant. Herman Cohen et al to David Goodstein. April 6. April 13, 1905. 10-2564. other consid and 100  
 137th st, No 907, abt 250 w Cypress av, also 600 w Home av, 100x100. 2-sty frame dwelling and vacant. Amalia Friedmann to Louis Lese and ano. Release mort. Mar 29. April 13, 1905. 10-2550.  
 137th st, n s, 315.8 e Southern Boulevard, 50x100, vacant. Frank Hart to Danl Cameron. Mort \$3,000. April 7, 1905. 10-2564. other consid and 100  
 138th st, n s, 200 e St Anns av, 100x100, vacant. James H McHerry to Harry Goodstein and Annie Berger. Mort \$18,000. Nov 15, 1904. April 11, 1905. 10-2551. other consid and 100  
 138th st, n s, 125 e St Anns av, 175x100.  
 138th st, n s, 300 e St Anns av, 100x100, vacant. Harry Goodstein et al to North Western Realty Co. Mort \$61,750. April 4. April 11, 1905. 10-2551 and 2552. other consid and 100  
 139th st, No 762 s s, 950 e Willis av, 25x100. 5-sty stone front tenement. The Hermann Stursberg Realty Co to Augusta C Hoebner. Mort \$15,000. April 1. April 8, 1905. 9-2283. nom  
 139th st, s s, 850 e Willis av, 25x100, vacant. Elizabeth Field, widow to The Hermann Stursberg Realty Co. April 6. April 8, 1905. 9-2283. other consid and 100  
 140th st, No 626, s s, 406.6 e Alexander av, 25x100. 3-sty frame dwelling. John J Danon to William Theobald and Mina Gillane. Mt \$7,850. April 10. April 11, 1905. 9-2302. nom  
 144th st, No 518, s s, 100 w College av, runs w s 100 x n 25 x 500 x 100 to st, x e 25 to beginning, 4-sty brk tenement. Frederick A Brusius to Frederick A Brusius and Anna his wife. Mort \$12,000. Mar 9. April 10, 1905. 9-2244. nom  
 145th st, No 734, s s, 190 w Brook av, 25x99.11x87. 4-sty frame building and 2-sty brk building on rear. Maria Tully EXR of Martin Tully to Jennie Reichman. April 1. April 3, 1905. 9-2280. (Corrects error in last issue.) other consid and 100  
 146th st, on s s, 99 e Barry st, late Leggett av, 100x100, 1-sty frame Burnett pl | building and vacant. John Bogart to Emma Frankel. Mort \$1,500. April 10. April 11, 1905. 10-2737. other consid and 100  
 146th st, No 624, s s, 72 e 3d av, 25x100. 3-sty brk and frame tenement and store. Emily L Duerr to Barnett Guterman. Mort \$7,900. April 1. April 13, 1905. 9-2307. nom  
 146.h st, No 626, s s, 97 e 3d av, runs s 100 x — 25 x n 26 x e 0.9 x n 74 to st, x w 25.9 to beginning, 3-sty brk dwelling. Annie Brady to Barnett Guterman. Q C April 12. April 13, 1905. 9-2307. nom  
 149th st, No 624, s s, abt 97 e 3d av, runs w 79 x e 25 x n 26 x e 0.9 x n 74 to st, x w 25.9 to beginning, omitted in last issue. Annie Brady to Barnett Guterman. April 12. April 13, 1905. 9-2307. nom  
 149th st, No 624, s s, 72 e 3d av, 25x100. 3-sty brk and frame tenement and store. Emily L Duerr to Barnett Guterman. Q C. Apr 1. April 13, 1905. 9-2307. nom  
 148th st, s s, 175 e College av, 25x100, vacant. Elizabeth Regette et al to Fredk W Siems. Mort \$2,500. April 6. April 7, 1905. 9-2329. 100  
 152d st, No 951, n s, 25 w Wales av, 25x88.11x28.11x101.5. 4-sty brk tenement. Frank Schirmer to Augusta Reimann. Mort \$11,500. Mar 21, 1904. April 13, 1905. 10-2644.  
 154th st, No 640, s s, 400 e Cortlandt av, 25x100. 5-sty brk tenement and store. Bernard Weinstein et al to Mark Blumenthal and Louis Lese. Mort \$18,500. Mar 31. April 7, 1905. 9-2400. nom  
 155th st, No 576, s s, 150 w Courtlandt av, 25x99.3x27x99.4. 4-sty brk tenement. Frank Migdalsky to Michael Hecht. Mort \$15,400. April 11, 1905. 9-2414. other consid and 100  
 155th st, No 562, s s, 250 w Courtlandt av, 50x100. 2-sty frame dwelling. Irving S Lydecker et al HEIRS Peter D W Lydecker to Chas H Zumbuhl. Feb 28. April 11, 1905. 9-2414. nom  
 156th st, No 1009, n s, 25 e Union av, 25x99.5x25.7x33.11. 4-sty brk tenement. John H Escher to Charles Eiseler. Mort \$10,000. Apr 12. April 13, 1905. 10-2676. other consid and 100  
 156th st, No 1121, n s, 50 e Kelly st, 25x100. 4-sty frame dwelling. John F Gilbooly to Max Stirn. Mort \$6,000. April 7, 1905. 10-2708. other consid and 100  
 159th st, Nos 937 and 939, n s, 80 e Forrest av, 45x100. 5-sty trk tenement. Nicholas to Alfred Blumenthal. Mort \$32,000. April 6. April 7, 1905. 10-2658. nom





Clay av | w s, 175 n 166th st, 361.11 to s s 167th st, x221.1 to Teller av | e s Teller av, x255.5x200.10, 166th st, 167th st, n s, 100.5 w Clay av, 100.5 to e s Teller av, x100. Findlay av | e cor 166th st, 425 to s s 167th st, x200 to Teller av, x425 to 166th st, x200, vacant. Broadway Reliance Realty Co to Tenure Realty Co. Mortis \$64,-800. April 7. April 10, 1905. 9-2429 and 2434. Clay av, old line n e cor 175th st, old line, 50x100.15x10x10, excepts part for av and st, vacant. Christian P Roos to Russell Realty and Impt Co. Mar 12. April 12, 1905. 11-2891. Clinton av No 1313, w s, 131.11 n 169th st, 28.10x138.2x28.10x 138.3, 2-sty frame dwelling. Theodore Sanger to Charles B Gumb. Mort \$5,000. April 3, April 8, 1905. 11-2933. Clinton av No 1313, w s, 131.11 n 169th st, 28.10x138.2x28.10x 138.3, 2-sty frame dwelling. Release mort, German Savings Bank to Theo Sanger. April 5, April 8, 1905. 11-2933. Clinton av n w s, 99.7 w s Tremont av, 25x100, vacant. Theresa Ramsteck to Frank Ramsteck & S. April 11. April 12, 11-2930. C. Ilege av, bet 165th and 166th sts, —, Agreement that strip of land lying in bed of av was not intended to be conveyed by deed recorded April 1, 1904. Louis Hershman to Abraham Orently and Morris Bernstein. April 4, April 11, 1905. 9-2437. C. Ilege av, bet 165th and 166th sts, —, Agreement that strip of land lying in bed of av was not intended to be conveyed by deed recorded April 1, 1904. Louis Hershman to Abraham Orently and Morris Bernstein. April 4, April 11, 1905. 9-2437. Columbus av, s w cor Madison st, 30x100. Louis C Raegener to \*Max J. Alier. April 8. April 10, 1905. 2,125. Country Club av, n w cor John st, 50x100. Westchester. Release mort, Carlene S Ely EXTRA and TRUSTEE Jacob L Ely and Nettie J Jones. Mar 21. April 12, 1905. 11-2900. Courtlandt av No 717 | s w cor 150th st, 21.4x100, 2 and 3-sty 155th st, Nos 584 to 590 | brk tenements and stores. Magdalena Frees to Frances Mendelson. April 11. April 13, 1905. 9-2414. Courtlandt av, e s, 50 s 150th st, 48x92, 2-sty frame dwelling and vacant. Saml Grodglasky to Jacob Hirsch and Abraham Lipke. Mort \$30,000. April 5. April 7, 1905. 9-2405. Creston av No 2747, w s, 411.4 n 196th st, 16.6x100.4, 2-sty frame dwelling. Arthur Knox to Henry Lohden. Mort \$2,750. April 11, 1905. 12-2318. Creston av No 2749, w s, 427.11 n 196th st, 16.10x100.4, 2-sty frame dwelling. Arthur Knox to John Wilkens. Mort \$2,750. April 11, 1905. 12-2318. Creston av, w s, 265 s Fordham road late Highbridge road, 25x 129, vacant. Alicia Turner to N Y City Baptist Mission Society. April 12, 1905. 11-3173. Crotona av, w s, 290 s 189th st, 25x80, 2-sty frame dwelling. John McCosley to Ellen L Beusse. Mar 27, 1904. April 12, 1905. 11-3165. Crotona av, w s, 290 s 189th st, 25x80, 2-sty frame dwelling. Arnie E Walsh to Ellen L Beusse. B & S. Mar 25. April 12, 1905. 11-3165. Crotona av, w s, 290 s 189th st, 25x80, 2-sty frame dwelling. Rose wife of and John McCosley to Ellen L Beusse. Oct 22, 1904. April 12, 1905. 11-3165. Eastern Boulevard, at Ferris road or, runs w along Eastern Boulevard, bet 572.4 s s 201.1 s w 113.93 to h w Teller av, x108.11. Westchester creek, s a bet 283 to land Sisters of St Joseph, w 600.5 x n 132.1 x n e 637 to Ferris av, or road, x— to beginning, Westchester. Sheriffs sale under execution. Mitchell L Erlanger, sheriff, to Sarah Craig. Mort \$12,000. April 13, 1905. 15,000. Findlay av | e cor 165th st, 94.7x100.3 to w s Teller av, x108.11. Teller av | x185.2, vacant. Broadway Reliance Realty Co to Samuel Wallach. Mort \$13,500. April 7. April 8, 1905. 9-2132. Findlay av | n e cor 166th st, 425 to s s 167th st, x200 to Teller av, Teller av | x425 to 166th st, x200. 166th st, 167th st Findlay av, e cor 165th st, 94.7x100.3 to w s Teller av, x108.11 to 165th st, x185.2. Teller av | e cor 165th st, 113.3x250.11 to w s Clay av, x127.1x Clay av | 222.5, vacant. Augusta M de Peyster to Broadway Reliance Realty Co. Mar 10. April 8, 1905. 9-2424, 2432 and 2434. Franklin av No 1411, w s, 77.5 s 170th st, 16.7x95, 3-sty frame tenement. Augustus Gareiss Jr to Johann C Hofmann. Mort \$4,000. April 11. April 12, 1905. 11-2932. Fulton av, s w cor 170th st, 26.5x—x17.5x100, vacant. Partition. Thos F Donnelly (Ref) and Wm H Zeltner GUARDIAN Margt C Zeltner et al to Louis A Scheuch. All title. Jan 9. April 8, 1905. 11-2925. Fulton av No 2019, w s, 54.11 s 174th st, 18x85.6x18x86.2, 2-sty brk dwelling. Rosie Hoffman to Newman Dumb. Mort \$6,000. Aug 25, 1903. April 11, 1905. 11-2930. Fulton av, w s, 90.11 s 174th st, 18x84.2, 2-sty brk dwelling. Rosie Hoffman to William J Diamond. Mort \$5,300. Aug 25, 1903. April 11, 1905. 11-2930. Fulton av, w s, 32.8 s Vendover av, 50x110.2x50.1x103.11, vacant. Rosa Altieri to Jerry Altieri Co. Mort \$6,200. April 5. April 7, 1905. 11-2928. Gleason av, e s, 50 w Theriot av, 25x100. Isaac L Michael to Julia Hershfield. Mar 27. April 7, 1905. other consid and 100 Grand av, e s, 75 n Buchanan pl, 50x100, vacant. Guy G and Winifred B Hepper by Colonial Trust Co GUARDIAN to Margaret H Ghamen. All title. B & S. April 10, 1905. 11-3196. Grand av, e s, 75 n Buchanan pl, 50x100, vacant. Margaret H Ghamen to Edw N Rooser. April 8. April 10, 1905. 11-3196. Grand av No 2316, e s, 125 n North st, 19.1x103.3x44.11x100, 2-sty brk dwelling. The Lochinvar Realty Co to Robert Perry. Mort \$4,000. April 12, 1905. 11-3198. Grand av, e s, 75 n Buchanan pl, 50x100, vacant. Fred D Hope to widow to Margaret H Ghamen. Q C. Mar 24. April 12, 1905. 11-3196. Grand Boulevard and Concourse, w s, 250 n 192d st, 25x110.7x25x 110.3, vacant. Release mort, Noah Loder Jr to John P Dunn. April 11. April 12, 1905. 11-3198. Grand Boulevard and Concourse, w s, 250 n 192d st, 100x111.5x100.1x110.3, vacant. John P Dunn to Michael J Dowd. April 12, 1905. 11-3168.

Grand Boulevard and Concourse, e s, 47.6 n 183d st, 100x34, vacant. John J Brady et al to Wm A Cameron. April 3. April 10, 1905. 11-3159. Hull av, w s, 225 s 209th st, late Ozark st, 50x100, vacant. Lilly Pinckney to Tommaso Giordano. April 11, 1905. 12-3347. Inwood av, w s, 100 w s from an angle in w s from n 230 to Cromwells or Doughitys Brook, x s — to lot 355 x s e 190 to av, x n e 100 to beginning, being lot 356 map Inwood, vacant. John M Magellan to Edw C Biele. B & S and C & G. Mar 23. April 8, 1905. 11-2877 and 2875. Jackson av, No 851, w s, 25 n 160th st, 23.10x75, 3-sty frame dwelling. Leopold Hutter to Max Arens and Simon Hutter. Correction deed. Mort \$3,500. April 3. April 8, 1905. 10-2637. Jerome av | s e cor 176th st, 146x200 to w s Townsend av, x Townsend av | 194.6x205.10, vacant. Seth S Terry to Mrs B C Cohn. C & G. Mort \$—, April 7. April 8, 1905. 11-2850. Jerome av, n w cor 184th st, 426.9x—x427x100, 1-sty frame store and vacant. Anne E Levy et al EXRS, &c, Isaac Levy or Levey to Alex S Fisher. April 7. April 8, 1905. 11-3198 and 100,312.50. Jerome av, n w cor 184th st, 426.9x—x427 to 184th st, x100, vacant. Alex S Fisher to Fleischmann Realty Co. Mort \$75,000. April 7. April 8, 1905. 11-3198 and 3199. Jackson av, No 697, w s, 253.8 s 156th st, 18.2x78.8x18.2x73.10, 3-sty frame tenement. Maggie O'Brien to Frederick Schmerling. Mort \$5,000. April 12. April 13, 1905. 10-2635. Jerome av, n w cor 184th st, 426.9x—x427 to 184th st, x100, vacant. Louis R Berg to Hratio N Powers. April 1. April 13, 1905. 11-2850. Jerome av, w s, 50 s Evelyn pl, 50x100, vacant. Edward N and John E Rooser to Frederick Van Axtel. Mort \$6,000. April 12, 1905. Jerome av, w s, 50 s Evelyn pl, 50x100, vacant. Edward N and John E Rooser et al to Edw N and John E Rooser. April 8. April 12, 1905. 11-3197. Kingsbridge road, s s, 33.4 e Aqueduct av late McCombs Dam r.d., 33.4x110.3x2.4x105.4, 2-sty frame dwelling. Raymond Moore to Northwestern Construction Co. Mort \$9,000. April 7. April 10, 1905. 11-3215. Kingsbridge road, s w s, at n w s Sedgwick av, 30.6x100x71.10. Kingsbridge road, s w s, 30.6 n w Sedgwick av, 25x100, vacant. Wood-Just Realty Co to Ruth B Upham. Mort \$8,200. April 12, 1905. 11-3237. Kingsbridge road | w s, 98 s from e s Heath av, 40x89.9 to e s Heath av | Heath av, 45.5x68.2, vacant. Sumner Deane to Earl Donnew Donovan. Mort \$1,000. April 7. April 13, 1905. 11-3240. Lafayette av, s s, 100 e Bryant st, 100x92.9x100x91.5, vacant. Fdw A Rollins to Sarah Hyams. All liens. April 3. April 8, 1905. 10-2764. Lafayette av, s e cor Bryant st, 100x96.5x100.1x101.1, vacant. Fdw A Rollins to Carlotta Felgenaker, of Erie. Pa. April 3. April 8, 1905. 10-2764. Madison av, s e cor Robin av, 50x100, Tremont Terrace. Bankers Realty and Security Co to Julius Krause, Jr. April 10, 1905. other consid and 100 Marmjon av | e s, 396 n Tremont av late Locust av, 66x92.6 Southern Boulevard, to Southern Boulevard, late Locust av, vacant. Michael Drew to Thomas Sullivan and James Drew. Q C. Mar 21. April 10, 1905. 11-3117. Marmjon av | e s, 396 n Tremont av, 66x92.6 to Southern Boulevard, Boulevard, x25.5x122.5, except part for av, vacant. Thome Sullivan et al to Lillian E Heider. April 10, 1905. 11-3117. Morris av, s e s, 50 n e 152d st, late Elton st, 25x100.3, except part for av, vacant. Ellen Cox to Allegro & Spallone Construction Co. April 10. April 10, 1905. 9-2110. Morris av, late Kirkside av, e s, 769.9 n 190th st, late Scott av, 25x100.4, vacant. Robert Gilson to Rowland W Thomas. Mar 28. April 12, 1905. 12-3318. Morris av, No 2245, w s, 318.11 s 183d st, 50x102.8x50x103.4, 2-sty frame dwelling. James M Reid to James J Kelleher. Mort \$2,500. April 5. April 7, 1905. 11-3182. Morris Park av, s s, 75 e Garfield st, 25x100. James O'Brien to Henry Engelmann, Jr. April 12. April 13, 1905. other consid and 100 Mott av, e s, 173.4 n from a tangent point at n end of a curve whose radius is 50 ft there being a length of 63.7 along curve from n s 183th st, runs n 90.2 x e 129 to land N Y & Harlem R R. x s 70.9 x again s 19.3 x w 122.11 to beginning, vacant. Cornelia S Robinson to Wm W Cameron. April 10. April 13, 1905. 9-2341. Nathalie av, n w cor Nindham pl, 50x98.5x49.2x102.4, vacant. C D Dorset to Bertha Bernauer. B & S. April 10, 1905. 12-3256. Norwood av, late Decatur av, s s, 63.4 w 205th st, 50x112.6, vacant. Ida E Townsend to Chas Baumann. Mort \$2,200. April 13, 1905. 12-3253. N wood av, late Decatur av, n w cor Woodlawn road, late Scott av, runs n 125 x w 25 x 117.4 to n Woodlawn road, late Scott av, x 26.1 to beginning, vacant. Bainbridge av, s s, 100 s Niles st, 50x100. Niles st, s s, 100 w Bainbridge av, 50x125.10 to n s Mosholu Parkway, x50x135.1, vacant. Henry M Haar et al EXRS Susanna Kress to Elizabeth Hannon. All title. Mort \$1,507.50. April 5. April 11, 1905. 12-3335 and 3349. Norwood av, late Decatur av, n w cor Woodlawn road, late Scott av, 125x25x117.4x26.1. Bainbridge av, w s, 50 s Niles st, 50x100. Niles st, s s, 100 w Bainbridge av, 50x125.10 to n s Mosholu Parkway, x50x135.1, vacant. Emma Haar et al to Elizabeth Hannon. Mort \$1,507.50. April 5. April 11, 1905. 12-3335 and 3349. Old B eton road, w s, 400.10 s Elizabeth st, 50.1x86.4x50x90.5, with all title to land bet above and White Plains rd, Olivine. Mary Dougherty and ano to Chas L Ullman. 1-3 part dower, &c, by whole. Mar 31. April 13, 1905. Same property. Mary and Anna Shanahan by Mary Dougherty to same. All title. Mar 31. April 13, 1905. 1,143.90. Ferk av, No 4523, w s, 91.5 s 183d st, 24x80.5x24x80.6, 3-sty brk tenement. Francis Trainor to Ella J Baker. 3 part. All title. Mort \$8,500. Oct 7, 1904. April 7, 1905. 11-3030. other consid and 100



\*6th av, s e cor 216th (2d) st, 100x100, Laconia Park. Irving Realty Co to Theresa Malkiel. Mort \$1,750. April 7, 1905.  
 \*15th av, n s, 305 w 4th st, 33.4x114, Wakefield. Susan H Cordial to Edw J Chapman. Mort \$1,700. April 10, 1905. nom  
 \*15th av, n s, 305 e White Plains road, 100x114, Wakefield. Anna A Owen et al LEGATEES, EXRS, &c, Daniel Owen to Friederick C S Heimstadt. Q. C. April 6, 1905. nom  
 \*15th av, n s, 305 e White Plains road, 100x114, Wakefield. Friederick C S Heimstadt to Annie Kritzer. April 4, April 11, 1905.  
 \*16th av, s w cor Prospect Terrace, 105x114, Wakefield. nom  
 cella V Egan to Blanche M Egan. Q. C. April 26, 1899. April 12, 1905. 100  
 Lot 113 map Belmont Village. Catherine O'Reilly to Annie E Walsh. Q. C. April 12, 1905. 11-3105.  
 \*Lot 110 subdivision plot A map. 47 lots Hudson Park. Hudson Park Co to Joseph Belmont. All title. April 1, 1905. nom  
 \*Lot 19 map 170 lots Siema estate. Hudson P Rose to Giovanni and Anna Nardi, tenants by entirety. April 5. April 12, 1905.  
 \*Lot 89 map Arden property. Release mort. Robt J Howe to Joseph F Mortensen. Mar 25. April 11, 1905. 500  
 \*Lot 4 revised map Seneca Park. Release mort. Paul Halpin to North N Y City Realty Co. Nov 6, 1932. April 10, 1905. 25  
 \*Lot 41 revised map Seneca Park. Release mort. Geo A Meyer TRUSTEE John J Palmer to North N Y City Realty Co. Nov 6, 1932. April 10, 1905. 60  
 Lots 80 and 31 map 54 lots at Tremont. Edw N Roesser to Herbert J Cochrane, Brooklyn. C. A. G. Mort \$5,000. April 10, 1905. 11-2854. nom  
 Lot 76 map Susan A Valentine, 24th Ward. William H Valentine to Richard C Valentine. 1/2 part. April 12. April 13, 1905. 12-3257.  
 Lot 75 map Susan A Valentine, 24th Ward. Richard C Valentine to William H Valentine. 1/2 part. April 12. April 13, 1905. 12-3257.  
 \*Lots 4, 19 to 41, 53 to 69, 86, 87, 101, 126, 136, 159, 160, 165 to 178, 188 to 204, 207, 208, 215 to 219, 227 to 230, 233 to 246, plots A and B map 250 lots Thompson-Rose Estate. Alexander Thompson to Hudson P Rose. April 10, 1905. nom  
 \*Lot 20 map No 1 partition of Conrad Buhre estate, Bronx. Nettie Jones to Frank Wreana. April 13, 1905. 475  
 \*Lot 113, subdivision plot A map 107 lots, Hudson Park. Hudson P Rose to Lucie Zinco. April 7. April 11, 1905. nom  
 \*Lots 69 and 70, map No 1 partition of Conrad Buhre estate, Bronx. Nettie J Jones to William and Rosina Breunissen, of Brooklyn, tenants by entirety. Mar 21. April 11, 1905. 475  
 \*Lot 20 lot or road, e s, 130 s East Fordham av, 30x103, Sx30x103.11, being lot 13 map Levina E Bell, City Island. Alexander Gowdy to Ernest Roeder. April 8. April 11, 1905. other consid and 100  
 \*Lot 47 map land Chas Berrian at Fordham, excepting part taken opening Grand Boulevard. Patrick J Sloan to Wallace C Richardson. April 7, 1905. 11-3160. other consid and 100  
 \*Lots 124, 153, 158, 187, 219, 220, 225, 226, 245, 246, 251, 252, 253, 260, 274, 275, 287, 287, 451 and 452 on map No 1106 Arden property. Escheator. Emma L Sherman to Wm L Shearer. April 3. April 7, 1905. other consid and 100  
 \*Lots 79 to 84, and 156 to 160 map of lots in 24th Ward near Williamsbridge Station, 11 lots. Ferdinand R Minrath to Joseph Schneider. Mort \$5,500. Mar 2. April 7, 1905. other consid and 106  
 \*Lot 228 map Section 4 St Raymond Park, 25x100. Hudson P Rose to Salvatore Galasso. Jan 20. April 7, 1905. nom

LEASES

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

April 7, 8, 10, 11, 12, 13.

