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THE erection of a skyscraper in or near the financial district of lower New York has become a most arduous and costly task. Formerly, a bank or a building company would buy three or four lots and run up a twenty-story building without more ado. But now the promoters of such an enterprise contrive to buy all the property necessary to secure good air and light for their tenants, often occupying years in the process, and then erect a structure with a forty-story tower in the center or on a corner—a tower whose light is absolutely protected by the lower part of the same building. The result is always spectacular, and a desire for some kind of personal or corporate advertising is usually associated with the building of these forty-story towers. Because of the difficulty and expense of securing the necessary land, they are built only very rarely; but one structure like the Woolworth Building will cost as much money and accommodate as many tenants as seven or eight of the skyscrapers of ten years ago.

SOMEWHAT less than ten years ago, the decorating and furniture importing firms were moving into Fifth avenue, south of 34th street. They stayed there a very short time, even for New York. Recently they have all been moving a mile farther north and their tendency is to pick up locations as near 57th street as possible. Those who cannot afford Fifth avenue rentals are turning to Madison avenue, just north of 42d street, and to the side streets between Madison and Fifth avenues. In a couple of years there will be very few firms of decorators and old-furniture dealers south of 34th street, and not very many between 42d and 34th streets. They need to keep as closely as possible in touch with the fashionable residential district, and to stick to sites easily accessible in carriages. The congestion of traffic on Fifth avenue consequently makes locations in the fifties very desirable. But they are a peculiarly fluid set of tenants. They rarely invest much money in their premises, save by way of rent; and they are quick to move as soon as a more desirable district is presented. They always provide a safe prophecy of the future course of the more exclusive classes of retail trade.

#### CHARTER CHANGES.

ANY changes in the charter of New York City which are proposed during the present session of the Legislature should be carefully scrutinized. In all probability attempts will be made to increase the power of the Board of Aldermen at the expense of the power of the Board of Estimate and Apportionment. Already it is announced that a bill will be introduced transferring to the Board of Aldermen the power to elect a Mayor—in case of a vacancy in that office. Such a change in the charter would not be fair either to the existing president of the Board of Aldermen or to the people responsible for his election. He was elected not merely as a member of the Board of Estimate, but as vice-Mayor, and in case of a vacancy he is entitled to the succession. New legislation is needed, but in view of the great importance of the office of Mayor in the government of New York City the new legislation should assume the following shape: In the event of a vacancy the President of the Board of Aldermen, who had been elected as vice-Mayor, should serve until the

next election—at which time a new man should be chosen for the rest of the unexpired term. The people of New York are entitled to select their own Mayor, and they have never shown the slightest inclination to delegate that business to the Board of Aldermen.

#### BUILDING ENCROACHMENTS.

NO DOUBT before long the municipal authorities and the general real estate interests will arrive at such an understanding of the history and nature of building encroachments, and of the complementary relation which buildings and streets must sustain to each other, that they will be prepared without resorting to State Legislative aid to draw up such an executive order or local ordinance as will not only correct and restrain abuses but also insure the future stability of building lines. The fundamental related questions are as old as the city itself, since the forefathers inherited them with their architectural examples from across the sea. The manner of building houses in vogue for hundreds of years, together with the restrictions imposed by the regulation shallow city lot, compelled house-owners to do certain things in times past, with the sanction of "the Mayor, the Aldermen and the Commonality," which cannot be permitted in our time, at least in congested thoroughfares. Public conscience has been aroused by many small abuses, and by a few large ones, and the consequence of this and of a real necessity for widening the roadways of certain streets is seen in radical orders from two Borough Presidents applying to all streets alike. If the public mind were fully convinced of the constitutionality and permanency of these recent executive orders, the matter might very well be permitted to remain permanently where it now is, and builders would then see the necessity of devising a style of construction or type of house that would fit into the new order of things acceptably. But it will be very difficult to make property owners believe that they have no more right to the street in front of their houses than if they had never paid an assessment for improving it, or if the public mains in the street and the utilities in their houses were not as indissolubly connected as the fruit is to the vine or the leaves to the trees. Furthermore, with strict prohibition against any more stoops and areas over the building line in two of the boroughs, and no action in the other three, it is hard for the public to see that the case is no longer one for administrative discretion, as it was held to be no longer ago than the year 1908 by the then Corporation Counsel. If there really is a measure of discretion, and if a way can be found of giving access to the basement of apartment houses without seriously injuring their appearance and rental value, most of the critics of the new orders would be disarmed by such a compromise.

#### THE EAST RIVER WATER-FRONT.

THE streets along the East River have had few building improvements in recent years. Nearly all the existing buildings used for business purposes have come down from previous generations, and not a few are in disrepair. In a number of instances buildings destroyed by fire have not been replaced. Compared with the business district along the North River the streets near the East River appear to have gone back in the last quarter century. It is true that much of the property is owned by estates and a good deal by large landlords who seldom make improvements, but this would not have kept the district back if there had not been other repelling circumstances—not the least of which were the consequences of diverting traffic from the ferries to the Brooklyn bridge. The times have not favored the progress of such commercial interests as have centered along this shore from the earliest years of the city's history, as they have been overshadowed by those which later grew up on the North River. The East River side is still living in the age of coastwise sailing ships and small canal boats, and the North River is more particularly in the age of transatlantic express steamers and continental railroads. The east side of the island has been allied with Tradition rather than with Invention and Progress, but it will not be always. The development of this island has been first on one side and then on the other, and back again, as new forces have arisen. When the Barge Canal is opened to the Great Lakes, and the Panama Canal to the western seaboard of South America, we should see some new forces at work in this harbor, the resulting benefits from which will, if they follow natural channels, be seen particularly at the East



River wharves and the adjacent district. In the future the export trade will be a far larger factor in the business life of New York than it has yet been, because in a steadily increasing number of lines the country, big as it is, is producing more than it can itself consume or utilize. The way is about to be opened to get this surplus from the interior to the seaboard economically, and from the seaboard to those lands where American products have the best chance to successfully compete with those from other exporting

nations. The East River piers will be needed in this trade, and reconstruction of much of the business section along the East River in the lower part of the city is consequently inevitable. In regard to the adjacent tenement sections some authorities predict a reconstruction with tenement houses of a larger type than has been common east of Broadway. As people on this plane of living have had no attention from builders for years, the time is believed not to be far distant when replacements will be profitable.

## BUILDING ENCROACHMENTS AND SUBURBAN DEVELOPMENTS

Discussed Before the Municipal Art Society—Why Stoops Were First Built—Landscape Architecture Appreciated by Developers.

A LARGE audience of both ladies and gentlemen heard Messrs. Walter Lindner, John W. Paris, William G. Ford and Grosvenor Atterbury address the Municipal Art Society on Monday evening, in the National Arts Club galleries, on the general subject of the artistic development of our city. Mr. John G. Agar presided and Mr. Frederick S. Lamb made some introductory remarks.

The theme of Mr. Lindner's address was "Building Projections, Existing Ordinances and Changes." Mr. Lindner is the solicitor of the Title Guarantee and Trust Company. He maintained that the power to regulate buildings with a view to uniformity and gracefulness, and for the convenience of the inhabitants, as well as travelers in the city, had been vested in the Common Council from the earliest times. These powers included the right to permit such encroachments upon the public streets as should not interfere with their use for public purposes; always subject to such further regulations, provisions or right to repeal regulations already made, or licenses already granted, as to the Council would seem wise.

He thought, therefore, that unless the authority to permit reasonable encroachments upon the streets had been taken away by the Legislature it must still exist, and that if it had been taken away it could be reinstated by legislative act. But he did not believe that it had been taken away from the municipal authorities. In his opinion it was still vested in the Board of Estimate and Apportionment. The city had the right and should exercise it to revoke permits in cases where public necessity demanded it, but there were hundreds of streets in which the existing encroachments were of no inconvenience whatever to the public.

### WHAT STREETS ARE FOR.

Mr. Lindner held that the city corporation was not the absolute owner of the street in the sense that it could disregard the established customs of the inhabitants and abutting owners with respect to the use of streets. The streets were intended as a (1) means of public travel, (2) as spaces for light, air and sanitation, (3) for necessary sub-surface utilities, such as sewers, waterpipes, gas-pipes and electric conduits, and (4) as means of access to the houses bordering on the streets. As communities grew and land became more valuable, the houses go closer together, and eventually buildings ranged themselves side by side along the side lines of their respective streets when these streets became crowded.

The city having been settled by the Dutch, the houses were naturally built in the Dutch style, with a high first-story reached by a stoop, so that the main floor would be above the water in times of overflow, and the basement could be used at other times. This was the way houses were built in the Netherlands, and the custom was followed generally in this country. The local laws recognized this

custom in the building of houses. Early in the history of New Amsterdam the inevitable conflict between the abutting owner and the public authorities arose. A deed recorded in the year 1654 bore evidence to this fact.

When New York became an independent state and framed its first constitution there was inserted in it a provision that such parts of the common law of England and acts of the Legislature of New York or the common law, as together formed the law of the colony on the 19th of April, 1775, should be and continue the law of the state. Substantially the same provisions were contained in the Constitutions of 1821 and 1846. In 1787 an act of the Legislature was passed known as "Chapter 88" of the laws of that year, entitled "an act for regulating the buildings, streets, wharves and slips of the City of New York." This act did not by its terms repeal the Act of 1691, and it was in force at the time of the passage of the Act of 1813, which provided for the opening of public streets through the city of New York.

### PUBLIC CONSCIENCE AWAKENING.

Mr. Lindner called attention to the fact that there had been a general awakening of late years of the public conscience in civic and political matters, inspired by associations such as the Municipal Art Society. It was realized that abuses had arisen in the way of encroachments which should be stopped, and that the public must recover the use of the streets, but not by executive order to set aside established laws and ordinances. He could not understand how it was that two Borough Presidents, whose duty it was to enforce the laws and ordinances, could, by executive order, revoke them. Admitting that the city owned the streets, it should be remembered, however, that the abutting owners had been assessed for them, which assessment was to cover future as well as present benefits.

Abutting owners had rights in the streets which the city was bound to respect, said Mr. Lindner. They had a constitutional right to connect their houses with the sewers and water-mains in the street, for example, in front of their houses. There were many decisions by the courts against abuses of the privileges granted by the ordinances, but he did not know of any which denied the right of the municipal authorities to permit the reasonable encroachments required by long-established custom in the construction of houses. There were hundreds of streets in which the existing encroachments were of no inconvenience whatever to the public.

### HOW TO SOLVE THE QUESTION.

Mr. Lindner in conclusion said that the subject should be examined by architects, real estate owners, builders and representatives of the Municipal Art Society with a view to framing a comprehensive code in the future, to be enacted in a lawful and orderly manner in all five boroughs. In the case of present buildings,

it should be recognized that in general they are lawfully situated, or were erected under the belief that they were lawful. The minimum requirements of homeowners should be ascertained and permitted and no more. It should be recognized that architectural ornament is necessary on the facades of houses. Entrances should be something more than merely holes in a blank wall.

### SUBURBAN DEVELOPMENTS.

#### Changes in Practice—Commercial Profit in Artistic Planning.

Mr. John W. Paris, a prominent developer and President of the Long Island Real Estate Exchange, spoke of real estate developing work in the suburbs as follows:

"In considering the artistic development of our city and the manner in which it is influenced by real estate developments, I am compelled to admit in the beginning that but very little attention has been given by the interests having in charge the development of our business and residence sections, to the artistic feature. This fact, deplorable as it may be, is a natural outcome of our intensive commercial life, and therefore those who have been charged with the initial provision for the business and residence sections cannot be too severely criticized.

"We look upon the city of Paris and proclaim it a beautiful city. It is unquestionably the most beautiful and artistic city in existence to-day. We look upon the city of Washington and proclaim it a beautiful city, and of all the American cities it is readily conceded as being the most beautiful. Paris is a city to-day of about 2,700,000, or but little more than one-half of the population of New York City. It is a city almost, if not quite, 2,000 years old. It is a city whose growth has, therefore, been slow. Its officials and creators have had both time and means to devote to its artistic development and growth; hence the Paris Beautiful of to-day. The city of Washington has a population of less than 300,000. It has had the wealth of the nation spent upon it in the erection of our magnificent national buildings. It is distinctively a residence city, there being no manufacturing interests or large commercial interests to be found there. It is the pride of the nation, and the nation has loosened its purse strings in its artistic development and growth; hence its beauty.

"New York, on the other hand, is an intensive commercial city. It has the enormous population to-day of practically five million of people, or almost twice the population of Paris. Its material growth has far exceeded the roseate dreams of the most sanguine. It has added to itself a city the size of Paris in the past twenty years. Should Paris have been created from the grass roots in twice or thrice that time, can you imagine it being what it is to-day? Its officials and



would have had to grapple with the provision of proper sanitary accommodations, for the provision of a proper water supply, or proper policing, of proper educational system, of lighting plants, transportation lines, and a thousand other things to make up a complete metropolitan center.

"Is it any wonder that Father Knickerbocker has had but little time to devote to the consideration of his artistic temperament and the artistic arrangement of his domains?

#### CHANGED METHODS.

"A great change has taken place in the practice of the real estate developers in the past one or two decades. Fifteen to twenty years ago a development was considered sufficient and ready for the market when a map had been drawn showing its subdivision into lots, regardless of the layout of the adjoining property, or of the ultimate layout of streets for the section, whereby the best interests of the entire section might be served, but only with a view of getting the greatest number of lots out of the acreage being subdivided. In many cases the only improvements thought necessary were the staking out of the streets and the designing of the lots by sign-boards, leaving the improvement of the streets, the time of laying of sidewalks, and other physical improvements to the lot buyer to be done in his own sweet way, and at such times as his interests would indicate. It was, at that time, considered the acme of progressiveness to level down your streets and lay a flag sidewalk.

"Conditions have largely changed and practically all developers of suburban properties who have any pride in their achievements are laying out their properties as nearly as possible in accordance with the requirements of the Topographical Department of the city, and are at least installing a sufficient number of improvements such as sidewalks, shade trees and shrubbery, as to make the development appear uniform.

"A number of development companies are to-day recognizing the business importance of developing a property in such a manner as to eliminate all pioneering experiences. That is, they select their development adjacent to a well built up community where churches, schools and trading facilities have already been provided. They lay out their property in accordance with the Topographical Bureau of the city and bring it to the required grade. They provide a complete system of sewerage, likewise beautiful cement sidewalks with curbs and gutters, and paved streets, and a liberal supply of shade trees and ornamental shrubbery. It is developments of this nature that are to-day appealing most strongly to the population overflowing from the built-up sections as a result of the rising tide of the city's growth in population.

#### PARKING SPACES.

"Some developers have, furthermore, appreciated the love of beauty and art in mankind to the extent of providing beautiful parking spaces in the streets, which have been laid out with a substantial curb surrounding them, and planted with the rarest of flowering shrubs, the intervening space being covered with the finest park grass, making it, indeed, a joy to behold. This was done with the idea that when the streets, in which such parking spaces were provided, were ceded to the city, that the city would appreciate the land donated and the labor performed in providing these beauty spaces, and would turn same over to the Park Department, through which Department the space would ever be kept in condition and the shrubbery and lawns properly cared for. To our shame, however, this has not been done. The city has absolutely refused to accept these parking spaces as a free gift and place them under the care of the Park Department. As a result, in those

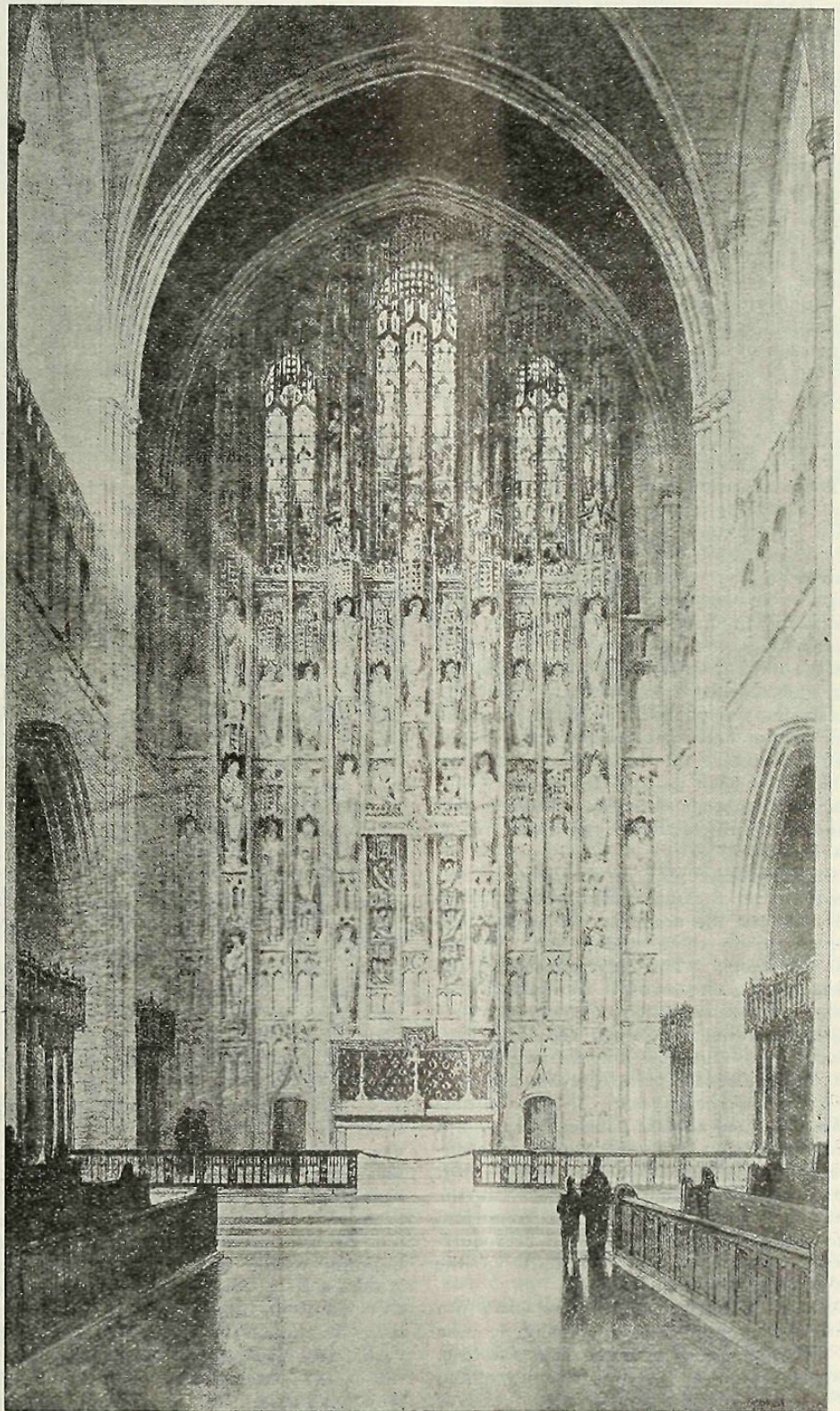
sections where such spaces have been provided, they have either gone to ruin, as they quickly will do without care, or they have been cared for by the abutting property holders. This is a condition to be regretted.

#### A RECOMMENDATION:

"The more progressive development companies of to-day fully appreciate what it means, from a commercial standpoint, to make artistic and complete the improvements in their developments. It but requires the co-operation of the city to insure the best results from this desired disposition. From the standpoint of a developer, I would recommend to the careful consideration of the Municipal Art Society the solution of the problem of persuading the city officials to adopt a policy whereby any parks or parking spaces improved by private owners be accepted by the city and placed in charge of the Park Department for care. I would further recommend that such ordinances be passed as to make it incumbent upon the city authorities to provide funds to the Topographical Bureau of the city in sufficient quantities to enable the Bureau to push forward its work in the most ef-

fective manner, and provide a uniform and systematic plan of the city in the undeveloped sections at the earliest possible date. I would likewise recommend that such laws be passed as will prohibit the development of lands by development companies until such lands have been provided with street layouts and parking spaces by the Topographical Department. I would recommend that the Topographical Department be urged and ordered to keep constantly in mind the importance of beauty and harmony in the layout of the city; that artistic ideas have equal weight with commercial ideas; that wherever possible triangular plots be preserved as parking places; that parking spaces be laid out in the streets at the time of the improvement of the property, said parking spaces to be improved and developed by the developer and turned over to the city for the benefit of the residents in the immediate vicinity without cost, the city placing the same under the control of the Park Department.

"It is, and will continue to be a difficult and expensive matter to change the topographical layout of the already built-up sections of the city, and when it is



SKETCH FOR REREDOS—ST. THOMAS' CHURCH, NEW YORK.

Cram, Goodhue & Ferguson, Architects, 1906.



creators would have had to grapple with the problems of housing that rapidly increasing aggregation of people; they recognized that thousands of acres each year are being occupied for the first time for the accommodation of the spreading population of the city, and importance of immediate action along this line may be, in a measure, appreciated. During the past year many developments have been laid out and houses erected in sections where the Topographical Bureau of the city has given no thought. This makes absolutely certain non-uniformity in the final building up of these territories.

"The Real Estate Exchange of Long Island, together with the allied real estate interests of the city, is hoping to be able to place the real estate developers of the city under the supervision of some commissioner or department which can exercise control over the manner in which developments shall be made, as well as the manner in which they may be sold out to the public. With such control and proper legislation, it is possible to eliminate developments in territories where they have not already been planned by the Topographical Department, and with proper ordinances, it is possible to es-

tablish in the minds of the engineers of that department, the importance and necessity of keeping in mind the artistic development of the city as well as its commercial development.

"Some of our development companies, as has already been intimated, are far in advance of the city administration in their desire for artistic development. In order, however, for this development to be effective, the co-operation of the city officials is absolutely necessary. Your society can do much toward bringing about this co-operation by the city all with no initial expense on the part of the city."

## CO-OPERATION AMONG SUBCONTRACTORS

### How a Bellevue Hospital Building Was Completed After the Failure of the General Contractor, and the Cost Kept Within the Original Estimate.

A STRIKING example of what may be accomplished in the line of mutual protection and benefit by co-operation among the various building trades is afforded by the history of the new Pathological Department and Male Dormitory of the New Bellevue Hospital on First av, Manhattan, which has just been completed and accepted by the City. In fact, if one were needed, the history of this transaction presents a vivid lesson on the advisability, if not the necessity, of establishing closer relations of mutual confidence between those engaged in the various departments of the building industry. The history of the transaction is briefly this:

In April, 1907, a contract for the erection and completion of the buildings mentioned was entered into by the Trustees of Bellevue and Allied Hospitals to Thomas Cockerill & Son, the building to form one of the new group being erected by the City. The amount of the contract was in the neighborhood of \$700,000, and it was to be constructed under the direction of Messrs. McKim, Mead and White, architects.

Thomas Cockerill & Son were the general contractors and made sub-contracts with contractors in the various trades whose material and work would be required in the construction of the buildings. The general contractors became bankrupt in June, 1909, just about two years after the beginning of the work. At the time of their bankruptcy the building had reached a stage where the white plastering was partially on, but no finished work had been set under any of the sub-contracts. At that time the amount which had been paid to the general contractors, together with the "retained percentages" fully equalled the value of the work done.

On the bankruptcy of the general contractors the various trades, naturally, filed liens for the amounts due and to become due to them under their various sub-contracts. The aggregate of these liens was in excess of the amount available for the completion of the work; that is, the difference between the total contract price and the amount which the city had already paid thereon plus the "retained percentages." In this situation it seemed at first hopeless to attempt the completion under the original contract, and it was apparent that even if an adjustment could be made with the various lienors, the strictest economy and the closest management would be required to complete within the limits of the amount available therefor.

When the general contractors went into bankruptcy, and in the ordinary course of proceedings, a receiver of its estate, Mr. Hamilton M. Dawes, was appointed by the Federal Court, the receiver opened negotiations with the sub-contractors, with the view to the completion of the building, the purpose being, if

possible, to save a declaration by the city of the abandonment of the contract with the consequent loss to all concerned of the "retained percentages." These negotiations undertaken by the receiver were, through no fault of his, futile and it looked as if the proposition would have to be abandoned and the various trades suffer the loss that would be inflicted upon them by a re-letting of the contract. In this juncture, and largely through the efforts of Mr. Francis A. Williams, of Blake & Williams; of Mr. James Elgar, of James Elgar (Inc.), and of Mr. Allston Sargent, of the Jewett Refrigerator Company, a combination of the various trades interested was effected, with the view to their mutual protection by the completion of the building under the original contract. In their efforts to bring this about the gentlemen named, who as a committee represented all the trades interested, had the co-operation of the Board of Trustees, the architects and the city's legal department.

#### THE PLAN.

The plan evolved provided that all the sub-contractors who had filed liens should discharge those liens of record; that the contract and all right and interest of the general contractors therein should be purchased from the receiver in bankruptcy of the general contractors, that the building should be completed within a stated limit of cost, and that the difference between this cost limit and the amount still unpaid from the City on the contract should be paid over to the trustees in bankruptcy of the general contractors to form a fund for ratable distribution among all the creditors. The plan involved primarily the agreements by the sub-contractors whose work was incomplete to carry to completion their various contracts at a limit of cost that would keep the entire cost of completion within the figure agreed upon and so leave a considerable fund for general distribution among all the creditors.

The proposition presented difficulties. For instance, a number of the liens had been filed by materialmen whose materials had been entirely delivered and gone into the building, and who had no further work to do in connection with it. The cancellation of their liens meant therefore the surrender by them of whatever right was secured by their liens, and their taking the chances of getting something for their claims out of the fund that would be created on the completion by the other contractors of the building within the limit of cost set. Manifestly, a declination or refusal of any lienor to discharge his lien would have prevented the consummation of the plan, but every one of them, in the interest of the general good, assented to the plan formulated by the committee and executed discharges of their various liens.

With the assent of the lienors secured, the way was clear. A corporation called

"Bellevue Completion Company," with a nominal capitalization was formed, its entire capital stock being issued to and held by the committee named, Messrs. Williams, Elgar and Sargent, practically as trustees for the benefit of all the creditors of the general contractors whose claims were based upon work done or materials supplied on the Bellevue Hospital contract. The sub-contractors whose work was unfinished made contracts with this Bellevue Completion Company to finish their respective parts, and, with the approval of the Federal Court the general contractors' contract with the City was taken over from the receiver in bankruptcy under an agreement whereby the work was to be completed within a specified limit of cost and the difference between that amount and the total unpaid by the City on the contract was to be paid over to the receiver as a fund for distribution among the general creditors. This plan is simple in its telling, but the work of getting it in shape was heart-breaking, involving as it did almost innumerable meetings with the various creditors for the adjustment of their respective interests, conferences with the surety companies, who played an important part in the transaction, and consultations with the financial and legal offices of the City. All these impediments and obstacles were met by the committee.

Finally, all objections were met and all necessary adjustments were made and the Bellevue Completion Company entered upon its work of completing the building so much needed by the City. The work remaining to be done when the Bellevue Completion Company took up its task consisted generally of the masonry, the steel work, the plastering, the ventilating and heating, the carpentry, the tiling, the marble work, the refrigerator work, the asphalt flooring, the brine circulating system, the electrical work, the roofing and elevators, the value of all this being in the aggregate considerably over \$200,000. All this work was begun by Bellevue Completion Company in November, 1909. With the assistance of the sub-contractors, all co-operating for their mutual benefit, the work was completed in July, 1910, to the satisfaction of the City and of the architects in charge. And perhaps most wonderful of all, the work was completed within the limit of cost set, and there remains a considerable fund to be paid over to the trustee in bankruptcy of the general contractors for distribution generally among the creditors. The work was of a complicated character, requiring special materials, fixtures, etc., of the highest character. The building itself is the only building of its type in the City.