BOROUGH OF MANHATTAN.

Allen st, No 196. Assign lease. Aaron Morgenstern to Albert C Hartman. April 30. April 11, 1905. 2-417. 600  
 All n st, No 81. Surrender lease. Frank Sacht to the Leasing Co and Harry Schmidt. All title. Feb 27, 1905. 2-413. nom  
 Attorney st, No 157, north store. Morris Bader to David Leaf; 4-12 years, from April 1, 1905. April 11, 1905. 2-250. 456  
 Baxter st, 7.1 at cor of said streets, x118.4 in depth on s s and Worth st 3.31 25 ft wide in rear. Surrender lease. Minnie Wein-Fark st, 33.11, stein INDIVID and HER Maurice Levy to Wainwright Hardie, Q. C. April 7, 1905. 1-190. nom  
 Same property. Surrender lease. Edw M Leavy INDIVID and ADMR Maurice Levy and et al heirs of said Maurice Levy to same. Q. C. Mar 9. Mar 7, 1905. 1-160. nom  
 nom Bleeker st, Nos 185 and 187, all. John Brown to Domenico Corazza; 5 years, from Feb 1, 1905. April 11, 1905. 2-540. 10,800  
 Cherry st, No 80, all. Patrick Farrell to John F Farrell; 3-12 years, from April 1, 1905. April 13, 1905. 1-252. 2,400  
 Cherry st, No 80, all. John F Farrell to Margt A Farrell and James Sullivan; 3 years, from April 1, 1905. April 13, 1905. 252. nom  
 Clinton st, No 185, store, &c, and rooms in rear. Hyman Lewis to Aaron Cohen; 4 years, from May 1, 1905. April 13, 1905. 1-313. 528  
 Columbia st, No 76, all. Hugh McCernan to Max Feinberg; 5 yrs, from May 1, 1904. April 13, 1905. 2-334. 780  
 Columbia st, No 79. Cancellation lease. Louis Kadofsky to Israel L and John Frager. April 12, 1905. 2-334. nom  
 Columbia st, No 88, store, &c. Morris Weber to Solomon Wallach; 2 years, from May 1, 1905. April 13, 1905. 2-334. 600  
 Cornelia st, No 28, all. Gerolamo Cella to Vincent A Pepe; 5 years, from May 1, 1905. April 13, 1905. 2-589. 1,000  
 Elizabeth st, No 93, north store, &c. Stanislaw Cieliecki and Vito Gliardi; 4 1/2 years, from Jan 1, 1905. April 10, 1905. 1-238. omitted  
 Elizabeth st, No 168, all. Moses Einhorn to Filomina Bella; 5 years, from April 1. April 8, 1905. 2-478. 2,640  
 Forsyth st, No 97, all. Emma F Hicks et al to Moritz Tolk; 5 years, from May 1, 1905. April 11, 1905. 2-418. 1,850

Grand st, No 402. nom  
 Pitt st, Nos 1 and 2. nom  
 Subordination of lease to mort. Isidor Rieger and Jennie Salzberg with John A Brown, Jr, Philadelphia. Mar —, 1905. April 11, 1905. 2-341. nom  
 Same property. Subordination of lease to mort. Max Sprung and Jennie Salzberg with John A Brown, Jr, of Philadelphia. Mar —, 1905. April 11, 1905. 2-341. nom  
 Grand Circle, Nos 8 and 9, all. Wm H and Frank T Earle EXRS Wm P Earle to United Cigar Stores Co; 10 years, from May 1, 1903. April 13, 1905. 4-1049. 750  
 \*Lot 91, all. Rebecca M Child to the Leasing Co and EXRS Solomon Childs to Moritz Satren; 7 years, from May 1, 1907. April 8, 1905. 1-230. 2,900  
 Greenwich st, n e cor Clarkson st, runs e 116.8 x n 75 x n 110 to st, x s 75.5. Assign lease. Brown, J. Brown, J. and J. Brown, J. to P Nesmith and Marie M wife of Chas Barrett; 3-12 part all title. Feb 7. April 12, 1905. 2-601. nom  
 Hester st, No 21, whole yard and extension of building. nom  
 Hester st, No 23, rear house. nom  
 Joseph Cohen to David Warshawsky, from Mar 1, 1905, to Oct 5, 1905. 5 years renewal of No 21 Hester st, as above at \$2,100. April 12, 1905. 1-312. 3,000  
 Hester st, No 96, store, &c. Sarah Knight to Chaon Bernstein; 5 years, from May 1, 1905. April 7, 1905. 1-300. 1,800. 1,480  
 Houston st, No 28, East, top floor. Joseph A. Brown to the Leasing Co and Louisa F. 5 years, from May 1, 1905. April 7, 1905. 2-350. 480  
 Houston st, No 63 East, all. Bernard Hartman to Adolph S Popper and Jos B Schwarz; from April 1, 1905, to May 1, 1908. April 12, 1905. 2-598. 4,350  
 Law st, No 5, all, store, &c. Forward Realty and Construction Co to Patrick Parker; 5 years, from May 1, 1906. April 11, 1905. 7-1906. 1,000  
 Ludlow st, No 15, 1st floor. Max Konigsberg to Chevrá Bnei Jacob David Anshl Wiselger; 2 years, from May 1, 1905, to May 1, 1907. April 12, 1905. 2-298. 324  
 Macdougall st, No 97, all. Gerolamo Cella to Vincent C Pepe; 5 years, from May 1, 1907. April 13, 1905. 2-542. 1,000  
 Madison st, Nos 330-336, cor store. Ludwig Zodikow to Dora Brubaker; 5 years, from May 1, 1906. April 12, 1905. 2-296. 1,200  
 \*Lots 4 and 5, map No 198, Antonio Caruso to Maria Sileno; 3 years, from Mar 1, 1905. April 7, 1905. 1-237. 480  
 Nassau st, Nos 64 and 66, e s, 52.6 of John st, 52.10x —, all. Richd Mortimer as EXRS Richd Mortimer to Walter B Lachicotte; 5 yrs, from May 1, 1905. April 11, 1905. 1-47. 2,000  
 Nassau st, No 138, store, &c. Cor Beckman st, part cigar store. Max Brill to Mendel Hirschfeld; 1 year, from May 1, 1905. April 11, 1905. 1-101. 2,000  
 Orchard st, No 166, north store. Carry or Carrie Aronson to Charles Rosen; 2 years, from May 1, 1905. April 7, 1905. 2-411. 660  
 Pitt st, No 127, all. Adam Wiener to Moses Sperber; 3 years, from Mar 1, 1905. April 12, 1905. 2-345. 4,650  
 Rivington st, n w cor Pitt st, —. Subordination of lease to mort for \$70,000. Isaac Mishkin and Frank Hlin and Trust Co. April 11. April 12, 1905. 2-344. nom  
 nom Rivington st, No 307, store. Chas Lebenstone to Henry Eisenstein; 3 Lewis st, No 68 — years, from May 1, 1905. April 11, 1905. 2-328. 306  
 Spring st, No 258, store, &c. Philip L Schell EXR Paul Schell to David M Manoney; 3 years, from May 1, 1905. April 10, 1905. 2-579. 1,320  
 Stanton st, Nos 329 to 335. Surrender lease. Victor Hirschman and Max Levenberg to Max Wolper. Mar 31. April 7, 1905. 2-332. 1,500  
 Same property. Assign lease. Max Rosenbaum to Max Levenberg. All title. April 26, 1904. April 7, 1905. nom  
 Stanton st, No 141, front basement. Morris Kostink to Angelo Sgan- ba; 2 years, from May 1, 1905. April 12, 1905. 2-354. 240  
 Unl n st, No 12, front part of basement, &c. Wm Mylius to Lena David; 3 years, from May 1, 1905. April 12, 1905. 3-870. 1,080  
 Union sq, No 12, all. John W Murray and ano EXRS Andrew J Dam to William Mylius. Sept 7, 1904, extension lease to April 30, 1908. April 12, 1905. 3-870. 5,400  
 Warren st, No 75, rear lot. David L. Deane, Lincoln & Ulmer; 5 years, from May 1, 1905. April 13, 1905. 1-132. 1,200  
 Whitehall st, No 20, n w cor Pearl st, 1st floor, &c. Saranac Realty Co to Michl Shannon; 9-2-3 years, from Sept 1, 1903. April 10, 1905. 1-39. 400  
 \*Wester st, Nos 142 and 144, all. Edwin Haight to Isaac N Burdick, Essex Co, N J; 10 years, from May 1, 1905. April 10, 1905. 2-514. 5,600  
 3d st, Nos 305 and 207 East. Assign lease. Benjamin Perlberd to Joseph Perlberd. Jan 13. April 10, 1905. 2-579. 510  
 3d st, No 185 E, s, 2. 25x96.3. Elizabeth P. Winthrop to Henry S. Barre and Elizabeth Barth; 5-3-12 years, from Feb 1, 1905. April 7, 1905. 2-299. taxes, &c, and 800  
 4th st, Nos 162 and 164, west store. Abraham Greenberg to Derzo Herz; 4-1-12 years, from April 1, 1905. April 7, 1905. 2-400. 360  
 5th st, Nos 510 and 515. 150 e Av A, 25x36.2. Wm V Astor to Louisa Rehe; 20 years, from May 1, 1899. 2-400. taxes, &c, and 750  
 Same property. Assign lease. Anna Kutzelman and Charles Rehe to Franz Hummel. April 11. April 12, 1905. 400  
 7th st, No 623, all. Stutz Realty Co to Rosa Rothstein; 10 years, from Mar 1, 1904. April 8, 1905. 2-388. 2,650  
 6th st, No 514, s s, 224.8 e Av A, 21.11x97. Assign lease. Erwin P M Perlin to Andrew Muller. April 1. April 8, 1905. 2-441. nom  
 9th st, Nos 723 and 727, rear store, &c. Samuel Kadz to Samuel Kadz and Isaac Simon; 3 years, from April 1, 1905. April 11, 1905. 2-379. 5,600  
 11th st, No 518 East. Surrender lease. Moses Schaffel and ano to Samuel Lorber et al. Mar 8. April 7, 1905. 2-290  
 11th st, No 510 East. Surrender lease. Moses Schaffel and ano to Saml Lorber et al. Mar 8. April 7, 1905. 2-404. 200  
 17th st, s s, 184.9 e 7th av, 24.3x92. Wm W Astor to Rutherford Realty Co; 20 years, from May 1, 1905, with renewal. April 13, 1905. 3-792. taxes, &c, and 650  
 17th st, No 145, rear store, &c. 253.3 e 7th av, 24.3x92. Wm W Astor to Joseph Demmer; 20 years, from May 1, 1905, privilege renewal for 21 years. April 10, 1905. 3-792. taxes, &c, and 650  
 17th st, No 8 East, all. Josephine H Coggeshall to Adolph Weiss; 5 years, from May 1, 1905. April 12, 1905. 3-810. 3,750  
 17th st, Nos 127-123 West, 2d loft. Aeme Building Co to Louis Wolf; 5 years, from Feb 1, 1905. April 12, 1905. 3-793. 3,000





Bruck, Saml L & Elias Sempf to Jonas Weil and ano. Sheriff st. No 7, w s, 125 n Grand st, 25x100. April 12, 1905, instalts, 6% 2,336.
Bruck, Saml L and Elias Sempf to American Mortgage Co. Sheriff st, No 9, w s, 150 n Grand st, 25x100. April 12, 1905, 3 years, 5% 2,336.
Same to Jonas Weil and ano. Same property. April 12, 1905, 19 years, 6% 2,336.
Bruck, Saml L and Elias Sempf to American Mortgage Co. Sheriff st, No 7, w s, 125 n Grand st, 25x100. April 12, 1905, 3 years, 5% 2,336.
Brandes, Marie to Equitable Hotel Co. Lexington av, Nos 57 and 59, s e cor, 25x100. No 134, 39.6x72. 1/4 part. Mar 30, 1 year, 6% 1,000.
Berstein, Abraham to Frank Hillman and ano. 11th st. Nos 632 and 634, s s, 233 w Av C, 50x94.9. P M. April 1, 1 year, 6% 4,750.
Bachrach, Wm and Jacob to Bernat Springer, 104th st, Nos 129 and 128, s s, 125 w Lexington av, 40x100.11; 104th st, No 130, s s, 105 w Lexington av, 20x100.11. P M. April 1, 1 year, 6% 2,000.
Briganti, Michl to Empire Mortgage Co. Elm st, No 208, w s, 100 3d Spring st, 28.8x100x27. P M. Prior mort \$26,000.
Mar 29, due, &c, as per bond. April 7, 1905. 2,482. 4,000
Same to TITLE GUARANTEE & TRUST Co. Same property. P M. April 7, 1905. 2,482. 26,000
Same to Mary A Taylor. Park av, Nos 565 to 569, e s, 75.5 n 63d st, 65.5x100.1x60x100. P M. Mar 14, 1 year, 6% 100,000.
Eingham (Wm H) Plumbing & Contracting Co to Atlantic Realty Co. St Nicholas av n w cor 182d st, 79.9x100. April 6, demand. 6% 50,000.
Same to same. Same property. Certificate of consent of stockholders to above mortgage. April 6, April 7, 1905. 8,2165.
Same to same. Same property. P M. Prior mort \$40,000. April 6, due, &c, as per bond. April 7, 1905. 8,2165. 17,500
Same to same. Same property. Certificate of consent of stockholders to above mort. April 7, 1905. 8,2165.
Block, Louis to Isidore Rogatz. 111th st, Nos 229 to 235, n s, 375 e 8th av, 100x100.11. April 3, 2 years, 6%. April 8, 1905. 7,1827. 20,000
Bauer, Robt to TITLE INS CO of N Y. 167th st, No 460, s w s, 119.3 s e Amsterdam av, 19.11x120.4x16.9x131.11. P M. April 7, 3 years, 5%. April 8, 1905. 8,2111. 4,400
Bachrach, Irving to Clementine M Silverman and ano. Audubon av, s e cor 153rd st, 30x35. P M. Mar 31, 1 year, 6%. April 8, 1905. 8,2125. 4,000
Broadway Reliance Realty Co to Edgar S Appleby trustee. 62d st, Nos 34 and 36, s s, 341.5 w Central Park West, 41.8x100.5. April 7, 1905, 3 years, 5%. 4,1117. 40,000
Same to same. Same property. Consent of stockholders to above mort. April 7, 1905. 4,1117.
Same to same. Same property. Certificate of consent of stockholders to above mort. April 7, 1905. 4,1117.
Burgess, James S to Wilhelmina E Hoffman. 98th st, No 142, s s, 375 w Columbus av, 25x100.11. April 8, 1905, 3 years, 5%. 7,1852. 20,000
Blom, Isidor to Lizzie M Fellows. 152d st, s s, 150 w Broadway, 75x190.10 to n s 151st st. P M. Prior mort \$16,000. April 1, 1905, due Jan 1, 1907. 6%. 7,2098. 19,000
Prodek, Chas A to Patrick Keenan as Chamberlain of City N Y. 93 av, No 182d st, w cor 101st st, 20.1x100. April 10, 1905, due, &c, as per bond. 6,1429. 15,000
Baum, Frances M to Max Kobre and ano. 119th st (7), Nos 229 to 228, mort reads 110th st, s s, 290 s 3d av, 160x100.11. P M. Apr 11, 1 year, 6%. April 13, 1905. 6,1783. 3,000
Berman, Jacob to Harry Levin, Harsharine st, Nos 79 and 79 1/2, on map No 79, e s, abt 50 s Hamilton st, 25x80. P M. April 12, due Sept 9, 1907. 6%. April 13, 1905. 1,233. 3,000
Borlomeo, Geo D to Elizabeth Orltman. Greenwich st, No 516, w s, abt 100 s Charlton st, 25x80. P M. April 4, due June 7, 1909, 5%. April 13, 1905. 2,396. 2,000
Cleveland, Edith R to NORTH RIVER SAVINGS BANK. 64th st, No 131, n s, 169 w Lexington av, 20x100.5. April 5, due, &c, as per bond. April 7, 1905. 5,1399. 12,000
Corey, Edward B to EQUITABLE LIFE ASSURANCE SOCIETY of the U S. No 135, n s, 405 w 6th av, 20x100.5. P M. April 7, 1905, 3 years, 4% 25,000.
Corey, Edw B to LAWYERS TITLE INS AND TRUST CO. 24th st, Nos 157 and 159, n s, 63.7 w 3d av, runs w 56.5 x n 49.4 x e 56.5 x s 49.4 to beginning. April 7, 1905, due, &c, as per bond. 3,884. 18,000
Cerde, August W to TITLE GUARANTEE AND TRUST CO. 18th st, No 634, s s, 676.5 w Broadway, 18.8x100; all title to interior lot, betws 675 w Boulevard and 100 s 18th st, runs w 0.6 x n 40 x e 0.6 x n 40 to beginning. April 7, 1905, due, &c, as per bond. 8,2134. 5,500
Coffin, Wm S to THE BANK FOR SAVINGS in the City of N Y. 5th av, due, &c, as per bond. April 7, 1905. 2,491. 20,000
Collary, Henry to Bernheimer & Schwartz Pilseuer Brewing Co. 89th st, No 290, cor Rutgers slip. Saloon lease. April 6, demand. 6%. April 7, 1905. 1,000. 1,000
Cades Realty Co to Max S Boehm et al. 96th st, s w cor Madison av, 109.11x145. Prior mort \$350,000. April 7, due Jan 1, 1906. 6%. April 10, 1905. 5,1507. 191,000
Same to same. Same property. Prior mort \$350,000. April 7, due Jan 1, 1906. 6%. April 10, 1905. 5,1507. 102,500
Cusick, Mary T to Mary Ryan. 51st st, s s, 323 w 8th av, 9th av, 24.6x100.5. P M. Prior mort \$6,000. April 7, 5 years, 4%. April 8, 1905. 4,1660. 8,000
C. Trol, Thomas M to Chas C Worthington. 16th av, s e cor 205th st, 99.11x100. P M. April 1, 2 years, 5%. April 8, 1905. 8,2201. 18,000
Cooney, John W to EMIGRANT INDUSTRIAL SAVINGS BANK. 55 st, No 149, n s, 171.5 e Lexington av, 17.10x100.5. April 8, 1905, 1 year, 4%. 5,1598. 5,000
Central Realty Co to Margt H Parsons and ano. Amsterdam av, Nos 400 to 408, n w cor 79th av, No 201, 102.2x100. April 7, 1905, due Oct 7, 1905. 6%. 4,1227. 7,500
Same to same. Same property. Certificate of consent of stockholders to above mort. April 7. April 8, 1905. 4,1227.
Central Building Improvement & Investment Co to LAWYERS TITLE INSURANCE CO. Church st, Nos 274 and 276, w s, 4th st, s White st, runs w 100.3 x e 49.7 x e 34.8 x e 0.8 x e 65.8 to st, s 50.9 to beginning. P M. April 6, due, &c, as per bond. April 7, 1905. 1,178. 100,000
Cohen, Elias A to Geo F Martens. 105th st, No 241, n s, 185 w 2d av, 16.3x100.9. P M. April 1, 1 year, 5%. April 10, 1905. 6,1655. 6,400



Gagan, James S to John O Baker. 135th st, n s, 505 w Broadway, 125 to Riverside Drive Extension, x102.6x102.2x99.11. P M. April 11, 1905, 2 years, 5%. 7,200.20

Gagan, James D to John O Baker. 135th st, n s, 325 w Broadway, 1 lots, each 45x99.11. 4 P M mortg, each \$18,000. 72,000

1905, 2 years, 5%. 7,200.20

Goodman, Aaron to American Mortgage Co. 110th st, Nos 101 to 109, n e cor Park av, 77.6x100.11. P M. April 11, 1905, 1 year, 5%. 40,000

Same to Moritz L Ernst and ano. Same property. P M. Prior mort \$40,000. April 11, 1905, 1 year, 6%. 6,1638.

Greenwood, London to TITLE GUARANTEE AND TRUST CO. 43d st, No 202, s s, 60 w 7th av, 20x305.5, all; 43d st, No 200, s w cor 7th av, 18.9x90.2x5. 1/2 part. April 11, 1905, due, &c, as per bond. 4,1014.

Gilbert, Wm J, Brooklyn, N. Y. to James Wright. Vermilyea av, s w cor Isham st, 100x90. P M. Prior mort \$5,000. April 11, 1 year, 5%. April 12, 1905. 8,2927.

Gordon, Louis and Max Dushnoff to Henry Arnstein. 153d st, s s, 425 w Amsterdam av, 37.6x99.11. P M. Prior mort \$29,500. April 11, 1 year, 6%. April 12, 1905. 7,2084.

Greenwood Cemetery to Pauline Reiss. 75th st, Nos 111 and 113, East. Certificate of payment of 1.00 each on account of two mortg. April 10, 1905. 5,1410.

Ginsburg, Samuel S and Benny Book to Samuel Wacht. 144th st, n s, 200 w Amsterdam av, 100x99.11. P M. April 3, 1 year, 6%. April 11, 1905. 7,2076.

Hertel, John E to Fredk E Hertel. 10th av, No 639, w s, 25 1/2 x 14 1/2 ft. P M. Prior mort \$16,000. April 6, 10 years, 5%. April 7, 1905. 4,1074.

Halprin, Abraham, Mendel Diamondson and Jacob Levin to Joseph Klein. Pitt st, No 102, e s, 100 s Stanton st, 25x100. P M. Prior mort \$ —. Mar 28, e s, June —, 1908, 6%. April 7, 1905. 2,339.

Hoefler, Geo M and Geo Sauer to Central Brewing Co of N. Y. Lenox av, No 120, n e cor 116th st. Saloon lease. April 5, demand, 6%. April 7, 1905. 6,1000.

Hettingh, Fredk H to Sophie Schellinger. Amsterdam av, No 306, w s, 77 x 121 x 110x25x100. P M. Prior mort \$10,000. Mar 31, 3 years, 5%. April 8, 1905. 4,1169.

Head, James J to Fremont Realty Co. Broadway, n w cor 144th st, runs w 150 x 99.11 x s e 77.9 x n 20.9 x e 75 to Broadway x s e 99.11 to beginning. P M. April 7, 1 year, 6%. April 8, 1905. 7,2091.

Helfer, Isaac to Theo A Grammuck. St Nicholas av, e s, 508.9 x 145th st, 50x100. P M. April 7, 1905, 2 years, 5%. 7,2051.

Haas, Anna E to Bank For Savings in the City of N. Y. Nos 522 and 520, e s, 79.4 x 137th st, 2 lots, each 27x75. 2 mortg, each \$16,000. April 5, 5 years, 4 1/2%. April 7, 1905. 7,1921.

Hart, Phebe H to Anne E Levey et alr Isaac Levy. Lexington av, No 347, e s, 55.7 x 40th st, 18.6x87. April 6, due Nov 1, 1907, 4 1/2%. April 7, 1905. 2,2000

Hencken, William F to James McIntosh. 106th st, s s, 135 e Amsterdam av, ——. Extension mort. April 3, April 7, 1905. 7,1860. nom

Herowitz, Saml to Sol Brill. 111th st, No 307, n s, 158.4 w 8th av, 35.4x100.11. P M. Prior mort \$ —. April 1, 2 years, 6%. April 7, 1905. 7,1846.

Helfer, Isaac to American Mortgage Co. 158th st, n s, 375 w Amsterdam av, 50x99.11. P M. Mar 18, 1 year, 5%. April 8, 1905. 8,2117.

Herrlich, Caroline to MUTUAL LIFE INS CO. 10th st, No 281, n s, 208 w A C, 25x94.9. April 7, due, &c, as per bond. April 10, 1905. 2,833.

Heilbut, Martin to Geo Ehret. 8th av, No 2501. Saloon lease. April 8, demand, 6%. April 10, 1905. 7,1959.

Hillman, Frank and Joseph Golding to Fredk M Cromwell and committee of person and property of Waton T Cromwell. Rivington st, Nos 202 and 204, n s, 50 e Ridge st, 50x9x50x90.11. April 10, 1905, 5 years, 4 1/2%. 2,344.

Hillman, Frank and Joseph Golding to Wm P Allen trustee Sidney C Cromwell. Rivington st, Nos 206 and 208, n s, 100.7 e Ridge st, 40x100.9. April 10, 1905, 5 years, 5%. 2,344.

Hillman, Frank and Joseph Golding to Fredk M Cromwell and ano. Rivington st, Nos 206 and 208, n s, 100.7 e Ridge st, 40x100.9. P M. Prior mort \$40,000. April 10, 1905, 5 years, 5%. 2,344.

Hillman, Frank and Joseph Golding to Fredk M Cromwell and ano. Rivington st, Nos 198 and 200, n e cor Ridge st, Nos 104 to 108, 50x90.11x60x3.3. April 10, 1905, 5 years, 5%. 2,344.

Hall (A C & H) Realty Co to Rosa Doctor et al. Broadway, n e cor 124th st, 95.11x100. Broadway, s e cor 122d st, 95.11x100. 2 P M mortg, each \$10,000. April 10, 1905, due Oct 10, 1906, 6%. 7,1976.

Harrison, Jacob and Harris Seal to Bernard Gordon. 2d av, No 2420, n e cor 124th st, No 363, 20.11x80. P M. Prior mort \$20,750. April 10, instalts. April 13, 1905. 7,1386.

Hart, Oliver to EQUITABLE LIFE ASSUR CO of the U. S. 138th st, 227, n s, 312.6 w 7th av, 17x99.11. P M. April 12, due May 1, 1906, 4 1/2%. April 13, 1905. 7,2024.

Horwitz, Jacob H, Max J Lefkowitz and Israel Horwitz to EXCELSIOR SAVINGS BANK. Madison av, e s, 50.11 n 102d st, 50.140. April 7, 3 years, 5%. April 13, 1905. 6,1608.

Horwitz, Jacob H, Max J Lefkowitz and Israel Horwitz to LAWYERS TITLE INS & TRUST CO. Madison av, e s, 50.11 s 103d st, 50x 100. April 7, due, &c, as per bond. April 13, 1905. 6,1608.

Horwitz, Jacob H, Max J Lefkowitz and Israel Horwitz to EXCELSIOR SAVINGS BANK. Madison av, n e cor 102d st, No 51, 50.11x 100. April 7, 3 years, 5%. April 13, 1905. 6,1608.

Horwitz, Jacob H and Max J Lefkowitz and Israel Horwitz to LAWYERS TITLE INS & TRUST CO. Madison av, s e cor 103d st, No 50, 50.11x100. April 7, due, &c, as per bond. April 13, 1905. 6,1608.

Helfer, Isaac to TITLE INS CO of N. Y. 166th st, n s, 175 w Amsterdam av, 25x85. P M. April 11, 1905, 1 year, 5%. 8,2123.

Haeseler, John A to UNION TRUST CO of N. Y. Old Broadway, No 2381, e s, 26.1 n 132d st, 26.2x89.8x25x81.11. P M. April 13, 1905, due April 11, 1908, 7.1908.

Haeseler, John A to UNION TRUST CO of N. Y. Old Broadway, No 2381, n e cor 132d st, 26.1x81.11x24.1x75. P M. April 13, 1905, due April 1, 1908, 7.1986.

Huppert, Isaac to Aaron Goodman. Delancey st, No 242, n s, 50 w 4th st, 25x75. P M. Prior mort \$18,000. April 13, 1905, 3 years, 6%. 2,338.

Huppert, Isaac to Aaron Goodman. Sheriff st, No 47, w s, 75 w Delancey st, 25x75. P M. Prior mort \$18,000. April 13, 1905, 3 years, 6%. 2,338.

Hershmom, Louis to METROPOLITAN LIFE INS CO. 17th av, Nos 132 and 134, s s, 441.8 w 6th av, 33.4x92. P M. April 13, 1905, due Mar 1, 1908, 5%. 3,702.

Hershmom, Louis to Pacific Realty Co. 17th st, No 134, s s, 458.4 w 6th av, 16.8x92. 17th st, No 132, s s, 441.8 w 6th av, 16.8x92. P M. Prior mort \$24,000. April 13, 1905, 1 year, 6%. 3,702.

He'ler, Isaac to John Monks. 140th st, n s, 325 e Lenox av, 20 1/2 x 89.9. P M. Mar 27, due April 13, 1907, 5%. April 13, 1905. 6,1478.

Hawley, Chas F to BANK FOR SAVINGS in City of N. Y. 30th st, No 143, e s, 150 w 2d av, 20x98.9. April 11, 1905, 3 years, 4 1/2%. 3,911.

Hillman, Frank and Joseph Golding to Walter A Forman. Pitt st, Nos 55 and 87, w s, 50.9 n Riverington st, 50x50. April 11, 1905. 7,1936.

Hantisch, Julius to EAST RIVER SAVINGS INSTN. Av A, No 216, e s, 73.9 n 13th st, 29.6x96. April 12, 1905, 5 years, 4 1/2%. 2,407.

Hans, Catherine M to HARLEM SAVINGS BANK. 130th st, No 26, n s, 61.8 w 7th av, 16.8x99.11. April 12, 1905, 1 year, 5%. 7,1936.

Hanson, Alfred E, Brooklyn, to Sheridan Realty Co. Amsterdam av, No 1995, s e cor 159th st, 49.11x156.5 to w s St Nicholas av, 50.4x147.1. P M. Prior mort \$ —. April 12, 1905, due Mar 12, 1905, 6%. 8,2108.

Hanson, Alfred E, Brooklyn, to Henry Morgenthau. 130th st, No 513, n s, 223 w Amsterdam av, runs n e 37.8 x n w 6 x n e 133 x n w 25 x s w 133 x s e 5 x s w 51.3 to st e 28.2 to beginning; also 130th st, No 515, n s, 251.2 w Amsterdam av, runs n e 51.3 x n w 5 x n e 121 x n w 24.4 x w 121 x s e 7 x s w 64.10 to st x e 28.2 to beginning. P M. April 10, 3 years, 5%. April 12, 1905. 7,1885.

Henning, Adolph with Elias Diamond. Stanton st, No 296, n s, 50 w Lewis st, 25x80; Stanton st, No 294, n s, 75 w Lewis st, 25x 80. Extension mortgage. Mar 16, April 11, 1905. 2,330.

Helfer, Isaac to Fashion Realty Co. 139th st, n s, 100 w Amsterdam av, 4 lots, each 75x99.11; 4 P M mortg, each \$5,000; prior mort, on each \$22,000. Mar 31, 1 year, 6%. April 12, 1905. 7,1888.

Hirtz, Jacob and Abraham Lipke to David Zipkin and ano. 133d st, No 210 w 5th av, 100x99.11. P M. Prior mort \$30,000. Mar 15, 1 year, 6%. April 8, 1905. 6,1731.

Hillman, Frank & Joseph Golding to THE LAWYERS TITLE INS & TRUST CO. Rivington st, Nos 210 to 214, n w cor Pitt st, No 81, 60x50.9. April 11, 3 years, 4 1/2%. April 12, 1905. 2,344.

Hummel, Franz to Chas Urz. 5th st, No 510, s s, 150 e Av A, 25x 96.2. P M. April 11, due April 1, 1908, 6%. April 12, 1905. 2,400.

Hansen, Alfred E to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 1031, e s, 50.11 n 138th st, 50.156.5 to w s St Nicholas av, 50.10x165.9. P M. April 13, 1905, due, &c, as per bond. 8,2198.

Harris, Herman to Sheldon Levavit as trustee. Wadsworth av, e s cor 180th st, 75x100. P M. April 12, 1905, 3 years, 5%. 8,2100.

Iseberg, Jacob to John A Weekes Jr. 2d av, No 609, w s, 59.2 n 33d st, 19.7x75. P M. April 6, due April 1, 1918, 6%. April 7, 1905. 3,914.

Iseberg, Jacob to John A Weekes Jr. 2d av, No 611, w s, 78.9 n 33d st, 20x75. P M. April 6, due April 1, 1918, 6%. April 7, 1905. 3,917.

Iseberg, Jacob to John A Weekes Jr. 2d av, No 613, w s, 80.2 e 34th st, 18.6x70. P M. April 6, due April 1, 1914, 6%. April 7, 1905. 3,914.

Ives, Edith W to LAWYERS TITLE INS & TRUST CO. 79th st, No 213, n s, 183 w Amsterdam av, 17x102.2. P M. April 3, due, &c, as per bond. April 8, 1905. 4,1227.

Isaac, Abraham to Israel Ueberberg. Forsyth st, No 121, w s, 1.0 n Broome st, 25x100. P M. Prior mort \$23,000. April 10, 1905, 5 years, 6%. 2,210.

Isaac, Emanuel to Israel Ueberberg. Forsyth st, No 119, w s, 125 n Broome st, 25x100. P M. Prior mort \$21,000. April 10, 1905, 5 years, 6%. 2,419.

Iden, Albert with Max Tannenbaum. Stanton st, No 39, s w cor 40th st, Nos 188 and 191, 25x75. Extension mort. Jan 12, April 10, 1905. 7,1822.

Immen, Luter to MUTUAL LIFE INS CO of N. Y. 4th av, No 477, s e cor 32d st, Nos 100 and 102, 25x80. April 13, 1905, due, &c, as per bond. 3,887.

Johnson, Robt to Marilda Protzman. 1st av, No 1143, w s, 75.5 s 93d st, 25x80. P M. April 10, 1905, 5 years, 5%. 5,181.

Same to same. Same property. P M. April 10, 1905, instalts, 6%. 5,1477.

Jacoby, Herman and Pauline Cohen to MANHATTAN SAVINGS INSTN. 101st st, No 211, n e 100 e Broadway, 54.6x100.11. April 10, 1905, due, &c, as per bond. 7,1873.

Janpelo, Aaron M and Wm M and Louis Weiser to Thos Lezane. St Nicholas av, n e cor 178th st, runs n 50 x e 100 x n 50 x e 25 x s 100 to st, s w 125 to beginning. P M. April 10, 3 years, 5%. April 11, 1905. 8,2153.

Jacobs, Isaac with John A Aspinwall trustee John W Minturn. Madison av, No 1788. Extension mortgage, April 3, April 11, 1905. 6,1623.

Josephson, Michael to August Kratz. 12th st, No 526, s s, 270.6 w Av B, 25x103.3. April 1, 3 years, 6%. April 12, 1905. 2,405.

Kaufmann, Abraham to James Jordan. 1st av, No 842, s e cor 47th st, No 406, 25.4x80. P M. April 7, 5 years, 5%. April 12, 1905. 5,1337.

Kadin, Samuel to Stefano La Sala. 105th st, No 327, n s, 320 e 2d av, 30x100.11. P M. Prior mort \$27,000. April 10, 4 years, 6%. April 11, 1905. 6,1677.

Kadin, Samuel to Wilson M Powell. 105th st, No 327, n s, 320 e 2d av, 30x100.11. P M. April 10, 5 years, 5%. April 11, 1905. 6,1677.

















Atlantic Trust Co to Metropolitan Trust Co. 69th st, n s, 82 e West End av, 18x100.5. Filed and discharged April 10, 1905. 5,000  
 Anderson, James M trustee James Wanderson to Clairville E Benedict general guardian James A Benedict and ano. Amsterdam av, No 724. April 13, 1905. other consid and 9,000  
 American Mortgage Co to Equitable Life Assurance Society of the U. S. 8th av, s e cor 151st st, —x— to w s McCombs Dam road. April 13, 1905. 32,000  
 Same to same. 152d st, s s, 175 w Amsterdam av, —x—. April 13, 1905. 35,000  
 Same to same. Broadway, s e cor 141st st, —x—. April 13, 1905. 48,000  
 Same to Mutual Life Insurance Co of N. Y. 174th st, n s, 225 w Amsterdam av, —x—. April 13, 1905. 8,000  
 Same to same. 174th st, n s, 100 w Amsterdam av, —x—. April 13, 1905. 8,000  
 American Mortgage Co to North River Savings Bank. Delancey st, No 208. April 12, 1905. 35,000  
 Same to same. Av B, n w cor 10th st, —x—. April 12, 1905. 35,004.86  
 Arozowitz, Louis to Isaac Rosenblum. Goerck st, No 34. April 11, 1905. other consid and 100  
 Bernstein, Morris to Van Norden Trust Co. 179th st, n s, 100 e St. Nicholas av, 50x100. April 13, 1905. 3,000  
 Berkowitz, Julius and Esther Frank to Marks Kirschbaum. 2d av, No 2304. April 13, 1905. nom  
 Blake, Francis B and ano exrs and trustees Virginia B Baumann to Virginia C Taylor. 74th st, No 180 West. April 13, 1905. 16,000  
 Same to same. 54th st, s s, 156 1/2 w Lexington av, 16x8100.5. April 13, 1905. 9,500  
 Same to Penelope C de Langle. 109th st, No 322 East. April 13, 1905. 12,500  
 Ealey, Danl D to Florence B Field. Park av, n w cor 113th st, No 1011x25. April 13, 1905. 15,000  
 Blake, Francis B and ano exrs, &c, Virginia B Baumann to Penelope C de Langle. 6th st, No 646 East. April 13, 1905. 25,000  
 Same to same. 101st st, No 68 West. April 13, 1905. 16,000  
 Same to Virginia C Taylor. Hamilton Terrace, No 22. April 13, 1905. 9,000  
 Blake, Francis B and ano exrs, &c, Virginia B Baumann to Virginia C Taylor. 6th st, No 644 East. April 13, 1905. 25,000  
 Brauner, Mayer to Monroe Bank. 11th st, No 642 East. April 13, 1905. nom  
 Bernch, Emanuel and ano to Windsor Trust Co. 1st av, No 1145. April 12, 1905. 10,000  
 Baechrach, Julius to David Berg. 169th st, n s, 100 w Amsterdam av, 100x81 1/2. April 11, 1905. 8,000  
 Briner, Dora to Henry Offerman. 1st av, No 408. April 11, 1905. 10,000  
 Baker, John O to N Y Investment & Impt Co. Assigns 5 mortg. 125th st, n s, 325 w Broadway, 4 lots, each 45x99 1/2; Riverside Drive Extension, n e cor 133th st, 102.6x125. April 11, 1905. 75,000  
 Bernheimer, Simon E and Max E to Ferdinand Hecht. 8th av, s cor 141st st, 25x100. April 7, 1905. 10,000  
 Baechrach, Irving and ano to Elkan Holzman. 142d st, n s, 200 e 8th av, 100x89 1/2. April 7, 1905. 12,000  
 Bussing, John S and Mary as exrs Ann Bussing to John S Bussing. 97th st, No 121 West. April 7, 1905. 10,000  
 Same to same. 133d st, n s, 240 w 7th av, 20x99.11. April 7, 1905. 17,000  
 Same to same. 97th st, n s, 325 w 8th av, 25x100.11. April 7, 1905. 17,000  
 Same to same. 122d st, n s, 550 e 8th av, 12.6x100.11. April 7, 1905. 9,000  
 Same to same. 10th av, s e cor 45th st, 25x75. April 7, 1905. 13,000  
 Brennan, Theodore R to Title Ins Co of N. Y. 178th st, s s, 125 w Amsterdam av, 25x62x25x97.7. April 8, 1905. 4,000  
 Briganti, Michele to Italian American Trust Co. Assigns 3 mortg. 162d st, Nos 203 to 307 East. April 8, 1905. nom  
 Browne, Clara W to John T Doring. Park av, s w cor 117th st, 50x100. April 8, 1905. An interest. 5,000  
 Bond & Mortgage Guarantee Co to Bank for Savings, City N. Y. 79th st, No 44 West. April 10, 1905. 20,000  
 Bell, Wm R Jr to Samuel G Neckamuk. 29th st, Nos 207 to 211 East. An interest of \$1,530. April 10, 1905. nom  
 Barchoff, Abram to Max Danziger. 108th st, n s, 130 e Park av, 25x100.11. April 10, 1905. 2,795.90  
 Bond & Mortgage Guarantee Co to Bank for Savings. Centre st, Nos 122 to 130. April 10, 1905. 100,000  
 Same to same. 39th st, No 61 West. April 10, 1905. 40,000  
 Same to same. 38th st, Nos 133 and 135 West. April 10, 1905. 40,000  
 Brothers, Abram to Francis Huber. Madison st, No 162. April 16, 1905. 5,000  
 Barchach, Abram to Max Danziger. 11th st, No 432 East. April 16, 1905. 29,000  
 Same to same. 108th st, No 169 East. April 10, 1905. 2,795.90  
 Cohen, Schomlon L to Lewis S Cohen, Lynne, Conn. William st, Nos 184, 186 and 190, and Spruce st, No 27 and Frankfort st, No 31. April 7, 1905. nom  
 City Mortgage Co to N Y Trust Co. 7th av, n w cor 148th st, 99 1/2 x100. April 7, 1905. nom  
 Same to same. 140th st, n s, 75 e Lenox av, 50x1/2 block. April 7, 1905. nom  
 Same to same. 122d st, n s, 175 w Amsterdam av, 75x90.11. April 8, 1905. nom  
 County Holding Co to Lawyers Title Ins and Trust Co. 39th st, No 37 West. April 7, 1905. other consid and 100  
 County Holding Co to Lawyers Title Ins and Trust Co. 35th st, No 64 to 38 West. April 7, 1905. other consid and 100  
 Same to same. 37th st, No 57 West. April 7, 1905. other consid and 100  
 Cowman, Ellen to Theo M Bertline. 60th st, n s, 125 w Amsterdam av, 25x100.5. April 8, 1905. nom  
 County Holding Co to N Y Trust Co. 38th st, No 39 West. April 10, 1905. 50,000  
 County Holding Co to Lawyers Title Ins & Trust Co. 35th st, No 31 West. April 10, 1905. 53,000  
 County Holding Co to Lawyers Title Insurance & Trust Co. Lenox av, No 248. April 12, 1905. 35,000  
 Carpenter, J Herbert and ano trustees Sidney Mason to Wm A Butler, Jr. and ano trustees Cassie M J James. 60th st, No 248 East. Filed and discharged April 12, 1905. 13,000  
 Critchley Realty & Impt Co to Charles Thorley. Amsterdam av, No 1991, s e, 99.11 n 155th st, 50x156.6 to St Nicholas av 350.10 x165.9. April 12, 1905. 11,000