Messrs. Williams, Elgar and Sargent were unremitting in their attention to the work and served without compensation. The net result of the whole trans-



action is that the City has obtained without delay and within the limits of the original estimated cost a building with which it is entirely satisfied; the contractors whose work was unfinished at the time of the bankruptcy of the general contractors have saved at least a part of the loss that then threatened them, and there remains something over in which all the creditors of the general contractors will share.

All this would have been prevented had it not been for the unselfish action of all the creditors. Had they pulled apart instead of pulling together the result would have been chaos and practically total loss all around. The transaction will long be remembered in the building industry and

## NEW CHURCH FOR ST. JEAN BAPTISTE.

(Subject of illustration.)

The site is being cleared and excavating is in progress for the new church of St. Jean Baptiste to be erected on the southeast corner of Lexington av and 76th st, for which N. Serracino of 1170 Broadway, is architect. The church is in charge of the Fathers of the Most Blessed Sacrament, whose rector, Rev. A. Letellier, S. S. S., studied in Rome and is thoroughly acquainted with the style to be followed in the construction of this edifice.

The facade on Lexington av will be 98 feet 8 inches wide, with two towers 150

## REGULATES PLASTERING.

A bill in the State Senate, introduced by Mr. Harte and committed to the Committee on Cities, is No. 329, in relation to plastering in cities of the first class. It requires, first, the supervision of all plastering by the Building Department, except where such supervision would conflict with the duties of some other department. To supervise such work, a number of inspectors shall be appointed by the head of the Building Department. These inspectors must be plasterers of ten years' experience.

The bill further requires that all plastering in tenements, apartments, hospitals, schools and other public buildings when on lath shall be known as three-coat work, namely, scratch coat, brown coat and finish.

Key space.—All ceilings, stud partitions and furred walls in tenements, apartments, hospitals, schools and other public buildings where plastered with lime on wood lath shall have not less than three-eighths space between lath. All grounds and jambs shall mean not less than seven-eighths from the stud.

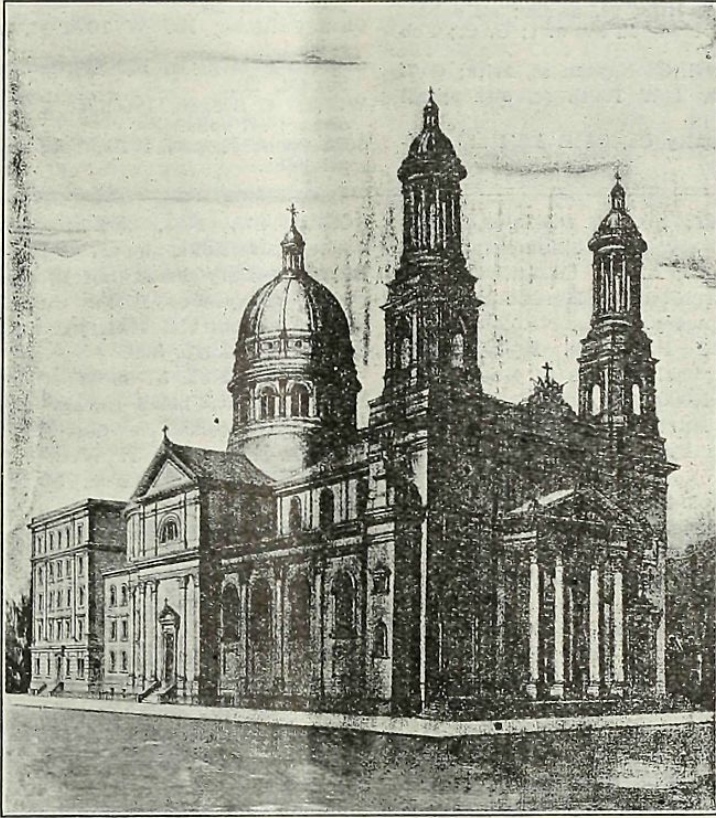
Section 63. First coat or scratch coat.—First or scratch coat shall be of first quality, to be scratched thoroughly to make a key to retain second coat; and shall be thoroughly dry or set before applying second coat.

Second coat.—Second coat or brown mortar shall be of first quality. All browning must be straight, true, with no unevenness or irregularity of surface.

Finishing.—When white mortar, or any other material of a like character is used for finish coat, it shall be laid on regular and troweled to a smooth surface, showing neither deficiencies and brush marks.

Cornices or coves.—All cornices or coves shall be run straight, true and smooth.

Patent plasters.—When patent plasters, such as ivory, acme, windsor, etc., are used, lathing, if of wood lath, shall not be less than one-quarter inch key space. First coat shall be thoroughly scratched to make key to retain second coat, and shall be set before second coat is applied.



ACCEPTED DESIGN FOR CHURCH OF ST. JEAN BAPTIST.

Lexington av, at 76th St.

N. Serracino, Architect.

its lesson of what may be accomplished by harmonious action and hearty co-operation should be taken to heart by every one engaged in any branch of the building business.

## FIFTH AVE. ARCHITECTURE.

### A Simple Solution for the Main Points of the Problem—Suggested by Mr. Israels.

In relation to the proposed scheme for the improvements on Fifth av, Charles H. Israels, the architect, has made the following suggestions to Robert Grier Cooke of the Fifth Avenue Association, which seem to be a simple and practical solution of the main points in the premises. Mr. Israels is the Secretary of the Municipal Art Society.

He has suggested that either by regulation or mutual agreement, and preferably by ordinance if this be legally possible, fix two important cornice heights, one crowning the architectural basement of the structure and the other at a height corresponding to the maximum number of modern buildings on the avenue. If two such lines could be made practically continuous on the avenue, a reasonable amount of architectural harmony would be instantly obtained.

"As for example," said Mr. Israels, "note the block containing the University Club and the Hotel Gotham. These two buildings are radically different in bulk, but on account of the continuity of the main horizontal lines a harmonious facade is obtained through the entire block."

feet 8 inches high. The church has the shape of a Latin cross, with a dome above the center of the crossing. The height of the dome will be 171 feet above the sidewalk.

Indiana oolitic limestone on a granite base will be used for the exterior walls, and the interior will be decorated with marble and ornamental plaster. Ceilings and walls will be decorated with beautiful ornamentations and paintings. All the work will be performed under the direction of the architect, N. Serracino, and the rector, Rev. A. Letellier, S. S. S., who has a broad conception of art.

The sanctuary is designed to be 56 feet long and 38 feet 6 inches wide. All the altars, communion railing and stations will be constructed of marble. The principal altar will be very fine. On the first floor of the church 1,280 people will find seats, and the gallery can accommodate 200 more persons. The old buildings that were on the premises have been taken down, but no contracts have yet been awarded.

The new church will be the receptacle for the relic of St. Ann, which now reposes in 76th st. Thousands attend the novena each year, and every day throughout the year hundreds of persons visit the church to pray to St. Ann and to seek cures through the intercession of the Saint and by being touched with the relic. It is expected that the basement will be ready for worship by next July. Thos Mulry & Son is doing the excavating, and so far no other contract has been given out.

## A REFERENDUM VOTE.

On Wednesday of this week the Board of Governors of the Building Trades Association received through its Emergency Committee an overture from the Building Trades Council of Business Agents, representing the unions in the building trades of Greater New York, recommending a joint convention of employers and employees to formulate a new Arbitration Plan.

This is the first overture of the kind that has been made since the General Arbitration Board was disrupted in January of last year. The sentiment was in favor of the convention but the governors in some of the trades did not want to commit themselves before the trade associations of employers to which they belong passed on the matter. It was decided to refer the matter to all the thirty-two trade associations of employers for a vote and another meeting will be held on March 1, at which definite action will be taken.

Mr. C. G. Norman, of the Manhattan Fireproof Door Co., who is chairman of the Board of Governors, said yesterday that if a general arbitration plan was again instituted it would have to conform with recent decisions of the courts in regard to labor matters. In other respects also a new Plan would have to be different from the old one. He thought the general principles might be retained. He thought that means would have to be found to ensure that the provisions would be lived up to by both sides, if the referendum vote is in favor of calling a joint convention and drafting a new Plan.



# WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx

## AN AID TO ALL SALES DEPARTMENTS

### INDEX

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The star (\*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

1—Demolishing	8—Reinforced concrete	15—Marble	22—Galvanized iron sky-	28—Electric power
2—Excavating	9—Fireproofing	16—Terra cotta	lights and cornices	29—Electric wiring
3—Foundations	10—Tin roof	17—Mosaic	23—Fire-escapes	30—Lighting fixtures
4—Masonry	11—Roofing other than tin	18—Tile	24—Plumbing	31—Plate glass
5—Carpentry	12—Front brick	19—Metal lath	25—Heating	32—Interior woodwork and trim
6—Terra cotta blocks	13—Granite	20—Plaster partition blocks	26—Elevators	33—Paints
7—Steel and iron work	14—Limestone	21—Coping	27—Dumbwaiters	34—Hardware

Thomas W Lamb, 489 5th av, ar't; March 1.  
S S Sugar, 104 W 42d, ar't; March 5; G. C. Serbro Co, 542 W 113th st, owner; 26.

Lewis C Vause, 19 Cooper sq, owner; 24.  
Mary Lynch, 341 E 78th st, owner; 24.  
Peter Doelger, 407 E 55th st, owner; 24.  
R D'Onofrio, 413 E 116th st, owner; 24.  
H Young, 111 Lenox av, owner; 22, 7, 12.

Thomas H Williams, Utica, N Y, ar't; all contracts, Feb 27.

Percival M Lloyd, Fallkill Bldg, Poughkeepsie, N Y, ar't; April 1.

R Selleto, 580 E 191st st, owner; all subs.  
David M Ach, 1 Madison av, ar't; G. C.; Feb 25.

Clinton & Russell, 32 Nassau st, ar'ts; G C.  
Jacob Schwartz, 2 W 120th st, owner; all subs; March 1.

Lamer Moore Realty Co, 54 E 122d st, owner; all subs.

Louis Martin, 44 South st, owner; all subs.\*  
Mandel Const Co, 1058 Grand av, owner; all subs; Feb 25.

Chas Califano, 109 W 102d st, owner; all subs.  
Charter Realty Co, 100 William st, owner; 26, 24, 29.

William C Bergen, 180th st & Andrews av, owner; all subs.  
Schaefer & Jaeger, 1910 Webster av, ar'ts; all subs.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Stores, Offices and Lofts.

PEARL ST, Nos. 373-375, 2-sty brick and stone store and office, 62.9x96.6, slag and composition roof; cost, \$8,500; owner, Wingold Realty Co., 45 East 17th st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 65.

Tidewater Bldg. Co., 16 East 33d st, has general contract.

104TH ST, Nos. 343-345 East, 5-sty brick and stone loft, 50x96, tar and gravel roof; cost, \$24,000; owner, John Jordan, 1451 Broadway; architect, Thomas H. Styles, 1451 Broadway. Plan No. 67.

##### Miscellaneous.

36TH ST, No. 557 West, 1-sty frame shed, 23x100; cost, \$500; owner, Aneley Armada, 221 East 52d st; architect, J. C. Cocker, 2017 5th av. Plan No. 66.

126TH ST, n s, 342 e 2d av, 1-sty steel frame carousal, 79.6x65.3; cost, \$3,500; owner, The Harlem River Park Amusement Co., 2d av and 126th st; architects and builders, The Terry & Tench Co., Inc., 131st st and Lexington av. Plan No. 64.

##### Hospitals and Asylums.

16TH ST, s s, 95 e Av D, 7-sty brick and stone hospital, 36x206, tile and asphalt roof; cost, \$275,000; owner, Department of Health, 55th st and 6th av; architect, Wm. E. Austin, 46 West 24th st. Plan No. 69.

##### Stables and Garages.

40TH ST., No. 102 East, 2-sty brick and stone garage, 25x60; extension, 10x9, tin roof; cost, \$11,000; owner, Robert Graves, Mineola, L. I.; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 68.

Bunn & Nase, 1123 Broadway, have general contract.

### MANHATTAN ALTERATIONS.

CANAL ST, No. 53, alter stairs to 5-sty brick tenement; cost, \$300; owner, S. J. Silberman, 53 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 294.

GRAND ST, No. 351, skylights, walls to 2-sty brick loft and store; cost, \$175; owners, Friedman Bros., 351 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 307.

LAIGHT ST, Nos. 3-5, 1-sty brick rear extension, 34.9x57.9, cut openings to two 4-sty brick dwellings and shop; cost, \$1,200; owner, Wm. H. Browning, 16 Cooper sq; architects, Nast & Springsteen, 21 West 45th st. Plan No. 320.

PERRY ST, Nos. 37-39, 1-sty brick rear extension, 34.6x15, partitions, steel beams to two 4-sty brick dwellings; cost, \$12,000; owner, Frederick W. Whitredge, East 11th st; architect, W. P. Seaver, 322 5th av. Plan No. 302.

John H. Deeves & Bros., 103 Park av have contract.

STANTON ST, No. 22, windows, partitions to two 5-sty brick tenements; cost, \$500; owner, C. A. F. Casanoova, 203 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 296.

UNIVERSITY PL, Nos. 29-39, tank, windows, alter baths, piers to 4-sty brick hotel; cost, \$1,000; owner, Trustees of Sailors' Snug Harbor, 31 Nassau st; architect, George Proovt, 104 West 42d st. Plan No. 315.

WEST ST, Nos. 24-27, alter piers, hatchway to 6-sty brick storage; cost, \$2,000; owner, Almy G. Gallatin, 141 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 291.

STH ST, No. 13 East, 1-sty brick rear extension, 15x16, to 4-sty brick office; cost, \$800; owner, Thomas Hanley, 23 University pl; architect, A. Vendrasco, 1457 Rosedale av, Van Nest. Plan No. 297.

10TH ST, No. 317 East, alter roof to 4-sty tenement; cost, \$700; owner, Dr. H. Spenadel, 347 East 10th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 286.

16TH ST, No. 344 West, partitions, toilets, windows to 5-sty brick store and tenement; cost, \$1,500; owner, John T. Stanley, 650 West 30th st; architect, The Ogden Co., 21 Park Row. Plan No. 316.

25TH ST, Nos. 119-125 West, pent house to 11-sty brick loft; cost, \$1,200; owner, Godfrey Knoche, 516 East 42d st; architect, Max Hausle, 2223 Powell av, Bronx. Plan No. 290.

26TH ST, No. 46 West, partitions, windows to 5-sty brick office and shop; cost, \$300; owners, J. Kafka & M. Zololitzen, on premises; architect, O. Reissmann, 30 1st st. Plan No. 317.

31ST ST, No. 56 West, 1-sty brick rear extension, 20x26.3, partitions, new front to 3-sty brick store and office; cost, \$3,000; owners, Rosalie A. Oakley, Lillian L. Remsen, Martha L. Rutherford and Adell G. Gardner; architect, Robert D. Kohn, 170 5th av. Plan No. 288.

36TH ST, No. 555 West, partitions, cut openings to 4-sty brick tenement; cost, \$25; owner, Aneley Armada, 221 East 52d st; architect, J. C. Cocker, 2017 5th av. Plan No. 298.

48TH ST., No. 12 East, rear extension, 25x15, alter beams, partitions, electric elevator, plumbing, wiring, walls, to 4-sty brick dwelling; cost, \$35,000; owner, Charter Realty Co., 100 William st; architect, S. E. Sage, 340 Madison av. Plan No. 306.

56TH ST, Nos. 238-240 West, alter partitions, walls to two 4-sty brick dwellings; cost, \$5,000; owner, Frederick J. Kelly, 1237 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 311.

58TH ST, Nos. 308-310 West, roof house, partitions, metal columns, stairways to 9-sty brick hotel; cost, \$4,500; owner, Traymore Hotel Co., 308 West 58th st; architect, Emery Roth, 20 East 42d st. Plan No. 308.

66TH ST, Nos. 57-59 West, erect pump house to 2-sty brick garage and skating rink; cost, \$150; owner, St. Nicholas Skating & Ice Co., 57 West 66th st; architect, Geo. A. Pearse, 50 Church st. Plan No. 319.

99TH ST, No. 166 West, alter beams, walls to 3-sty brick dwelling; cost, \$150; owner, Hilda Kohler, 530 West 153d st; architect, W. G. Clark, 438 West 40th st. Plan No. 310.

104TH ST., Nos. 210-214 East, cut door openings, iron beams, to two 3-sty brick dance hall and lodge rooms; cost, \$200; owner, Louis Rand, 214 East 104th st; architect, Frank Straub, 122 Bowery. Plan No. 305.

115TH ST, Nos. 411-413 East, 4-sty brick front extension, 25x4.4, partitions, plumbing, new front to two 4-sty brick tenements; cost, \$4,000; owner, R. D'Onofrio, 413 East 116th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 295.

129TH ST., Nos. 619-621 West, erect sign to 3-sty brick stable and shop; cost, \$300; owner, J. J. Scheurer, 619 West 129th st; architect, Walter A. Faxon, 2376 3d av. Plan No. 304.

133D ST, Nos. 146-148 West, partitions, walls to two 3-sty brick dwelling; cost, \$800; owner, F. W. Halsey, 44 West 23d st; architect, Harry Zlot, 230 Grand st. Plan No. 301.

AMSTERDAM AV, No. 1311, alter archway to 5-sty brick store and loft; cost, \$70; owner, Beakes Dairy Co., 206 East 12th st; architects and builders, Haas & Millard, 110 West 34th st. Plan No. 318.

BROADWAY, No. 1593, partitions to 4-sty brick tenement; cost, \$200; owner, George Henry Warren, executor, 924 5th av; architect, Morris Schwartz, 194 Bowery. Plan No. 313.

BROADWAY, n e cor 57th st, partitions, alter show fronts to 4-sty brick store and loft; cost, \$2,000; owner, Fiat Automobile Co., 1786 Broadway; architect, Eugene Schoen, 25 West 42d st. Plan No. 309.

LENOX AV, No. 111, 1-sty brick rear extension, 20x34.2, skylights, partitions, steel girders to 5-sty brick store and loft; cost, \$5,000; owner, H. Young, 111 Lenox av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 300.

1ST AV, No. 80, partitions, toilets, windows to 5-sty brick tenement; cost, \$3,000; owner, Lewis C. Vause, 19 Cooper sq; architect, B. W. Berger & Son, 121 Bible House. Plan No. 284.



1ST AV, s w cor 65th st, partitions, alter entrance, toilets to 5-sty brick store and tenement; cost, \$500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 293.

2D AV, No. 1768, 92d st, No. 301 East, toilets, stairs, show windows to two 5-sty brick stores and tenements; cost, \$1,000; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 292.

2D AV, No. 1436, partitions, toilets, windows to 4-sty brick tenement; cost, \$1,500; owner, Mary Lynch, 341 East 78th st; architect, Jacob Voigt, 358 Madison st, Brooklyn. Plan No. 287.

2D AV, No. 99, steel beams, piers, walls to 5-sty brick store and tenement; cost, \$600; owner, Aron Rosenberg, 99 2d av; architect, Chas. M. Straub, 147 4th av. Plan No. 303.

6TH AV, s w cor 42d st, erect sign to 4-sty brick store and office; cost, \$2,000; owners, D. J. & H. J. McDermott, on premises; architect, Eugene Schoen, 25 West 42d st. Plan No. 312.

6TH AV, No. 527, partitions, store front to 4-sty brick store, office and dwelling; cost, \$2,500; owner, Hoffman estate, 258 Broadway; architect, Oscar Lowinson, 18 East 42d st. Plan No. 289.

7TH AV, Nos. 2062-2070, partitions, steam heating, vent shaft to three 5-sty brick stores and tenements; cost, \$12,000; owner, John H. Springer, 131 Riverside Drive; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 299.

H. G. Volkmar, 1994 Webster av, has plumbing.

8TH AV, No. 2642, partitions, windows to 5-sty brick tenement and store; cost, \$150; owner, Louis Guning, 735 9th av; architect, H. E. Buckwall, 254 West 144th st. Plan No. 314.

9TH AV, Nos. 153-155, stairs, partitions, windows to two 4-sty brick tenements; cost, \$350; owner, P. J. Curry, 404 West 17th st; architect, John H. Knubel, 318 West 42d st. Plan No. 285.

## PROJECTED BUILDING.

### Bronx.

#### Apartments, Flats and Tenements.

SO. BOULEVARD, n w cor 185th st, three 5-sty brick tenements, tin roof, 45.6 x117; total cost, \$117,000; owners, Cioffi Co., Carmine Cioffi, 116 Intervale av, president; architect, Harry T. Howell, 149th st and 3d av. Plan No. 64.

#### Dwellings.

TAYLOR AV, w s, 180 n Van Nest av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Chas. Ringelstein, 847 East 222d st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 62.

HOUGHTON AV, s s, 295 e Castle Hill av, 2-sty frame dwelling, tin roof, 21x46; cost, \$4,500; owner, Chas. Deverman, 2941 Chatterton av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 63.

TAYLOR AV, w s, 125 n Wood av, 2-sty frame dwelling, tin roof, 21x50; cost, \$4,500; owner, Chas. Hinklein, 853 Van Nest av; architect, Michael A. Buckley, 1513 Hone av. Plan No. 60.

222D ST, s s, 305 e Barnes av, four 2-sty brick dwellings, tin roof, 22x53; cost, \$24,000; owners, Brill Const. Co., Louis Brill, 846 East 229th st, pres.; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 65.

BOSCOBEL AV, e s, 596.6 n Plympton av, 3-sty frame stores and dwelling, felt and gravel roof, 37.10x34; cost, \$5,000; owner, Fred S. Meyers, 648 Broadway; architect, Henry Auerbach, 90 West st. Plan No. 67.

#### Stables and Garages.

WILCOX AV, w s, 100 s Fairmount av, 1½-sty frame stable, shingle roof, 18x18; cost, \$200; owner and architect, Luciano Colantuoni, 303 East 106th st. Plan No. 61.

179TH ST, s s, 100 e Daly av, 3-sty brick stable and factory, tin roof, 71x50.6; cost, \$15,000; Chas. O. Krabo, Bryant av and 181st st; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 66.

## BRONX ALTERATIONS.

140TH ST, s s, 50 e Morris av, 1-sty frame extension, 10x45, to 1-sty frame stable; cost, \$100; owner, E. M. Duncan, 475 East 137th st; architect, John Rau, 587 East 156th st. Plan No. 49.

149TH ST, No. 734, 1-sty frame extension, 20x34, to 2-sty frame storage; cost, \$450; owner, Thos. Reynold, 39 East 42d st; lessee, Ernest Hug, 729 Prospect av; architect, Chris. F. Lohse, 598 St. Ann's av. Plan No. 47.

149TH ST, No. 391, new stairs, doors, windows, etc., to 5-sty brick stores and offices; cost, \$1,000; owners, American Real Estate Co.; lessees, Bronx Restaurant Co., on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 52.

EAGLE AV, e s, 100 s 158th st, move 1½-sty frame dwelling; cost, \$800; owner, Mary Dietsch, 782 Eagle av; architect, M. J. Garvin, 3307 3d av. Plan No. 51.

PARK AV, s e cor Wendover av, new toilet, to 2-sty brick stores and offices; cost, \$50; owner, Louis E. Kleban, 1130 Union av; architect, Maximilian Zipkes, 103 Park av. Plan No. 50.

WEBSTER AV, No. 2767, new bake oven, new brick partitions, to 3-sty frame store and tenement; cost, \$1,500; owner, David Bennett, 15 East 11th st; architects, Chas. H. Baxter & Son, 380 East 149th st. Plan No. 48.

## ADVANCE REPORTS.

### Haviland & Co. Likely to Build.

36TH ST.—There is now every assurance that Haviland & Co. (dealers in chinaware), of No. 45 Barclay st, will soon establish an uptown headquarters in the Murray Hill district. As announced in another column this firm purchased during the week additional property of the Hoe estate Nos. 13 and 15 East 36th st, being two residences, each measuring 25x98.9 ft. With this latest purchase Haviland & Co. now control a site with a frontage of 100 ft. in 36th st and a 25-foot entrance through the block to 37th st, making it one of the largest street plots available in this section. It is understood that the owners will construct a business building for their own use of about 12,400 square feet. The Record and Guide was informed on Friday that nothing definite can yet be announced regarding the project, although that an architect has practically been selected for the work. Further particulars will be given in later issues. Frederick Fox & Co. have charge of the building arrangements.

### Taxpayer and Theatre for 6th Avenue Corner.

6TH AV.—Sol. S. Sugar, architect, 104 West 42d st, is preparing plans and will be ready to receive estimates about March 15 for a new theatre and office building to be situated at the northwest corner of 6th av and 30th st, having a frontage of 125 ft. with a depth of 100 ft. It is proposed to erect a 2-sty brick taxpayer on the corner triangular plot for store and office purposes, through which will be an arcade entrance to the theatre, having a seating capacity of 2,300. The cost of construction is estimated at between \$250,000 and \$275,000. The Loew Amusement Co., of which Marcus Loew, 701 7th av, is president, has leased the property from Henry Morgenthau for a term of 63 years and will erect the buildings. The contract for excavating will be awarded at once. No other contracts have yet been issued.

### Building for Essex County Bank.

NEWARK, N. J.—Messrs. Clinton & Russell, architects, 32 Nassau st, Manhattan, are preparing plans for the con-

struction of a 14-sty bank and office building, measuring 56x103 ft., for the Essex County National Bank, 753 Broad st, to be situated at Nos. 749-753 Broad st. The architects are also the engineers on the work. Chas. L. Farrell is president and F. B. Adams, vice-president. Members of the building committee include W. Campbell Clark, chairman; Chas. L. Farrell, Benj Atha, Geo. F. Reeve, Felix Fuld and Joseph Ward, Jr. No figures have yet been taken on the plans, and no award has yet been made.

### New Branch Y. M. C. A. Building.

161ST ST.—The Young Men's Christian Association has purchased a building site in the south side of 161st st, east of Elton ave, a plot measuring 180x119 ft., for improvement with a Y. M. C. A. building, to be used by the Union Branch of St. Ann's av and 149th st. The Record and Guide was informed on Thursday that it will probably be a year yet before anything is done, and that no plans have yet been drawn or an architect selected. The directors' office of the Y. M. C. A. is at 215 West 23d st.

### Amsterdam Ave. and 175th St. Corner.

AMSTERDAM AV.—The Sun Construction Co., 1400 5th av, will in all probability improve the plot of six lots at the southwest corner of Amsterdam av and 175th st, Washington Heights, with a modern 6-sty elevator apartment house, 100x150 ft. The purchase of the ground was made this week, as referred to under another column of this issue. Architect Benj. W. Levitan, of No. 20 West 31st st, has prepared plans for these builders in previous operations.

### New Theatre for Brooklyn.

BROOKLYN.—Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for a moving picture and vaudeville theatre to be erected at Bushwick and Flushing avs and Debevoise st, Brooklyn, for the G. & M. Improvement Co. as owners. The building is to be of brick with an ornamental front to be lighted throughout by electricity, the style of architecture to be of French Renaissance. Work will be started immediately.

### Boston Road Improvement.

BOSTON RD.—Schaefer & Jaeger, architects, 1910 Webster av, are preparing plans for a 5-sty apartment house, 50x94 ft., on the west side of Boston rd, 100 ft. south of 167th st, at a cost of \$50,000. The building will be equipped with all the latest improvements, including a vacuum-cleaning system. All bids will be received by the architects. Dr. Chas. Graef, of Boston rd and Cauldwell av, is the owner.