Churchill, Lily W (Hammersley) et al exrs Louis C Hammersley to Lily W Churchill et al trustees Louis C Hammersley. 8th av, w s, 25x28th st, 25x84. Filed and discharged April 11, 1905. nom  
 County Realty Co to Herman Kratzenstein. 116th st, Nos 243 and 245 West. April 11, 1905. nom  
 Carmody, Bartholomew F to Hamilton Bank of N Y City. 132d st, No 12 West. April 11, 1905. other consid and 100  
 Duffy, Chas H to Henry Sturz. 37th st, n s, 230 e 3d av, 25x80.6. April 10, 1905. 4,000  
 Dennison, Elizabeth W admx Wm H White to Saml B Hamburger. All title. 76th st, No 23 East. Filed and discharged April 13, 1905. 10,000  
 Eisig, Flora to Cecilia Potosky. 43d st, s s, 125 e 9th av, 25x100.4. April 7, 1905. nom  
 Earle, Ferdinand P to Wm P S Earle. 112th st, s s, 175 w Amsterdam av, 50x100.11. 5-28 parts. April 13, 1905. 6,250  
 Earle, Ferdinand P to Wm P S Earle. 112th st, s s, 175 w Amsterdam av, 50x100.11. 5-14 parts. April 13, 1905. 12,500  
 Earle, Wm P to Victor De La M Earle general guardian of Guyon L C Earle. 112th st, s s, 175 w Amsterdam av, 50x100.11. 5-7 parts. April 13, 1905. 25,000  
 Frank, Esther to Marks Kirschbaum. Clinton st, No 82. April 13, 1905. other consid and 100  
 Frank, Annie to Bernard Shlanovsky. 1st st, No 31. 1/2 part. April 11, 1905. 1,125  
 Pink, Marlin D to Hamilton Bank. 134th st, n s, 100 e 12th av, 25x 99 1/2. 13th av, n e cor 134th st, 49.1x100. April 7, 1905. nom  
 Feldman, Bella to Chas H Meyer. Madison st, No 102. April 7, 1905. other consid and 100  
 Fusco, Giovanni to Italian American Trust Co. 112th st, No 322 East. April 8, 1905. 4,500  
 Same to same. 112th st, No 320 East. April 8, 1905. 4,500  
 Same to same. 112th st, No 318 East. April 8, 1905. 4,500  
 Same to same. 112th st, No 324 East. April 8, 1905. 4,500  
 Goldstein, Rachel to Emma Wells and ano. 117th st, No 63 West. April 12, 1905. nom  
 Goodwin, Orr to Nathan Cohen. Rivington st, Nos 121 and 123. April 11, 1905. nom  
 Hameschlag, Joseph to Max Vogel. Broadway, n w cor 112th st, —x—. All title. April 13, 1905. nom  
 Haf, Isaac and ano to Henry B Wesselman. 3d av, e s, 75.9 n 104th st, 25x100. April 13, 1905. nom  
 Hendricks, Joshua to Emma B Hendricks. 6th av, No 805. April 7, 1905. 21,000  
 House, Barnett to Leo Marks. 147th st, s s, 250 w Amsterdam av, 50x109.11. April 10, 1905. nom  
 Heischner, Moritz and Rosa Rubin to Pank of M & L Jarmulowski. 75th st, No 311 East. April 10, 1905. omitted  
 Hofmann, Mary to William Gilmanly. 99th st, No 210 East. April 10, 1905. 2,000  
 Helfer, Isaac to Solomon Moses. 158th st, n s, 375 w Amsterdam av, —x—. April 10, 1905. 2,000  
 Herton, Sarah S to Caroline M Hills. 7th av, s w cor 149th st, 49.1x117.5. Filed and discharged April 13, 1905. All interest. 12,000  
 Hills, Caroline M to Wm Hogenecamp. 7th av, s w cor 149th st, 99.11x175. Filed and discharged April 13, 1905. All title. 12,000  
 Howland, Abby R and ano to Rutherford Realty Co. 64th st, s s, 350 w Central Park West, 30x100.5. April 11, 1905. 32,500  
 Hunting, Johanna to Herman Bruns. 6th st, n s, 325 e Av, 25x 90. April 11, 1905. 2,000  
 Hochheimer, Emanuel to Louise B Overstreet. 127th st, No 308 W. April 11, 1905. 1,000  
 Hochheimer, Emanuel to Louise B Overstreet. 127th st, No 307 West. April 11, 1905. 1,000  
 Hübner, Louis and ano to Wm H Schmohl. Jackson st, No 67. April 11, 1905. 1,000  
 Johnston, Robt B to Park Mortgage Co. 27th st, s w s, 100 e s 2d av, 25x98.9. April 10, 1905. 4,037.22  
 Jefferson Bank to Myer and Louis Cohen. Lenox av, e s, 25.2 n 117th st, 75.9x85.5. April 11, 1905. nom  
 Kneeland, Adele exrv and trustee, wll Charles Kneeland to Title Guarantee & Trust Co. 27th st, Nos 506 and 505 West. April 10, 1905. 15,000  
 Klein, Joseph to Leuis Stern. Pitt st, No 102. April 7, 1905. 5,000  
 Kaufman, Mary A to Gustav J Haase. 121st st, n s, 40 w Park av, 20.7x100.11. April 7, 1905. nom  
 Kraft, Florence to Harry Kraft. 50th st, No 532 West. April 7, 1905. 2,500  
 Kniekerbocker Trust Co to Panny Bloch. 162d st, n s, 155 e 3d av, 25x100.11. Filed and discharged April 13, 1905. 1,000  
 Kendall, Daniel R and ano to Mutual Life Insurance Co of N. Y. 23d st, s s, 225 e 8th av, 25x98.8. April 13, 1905. omitted  
 Karp, Osias to Mayer Brawner. 11th st, No 642 East. All title. April 13, 1905. 3,000  
 Keane, James R to Gallatin Realty Co. 105th st, Nos 346 and 348 East. April 11, 1905. 3,000  
 Knaiz, August to Krenzelska Baumann. 12th st, No 526 East. April 12, 1905. 2,000  
 Lawyers Realty Co to City Savings Bank of Brooklyn. 105th st, n s, 2d w 1st av, 25x109.9. April 13, 1905. 13,000  
 Law, T. T. INSURANCE CORPORATION Trust Co to Greenwich Savings Bank. Amsterdam av, s w cor 96th st, 25.8x89.9. April 13, 1905. 3,000  
 Same to same. 82d st, No 53 East. April 13, 1905. 25,000  
 Lawyers Title Ins Co of N Y to Abraham L Newberger. 17th st, n s, 321.8 w 6th av, 25x92. April 13, 1905. 15,000  
 Same to Charles Weinberg. 17th st, n s, 346.5 w 6th av, 65.5x100.0. April 13, 1905. 30,000  
 Lawyers Title Ins & Trust Co to Albany City Savings Inst. Amsterdam av, n s, 120.11 n 123d st, 40x100. April 12, 1905. 45,000  
 Lebowitz, Israel to Leo N Greene. 146th st, n s, 450 w Amsterdam av, 20.7x100.11. April 12, 1905. nom  
 Lawyers Title Ins & Trust Co to Louise Borges. 85th st, No 17, West. April 12, 1905. 17,500  
 Same to House of Rest for Consumptives. 56th st, s s, 81.6 e Madison av, 18.6x89.6x18.6x89. April 12, 1905. 35,000  
 Levy, Julius to Corporation Liqueurs Trust Co. 111th st, n s, 128 e 8th av, 36.100.11. April 11, 1905. 10,000  
 Lawyers Title Ins & Trust Co to Lawyers Mortgage Co. 108th st, s s, 549.7 w Amsterdam av, 25.4x100.11. April 11, 1905. 12,500  
 Same to Powers Savings Bank. 11th st, s s, 184 e 5th av, 54.8x 94.10. April 11, 1905. 50,000  
 Same to same. 73d st, n s, 117 e 4th av, 21x102.2. April 11, 1905. 32,000  
 Lister, Thos W to Emma G Bagley. 129th st, Nos 251 to 255 West. (Filed and discharged April 8, 1905.) 2,250  
 Same to same. Same property. (Filed and discharged April 8, 1905.) 1,500



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Lewery, Jos to Wm J Shaw. 74th st, s s, 235 e 3d av, 25x100.11. April 7, 1905. 4,000  
 Lawyers title Insurance and Trust Co to New York Historical Society. 101st st, s s, 239.1 w 1st av, 38.10x100.11. April 7, 1905. 30,000  
 Same to N Y Bible Society. 7th st, Nos 199 and 201. April 7, 1905. 39,000  
 Levy, Louis to Max Drey. 146th st, s, s, 112.6 w 8th av, 112.6 to e s Bradhurst av, x119.10x irreg, x94.10. April 8, 1905. other consid and 100  
 Lawyers Title Insurance & Trust Co to Greenwich Savings Bank 25th st, Nos 157 and 159 East. April 10, 1905. 18,000  
 Same to Dowers Savings Bank. 79th st, No 213 West. April 10, 1905. 12,000  
 Lowenfeld, Pinus and ano to The State Bank. 7th av, e s, 252 s 122d st, 75.9x100. April 4, 1905. 5,000  
 Same as same. Montgomery st, Nos 40 to 44, n w cor Monroe st, 75x92.3. April 4, 1905. nom  
 Maclay, Georgie to Hannah Jacobs. 97th st, s s, 67 w West End av, 25.2x33. Mar 31, 1905. 3,000  
 Mathias, William to Philipp Bohner. Eldridge st, w s, 50 n Canal st, 23x100. April 3, 1905. 8,000  
 Meidel, Leon S to Rosa Scheuer. Av A, Nos 103 and 105. April 4, 1905. 4,000  
 McKinley Realty & Construction Co to Bernard Younker. 139th st, n s, 145 w 5th av, 50x199.10 to s s 140th st, April 4, 1905. 100  
 Michler, Thos B to Knickerbocker Trust Co. 147th st, s s, 276 w St Nicholas av, 19x99.11. April 6, 1905. 15,305  
 Mutual Mortgage Co to Isabella Greacen. 47th st, Nos 129 and 131 West. April 6, 1905. 25,000  
 Marx, Max to Edward Kell. Amsterdam av, No 1802, w s, 25 n 188th st, 2x100. April 3, 1905. 8,000  
 Michler, Fredk W and ano exrs Michael Keefe to Annie Mills. 1st av, No 837. April 5, 1905. 10,000  
 Mutual Mortgage Co to Corporate Realty Assoc. 85th st, s s, 40 e Columbus av, 40x102.2; 85th st, s s, 80 e Columbus av, 20x102.2. April 7, 1905. 49,000  
 Monteith, Ella F general guardian Donald W Monteith to Ella F Monteith and ano trustees James Monteith. 76th st, No 324 W 7-27 parts. April 10, 1905. 3,500  
 Monteith, Adolf and ano to American Mortgage Co. Av C, n w cor 32d st, 2x100. April 10, 1905. nom  
 Monteith, Ella F trustee James Monteith to Ella F Monteith as general guardian. An individual interest. Edgecombe av, w s, 100 n 150th st, 125x160. April 10, 1905. 3,500  
 Mandelbaum, Harris and Fisher Levine to Lawyers Title Ins Co of N Y. 71st st, Nos 415 and 417 East. April 10, 1905. other consid and 100  
 Maloney, Robt W to John W Goff and ano. Broadway, s e cor 188th st, 49.11x irreg x94.11x289.7. April 13, 1905. 10,000  
 Mitral Realty & Construction Co to David Gordon. 100th st, n s, 100 e 2d av, 120x100.11. April 13, 1905. 2,000  
 Mannheim, Louis to The Jefferson Bank. 124th st, No 432 West. April 13, 1905. nom  
 Muller, Emily to Cuno Muller. 39th st, No 512 West. April 11, 1905. nom  
 McKinley Realty & Construction Co to Wm C Cox. Lenox av, n w cor 144th st, 100.11x100. April 11, 1905. 8,000  
 Neadle, Jacob to Morris Kuenstlinger. 41st st, Nos 305 to 309 West. April 5, 1905. other consid and 100  
 N Y Life Ins & Trust Co trustee Tarrant Putnam to Tarrant Putnam. 82d st, n s, 210 w 3d av, 40x100.8. (Tarrant and dischd) April 5, 1905. nom  
 New York Mortgage and Security Co to Bank for Savings in City of N Y. 2d av, e s, 77.2 s 77th st, 25x88.10x25x88.9. April 6, 1905. 15,000  
 Same to same. 3d av, e s, 49.6 s 41st st, 24.6x64.11. April 6, 1905. 15,000  
 Nathan, Isidor to Sigmund Ashner. 8th st, Nos 380 and 382 East. April 1, 1905. 12,500  
 Nieler, Louis and Benj to New York Mortgage & Security Co. 110th st, Nos 240 to 248 East. April 10, 1905. 40,000  
 Same to same. 2d av, Nos 2921 and 2923; 119th st, Nos 247 and 249 East. April 10, 1905. 26,000  
 O'Reilly, Margt A admrx Cornelius O'Reilly to Margt A O'Reilly. 86th st, No 245 East. April 6, 1905. 8,217.39  
 Oeters, John H to Henry Briner. Cherry st, No 452. April 4, 1905. nom  
 Pettig, Morris H to The Corn Exchange Bank. West End av, No 56. April 1, 1905. nom  
 Same to same. West End av, No 52. April 1, 1905. nom  
 Polstein, Joseph to Sender Jarmulowsky. Eldridge st, No 176. April 31, 1905. 3,250  
 Pirnie, Susanna trustee Margt B Parsons will Margt W Pirnie to Margt M and Alice M Parsons. Assigns two morts. Park st, No 65. (Filed and discharged April 5, 1905.) nom  
 Powell, Wilson M to Martha T Willet. 111th st, No 7 West. Apr 10, 1905. 28,000  
 Philliput, Allan B exr Chas W Philliput to Allen B Philliput as trustee Chas W Philliput. 119th st, n s, — w 5th av, 70x100.11. April 13, 1905. nom  
 Park Mortgage Co to Dwight S Herrick trustee John Simpson. Vt Corlear pl, s e, 236.3 e Jacobus pl, 25x70. April 12, 1905. 3,000  
 Rosenfeld, Philip to Martin Simons. Forsyth st, No 54. April 13, 1905. other consid and 100  
 Rosenfeld, Philip to Martin Simons. 112th st, Nos 57 and 59 East. April 13, 1905. other consid and 100  
 Rosentover, Morris to Jonas Weil and ano. 102d st, No 110 East. April 12, 1905. 2,030  
 Rosenthal, Louis M to John Reinhardt. 1st av, No 1785. April 11, 1905. 3,045  
 Rabinowitz, Joseph to Amalie Schaff. 12th st, No 514 East. April 11, 1905. nom  
 Rutz, Abraham, Herman Cohen and Henry Mayer to David Wenden-schlag. Old Broadway, Nos 2376 and 2378. April 10, 1905. 4,500  
 Ruck, Wilhelmina to Jonas B Kissam. West End av, n e cor 69th st, —x—. April 3, 1905. other consid and 100

Redman, Frank M to Townsend Wandell. Hester st, Nos 183 and 185. April 3, 1905. 4,000  
 Rifkin, Julius to Elias S Jackson. All title. 89th st, No 222 East. Mar 31, 1905. nom  
 Same to same. All title. 89th st, No 224 East. Mar 31, 1905. nom  
 Rymph, Geo W as exr Saml H Pearsall to Estelle Rymph. Hyde Park, Dutchess Co, N Y. Houston st, s w cor Mangin st, 20x75. Mar 31, 1905. 8,000  
 Rendsburg, Helene, Ardsley, N Y, to Dobbs Ferry Bank. Bleecker st, No 148. Secures note for \$3,000. April 5, 1905. nom  
 Rowan, James to Emma E Odell, Ardsley, N Y. 178th st, n s, 125 w Wadsworth av, 12.6x100. April 7, 1905. 5,090  
 Rely, Belle to Annie Leonardhart. 53d st, Nos 103 and 105 West, and 54th st, Nos 104 and 106 West. Leasehold. April 4, 1905. nom  
 Solomon, Wolf to Nathan Cohen. Allen st, No 18. April 13, 1905. nom  
 Stein, Conrad to Alexander Stein. Hawthorne, Fairfield Co, Conn. 57th st, s s, 275 w 10th av, 75.2x irreg. April 7, 1905. nom  
 Soltmann, Edw G to Philip Wendland et al. Madison av, w s, 83.4 s 131st st, 16.7x75. April 7, 1905. 2,700  
 Same to same. Madison av, w s, 83.4 s 131st st, 16.7x75. April 7, 1905. 1,000  
 Singer, Julia to Leena Singer. 2d av, n e s, 24.9 n 26th st, 24.8 x 70. Mar 31, 1905. 6,600  
 Siroff, Jacob and ano exrs, & Samuel J Colgate to Cora Sturford and ano trustees Samuel J Colgate. Sullivan st, e s, 325 n Bleecker st, 25x100. Mar 31, 1905. nom  
 Segal, Herman to Samuel Wacht. Rutgers st, n w cor Madison st, 25x84.10. Mar 31, 1905. other consid and 100  
 Schuch, Charles to Samuel Weil. 61st st, No 332 East. April 3, 1905. 2,000  
 Shieber, Louis H to Jacob D Morrison. 81st st, No 320 East. Apr 3, 1905. 2,300  
 Sternglanz, Nathan to The State Bank. 97th st, No 150 West. April 10, 1905. nom  
 Suydam, Mabel to Wm C Strange. 103d st, No 254 West. April 10, 1905. 1,000  
 Schreiner, John to Elsie Boyd. 83d st, n s, 80 w East End. Apr 12. 18x102.2. April 6, 1905. 5,000  
 Steiner, Simon and ano to Charles Friedenberg. 9th st, Nos 729 and 73. East. April 10, 1905. nom  
 Schlesinger, Abraham and ano to Louis Lese. 102d st, n s, 140 e Madison av, 40x100.11. April 13, 1905. 11,000  
 Sheridan Realty Co to Frances Stevens. Amsterdam av, s e cor 159th st, 49.11x156.5 to St Nicholas av, x50.9x147.1. April 13, 1905. 10,000  
 Stern, Louis to Jacob Emsheimer. 116th st, n s, 210 e 3th av, 100x—. April 13, 1905. 10,000  
 Stempel, Mary T guardian Kate E Young et al to Mary T Stempel guardian David C McCan. 68th st, s s, 174.6 w Madison av, 23.6x 109.5. April 13, 1905. nom  
 Stempel, Mary T general guardian Fannie Mc Tobin et al to Mary T Stempel general guardian Chas P McCan. 21st st, Nos 21 and 23 West. April 13, 1905. nom  
 Schaller, Max L and ano to Isaac Sonn. 9th st, n s, 58 e Av C. 25.2x100. April 15, 1905. 8,500  
 Schlesinger, Abraham and ano to Louis Lese. 102d st, n s, 140 e Madison av, 40x100.11. April 12, 1905. 11,000  
 Sweetman, Jacob and David and Henry L Reich to Commonwealth Mortgage Co. 136th st, n s, 235 w 5th av, 100.4x blk. April 12, 1905. nom  
 Simpson, Thomas to Antoinette A McCollum. Park av, No 198. April 12, 1905. 3,600  
 Sullivan, Juliet R to Rose Weber. 65th st, s s, 250 w Amsterdam av, 50x100.5. April 11, 1905. 252.50  
 Swan, Eliza R et al to Frances F Hitchcock. Av C, No 20. April 11, 1905. 10,000  
 Silverman, Joseph and ano to Abel King and ano. 53d st, Nos 250 and 252 East. April 11, 1905. other consid and 100  
 Tobias, Julius D to Louis F Adelson. 133d st, s s, 380 w Amsterdam av, 17.6x99.11. April 13, 1905. nom  
 Title Ins Co of N Y to N Y Mortgage and Security Co. 76th st, No 106 East. April 13, 1905. 25,000  
 Title Ins Co of N Y to Bowers Savings Bank. Columbus av, n e cor 69th st, 100.5x100. April 12, 1905. 150,000  
 Title Guarantee and Trust Co to National Savings Bank of Albany. Tit st, No 94 East. April 12, 1905. 7,500  
 Same to Bond and Mortgage Guarantee Co. 45th st, No 139 East. April 12, 1905. 10,000  
 Trust Co of America to Scholle Bros. Amsterdam av, n w cor 100th st, 25.11x99.7x25.11x100.2. April 11, 1905. 35,000  
 Title Guarantee and Trust Co to John E Domschke, Jr. Beekman pl, No 27. April 11, 1905. 9,000  
 Title Guarantee and Trust Co to Junius B Remensnyder. Audubon av, w s, 49.11 s 189th st, —x—. April 11, 1905. 3,500  
 Title Guarantee and Trust Co to The Society of The N Y Hospital. Tit st, No 94 East. April 11, 1905. 60,000  
 Townsend, J Allen and ano indivd and exrs, & e. Richard H L Townsend to J Allen Townsend. 28th st, No 117 East. April 3, 1905. 6,001  
 Title Guarantee & Trust Co to Bond & Mortgage Guarantee Co. 58th st, Nos 133 and 135 West. April 3, 1905. 48,000  
 Title Guarantee & Trust Co to John A Ely. Front st, No 81. Apr 3, 1905. 6,000  
 Title Guarantee & Trust Co to Geo F Richardson as trustee Ellen S Mecher et al. Fulton st, s w s e cor Pearl st, —x—. April 1, 1905. 65,000  
 Same to same. Fulton st, s e cor Dutch st, —x—. April 1, 1905. 75,000  
 Title Guarantee & Trust Co to N Y Academy of Medicine. Greenwich st, Nos 102 and 104. Mar 31, 1905. 35,000  
 Same to National Savings Bank of Albany. Cherry st, No 27. Mar 31, 1905. 3,000  
 Same to Greenwich Savings Bank. 8th av, No 605, Mar 31, 1905. 25,000

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Title Guarantee & Trust Co to Emma Hahne life tenant under will Julius Hahne Amsterdam av, No 338. Mar 31, 1905. 28,000  
 Same to John Bussing Jr. 60th st, Nos 20 and 32 West. Mar 31, 1905. 22,000  
 Title Guarantee & Trust Co to Bowery Savings Bank West End av, No 230. Mar 31, 1905. 9,000  
 Same to Merton Trust Co. 13th st, Nos 420 to 430 West. Mar 31, 1905. 35,000  
 Same to same. Cherry st, No 122. Mar 31, 1905. 15,500  
 Title Guarantee & Trust Co to Bowery Savings Bank 7th av, e s 500. Mar 31, 1905. 150,000  
 Title Guarantee & Trust Co to Greenwich Savings Bank Columbus av, No 862. April 7, 1905. 16,000  
 Title Ins Co of N Y to Dry Dock Savings Inst. Broadway, n e cor 79th st, 102-23X9. 6102-5X100.7. April 8, 1905. 150,000  
 Title Guarantee & Trust Co to Bowery Savings Bank Maiden lane, Nos 20 and 22. April 10, 1905. 115,500  
 Title Guarantee & Trust Co to Real Estate Trust Co of N Y. 126th st, No 1 East. April 10, 1905. 10,000  
 Same to John Eussing Jr and ano. 1st av, No 73. April 10, 1905. 20,000  
 Same to Fifth Avenue Trust Co. 40th st, No 36 East. April 10, 1905. 65,000  
 Same to Newburg Savings Bank. 93d st, No 124 East. April 10, 1905. 6,000  
 Same to National Savings Bank of Albany. 57th st, No 314 East. April 10, 1905. 9,000  
 Title Guarantee and Trust Co to Adelaide R Hastings et al. Bridge st, Nos 23; Stone St, No 12. April 7, 1905. 10,000  
 Ulman, Adolph to Hugo Cohen. Lewis st, No 63. April 7, 1905. nom  
 Union Exchange Bank to Bella Hirsch. St Nicholas pl, e s, 225 n 1-6th st, 200 to Edgecombe av, x100. April 1, 1905. other consid and 100  
 U S Realty and Construction Co to Lawyers Title Ins and Trust Co. Broadway, s e cor 69th st, 113-4x109-11x100-11x101-8. April 11, 1905. other consid and 100  
 Van Ness, Cornelius H exr Emma L Van Ness to Wm F Havemeyer, as trustee. 156th st, n s, 99-9 w St Nicholas av, 25X99-11; St Nicholas av, w s, 51-9 n 156th st, 25-117-9-125X86; St Nicholas av, s s, 77-8 n 156th st, 25-117-9-125X86. April 13, 1905. nom  
 Vogel, Max to Joseph Hamerslagh. Broadway, n w cor 112th st, —, —, April 12, 1905. nom  
 Wallace, Margt F J admrx Margt C Wallace to Margt F J Wallace. 112th st, s s, 175 e Boulevard, 25X100-11. April 13, 1905. 4,015  
 Weissman, Henry to Kate L Thayer. 3d av, e s, 75-9 n 100th st, 25-2X100. An interest of. April 13, 1905. 3,300  
 Same to Margaret Harford. Same property. April 13, 1905. An interest of. 2,900  
 Weill, Leonard to Chas J Kroehle and ano. 2-3 parts. Audubon av, Nos 63 n 160th st, 37X60. April 11, 1905. nom  
 Wallace, James B to Chas A Billings. 18th st, n s, 230 e 7th av, 19-30-9x15-4X50-6. April 10, 1905. nom  
 Waterhouse, James R to Michael J Dowd. 166th st, No 507 West. Mar 31, 1905. 8,200  
 Wettrau, Fredricka to William N Wettrau. 131st st, No 151 West. April 3, 1905. nom  
 Wheaton, Esther A to Henry Briner. 8th av, w s, 40 s 43d st, 40X100. April 4, 1905. 2,000  
 Same to same. 8th av, w s, 80 s 143d st, 40X100. April 4, 1905. 7,000  
 Weill, David L to Elias Gussoroff and Marie Steindler. 113th st, n s, 154-6 & 3rd av, 50X100-11. April 6, 1905. nom  
 Zacharias, Zachariah to N Y Mortgage and Security Co. Assigns 2 mortis. 144th st, n s, 132 e Broadway, 125X30-11; 144th st, 14,500  
 275 e Broadway, 10X39-11. April 8, 1905.