### Academy of Music to be Remodeled.

14TH ST.—Thomas W. Lamb, architect, No. 489 5th av, has been commissioned to prepare plans for remodeling the old Academy of Music, at 14th st and Irving pl, to cost approximately \$75,000. Plans will be ready by the architect for estimates in the neighborhood of two weeks. The improvement will be made by the Gilmore estate, owner of the property.

### Zebra House for Zoological Park.

SOUTHERN BOULEVARD.—Plans and specifications are being prepared by LaFarge & Morris, architects, for a zebra house to be erected in the New York Zoological Park, 185th st and Southern Boulevard. The building will be 33x174, 1-sty, brick, with slate roof, copper skylights, hot water heat, concrete floors and steel cage-work.

### \$1,000,000 Hotel Promised for Newark.

NEWARK, N. J.—It is announced that George E. Mausert, proprietor of the Hotel Broad, at the corner of Broad and Lafayette sts, Newark, is having plans prepared by a Philadelphia architect for a 15-sty hotel to be erected on the site of the old building. The project is estimated to involve about \$1,000,000.



**Contract for 18th Street Loft.**

18TH ST.—The Fleischman Bros. Co., 507 5th av, has received the general contract to erect the 2-sty store and loft building, 92x100 ft., in the south side of 18th st, 82 ft. east of 6th av, for J. G. McGrorey & Co., dry goods, No. 621 Broadway, to cost about \$95,000. Buchman & Fox, 11 East 59th st, prepared these plans.

**Apartments, Flats and Tenements.**

AUSTIN PL, N. Y. C.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty flat, 25x88 ft., on the west side of Austin pl, 296 ft. north of 144th st, at a cost of \$25,000. Chas. Califano, 109 West 102d st, is the owner.

WALES AV, N. Y. C.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty flat, on the west side of Wales av, 75 ft. north of 145th st, 50x88 ft., at a cost of \$50,000. Michael Marrone, 357 East 116th st, is the owner.

TOPPING AV, N. Y. C.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 3-sty brick flat, 45x80 ft., on the west side of Topping av, 269.10 ft. north of 174th st, at a cost of \$20,000. The Topping Av. Co., 137th st and Madison av, is the owner.

COLLEGE PL, N. Y. C.—Schaefer & Jaeger, 1910 Webster av, are preparing plans for a 5-sty tenement, 29x88 ft, to be erected in the south side of College pl, 100 ft east of Hoffman st, to cost \$25,000. R. Sellete, 580 East 191st st, is the owner.

CATHEDRAL PARKWAY, N. Y. C.—No architect has yet been selected for the two 12-sty high-class apartment houses which The Paterno Construction Co., 440 Riverside Drive, Chas. V. Paterno, president, will erect on Cathedral Parkway, the southside, 275 ft east of Broadway.

160TH ST, N. Y. C.—The Lamermore Realty Co., 54 East 122d st, will erect a 6-sty flat, 50x99 ft., in the south side of 160th st, 250 ft. west of Amsterdam av, to cost \$50,000. Samuel Sass, 32 Union sq., is preparing plans. The owner builds.

TRINITY AV, N. Y. C.—The Mandel Construction Co., 1058 Grand av, will take figures on all sub-contracts for a 5-sty store and tenement, 22x148 ft., at the northwest corner of Trinity av and 158th st, to cost \$45,000. Goldner & Goldberg, 704 Jackson av, have prepared plans.

BROOKLYN.—Nast & Springsteen, 21 West 45th st, will complete plans about March 1, for two flats, 6-stys, 50x90 ft., for Jacob Schwartz, 2 West 120th st, to be erected in 2d st, south side, 60 ft. west of Roebling st, to cost \$80,000. The owner handles all sub-contracts.

SYRACUSE, N. Y.—J. D. Meehan, architect, Hendricks Building, has prepared plans for a store and tenement, 70x90 ft., to be erected at Wolf, 5th and North sts., to cost \$30,000. The owner's name is for the present withheld.

ELMIRA, N. Y.—Richard Thurston, 207 Realty Building, owner, has awarded to John C. Williamson, 756 Baldwin st, the general contract to remodel the apartment house in Lake st, from plans by J. H. Considine, Robinson Bldg., architect.

ROCHESTER, N. Y.—Charles W. Eldridge, architect, 426 Granite Building, has plans in progress for a 3-sty store and apartment building, 34x69 ft, for John H. Erion, builder, to be erected on the south side of Monroe av near South Union st.

NEWARK, N. J.—Estimates are being received by Nathan Myers, architect, Court Theatre Building, for an apartment house to be erected at No. 143 Clinton av, 9-stys, to cost about \$125,000.

**Contracts Awarded.**

BERRY ST, N. Y. C.—John H. Deeves & Bros., 103 Park av, have obtained the contract for extensive alterations to two 4-

sty dwellings, Nos. 37-39 Pearl st, owned by Frederick W. Whitredge, of East 11th st. W. P. Seaver, 322 5th av, prepared these plans. Estimated cost is \$12,000.

NASSAU ST, N. Y. C.—J. Schlesinger, 110 West 34th st, has received the contract for alterations to the building Nos. 62-64 Nassau st for Sarnoff Bros. Emery Roth is the architect.

7TH AV, N. Y. C.—H. G. Volkmar, 1994 Webster av, has received the contract for installing new plumbing in the three 5-sty stores and tenements Nos. 2062-2070 7th av, for John H. Springer, 131 Riverside Drive, from plans by A. L. Kehoe & Co., 1 Beekman st.

40TH ST, N. Y. C.—Robert Graves, of Mineola, L. I., has awarded to Bunn & Nase, 1123 Broadway, the general contract to erect a 2-sty brick garage, 25x60 ft., at No. 102 East 40th st, to cost \$11,000. C. P. H. Gilbert, 1123 Broadway, prepared these plans.

PEARL ST, N. Y. C.—The Tidewater Building Co., 16 East 33d st, has received the general contract to erect the 2-sty store and office building, 62.9x96.6 ft., at Nos. 373-375 Pearl st for the Wingold Realty Co., 45 East 17th st. Goldwin Starrett & Van Vleck, 45 East 17th st, are the architects.

10TH AV, N. Y. C.—Gustav X. Mathews, Forest av, Brooklyn, has received the general contract to erect the store and loft building on the west side of 10th av, 24 ft south of 24th st, for S. Goldstein, of 14 West 17th st, estimated to cost \$30,000. Louis Allmendinger, 926 Broadway, Brooklyn, is the architect.

4TH AV, N. Y. C.—The Hay Foundry & Iron Works, 114 East 28th st, have taken the contract for furnishing 1,500 tons of steel necessary for the 12-sty mercantile building for Klein & Jackson, to be erected at the southwest corner of 4th av and 20th st. Rouse & Goldstone are the architects. Estimated cost is placed at \$400,000.

SANDY HILL, N. Y.—The American Bridge Co., 30 Church st, Manhattan, has taken the contract for furnishing 600 tons of steel for the warehouse of the Union Bag Co., to be erected here.

WASHINGTON, D. C.—F. T. Nesbit & Co., 116 Nassau st, Manhattan, recently secured the contract to erect the "Woodward" office building at 15th and H sts, Northwest, from plans by Architects Harding & Upham, Washington. The cost is estimated at about \$1,000,000.

YOUNGSTOWN, OHIO.—The George A. Fuller Co., of 111 Broadway, Manhattan, has received the contract for the construction of the new office building at Youngstown, Ohio, for the Republic Iron & Steel Co., of 115 Broadway and Chicago. The building will be 6-stys high, of concrete fireproof construction. It is expected to be ready for occupancy about August 1. The company plans to move its general offices from Pittsburgh when the new building is ready.

**Churches.**

CORONA, L. I.—William McWhirter, builder, of 82 Wookey av, Long Island City, is having plans prepared by F. Chmelik, architect, 796 2d av, L. I. C., for nine 2-sty frame dwellings, to be erected here. The owner builds and awards all sub contracts. Estimated cost is \$30,000.

SYRACUSE, N. Y.—The members of the Calvary Episcopal Church are preparing for the erection of a new edifice to cost about \$50,000. Address the chairman of the building committee.

SYRACUSE, N. Y.—Gordon A. Wright, 430 Onondaga County Savings Bank, has just been selected to prepare plans for a church, Sunday school and dormitory for the First Baptist Congregation, to occupy the corner at Jefferson and Montgomery sts. The building will be fireproof and cost about \$200,000. Rev. Charles A. Fulton, is pastor.

ROCHESTER, N. Y.—Temple Beth Agodel, H. Goldman, chairman of the building committee, contemplate the erection of a 1-sty brick synagogue at Nos. 32-34 Hanover st, to cost \$50,000. John Wengender, 28 Kelly st, this city, is the architect. Seating capacity about 900. ADD Dwellings

GARDNER, MASS.—The congregation of the Holy Rosary Roman Catholic Church, expect to erect a new edifice to cost about \$75,000. Father Jules Gratton may be addressed for particulars.

**Dwellings.**

CRESTON AV, N. Y. C.—Chas. Clark, architect, Tremont av, is making plans for four 3-sty brick and marble dwellings, 24 x40 ft. each, on the northwest corner of 196th st and Creston av, to cost \$32,000. William C. Bergen, 180th st and Andrews av, is the owner and builder.

JERSEY CITY.—David M. Ach, No. 1 Madison av, Manhattan, has prepared plans and will soon take bids on the general contract for a 2½-sty residence, 60x45 ft., with two wings, to be erected at Summit av and Bowers st, at a cost of \$18,000. G. Koven, care of Koven & Bros., 50 Cliff st, Manhattan, is the owner.

ROCKAWAY BEACH, L. I.—Louis Martin, 44 South st, Manhattan, owner, is taking estimates on nine 2-sty brick dwellings with stores, 50x115 ft., to be erected at Thomas st and the Boulevard, to cost a total of \$27,000. E. F. Cojean, Rockaway Beach, is the architect.

**Factories and Warehouses.**

STRATFORD, CONN.—The Bair Machine Co. plans to move its plant from Oakville to Stratford. Plans are now being prepared for the erection of buildings which are to be of brick. The estimated cost is \$100,000.

BUFFALO, N. Y.—It is expected that the Larkin Co. will soon start work on a 10-sty freight warehouse, 100x520 ft., fireproof, brick and steel, at Correll Exchange and Rensselaer sts. The estimated cost is \$750,000.

HOBOKEN, N. J.—Davis Speyer & Co., cabinet makers, of Hoboken, will erect a new factory, 150x100 ft., at Nos. 108-118 Harrison st. Plans are being prepared privately.

WESTFIELD, MASS.—The P. H. P. Motor Truck Co. plans to establish a factory to manufacture light automobile trucks. Arrangements are being made for the construction work.

ADAMS, MASS.—F. P. Sheldon & Co., architects, of Providence, R. I., have prepared plans for a factory for the Berkshire Cotton Co., to be erected here.

HAVERHILL, MASS.—L. K. Morse, of this city, contemplates the erection of an 8-sty factory. It will have a total floor space of 144,000 sq. ft., including the basement.

SAG HARBOR, L. I.—Joseph Fahys & Co., manufacturers of silverware, contemplate the erection of a factory in Washington st. Address them for details.

**Halls and Clubs.**

MIDDLEPORT, N. Y.—The Odd Fellows Lodge of this place contemplate the erection of a hall building 3-stys, of brick. Address the secretary for particulars.

WHITE PLAINS, N. Y.—The American Yacht Club, located at Milton Point, have approved plans for a new club house to cost approximately \$100,000.

SALAMANCA, N. Y.—Plans are being prepared by J. B. Connellan, 813 German Insurance Building, for a \$25,000 club house and gymnasium, brick, 3-stys, 60x110 ft, to be erected by the Colonial Club. P. C. Sheldon, of this place, is interested.

PROVIDENCE, R. I.—The Rhode Island Medical Society contemplates the erection of a new building at Francis and Hayestts. Clarke, Howe & Homes are the architects, 2-stys, to cost \$50,000.



**Hotels.**

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, architect, Fallkill Building, has plans in progress, and will take bids this spring from a selected list of bidders for a brick addition and remodeling the Belson House, Nos. 26-34 Market st, owned by Horatio N. Bain. Estimated cost is placed at \$100,000.

HARTFORD, CONN.—A. R. Ellis, architect, of Hartford, has prepared plans for a 14-sty hotel to replace the structure which now stands in Wells st, for the Heublein Hotel Co. The plans call for an investment of about \$1,000,000, containing about 400 sleeping rooms and dining facilities for 1,000.

**Miscellaneous.**

PHOENIX MILLS, N. Y.—The County of Otsego will erect a power house, 55x30 ft., here. Bids are being received by F. D. B. Ingalls, Rosenbloom Bldg., Syracuse, N. Y., Engineer.

NEW LONDON, CONN.—Bids will be received until March 7, by Capt. F. F. Arnold, Constr. Q. M., U. S. A., for the construction of a brick hospital, including plumbing, hot-water heating, electric wiring and fixtures.

**Schools and Colleges.**

TERRYVILLE, CONN.—Brown & Von Beren, architects, 865 Chapel st, New Haven, Conn., are taking bids until Feb. 25, on masonry, carpenter work, plumbing, heating and ventilating necessary for the addition to the Terryville school.

MALONE, N. Y.—J. F. Wright, Pres. Bd. of Education, will receive bids until April 1 for the erection of an addition to the Franklin Academy from plans of Williams & Johnson, of Ogdensburgh; cost, about \$50,000.

ALBANY, N. Y.—Franklin B. Ware, State Architect, Albany, has completed plans for the State normal school to be erected in Albany. There will also be an administration building and a power plant. Estimated cost is \$400,000.

ITHACA, N. Y.—Cornell University has received a bequest for a new building to house the machinery workshop of the Sibley College of Mechanical Engineering. Estimated cost is \$50,000.

PRINCETON, N. J.—The Board of Education will receive bids until Feb. 28 for the erection of a school from plans of Davis & Davis, 1600 Chestnut st, Philadelphia, Pa.; cost, about \$65,000.

WOODBURY, N. J.—Chas. R. Peddle, 136 South 4th st, Philadelphia, Pa., has prepared plans for a high school at this place to cost about \$75,000. T. E. Parker is secretary of the School Board.

**Stores, Offices and Lofts.**

LA FONTAINE AV, N. Y. C.—Chas. Clark, architect, of Tremont and Park avs, is preparing plans for a 1-sty brick store, 32x100 ft., on the southeast corner of 180th st and La Fontaine av, to cost \$6,000. Thomas Giordano, of 864 East 180th st, is the owner and builder.

23D ST, N. Y. C.—Charles E. Birge, architect, 29 West 34th st, is preparing plans for a 12-sty loft building, to be erected at No. 30 East 23d st. The owner's name is for the present withheld.

BUFFALO, N. Y.—Esenwein & Johnson, architects, have prepared plans for a 20-sty office building for the Buffalo General Electric Co., at Genessee, Washington and Huron sts. Cost will approximate \$500,000.

NEWARK, N. J.—B. P. Kitchell, architect, Newark, is preparing plans for a 12-sty office building at the southeast corner of Halsey and Market sts. The building will be 100x155 ft., constructed of granite, as near fireproof as possible, with a slate and tile roof. The estimated cost is \$375,000. The work will commence this spring. Joseph Hensler is the owner.

WASHINGTON, D. C.—The American Federation of Labor is seeking a site on

which to erect an office building costing about \$1,000,000. No plans have yet been prepared.

**Theatres.**

PORT JERVIS, N. Y.—Thomas T. Hopper, 1326 Broadway, Manhattan, has received the general contract to erect the new theatre at this place from plans by William Albert Swasey, 47 West 34th st, Manhattan, to cost approximately \$30,000. The building will be 2-stys, of brick, stone and steel, 75x112 ft. W. N. Tuscano, president of the Knickerbocker Silver Co., represents the company.

UTICA, N. Y.—Thomas H. Williams, architect, Shubert Building, Utica, has plans and will take estimates about Feb. 27, on separate contracts for a moving picture theatre building, 5-stys, 24x115 ft, brick, non-fireproof, seating capacity about 500, to be situated in Washington st between Columbia and Pearl sts, at a cost of \$20,000. Albert Seelman is the owner.

**Government Work.**

BROOKHAVEN, MASS.—Bids will be received by James Knox Taylor, Supervising Architect, Washington, D. C., until March 8, for the construction complete, including electric conduits and wiring, of the U. S. post office building at Brookhaven, Mass.

FORT TERRY, N. Y.—Office of the Constructing Quartermaster, New London, Conn. Sealed proposals for the construction of a reinforced concrete reservoir and extension to water main at Fort Terry, N. Y., will be received here until 11 a. m., Feb. 28. Apply to Captain F. T. Arnold, constructing quartermaster, New London, Conn.

U. S. ASSAY OFFICE.—Sealed proposals will be received on the 3d of March for metal vault linings, doors, etc., in the extension of the U. S. Assay Office, New York, in accordance with drawings and specification, copies of which may be had at the office of the superintendent at the building, at the discretion of the Supervising Architect. James Knox Taylor, supervising architect, Washington, D. C.

PARIS, ILL.—Sealed proposals will be received until 3 p. m. on the 7th of March, for the completion (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the United States Post Office at Paris, Ill., in accordance with drawings and specification, copies of which may be obtained from the Superintendent of Construction at Paris, Ill. or at this office at the discretion of the supervising architect.—James Knox Taylor, supervising architect, Washington, D. C.

DES MOINES, IA.—Sealed proposals will be received until 3 p. m., on the 14th day of March, for a roof over the driveway (including plumbing, gas-piping, electric conduits and wiring) and lighting fixtures at the United States Post Office at Des Moines, Iowa, in accordance with the drawings and specifications, copies of which may be had at this office or at the office of the Custodian at Des Moines, Iowa, at the discretion of the Supervising Architect. James Knox Taylor, supervising architect, Washington, D. C.

WASHINGTON, D. C.—Sealed proposals will be received on the 20th of February for the construction complete of the money vault, the plate vault and the stamp vault for the U. S. Bureau of Engraving and Printing Building at Washington, D. C., in accordance with the drawings and specifications, copies of which may be had at this office or at the office of the engineer and superintendent, Frederick S. Holmes, No. 2 Rector st, New York City, at the discretion of the supervising architect.—James Knox Taylor, supervising architect, Washington, D. C.

GLOUCESTER, N. J.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received February 23 for supplying and installing lighting fixtures for the Philadelphia immigrant station (Gloucester, N. J.), and the U. S. buildings at Belleville, Ill.; Connersville, Ind.; Emporia, Kan.; Estherville, Iowa; Independence, Mo.; Woonsocket, R. I.; Athens, Ga.; Quincy, Ill., and Newbern, N. C., in accordance with the drawings and specifications, copies of which may be obtained at this office, at the discretion of the supervising architect, James Knox Taylor.

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## PERSONAL NEWS AND TRADE GOSSIP

E. J. SMITH, of the Crane Co., is detained at his home in Mt. Vernon with pneumonia.

H. H. BARBOUR has been made district sales agent of the Metropolitan district of the Lackawanna Steel Co.

HENRY W. VOGEL has been elected president of the Municipal Engineers of the City of New York, and Frederick Noble secretary.

THE BOWLES-GIFFORD CO. contractive engineers, has removed its offices from 17 West 42d st, to rooms 1314-1315 25 East 26th st.

LORD & BURNHAM COMPANY, Irvington, N. Y., builder of greenhouses, is planning to make extensive additions to its works at Des Plaines, Ill.

THE PITTSBURGH NAIL & SUPPLY CO., Fuller Building, Broadway and 23d st, Manhattan, has opened offices in the Oliver Building, Pittsburgh, Pa.

E. E. PAUL, of No. 1 Madison av, has the contract for the erection of 200x345 and 200x315 additions to the Steinway & Son's factory at Steinway, L. I.

STEIBER & CO., iron workers at the southwest corner of Concord av and St. Mary's st, have begun work on a 2-sty extension to their present shop.

PREPARATIONS will soon be started for the Sixth Congress of the International Association for Testing Materials which will be held in New York in 1912.

J. SCHLESINGER, specialist in cabinet-work, store fronts and store equipment, has moved his office from 110 West 34th st to his factory building at 222-4 East 37th st.

JAMES H. FUERTIS, consulting engineer of 140 Nassau st, is preparing preliminary plans for the construction of a system of water works and pumping station for the town of Cranford, N. J.

DONALD MITCHELL, of 356 West 53d st, has started work on the erection of the new \$24,000 factory building for the Eclair Film Co.'s plant at Fort Lee. The office of the owner is at 31 East 27th st.

W. B. KILPATRICK, formerly of the National Paint Works, has been placed in charge of the newly opened office of the Detroit Graphite Co. at Detroit, the address of which is 405 Colorado building.

ROBERT L. NILES, JR., the mechanical engineer, of 20 Broad st, leaves this city for the West next week to study road traction and automobile haulage matters. He expects to be gone two weeks.

THE PARK DEPARTMENT has begun work on the blasting of a mound of rock about fifteen feet in height on the southern extreme end of St. Mary's Park, facing St. Mary's st and Robbins av, Bronx.

THE REVERE FIRE BRICK CO. has been incorporated at Orange, N. J., with a capital stock of \$50,000. The incorporators are Harry C. Picking, Charles C. Goyer and Frank Ruggles, all of Orange, N. J.

"A REVOLUTION IN BUILDING MATERIALS," is the name of a pamphlet that the Building Brick Association of America is sending to all who write for it. The local address is Flatiron building, New York City.

VENTILATION CONFERENCE.—Another conference on the subject of factory ventilation legislation will be held in the offices of the New York Association for Labor Legislation, 20th floor of the Metropolitan Building on Thursday afternoon at 4.30.

THE WELLS ARCHITECTURAL IRON CO. has moved from Nos. 219-221 East 144th st to River av and East 151st st, where a large ground floor building particularly well adapted for the economical execution of the high grade work has been fitted up.

THE AMERICAN INSTITUTE of Electrical Engineers will have a reception and ball at the Hotel Astor on the evening of Feb. 28. This week the members of the society held a session on Tuesday at Schenectady and other sessions on Wednesday and Thursday at Pittsfield.

BLACK MARBLE DISCOVERED—The stone trade were discussing with interest this week the report from the office of John M. Clarke, the state geologist, that a sample of black marble from Schoharie, had been sent him. It takes a high polish and is of exceptionally high grade.

BOROUGH PRESIDENT MILLER, of the Borough of the Bronx, will be ready about March 1st to receive bids on all improvements for which plans have been prepared for the Bronx. The list of improvements to be made can be obtained at Room 12, Bronx Borough Hall, 177th st and 3d av.

J. P. H. PERRY, of the Turner Construction Co., 11 Broadway, while tobogganing recently broke his collar bone. He was able to get down to his office for a while on Tuesday, but his physicians have told him to remain quiet for a while. He can be reached at the City Club, phone, 1816 Bryant.

CIOFFI CONSTRUCTION Co., of 1116 Intervale av, is ready to receive all bids on building material necessary for the erection of three 5-sty apartment houses on the northwest corner of 185th st and Southern Boulevard, costing about \$117,000. Harry T. Howell, of 149th st and 3d av, is the architect.

GOLDE & COHEN, of 198 Broadway, operators, expect to begin the construction in the Spring of a large number of 5-sty apartment houses on Convent av, 128th and 129th sts. They will improve 33 lots with 24 houses. This will be the largest operation in apartments of this size on Manhattan Island in a number of years. C. B. Meyers, of 1 Union sq, is drawing the plans.

"THE FARM CEMENT NEWS" is the name of the official bulletin issued by the Universal Portland Cement Co. No. 10, just from the press, deals with Monolithic walls, surface treatment, concrete block and slab walls and cement plaster construction. It is well illustrated. They are sent to any address upon application at the offices, Pittsburg and Chicago.

THE GARWOOD ELECTRIC CO.—Henry Widmer has been appointed agent for the sales of its dynamos, motors, etc., in Louisiana, southern half of Mississippi and the city of Mobile, Ala. Milton S. Nettleton has been appointed agent for the company in New Haven, Conn. The office of the Garwood Electric Co. is in the Singer building and its works are at Garwood, N. J.

PILLING & CRANE.—E. B. Blandy has been appointed pig-iron manager for Pilling & Crane, Philadelphia, in the New York offices at 71 Broadway. Mr. Blandy formerly represented Matthew Addy & Co. in New York for a number of years, and later became Eastern sales representative for the Tennessee Coal and Iron Co. Up to February 1 he was the Pittsburg sales manager of the United Steel Co. of Canton, O.

S. PARSON, dumbwaiter manufacturer, of 1006 Tinton av, has received the contract for the installation of eight elevators in the 6-sty apartment house on the southwest corner of Valentine av and Fordham road. The Leroy Construction Co. are the owners, and Mr. Parson also received the contract for the installation of eight elevators in two 5-sty apartment houses on the east side of Anthony av, north of East 172d st. Associated Contractors and Builders are the owners, on premises.

QUEENS BOROUGH has planned a big building year. Builders are so confident of the future that they are taking out permits for whole blocks of houses, a feature which is observed in every ward of the borough. The plans filed this month have broken all records for the same period. There is to be considerable building in Flushing, in the section where the new trolley line runs. In fact, all along this new transit line there is likely to be much building.

JOHN M. CARRERE, the architect, member of the firm of Carrere & Hastings, still lies in a semi-conscious condition at the Presbyterian Hospital. Mr. Carrere was injured in a collision between his cab and a trolley car last Sunday evening, after a call at the residence of Donn Barber. At first it was feared that he would not survive, but since the surgeons found that he had not sustained a fracture of the skull, the chances of his recovery have improved.

NEW YORK REVOLVING PORTABLE ELEVATOR CO.—This company has recently moved into its new factory building at 356 Garfield av, Jersey City, phone, 590 Bergen. This company's plant was formerly housed in a leased building which bordered the tracks of the Central Railroad of New Jersey, just outside of Greenville. This building was recently burned to the ground for lack of a suitable water supply. The new plant is now one block east of the old building.

C. W. WHITNEY, widely known in this city and for years San Francisco representative for the Ransome Concrete Machinery Co., of 1133 Broadway, has resigned that position and after March 1 will have the general purchasing agency for the Hammon properties consisting of the Yuba Construction Co., Natomis Consolidated of California, Boston Machine Shop Co., and the Hammon Engineering Co., which have their main offices in the Alaska Commercial Building in San Francisco. Mr. Whitney used to be on the local selling end for this company.

UNIVERSAL PORTLAND CEMENT CO.—This company has recently placed a contract with the Westinghouse Electric & Manufacturing Co. for motors to operate their No. 6 plant at Buffingham, Ind. The motors are of the "MS" type, built especially for mill purposes where large quantities of particles are afloat in the air. They range from 5 to 300 horse power, and the aggregate capacity is 11,500 horse power. This plant will, it is said, be the largest in the United States having a capacity of 12,000 barrels a day. It will be electrically driven throughout.

NINE-STORY HOUSES.—A correspondent informs us that there are six 9-sty houses built or building on 60-ft. lateral streets at the present time. By using reinforced-concrete floors a builder can get nine floors within the height of 90 ft., whereas ordinarily eight stories are the limit under the law for streets of that width. The Nottingham at 35 East 30th st is an example of this method of construction. Through the use of concrete floors the owners get one more story to rent and seven thousand dollars more income annually than if the house contained but eight stories.

CREDIT MEN'S ASSOCIATION.—At the Hotel Rector on Wednesday night the Credit Men's Association of the Building Trades of New York had its annual dinner. The association is composed of subcontractors and dealers in building material and has a membership of more than 500. Two hundred persons attended the dinner, over which President F. M. Westergren presided. Benjamin D. Traitel, one of the organizers of the association.



ex-Chief of Police William S. Devery, George G. Bradley, Edmund Dwight and Franz Neilson, spoke. Mr. Dwight discussed the "Workmen's Compensation Act."

**JACOBSEN & PEDERSEN**, carpenters and contractors, of Gifford av, Throggs Neck, Westchester, have received the contract for the carpenter work in two 5-story apartments on the east side of Simpson st, 100 feet south of 167th st, for the Keese Building Co., of 391 East 149th st.

**NATIONAL WHOLESALE LUMBER DEALERS ASSOCIATION**—Wednesday and Thursday, March 1 and 2 at the New Willard, Washington, D. C., is the time and place set for the annual convention of the National Wholesale Lumber Dealers' Association. Inquiry regarding rates and other information may be obtained by calling up Mr. J. W. Shupner, 2375 Rector, or addressing him at 66 Broadway.

**PERRY - MATTHEWS - BUSKIRK STONE CO.**—The offices of this company, 225 Fifth av, are now the headquarters of local representatives of the Bedford Quarries Co., which were formerly at No. 1 Madison av. Both companies are now known as the Indiana Quarries Co. of which George K. Beddoe, formerly New York manager of the Perry-Matthews-Buskirk Stone Co. will be manager of the Metropolitan district and F. S. Dickinson, manager of the Bedford Quarries Co., will take care of business outside of the district. The Boston office may be closed, leaving that territory to the New York office, the manager of that office coming to this city.

**CARNEGIE STOCK LISTS NOW READY.**—Architects using building or structural steel may now procure stock list No. 6 issued by the Carnegie Steel Co. of its Waverly, N. J., warehouse. The list shows sizes of angles, bars and plates and other materials carried in the warehouse and the tonnage of each on hand. This includes triangle wire mesh concrete reinforcement. Edwin A. Amaden is general superintendent and Lewis S. Sitts is sales agent of the Waverly warehouse. A telegraph and telephone code is given which will facilitate placing of orders. A table is also printed showing the standard classification of extras on steel bars and shapes as adopted on September 1, 1910.

**THE PUBLIC MARKET** Committee of the Bronx has recommended two sites to the Borough President, namely: (1) The entire block bounded by German pl on the west, Westchester av on the south, St. Ann's av on the east and 156th st on the north; this block includes an open plot known as "City land," and thus the score of economy would be more desirable than any other. (2) The property known as the "Old Mott Iron Works," fronting on the Harlem River, including such other portion of the water front to the west side that might be procured. This site begins at Harlem Bridge, is bounded on the east by 3d av, on the west by 4th or Park av, on the north by 135th st, and on the south by Harlem River.

**HARDWOOD FLOOR MEN DINE.**—A dinner was given to G. M. Buttle, president of the Buttle Parquet Floor Co., by his employees last Saturday. Managers, superintendents, draftsmen and salesmen vied with each other in telling anecdotes. Dinner was followed by toasts and informal speeches. Mr. Buttle referred with considerable pride to the company's new storage warehouse in the Bush Terminal where, he said, his company now had the largest supply of thin parquet flooring to be found in any one place in the country. He also spoke of his thirty years' experience in the hardwood floor business and of the steady upbuilding of his business,

which now keeps more than one hundred mechanics constantly employed laying hardwood floors.

**TRAITEL MARBLE CO.**—The Traitel Marble Co., of Webster av and East River, Long Island City, has moved its storage yard from 208 East 56th st to the Long Island City plant, thus placing the entire establishment in one location. The company wishes again to correct the rumor to the effect that it has retired from the building business. This is entirely incorrect. The company is in business on a larger scale to-day than it ever has been and it has one of the best equipped factories in the United States for handling all kinds of architectural marble work, encaustic and ceramic wall and floor tile, marble mosaic work, wood and marble mantels and fireplaces. The object in bringing all departments into close proximity is to have them under one responsible head and to provide for future development.

**LOUIS R. ALBERGER**, president of the Alberger Condenser Co., also of the Alberger Pump Co. of 90 West st, and the Newburgh Ice Machine and Engine Co., with works at Newburgh, N. Y., died at his home in this city after a brief illness. He was born in Buffalo April 10, 1864, and was one of the best known specialists in the country on pumping, especially on high building problems. He was graduated from Yale and then went in business with his father, J. L. Alberger at Buffalo, where they made vacuum specialties used in the salt industry. In 1889 Mr. Alberger became connected with Henry R. Worthington whose large pump works are at Harrison, N. J., which later became part of the International Steam Pump Company's holdings. He left the Worthington organization in 1901 and formed the companies which bear his name.

**GUY W. CULGIN**, assistant engineer for the Bureau of Buildings, has been appointed by Superintendent Rudolph P. Miller assistant to Chief Inspector Alfred Ludwig. Mr. Culgin has been placed in direct charge of the inspectors of masonry and of carpentry and of iron and steel construction. This appointment of the superintendent's is in line with his policy of increasing in every way the efficiency of the Bureau. Mr. Culgin is a civil engineer, and was graduated from Princeton University in the class of 1898. Since graduation he has had extensive experience in building construction, and in works of public improvement. His attention has been directed more particularly to foundation work, concrete construction and the erection of steel structures. Mr. Culgin is the son of the late Guy Culgin, who was prominent in the building construction trade of New York City for forty years or more. He is a member of the Princeton and other clubs.

**BUILT-UP COLUMNS.**—"An Investigation of Built-up Columns Under Load," by Arthur N. Talbot and Herbert F. Moore, is issued as Bulletin No. 44 of the Engineering Experiment Station of the University of Illinois. In the course of this investigation, laboratory tests were made on steel and wrought-iron built-up columns, such as are used in bridges and other structures, to determine not only their strength, but also the way in which the compressive stresses vary throughout its length. The amount of stress in lattice bars and its variation from bar to bar was also measured. The distribution of stress over the cross-section of a lattice bar was studied. Field tests were conducted on the columns of a railroad bridge under the load of a locomotive and train, and the distribution of stresses over various parts of the columns was measured. The investigation shows that the variations from the ideal column which result from shop and erection processes may be

more important than the influence of length, and that on account of such causes the stresses at one or more points in a column may be as much as 50 per cent. in excess of the average stress. This investigation may be expected to have an important bearing on structural engineering practice. Copies of Bulletin No. 44 may be obtained gratis upon application to W. F. M. Goss, Director of the Engineering Experiment Station, University of Illinois, Urbana, Illinois.

**THE HARRIMAN IMPROVEMENTS.**—Construction work on the great house of the Harriman family at Arden is mostly suspended in the winter and the superintendent of the estate is in Florida. Local belief is that the improvements to be carried out there are yet in their infancy. All the work planned by Mr. Harriman in his lifetime is to be completed, it is understood. Some of the small dairy farms comprising the estate may possibly be sold. Five that are situated in the "Cloye" are thus referred to. The "Cloye" is a broad valley extending north from Harriman station on the main line of the Erie to Cornwall on the Hudson. The "Short Cut" railroad runs through it and many New York business men have estates there. Among them are R. F. Thibault, the wall paper manufacturer; F. F. Proctor, the theatre manager; Charles E. Rushmore, the heirs of the late Lawson Valentine, the varnish manufacturer, and the heirs of the late Senator Platt. The first station this side of Arden is Tuxedo Park, where many New York families have country houses. This region, which is a very choice residential country, is just beyond usual commuting distances, but still many men make the round trip daily on the "Millionaires' Express."

**CONCRETE BLOCK MAKING DECISION.**—Contractors will be interested in a decision on concrete block making machines recently handed down by the U. S. Court of Appeals for the Seventh Circuit, in the case of McDowell vs. The Ideal Concrete Machinery Co. According to that decision a patent, No. 735,938, dated Aug. 11, 1903, was intended to make easy the casting of hollow concrete blocks with their face downward against an easily removable face plate. The question was regarding the validity of a reissued patent No. 12,598, dated Dec. 18, 1906, to Borst & Grosscup, assigned by the patentees to the Ideal Co. After the patent had been issued ten and a half months the patentees became aware that other machines for making concrete blocks were on the market so constructed that they avoided infringements on the patent. The patentees applied to have the letters reissued, alleging that the patent as originally drawn did not protect, as through some inadvertence beyond the control of the applicants, the invention was publicly shown and described. The application was granted and the patent was reissued with the same specifications and drawings and 11 new claims. These claims were so drawn as to include the other competing machine, which, meantime, had come upon the market. A lower court held the reissued patents to be valid. The Court of Appeals, however, finds that these additional claims do not correspond at all to the original invention shown in the patentees' drawings and specifications and this suit for infringement therefore failed.

#### Bronx Builders Moving North.

On account of the order enforced by Borough President Miller in regard to "Building projections," builders are working their way north to the undeveloped sections of Woodlawn, Williamsbridge and Wakefield. Real estate dealers of these sections have received a number of inquiries from builders for building lots.



# BUILDING MATERIALS IN PRE-SPRING LULL.

No Demand for Brick—Portland Cement Inactive—Hardware Feels Better Building Inquiry—Lumber Prices Fluctuate.

THE undertone in the building material market improved this week despite the holiday and heavy weather conditions. Architects invited figures on a larger percentage of prospective operations than at any time so far this year, but fewer new contracts were awarded.

Prospective builders still adhere to the belief that prices will go lower in common brick, cement, some grades of lumber, stone and structural steel. They are especially hopeful regarding the latter commodity because of the very keen competition now prevailing among fabricators, and a resulting policy of procrastination may have some bearing upon the sluggish movement of building materials.

Building materials cannot go any lower under prevailing conditions. Common brick, Portland cement, iron and steel, paints and oils and building stone are being sold to-day at prices which leave the narrowest possible margin to producers. A further cut could be made only under conditions similar to those prevailing in panic times. While there is an over supply at some plants and kilns, this will be taken care of, in time. Building activity this Spring already begins to look as if it would be stronger than in 1910, and this will work to the benefit of those builders who are able to move their operations early in the season when low prices will prevail.

Reciprocity treaty developments at Washington helped to restore business confidence. The Administration's present activity has partly appeased a popular clamor which, unless heeded, would have had a much more serious bearing upon business in 1912. The result was that the railroads were more actively in the market this week for structural materials. The low supply of common brick in this market and open navigation probably 30 days off combined with surface indications, at least, that a firm hand now holds the warring cement companies, all helped to favorably impress the prospective builder.

The feature of the week was the almost total absence of Hudson River brick transactions, although Raritan Rivers came in from Central New Jersey on contract deliveries. The Portland cement market was inactive, there being no change announced in either price or demand. Some changes were reported in prices for beach flooring of the 13-16-in. size; clear plain oak is up \$1 on the 4-4 size; Eastern spruce lath 1½ slab is 10 cents lower while 12 and 13-ft. Adirondack spruce is up 50 cents. Yellow pine building orders, 12 inches and under, is up \$2, while 14-inch and over is up \$1. Ship stock is quoted \$1 higher and 4-4 kiln dried sap siding is down \$2 and 5-4 of the same grade is down \$3. Stone is unchanged. Terra cotta is steady and in a fair market, and turpentine, white lead and varnishes are reporting better inquiry, and conditions generally are more satisfactory.

## No Demand for Hudson River Brick.

Falling from the total sales of only three last week to practically none in the open market this week, Hudson River common brick prices ranged from \$5.25 to \$5.50 per M. alongside. The holiday and the subsequent fall of snow caused this remarkable slump. The price quoted on covered cargoes is \$5.75. There are 33 cargoes covered in the market, six being held by the Empire Brick & Supply Co. and five by the John P. Kane Co. This leaves 22 covered cargoes in the open market. Four covered cargoes were sold to dealers last week, making the total sales seven barges. Dealers can now afford to ride brick from stacks only when jobs are in the neighborhood of the stacks, as the margin between the cost of storing and present market quotations is so narrow that riding charges for even moderate distances would eat up all profit.

Left over Feb. 4, 8.

	Arrivals.	Sales.	Covered.
Monday	0	0	0
Tuesday	0	0	0
Wednesday	0	1	0
Thursday	0	2	0
Friday	0	0	0
Saturday	0	0	0
Total	0	3	0

Left over Monday, Feb. 13, 5.  
Price, \$5.50.  
Quotations on covered cargoes, \$5.75.  
Condition of market inactive. Available cargoes, 22.

## RARITAN RIVER BRICK COMING IN.

Sayre & Fisher Co. report, in their common brick departments, that they are able to bring in some barges from the South River in Sayreville, much of which is going into Queens Borough. Quotations on this brick is \$5.50 flat.

## SUBURBAN BRICK MARKET STRONGER.

James R. Sayre, Jr., Co., of Newark, report yard prices on common brick at \$6.75 per thousand with a good call for this type of building material. This is due to new business buildings coming out. The outlook for the Spring was made brighter by the announcement that the Essex County Bank would tear down the two old buildings on its present site in Broad st, and in that location it would build a 16-sty office structure requiring an exceptionally large quantity of common brick. This is only one of the several conspicuous operations which have recently come out in that territory. One barge of Hudson River brick, consigned to the V. J. Hedden Construction Co., went up the Passaic for Newark construction work. There is no change in the front brick situation.

BRICK.—(Cargo Quotations at the wharf)\*

	Per M	Per M
Hudson River, Common	\$5.25@	\$5.50
Hudson River Common (covered)		5.75
Raritan Rivers common		5.50
Croton Point—Brown, f. o. b.	12.50	
Croton Point—Dark and red	12.50	

\*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Bufs, No. 1	20.00	26.00
Greys, various shades & Speckled	24.00	31.00
Kittaning White, No. 1	25.00	29.00
Kittaning White, No. 2	21.00	24.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	23.00	25.00
Enameled. (Delivered at job.)		
English size	70.00	75.00
American size	60.00	75.00
Seconds, etc.	45.00	55.00

## Cement Situation Unchanged.

The Portland cement situation shows no change from that prevailing earlier in the year. Prices range from \$1.43 to \$1.53 a barrel, with the allowance generally made of 10c. for bags returned. These prices represent a quotation of about a little less than 80c. a barrel in bulk at the mill. Prices current follow:

Portland Cement, in cloth*	\$1.48
Rosendale or Natural, per bbl.	.80

\*Basic price of American standard Portland cements alongside. Cloth sacks are repurchased at 10 cents delivered at mill. Count 3 bags Rosendale to bl. and 4 bags Portland to bl.

The following special quotations, for cargo lots in cloth are furnished by agents of the firms, and they, not we, are responsible for the accuracy of the figure given:

	Agent's quotations.
Alsen's (American)	\$1.53
Atlantic brand	1.48
Atlas	1.48
Bath	1.48
Dragon	1.48
Edison	1.48
Trowel	1.53
Vulcanite	1.48

## Gravel, Crushed Stone and Sand.

The demand for crushed stone in this city is still inconspicuous. There are a few inquiries in the market for delivery during the next sixty days, although some contractors are making agreements for stone to be delivered for the entire year. The prices given below are nominal and show no change:

½ in. stone	\$0.90@	\$1.00
¾ in. stone	.95	1.10
Screening	.95	1.10

Full cargo lots of 500 cubic yards, delivered alongside dock, New York.

Price cutting has featured the sand market recently. Various quotations were made this week ranging from 35c. to 40c. per scow loads for ordinary sand, while white quartz sand was quoted at 60c. and white quartz grit at 75c. per cubic yard, all alongside of dock, New York, in quantities of 500 cubic yards.

Gravel has little demand in this city at present except for street work, roofing contractors finding business exceptionally dull. Prices, however, remain unchanged at 75c. to 85c. a cubic yard, delivered alongside of dock New York in 500 cubic yard lots. White quartz roofing gravel is quoted at \$1.25 to \$1.35 a cubic yard.

## Hardware Conditions Stronger.

Hardware dealers find a better inquiry for tools and building supplies than they experienced at this time last year. The development is chiefly in medium grades. There has been a few changes in prices and the tendency is toward a steady list, at least until the general building situation becomes active. Some of the building specialties are given with the range of prices expressed in per cent. and discount on market prices. The following tables are suitable only for estimating; actual selling prices varying with quantity purchased and delivery conditions:

BUTTS (Brass).

Wrought	65%
Wrought Brass, R. & E.	65%
Cast Brass, Tiebout's	40 & 10%
(Wrought Steel Bright).	
Light Narrow, Reversible	75%
Reversible and Broad	75%
Loose Joint, Narrow, Light Inside	
Blind, etc.	75%
Back Flaps, Table Chest	70%
(Bronzed).	
Light Narrow, Loose Pin	55%
Light, Loose Pin, Ball Tip	65%
Broad	55%

CORD (Sash).

Braded, Drab, per lb.	35c.
Braded, White, Com., Nos. 8 to 12, 23c.; No. 7, 23½c.; No. 6, 24½c.	
Cotton Sash Cord Twisted, 18½c@22c.	
India Hemp, Braded, per lb.	21c.
Pullman Wire Sash Cord	10%
Sash Cord Attachments	

SASH CHAIN (Ribbon).

Community	Hercules	Steel
No. 80	Finish	Bright.
100	\$1.25	\$1.25
130	2.10	1.38
250	2.28	1.50
	3.03	2.20

(Pullman).

Bronze Chain, 60%; Steel Chain, Coppered ..... 60 & 10%  
Sash Chain Attachments..... Sc.  
Aluminum Sash Ribbon, per 100 ft. \$2.00@ \$5.00

CHECKS (Door).

Russwin, Reversible	33½%
Pullman, per gross (mfrs. quotation)	\$54.00

COCKS (Brass).

Plain Bibbs, Globe, Kerosene, Rack ing	75%
Compression Bibbs	75%

EAVE TROUGH (Galvanized)..... 80 & 15%  
Terms, 2% for cash. Factory shipments generally delivered.



**FASTENERS (Blind).**

Upson's Patent .....	25%
Zimmerman's Japanned and Galvanized, 65%; Bronze and Plated....	50%

**HANGERS (Parlor door hangers are generally quoted with table set with tracks, etc.).**

Ball Bearing .....	\$2.25@4.00
Tubular .....	6.30 9.00
Trolley hangers and track.....	50%
Safety Underwriters F. D. No. 101..	50%
Folding Door, B. B. Swivel No. 135, No. 1 .....	50%

**HINGES.**

Surface Gravity Locking Blind...\$0.75@2.85	
Reading's Gravity..... 50@10%	
(Spring Hinges).	
Holdback Door Screen, No. 999, per gross (mfrs. quotations).....	\$9.00
Superior Double Connect. Door Hinges	40%
Ball Bearing Spring Butts.....	40%
(Wrought Iron Hinges).	
Strap and T Hinges, Light Strap....	66 $\frac{2}{3}$ %
Hasps .....	40%

**LATCHES (Door).**

Cronk & Carrier Mfg. Co. No. 101, per dozen .....	\$2.00
Richards' Bull Dog, Heavy, No. 125. 50 @	5%

**LOCKS (Cabinet).**

Cabinet Locks .....	33 $\frac{1}{3}$ %@5%
Russwin .....	50%

**LOCKS (Sash).**

Ives' Patent .....	25%
Crecent .....	25%
Automatic Gravity Metal Sash.....	25%
Window Ventilating .....	25%
Pullman Patent Ventilating Locks....	25%
Reading Sash Locks, Iron.....	50%
Reading Sash Locks, Bronze Metal..	33 $\frac{1}{3}$ %

**NAILS.**

Wire Nails and Brads, Miscellaneous. 85 & 10%	
Wired Nails, Pittsburg.....	\$1.75
Cut Nails, Pittsburg.....	1.60

The above prices are for chests lots to jobbers.

**PACKING (Elevator).**

Asbestos, Wich & Rope, any quantity	13c.
Rubber Sheets.....11 & 12c. up to 40 & 50c.	
Cotton Packing, lb.....	16 & 25c.
Jute, lb.....	3 $\frac{1}{2}$ @3 $\frac{1}{2}$ c.
Russia Packing, lb.....	9 @ 10c

**PAISLS**

Fire Paisls .....	\$1.95, \$2.10 and \$2.30
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**PAPER (Building).**

Rosin sized Sheathing; 500 sq. ft., per ton C. L., \$28.00; L. C. L. ....	\$30.00
Light Weight, 25 lbs. to a roll.....	38c.
Medium Weight, 30 lbs. to a roll.....	45c.
Heavy Weight, 40 lbs. to a roll.....	60c.
Black Water Proof Sheathing, 500 sq. ft., light weight.....	65c.
Medium, 95c.; heavy weight, 1.30.	
Deafening Felt, 9 and 6 sq. ft., 2 pounds tons, C. L., \$38; L. C. L.,	\$40
Red Rope Roofing, 250 sq. ft., per roll	\$1.75

**TARRED PAPER.**

1 Ply (roll 400 sq. ft.), ton, carloads, \$30; less than carloads.....	\$31.00
2 Ply (roll 108 sq. ft.), per roll.....	45@48c.
3 Ply (roll 108 sq. ft.), per roll.....	65 @ 68c.
Slater's Felt (roll 500 sq. ft.), per ton C. L., \$32; L. C. L., \$34; per roll .....	70c.

**PIPE (Lead).**

Eastern prices, per 100 pounds.....	\$5.65
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**Iron Stimulated; Steel Reactionary.**

The demand for steel iron is being stimulated by the recent increase of 56 to 59 1/2 per cent. of capacity recently announced by the United States Steel Corporation by the demand from individual building equipment manufacturers for foundry grades. The prices which appear in the appended table are current in this district for shipments during the first and second quarter of 1911 at tide water.

**STRUCTURAL STEEL SLOWLY RECOVERING.**

While steel had a rather depressed tendency last week, there was a slight recovery this week when the Steel corporation increased its capacity about 9 per cent. over that ruling on Feb. 1, or 13 per cent. since the low point in January. January transactions showed an increase of 4,361,000 tons, bringing the total contracts up to 3,110,919 tons. The actual business in January was said to be about 45 per cent. ahead of expectations, and the decline in unfilled orders was approximately from 4,000,000 on July 31, to 2,674,757 tons on Dec. 31. One man said that he had noticed that almost invariably a long period of reaction followed by a month of recovery means an ultimate permanent movement.

This condition reflects increased activity in railroad requirements, which is important in its bearing upon the building situation inasmuch as it evidences a firmer position in the financial market. It will be recalled that it was the withdrawal of

the railroad business that precipitated the ultra-conservatism which ruled from last August up to the first of the year.

**PIG IRON.**—The following are nominal delivered prices at tidewater for shipment into the first quarter:

<b>Northern:</b>	
No. 1 x Jersey City.....	\$13.50@15.75
No. 2 x Foundry.....	15.25 15.50
No. 2 Plain.....	15.00 15.25
<b>Southern:</b>	
No. 1 x Foundry.....	15.25 15.50
No. 2 Foundry Spot.....	15.25 15.50
No. 3 Foundry .....	14.75 15.50

**FLAT IRON.**

(Price from Store.)

1 1/2 to 4 in. x 9/8 to 1 in., base price.\$1.75@ ....	
1 1/2 to 4 x 1/4 x 5-16.....	2-10c extra
2 to 4 in. x 1 1/2 to 2 in. ....	5-10c extra
4 1/2 to 6 in. x 1 1/4 to 1 1/2 .....	4-10c extra
Norway Bars .....	\$3.40
Norway Shapes .....	3.40
Burden Best Iron .....	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base.....	\$1.90
Soft Steel Bars, base or ordy. sizes.....	1.90
Tool Steel, regular quality .....	7.00
Tool Steel, extra quality.....	13.00

**STRUCTURAL STEEL.**

(From Store.)

Beams and channels, 15 in. & under.....	\$2.00
Beams and channels, 15 in & over.....	\$2.00
Angles .....	2.00
Tees .....	2.15
Zees .....	2.20
Steel bars, half extra.....	1.90
Universal & sheared, 34 in. & under.....	2.00

**SOFT STEEL SHEETS. (From Store.)**

1/4 in. and heavier .....	\$2.00
3/16 .....	2.10

**BLUE ANNEALED STEEL SHEETS. (From Store.)**

No. 8.....	\$2.30
No. 10.....	2.35
No. 12.....	2.40
No. 14.....	2.45
No. 16.....	2.55

(From Store.)

	One Pass	Cleaned
	Cold Rolled.	American.
No. 18 }		
No. 21 }	2.70	3.05
No. 22 }		
No. 24 }	2.75	3.15
No. 25 }		
No. 26 }	2.80	3.40
No. 27 }	2.85	
No. 28 }	3.10	3.50

**TERNE PLATES.**

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating .....	@17.30
About 30-lb. coating .....	15.20
About 20-lb. coating .....	13.50
About 15-lb. coating .....	\$10.90 11.45
About 8-lb. coating .....	8.30

**RUSSIA, PLANISHED, ETC.**

Genuine Russia, according to assortment, per lb.....	11 $\frac{1}{4}$ @ 14
Patent planished per lb. A., 10c.; B., 9c. net.	

**GALVANIZED STEEL. (From Store.)**

No. 14 and 16.....	per 100 lbs. \$2.95
No. 18 and 20 & 22.....	" " " 3.20
No. 24 .....	" " " 3.30
No. 26 .....	" " " 3.50
No. 27 .....	" " " 3.65
No. 28 .....	" " " 3.80

**STRUCTURAL STEEL. (From Mill.)**

I-Beams and channels, 15 in. & under .....	1.40c@1.45c net
I-Beams and channels, 15 in. & over .....	1.50c. 1.55c net
H-beams over 8 ins.....	1.55c 1.60c
Angles, 3x2 to 6x6.....	1.56
Zees and Tees.....	1.66
Angles .....	1.60 1.70
Tees .....	1.60 1.65
Zees .....	1.65 1.70
Steel bars, half extra.....	1.51
Universal & sheared, 34 in. & under .....	1.56

**SOFT STEEL SHEETS. (From Mill.)**

1/4 in. and heavier .....	\$1.56
3/16 .....	1.66

**FABRICATED SLAB REINFORCEMENT. (From Store.)**

The following styles of Triangle Mesh reinforcement have been approved by the Building Department. The following prices are net per 100 sq. ft. f. o. b. dock, N. Y. in carload lots:

Style No. 4.....	\$1.10
Style No. 24.....	1.58
Style No. 27.....	1.05
Style No. 26.....	1.28

**EXPANDED LATH. (Prices Store N. Y., less than carload.)**

	Black.	Painted.	Gal.
Gauge 27.....	\$0.13	\$0.13	\$0.17 $\frac{1}{2}$
Gauge 26.....	.14	.14	.20
Gauge 25.....	.15	.15	.21
Gauge 24.....	.16	.16	.22

**INTERLOCKING PLATES.**

This type of reinforcing material ranges in price from \$11 for 4 ft. and under for flat sheets in 100 lb. lots to \$8.50 in 160 lb. lots for 20 ft. lengths.

**METAL LATH. (From Store.)**

Per sq. yd.....	22@24 cts.
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**COPPER. (Flashing.)**

Sheet copper, hot rolled, 16 oz., sq. ft.18@19 cts.	
Sheet copper, hot rolled, 14 oz., sq. ft.19 20 cts.	
Sheet copper, cold rolled, 1 ct. per sq. ft. above hot rolled prices.	
Sheet copper, polished, 20 ins. wide and under 1 ct. above cold rolled per sq. ft.	
Sheet copper, polished, over 20 ins. wide, 2 cts. above cold rolled.	