### BOROUGH OF THE BRONX.

Acker, Franklin to Manhattan Mortgage Co. Clinton pl, s s, 312 w Grand av, 106-8 S to Aqueduct av x101-4x123-8X100. Mar 31, 1905. omitted  
 Ams. Max to William Nicolai. Evelyn pl, s s, 175 w Jerome av, 50X100. April 3, 1905. 4,000  
 Albertson, Townsend to T Willets Albertson. Crotona av, w s, 176-9 s 182d st, 22-11X106X23-5X100. 1/2 part. April 12, 1905. 2,000  
 Birkhard, Conrad to Joseph Weber exr Conrad Burkhard. 1/2 part. Bainbridge av, e s, 208-7 s w Travers st, 2 lo's, each 25X115. April 3, 1905. 3,000  
 Damman, Ferdinand C to Jacob F Poulsen. Tremont av, n e cor Prospect av, 70X100. Mar 31, 1905. nom  
 Same to same. Prospect av, e s, 100 n Tremont av, 75X100. Mar 31, 1905. nom  
 Brown, Clara J to Lucy E Wallace. Cauldwell av, No 784. April 5, 1905. 3,039-17  
 Becker, Geo J to Elizabeth Hafner. Nelson av, w s, 300-10 s 167th st, 25-104-12X105-11. April 5, 1905. 1,674  
 nom Becker, Eliz W to Geo J Becker. Nelson av, w s, 300-10 s 167th st, 25-104-12X105-11. April 5, 1905. nom  
 Bachrach, Abram to The State Bank. 188th st, n w cor Cambreleng av, 95X100. April 4, 1905. nom  
 Same to same. Lots 529 to 531 map Section D Vyse estate. April 4, 1905. nom  
 Same to same. Lots 318 and 319 map Section B Vyse estate, 50X100. April 4, 1905. nom  
 Same to same. Fox st, e s, 90 n 167th st, 100X100. April 4, 1905. nom  
 Barbier, Emilie to John P Weninger. Morris Park av, n e cor Delancey pl, 45-5X82-8X45X86-11. April 6, 1905. 2,000  
 Baldwin, Clarence D to Thomas Simpson. 37th st, n s, 315-8 e Southern Boulevard, 50X100. (Filed and discharged April 7, 1905.) 1,000  
 Butzel, Moses to Meyer Butzel. 134th st, n s, 139-10 w Willis av, 16X100-10. April 13, 1905. nom  
 Butzel, Schanette to Meyer Butzel. 134th st, n s, 139-10 w Willis av, 16X100. (Filed and discharged April 13, 1905.) nom  
 Brady, John J to Adelia J Walgrove et al exrs Geo W Walgrove. Grand Boulevard and Cnccurese, e s, 47-6 n 183d st, 100X34. April 12, 1905. 2,100  
 Balchinn, Adolph to Wm Nunnenkamp. 138th st, No 868 E. April 11, 1905. 3,000

\*Barker, Ruth to Martin Suchy. 12th av, s s, being lot 346 map Valck- field, 50X114. April 7, 1905. 6,087  
 City Mortgage Co to N Y Trust Co. 165th st, n s, 73-5 w Trinity av, 75X100. April 3, 1905. nom  
 Denicke, Julius B to Geo F Brownell. Lot 42 map 71 lots Kings- land estate at Morris Heights. April 7, 1905. 2,066-66  
 Dolp, Rosalie to Martin L Henry. Backhott st, No 574. April 7, 1905. other consid and 250  
 \*Eustis, John E to Rollin H Lynde. Van Beurcn st, w s, 80 n Col- umbus av, 25X2100. April 3, 1905. 2,700  
 Engle, Saml to David Angermann. 158th st, n s, 109 w Elton av, —, —, April 4, 1905. 2,500  
 \*Freeman, Peter J to Annie V Taylor. Plots 35, 104, 114, 140, 144, 145, 151 map Anderson property. April 6, 1905. 1,400  
 \*Falk, Moses I to Isidor Seaburn. Lots 185 to 187 2d map Neill Estate. April 5, 1905. 700  
 Falle, Saml and ano trustees Geo Falle to Adelle L Browning. Cro- tona av, n s, 119-10 w Franklin av, 50X101X50X100-11. (Filed and discharged April 11, 1905.) 1,050  
 Gaines-Roberts Co to Joseph Reiss. 129th st, n s, 203-6 e Alex- ander av, 25X100. April 3, 1905. 1,000  
 Hamilton Bank of N Y to City of Enoch C Bell. Fox st, e s, 98-7 w Freeman st, 41-11X110X100-11. Mar 31, 1905. nom  
 Hamilton Bank to Wilbur T Wright. Marion av, w s, 289 n 194th st, 25X106-2-25-11X63-8. April 4, 1905. nom  
 Heinz, Johann admrx John A Ott to The John Eichler Brewing Co. Washington av, e s, 100 s Williamsbridge road, 126-5X100-11. 129-5X100-3. Filed and discharged April 6, 1905. 1,400  
 Hank, Burchard to Mary A Flood and ano. Kelly st, n w cor 165th st, 80-3X104-7X87-5X100-4. April 6, 1905. 3,500  
 Halley, Mary E to Edw J O'Gorman. Crotona av, n s, 277 e Prospect av, 50X63-5. April 13, 1905. nom  
 Hart, George to Alex Stein. Weeks av, e s, 75 n 175th st, 91-9X36-9X78-6X35. April 11, 1905. 6,000  
 Same to same. Weeks av, n e cor, 175th st, 75X35. April 11, 1905. 6,500  
 Johnson, Mary J to Morris Salem. 141st st, No 517 East. April 10, 1905. 1,450  
 nom Knepper Realty Co to Susan M Tutthill. Assigns 2 mortis. 145th st, No 734 East. April 3, 1905. other consid and 100  
 Kirkup, Sarah to The Hamilton Bank. Assigns two mortis. Same property. April 3, 1905. 3,500  
 Kirkup, Chas O to Sarah Kirkup. Assigns two mortis. River st, 40-4 s line between lots 72 and 71, being part lot 72 map Upper Morrisania, 40X159-11 reg x212; Myrtle av, w s, 42 s line between lots 72 and 71, being part lot 72 same map, 41-4X100. April 8, 1905. nom  
 Kahn, Henrietta to Martha Herman. Edenwood av, e s, 200-6 n Fordham Landing rd, 100X125. April 13, 1905. 6,000  
 Kemelhor, Tobias to Morris Shaluit. Wales av, No 679. April 10, 1905. 3,000  
 Kroner, Morris and ano to Bene Posner and ano. 3d av, No 402, 1-10, 1905. 1,750  
 Lum, Albert C to Hamilton Bank of N Y. Decatur av, e s, 225 n 195th st, 25X100. April 7, 1905. 12,000  
 Levine, Julius to Riverside Bank. White Plains road, map 93 lots at South St, being except part for road. April 8, 1905. 8,000  
 Levi, Emil S to Edw Hanauer. Lots 90-9 and 910 map Sec D Vyse estate. April 3, 1905. 4,000  
 \*Leocq, Julie R as trustee Louis E Lesbrouzart to Jules E Leocq and ano. 3d av, w s, 500 s 1st st, 100X100. Filed and discharged April 11, 1905. omitted  
 Leiner, Jacob to Title Guarantee and Trust Co. Crotona av, n s, 233-4 n 181st st, —, —, April 6, 1905. 4,250  
 Same to same. Cinton av, n w cor 181st st, —, —, April 6, 1905. 3,700  
 Lobenstein, Julius exr Bertha Lobenstein to Julius Lobenstein. 165th st, n s, 75-2 e Mott av, 24-7X109. April 11, 1905. nom  
 McMahon, Mary E to Albert L Stern. Hughes av, w s at n w s, Crescent av, 15-11X5-6X30-6 irregular except part for sts. April 13, 1905. nom  
 Murray, Ann to Harriet A Anderson. Cambreleng av, n w cor 188th st, 95X100. April 13, 1905. 4,061-22  
 Mayer, Milton to Wm Maier. 139th st, No 857 E. April 12, 1905. nom  
 Miller, August to Fredk W Murphy. Ogden av, w s, 80 s 164th st, 75X91-6. April 4, 1905. 3,543-33  
 Miles, John to Hamilton Bank Jerome av, e s, 246-6 s Fordham road, 102-11X irreg x115-10X105. April 7, 1905. 15,000  
 \*Manhattan Mortgage Co to Franklin Acker 2d. 144-45 and 490 map Van Nest Park. Mar 31, 1905. omitted  
 \*Mason, Amanda D Bates. Lots 14, 45, 46, 68 to 75, 78, 80, 83, 133, 134, 144, 154, 155, 170, 173, 174, 184, 190, 192, 230, 231, 232, 241, 242, 243, 250, 250 and 253 map E H Holden Aug. 2d. 1903. Mar 31, 1905. 2,000  
 \*Same to Phoebe D Rufon. Lots 7, 8, 12, 13, 14, 28 to 31, 50 to 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200. Manhattan Mortgage Co to Franklin Acker 2d. 179th st, n s, 50-7 w Park av, 25-3X88-2X255-84-2. Mar 31, 1905. omitted  
 N Y Trust Co trustee will Edwin W Soughton for Mary F Soughton to Caspar Bortmann. 145th st, n s, 346 w Brook av, 12-6X39-11. April 13, 1905. 2,000  
 Same to same. 145th st, n s, 358-6 w Brook av, 12-6X39-11. April 13, 1905. 2,000  
 Neuburger, Selig B to Nassau Trust Co. Tinton av, s w cor 169th st, —, —, April 11, 1905. 2,000  
 \*N Y & Suburban Co-operative B & L Assoc to Thos C Edmonds. 167th st, s s, 20-9 e Woodcrest av, 180-11 to Anderson av, proposed, 3-31, 183-180 to beginning. Mar 31, 1905. 5,000  
 O'Leary, John to Hamilton Bank. Stebbins av, w s, 100 n Jennings st, 176X100. April 3, 1905. nom  
 \*Phillips, John H exr Nicholas W Phillips to John M Phillips. Naple av, e s, being lot No 101 map New Village Jerome, 25X100. April 4, 1905. omitted  
 Pabst, Christiana S to Hermann Unger. Stebbins av, e s, 48-4 n 175th st, —, —, April 3, 1905. 4,500  
 Rebbun, Max to William Fischman. Assigns 2 mortis. Hughes av, e s, 250 n Bayard st, ST-6X100; Belmont av, w s, being lots

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240 to 243 map property belonging to S Cambreling et al at Fordham, 100x74. April 30, 1905.

Rixmann, Hermann to Wm Hurley, Jennings st, s, 75 e Chisholm st, 50x95. April 1, 1905. 1,000

Rooney, Robert J to Hamilton Bank. Fox (Simpson) st, w s, 302.1 n Home st, 75x100. April 7, 1905. nom

Same to same. Fox (Simpson) st, w s, 277.1 n Home st, 25x100. April 7, 1905. nom

Rooney, Catherine M and Emma M Dempsey to Robert J. Rooney. Fox (Simpson) st, w s, 302.1 n Home st, 75x100. April 7, 1905. nom

Same to same. Fox (Simpson) st, w s, 277.1 n Home st, 25x100. April 7, 1905. nom

Rosenfeld, George to Gertrude Goldsmith. Belmont av, e s, 450 n 183d st, 25x100. April 12, 1905. nom

Roesler, Augusta et al exrs August Roesler to Noah Loder. J. Grand Boulevard and Concourse, w s, 150 n 192d st, 109.2x125.35. 110x125. April 12, 1905. 8,000

\*Spiehler, Rosa to Rosetta M McLaughlin. 19th av, s s, being lot 619 map Wakefield, 100x114. April 13, 1905. 1,720.11

Sullivan, Timothy P to Wm J Williamson and ano. 1-3 part. Washington av, n e cor 149th st, 20x93.11. April 13, 1905. nom

Scott, John F to City Real Estate Co. Barton road, n w cor 176th st, —, —. April 12, 1905. 2,000

Srouss, Saml to Clara J Brown (?). (Name of party second part omitted.) Caudwell av, No 782. April 12, 1905. nom

Smith, Jacob and ano to Wm H Payne. Morris av, n w cor 153d st, 25x70.3. April 12, 1905. 3,500

Schlamp, Christina to John Schreyer. Lot 155 map Morrisania, 25x 131, to center Mill Brook, except part for Brook av. April 12, 1905. 4,633.08

Safer, Louis to John Schreyer. Lot 155 map Morrisania, 24.3x131.2, to center Mill Brook, except part for Brook av. April 12, 1905. 1,558.56

\*Schmidt, Herman C admr Emily L Miller to Gertrude L Calkins. South Elizabeth st, n s, at common high water mark on s e of City of New York runs 155 x n 132 x e 170 x s 140 to beginning. April 7, 1905. nom

Shanks, D W Jr to Lewis S Chanler. Rerecorded on May 27, 1891. April 3, 1905. 7,480

Squires, Sarah J to Mary D Nesmith. Garden st, n s, 305.2 e Southern Boulevard, 50x227.75x50x227.2. April 3, 1905. 5,000

\*Smithson, Charles to The Hamilton Bank. Lots 118 and 119 map portion Hunt estate. April 4, 1905. 7,600

\*Seigenthaler, Louis to Hamilton Bank. Lot 95 amended map Bronxwood Park. April 5, 1905. 750

\*Stepper, Martin to Chas F Wille and ano exrs Chas F Wille and ano. n s, 300 w Main st, 40x104.9x104.9; Poplar st, n s, 425 e s e of Gleason property, 24x3.10x104; Poplar st, n s, 276 e s e, 67.1 x 15th st, 22.2x100.

200.2 e s e of Gleason property, 25.1x106.10x25.2x107.7. April 10, 1905. 3,500

Title Guarantee & Trust Co to Helena Berk. Intervale av, s e s, 151 s w Tiffany st, —, —. April 5, 1905. 2,500

Same to Morgan G Barnwell and ano trustees Peter Marie. Longwood av, s s, 238.4 e Prospect av, —, —. April 5, 1905. 25,000

Title Ins Co of N Y to Montefiore Home. St Anns av, No 155, n w cor 135th st, No 845 East, 25x100. April 10, 1905. 28,000

Title Guarantee & Trust Co to American Geographical Society. Oppen av, e s, 324.11 s 162d st, 66.1x117.9x41.5x115. Mar 31, 1905. 3,900

Title Guarantee & Trust Co to Emile B. Risley. Trinity av, n w cor 164th st, —, —. April 1, 1905. 15,000

Todd, Robert W to Nettie B Eells. Marston av, s e cor 195th st, 25x90. April 6, 1905. 12,133.54

Twelfth Ward Bank City of N Y to City Bloodgood. Bryant st, s e cor 179th st, 90x100. April 10, 1905. 4,500

Thomann, Franz to Magdalena M Klingenstein. Arthur av, e s, 254 n Bayard st, 21x87.6. April 10, 1905. 1,600

\*Trustees of The Presbyterial Church in the Town of Rye in Westchester Co, to Isaac Blumberg. Bronx av, w s, being lots 382 and 383 map of Washingtonville, 50.3x202 to Bronx River. April 10, 1905. nom

Title Guarantee & Trust Co to Martin Abertson. Lots 26, 27, 28, map Metropolitan Real Estate Assoc at Fordham Ridge. April 12, 1905. 1,200

Title Guarantee & Trust Co to Francis M Bacon and ano trustees Edward Baldwin. Decatur av, w s, 94.4 s 193d st, —, —. April 12, 1905. 29,000

Title Ins Co, of N Y, to Knickerbocker Trust Co. Sedgwick av, & c. See mortgage made by James R Hay to Title Ins Co of N Y, in this issue, April 12, 1905. 130,000

Thwm, Geo W to Jan B Northrup. Pelham av, n e cor Emmet st, 100x83. (Filed and discharged April 12, 1905.) 2,450

United Real Estate & Trust Co to Geo W Van Slyck. Burnside av, n e cor Morris av, 25.2x110.4x25x113.9. (Filed and discharged April 12, 1905.) nom

\*Wood, Jos S to Sarah A Briggs. White Plains road, s e s, being lot 2 map 17 lots in Village South Mt Vernon, 25x313.1 to Garden pl, 25x39.1; Garden pl, s e s, being lot 15 same map, 25x139.6x26.4. April 7, 1905. 1,000

Wright, Emma A and Henry R admrs estate of Thomas Wright to Emma A Wright. 158th st, n s, 30 e River av, 25x130. Mar 31, 1905. 249.62

\*Weninger, John to James W Elgar. 8th st, s s, being lot 162 map Unionport, 100x216, to n 7th st. April 11, 1905. 530

\*Welsh, Mary E and Samuel Keeler. 220th st (6th av), s s, lot 569 and 570, map Wakefield, —, —, n s, 219th st (5th av), April 11, 1905. 200

## JUDGMENTS IN FORECLOSURE SUITS.

April 7.

78th st, No 215 East. Israelitischer Bruder Blumenthal No 1 agt Moses M Rappaport et al; Leon Lasky, att'y; J Alexander Koooves, ref. (Amt due \$7,184.29)

April 8.

Belmont av, s e cor 179th st, 200x107.10x irregular. Annie W Gomez agt George Doutney et al; Mann, att'y; L F Doyle, ref. (Amt due \$12,975.)

April 10.

138th st, s s, 165 e Willis av, 15x100. Geo C Scott agt Sophia Bertine et al; Frederick H Cox, att'y; Wm J McKim, ref. (Amt due \$833.94.)

13th av, n s, 180 e 4th st, 25x114. Bronx. Henry D Pinner agt Chas F Wille and ano; Phillips & Avery, att'y; Frank D Arthur, ref. (Amt due \$1,600.)

April 11.

No Judgments in Foreclosure filed this day.

April 12.

Prospect av, w s, 158 n 145th st, 50 175. Lena Knaus agt Chas O Arbogast et al; John F Frees, att'y; George Burnham, Jr, ref. (Amt due \$8,322.20.)

April 13.

No Judgments in Foreclosure filed this day.

## LIS PENDENS.

April 8.

24th st, n s, 90 w 4th av, 20x94.1. Montrose Stuart agt Ella R Stackhouse; action to cancel deed, &c; att'y, P W Warburton.

April 10.

102d st, No 17 West. Manhattan av, e s, 75 n 102d st, 25.11x35. Broome st, No 409.

22d st, s s, whole front between Railroad pl and 21st st, n s, 415 w 7th av, 22.6x98.9.

33th st, s s, 100 e 8th st, 12.6x98.9.

16th st, No 32 West.

Edw W Breen agt Mark W Breen et al; action to determine will, &c; att'y, W J Walsh.

West End av, No 64. Joseph L Weber and ano agt Samuel Klitzko and ano; specific performance; att'y, Simmons & Harris.

Becker front between Railroad pl and Marion st, 100x100. Chas I Johnson agt Nicholas Hoffmann; specific performance; att'y, A D Wadick.

April 11.

124th st, n s, 325 w Amsterdam av, 300x100.11; Isaac Shapiro and ano agt David Cohen et al; specific performance; att'y, Engel, Engel & Oppenheimer.

51st st, n s, 312.6 e 2d av, 18.9x100.5. Benjamin Brownstein agt Morris H Block; action to declare deed void; att'y, D Stecker.

Brook av, No 498. Gasper Hessel agt Conrad J Muth et al; action to declare trust; att'y, C Schwick.

Tinton av, No 1001. Isaac Boehm and ano agt John Svandrick; action to declare lien; att'y, H Sawin.

## FORECLOSURE SUITS.

April 8.

Honeywell av, e s, 35 s 180th st, 150x— to Daly av. Rebecca A Tice agt Raphael Kurzkro and ano; att'y, J Marcus.

5th st, n s, being westerly 1/4 of lot 1004 map of Village of Wakefield, 50x114. West End Co-operative Building & Loan Assn agt Rose Frey; indiv and extrx act; att'y, W Langdon.

Inwood av, w s, 109 w from an angle in said avenue, n e s e of 129th st, 100x100. J. E. Conway agt Charles E. Conway; Frederick Simmons att; att'y, E Conway.

17th st, No 460 West. C Du Bois Wegstaff and ano trustees agt Andrew Ward et al; att'y's, Ward, Hayden & Satterlee.

April 10.