**TIN. (Roofing.)**

8 lb. coating, 100 lbs.....	\$4.10
8 lb. coating .....	\$4.25

**ZINC (sheets).**

600 lb. casks, No. 9, 36x84.....	.08
Less than casks .....	.08 $\frac{1}{2}$
Nails wire .....	\$1.75@1.80
Nails, cut .....	1.80 1.85
Nails, barbed pointed .....	1.75 1.80

**Lime and Plaster.**

Current quotations on lime and plaster show no change over those published last month. The demand for lime has been very slight during January, but during February it picked up considerably. By the middle of March the true measure of the business that will come out in the Spring can be taken.

Current quotations follow:

500-bbl lots delivered to the trade in Greater New York.	
State common, cargo rate, per bbl. ....	@\$0.75
Rockland-Rockport, Com., per bbl. ....	.92
Rockland-Rockport, L., per bbl.....	1.02
Rockland-Rockport, special, 300 lbs. ....	1.37
Rockland-Rockport, special lump, 300 lbs. ....	1.47
Select finish, per 350 lbs., (net.....)	1.62
Terms for Rockland-Rockport lime. 2c. per barrel discount, net cash, ten days for 500 bbl. lots.	
West Stockbridge, finishing, 350 lbs ....	1.65
Granular, 300 lb. bbls.....	1.50
New Milford Lime .....	1.30
Hydrated, per ton (for brick work).....	6.50
Hydrated, per ton (waterproofing).....	9.00

**PLASTER PARIS.**

Calcined, city casting, in bbls., 250 lbs. ....	1.30
In barrels, 320 lbs.....	1.60
In bags, per ton .....	8.50 10.00
Calcined, city casting, in bbls, 250 bbls. ....	1.45
In barrels, 320 lbs.....	1.65
Neat wall plaster, in bags, per ton* .....	800
Wall plaster, with sand, per ton.....	5.25
Browning .....	5.25
Scratch .....	6.25
Adamant (net delivered at job).....	6.00

Note.—When sold in bags a rebate of 6 1/4 cts. per bag, returned, is allowed.

**PLASTER BOARDS.**

5/8 in. thick .....	.16 cts. per sq. yd.
	Weight, lbs. Price, cts.
	per sq. ft. per sq. ft.
2 ins.....	7 6
3 ins.....	8 $\frac{1}{2}$ 6 $\frac{1}{2}$
4 ins.....	11 7 $\frac{1}{4}$

**Lumber Market Stronger.**

Lumber is in better demand although not on immediate orders. Improvement developed in the city this week due to the coming out of large operations. The suburbs, on the other hand, fell back a little bit, requirements from dealers in outlying sections being somewhat curtailed. This was ascribed to the heavy fall of snow, also to the short week. No improvement, in this respect, is looked for next week and it is now generally believed that the building material market will not get into the regular swing until the latter part of the first week in March.

Prices current will be found in the table following:

**MAPLE.—Hard and Soft.**

4/4 in. 1st and 2nds.....	\$32.00@35.00
8/4 in. 1st and 2nds.....	35.00 38.00
4/4 Clear Strips .....	25.00 27.00
5/4 No. 1 common.....	25.00 26.00
4/4 No. 2 common.....	18.00 20.00
4/4, 6/4 and 8/4 No. 2 common.....	20.00 22.00

**MAPLE FLOORING.—F. O. B. New York.**

Grade.	2 in.	2 1/2-in.	3 1/4-in.
Clear .....	\$44.00	\$45.00	\$43.00
No. 1 .....	37.50	40.50	39.00
Factory .....	24.00	26.00	28.00

Above are standard sizes only, standard thickness 13/16 in.

**OAK.—(Plain) Mixed, Rock, Mountain or West Virginia stock.**

4/4 1st and 2nds.....	\$53.00@56.00
5/4, 6/4 and 8/4 1st and 2nds.....	55.00 58.00
4/4 No. 1 common.....	37.00 39.00
5/4, 6/4 and 8/4 No. 1 common.....	39.00 41.00
4/4 No. 2 common.....	24.00 26.00
Ind. and So. strictly white 4/4 1st and 2nds .....	54.00 56.00

**OAK.—Quartered.**

Indiana, 1st and 2nds, 6 in. up wide, 10 to 16 ft. long, about 25% , 10 ft. lengths.....	\$86.00@90.00
5/4 to 8/4.....	90.00 95.00
No. 1 common .....	55.00 57.00
Quartered oak strips clear face.....	62.00 65.00
Southern stocks .....	83.00 85.00

**OAK FLOORING.—K. D. end matched or butted or bundled Hol. Bk. and bundled, f. o. b., New York, litherage.**

13/16, 2, 2 1/2 and 2 1/2 in. clear quartered white .....	\$94.50
Select quarter sawed white.....	52.00
Clear, quartered red.....	94.50
Select, quarter sawed red.....	62.00
Clear plain sawed white.....	56.00
Select P. S. white .....	46.00
Select P. S. red.....	56.00
Clear P. S. red.....	46.00
Common red and white.....	27.00
No. 2 factory red and white.....	23.00

**HEMLOCK.—F. O. B. New York.**

Pennsylvania, base price.....	\$20.50@21.00
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West Virginia, base price..... 20.00 20.50
For Eastern \$1 to \$2 off according to delivery,
manufacture and stock.

LATH.—Eastern Spruce, f. o. b. N. Y.
1 1/2 in. slab.....\$3.40@\$3.50
SPRUCE.—Adirondack and Canada, 12 and 13
ft. F. O. B. N. Y. rail delivery.

Table with columns for sizes (e.g., 1 x 4 in., 1 x 5 in., etc.) and prices. Includes sub-sections for Mill run & culls out, and Dressing, 5 in. and up.

\*No. 2, 50 cents more.

SPRUCE. (Eastern cargoes. Random.) Deliv-
ered, N. Y.
2 in. ....\$20.00@\$24.00
6 to 9 in. .... 23.00 25.00
10 to 12 in. .... 25.00 26.00

YELLOW PINE.—Delivered N. Y. (Sail)
Building orders, 12 in. and under...\$26.00@\$27.00
Building orders, 14 in. and up... 30.00 31.00
Yard orders—ordinary assortment... 23.00 24.00
Ship stock—easy schedules... 32.00 33.00
Ship stock—40 ft. average... 38.00 39.00
Heart face siding, 4/4 in. & 5/4 in 30.00 31.00
Kiln dried sap siding, 4/4... 19.00 20.00
Kiln dried sap siding, 5/4 in... 20.00 21.00

DRESSED NORTH CAROLINA PINE.
F. O. B. cars or vessel, Norfolk, Va.

Table for Yellow Pine flooring with columns for No. 1, No. 2, No. 4 and prices for various grain types.

Ceiling and Partition:
13/16 x all widths except 3 1/2
and 5 1/2 .....\$28.00 \$26.00 \$15.50
13/16 x 3 1/2 ..... 28.50 26.50 15.50
13/16 x 5 1/2 ..... 32.00 29.00 16.00

Ceiling:
5/8 (for 5/8 face add \$2.00).... 23.00 21.00 10.00
1/2 (for 5/8 face add \$2.00).... 20.00 18.50 9.00
7/16 (for 5/8 face add \$1.50).... 19.00 17.50 9.00
3/8 (for 5/8 face add \$1.50).... 16.50 15.00 8.00
Base, s4s, 4/4 x 4 x 5..... 31.00 28.00 ....
4/4 x 6 in..... 33.00 30.00 ....
4/4 x 7 x 8 & 9 in..... 35.00 31.00 ....
Ralls S4S. 2 x 3 and 2 x 4.. 40.00 35.00 ....

Surfaced Boards:
4/4 Edge ..... 29.00 27.00 14.50
4/4 Wide Edge, over 12 ins. 44.00 37.00 ....
4/4 x 8 inches Stocks..... 35.00 31.00 16.50
4/4 x 10 in. Stocks..... 38.00 32.00 17.50
4/4 x 12 in. Stocks..... 40.00 33.00 18.00
5/4 Edge ..... 31.00 29.00 15.50
5/4 Wide Edge, over 12 in.. 45.00 39.00 ....
5/4 x 10 in Stocks..... 38.00 33.00 18.50
5/4 x 12 in. Stocks..... 43.00 37.00 19.00
6/4 Edge ..... 34.00 31.00 16.00
6/4 x 10 in. Stocks..... 39.00 34.00 18.50
6/4 x 12 in Stocks..... 44.00 39.00 19.00
8/4 Edge ..... 35.00 32.00 16.00
8/4 x 10 in. Stocks..... 40.00 35.00 18.50
8/4 x 12 in. Stocks..... 45.00 39.00 19.00

Roofers:
13/16 x 4 to 9 in. face..... 14.50
13/16 x 5 1/2 in. face..... 16.00
13/16 x any special width
under 7 1/2 ..... 16.00
13/16 x 7 1/2 in. face..... 16.50
13/16 x any width between
7 1/2 and 9 1/2 ..... 17.50
13/16 x 9 1/2 in. face..... 17.50
13/16 x any width between
9 1/2 and 11 1/2 ..... 18.00
13/16 x 11 1/2 in. face..... 18.00

Factory Flooring:
1 1/2, 2, 2 1/2, and 3 x 5 to 9 in.
To finish 1/4 in. scant in
thickness and 1/2 in. scant
in width for splines; 3/4 in.
for T and G..... 17.00
Splines \$3.00 per 1,000 feet lineal.

NORTH CAROLINA PINE.
BOARDS.—Kiln dried, N. C., F. O. B. vessel:
Red Heart and Mill
No.1. No.2. No.3. Culls.
4-4 Edge, under 12 in. 27.00 24.00 17.50 13.50
4-4 Wide Edge, over
12 in. .... 41.00 34.00 ....
4-4x8 ..... 33.00 28.00 19.50 13.50
4-4x10 ..... 34.00 29.00 20.00 16.50
4-4x12 ..... 38.00 31.00 21.50 17.00
5-4 Edge, under 12 in.. 29.00 26.00 19.00 14.50

Table for Wide Edge lumber with columns for sizes (e.g., 5-4, 5-4x6, etc.) and prices.

RED GUM.
1 in. 1st and 2ds, clear red gum.....\$47.00
1 in. No. 1 common..... 54.00
1 in. 1st and 2ds, sap gum..... 51.00
1 in., No. 1 common..... 26.50

LONG LEAF YELLOW PINE.—Flooring.
A Heart rift.....@\$57.00
B Heart rift ..... 47.00
A Sap rift ..... 40.00 41.00
B Sap rift ..... 35.00
A Flat ..... 28.50 to 29.00
B Flat ..... 26.00 27.00
No. 1 Common, Flat ..... 22.00 to 23.00

Metal Ceilings.
The prices for metal ceilings in this district seem to be showing no indication of recovering from the present low figure which ranges from 4c. to 6c. and 7c. a square foot. Competition in this line is very keen at present and these low prices are sometimes shaded by contractors.

Paints and Oils.
WHITE LEAD.—A fair volume of business has prevailed in white lead and some consumers have anticipated rather heavily for spots and near-by material, indicating that stocks are small. Prices are unchanged.

RED LEAD.—Is showing considerable improvement, but no large business has developed.

LINSEED OIL.—Is in a steady market, prices running at the recent advance, which is between 95c. and 96c. on carload lots on option up to May 1.

Current prices follow:
WHITE LEAD.
American dry ..... Per lb. 5 1/2 @ 6
In oil, 100, 250 and 500 lb. kegs. 7 1/4 7 1/2
" " " 25 and 50 lb. kegs. .... 7 1/2
" " " 12 1/2 lb kegs. .... 8
" " " 25 lb. tin pails (100 lbs. in case) ..... 8
" " " 12 1/2 lb tin pails (100 lbs. in case) ..... 8 1/2
" " " 1, 2, 3, and 5 lb. tin cans assorted (100 lbs. in a case)..... 9 1/2

In lots of less than 500 lbs. 1/2c. per lb. in advance of foregoing prices.
RED LEAD AND LITHARGE.
In 100 lb. kegs..... 6 1/2 @ 7 1/4
In 25 and 50 lb. kegs..... 7 1/2
In 12 1/2 lb. kegs..... 7 3/4
In lots of less than 500 lbs, 1/2c. per lb. advance of foregoing prices.

RED LEAD.—In barrels and half barrels, same price as in kegs.
LEAD.—American terms: 6n lots of 500 lbs. and over 60 days or 2 per cent. for cash if paid in 15 days from date of advance.

LINSEED OIL.
Raw, out of town.....\$0.95@\$0.96
Raw, city ..... .95 .96
Bollad, city ..... .94 .95
Empty barrels .....\$0.75

SPIRITS TURPENTINE.
5-bbl. lots, per gal.....\$0.86
GLIDDEN'S GRAPHITE ACID PROOF COATING. (List.)
Per bbl. and 1/2 bbl.....\$2.00
Per gal. in 5 gal. cans..... 2.25

VARNISHES. (List.)
Glidden's M. P. Durable Exterior.....\$4.00
Glidden's M. P. Durable Interior..... 3.00
Glidden's M. P. Durable Floor..... 3.00
Glidden's Llk-a-Rub..... 3.50
Glidden's M. P. Elastic Interior..... 2.50
Lucas' Workwell brand, outside.....\$4.50
Lucas' Workwell brand, inside..... 3.00
Lucas' Workwell floor ..... 3.00
Lucas' Workwell wax finish..... 3.00

CONCRETE FLOOR DRESSING. (List.)
Glidden's, per bbl. and 1/2 bbl.....\$2.00
Glidden's, per 5 gal. cans..... 2.15
Glidden's, per 1 gal. can..... 2.25
Lucas' cement filler (Pat.), per gal. in bbl lots ..... 1.75
Lucas' cement filler (Pat.), per 5 gal. cans. 1.85
Lucas' cement filler (Pat.), per 1 gal. can. 2.00
Lucas' floor paint, per bbl..... 1.75
Lucas' floor paint, per 5 gals..... 1.85
Lucas' floor paint, per 1 gal..... 2.00
5 & 10 one Barrel, gals. gal.
"Tokolith," Patented .....\$2.00 \$2.10 \$2.25
"Liquid Konkert," Patented..... 2.00 2.10 2.25
"Cement Filler," Patented..... 1.75 1.85 2.00
"Plum Cement Filler," Pat. 1.75 1.85 2.00
"Cement Floor Paint," Pat... 1.75 1.85 2.00

Stone Inquiry Stronger.

Building stone wholesalers are reporting a much more satisfactory undertone. The limestone market is particularly encouraging because of the large number of operations requiring large quantities of this material which are now going ahead. Indiana quarrymen are taking new business on liberal bases calling for delivery around April 1. Stone contractors who placed Winter requisitions last Fall still have some of this material on hand, but it is not sufficient to meet the requirements for the quantity of stone which is expected to come out as a result of the unexpected building movement which developed in January.

SLATE HOLDS STEADY POSITION.
The slate market has been one of fluctuating demand so far this month and the prices show no change from quotations made in the last thirty days. Tables current for stone and slate follow:

Table listing various stone and slate products (e.g., Bennington building marble, Brownstone, Caen, etc.) with prices per square foot or per cubic foot.

SLATE.—Prices are per square, delivered in New York in car lots.
Bangor, Genuine, No. 1.....\$5.00 \$6.75
Brownville & Monson Mine..... 7.50 9.50
Chapman, No. 1..... 5.25 6.00
Peach Bottom ..... 6.90 7.50
Red, No. 1..... 11.00 13.00
Unfading Green ..... 5.25 6.40

Terra Cotta Steady.

The condition of the terra cotta market is greatly improved over that which featured the middle of January. Many of the biggest companies are figuring on a large quantity of out-of-town work, while the smaller ones are taking care of a good inquiry in New York. It is worthy of mention that the terra cotta interests report a larger interest in hollow terra cotta tile construction in the suburbs. Prices current follow:

Table for Fireproofing and Wall Tile with columns for size and price per block.

Window Glass Steady.

The situation in the window glass market shows no change over that reported for the last two weeks, discounts still running 90 and 15% from jobbers' list for all sizes of single and double strength. Plate glass prices are unchanged from January figures which provided for 89% discount from lists. Skylight glass is quoted as follows:

Table for Skylight Glass with columns for thickness (e.g., 1/4, 3/16, 1/8 in.) and price per square foot.



# REAL ESTATE SECTION

News For Brokers and Owners—General Information From All  
Branches of the Market—Municipal Affairs and Related Subjects.

## THE WEEK IN REALTY.

THERE was only a fair amount of dealing in the real estate market this week, most of the deals being small and having practically little effect upon the general situation. February, however, is usually a dull month and can hardly be pointed to as an index of what is to come.

The one feature of the market which offers encouragement to brokers is the money situation. Inquiry among some of the brokers who make a business of placing mortgage loans reveals the fact that there is plenty of money in the market for desirable permanent loans at reasonable rates of interest.

A movement likely to benefit property north of 135th st between Lenox and 8th avs, seems to have received a fairly good start, and if continued on other streets will benefit the whole section. About ninety property owners in 136th st between these avenues have agreed to restrict their property until June, 1925, "So as to prohibit any negro as tenant, sub-tenant, guest, boarder or occupant whatsoever."

In the auction market Joseph P. Day successfully disposed of the Doscher estate holdings, realizing \$411,325, which amount was said to be considerably in excess of the expectations of the executors. Eight of the ten parcels were located in Brooklyn, the highest price of the sale, \$186,500 being obtained for 516 Fulton st, in that Borough. Geo. R. Read & Co., acting for a client bought one of the Manhattan parcels for \$60,200 it was located at the southeast corner of West and Debrosses st; the other Manhattan parcel the northwest corner of Laight and Greenwich sts, fetched \$65,200.

## What the Realty League Has Done for Owners.

The Realty League, in a circular letter to loft owners and members of the Real Estate Board of Brokers, gives, among others, the following reasons why they should become members of that organization:

"When a fire alarm company had secured a wholly illegal permit from a former Fire Commissioner for the use of the public wires by a private corporation and was using the power of the Fire Department to compel the taking of the instruments of this company at most exorbitant prices, we brought about the revocation of the permit and saved owners from the aggressions of the fire alarm company. This involved many hearings before the Mayor, the Fire Commissioner and various committees."

"When the Commissioner of Public Works began a crusade of claiming that the space under an entrance of a dwelling house beyond the building line constituted a vault under a City Ordinance and that the space so occupied must be paid for on the basis of a vault privilege, this contention was resisted by the Realty League and a unanimous decision obtained against the city at the Appellate Term in a suit brought by it to enforce the Department's demands."

"We have resisted graft in the many forms in which it appears under the pretence of enforcing the law."

"We began, fomented and carried to a successful conclusion the fight against grasping plumbers, in which owners were being illegally compelled to install water

meters, and on refusal were charged grossly exorbitant sums for their installations by the so-called City Plumbers."

"Next, we have prevented the illegal and complied with all proper requirements for the installation of ventilating apparatus, and are now engaged in formulating amendments to the law, so that owners and occupants may be protected when they have once complied with the law and not be subject to the varying notions of the Department of Labor. These are some of the things which we have accomplished for owners, and we are at all times actively engaged in similar matters. We deserve your support. Membership costs but ten dollars per year. In each of the instances above mentioned, the only expense to the particular member whose interests we looked out for was his annual contribution of ten dollars. If you will become a member, please communicate with Willard H. Hodgson, Assistant Secretary, No. 62 William st."

## CONDEMNATION PROCEEDINGS

### To Be Changed and Board of Estimate to Have Five Commissioners.

The report of the Legislative committee on Revision of the New York City Charter submitted to the Legislature on Wednesday contained the following suggestion in relation to condemnation proceedings:

In the Charter now in operation three chapters are devoted to this subject, each providing a procedure for acquiring real property for a distinct class of purposes, viz.: water supply, streets (including parks, sewers, etc.), and general purposes. We have thrown these into one system, uniform except so far as the variant subject matter requires different treatment. In addition to this change of form our draft makes two material changes with the design of obviating practices to which serious criticism has been directed, namely:

1. The inordinate expense of such proceedings, especially in cases of condemnation of property of small value, alleged to arise from the system prevailing in the bureaus of the law department having charge of these proceedings, and

2. The virtual taking of property without notice to the owner.

As a means of avoiding these grounds of criticism we have proposed:

1. To make the expense of the law department payable by the city without charging them back to the property supposed to be benefited; and

2. To require actual notice to the owner to the same extent as is required under the condemnation law in the Civil Code, instead of mere publication of a description of the property in the City Record.

The committee has followed, substantially, the recommendations contained in the report of January 28, 1910, which should be read in connection with the report submitted this year.

Among the other recommendations affecting real estate owners is one relating to the membership of the Board of Estimate, which the committee suggests shall consist of the Mayor, the Vice Mayor, the Comptroller and a Commissioner from each of the five boroughs. Eliminating from the Board of Estimate and Apportionment, the Borough Presidents who would devote their entire time to administering the offices of their respective boroughs.

## PRIVATE REALTY SALES

### SOUTH OF 59TH STREET.

LEROY ST.—Ennis & Sinnott resold to Fanny H. Von Schmid, a client of John H. Dye Company, 30 Leroy st, a 3-sty building on a lot 18.9x80. The property was acquired by the sellers on Jan. 26 from the estate of Henry T. Gratacat.

MANGIN ST.—E. H. Ludlow & Co. sold for the Plough & Fox Co. to Frederick Sackett the 5-sty tenement house 25 Mangin st, on a lot 25x100.

RENWICK ST.—Duross Company sold, in conjunction with Henry J. Scheuber, property 29½ and 31 Renwick st, between Canal and Spring sts, plot 51x60, for George D. Bartholmew to a client, who will improve the plot with a mercantile building.

SOUTH ST.—The Charles F. Noyes Co. sold for a client the 5-sty and basement building 48 South st, corner of Gouverneur lane, on lot 25x101. The property was purchased by the Wall Rope Works for occupancy.

WATER ST.—George D. Wass sold to Julius H. Siebert 233 Water st, a 5-sty building, on lot 16.8x73.11, near Fulton st. Mr. Siebert gave in trade 120 and 122 West 98th st, two 4-sty and basement dwellings, on plot 32x100.11.

### Buyer for a New Loft Building.

19TH ST.—Max J. Kramer sold the 10-sty structure at 133 and 135 West 19th st, on plot 40.10x92, between 6th and 7th avs. The buyers are D. W. Richman and Ravitch Bros. In part payment they give 137 and 139 Grand st, two 3-sty buildings, with stores, on plot 35.11x80, near Crosby st, and 354 to 364 East 123d st, two 6-sty tenements, on plot 92.10x100.11 irregular, near 1st av. The 19th st building was completed last year. Mr. Kramer bought the site from the Kursheedt estate in October, 1909, for \$45,000. The plans were drawn by Maximilian Zipkes, who estimated the cost of the building at \$100,000.

23D ST.—Brooke & Georger sold for Nathan Glassheim and Paul Braus 30 East 23d st to a company, which intends to erect a 12-sty office and loft building from plans now being prepared by Chas. E. Birge. It is expected to have the building ready for occupancy about Oct. 1.

26TH ST.—Webster B. Mabie & Co. have purchased for a client from M. & L. Hess 15 and 17 West 26th st, a new 12-sty loft building, on lot 44x98.9, just west of Broadway. The property is rented for about \$44,000 per year and was held at \$450,000.

23D ST.—J. J. Cavanagh purchased from Dr. Lambert 256 West 23d st, a 7-sty and loft building, on lot 25x98.9. The buyer owns three houses adjoining on the east. J. W. Cushman & Co. were the brokers.

### Important Move in the Chinaware Trade.

36TH ST.—Frederick Fox & Co. sold for the Robert Hoe estate, 13 and 15 East 36th st, to Paul B. Haviland, head of the firm of Haviland & Co., dealers in china-ware, of 45 Barclay st. These two houses, each 25 ft. front, adjoin the Hoe residence at 11 East 36th st, purchased by Mr. Haviland through the same brokers last spring, together with an abutting parcel 10 East 37th st, owned by Mrs. Robert Winthrop. The buyer now controls a frontage of 100 ft. on 36th st and 24 ft. on 37th st, making one of the largest sites in the Murray Hill district close to 5th av. In the near future the entire plot, or a large part of it, will be improved with a



modern business building, in which there will be adequate quarters for the Haviland offices and salesrooms.

**37TH ST.**—Cammann, Voorhee & Floyd sold for the New York Trust Co., executors of the estate of Laura P. Halstead, the 4-sty high stoop dwelling, 110 East 37th st, lot 25x100.

**39TH ST.**—Senior & Stout sold for Polka M. Wilkins the 60-ft. plot with old building thereon, on the south side of 39th st, 465 ft. west of 11th av, to a client for investment.

**39TH ST.**—Henry Morgenthau bought from the Oestreicher Realty Co. 111 and 113 West 30th st, two 4-sty buildings, on plot 44.3x96.6x irregular. The property adjoins the large plot leased recently by Mr. Morgenthau to Marcus Loew for a moving picture theatre. Mr. Morgenthau said that if he got possession of the Oestreicher property in time he would add it to the theatre site, but if not he would erect a loft building on the plot.

**40TH ST.**—Pease & Elliman sold for Benjamin Altman 62 West 40th st, 18.6x98.9, to a client, who will remodel same.

**48TH ST.**—Pease & Elliman sold for the Charter Realty Co. 12 East 48th st, a 4-sty high stoop, stone front dwelling, on lot 25x100, between 5th and Madison avs. The purchaser is having plans drawn by S. Edson Gage for the erection of a 7-sty building, with two stores. The upper floors will be used for apartments. This block is being rapidly rebuilt; recent new buildings are No. 11, a 7-sty building recently erected for the use of physicians and dentists; No. 9, now being improved with a 7-sty store and loft building, the store of which has been leased for \$5,000 a year, and the building occupied by Redfern.

**53D ST.**—Benjamin Stern, the dry goods merchant, sold to a Mr. Sims his residence at 7 West 53d st, together with the adjoining house, No. 9, which he recently purchased from George W. Vanderbilt. The houses are two 4-sty structures, each occupying a lot 23x100.5. They are located just west of St. Thomas's church, which occupies the 5th av corner. The church in 1909 bought the adjoining parcel at 3 West 53d st. No. 5 was transferred about the same time by John D. Rockefeller to his daughter, Alta R. Prentice. The Rockefeller residence occupies a large plot at the end of 54th st.

**55TH ST.**—Albertina D. Koschel sold to Ada G. Oakley for \$74,000 243 West 55th st, a 6-sty building, on lot 25x100.5.

#### Mrs. Howard To Retire.

**57TH ST.**—Mrs. Margaret A. Howard resold the 4-sty and basement dwelling on lot 28x100.5 at the northwest corner of 57th st and Madison av. Mrs. Howard purchased this property from Caroline A. James shortly after she sold the northwest corner of 34th st and Madison av to Benjamin Altman, intending to use it for her dressmaking establishment. It is understood that she has changed her plans entirely and is to retire from active business and for this reason the property has been sold.

**LEXINGTON AV.**—Robert Hoe estate sold through Post & Reese the northwest corner of Lexington av and 52d st, a plot 80.5x110, improved with a 5-sty building and two brick and frame dwellings. It is understood that the purchase price is in the neighborhood of \$150,000. The old factory of the Steinway Piano Co. occupies the block front in the east side of Park av, between 52d and 53d sts, and was sold about two years ago to E. Clifford Potter. The parcel just disposed of is the third holding of the Hoe estate sold by the executors during the last twelve months.

#### NORTH OF 59TH STREET.

**MANHATTAN ST.**—The Twelfth Avenue Realty Co., just incorporated by Charles P. Northrop, Wright Gillies and

Frank J. Coleman, Jr., bought from the Pinkney estate the entire block bounded by 12th av, Manhattan st, 129th st and the New York Central Railroad tracks. The property fronts about 160 ft. on 12th av at the railroad tracks and has an average depth of about 75 ft. It is in the district now being used extensively by wholesale butchers and packing houses and will, it is understood, be reimproved for some concern of this sort under a long-term lease.

**71ST ST.**—Solomon Moses sold 147 West 71st st, a 3-sty dwelling, on a lot 20x102.2, on the block with the Dorrliton apartment house. The seller bought the parcel in 1900.

**75TH ST.**—The Douglas Robinson, Charles S. Brown Co. sold for Jonas Weil 36 East 75th st, a 4-sty dwelling, on lot 25x102.2. The property has been held at \$120,000.

**79TH ST.**—Joseph P. Day resold for the Metropole Construction Co. to a Dr. Schoen for occupancy 218 East 79th st, a 3-sty and basement dwelling, on lot 20x102.2. The property was put up at auction by Mr. Day on Tuesday and was secured by the Metropole company on a bid of \$14,100.

**80TH ST.**—John J. Kavanagh resold No. 68 East 80th st, a 4-sty and basement dwelling, on lot 20x81.2, to a client for occupancy.

**83D ST.**—E. H. Ludlow & Co. sold for the estate of Denis Shea 125 West 83d st, a 4-sty dwelling, on a lot 17x102.2, to Bernhard Freund, who recently bought the adjoining two houses, 127 and 129. He now controls a plot 51x102.2.

**90TH ST.**—Henry Brady sold for Michael G. Meyer 111 West 90th st, a 5-sty double flat, on lot 26x100.8, between Columbus and Amsterdam avs, to John and Austin Grant for investment.

**100TH ST.**—Fred'k Zittel & Sons sold for William H. L. Lee, 253 West 100th st, a 5-sty American basement dwelling, on lot 15x85 to a client for occupancy.

**108TH ST.**—C. F. W. Johanning sold for the Expert Realty Co. 63 West 108th st, a 5-sty triple flat on lot 25x100.11.

**125TH ST.**—Samuel I. Hart sold 531 West 125th st, a 5-sty tenement, on lot 25x99.11, between Broadway and Amsterdam avs.

**136TH ST.**—Du Bois & Taylor sold for Dr. Louis A. Rodenstein, to a client, the 3-sty and basement limestone and brick dwelling 148 West 136th st, on lot 16.2x99.11.

**142D ST.**—C. F. W. Johanning sold for the Expert Realty Co. 312 West 142d st, a 5-sty triple flat, on lot 25x100.11.

**176TH ST.**—Charles I. Fleck Co. and Adolph Cohn sold for Hidwig Glass to George Hooks 501 to 507 West 176th st, two apartment houses, each on lot 42.6x100; in exchange the seller takes a plot of eighty-five lots at Boston road and Eastchester Landing.

**177TH ST.**—Kirkpatrick & Urquhart sold for Maurice Myers to John Knox McAfee, who will immediately improve the property, the vacant plot 150x94.11 on the north side of 177th st, 100 ft. east of St. Nicholas av.

**179TH ST.**—Millard Veit sold for the Hargood Realty Co., Harry Goodstein, president, to Herman Ahrens, a client of W. J. Huston & Son, 710 West 179th st, a 5-sty apartment house, on a plot 50x92.6, adjoining the corner of Broadway. In part payment Mr. Ahrens gives the vacant plot, 53x137, at the northeast corner of Macomb's Dam rd and 150th st. The property has been sold four times within the last nine months, the last sale being reported last November. Mr. Goodstein acquired a plot, 150x92.5, between Broadway and Fort Washington av, in November, 1909, from A. P. W. Kinnan, and erected three apartment houses on the parcel. When the purchase was made the lots were excavated to a depth of about

8 ft. The property was sold at auction in April, 1909, at the Fort Washington Syndicate's sale of its holdings. The house just sold was one of a row of three built by Mr. Goodstein, another at Nos. 706 and 708 West 179th st having been sold to Mrs. Louise C. Livingston, of Bar Harbor, Me., last November.

#### Site for a Theatre at Fort Washington.

**181ST ST.**—Gustavus L. Lawrence bought through M. I. Strunsky & Co. from W. J. Rafter the lot 25x100 at the southeast corner of 181st st and Wadsworth av; also from William Hobson the plot 50x100 adjoining on 181st st. With the above reported purchases Mr. Lawrence now controls the entire block front on the south side of 181st st from St. Nicholas to Wadsworth avs, with frontages of 300 ft. on 181st st, 119 ft. on St. Nicholas av and 100 ft. on Wadsworth av. On the plot 75x100, at the southeast corner of 181st st and Wadsworth av, Mr. Lawrence will erect a theatre, which has already been leased from the plans for a term of years.

**AMSTERDAM AV.**—The Brown Realty Co. purchased from Leo W. Vogel the College View, at the southeast corner of Amsterdam av and 136th st, a 5-sty apartment house, with seven stores, having a frontage of 100 ft. on the av and 50 ft. on 136th st. Kyrle G. Sidway was the broker in the transaction.

**AMSTERDAM AV.**—William F. Baker, in conjunction with Henry Kantowitz, has sold for Charles M. Rosenthal the plot of six lots at the southwest corner of Amsterdam av and 175th st, having a frontage of 100 feet on the avenue and 150 feet on the street. The buyer is the Sun Construction Co., Benjamin Nieberg, president, which will erect on the site a 6-sty elevator apartment house.

#### A Broadway Investment.

**BROADWAY.**—Walter J. M. Donovan, son of the late Timothy Donovan, has bought from Max Marx the northeast corner of Broadway and 75th st. Hall J. How & Co. were the brokers in the transaction. The property, which Mr. Marx has been holding at \$325,000, consists of 2-sty buildings on plot fronting 83 ft. on Broadway and 80 ft. on 75th st, and measuring 80 ft. on the easterly line and 101 ft. on the northerly line—in all about 7,200 sq. ft. The parcel is a block north of the Ansonia and directly opposite the 8-sty Astor apartments at the northwest corner of Broadway and 75th st.

**BROADWAY.**—The Cruikshank Company sold for Louis J. de Milhau 1966-1968 Broadway, running through to 146 Columbus av, a 6-sty store and office building. The property has a frontage of 56.5 feet on Broadway and 25.1 feet on Columbus av, with a northerly line of 142.2 and an irregular southern line. It has been in the family since 1869. It adjoins the 6-sty building in which is located the Colonial Bank and which occupies the front on 60th st, between Broadway and Columbus av. This property was purchased in December, 1909, by Udo M. Fleischmann from the Crawford estate for \$650,000.

**PARK AV.**—Duff & Conger sold for Henry W. Andrews to Frederick W. Marks 1110 Park av, a 3-sty building, on lot 25.2x82.2, between 89th and 90th sts.

**PLEASANT AV.**—G. Brettell & Son sold for Henry Bernhardt and Mrs. Bauer the 3-sty dwelling 349 Pleasant av, on lot 20x80, to a client for occupancy.

**8TH AV.**—The Bronx Realty Co. bought from Mary Cohen 2902 and 2904 8th av, a 6-sty flat, with stores, on plot 40x100, adjoining the southeast corner of 154th st.

#### BRONX.

**159TH ST.**—Louis Reiss sold for William Sherwood to Patrick McCarthy, the 4-sty triple flat 315 East 159th st on lot 25x100.



169TH ST.—W. E. & W. I. Brown and M. D. Stoken sold for Erie and Mary Schueremann the plot, 32x49, with 1 and 2-sty buildings, on the north side of 169th st, 93 feet west of 3d av.

176TH ST.—G. Carluni & Co. sold for A. Oppenheimer the 1-sty frame dwelling, 25 x89.5, on the south side of 176th st, 75 ft. west of Walton av, to Louis F. Viganego.

222D ST.—Hyman Shatzkin bought the plot, 100x89, on the south side of 222d st, 305 ft. east of Barnes av, from Mary O'Connor.

CLINTON AV.—Charles P. Cohn, in conjunction with William Rosensweig, sold for Mrs. Tillie Frank to Solon Berreck 907 and 909 Clinton av, a 5-sty modern apartment house on a plot 41.3x100x195. The property was held at about \$250,000.

ELTON AV.—Philip Freudenmacher sold the 6-sty apartment house on plot 48x100, at the southeast corner of Elton av and 155th st.

INTERVALE AV.—The Levinson Improvement Co. sold to Jandorf & Steiner the lot, 28x100, on the west side of Intervale av, about 133 feet south of 167th st, running through to Hall pl. A 1-sty store and factory building is to be erected.

STEBBINS AV.—Frank M. Hill sold for a Mr. Walker 1282 Stebbins av, a 5-sty new law house on plot 26.2x130, near 169th st.

WASHINGTON AV.—George Price sold to the Young Men's Christian Association the block front extending from 160th to 161st st. on the west side of Washington av. The plot is triangular in shape and fronts 195.3 on Washington av, 207 ft. on 161st st, extending back to the centre line of Old William st. The sellers of the several plots are Charles E. Rhineland, the Central Trust Co. as trustee, Anna E. Ainsler, Jennie M. Brady and Margaret L. McMahon.

WASHINGTON AV.—Max N. Natanson sold for James E. J. Martin 1760 Washington av, a 3-sty frame building, on plot 55x110, to A. H. Dayton.

WEEKS AV.—Fitzgerald & Broderick sold the two-family house 1652 Weeks av, 188 ft. east of Belmont st, for Mrs. Wilhelmine Marcus.

WILLIS AV.—Smith & Phelps sold for the Henry F. Muller Co. the 4-sty building, with stores, on lot 25x107, at the southwest corner of Willis av and 146th st.

WOODYCREST AV.—A. F. Burger resold for William Simpson to Henry Meyer the plot, 50x100, at the northeast corner of Woody crest av and 164th st.

### LEASES.

SENIOR & STOUT have leased for the Columbia Trust Co. the 2-sty building 128 West 52d st to J. & S. Friaer; also for Huot & Strommel loft 230 West 58th st, and for Ames & Co the 3-sty dwelling 339 West 50th st.

WM. H. WHITING & CO. have leased for a long term of years from the plans, for the Wingold Realty Co. to Hogan & Son, steel importers, the 2-sty and basement building to be erected on plot, 63x96, at 373, 375, 377 Pearl st.

WILLIAM E. SPANGHEHL'S SONS have leased from James H. Cruikshank the top loft, containing 10,000 square feet, in the new building southeast corner of Morton and Greenwich sts for a term of five years. Reade & Co. were the brokers in this transaction.

WILLIAM J. ROOME & CO. have leased for the Madison Holding Co. the seventh loft in the building 72-4 Madison av to the Vecton Waring Co., advertisers, writers and publishers, of 92 John st; for Herman Markowitz the fourth loft in the building at the southwest corner of 101st st and Columbus av to the Duscal Chemical Co.

DUROSS CO. leased the store, 447 West 13th st, to the estate of P. M. Pentony;

the store, 445 West 13th st, to Henry Bischoff; the store at 103 West 14th st for a term of years to Samuel Gluck; the second loft to Ahomas Prichard. This completes the leasing of the 6-sty business building for J. Wesley Rosenquest by the Duross Co.

SPEAR & CO. have rented for Lippman & Eismann to the W. & C. Restaurant the store and basement at 414 Broadway at an aggregate rental of \$50,000; for Douglas Robinson, Charles S. Brown & Co., 15,000 ft. of space at 131-5 Prince st; for the District Realty Co. the fifth loft at 142-6 West 24th st, and for Lowenfeld & Prager the top loft at 132-6 West 14th st.

M. & L. HESS have leased for the Realty Holding Co., to various tenants, the entire 12-sty and basement building, with the exception of one office, at 15-17 West 26th st, at a total average rental of \$44,000 per annum; for the Pacific Realty Co., to various tenants, the entire 12-sty and basement building at 12-14 West 32d st, at a total average rental of \$35,000 per annum.

PEASE & ELLIMAN have leased for the Huyler Corporation two entire floors of the building, 152 Broadway, for a long term of years; lofts at 10 Cortlandt st for Andrew F. Kennedy to John Medica, and at 150 Chambers st for Bernard Kreizer to W. L. Haas; and in conjunction with William J. Hamilton the store and basement at 34 Maiden la to Theodore Obrig.

M. M. HAYWARD & CO. have leased for A. L. Thompson to a client the new 8-sty concrete building nearing completion at 511-513 West 42d st, on plot 50x100; the term is for 21 years from May 1, 1911, the aggregate rent being \$252,000; the lessee will occupy part of the building. The building is a new type of concrete construction and the first to be erected in this section, and will sustain extra heavy weight.

SCHINDLER & LIEBLER have leased to the Mutual Dairy Lunch Co. for a term of years the store at 1343 3d av; for Miss Lagowitz the 3-sty dwelling at 148 East 78th st; for the Hoguet estate the 3-sty dwelling at 623 West 140th st to Victoria Vallauri; for the Hamilton Holding Co. the double store at 1397 3d av to the Zepelin restaurant; for Lowenfeld & Prager the double store at 205 East 79th st, and for the same owners the store at 300 East 77th st.

THE CHARLES F. NOYES COMPANY has leased the entire building 93 Front st to the George W. Lane Co. for a period of five years from May 1, 1911; for Bernard Kreiser the third floor of 66 Park pl to A. O. Schoonmaker Co.; the second floor of 219 Pearl st to Charles Barthens, and the third floor to Joseph Rosenberg; the third floor of 127 Franklin st for the Barron Realty Co. to Roessler & Hasslacher Chemical Co. and a floor in 50 Ann st to Finck & Conlon.

MARK RAFALSKY & COMPANY have leased for J. J. Steindler two stores in the "Murray Hill Building," located in West 38th st, adjoining the corner of 5th av. The lease for No. 12 West 38th st was made to Mme. Thibault for a term of ten years from May 1, 1911, and No. 14 West 38th st to Messrs. Boerick & Runyon for ten years; they were also associated with John N. Golding as brokers in the lease of the store at 570 5th av to Messrs. Pickslay & Company, jewelers, for a long term of years.

C. F. W. JOHANNING reports the following leases, all of which were made for a term of years: Store premises 949 Amsterdam av for John Sasse; store premises 1410 5th av for Abraham King to the Comfort Shoe Co. and Mrs. Helen Hart; store premises 2098 8th av for A. Silverstine to Charles Baumann; store premises 2099 8th av for Westheimer & Rothschild; store premises 2102 8th av for E.

G. Hantsche; store premises 247 West 116th st for Patrick McCarthy; store premises 2216 8th av for E. G. Hantsche; also store 994 Columbus av for Wm. O. and Otto C. Egner.

ANOTHER INDICATION of the trend in the wholesale grocery and spice trade to leave its old-time congested quarters in the Greenwich st section of Manhattan, was given recently with the announcement that Farrington & Whitney, No. 376 Greenwich st, Manhattan (The Equitable Mills), will move to the Industrial Colony on the Bush Terminal Company's tract in South Brooklyn, in a few weeks. A lease has been made between Farrington & Whitney and the Bush Company, whereby the former will occupy space on three floors of Model Bush Loft Building No. 5, at the foot of 31st st. The Equitable Mills are large importers of spices and by locating in South Brooklyn will be able to receive their Oriental consignments at the very doors of their new quarters, as the Bush lofts stand in direct railroad connection with the nearby Bush piers. It is reported from good authority that other grocery firms are seriously considering the advisability of following the lead of the Equitable Mills.

JULIAN BENEDICT leased to Mrs. Frances A. Harris, for Daniel A. Loring property 29 West 34th st. The lease is for 21 years with four renewals of 21 years each, making a total of 105 years. The lessee agrees to pay a rental of about \$35,000 per year for the first 21 years and the renewals are upon re-valuation. The transaction is a rather unusual one, as the lessee, having purchased the 12-sty building now on said premises from Mr. Loring, and has leased the land only, at a stipulated rental, and the renewals of lease are upon re-valuation of land only and not building. Mrs. Harris at present conducts her fur and millinery business at "Forsythe's" at 22 to 26 West 34th st. Mrs. Harris owns also the building at 11 West 34th st, and has a 63 years' lease of the land; she has erected the building and sub-let to "Schreiber's" at a profit to her of about \$10,000 per year.

Mr. Benedict was also the broker for her in the lease to Schreiber's for a term of years, at the record price of \$34,000 per year.

### POINTS OF LAW.

#### Legal Opinions on Matters Relating to Real Estate.

##### A COMMISSION QUERY.

Editor Record and Guide:

Will you please inform us what the commission should be in the following case: An agent leases a certain premises for three years and is paid a commission of 1%. The lease expires this May and the owner has instructed the agent to see if a new lease with the tenants for three years from May at an advanced rental can be made. Is he entitled to 1 per cent. of the gross rental on this new lease?

Answer—He is entitled to 1% on the gross rental unless there was an agreement to the contrary.—Ed.

#### Board of Brokers' Meeting.

A meeting of the Real Estate Board of Brokers was held at the rooms of the Board on Wednesday for the purpose of discussing the advisability of changing the name to the "Real Estate Board of New York." A special committee which had been appointed to look into the feasibility of the proposed plan reported favorably on it. Although most of the members were in favor of the change, it was decided it would be most advisable to submit it to the consideration of the Board at the next annual meeting, which will take place in October.



## LEGISLATIVE DIGEST.

The following are excerpts of the minutes of meetings of the Law Committee of the Allied Real Estate Interests relative to bills introduced in Albany, N. Y., affecting real estate:

**TO AMEND DECEDENT Estate Law.**—Assembly, Introductory No. 194, Printed No. 196. Mr. Wende's bill to amend the Decedent Estate Law in relation to the manner of execution of a will. This bill requires in addition to the formalities now in force that the decedent and witnesses shall sign each separate sheet in executing a will. This bill was opposed last year. The reasons for opposition still continue. While careful draughtsmen may adopt this expedient, there are many people who do not, and to have such a requirement in the State of New York when it is not the law in other States, will lead to endless confusion in cases where wills affecting New York real estate are drawn by lawyers of other States. In most cases where people draw their own wills, they will be ignorant of this provision and their intention will be defeated. When wills have been recorded, it will probably be difficult to tell from the record whether each sheet was so signed. The bill should be opposed.

**TO INCREASE OFFICE HOURS** in the Register's and County Clerk's Office.—Assembly, Introductory No. 205, Printed No. 206. Mr. Murray's bill to amend the County Law increasing the office hours of the Register's and County Clerk's offices in New York, Kings and Queens Counties from four to five o'clock in all months except July and August and from two to three o'clock in those months, except that the last hour thus added shall not be used for filing papers. To lengthen the hours will thus increase the efficiency of the offices concerned, especially in the Register's and County Clerk's offices will it be possible to make continuation searches after the day for receipt of instruments has been closed. The bill was favored by this Association last year and should be favored this year.

**TO ABOLISH Second and Third Trials.**—Assembly, Introductory No. 121, Printed No. 122. Mr. Blauvelt's bill to amend the Code of Civil Procedure by abolishing the second and third trials in ejectment. This is the same as Senate bill 47 which has been approved.

**TO REPEAL LAW** Requiring Addresses in Conveyances.—Senate, Introductory No. 161, Printed No. 164. Mr. Bayne's bill to repeal the requirements that addresses shall be included in all conveyances and validating the records of instruments which might be questioned for failure to comply with the present Section 333 of the Real Property Law. This is the bill prepared by the Law Committee and introduced at the request of the Association. Active measures should be taken to forward its passage.

**TO AMEND DECEDENT ESTATE Law.**—Assembly, Introductory No. 246, Printed No. 248. Mr. A. Parker's bill to amend generally the Decedent Estate Law. The bill changes the course of descent and distribution by giving to the surviving husband or wife one-half of the property and one-half to descendant's parents or collaterals and in other respects changes the present course of descent and distribution. There is nothing in the bill which expressly repeals dower and courtesy and it would seem that husbands and wives will get one-half the property in addition to dower and courtesy. In general, it seems to be undesirable to change the course of descent and distribution with which we are familiar. They have been adopted and used for many years as carrying out what would probably be the intent of most persons dying leaving property.

**STATE INCOME TAX.**—Senate, Introductory No. 198, Printed No. 202. Mr.

Grady's bill for a State income tax. This bill seeks to set up a system of taxation of incomes for this State. There is no such taxation in other States. The tax can be evaded at any time by changing residence. Such taxation is unscientific and unadvisable. A tax so easily evaded by mere change of residence when other States do not make similar imposts, results merely in diminishing the voting population by taking out of it desirable voters. All special enactments of taxation which can be evaded by change of residence of this sort are a menace to the community because they reduce the general level of the voting population and do not produce the expected revenue.

**EXCESS CONDEMNATION.**—Senate, Introductory No. 202, Printed No. 351. Assembly, Introductory No. 340, Printed No. 341. Concurrent resolution introduced by Messrs. Pollock and McGrath proposing amendment to the Constitution by adding provision for excess condemnation. This should be referred to the directors for action. If the resolution is passed this year, it comes up at the election next fall.

**BILL TO ANNEX YONKERS.**—Senate, Introductory No. 203, Printed No. 207. Mr. Stillwell's bill to annex Yonkers to the City of New York. The bill provides for a referendum in the City of Yonkers but apparently provides no vote by the City of New York. The matter is of importance to the inhabitants of New York City and they should be heard upon the subject. The bill provides that if the vote in the City of Yonkers should be against annexation, the act shall be inoperative and void. Your committee is of opinion that such a provision is unconstitutional. It is the duty of the Legislature to enact legislation and a referendum cannot annul acts of the Legislature in this State.

**CONDEMNATION PROCEEDINGS** to be heard by Court.—Senate, Introductory No. 204, Printed No. 208. Assembly, Introductory No. 291, Printed No. 292. Mr. Bayne and Mr. Ward's concurrent resolution providing for amendment to the Constitution to the effect that condemnation proceedings may be heard by the Court with or without a jury. If this amendment be adopted, it may be a relief from the present method of condemnation by three commissioners. It was approved last year and the reasons for such approval still continue.

**TO AMEND PUBLIC HEALTH LAW** in relation to repapering rooms.—Assembly, Introductory No. 276, Printed No. 278. Mr. Wende's bill to amend the Public Health Law, requiring that when rooms are repapered or rekalsomined, all old paper and kalsomine shall be removed and the wall or ceiling thoroughly cleaned and attaching a penalty of \$100 and liability to punishment for misdemeanor by imprisonment for not more than six months or by a fine or not more than \$500, or both. It is improper that detailed regulations of this sort which belong in health codes and should be enforced by local boards of health, should be enacted in the statutes. It is advised that this bill be opposed.

**SEDGWICK AVENUE Assessment.**—Assembly, Introductory No. 284, Printed No. 285. Senate, Introductory No. 190, Printed No. 194. Mr. Egan's and Mr. Griffin's bill authorizing the Board of Estimate and Apportionment to direct that the cost of opening, extending and widening Sedgwick av, in the Borough of the Bronx, shall be borne and paid by the City of New York, notwithstanding the provisions of Chapter 466 of the Laws of 1901. This legislation is of the character of legislation heretofore consistently opposed by the Association. It seeks to impose upon the city generally, the cost of an improvement which had been made upon the understanding that it was to be assessed.

**TO AMEND CODE OF CIVIL PRO-**

**CEDURE,** so that Attorney General may have proper information in private real estate action.—Senate bills, Introductory and Printed Nos. 80, 81 and 82, and Introductory No. 175, Printed No. 179. Assembly, Introductory Nos. 91, 92 and 93 and 184, Printed Nos. 353, 351, 352 and 185. This is the series of bills which came up at the meeting of January 23. Your committee then thought that by reason of the fact that the bills were desired by the Attorney General for the purpose of making good work of his department easier, it would be well to recommend their enactment, but your committee recommended amendments to make the bills more certain in their operation. The bills have been reprinted without these amendments and it is understood that the Attorney General does not desire to adopt the suggestion of this committee. In the meantime, the matter has been reconsidered and at this meeting at which there was a fuller attendance than at the meeting of January 23, the argument was advanced that to pass these bills puts upon attorneys conducting litigation burden and risk much greater than would be compensated by the saving of labor in the work of the office of the Attorney General, especially as under the forms of the bills as they stand, it is not certain whether the interest of the State cut off by the operation of suits in which the allegations required in these bills might be made, would be only the interest alleged or whatever interest the State might have. These considerations prevailed and your committee now recommends that all four bills be opposed in both Houses.

### East Tremont Taxpayers.

The East Tremont Taxpayers' Association will hold their annual banquet at the Bronx Park Boat House, Boston rd and 182d st, February 28th, 1911, at 8 p. m. The officers and members decided to have the ladies at this banquet, to bring the members as well as their wives and sweethearts in closer touch with the good work of the association. The following prominent speakers are invited: Bronx Borough President Miller, Ex-Senator George M. S. Schultz, Congressman Goulden, Comptroller Mattheson, Mr. Press, President of the Schnorer Club, Senator Griffin, Public Service Commissioner Eustic, Park Commissioner Higgins and several other noted men. Those desiring to attend should get tickets at least a week in advance from one of the committee given below, so that proper arrangements can be made. The "boat-house" is a cosy spot for a banquet, and nothing has been left undone to make the affair a success. The committee is: Charles A. Schrag, 2135 Southern Boulevard, John A. Steinmetz, 1009 East 180th st, Henry Mahnken, 871 East 181st st, Charles Forbach, 3086 Decatur av.

### Realty League Election.

A meeting of the Realty League was held on the 9th inst. at which the following officers and directors were elected: Officers, William C. Demorest, President; Chas. Buek, First Vice-President; Alfred R. Conkling, Second Vice-President; A. R. Bastine, Secretary; Willard H. Hodgson, Assistant Secretary; A. H. Mathews, Treasurer; Carlisle Norwood, Counsel. Directors, Alfred R. Conkling, W. E. D. Stokes, Louis Ettlenger, P. Gallagher, William C. Demorest, Chas. Buek, John P. Leo, Charles F. Noyes, A. R. Bastine, Amos F. Eno, A. H. Mathews, John D. Crimmins, Carlisle Norwood, J. Clarence Davies.

**HILLTOP REALTY CO.**—A special meeting of stockholders will be held at the offices of the company, 29 Broadway, March 3, at 2 p. m.

**E. LOWENTHAL,** real estate dealer of Boston road and Prospect av, has been elected vice-president of the McKinley Square Business Men's Association.





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# NEWS CULLED FROM THE WEEK'S DOINGS

## BRONX TITLE DECLARED DEFECTIVE.

### New Jersey Court Rejects Title, Holding That It Is Not Marketable.

Gilbert Ray Hawes, in a letter to the Record and Guide, commenting upon a recent decision of the New Jersey Court of Errors and Appeals, in relation to a suit to compel specific performance of a contract for the exchange of an apartment house located in the Bronx, says the decision illustrates the necessity of securing Torrens registration, and he gives the following resume of the case:

In this particular case the owner of an apartment house in the Borough of the Bronx executed a contract some three years ago, before the enactment of the Torrens Law, whereby an exchange was to be made for certain real estate in New Jersey. A search of the title revealed the fact that this apartment house, through some mistake of the architect or builder, extended three inches beyond the building line, and therefore, to that extent, encroached upon the sidewalk owned by the City of New York. The owner of the New Jersey property refused to accept title and thereupon the owner of the apartment house brought an action in New Jersey for specific performance and a long and expensive litigation followed. From the Court of Chancery the case was appealed to the New Jersey Court of Errors and Appeals, where the Court affirmed the judgment against plaintiff. Judge Parker, in writing the opinion of the final Court, cited cases where it has been held that the vendor must prove that his title is good beyond a reasonable doubt, and so that it will not expose the purchaser to litigation, and among other things, said:

"The purchaser should have a title which should enable him not only to hold his land, but to hold it in peace, and if he wishes to sell it be reasonably sure that no flaw or doubt will come up to disturb its marketable value. We are satisfied to say the least, the question of encroachment is a doubtful one, and might well lead to troublesome and vexatious litigation in the future which might be decided adversely to the owner and compel a substantial alteration of a large apartment building. This is sufficient to render the title unmarketable and to justify, if not require, a Court of equity to refuse specific performance to a vendor."