Washington av, s w cor 186th st, 50x91. John J Bell agt Henry Schmidt et al; att'y, M J Early.

Madison av, No 1057. Betty Messner agt Max Cohen et al; att'y's, Engel, Engel & Oppenheimer.

Willis av, w s, 75 s 135th st, 25x161. Ignatz Roth agt Sigmund Feust et al; att'y's, Lese & Connolly.

Willis av, e s, 50 n 144th st, 25x98.4. Ignatz Roth agt Edw J Dwyer et al; att'y's, Lese & Connolly.

56th st, s s, 273 e 6th av, 22x100.5. Lawyers' Title Ins & Trust Co agt Mitchell A C Levy et al; att'y's, Morrell & Rogers.

144th st, n s, 169.9 w Amsterdam av, 16.6x99.11. Louisa D Simpson and ano trustees agt Edgar Logan et al; att'y's, Boothby & Baldwin.

Madison av, No 1057. Betty Messner agt Max Cohen et al; att'y's, Engel, Engel & Oppenheimer.

Kraky agt Louis Hanemann et al; extrs; att'y, J H Stoutenbergh.

April 12.

Courtlandt av, w s, 50 n 154th st, 50x100. Adolph G Hupfel agt August Uhl et al; att'y's, Guggenheimer, Untermeyer & Marshall.

16th st, No 28 West. Gibson Pretzel agt Wm G Pigeon et al; att'y, W R Rose.

April 13.

Kingsbridge rd, s s, whole front between Catharine and 1st st, 101.6x140.7x irregular. Albert E De Mott agt Thomas D Finucane et al; att'y, W T Mathies.

April 14.

91st st, s s, 225 w 34 av, 100x100.8, two actions. Lily W Beresford trustee agt David Gaffney et al; att'y's, DeWitt, Lockman & DeWitt.

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13 Buchman, Joseph H-Cooper Exchange Bank 171.91
13 Barges, Harry-Wm H Peirline, costs, 75.30
14 Bond, Caroline-George Harting, costs, 75.30
14 Brandt, Frederick-Louis C Hahn costs, 103.69
14 Belt, Henry-Henry E Stevens, Jr., 175.91
14 Blumenfeld, Leonard-N Y Telephone Co. 31.83
14 Bloch, Late-the same 47.71
14 Burr, Stephen H-the same 35.39
14 Boetwick, Alexander W-Thomas R Ball and ano. 33.39
14 Brown, Albert-Ann Markov, 11.41
14 Ellis, Miller-Henry C Newirth, 112.15
8 Coroman, Thomas & Allen-Thomas E Adams & Co 40.00
8 Campbell, Mayer-Columbia Ins Co. 72.31
8 Colton, Myer-Abraham Bernhard et al, 35.98
10 Curea, Steve-Aaron Bloch 60.80
10 Claus, John D-F Gustaf Kindlund and ano. costs, 72.00
10 Cooley, James C, Jr-Forest MacNee and ano. 47.51
10 Conger, Stephen M-Chas F Nahmacher and ano. 137.42
10 Cappelletti, Antonio-Dennis Deegan, 32.42
11 Clothier, Isaac H-Dio De Kremen, 1678.60
11 Cheeks, Margaret E-N Y Telephone Co. 71.20
11 Cahn, Selig-Geo P Lawrie et al, 680.15
11 Caylor, Ward-Am Lithograph Co, 114.97
11 Cosgrave, Sylvester A, Jr-Webb Webbing Co, 767.33
11 Colbourne, Arthur S-Victor Jonow, 34.65
11 Cupperman, Samuel & Emma-Wm B Fox, 409.21
11 Colombo, Ike-Louis Peirano, costs, 111.33
11 Coffey, Michael J-Russell Sage, 54,951.56
11 Campbell, Walter G-Geo A Vandenhoff and ano. 1,553.51
11 Cunahan, Mary-Geo R Wood, 476.19
12 Conroy, James and Martin-Isaac M Faulkner et al, 187.62
12 Cain, Selig-Geo P Lawrie et al, 680.15
12 Catito, Ignazio-People, &c., 100.00
12 Clifford, Walter-Chas F Gall, 835.54
12 Coughlin, Timothy-Henry S Sayers, 33.41
12 Carter, Benjamin-John Mitchell, 139.17
12 Cirelo, Tony, by guardian-Met Express Co, 416.25
12 Cohen, Max-People, &c., 500.00
12 Cohen, Abraham-Richard J Hickson and ano. costs, 75.10
12 Creamer, Joseph M-N Y Telephone Co. 38.40
12 Cohen, Ben-the same, 35.16
12 Conroy, James and Martin, Pelham 287.41
14 Cully, Frank-James R Green, 677.71
14 Clodio, Paul V-N Y Telephone Co., 68.79
14 Creamer, Joseph-Kuy Scheerer Co., 80.49
14 Cullen, Bernard J-Chas F Wood et al, 577.71
14 Copeland, Wm H-Bklyn Heights R R Co. 198.13
8 Davis, Frank H-Peter F Meyer, costs, 98.56
10 Dyruff, Harry F-Charles Vogt, Jr, and ano. 190.80
10 Duganne, James W-James R Speers, 37.51
10 Dodin, Sheldon D-Elizabeth G Van Duzen, 1,002.24
10 Dodin, Wm H & Margaret E-the same, 177.74
10 Dodin, Joseph H-the same, 233.28
10 Dodin, Joseph H & Margaret E-the same, 259.80
11 Doe, John-Hope Webbing Co., 767.93
11 Demoneck, Esther A-N Y Telephone Co. 10.49
11 Davidson, John-John Bussing, Jr., 6,511.76

11 Davidge, William-Solomon Barr and ano. 506.61
12 Devlin, John-John J. Breen, costs, 300.00
12 del Solar, Joseph A-Wm J O'Brien, 298.04
13 de Fontaine, Wade H-Homer J Ostrom, 284.85
13 Donohue, Wm A-Benjamin M Holzman et al, 96.70
13 D'Alba, Antonio-Dora M Well, 64.41
13 DeLeon, Israel-Samuel Adler and ano. 36.91
10 Edelstein, Carl-Mott W Covell, 1,131.35
10 the same-Emma Covell, 5,134.35
11 Emanuel, Edw H-August Quick, costs, 72.51
11 Evers, William-Simeon M Barber, 336.00
11 Elfelt, Esther A-N Y Telephone Co., 43.27
12 Esterman, Charles-Barnet Neidenberg, et al, 341.41
13 Ehrmann, Joseph-Eppens, Smith & Wiemann Co, 32.20
13 Edwards, Guy-Geo W Willis, costs, 62.47
13 Eher, James-Otto H Droege, 163.28
13 Ebbetts, Gilbert-N Y & Penn Co. 504.79
14 Edwards, James M-The Atlas Improvement Co and ano. costs, 121.65
14 Ewing, Frederick-Warren Ross and ano. 29.31
14 Egan, Edw-Abraham Kassner, 76.95
13 Follini, Guglielmo-Theodore E Hergert, 367.69
8 Friedman, Philip-Met Steamship Co, costs, 111.30
11 Freeman, Walter C-Kinsey R. Raiter & Thomson Co, 24.41
11 Fitzsimmons, Bernard-Frederick Bedin and ano. 284.41
11 Faber, Eberhard-British & Foreign Marine Ins Co, Ltd, costs, 108.95
11 Freund, Bernard-Louis Biel and ano. costs, 107.85
11 Fowler, Clarence M-John Bussing, Jr., 6,511.76
11 Farrell, Thomas V-N Y Telephone Co. 81.65
11 Flynn, Patrick H-Russell Sage, 54,951.56
11 Franken, Otto D-Anna Hlavska, 1,211.04
11 Friedman, Isaac-Abraham Satz, 341.40
12 Fastow, Sam-People, &c., 500.00
12 Fastow, Rebecca-the same, 500.00
12 Flynn, Charles-John J Burke, 68.81
12 Flenocher, Lee-Geo F Lawrie et al, 680.18
12 Ferguson, Jessie-Isaac Sternberg, 157.81
12 Foley, Peter-People, &c., 300.00
12 Fischer, Fred-the same, 300.00
12 Frank, Joseph-Patrick W Cullinan, 200.00
12 Falconi, Chas A-Emily B Hopkins, 201.74
12 Frank, Hattie M-Jules Sternfeld, 938.08
13 Foo, Kin-Rosie H Goldstein, 89.41
14 Forsheim, Adolph-Franklin H Smith, costs, 120.96
14 Fine, Reuben-Hyman Holtz, 141.67
8 Gordon, Joseph-Theodore E Hergert, 367.69
8 Gordon, Ike-Samuel Levin, 195.97
8 Geller, Hirsch-Isaac Rothman, 336.87
10 Gilroy, Wm-Hugh King & Co., 165.24
10 Giennaro, Angelina-Fred D Rosebrock & Co., 302.34
10 Gilmann, George-Aaron Bloch, 113.30
10 Gelman, Benj-Singer Mfg Co., 67.27
10 Gruber, Peter & Evangeline-Samuel Mekon, 117.23
10 Gilmor, Wm T-Jonathan Sayer, 340.93
11 Gleason, William & James-Ohio Const & Engineering Co, 110.55
11 Garson, Benjamin-Maurice Meyer, 67.22
11 Graham, Wm W-Jacques Blasberg and ano. 38.41
11 Gorman, Walter F-Joseph Bolwell, 131.31

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (?) signifies that the first name is fictitious, real names being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

8 Atchison, Samuel-Clerence M Phipps and ano. 5,128.85
10 Anderson, Richard-Carey Shoup Print, 231.93
10 Adams, Joseph H-John B Perry, 44.93
10 Avery, Frank C-Albert Jappert, 71.76
11 Abramson, Benjamin A-Levi C Weir, 12.41
11 Armstrong, Bridget-City of N Y, 108.35
11 Abrahams, Max-N Y Telephone Co., 33.33
11 Anderson, James J-Jane A Anderson, costs, 102.25
12 Abramsky, Moses-Patrick W Cullinan, 200.00
12 Arnold, Thomas-Gavin Rowe, 1,705.28
11 Armstrong, Geo W-N Y Telephone Co. 51.49
13 Addis, Walter L-Wm W Astor, 117.34
14 Adams, Charles-James E Greene, 183.36
8 Bass, Albert R & Benjamin C-Lillie D Church, 367.63
10 Broad, Louise H-Margaret Hanselman, 3,136.71
10 Bergenstein, Charles-Marcus Sternglanz, 402.36
11 Bayer, Karl-Sonn Bros Co, 62.09
11 Blumler, Peter-the same, 62.09
11 Benz, Friederike-John F Evans and ano. 276.02
11 Buckley, Chas E-Empire State Realty Co, 402.36
11 Bedell, Elmer V-City of N Y, 150.41
11 Babcock, Edw H-the same, costs, 164.51
11 Berk, George-Swift & Co., 442.57
11 Berkovich, Louis J-Am Fashion Co, 103.97
11 Bruce, Edward-Wm C Porter, 48.45
11 Bonsel, Frank J-the same 109.62
11 Baumgarten, Henry J-Laura Boynton, 106.47
11 the same-Margaret Quimby, 120.31
11 Bertsch, Frederick-Federal Varnish Co, 50.31
12 Basch, Geo C-Geo D Sprull, 77.19
12 Bonagar, Antonio-Frederick Neugass, 32.41
12 Barth, Marie-Sophia R Houston, 147.66
12 Blanchard, Ryland A-Louis Ketchner, 170.00
12 Buchsbaum, Aaron-Robert Myers, 605.32
12 Barcia, Gaspen-People, &c., 100.00
12 Batt, Joseph-Joseph Berliner, 210.41
12 Beall, Joseph H-James D Cockcroft, 100.49
12 the same-Edward Thompson Co, 113.65
12 Bretman, Diederich admr-N Y Transportation Co., costs, 115.82
13 Blum, Bernard-Benjamin Jaffe, 123.36
13 Brown, Albert R & Lillian L-Emerald, 47.74
13 Polk, 1,563.18
13 Bowman, Edw J-the same, 40.85
13 Babcock, Frederick D-N Y Telephone Co., 10.49
13 Byrne, Francis J-Edw L Williamson, 47.88

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11 Gulluhier, Julius W—Carl Schefer et al.....	584.70	13 John, Chu—Rosie H Goldstein.....	39.41	8 the same—the same.....	1,381.14
11 Grafflin, John—Alessandro Martini et al.....	58.24	13 Judson, Wm Geo—P Putnam's Sons.....	210.93	10 McAfee, Frank F—Chas F Nahmhammer.....	33.29
12 Goldman, Barney—Halliwood Cash Register Co.....	87.15	10 Koransky, Samuel—Robert Harwitz.....	97.63	10 Mason, Stephen H—Adrian L Henry.....	137.42
12 Goldman, Leonard—Monroe Manager et al.....	248.92	10 Kennedy, John A—Chas F Nahmhammer.....	174.24	.....costs.....	118.60
12 Godeardi, Eufrastius—Lewis W Briggs.....	123.36	11 Kamber, Michael—N Y Telephone Co.....	30.02	10 Monroe, David V—Stephane Marchand and ano.....	114.29
12 Goldman, Joseph S—James Hanson.....	161.91	12 Kaufman, Joseph—Geo F Lawrie and ano.....	680.18	10 Macfield, Thomas C—Julia L Cryan.....	33.29
12 Green, Max—People, &c.....	100.00	12 Kieren, Chas E—J B Lippincott Co.....	45.51	10 Megliss, Peter—V—Edw A Devine.....	92.02
12 Guttman, Emil—Patrick W Cullinan.....	1,000.00	12 Kull, Geo F & Katharine—Beckie Hillman and ano.....	446.94	10 Matteo, Vincenzo—Deennis Deegan.....	32.21
12 Gerstle, Robert J—O & Towne Mfg Co.....	408.69	12 Kaston, David & Samuel—People, &c.....	294.20	10 Miller, Jannie—David A Trier.....	39.72
12 Gussow, Paul M—H Herrmann Lumber Co.....	112.28	12 Kenealy, Almed J—Stryhm G Thomas and ano.....	171.31	10 Marz, John D—J Carlton Ward.....	1,022.84
12 Goldman, Estelle—Redley & Sons.....	68.14	12 Kingsley, Margaret L—Catherine O'Brien.....	1,100.69	10 Morris, Mary A—Elizabeth R Heyzer et al.....	160.90
12 Hayes, Adele—Frederick K James.....	35.74	12 Koch, Erduin de H & Wm T—Mary Walsh.....	175.73	10 McSaveny, Robert.....	45.59
12 Hawley, Edwin—Peter F Meyer, costs.....	68.56	13 Kelloug, L Laflin—Mary Sweeny, costs.....	98.18	11 Mirsky, Betsy—Joseph Breakstone and ano.....	.....
8 Hartman, Henry W & Henry W, Jr.....	231.48	13 Kinal, Chu—Rosa H Goldstein.....	35.41	11 Meiser, Frances—Chas A Halliday.....	132.23
8 Hyland, Wm J—William Ruppel and ano.....	112.92	8 Kent, Wm S—W J Borman.....	40.83	11 Mugler, Peter—Solomon L Riess.....	80.27
8 Herman, Rebecca—Chas H C Boxes.....	111.91	14 Kennett, Rudolph—Brooklyn Heights R Co.....	139.45	11 Mahoney, Daniel J—Arthur Wiese and ano.....	115.63
8 Herbst, Mayer—Isador Dobrezynski.....	48.00	14 Kinsky, Paul M—Wm H Nostand and ano.....	439.85	11 McCabe, Rudolph T—Richard J Hartman.....	2,382.86
8 Haviland, Chas S—Wm J Borman.....	14.41	8 Latimer, James M—Wm S Smith and ano.....	175.73	11 Mann, William—N Y Telephone Co.....	82.79
10 Hama, Nicholas—Belle of Jefferson Tilling Co.....	106.13	8 Lorent, Louis J—Augusto Antonio Pirone.....	113.77	11 Mallick, Adolph M—Morris Baar.....	133.66
10 Heymann, Chas M—Mary A Harriot.....	103.82	8 Lockwood, Wm H—Philander R Jennings.....	41.83	11 Mayers, Alice—Isaac Cohen et al.....	136.23
10 Hecht, John E—Gusta Kindlund et al.....	72.00	8 Lederman, Gerson & Samuel—Joseph Greenwald and ano.....	182.28	11 Mitchell, Richard—City of N Y, costs.....	109.85
10 Herve, John—Katherine Conrad.....	434.71	8 Lepke, Herman F & Henry J, Jr—Caroline Hanlein.....	786.98	11 Meiser, Frances—Chas A Halliday.....	132.23
10 Hickling, Chas H—Chas F Nahmhammer.....	137.42	10 Lew, Sarah Le—Samuel J Graham.....	225.10	12 Metzler, Joseph.....	2,644.02
10 Hullett, Marcus—James E Nichols.....	125.26	10 Lindauer, David—Hudson Woolen Co.....	833.42	12 Marceon, Alexander S—Joseph Ernstthal.....	23.91
10 Hackett, Chas H—Patrick Cashion.....	2,410.12	10 Levy, Chas M—Aaron Bloch.....	113.39	12 Marino, Julia—James Plunkett.....	70.97
11 Hess, Ludwig—John F Brans and ano.....	24.67	10 Leonard, John—Aaron Bloch.....	98.89	13 Mills, Madeline M—Solomon Kalvin.....	89.36
11 Henderson, Anna M—James P Fiske.....	77.89	10 Langley, John—John W Moore.....	5,341.01	13 Marshall, John B—Mercantile Safe Deposit Co.....	.....
11 Hilton, John P—J Sargent Crain et al.....	55.27	10 Lioyak, Charles & Petronka—Peter Wenzel.....	168.89	13 Malcolm, Oliver F—Willard W Barling.....	1,867.38
11 Hoyt, Edw S—Julie Bierman.....	39.17	11 Liebermann, Paul D L—Elsa Liebermann.....	1,634.85	13 Myer, Caroline.....	622.45
11 Hedenberg, Harry W—Russell Sage.....	5,081.56	11 Luther, Mary—Sarah Craig.....	3,428.24	13 Marks, Edw B—Robert C McPherson et al.....	129.72
11 Heaton, Catherine M—Wm L Marshall.....	59.12	11 Lex, John—N Y Telephone Co.....	69.14	13 Meyer, Arthur L—John McBride.....	2,659.30
12 Hall, Henry P—Sophia R Houston.....	27.56	11 Lardner, Adelaide L—Consolidated Gas Co.....	135.14	13 Meeker, Wm S—Samuel Hoffman.....	93.41
12 Hines, Joseph & Michael—Louis Gilliams and ano.....	217.75	11 Latimer, James M—Henry Stein.....	129.13	14 Marzels, Henry—Bernard W Rod.....	218.85
12 Helfman, Pesoch—People, &c.....	100.00	12 Luders, Grace J & Gustav—Clark A Miller.....	97.21	14 Mendelsheim, Percy—Meyer L Rhein.....	46.82
12 Hanlon, Peter—Aaron Bloch.....	69.37	12 Lamb, Arthur—Frederick J McLeod and ano.....	136.94	14 Meears, James A—N Y Telephone Co.....	72.08
13 Helles, Rudolph F—Chas H Westerman.....	229.21	12 Levy, Meyer—People, &c.....	300.00	14 McCafferty, Robert E—Morris L Holton.....	.....
13 Harwood, John T trustee—Edw H Hite.....	66.15	12 Leach, George—Levi Cotton Mills Co.....	598.52	14 McCallih, Wm J—Buffalo School Furniture Co.....	1,282.38
13 Hartweg, Joseph—N Y Telephone Co.....	11.38	12 La Forte, Caser—L Laflin Kellogg et al.....	277.89	14 Markowitz, Annie or Elsie—Miller or Marc-celo Bryan—Henry C Stuehrth.....	112.15
13 Hennessy, Joseph R—the same.....	59.81	13 Luffo, Rocco—Abraham Sash.....	95.61	14 Mayer, Charles—Bklyn Heights R R Co.....	116.20
13 Harrison, Samuel C—Isaac C Wickes.....	380.24	13 Luffo, John—the same.....	45.63	14 Michel, Flora—Samuel F Dard and ano.....	279.57
13 Hing, Chu—Rosie H Goldstein.....	39.41	13 Lona, Henry—N Y Telephone Co.....	46.60	8 Nolan, Martin W—Frank Ransom.....	424.67
13 Herbst, Anna M—Thomas F O'Connell.....	1,281.34	13 Lubetz, Sarah—the same.....	30.70	10 Newbury, Henry C—H M Plumb.....	493.32
13 Heter, Maria A—Edw Smith.....	97.40	13 Levine, Albert—Leonard Bronner.....	490.01	10 Novacovich, John—Chas F Nahmhammer.....	.....
14 Harris, Albert—Barnet W Rod.....	215.85	13 Leder, Wm J A—Joseph Kaiser.....	117.67	.....costs.....	137.42
14 Hogaboom, Josiab—Frank A Hill.....	102.64	14 Leider, Simon—Harris Dicker.....	76.36	12 Noonan, Stephen—People, &c.....	590.00
14 Hargrave, Wm J, Jr—Louis C Hahn.....	115.85	14 Lidsky, Jacob—Barnet Rabinowitz.....	174.39	12 the same—Patrick W Cullinan.....	590.00
14 Haugenman, Julia—Antoine Gaspiane.....	39.85	14 Jameschil, Jacob—Volvoin.....	68.81	12 Nelson, Herman P—Broadway Realty Co.....	.....
14 Herter, Maria A—Edward Smith.....	4,653.14	8 Morton, Maxwell R—Foster De Bevoise Co.....	60.24	.....costs.....	133.57
14 Hirsch, Joseph, Nathan & Leon—Franklin H Smith.....	120.06	8 Mokey, Andrew D—Wm D Clark.....	126.39	13 Nickerson, Browning B—Jabel P Perrin et al.....	190.87
11 Ireland, John D C—Edw B Ripson.....	69.18	8 Magid, Joseph—Max Cohen.....	194.65	.....costs.....	89.05
12 Isaacson, Oscar L—George Bohling.....	24.65	8 Morton, Geo W—Gorham Co.....	183.57	8 O'Brien, Joseph W—Arthur Wells.....	.....
12 Isaacs, Joel L—Abraham Phillips.....	63.59	8 MacDougall, Clinton D—Merchants Nl Bank of City of N Y.....	5,056.82	.....costs.....	89.05
12 Ishii, Chas M—Peter A Smith.....	382.97	8 Mosher, Edgar B—the same.....	5,056.82	8 O'Keefe, Peter—Ferdinand J O'Keefe.....	25.56
13 Jacques, Abraham—Isaac M Witroski.....	112.03	8 MacDougall, Clinton D—the same.....	5,056.82	10 Olmstead, Samuel R—Geo A Castor et al.....	45.01
		8 Mosher, Edgar B—the same.....	5,056.82	12 Ormiston, Thomas S—Levi Cotton Mills Co.....	598.52
		8 Mason, Edmund T—Louis Buxbaum.....	106.01		