But all this trouble and uncertainty and expensive litigation might have been avoided if the Torrens Law had been in operation and the owner of the apartment house had secured registration of his title thereunder, before executing contract for exchange of properties. This is the way it would have worked out, says Mr. Hawes.

In the first place, under the Torrens Law, it would have been necessary to make an accurate survey of the premises showing the three inches encroachment. Then an action in rem would have been brought in the New York Supreme Court, with the owner as plaintiff and naming as defendants all the lienors of record, including mortgagees, the City of New York, the people of the State of New York, and also 'all persons having any right or interest in or lien upon the premises described in the action or any portion thereof.' Under an order of the Court directing issuance of summons, etc., all of the specifically named defendants would have been served and a copy of the summons and notice of object of action would have been posted upon the premises and also published once a week in the Law

Journal or other paper designated by the Court to 'all persons,' etc. Then the attorney for the owner would have obtained from the City of New York a quit-claim deed covering these three inches or the official examiner would have shown in his report that title to same had been acquired by adverse possession and that on the principle of 'de minimus non curat lex,' the city could not be materially injured by an encroachment of only three inches caused by an innocent mistake, and the Court would thereupon have made and entered the final judgment and decree, vesting in plaintiff 'an absolutely indefeasible title in fee simple' to the property sought to be registered. Thus the title would not only have been 'good and marketable,' but it could never have been attacked from any quarter, as the report of the official examiner, when approved by the Court, must be accepted in all Courts of record as 'conclusive evidence' under the terms and provisions of the Torrens Law.

How simple and straightforward, as well as honest and equitable a system! Any reform must necessarily be a matter of slow growth. But the campaign of education has already proceeded sufficiently far to secure the advocacy of every prominent newspaper in the City of New York for the Torrens System of Land Title Registration, and it is only a question of time when the people generally will awake to the great benefits to be derived from the universal adoption thereof.

GEO. R. READ & CO. will move their downtown offices May 1 from 60 Liberty st to the Fourth National Bank building, 20 Nassau st, where they will occupy the large offices on the second floor, soon to be vacated by the Germania Life Insurance Co.

DENZER BROTHERS represented the owners in the recently reported lease of the second loft in the Donald Building, southwest corner of 32d st and 6th av.

GIFFIN, DERBY & MOFFAT have secured for the Delancey-Suffolk Co. a loan of \$77,000 on the property southwest corner Delancey and Suffolk sts, 25x100; for the Golde & Cohen Co. a loan of \$38,500 on the property 108 East Houston st, 22.6 x100.

CHARLES I. FLECK, real estate broker, has removed his office from 1281 St. Nicholas av to 135 Broadway.

NORTH SIDE SAVINGS BANK, formerly of 3196 3d av, Bronx, removed to their new banking-house at 3230 3d av. The new building is a 2-sty structure with a white stone front. The banking-room has a ceiling 20 feet in height.

THE NORTHWESTERN Property Owners' Association of Kingsbridge held their annual election of officers on Tuesday, February 7. Archibald Douglass was elected president; Frederick Smith, corresponding secretary; William Kenny, recording secretary; Thos. Totten, treasurer.

THE CLASON POINT TAXPAYERS who held their regular meeting at their headquarters on Clason Point av on February 9, unanimously adopted a resolution urging Borough President Miller to ask for extension of the subway to Clason Point.

EAST BRONX PROPERTY OWNERS held their regular meeting at their rooms, at Westchester and Virginia avs, on February 9. The committee reported that the matter of opening of Randolph av will come up before the Board of Estimate on February 23. Eight new members were admitted.

## REALTY VALUES IN BRONX ADVANCING.

### Mortgage Situation Favorable—Real Estate Men Waiting for Definite Subway Developments.

J. Clarence Davies has "boosted" real estate in the Bronx so often that it has gotten to be second nature with him. In a talk with a Record and Guide reporter the other day, he said that realty values in the Bronx were going up in such great fashion that the old estates which have heavy investments in lower Manhattan are now seeking to purchase property in that borough.

"A good many years ago," said Mr. Davies, "I invested some money in real estate in the Bronx. At that time the section was undeveloped, and while I do not want to appear egotistical, I will say that I was a pioneer and was simply taking a chance. The other day a man who comes from one of the oldest families on Manhattan Island called on me and offered to take this property off my hands. That, however, is only one instance, but it is a good criterion of conditions that actually exist.

"The representatives of old estates realize that realty values in lower Manhattan have reached their limit, and they are now seeking a wider field for their operations. In going to the Bronx, I think they show that they are thoroughly conversant with the investment situation. Investments in the Bronx, to my mind, are top-notch, and a careful examination of past records will show that the tendency of realty values has been upward all the time."

Mr. Davies added that owing to the uncertainty in the subway situation some operators are somewhat hesitant, but this condition is not general. He said that the Bronx people are simply hoping for the best in the way of subways, and that they are not permitting tedious subway negotiations to interfere with their efforts to improve conditions in this borough.

"Of course, all are waiting for subway developments," said Mr. Davies, "and that is the case in the Bronx, but it is not interfering very much with our going ahead with the good work. I think that the people of the Bronx are very much in favor of the Interborough proposition. In fact, all real-estate men are of the opinion that it is the only tangible subway proposition.

"I might add a word regarding the mortgage situation in the Bronx which is extremely favorable. You don't have to take my word for that because you can look up the records and judge for yourself. Then, again there is the report of the Title Guarantee and Trust Company, which puts the Bronx in a very favorable light. All these things put together give the Bronx a strong place in the realty world.

### GOOD RENTING BUSINESS.

"Another feature of the situation in this borough is the fine progress in renting. Renting in the Bronx is great, and it is improving all the time. Stores are being rented before they are in condition to receive their future occupants. There are practically no vacancies. Building is going on in a regular way, and builders are simply supplying the demand."

H. C. SENIOR & CO. have leased for Nathan & Leon Hirsch the 3-sty dwelling 116 West 111th st to Ida M. McDonald; for Patrick Haverty the 3-sty dwelling 128 West 65th st to Julia St. Lawrence.



## PROPERTY OWNERS' AT ALBANY.

### Committee of Real Estate Owners' Organization to Fight Unfavorable Legislation to Real Estate Interests.

Thomas Krekeler, Charles Schnelle and Dr. Abraham Korn are at Albany prepared to combat all bills which they believe to be detrimental to the real estate interests of Manhattan Island. They represent the United Real Estate Owners' Association, and the stand they will take in all real estate legislation matters is typical of the attitude of this organization.

Perhaps one of the most important bills which will be met with stalwart opposition is the proposed ventilation bill, the full text of which was printed in the last issue of the Record and Guide. It is likely that either Mr. Krekeler or Dr. Korn will present another bill which will be a radical modification of the present one. The organization which this committee represents is unalterably opposed to Commissioner Williams' bill, and at a meeting of the organization the members of the committee were instructed to do their utmost to have the proposed measure defeated.

Another bill which came up last year, and which is due for presentation at this session of the Legislature, is that requiring owners of apartment houses to employ licensed engineers instead of janitors in their buildings. This measure will also be taken up by the committee, and the opposition of the latter will manifest itself strongly. The bill requiring that owners repaper and kalsomine the walls of each apartment after tenants have moved out will be taken up by the committee.

At a meeting of the association held this week, the various questions mentioned above were gone over, and the committee was instructed that it would have the full co-operation of the association. Mr. Schnelle, who is head of the Laws and Legislation Committee, presented a report going over the real estate situation from a legislative standpoint, outlining the work of the committee in Albany.

A measure which has not found much favor with the members of the association is that which proposes to shorten the hours of the employees of the County Clerk's and Register's offices. It is believed that the hours of daily service should be made longer, if anything, and the committee of the organization will take the matter up in Albany.

### Astor Library for Sale.

The "For Sale" sign which was hung on the old Astor Library property this week marks the passing of another city landmark. Douglas Robinson, Charles S. Brown & Co. are authorized to accept bids for the property, and it is thought that possession can be had May 1. When John Jacob Astor died on March 29, 1848, he left by will \$400,000 for the establishment of a free public library in New York. The library was incorporated January 13, 1849. Washington Irving, Fitz-Greene Halleck, James G. King, Samuel Ward, Samuel H. Ruggles, Daniel Lord, Joseph G. Cogswell, William B. Astor and Charles Astor Bristed were on the first board of trustees. Dr. Cogswell was appointed superintendent of the library and went to Europe to buy the books. The library was opened to the public fifty-seven years ago. The original building was extended first by the addition which William B. Astor made in 1859, and again in 1881, the late John Jacob Astor, grandson of the founder of the library, presented the trustees with another wing. The entire structure now has a frontage of about 200 feet with a depth of 100 feet. It is built of brick and sandstone, and its architecture used to be described as Byzantine.

### The Subway Situation.

There has been no change in the subway situation beyond the inauguration of conferences between the special committee of the Board of Estimate and the officials of the Interborough Company. The first conferences were held between the committee, President Shonts and a number of directors of the road. Although nothing definite has been learned concerning the special nature of the conferences, it is generally understood that they had to do with the modifications proposed by the individual members of the committee.

It is likely that in the near future official announcement will be made concerning the result of these deliberations. In the meantime, the realty interests of the entire city are awaiting with much eagerness some definite step in the subway situation.

### NEW REAL ESTATE CORPORATIONS.

Aronia Real Estate Co., 258 Broadway, N. Y.; inc. Feb. 6, 1911; capital, \$100,000; directors, James A. Kiernan, Irvington, Westchester Co., N. Y.; Louis J. Hamel, 258 Broadway, N. Y.; Abbie M. Fowler, 176 Montgomery av, Bloomfield, N. J.

The Boon Construction Co.; inc. Feb. 6, 1911; capital, \$1,000; directors, Chas. B. Helffrich, 674 N. Broadway, Yonkers; Edwin W. Biddle, 1427 36th st, Brooklyn; Whitney R. Truman, 8 East 47th st, N. Y.

Comack Realty Co., 1013 Gates av, Brooklyn, N. Y.; inc. Feb. 8, 1911; capital, \$1,000; directors, James W. Smith, 1410 Sterling pl, Brooklyn; Theo. A. De Veer, 1013 Gates av, Brooklyn; Frank M. Heisler.

Elias Sand & Company; inc. Feb. 4, 1911; capital, \$10,000; directors, Elias Sandomirsky, 132 Livonia av, Brooklyn; Abraham Frank, 375 Vermont st, Brooklyn; Meyer Wolodarsky, 1586 Eastern Parkway, Brooklyn.

The Greater New York Trading Co., 117 Nassau st, N. Y.; inc. Feb. 6, 1911; capital, \$5,000; directors, Max M. Hart, 59 West 119th st, N. Y.; Nathan Isenberg, 5 East 119th st, N. Y.; Herman Elhan, 141 West 127th st, N. Y.

Hadden Realty Co., 50 Church st, N. Y.; inc. Feb. 6, 1911; capital, \$5,000; directors, Edward A. Brown, Rutherford, N. J.; Katie Pantell, 670 East 170th st, N. Y.; Chas. Glass, 1762 Amsterdam av, N. Y.

Howard Estates Development Co.; inc. Feb. 8, 1911; capital, \$600,000; directors, John F. Wallace, Singer Bldg., N. Y.; Henry D. Estabrook, 195 Broadway, N. Y.; Chester A. Dady, 350 Fulton st, Brooklyn.

Jamaica Union Land Co., 149 Broadway, N. Y.; inc. Feb. 7, 1911; capital, \$250,000; directors, A. E. Stilwell, J. T. Odell, E. W. Hammons, Singer Bldg., N. Y.

H. Koerner Construction Co., 291 Wallabout st, Brooklyn, N. Y.; inc. Feb. 4, 1911; capital, \$5,000; directors, Herman Koerner, 457 Poplar st, Richmond Hill, L. I.; John Koerner, 132 Linden st, Brooklyn, N. Y.; Mary Koerner, 30 Lawton st, Brooklyn, N. Y.

Lefferts Construction Co.; inc. Feb. 6, 1911; capital, \$5,000; directors, Richard D. Monaghan, 48 Court st, Brooklyn; Henry Hetkin, 896 Park av, Brooklyn; Minnie Kallman.

The Long Island Agency Co.; inc. Feb. 2, 1911; capital, \$2,000; directors, Joseph B. Nelson, Elmhurst, N. Y.; Chas. J. Cohen, Manhattan; T. M. Bartley, Long Island City.

The Merritt & Gilbert Co., 50 Church st, N. Y.; inc. Feb. 3, 1911; capital, \$50,000; directors, Wm. C. Merritt, Mulberry, Fla.; John P. Gilbert, Yonkers; Peter B. Begg, N. Y. City.

The New Kaufman Company; inc. Feb. 7, 1911; capital, \$15,000; directors, Abraham C. Kaufman, 170 East 103d st, N. Y.; Frank B. Kaufman, 1384 Washington av, N. Y.; Samuel I. Kaufman, 170 East 103d st, N. Y.

Nibur Realty Company; inc. Feb. 7, 1911; capital, \$20,000; directors, Jacob H. Rubin, 150 East 81st st, N. Y.; Edward Rubin, 22 East 93d st, N. Y.; Ira Lewis, 233 East 68th st, N. Y.

Psaty Construction Co.; inc. Feb. 3, 1911; capital, \$2,000; directors, Max Psaty, 3 East 107th st, N. Y.; Hyman Hershkowitz, 344 S. 4th st, N. Y.; Louis Lass, 27 West 119th st, N. Y.

Serota Brothers Construction & Realty Co.; inc. Feb. 8, 1911; capital, \$5,000; directors, Chas. Serota, 1494 Eastern Parkway Extension, Brooklyn; Abraham Serota, David Serota.

S. M. S. Co.; inc. Feb. 6, 1911; capital, \$100,000 directors, Solomon M. Schatzkin, Samuel Schatzkin, Henry A. Schatzkin.

Sutter Avenue Construction Company, 173 Pitkin av, Brooklyn; inc. Feb. 6, 1911; capital, \$1,000; directors, Joseph Rubin, 168 East 104th st, Bronx; Remigius Dose, 706 Chauncey st, Brooklyn; Arthur W. Wall, 461 East 140th st, Bronx.

United Boros Real Estate Co., 16 Court st, Brooklyn; inc. Jan. 27, 1911; capital, \$180,000; directors, Arthur H. Jagers, Stoothoff av and Liberty av, Richmond Hill, N. Y.; John C. Dodson, 1432 Lefferts av, Richmond Hill, N. Y.; Frank S. Jagers, Stoothoff av and Liberty av, Richmond Hill, N. Y.

Vacuna Realty Co.; inc. Jan. 27, 1911; capital, \$5,000; directors, Andrew Reis, 108 St. Andrew's pl, Brooklyn; John J. Daly, 1085 East 35th st, Brooklyn; M. E. Daly.

Vedanta Realty Co.; inc. Jan. 16, 1911; capital, \$5,000; directors, Harry Harris, 31 Nassau st, N. Y.; Henry G. Wiley, Henry A. Friedman.

Vernal Realty Co., 27 William st, N. Y.; inc. Jan. 31, 1911; capital, \$45,000; directors, Jerome B. Buese, 368 East 159th st, Bronx; Wm. Sudbrink, 564 Robbins av, Bronx; Fredk. S. Mirthes, 700 Robbins av, Bronx.

Voliner Commercial Association; inc. Jan. 10, 1911; capital, \$6,000; directors, Louis Luxsenberg, 127 Orchard st, N. Y.; Max Cohen, 236 East Broadway, N. Y.; Wolf Weissblatt, 108 Eldridge st, N. Y.

Waverly Realty Co.; inc. Jan. 13, 1911; capital, \$2,500; directors, Arthur A. Alexander, 203 West 117th st, N. Y.; Maurice Millimet, 104 Steuben st, Brooklyn; A. T. Rook, 224 Quincy st, Brooklyn.

West 82d St. Realty Co.; inc. Feb. 7, 1911; capital, \$5,000; directors, Harry Schiff, 320 West 113th st, N. Y.; Lena Schiff, 320 West 113th st, N. Y.; Max Schiff, 1765 Bathgate av, N. Y.

The Wickapogue Dune Co., 15 William st, N. Y.; inc. Dec. 29, 1910; capital, \$9,000; directors, Lea Luquer, Bedford Hills, N. Y.; Thatcher T. R. Luquer, Bedford Hills, N. Y.; P. T. Sherman, 120 East 31st st, N. Y.

Winona Construction Co., 41 Park Row, N. Y.; inc. Jan. 12, 1911; capital, \$3,000; directors, Benj. Barnett, 538 West 136th st, N. Y.; Meyer Levy, 41 Park Row, N. Y.; Nathan M. Solomon.

Yorkbrook Land & Construction Co., 43 Exchange pl, N. Y.; inc. Jan. 5, 1911; capital, \$50,000; directors, Wilson P. Yard, Pleasantville, N. Y.; Anna M. Hyland, 208 West 85th st, N. Y.; Marguerite Atkinson, 1020 Simpson st, N. Y.

Zetler Realty Company of Brooklyn, 503 Howard av, Brooklyn; inc. Feb. 1, 1911; capital, \$2,000; directors, Isaac Hendler, 503 Howard av, Brooklyn; Zeidel Jaschenowsky, 129 Monroe st, N. Y.; Annie Gellman, 195 Eldridge st, N. Y.



# MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☞ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☞ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

*"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."*  
(From a report by the Commissioners of Accounts of the City of New York)

## HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,  
90 West Broadway.

MONDAY, FEBRUARY 20.

WEST 176TH ST, from Amsterdam av to St. Nicholas av; 11 a. m.

EAST 161ST ST (assessment), from Brook av to Third av; 3 p. m.

UNNAMED ST (assessment), from Amsterdam av to Audubon av; 2 p. m.

UNNAMED ST, from Amsterdam av to Audubon av; 2.30 p. m.

GLEBE AV (assessment), from Westchester av to Overing av; 4 p. m.

TAYLOR ST (assessment), from East River to Westchester av; 11 a. m.

EAST 177TH ST, from Tremont av to Morris Park av; 1.30 p. m.

BRONX BOULEVARD, from Old Boston Post rd to East 242d st; 2.30 p. m.

NORTHERN AV, north of 181st st; 3 p. m.

MAGENTA ST (assessment), from White Plains rd to Colden av; 12.30 p. m.

TUESDAY, FEBRUARY 21, 1910.

WEST 176TH ST (assessment), from Amsterdam av to St. Nicholas av; 11 a. m.

WEST 138TH ST and WEST 179TH ST, from Haven av to Buena Vista av; 3.30 p. m.

BUENA VISTA AV, from Haven av to East 176th st; 4 p. m.

WESTCHESTER AV, from Bronx River to Main st; 10 a. m.

MAGENTA ST, from White Plains rd to Colden av; 12.30 p. m.

PARKER ST, from Protectory av to Wellington av; 4 p. m.

THROGS' NECK BOULEVARD, from Eastern Boulevard to Shore Drive; 11 p. m.

FAILE ST (assessment), from Garrison av to Whitlock av; 10 a. m.

BOSTON RD, from White Plains rd to north line of city; 3 p. m.

FRIDAY, FEBRUARY 24.

WEST 231ST ST (assessment), from Bailey av to Riverdale av; 1.30 p. m.

ZEREGA AV, from Castle Hill av, near Hunt's st, to Castle Hill av, near West Farms rd; 1 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL IN CONDEMNATION PROCEEDINGS, 258 BROADWAY.

MONDAY, FEBRUARY 20.

15TH to 18TH ST; 2.30 p. m.

TUESDAY, FEBRUARY 21.

18TH to 23D ST; 10 a. m.

LOOP 1; 2 p. m.

BROOKLYN BRIDGE ARCHES; 2.30 p. m.

THURSDAY, FEBRUARY 23.

18TH to 23D STS; 10.30 a. m.

LOOP 1; 2 p. m.

FRIDAY, FEBRUARY 24.

15TH to 18TH ST; 2.30 p. m.

BY PUBLIC SERVICE COMMISSION,  
TRIBUNE BUILDING.

MONDAY, FEBRUARY 20.

LONG ISLAND RAILROAD COMPANY.—Opening of Chester st, between

Riverdale av and East 98th st.—Commissioner Bassett; 2.30 p. m.

LONG ACRE ELECTRIC LIGHT & POWER CO.—Further hearing upon application for approval of \$10,000,000 stock and \$50,000,000 bonds.—Commissioner Maltbie; 2.30 p. m.

TUESDAY, FEBRUARY 21.

NEW YORK DOCK RAILWAY.—Application for certificate of public convenience and necessity for railroad in Brooklyn.—Commissioner Bassett; 2.30 p. m.

NEW YORK DOCK RAILWAY.—Application for certificate to exercise franchises and rights.—Commissioner Bassett; 2.30 p. m.

KINGS COUNTY ELECTRIC LIGHT & POWER COMPANY.—Application for approval of convertible debenture bonds for \$5,000,000.—Commissioner Maltbie; 2.30 p. m.

FRIDAY, FEBRUARY 24.

DEGNON CONTRACTING COMPANY.—Arbitration, city's appeal; 2 p. m.

## LOCAL BOARD DOINGS.

The following is the result of the Local Board meetings of the Borough of the Bronx held Wednesday evening, February 15:

CHESTER DISTRICT.

LELAND AV.—Regulating, grading, etc., between Westchester av and Gleason av. Adopted.

SACKETT AV.—Acquiring title, from Bronxdale av to Golden av. Adopted.

PAULDING AV.—Regulating and grading, etc., from 222d st to 233d st; estimated cost about \$106 a lot. Adopted.

BARNES AV.—Acquiring title, from Tilden av north to City Line. Denied.

BARNES AV.—Acquiring title, from Tilden av to Baychester av. Denied.

VAN CORTLANDT DISTRICT.

ALBANY ROAD.—Regulating and grading, etc., from Bailey av north of 230th st to Bailey av north of 233d st, and doing all work incidental thereto. Adopted.

VAN CORTLANDT PARK SOUTH.—Acquiring title, from Broadway to Mosholu Parkway. Adopted.

MORRIS AV.—Placing guard rails fronting vacant and depressed lots on the west side of Morris av, between Burnside av and 181st st. Denied.

233D ST.—Constructing a sewer between Napier av and Mount Vernon av. Adjourned to March 7.

ANDREWS AV.—Raising and adjusting flagging, and filling in the sidewalk to the established grade along the easterly side of Andrews av, beginning at a point 254 ft. north of Burnside av and running northerly 100 ft. Adjourned to March 7.

FIELDSTON ROAD.—Acquiring title from Mosholu av to the southerly line of the property of the Northern Broadway Realty Associates south of which the road is now under construction. Adopted.

INDEPENDENCE ST.—Paving, from Sedgwick av to West 238th st. Adopted.

172D ST.—West 172d st, tentative map showing laying out from Plympton av to Aqueduct av. Adopted by Board of Estimate Dec. 10, 1910. Final map forwarded for adoption Jan. 3, 1911. Petition of Mayer S. Auerbach asking reconsideration and suggesting a straight

street instead of one on a slant. Adjourned to March 7.

MORRISANIA DISTRICT.

CALENDAR OF THE LOCAL BOARD OF MORRISANIA, 22D DISTRICT.

EASTERN BOULEVARD.—Discontinuing and closing Eastern Boulevard, between west line of Barry av and the lands of New Haven Railroad. Adopted.

CABOT ST.—Closing, between East River and Leggett av, and that the proceeding now pending for acquiring title be amended by eliminating the portion of Eastern Boulevard, between the west line of Barry st and the New Haven Railroad. Adopted.

CROTONA DISTRICT.

WEIHER COURT.—Regulating and grading, etc., from 3d av westerly to the existing part of Weiher Court, a distance of 144.78 ft., and all work incidental thereto. Adopted.

164TH ST.—Furnishing and constructing guard rail or fence on southerly side of East 164th st, beginning about 31 ft. east of Washington av, and extending easterly for about 150 ft., and that earth filling be furnished and placed where required. Adopted.

PUBLIC PLACE.—Acquiring title to lands necessary for public place bounded by West Farms road, East 167th st and Hoe av. Map filed Oct. 29, 1906. Adjourned to March 7.

The Local Boards of the Bronx will hold their next meeting at the Bronx Borough Hall, 177th st and 3d av, on March 7, 1911, at 8 p. m.

## CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

234TH ST.—Opening, from Albany road to Kingsbridge av. Area of assessment: Beginning at the intersection of a line distant 290 feet southerly from and parallel with the southerly line of West 234th st as laid out west of Kingsbridge av, the said distance being measured at right angles to the line of West 234th st, with a line distant 120 feet westerly from and parallel with the westerly line of Kingsbridge av, the said distance being measured at right angles to the line of Kingsbridge av, and running thence northwardly and always parallel with the line of Kingsbridge av to the intersection with the prolongation of a line passing through a point on the easterly side of Kingsbridge av distant 200 feet north of the intersection of said easterly line of Kingsbridge av with the northerly line of West 234th st, and through a point on the westerly side of Albany road distant 232 feet north of the point where said westerly line of Albany road intersects the northerly line of West 234th st; thence eastwardly along the line last described and along its prolongation, to the intersection with a line distant 240 feet easterly from and parallel with the westerly line of Albany rd, the said distance being measured at right angles to the line of Albany road; thence southwardly and parallel with the westerly line of Albany road to the intersection with the prolongation of a line passing through a point on the westerly side of Albany road distant 139



feet southerly from the intersection of the said westerly line of Albany road with the southerly line of West 234th st and through a point on the easterly side of Broadway distant 182 feet south of the intersection of the said easterly line of Broadway with the southerly line of West 234th st; thence westwardly and along the line last described and along its prolongation to the intersection with a line distant 200 feet easterly from and parallel with the easterly line of Kingsbridge av, the said distance being measured at right angles to the line of Kingsbridge av; thence southwardly and parallel with the line of Kingsbridge av to the intersection with a line parallel with West 234th st as laid out west of Kingsbridge av and passing through the point of beginning; thence westwardly to the point or place of beginning.

**HAVEN AV.**—Opening, from present terminus at 170th st to Fort Washington av at 178th st.

**179TH ST.**—Opening, from Fort Washington av to Haven av. Area of assessment: Beginning at a point on a line which bisects the angle formed by the intersection of the prolongations of the centre lines of West 165th st and West 168th st, as these streets are laid out between Broadway and Fort Washington av, distant 100 feet easterly from the easterly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av, and running thence westwardly along the said bisecting line to a point distant 200 feet westerly from the westerly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av; thence northwardly and parallel with Fort Washington av to the intersection with a line which is always distant 100 feet westerly from and parallel with the westerly line of Haven av, the said distance being measured at right angles to the line of Haven av; thence northwardly along the said line, always parallel with Haven av, to the intersection with the prolongation of a line midway between West 171st st and West 172d st; thence eastwardly along said line midway between West 171st and West 172d st and the prolongation thereof to the intersection with a line which bisects the angle formed by the intersection of the prolongations of the easterly line of Haven av and the westerly line of Fort Washington av as these streets are laid out between West 170th st and West 171st st; thence southwardly along the said bisecting line to the intersection with a line midway between West 169th and West 170th st; thence eastwardly along the said line midway between West 169th st and West 170th st to a point distant 100 feet easterly from the easterly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av; thence southwardly, parallel with and always distant 100 feet easterly from the easterly line of Fort Washington av, to the point or place of beginning.