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154th st, s, s, 90 e Melrose av, 1-sty brk storage building, 12x30; cost, \$1,000; John Hoffman, 1281 Washington av, art, Rudolph Werner, 4207 34 av.—335.  
 215th st, n, s, 342 e White Plains av, 1-sty brk shop, 25x39; cost, \$250; Michael Russo, Maple av and 1st st, Williamsbridge; art, Jas X Cahill, 759 E 23d st.—326.  
 215th st, n, s, 342 e White Plains av, 1-sty frame stable, 20x16; cost, \$150; Michael Russo, Maple av and 1st st; art, Jas X Cahill, 759 E 23d st.—327.  
 217th st, n, s, 450 e 4th av, two 2-sty frame dwellings, 21x10; total cost, \$5,000; G A Davidson, 212th st, near White Plains av; art, John B Clermont, Perry av and Gun Hill road.—336.  
 Aqueduct av, s, bet 181st and 183d sts, 2-sty and attic brk dwelling, mansard, shingle and tin roof, 22,6x47.6; cost, \$7,000; Peter J Kelly, 811 Eagle av; art, M J Garvin, 3307 34 av.—316.  
 Bryant av, e, c-r Freeman st, 3-sty frame dwelling, 35x56; cost, \$6,000; Louis Nathan, 150 W 120th st; art, Chas S Clark, 709 Tremont av.—321.  
 Castle Hill av, w, s, 675 s Green lane, 2-sty frame dwelling, 21x52; cost, \$4,000; o/w'r and art, John Hardman, 10 Green lane.—343.  
 Columbus av, s, s, 75 e Madison st, 2-sty frame dwelling, 2x50; cost, \$4,500; o/w'r and art, E J Heffernan, Prospect av and 180th st.—328.  
 Elton av, e, s, 51 n 159th st, 5-sty brk tenemt, 50x88; cost, \$10,000; Chas Zimmerman, 712 E 165th st, o/w'r and art.—323.  
 Grant av, n, s, 152 w Unionport road, 2-sty frame dwelling, 22x53; cost, \$4,400; Wm Poches, 304 Garfield st, Van Nest Park; art, G Robinson and Son, 44 Hancock pl.—323.  
 Huches av, e, s, 150 s Pelham av, 1-sty frame stable, 25x15; cost, \$170; o/w'r and art, Chas L Miller, Hughes and Pelham ays.—337.  
 Hull av, e, s, 100 s 209th st, four 2-sty frame dwellings, 20x55; total cost, \$20,000; Thos Giardano, 1130 E 180th st; art, Chas S Clark, 709 Tremont av.—322.  
 Kingsbridge av, w, s, 228 n 224th st, 1-sty frame stable, 50x25; cost, \$1,500; Samuel Smith, 507 E 120th st; art's, Glaser & Ebert, 70 Manhattan st.—345.  
 Perry av, w, s, 175 s Holt pl, 2-sty frame dwelling, 20x50; cost, \$5,500; Patrick Murphy, 430 E 139th st; art's, Moore & Landsiedel, 148th st and 34 av.—338.  
 Stebbins av, w, s, 217 1/2 n 165th st, 1-sty brk stores, 5x18x10 and 12x4; cost, \$2,500; Albert Mueller, 420 E 89th st; art, Adolph Merlino, 33 Union square.—322.  
 Summit av, v, s, 636 s 165th st, four 4-sty brk tenements, 31,3x79; cost, \$61,000; Jos H Jones, 950 Ogden av; art, Chas S Clark, 709 Tremont av.—344.  
 Topping av, e, s, 200 s 174th st, two 2 1/2-sty brk dwellings, mansard, tin and shingle roofs, 20x62; total cost, \$16,000; Henry Lang, 1016 Washington av; art, Rudolph Werner, 4207 34 av.—334.  
 Union av, n, s, 4th av, 1-sty brk dwelling, 25x50; cost, \$6,200; S Lepino, 647 6th av; art, Anthony Vandrasso, 143 Brook av.—342.  
 Vyse av, w, s, 150 s 172d st, 2-sty frame dwelling, 21x60; cost, \$4,750; Louis Nathan, 150 W 120th st; art, Wm T La Valle, Southern Boulevard and Freeman st.—331.  
 Webster av, e, s, 425 n Wendover av, 1-sty frame office building, 12x 20; cost, \$250; New York C R R, Grand Central Station; art, Chas S Clark, 709 Tremont av.—339.  
 2d av, w, s, 46 s 234th st, two 2-sty frame dwellings, 20x51; total cost, \$4,000; J J Garrett, 54 E 124th st, Williamsbridge; art, John Davidson, 50 W 13th st, Williamsbridge.—341.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Attorney st, No 154, build airshaft, tank, windows, water closet compartments, to 5-sty brk and stone tenement; cost, \$5,000; D Silberstein, 44 Fulton st; art, O Reissmann, 30 1st st.—684.  
 Broome st, No 53, install water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$1,250; Kate Mauer, 500 E 143d st; art, M Zipkes, 147 4th av.—718.  
 Cannon st, Nos 60 to 64, erect tank, skylight, windows, water closet compartments, to four 5-sty brk and stone tenements; cost, \$15,000; Louis Rinaldo, 233 Grand st; art, Edward A Meyers, 1 Union sq.—733.  
 Chrystie st, No 115, build shaft, partitions, to 5-sty brk and stone tenement; cost, \$3,600; Samuel Wilder, 86 East Broadway; art, Wm C Sommerfeld, 19 Union sq.—709.  
 Essex st, No 70, install water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$1,500; Philip Gerlach estate, 228 E 48th st; art, Schwartz & Gross, 55 W 21st st.—692.  
 Essex st, No 102, install partitions, to 5-sty brk and stone tenement; cost, \$1,500; Abraham J Levy, premises; art, Horenburger & Straub, 122 Bowery.—720.  
 Forsyth st, No 45, install shaft, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$3,000; M Slutsky, 214 Henry st; art, Max Muller, 3 Chambers st.—785.  
 Greene st, Nos 33-35, install iron columns, girders, piers, to 5-sty brk and stone store and loft building; cost, \$3,500; Henry C Swords, 30 Nassau st; art, L Giller, 416 Broadway.—739.  
 Greenwich st, Nos 402-414, install windows, new floors, to 6-sty brk and storage building; cost, \$5,000; W J Amend, 324 East 87th st; art, J A Connor, 37 E 67th st.—727.  
 Henry st, No 307, install stairs, toilets, windows, to 3-sty brk and stone tenement; cost, \$9,000; M Sunitz, 61 East Broadway; art, O Reissmann, 30 1st st.—759.  
 Houston st, No 273 E, install partitions, to 3-sty brk and stone store and tenement; cost, \$—; L Weber, 136 Madison av; art's, Horenburger & Straub, 122 Bowery.—758.  
 Hudson st, n w cor Franklin st, add 4 stories to 7-sty brk and stone office and store building; cost, \$90,000; Ida May Powell, 326 W 4th st; art, Pouchan, Broadway and 162d st.—749.  
 James st, Nos 89-91, install water closet compartments, windows, to two 3-sty brk and stone tenements; cost, \$500; Roosevelt Hospital estate, 59th st and 9th av; art, John Stewart, 27 W 33d st.—729.  
 Ladow st, No 56, install plumbing, skylights, shaft, partitions, to 5-sty brk and stone tenement; cost, \$5,000; Samuel Kallman, 374 Grand st; art, M Zipkes, 147 4th av.—688.

Madison st, No 69, install water closet compartments, piers, to 4-sty brk and stone tenement; cost, \$850; Nicholas Kane, 401 E 14th st; art, Laung, 330 W 26th st.—700.  
 Madison st, No 149, install toilets, windows, to 5-sty brk and stone tenement; cost, \$3,000; A Epstein, 63 Canal st; art, O Reissmann, 30 1st st.—764.  
 Manhattan st, No 108, install water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$1,000; Nicholas Kane, 401 Grand st; art, Jas F Mahoney, 62 E 9th st.—757.  
 Norfolk st, No 57, install water closet compartments, windows, to two 4 and 5-sty brk and stone stores and tenements; cost, \$2,000; Philip Smith, on premises; art's, Horenburger & Straub, 122 Bowery.—730.  
 Rivington st, Nos 341-343, install toilets, windows, to two 4-sty brk and stone tenements; cost, \$2,000; D L Sackman, on premises; art, O Reissmann, 30 1st st.—761.  
 Stanton st, No 154, install water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$2,000; Samuel Wilder, 86 East Broadway; art, Wm C Sommerfeld, 19 Union sq.—710.  
 Stanton st, No 175, install toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; Chas McManus Sons, 59 Nassau st; art, Henry J Fish, Union Broadway.—756.  
 Suffolk st, No 129, build air-shaft, piers, water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$2,500; S Holland, 53 Allen st; art, O Reissmann, 30 1st st.—735.  
 Tompkins st, n w cor Delancey st, add 2 stories, posts and girders, toilets, to 3-sty brk and stone factory; cost, \$20,000; Marx & Jacobson, 100 1/2 E 10th pl; art, Samuel Saks, 23 Park row.—753.  
 Wall st, s e cor Broadway, install partitions, store fronts, to 4-sty brk and stone store and bank building; cost, \$1,200; Trustees of B'nj Silliman estate, 44 Wall st; art, F A Whean, 141 W 17th st.—751.  
 1st st, No 101 E, install water closet compartments, windows, to 5-sty brk and stone store and tenement; cost, \$500; o/w'r and art, Gustav Hackauf, 101 E 1st st.—763.  
 1st st, No 53, install store front, plumbing, to 5-sty brk and stone tenement; cost, \$3,000; Mary B Cashman, 231 E 13th st; art, Wm C Sommerfeld, 19 Union sq.—711.  
 4th st, No 175 E, install windows, partitions, to 4-sty brk and stone store and tenement; cost, \$1,400; Bernhard Vogel, 61 Av A; art, Henry Klein, 191 E 3d st.—741.  
 9th st, No 644 E, install water closet compartments, windows, to two 5-sty brk and stone tenements; cost, \$1,000; Henry Gardiner, 644 E 9th st; art, Henry Regelman, 133 7th st.—693.  
 6th st, No 639, build air-shaft, piers, water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$2,500; I Marx, 61 Av B; art, O Reissmann, 30 1st st.—734.  
 10th st, No 644 W, 4-sty brk W, 4-sty brk and stone rear extension, 25x27, install yellow pine girders, columns, piers, windows, to 4-sty and basement brk and stone factory building; cost, \$3,000; Chas Perceval, 223 E 10th st; art, C A Donahue, 175 Waverly pl.—732.  
 10th st, No 383 E, install plumbing, windows, partitions, to 5-sty brk and stone tenement; cost, \$5,000; Julius Schweitzer, 1463 Lexington av; art, M Zipkes, 147 4th av.—687.  
 11th st, No 337 E, install water closet compartments, windows, to three 4 and 5-sty brk and stone tenements; cost, \$3,000; Bertha A M Dipple, 412 15th st, Brooklyn; art, Jas R Dardis, 555 W 140th st.—721.  
 12th st, Nos 350-352 W, install water closet apartments, windows, shaft, to two 5-sty brk and stone tenements; cost, \$4,500; Louis Ott, 213 E 17th st; art, Franklin Baylies, 33 Bible House.—636.  
 13th st, No 548 E, install toilets, windows, to 5-sty brk and stone tenement; cost, \$1,000; Ida Koch, 207 Av D; art, O Reissmann, 30 1st st.—765.  
 19th st, Nos 446-448 W, install water closet compartments, windows, to two 4-sty brk and stone stores and tenements; cost, \$1,000; o/w'r and art, Thomas M Panning, 217 W 125th st.—743.  
 23d st, No 470 W, build stairs, partitions, elevator, to 5-sty brk and stone hotel; cost, \$1,500; Jac b Appelt, 271 W 23d st; art, Henry Davidson, 92 8th av.—697.  
 33d st, No 505 W, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,200; Sarah Rebecca Hendrick, Englewood, N J; art, Wm G Clark, 627 9th av.—752.  
 36th st, No 134 E, install partitions, windows, to 4-sty brk and stone tenement; cost, \$5,000; Arthur H Van Brust, premises; art, Davis, McGrath & Shepard, 203 Broadway.—723.  
 39th st, No 112 E, 3-sty brk and stone rear extension, 20x18.6, partitions, to 4-sty brk and stone dwelling; cost, \$5,000; Edward C Borge, 141 E 40th st.—719.  
 46th st, No 435 W, install water closet compartments, to 5-sty brk and stone tenement; cost, \$1,500; Max Hellen, 345 W 28th st; art, John H Knobel, 318 W 42d st.—680.  
 46th st, No 435 W, install water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$1,500; Max Hellen, 345 W 28th st; art, John H Knobel, 318 W 42d st.—680.  
 48th st, No 36 W, 1-sty brk and stone rear extension, 13x26, add 2 stories to 4-sty brk and stone tenement; cost, \$5,000; Henry W Tait, 340 Lexington av; art, Theodore C Visscher, 452 5th av.—713.  
 49th st, No 445 E, build air-shaft, water closet compartments, windows, to 5-sty brk and stone tenement; cost, \$2,500; Amend & Amend, 119 Nassau st; art, O Reissmann, 30 1st st.—695.  
 53d st, No 436 W, install water closet compartments, windows, to two 5-sty brk and stone tenements; cost, \$2,000; Samuel Busick, 436 W 53d st; art, Peter Dooly, 300 W 52d st.—719.  
 53d st, No 40 E, 1-sty brk and stone rear extension, 9x16, install columns, beams, stairs, to 4-sty and basement brk and stone residence; cost, \$12,000; Leonard F Nicoll, on premises; art, Frank E Wallis, and Wm J Rogers, associated, 1123 Broadway.—738.  
 74th st, No 411 W, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,200; Margaret Mehler, on premises; art, James W Cole, 403 W 51st st.—755.  
 74th st, No 469 W, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,200; Leonard Merton, 210 W 142d st; art, James W Cole, 403 W 51st st.—754.  
 56th st, No 423 W, install toilets, windows, to 5-sty brk and stone tenement; cost, \$1,000; Goldberg & Greenberg, 140 Nassau st; art, Max Muller, 3 Chambers st.—715.  
 60th st, No 321 E, install water closet compartments, to 5-sty brk and stone tenement; cost, \$1,500; Philip Smith, 769 Greenwich st; art, Gilbert M Robinson & Son, 229 7th av.—705.

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60th st, No 14 East, 12-story and pent house brick and stone side extension, 50,353 ft., rearrange pent house, install two stairways, to 12-story brick and stone hotel; cost, \$220,000; Alpha Realty Co, 29 Broadway; art, Raleigh C Gilderelave, 150 5th av.—126. Corrects error in issue of Mar 18, when location was 10th st.

61st av, No 224 E, 1-story brick and stone rear extension, 20x9, to 3-story art; John P Disken, 114 E 23d st; br, J F Disken, 114 E 23d st.—701.

63d st, No 202 W, build new roof, stairs, alter walls, to 1-story and basement brick and stone office and shop building; cost, \$1,500; G H Sims, 213 W 60th st; art, W A Gorman, 652 Gates av, Brooklyn. —188.

65th st, No 11 E, install stairs, windows, to 4-story brick and stone residence; cost, \$1,500; W M Leeds, premises; art, W W Bcsworth, 142 E 33d st.—706.

74th st, No 365 E, install toilets, windows, show-windings, to 4-story brick and stone tenement; cost, \$8,000; Sigmund Levy, 128 E 74th st; art, Otto L Spannhake, 200 E 79th st.—691.

76th st, Nos 421-425 E, add 3 stories to 2-story brick and stone loft and storage building; cost, \$8,000; August Braun, 316 E 68th st; art, Philip Goerlitz, 242 E 51st st.—725.

100th st, No 222 E, install partitions, store fronts, to 5-story brick and stone tenement; cost, \$1,500; I Rosenwasser, 308 2d st; art, O Reissmann, 30 1st st.—722.

101st st, No 311 E, install partitions, staircase, store fronts, to 5-story brick and stone store and tenement; cost, \$3,000; Benedetto Zampetta, 214 E 106th st; art, Rudolf Werner, 4207 3d av.—714.

109th st, No 322 E, install partitions, show windows, to 5-story brick and stone store and tenement; cost, \$850; S Goldstein, 118 Av C; art, W S Keller, 134 E 78th st.—706.

110th st, Nos 114-118 E, 1-story and basement brick and stone front extension, 17,255, new front wall, to three 3-story brick and stone tenements; cost, \$5,000; Joseph M Lichtenauer, 53 3d av; art, J Bockell & Son, 147 E 125th st.—690.

116th st, No 315 W, build store fronts, partitions, to 5-story brick and stone tenement; cost, \$1,000; Kuemper Realty Co, 305 Broadway; art, Jacob M Pelson, 206 E 7th st.—744.

123d st, No 257 W, install store front, iron steps, railings, metal columns, partitions, to 4-story brick and stone store and tenement; cost, \$2,500; Frank Lee, 496 Manhattan av; art, Frank H Hines, 104 W 124th st.—750.

125th st, Nos 201-209 W, erect sign to 3-story brick and stone store and office building; cost, \$800; Frank E Jacobs, 135 Broadway.—698.

125th st, No 169 W, install store fronts, stairs, partitions, to 2-story brick and stone store and club rooms; cost, \$1,800; H Oneil, 102 W 126th st; art's and br's, J & L Moreland Co, 1910 Park av.—742.

116th st, No 128 W, install steel girders, columns, partitions, to 5-story brick and stone store and tenement; cost, \$4,500; Daniel J Riordan, 1394 Lexington av; art's, S B Ogden & Co, 954 Lexington av.—751.

Av B, No 247, install toilets, windows, to 5-story brick and stone tenement; cost, \$1,000; E Edhelmer, 300 Av A; art, O Reissmann, 30 1st st.—700.

Amsterdam av, No 97, install partitions to 5-story brick and stone tenement; cost, \$250; Wm H Gentzinger, 95 Amsterdam av; art, James J F Gavegan, 1123 Broadway.—724.

Broadway, s e cor Union sq, erect sign to 4 and 5-story brick and stone art's; cost, \$1,000; P G & J E Churchill, premises.—704.

Broadway, No 351, add 1-story to rear girders, columns, beams, shaft, partitions, to 5-story brick and stone store and loft; cost, \$10,000; American Institute of City of N Y, 38 W 32d st; art's, Westervelt & Austin, 7 Wall st.—712.

Lexington av, No 882, build cellar, 20x20, store fronts, stairs, windows, partitions, to 4-story brick and stone tenement and shop; cost, \$3,300; J P McKoon & Bro, 184 E 64th st; art's, S B Ogden & Co, 954 Lexington av.—717.

West Broadway, Nos 383-385, install columns, girders, to 6-story brick and stone loft building; cost, \$2,500; E T Kent, Tuxedo Park, N Y; art's, Schweitzer & Diemer, 45 Leonard st.—728.

1st av, No 581, 1-story brick and stone rear extension, size not given, install toilets, to 4-story brick and stone store and tenement; cost, \$5,000; Henry S O'Brien, 45 Broadway; art, Fred Ebeling, 420 E 9th st.—712.

1st av, No 687, install toilets, windows, to 5-story brick and stone tenements; cost, \$1,200; C Wagner, 687 1st av; art, O Reissmann, 30 1st st.—702.

2d av, s e, 96th to 97th st, install floors, girders, columns, windows, to 3-story brick and stone car house shop and stable; cost, \$100,000; New York City St R R Co, 627 Broadway; art, A V Porter, 621 Broadway.—721.

2d av, No 510, install water closet compartments, windows, to 5-story brick and stone tenement; cost, \$1,800; Mrs M Schrieber, 510 2d av; art, O Reissmann, 30 1st st.—730.

3d av, Nos 2276-2280, build new show-windings, partitions, to 3-story brick and stone store and dwelling; cost, \$2,500; R I Brown, 20 Nassau st; art, Wm B Tubby, 81 Fulton st.—702.

5th av, No 287, install store fronts, to 4½-story brick and stone store and office building; cost, \$200; B Altman, Madison av and 25th st; art, H C Albus, 100 William st; br, Richard L Walsh Co, 100 William st.—720.

5th av, No 156, rearrange skylights, install beams, to 13-story brick and stone office building; cost, \$1,000; Presbyterian Board, George Alexander, president, 156 5th av; art, James B Baker, 156 5th av.—740.

6th av, No 753, install show windows, partitions, to 4-story brick and stone stores and tenement; cost, \$500; S Kosofsky, 742 6th av; art, John P Johnson, S E 42d st.—740.

6th av, No 518, install steel girders, columns, rebuild walls, to 3-story brick and stone store and office building; cost, \$5,000; Frederick Klingman, 132 East 44th st; art's, Buchman & Fox, 11 E 59th st.—745.

9th av, No 406, 2-story brick and stone, rear extension, 24,8x49, install water closet compartments, windows, to 5-story brick and stone store and tenement; cost, \$5,000; George Kern, premises; art, John H Knobel, 318 W 42d st.—716.

10th av, s e cor 14th st, 3-story brick and stone rear extension, 23,4x 32,6, install area windows, columns, piers, to 3-story brick and stone store and office building; cost, \$5,000; Daneyr Ludlow, 16 8th av; art, John E Kerby, 452 5th av.—747.

BOROUGH OF THE BRONX.

Erlistow st, No 1334, raise to grade and new partitions, to 2-story frame dwelling; cost, \$500; N W Winston, 1332 Bri'tow st; art, W J Kelly, 100 Southern Boulevard.—174.

Chisholm st, w s, 145 N Freeman st, 1-story frame extension, 10,7x 20,10, to 2-story frame dwelling; cost, \$500; Chas Goodfield, on premises; art, Wm T La Velle, Southern Boulevard and Freeman st.—162.

Freeman st, s s, 56 E Chisholm st, 1-story frame extension, 4,4x28, and new partitions, to 1-story frame store building; cost, \$250; C Eilshorst, 1056 Freeman st; art, Wm T La Velle, Freeman st and Southern Boulevard.—172.

Lowmide pl, s e, 325 s Olin av, move 1-story frame office building; cost, \$1,000; John B Lazzan, on premises; art's, Pringle & Backhout, 415 Tremont av.—155.

Main st, n s, 200 W Westchester Creek, 1-story frame extension, 16x16, to 1-story frame stable; cost, \$250; Wm Torpey, Fort Schuyler rd; art, Wm J Purdy, Cebria Park, Westchester.—164.

7th st, n s, 205 E Av B, move 1-story and loft frame carriage house; cost, \$150; Martin Schoemmer, on premises; art, Henry Lane, Av C and 15th st.—163.

145th st, No 602, new windows, new partitions, &c, to 3-story and basement brick dwelling; cost, \$300; Henry Birze, on premises; art, Louis Falk, 2785 3d av.—159.

146th st, n s, 550 e Willis av, 1-story and basement brick extension, 25x 43, and new partitions, to 2-story and basement dwelling and Russian and Turkish bath building; cost, \$4,000; Mrs Tabe Kleinberg, on premises; art, Louis Falk, 2785 3d av.—166.

177th st, s s, 25 e Bronx Park av, 2-story frame extension, 20x16, to 2½-story frame dwelling; cost, \$1,500; Martin Kretsch, Lebanon st, near Bronx Park av; art, B Ebeling, West Farms rd.—169.

234d st, n s, 50 e Bronx Terrace, new beams, new partitions, &c, to 1-story frame store and dwelling; cost, \$200; Robt Mayer, on premise; art, Louis Falk, 2785 3d av.—167.

237th st, n s, 250 W Marthia av, new bathroom, new stairs, &c, to 2-story frame dwelling; cost, \$300; Christian Schnaebenburger, on premises; art, Louis Falk, 2785 3d av.—157.

Bathgate av, s e, 48 e Bathgate, move 2-story frame store and dwelling; cost, \$1,000; Mrs Lena A Schmidt, 2341 Bathgate av; art, Louis Falk, 2785 3d av.—156.

Clinton av, w s, 100 s Tremont av, move 2-story and attic frame dwelling; cost, \$1,500; Frank Ramstok, on premises; art, Chas S Clark, 74 9 Tremont av.—190.

Creston av, w s, 67,6 and 80 N Field pl, move 1½-story frame storage building; cost, not given; Miss M Corsa, Morris av and 184th st; art, Wm Kinny, 2507 Webster av.—165.

Crotona av, s e, 41 s Fairmount pl, 1-story frame extension, 3x5, to 2-story frame dwelling; cost, \$100; Laura Krugh, 1650 E 175th st; art, L S Casey, 1889 Crotona av.—171.

Duncomb av, s s, 70 e Barker av, new foundation, new stairs, to 1-story and attic frame dwelling; cost, \$650; Eugene Flouraud, 2151 Washington av; art, Joseph Wolf, 1 W 34th st.—170.

Edon av, s e, 48 s 150th st, move 2-story frame dwelling; cost, \$500; Jeremiah Milman, 1133 Fulton av; art, M J Garvin, 3307 3d av.—175.

Franklin av, w s, 363,74 n 160th st, move 3-story frame dwelling; cost, \$700; Geo N Reinhardt, 1346 Franklin av; art, M J Garvin, 2340 3d av.—170.

Jerome av, w s, 149 s 169th st, 1-story frame extension, 10,6x15, to 3-story frame store and dwelling; cost, \$100; Matthew Sheedy, on premises; art, Will A O'Hea, 1048 Ogden av.—168.

Pleasant av, w s, 35 s 213th st, 2-story frame extension, 20,8x12, to 2-story frame dwelling; cost, \$450; o'w'r and art, Edw C Brennan, on premises.—110.

Prospect av, No 1033, 1-story frame extension, 7x25, to 2-story and basement brick and frame dwelling; cost, \$150; Mrs Alberta Paul, on premises; art, Walter H C Hornau, 489 5th av.—158.

Stebbins av, s e, 213 n 16th st, move and 2-story frame extension, 22,6x14,6, to 3-story frame store and dwelling; cost, \$2,000; T Scherenbeck, 1057 E 16th st; art, Wm T La Velle, Freeman st and Southern Boulevard.—173.

CHATEL MORTGAGES.

Note.—The first name, alphabetically arranged is that of the mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

April 7, 8, 10, 11, 12 and 13.

AFFECTING REAL ESTATE.

Flanagan, T J, 129 E 23d, E Flanagan, Electric Buro & Co, S E Cor 11th st & Lex av, 1,000 400  
Kassler, M, S E Cor 11th st & Lex av, 1,000 400  
Okun, M, N w cor Av C and 11th st, J Albert, Gas Fixtures, 3215

Ronginsky, P, 23-35 W 119th, J Albert, Gas Fixtures, 698  
Wolf Construction Co, N w cor Madison av and 97th st, A B See Elect Elevator Co, Elevator, 2,650

MISCELLANEOUS.

Alumni Association of Mills Training School, 113 E 28th, Keeler & Frost, Furniture Fixtures, &c, 700  
Avery, J, N, 329 E 108th, Squelganto & D'Aliesancho, Horses, 100  
Anguilli, L, 182 Centre, V Anguilli, Machinery, &c, 400  
Authors, E E, 113 Water, W Stierer, Pool 900  
Allier, T, 925 E 151st, Fiss, D & C H Co, Horses, 6,415

Altman, M, 1082 2d av, American N S C & D A Co, Soda Fixtures, 245  
Arvey, L, 331 E 54th, Nat C R Co, Regis, 50  
Armstrong, J, S Bender, Horse, 60  
Same, J, same, Horses, 110  
Abramitch Bros, 247 E 104th, W H Jeffers, Gas Engine, 300  
Abbatie, V, 1872 Lexington, J J Souvay, Barber Fixtures, (R) 178  
Antonio, M, 894 E 157th, J Souvay, Barber Fixtures, (R) 203  
Allen, C, 32 Broadway, P Norton, Office Fixtures, 180  
Amenopoulos, G, American Soda Font, (R) 1,406  
Amel, J H, 536 Water, W G Doig, (R) 3,300



# PLUMBING CEMENT

## 30 BROAD STREET, NEW YORK

- Lauro, F. 165 Christopher. T J Collins. Barber Fixtures. 103  
Lax & Roth. 262 E 2d. J Levy. Butcher Fixtures. 150  
Levy, P. Barrett. Truck. 357  
Lensch, W. H. American Soda F. Co. (R) 390  
Lu, Rosa, P. 1718 2d av. S Littman. Barber Fixtures. (R) 82  
Ludwig, F. & M. 117 Norfolk. L Heinsfurter. Barber Fixtures. 421  
Leider, S. 152 Attorney. F & G Haag & Co. Barber Fixtures. 421  
Lewis, F. & M. 117 Norfolk. L Heinsfurter. Barber Fixtures. (R) 137  
Lewis, E. H. Wagner. Pool. (R) 137  
Lewinowitz, J. 246 Canal. S Littenberg. Barber Fixtures. (R) 137  
Levy, M. J. J. C. Klutz. (R) 1,275  
Levi, M. S. 2 Norfolk. F & G Haag & Co. Barber Fixtures. 6  
Lina, Rocco, 2729 9th av. F & G Haag & Co. Barber Fixtures. (R) 135  
Morrison, M. C. 33 Columbus av. A H Mack. Yib. Laundry Fixtures. 200  
Mitzman, A. 16 Suffolk. F & G Haag & Co. Barber Fixtures. (R) 950  
Mishkin, M. B. Davidson. (R) 230  
Miranda, F. G. Londi. (R) 230  
Mangano, J. C. 41 Monroe. F & G Haag & Co. Barber Fixtures. (R) 230  
Metzler, J. 250 Madison. Regal Mfg Co. Barber Fixtures. 40  
Muller, S. 598 11th av. G A Ohi & Co. Brake. 206  
Meyer, C. 1360 Boston rd. Nat CR Co. Reg. Fixtures. 230  
Mattor, J. 113 Av. J. Brunigs. Confectionery Fixtures. 230  
McLain, L. 830 8th av. M J Polk. Drug Fixtures. (R) 1,100  
Maschello, D. 226 E 110th. Senderling Mfg Co. Truck. 1,100  
Metropolitan Rowing Club. McComb's Dam Park. M O'Regan. Boats. &c. 3,900  
McMahon, E. 88 Lawrence. M Schurmacher. Horse. 4,908  
Mail & Express Co. Washington Trust Co. (R) 400,903  
McKeon & Carey. 26 City Hall pl. S Murray. 25 Reads, 29 N William. 32 Lafayette pl. 53 Lafayette pl. 161 Washington and 338 Pearl. American News Co. Plates, &c. (R) 9,000  
Mathran, R. H. 109 E 190th. J. Rotchild. Sons. Horse. 150  
Meyers, A. B. Well. Horses. 450  
McKenna, P. 373 W 54th. C McKenna. Horses. &c. 2,655  
Miller, J. E. 2481 8th av. Nat CR Co. Reg. 2,655  
Mills, B. H. 100 W 46th. Nat CR Co. Reg. 2,675  
Miche, R. 101 Park Row. G Gragnarro. Barber Fixtures. 205  
Myers, A. S. Bender. Horse. 250  
Morse, G. J. Schumburger. Horse. 250  
Manstaler, W. F. 334 St Nicholas av. Parking. S & D Dental Fixtures. 15  
McBain, T. W. 500A Madison av. Brooklyn. Consol D Mfg Co. Dental Fixtures. 470  
McLaughlin, E. 142 E 59th. Brunswick-B-C Co. Pool. (R) 3,378  
McLride & Stern. 97-99 Cliff. A Peck. (R) 3,078  
Morgenstern, S. 94 Av A. E. Luree. Drug Fixtures. 70  
Myers, F. 150 W 46th. J Boyle. Machine. (R) 1,112  
Nesi, M. 103 3d av. T J Collins. Barber Fixtures. 111  
Nordin, G. A. 19 E 15th. A Simpson. Machine. 725  
Nonne, W. 231 St Ann's av. B Misking. Drug Fixtures. 1,750  
Natonson, M. 93 Clinton. J Levy. Butcher Fixtures. 42  
Noyes, F. 144 Beckman. J Dais. Store Fixtures. 1,000  
Nimmo, E. A. 129 Alexander av & 129 Brook av. O H Montgomery. Bakery Fixtures. 1,051  
Netzband, A. C. 2601 3d av. Nat CR Co. Register. 110  
Nolan, G. 579 2d av. D P Nichols & Co. Coach. 250  
Newman, A. Duffer Mfg Co. (R) 4  
O'Connor, D. J. 4 Horatio. C J Sperco. Confectionery Fixtures. 1,900  
National Exhibition Co. State Trn Co (R) 300,000  
Oxman, N. 116 Rivington. American N S C & D A Co. Soda Fixtures. 393  
O'Connor, D. J. B. Well. Horses. 450  
O'Halloran & Kelly. 828 7th av. Hlncks & J. Coach. (R) 275  
Ottenger & Esenkraft. 1 Fonyth. Dulbert & Clare. Soda Fixtures. 150  
Probst, F. 6th av & 54th st. Nat CR Co. Reg. 180  
Pettinelli, L. 2272 1st av. G Gallucci. Press. &c. 129  
Pitney, F. V. D. P Nichols & Co. Cab. 450  
Pitney, F. V. 414 E 1st. D P Nichols & Co. Cab. 2,173  
Pattino & Nappi. 464 E 113th. S. Levy. Barber Fixtures. 70  
Paladino, C. 226 E 119th. Senderling Mfg Co. Truck. 1,100  
Pantastico, R. 190 7th av. A Sandilopp. Barber Fixtures. 110  
Pappas, G. 2250 S Boulevard. G Liss & Co. Grocery Fixtures. 250  
Phillips & Jacobs. 221-223 Mercer. H C Beach. Cuten. 352  
Propp, D. 279-283 E 34th. L Weinsfurter. Barber Fixtures. 105  
Pucci, A. G. 335-340 E 100th. F. Isa. D & C Co. Horse. 9,041  
Portaliava, P. 13 Catharine Slip. M Longa. Barber Fixtures. 60  
J W Pratt Co. F L Montague & Co. Presses. 6,700  
Proctor, C. T. J. F W Renwick. Coach. 750  
Price, J. 914 9th av. J Spanier. Delicatessen. 1,000  
Paterno, S. F. M & R Syracuse. (R) 226  
Pekelman, I. 5 St Marks pl. Consol D Mfg Co. Barber Fixtures. 124  
Pinto & Decelli. 133 Bleeker. Souvay Barber Fixtures. (R) 173  
Quarenba, P. 664 9th av. S Littman. Barber Fixtures. 165  
Rubens, S. 233 Grand. S Borgen. Drug Fixtures. (R) 495  
Rosenberg & Nekritz. 167 E 105th. Liquid C Co. Soda Fixtures. 800  
Ruggiero, F. & A. 341 E 100th. D B Dunham & Son. Coach. 500  
Reich, D. 50 Willett. B Well. Horses. 1,500  
Rosalesky, S. 1344 Monroe. M H Petigou. Soda Fixtures. 1,500  
Rosenstock, N. 134 Norfolk. I Rubin. Livery Fixtures. 200  
Robins, M. 76 E 101st. Consol D Mfg Co. Dental Fixtures. 234  
Rose, H. 412 Cherry. H Brand. Butcher Fixtures. (R) 40  
Rosenblatt, S. 2038 1st av. American N S C & D A Co. Soda Fixtures. 200  
Rando, M. W. Wakefield. J Russo. Barber Fixtures. 200  
Rezinas, J. 77 Av. A. Liquid C Co. Soda Fixtures. (R) 75  
Ricardo, D. & S. 422 E 80th. S Montagnino. Grocery & Bakery Fixtures. 800  
Rubin & Peyer. 314 E Houston. M Warshaw & Sons. Coach. 90  
Roenthal, H. American Soda F Co. (R) 10  
Renhold & Levine. 22 Lewis & 384 Cherry. W Koerner. Ice Wagons. 95  
Roemier, G. M. D. P Nichols & Co. Harness. 95  
Renny, H. 424 W 40th. D P Nichols & Co. Cab. 650  
Robbins, R. H. American Soda F Co. (R) 25  
Roth & Ribman. 143 Av B. Faerber & 220 Soda Fixtures. (R) 220  
Ring, G. H. 229 E 121st. J F Bahr. Express Fixtures. 400  
Schmagold, J. 189 Eldridge. J J Graber. Horse. (R) 30  
Schlot, C. S. Bender. Horses. (R) 30  
Schumer, S. 164 Norfolk. Brenner & Son. Siphons. 161  
Saltzman, M. 150 Essex. Brenner & Son. Coach. 250  
Schatzbal, G. 902 E 149th. S Littman. Barber Fixtures. 250  
Starnoli, A. 313 E 29th. A Rizzo. Barber Fixtures. 100  
Spinade & Grossberg. S Flam. Machines. 500  
Scheer & Schleif. 49 Crosby. J Levenberg. Machinery. 1,000  
Smith, S. 193 Washington. Nat CR Co. Register. 300  
Seall Drug Co. J Schlachetzky. (R) 470  
Schlesinger & Schlesinger. 311 E Broadway. Brunswick-B-C Co. Bowling Fixtures. 800  
Salerno, C. 115 John. Schunck & Ogg. Barber Fixtures. 65  
Silverstein, E. 76 Av. D. D S Dillon. Drug Fixtures. 870  
Shea, T. 739 W 43d. D P Nichols & Co. Cab. 875  
Shewart, R. H. 448 W 33d. D P Nichols & Co. Coach. 875  
Stanton, J. 212 E 29th. D P Nichols & Co. Cab. 625  
Stein, D. D. 423 Greenwich. D P Nichols & Co. Cab. 1,000  
Schnepp, J. N. S. Bender. Horses. (R) 2,000  
Same. Same. Horse. (R) 169  
Same. Same. Horses. (R) 375  
Same. Same. Horses. (R) 1,477  
Same. Same. Horses. (R) 509  
Same. Same. Horses. (R) 600  
Schofield, S. 705 Lennox av. A Kochs & Son. Barber Fixtures. 805  
Szalics & Kakas. 409 10th av. J P Lange. Bakery Fixtures. 109  
Schneider, H. 104 8th av. Nat CR Co. Register. 100  
Spitzer, F. 113 E 44th. T B Carter. Coach. 161  
Shaughnessy, J. F. S. Bender. Horses. 450  
Shubert, J. 121st av & E River. A J Smith. Horses, Vans, &c. 2,000  
Staats & Dillmeier. 24 and 40 51st, Brooklyn. J W Sullivan. Machinery. 400  
Schwarz, G. 2208 5th av. Nat CR Co. Register. 175  
Stuart, W. 647 Amsterdam av. Nat CR Co. Register. 175  
Schierbaum, L. 242 10th av. H Vehslage. Confectionery Fixtures. 3,500  
Spinger, F. 712 3d av. P Cook. Butcher Fixtures. 750  
Sackel, G. F. M. Armstrong Co. Coach. 500  
Susskind, H. 200 E 73d. J Souvay. Barber Fixtures. (R) 80  
Slopolsky, J. 41 Ludlow. J J Reidenbach. Wagon. 128  
Siphons & Bravman. 373 E 3d. S Bernster. Siphons. 285  
Shubert, M. 89 Av C. M Green. Butcher Fixtures. 250  
Simpson, S. W. Whitlock P P Mfg Co. Press. 600  
Schnefeld, E. 173 E 4th. Golding & Co. Press. 481  
Sullivan, J. B. Well. Horses. 600  
Sullivan, E. J. 335 W 10th. B Well. Horses. &c. 600  
Shapiro, M. & S. W. Weltman. (R) 2,500  
Swiss Pub Co. Mergenthaler L Co. Machines. (R) lease  
Seaba, B. 616 E 9th. S Conclalde. Barber Fixtures. 125  
Schoff, L. 105 Essex. O F Rothman. Soda Fixtures. 350  
Soy Kes Co. 7-9 Mott. Haussling Soda A Mfg Co. Soda Fixtures. 295  
Schall, S. J. Tauber. agreement (R) 200  
Spiegel, L. & M. M J Tallon (R) 200  
Schueneman, F. 509 W 55th. H T Witt. Mfg Fixtures. (R) 223  
Schueneman, P. H T Witt. (R) 223  
Schneider, G. 167th st and Morris av. Wolf Bros. Horses. 4,250  
Same. Same. Horses. 1,500  
Schwartz, M. A. 1815 Madison av. Consol D Mfg Co. Dental Fixtures. 148  
Spiro, M. 131 Rivington. W Shamker. Soda Fixtures. 100  
Seifman, B. 524 E 11th. G Sucher & Co. Barber Fixtures. 445  
Sevush & Fogel. 185 Spring. Awad Bros. Machine. 500  
Same. Same. Machines. 600  
Skinkid, A. 21 Rutgers. J J Souvay. Barber Fixtures. (R) 300  
Seuf, H. B. B. Well. Horses. (R) 5  
Schwartzkopf, L. & S. 335 Madison. J Goldberg. Seitzer Fixtures. (R) 655  
Sheldon, F. E. 550 W 29th. L M Sheldon. Machine Fixtures. (R) 655  
Schmiermann, J. 335 3d av. A Lutz. Butcher Fixtures. (R) 655  
Smith, M. 673 E 162d. K Coleman. Horse. Vans, &c. 400  
Technical Press. Mergenthaler L Co. Machine. (R) lease  
Tucker, E. J. 1300 Boston rd. Consol D Mfg Co. Dental Fixtures. 62  
Thomford, G. C. F. L. 2666 8th av. T. Holsten. Confectionery Fixtures. 6,700  
Tommasini, P. 528 W 125th. A Florida. Barber Fixtures. 275  
Tenny, S. E. P. Barrett. Truck. 185  
Thou, F. 156 Lewis. Brenner & Son. Siphons. 439  
Thou, E. Nonopolous & Priorites. 159 2d av. J J Halber. Store Fixtures. 450  
Towery, P. 852 9th av. D P Nichols & Co. Cab. 900  
Tabbs, W. J. 71 Barrow. J D P Nichols & Co. Office Fixtures. 1,000  
Train, J. H. 47 Lispenard. C H Childs. Store Fixtures. 220  
Tiedeman, H. A. 175 Atlantic av. Brooklyn. O Fischer. Confectionery Fixtures. 625  
Twillman, B. B. Well. Horses. 250  
Taylor, C. F. 78 Broad. G W Rogers. Dredge. 2,000  
Tarrapino, P. 2226 5th av. M Arra. Barber Fixtures. 485  
Tatted, H. W. 15th st, between 9th and 10th av. Fiss, D & C H Co. Horse. 300  
Ushow, D. E. 784 Washington. L Ushow. Drug Fixtures. 160  
Vinson, M. 5 E 14th. T J Collins. (R) 160  
Viscardi, A. 128 E Houston. F Genovesse. Machinery. 308  
Vasa, J. American Soda F Co. (R) 133  
Weinroub & Edelstein. 240-242 E 11th. American Soda F Co. Soda Fixtures. 250  
Wecos, J. & Son. 164 E 106th. A Strauss. Horse, &c. 50  
Wallace, M. A. 130 W 63d. D P Nichols & Co. Cab. 1,340  
Wood, J. A. 427 W 26th. D P Nichols & Co. Cab. 350  
Wolger, J. 166 E 117th. C J K راحت. (R) 672  
Warwick, J. L. 34 W 29th. M E Sandford. Pool. 80  
Weiss, R. 2017 Lexington av. Globe Mfg Co. Vibrator. 45  
Weisel & Mazy. 197 Stanton. H J Kempler. Machine Fixtures. 200  
Widgorowitz, J. 191 2d av. S Wolf. Butcher Fixtures. 100  
Wolensky, P. 1634 Delancey. M Zimmerman & Co. Store Fixtures. 200  
Weinsteck, S. 321 Madison. H Brand. Butcher Fixtures. (R) 60  
Wald, J. 423 E 86th. Consol Dental Mfg Co. Dental Fixtures. 186  
Winkler, M. 148 Suffolk. Regal Mfg Co. Barber Fixtures. 55  
Weisberg, J. 43 Av B. M. Eliasberg. Store Fixtures. 1,000  
Wanderman, M. 174 Madison. American C & D A Co. Soda Fixtures. 329  
Yudenfreund, B. 167 E Broadway. Brenner & Son. Siphons. 248  
Zuckerman, B. 196 2d st. J Mhaly. Machinery. 172

### SALOON AND RESTAURANT FIXTURES.

- Amato, M. 233-235 Elizabeth. Schmitt & S. 1,444  
Brugnelli, A. V. Bradhurst av and 142d st. A R Co. (R) 300  
Beers, J. B. 110th st and 7th av. G Ehret. (R) 870  
Byrnes, C. A. 377 Jersey. J Eichler B Co. (R) 800  
Bartoli, J. 370 Jerome av. A Huffel. (R) 300  
Bartsch, J. 16 Dutch. G Ehret. (R) 639  
Bohling, C. Park av and 110th st. Consumers B Co. (R) 4,000  
Bergmann, P. 75 3d av. W Peter B Co. (R) 2,000