The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and filed the same with the Bureau of Street Openings for inspection; objections must be filed on or before March 3 for Haven av and 179th st, and March 6 for 234th st; hearings will begin March 7 and 9, respectively; reports will be submitted to the Supreme Court for confirmation April 25 and 28.

#### FINAL REPORTS.

**THE SPEEDWAY.**—Public Park. The Commissioners of Estimate and Assessment have completed their third separate and final estimate in the above proceeding and deposited same with the Bureau of Street Openings for inspection. Objections must be filed at the office of the Commission, 165 Broadway, room 2029, on or before March 14; hearings will be-

gin March 17; report will be submitted to the Supreme Court for confirmation April 28.

**AV A.**—Bridge approach, block bounded by Av A, 1st av, 59th and 60th st. The Commission in this proceeding will present their report to the Supreme Court for confirmation February 24.

#### Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before March 14, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

**ST. NICHOLAS TERRACE.**—Flagging and reflagging the westerly sidewalk, and flagging, reflagging and sodding the easterly sidewalk, from 135th st to the junction of Convent av.

**170TH ST.**—Sewers in East 170th st, between existing sewer west of Wythe pl and the Grand Boulevard and Concourse; in Grand Boulevard and Concourse, west side, between East 167th st and East 172d st; across the Grand Boulevard and Concourse at the north side of Belmont st; in the Grand Boulevard and Concourse, east side, between Belmont st and East 173d st; west side, between Morris av and East 176th st; and east side, between Eastburn and Weeks avs.

**AQUEDUCT AV.**—Regulating and laying crosswalks on both sides of Brandt pl.

**RYER AV.**—Sewers, between Burnside av and East 178th st, and in East 178th st, between Ryer and Anthony avs.

**259TH ST.**—Sewer, between Broadway and Riverdale av.

#### ASSESSMENTS.

##### DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

**MOSHOLU PARKWAY.**—Sewers in Mosholu Parkway, between Mosholu Parkway South, near Jerome av and Mosholu Parkway North, at the intersection of Jerome av and Mosholu Parkway North; in Jerome av, between Mosholu Parkway North and East 208th st; in Mosholu Parkway North, between Jerome av and Gates pl; in Knox pl and Gates pl, between Mosholu Parkway North and Gun Hill road; in East 208th st, between Jerome av and Woodlawn road; East 210th st, between DeKalb av and Woodlawn road; in DeKalb av, between 208th st and Gun Hill road; in Kossuth pl, between Mosholu Parkway North and DeKalb av; in Steuben av, between Mosholu Parkway North and Gun Hill road; in Van Cortlandt av, between Mosholu Parkway North and Rochambeau av; in Rochambeau av, between Van Cortlandt av and Gun Hill road. Area of assessment affects Blocks 3324, 3325, 3326, 3327, 3328, 3335, 3336, 3337, 3338, 3339 and 3340. April 11.

**MOSHOLU AV.**—Sewers, between Broadway and Von Humboldt av, at its intersection with West 254th st. Area of assessment affects Blocks 3421, 3423 and 3425. April 11.

**THEATRE ALLEY.**—Sewer, between Ann and Beekman sts. Area of assess-

ment: Both sides of Theatre alley, from Ann st to Beekman st. April 11.

**GARRISON AV.**—Regulating, grading, from Whittier st to a point 50 feet east from the easterly line of Edgewater road. Area of assessment: Both sides of Garrison av, from Whittier st to a point 50 feet east of the easterly line of Edgewater road, and to the extent of half the block at the intersecting streets. April 8.

**LONGFELLOW AV.**—Regulating, grading, from Lafayette av to the New York, New Haven and Hartford Railroad. Area of assessment: Both sides of Longfellow av, from Lafayette av to the New York, New Haven and Hartford Railroad, and to the extent of half the block at the intersecting streets. April 8.

**TELLER AV.**—Sewer between Morris av and 170th st. Area of assessment: Both sides of Teller av, from Morris av to East 170th st, and both sides of College av, from 170th st to 172d st. April 8.

#### Board of Estimate Notes.

A communication was received from the Secretary of the Board of Taxes and Assessments requesting the appropriation of \$30,000, this amount to be used by the Board to procure materials necessary in providing new Tax Assessment Maps. The matter was referred to the Comptroller.

A communication was received from the Property Owners' Association of the 23d Ward, the Bronx, transmitting a copy of resolutions adopted by the association in conference with other civic associations requesting a meeting between themselves and representatives of the Interborough Railway Company to agree upon some satisfactory plan for additional transportation facilities. The letter was filed with the secretary of the Board.

#### THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 54, of which 19 were below 59th st, 23 above, and 12 in the Bronx. The sales reported for the corresponding week last year were 83, of which 26 were below 59th st, 33 above, and 24 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 120, as against 111 last week, and in the Bronx 118, as against 126 last week. The total amount was \$4,933,636, as against \$5,103,751 last week.

The amount involved in the auction sales this week was \$900,333, and since January 1, \$5,043,141. Last year the total for the week was \$1,890,828, and from January \$8,518,540.

**THE ANNEXATION** of Yonkers and Mt. Vernon to the Borough of the Bronx is being steadily pushed. Bronxville and Tuckahoe have, it is said, asked to be considered in favor of the project.

**WAKEFIELD PROPERTY** owners have a plan under way for a new crosstown line through 233d st, from Jerome av east to connect with the New Rochelle line to Hudson Park.

**WALKER & BURGER** Real Estate, of 391 East 149th st, have dissolved partnership. Mr. Burger will continue in the real estate business at the same address.

**MINTZ & STERN** have procured for the Feiser Realty & Construction Co. a loan of 36,500 on the six 2-sty brick, 2-family houses on east side of Coster st, near Spofford av, Hunts Point. Also have sold for the Frisco Realty Co., a second mortgage of \$3,250 on north side 163d st, 82 feet east of College av.

#### THE RECORD AND GUIDE

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches of industry.



# REAL ESTATE AND BUILDING STATISTICS

## AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

### JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

#### MANHATTAN AND THE BRONX.

CONVEYANCES.		1910	
1911.		1910	
Feb. 10 to 16, inc.		Feb. 11 to 17, inc.	
Total No. for Manhattan.....	175	Total No. for Manhattan	219
No. with consideration.....	13	No. with consideration.....	11
Amount involved.....	\$431,200	Amount involved.....	\$284,649
Number nominal.....	162	Number nominal.....	208
Total No. Manhattan, Jan. 1 to date....	1,333	1910	1,511
No. with consideration, Manhattan, Jan. 1 to date.....	103	1910	107
Total Amt. Manhattan, Jan. 1 to date....	\$6,016,395	1910	\$5,808,746
1911.		1910	
Feb. 10 to 16, inc.		Feb. 11 to 17, inc.	
Total No. for the Bronx.....	119	Total No. for the Bronx	145
No. with consideration.....	8	No. with consideration.....	12
Amount involved.....	\$79,475	Amount involved.....	\$383,400
Number nominal.....	111	Number nominal.....	133
Total No., The Bronx, Jan. 1 to date....	1,016	1910	918
Total Amt., The Bronx, Jan. 1 to date. . .	\$484,129	1910	\$589,496
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>2,349</b>	<b>1910</b>	<b>2,429</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$6,500,524</b>	<b>1910</b>	<b>\$6,398,242</b>

#### Assessed Value Manhattan.

(From assessment roll of 1910)

1911.		1910	
Feb. 10 to 16, inc.		Feb. 11 to 17, inc.	
Total No. with consideration.....	13	1910	11
Amount involved.....	\$431,200	1910	\$284,649
Assessed value.....	\$369,000	1910	\$263,500
Total No. nominal.....	162	1910	208
Assessed value.....	\$16,878,500	1910	\$11,699,500
Total No. with consid., from Jan. 1 to date	103	1910	107
Amount involved.....	\$6,016,395	1910	\$5,808,746
Assessed value.....	\$5,552,000	1910	\$6,027,000
Total No. nominal.....	1,230	1910	1,404
Assessed value.....	\$73,697,000	1910	\$100,109,400

#### MORTGAGES.

1911.		1910.	
Feb. 10 to 16, inc.		Feb. 11 to 17, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	120	118	173
Amount involved.....	\$4,006,284	\$927,352	\$4,426,086
No. at 6%.....	43	60	73
Amount involved.....	\$1,004,378	\$521,545	\$1,327,551
No. at 5½%.....	3	9	4
Amount involved.....	\$835,000	\$108,337	\$98,500
No. at 5¼%.....	1	.....	.....
Amount involved.....	\$7,000	.....	.....
No. at 5%.....	42	30	41
Amount involved.....	\$1,229,240	\$226,400	\$1,462,200
No. at 4¾%.....	.....	.....	1
Amount involved.....	.....	.....	\$15,000
No. at 4½%.....	13	.....	22
Amount involved.....	\$359,500	.....	\$899,000
No. at 4¼%.....	.....	.....	3
Amount involved.....	.....	.....	\$34,000
No. at 4%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 3¾%.....	.....	.....	2
Amount involved.....	.....	.....	\$31,300
No. at 3½%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. with interest not given.....	18	19	30
Amount involved.....	\$571,166	\$71,070	\$592,535
No. above to Bank, Trust and Insurance Companies	81	14	24
Amount involved.....	\$1,877,000	\$291,000	\$972,400
Total No., Manhattan, Jan. 1 to date....	974	1910.	1,234
Total Amt., Manhattan, Jan. 1 to date....	\$29,732,493	1910.	\$61,095,294
Total No., The Bronx, Jan. 1 to date....	895	1910.	914
Total Amt., The Bronx, Jan. 1 to date....	\$7,575,003	1910.	\$7,859,738
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>1,869</b>	<b>1910.</b>	<b>2,148</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$37,307,496</b>	<b>1910.</b>	<b>\$68,955,032</b>

#### EXTENDED MORTGAGES

1911.		1910.	
Feb. 10 to 16, inc.		Feb. 11 to 17, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	98	14	23
Amount involved.....	\$3,558,000	\$228,250	\$487,668
No. at 6%.....	5	2	3
Amount involved.....	\$67,000	\$8,250	\$17,250
No. at 5½%.....	4	3	2
Amount involved.....	\$112,500	\$55,000	\$48,500
No. at 5¼%.....	1	.....	.....
Amount involved.....	\$30,000	.....	.....
No. at 5%.....	73	7	9
Amount involved.....	\$1,927,500	\$158,500	\$302,416
No. at 4¾%.....	1	.....	.....
Amount involved.....	\$13,000	.....	.....
No. at 4½%.....	11	.....	1
Amount involved.....	\$1,325,000	.....	\$12,000
No. at 4¼%.....	.....	.....	3
Amount involved.....	.....	.....	.....
No. at 4%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. with interest not given.....	3	2	6
Amount involved.....	\$83,000	\$6,500	\$107,500
No. above to Bank, Trust and Insurance Companies	68	3	4
Amount involved.....	\$2,593,500	\$102,000	\$182,000
Total No. Manhattan, Jan. 1 to date....	385	1910	305
Total Amt., Manhattan, Jan. 1 to date....	\$15,991,568	1910.	\$15,456,091
Total No., The Bronx, Jan. 1 to date....	94	1910.	114
Total Amt., The Bronx, Jan. 1 to date....	\$1,337,529	1910.	\$1,779,232
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>479</b>	<b>1910.</b>	<b>419</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$17,329,097</b>	<b>1910.</b>	<b>\$17,235,323</b>

#### PROJECTED BUILDINGS.

1911		1910	
Feb. 11 to 17, inc.		Feb. 14 to 18, inc.	
Total No. New Buildings:			
Manhattan.....	6	11	
The Bronx.....	13	28	
Grand total.....	19	39	
Total Amt. New Buildings:			
Manhattan.....	\$322,500	\$2,580,800	
The Bronx.....	175,200	545,625	
Grand total.....	\$497,700	\$3,126,425	
Total Amt. Alterations:			
Manhattan.....	\$105,675	\$301,900	
The Bronx.....	3,900	34,725	
Grand total.....	\$109,575	\$336,625	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	72	87	
The Bronx, Jan. 1 to date.....	78	196	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>150</b>	<b>283</b>	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$15,170,650	\$11,989,500	
The Bronx, Jan. 1 to date.....	1,032,675	4,159,655	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$16,203,325</b>	<b>\$16,149,155</b>	
Total Amt. Alterations:			
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$982,627</b>	<b>\$1,455,900</b>	

#### BROOKLYN.

##### CONVEYANCES.

1911.		1910.	
Feb. 9 to 15, inc.		Feb. 10 to 16, inc.	
Total Number.....	413	459	
No. with consideration.....	27	18	
Amount involved.....	\$194,211	\$136,775	
Number nominal.....	386	441	
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>3,201</b>	<b>3,318</b>	
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$1,572,915</b>	<b>\$1,238,570</b>	

##### MORTGAGES.

Total number.....	306	418
Amount involved.....	\$1,098,279	\$1,551,798
No. at 6%.....	167	195
Amount involved.....	\$401,823	\$482,143
No. at 5½%.....	75	65
Amount involved.....	\$331,715	\$271,840
No. at 5¼%.....	.....	1
Amount involved.....	.....	\$2,400
No. at 5%.....	43	130
Amount involved.....	\$238,558	\$620,140
No. at 4¾%.....	.....	2
Amount involved.....	.....	\$11,000
No. at 4½%.....	.....	1
Amount involved.....	.....	\$4,300
No. at 4¼%.....	.....	.....
Amount involved.....	.....	.....
No. at 4%.....	.....	.....
Amount involved.....	.....	.....
No. at 3¾%.....	.....	.....
Amount involved.....	.....	.....
No. with interest not given.....	21	24
Amount involved.....	\$126,183	\$160,475
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>2,612</b>	<b>3,045</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$8,891,215</b>	<b>\$12,033,070</b>

##### PROJECTED BUILDINGS.

No. of New Buildings.....	27	68
Estimated cost.....	\$110,585	\$407,450
Total Amount of Alterations.....	\$54,410	\$62,836
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>303</b>	<b>642</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$2,272,748</b>	<b>\$2,962,510</b>
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$295,123</b>	<b>\$789,801</b>

#### QUEENS.

##### PROJECTED BUILDINGS.

1911		1910	
Feb. 10 to 16, inc.		Feb. 11 to 17, inc.	
No. of New Buildings.....	50	100	
Estimated cost.....	\$180,900	\$346,398	
Total Amount of Alterations.....	\$14,805	\$8,585	
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>500</b>	<b>329</b>	
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$2,435,191</b>	<b>\$1,446,802</b>	
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$55,175</b>	<b>\$57,266</b>	

#### LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25.....	43	\$430	25x 25	43	\$430
2d, 25x25.....	24	240	25x 50	67	670
3d, 25x25.....	19	196	25x 75	86	860
4th, 25x25.....	14	140	25x100	100	1,000
Total, 25x100.....	100	\$1,000			

\*\$1,000 is taken as the value of a full lot.



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Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Feb. 23.

56th st, Nos 230 & 232, s s, 175 w 2d av, 50x 100.5, two 5-sty bk tnnts. 57th st, No 25, n s, 450.2 w 5th av, 25x100.5, 4-sty bk dwg. 55th st, No 69, n s, 130.8 w Park av, 16x75.10, 4-sty bk & stn dwg. West End av, Nos 210 & 212, e s, 25.5 s 70th st, 50x82, two 5-sty bk tnnts. Boscobel av, s w s, 24.6 n w Plympton av, 50x103.6x74x58.3, two 3-sty bk & concrete dwgs. 1st av, No 940, e s, 50.2 s 52d st, 25.1x74, 4-sty bk tnt with str. 1st av, No 1071, w s, 75.3 n 58th st, 25.1x75, 4-sty bk tnt with str. 73d st, No 53, n s, 242.6 e Mad av, 17.6x100.2, 4-sty bk dwg. 63d st, No 106, s s, 125 w Columbus av, 25x 100.5, 4-sty bk tnt with str.

ADVERTISED LEGAL SALES.

Feb. 18.

No Legal Sales advertised for this day.

Feb. 20.

80th st, No 228, s s, 239.9 w 2d av, 26.3x102.2, 6-sty bk tnt & str. State Bank agt Hirsch D Jahre et al; Jerome A Kohn, att'y, 1400 5th av; Geo F Roesch, ref. (Amt due, \$6,059.44; taxes, &c, \$500; sub to two mts aggregating \$31,000.) By Joseph P Day.

Feb. 21.

143d st, No 240, s s, 325 w 7th av, 25x99.11, 6-sty bk tnt. Anna L Bachmann agt Elias Feinberg et al; Jas M Tully, att'y, 271 Bway; Warren Leslie, ref. (Amt due, \$24,390.49; taxes, &c, \$647.52.) Mt recorded May 15, 1904. By L J Phillips & Co. 39th st, No 416, s s, 225 w 9th av, 25x98.9, 5-sty bk tnt & str & 3-sty bk tnt in rear. Richard Grant agt Elizabeth Hahl et al; N Henry W Schutt, att'y, 229 Bway; Edw L Parris, ref. (Amt due, \$2,996.90; taxes, &c, \$380; sub to prior mts aggregating \$17,000.) By Joseph P Day. 82d st, No 128, s s, 305 w Columbus av, 20x 102.2, 4-sty & b bk dwg. United States Trust Co of N Y agt Anna K Daniel et al; Stewart & Shearer, att'ys, 45 Wall st; Alexander Brough, ref. (Amt due, \$20,009.53; taxes, &c, \$1,616.15.) By Daniel Greenwald.

Feb. 23.

Washington av | n e cor 188th st, runs e 230 x 188th st | n 352.11 to 189th st, x w 230 x 189th st | s 352.11 to beg, 2-sty stn dwg & two 2-sty fr dwgs & vacant. City Real Estate Co agt Archibald J MacFarland et al; Harold Swain, att'y, 176 Bway; Robt J Hare

Powel, ref. (Amt due, \$54,826.93; taxes, &c, \$10,962.36.) By Joseph P Day. 10th av, No 502 | n e cor 38th st, 24.9x100, 38th st, Nos 455 & 457 | two 4-sty bk tnnts & str. 35th st, No 259, n s, 170 e 8th av, 23x98.9, 4-sty bk tnt & str & 3-sty fr tnt in rear. Mary Zahn et al agt Edw Schaab et al; Edwin G Davis, att'y, 93 Nassau st; Rastus S Ransom, ref. (Partition.) By Joseph P Day. 117th st, No 321, n s, 250 e 2d av, 25x100.11, 5-sty bk tnt & str. Louis E Lahens et al as trustee agt Jacob Hertzberg et al; Cary & Carroll, att'ys, 59 Wall st; Benj W B Brown, ref. (Amt due, \$19,361.10; taxes, &c, \$908.10.) Mt recorded July 6 1906. By Daniel Greenwald. 131st st, No 134, s s, 350 e 7th av, 20x99.11, 3-sty & b stn dwg. Louise C Mariotte agt Wm H Quinlan et al; Miron Winslow, att'y, 120 Bway; Martin C Ansoorge, ref. (Amt due, \$12,887; taxes, &c, \$263.68.) By Daniel Greenwald. Concord av, No 353, w s, 20 s 142d st, 20x100, 2-sty & b bk dwg. Mary A McGowan extrx agt Moritz L Ernst et al; Henry Meyer, att'y, 302 Bway; Alexander Wolf, ref. (Amt due, \$5,953.24; taxes, &c, \$255.59.) By Daniel Greenwald.

Feb. 24.

Amsterdam av, Nos 2113 & 2115 | s e cor 165th st, 165th st, Nos 484 & 486 | 56x100, two 5-sty bk tnnts with str on av. Leo W Vogel agt Jno Rollmann et al; Vogel & Vogel, att'ys, 15 Broad st; Warren Leslie, ref. (Amt due, \$6,988.88; taxes, &c, \$1,416.39; sub to three mts aggregating \$83,000.) By Joseph P Day. Vyse av, No 1347 (1447), w s, 150 s Jennings st, 25x100, 2-sty fr dwg. Henry R Sutphen et al trustees & agt Magdalena Mencke et al; Jno V Irwin, att'y, 203 Bway; Anthony J Griffin, ref. (Amt due, \$4,546.20; taxes, &c, \$521.36.) Mt recorded Jan 19, 1906. By Joseph P Day. 137th st, No 245, n s, 488 w 7th av, 18x99.11, 5-sty & b bk dwg. Leonidas H Cress gdn agt Jessie Goldstein et al; Foley & Powell, att'ys, 206 Bway; Jas A Foley, ref. (Ame due, \$16,008; taxes, &c, \$324.44.) By Joseph P Day. 188th st, No 514, s s, 52 w Bathgate av, 20x 90.5, 3-sty bk dwg. Duane S Everson agt The Mountain Construction Co et al; Thos Hooker, att'y, 309 Bway; Mark Goldberg, ref. (Amt due, \$8,342.57; taxes, &c, \$172.77.) By Joseph P Day. Bank st, No 98 | s e cor Greenwich st, 14.3 Greenwich st, No 769 | x47x27.9x40, 2-sty bk tnt. Mutual Life Ins Co of N Y agt Fitzhugh Smith et al; Jas McKeen, att'y, 55 Cedar st; Robt S Conklin, ref. (Amt due, \$6,472.48; taxes, &c, \$146.70.) By Herbert A Sherman. 5th st, No 719, n s, 233 e Av C, runs n 97 x e 11.4 x n 7 x e 13.8 x s 104 x w 25 to beg. 5-sty bk tnt. Emily Schaeffler et al agt Bertha Scheibel et al; Action No 1. Jno C Gulick, att'y, 132 Nassau st; Phoenix Ingraham, ref. (Amt due, \$20,896.68; taxes, &c, \$879.73; sub to a first mt of \$19,000.) By D Phoenix Ingraham. 5th st, No 721, n s, 258 e Av C, runs n 104 x e 30 x s 7 x w 5 x s 97 x w 25 to beg, 5-sty bk tnt. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$20,896.68; taxes, &c, \$897.73; sub to a first mt of \$19,000.) By D Phoenix Ingraham. Columbus av | s e cor Cathedral Parkway, Cathedral Parkway | runs s 120.10 x e 16.7 x n

e - x w 124.8 to beg, 1-sty bk str. Mary Pearsall agt Pellois Leasehold Co; Jno H Winans, att'y, 186 Remsen st, Bklyn; A S Gilbert, ref. (Amt due, \$20,632.33; taxes, &c, \$—.) By Daniel Greenwald. 61st st, No 417, n s, 240 e 1st av, 25x86x25.3x 90.10, vacant. Marion F Gould, trustee, &c, agt Isaac Liberman et al, trustees, &c, et al; Harold Swain, att'y, 176 Bway; Henry Smith, ref. (Amt due, \$7,097.16; taxes, &c, \$353.49.) By Joseph P Day. 120th st, Nos 349 & 351, on map Nos 349 to 353, n s, 84 w 1st av, runs n 50.5 x w 16 x n - x w 33.4 x s 100.11 x e 49.4 to beg, 6-sty bk tnt & str. Abraham L Kass agt Morris Friedman et al; Abraham D Levy, att'y, 302 Bway; M S Schechter, ref. (Amt due, \$13,327.93; taxes, &c, \$2,474.86; sub to a first mt of \$38,000.) By Jas L Wells. 9th av | n e cor 204th st, runs e 100 x n 199.10 204th st to 205th st, x w 100 x s 199.10 to beg, 205th st vacant. New York Protestant Episcopal Public School agt Gustave E Beyer et al; Nash & Jones, att'ys, 63 Wall st; Chas L Hoffman, ref. (Amt due, \$25,978.11; taxes, &c, \$2,556.58.) Mt recorded June 14, 1905. By Joseph P Day. Barry st | n w cor Longwood av, 65.2 Longwood av, No 1129 | x20.2x63.11x20.3, 2-sty fr dwg & str. Sheriff's sale of all right, title, &c, which Margaret A Downey had on Nov 11, 1910, or since; Benj I Shiverst, att'y, 63 Park Row; John S Shea, sheriff. By Daniel Greenwald.

Feb. 25.

No Legal Sales advertised for this day.

Feb. 27.

80th st, Nos 512 to 516, s s, 223 e Av A, 75x 102.2, two 6-sty bk tnnts & str. Sheriff's sale of all right, title, &c, which J N Rumore Realty Co had on Jan 31, 1911, or since; Winslow, Shelp & Broomell, att'ys, 111 Bway; Jno S Shea, sheriff. By Daniel Greenwald. 85th st, No 219, n s, 250.10 e 3d av, 25.7x101.6 x25.1x102.1, 5-sty bk tnt. Leo Lesser agt Bernard Lang et al; Gross & Sneudaira, att'ys, 309 Bway; Manfred W Ehrlich, ref. (Amt due, \$5,680.32; taxes, &c, \$493.47; sub to a first mt of \$20,500.) By L J Phillips & Co. Av B, No 287, e s, 42 s 17th st, 20x68, 3-sty bk tnt & str. Chas G Moller agt Saml C Baum et al; Bowers & Sands, att'ys, 31 Nassau st; Geo L Donnellan, ref. (Amt due, \$10,722.17; taxes, &c, \$220.37.) By Joseph P Day. 139th st, s s, 153.5 e So Boulevard, 300x100, vacant. United States Realty & Improvement Co agt Jos Cohen et al; Ferriss, Roeser & Sterck, att'ys, 165 Bway; Saml J Goldsmith, ref. (Amt due, \$30,051.18; taxes, &c, \$6,853.45.) By Saml Marx. 66th st, No 239, n s, 225 e West End av, 25x 100.5, 5-sty stn tnt. Alexander Hadden agt Jno H Tietjen et al; Reed & Pallister, att'ys, 280 Bway; Francis W Pollock, ref. (Amt due, \$15,346.21; taxes, &c, \$298.84.) By Joseph P Day. Stanton st, No 12, n s, 115.6 e Bowery, 25x100, 5-sty bk tnt & str & 5-sty bk tnt in rear. Nathan Kohn agt Anna C Stomer et al; Fischer & Rosenbaum, att'ys, 115 Bway; Chas D Donohue, ref. (Amt due, \$6,836.94; taxes, &c, \$120; sub to a prior mt of \$36,000.) By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 17, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

\*Indicates that the property described was bld in for the plaintiff's account.

JOSEPH P. DAY.

\*220th st, n s, 225 w Barnes av, 50x114, Williamsbridge. Amt due, \$3,600.03; taxes, &c, \$—.) Jno J Zuelch .....\$1,850 \*Goerck st, No 68, e s, 225 n Delancey st, 25x99.4, 5-sty bk tnt & str. Amt due, \$5,323.30; taxes, &c, \$425.) Morris Bloch et al .....\$18,475 104th st, No 64, s s, 117.6 w Park av, 18.9x100.11, 3-sty stn dwg. (Amt due, \$6,635.16; taxes, &c, \$366.66.) Chas Wilder .....\$3,525 \*113th st, No 33, n s, 338 w 5th av, 16x100.11, 3-sty & b bk dwg. (Amt due, \$3,684.76; taxes, &c, \$202.56; sub to a first mt of \$7,000.) Fredk G Schmitt .....\$11,026 75th st, No 331, n s, 200 w 1st av, 28.4x102.2, 4-sty stn tnt & str. (Amt due, \$15,927.16; taxes, &c, \$390.45.) Annie Friedman .....\$16,650 22d st, No 423, n s, 323 e 1st av, 31.7x98.9, 4-sty bk tnt & str. (Amt due, \$18,363.89; taxes, &c, \$900.) Chas E Maier .....\$20,000 28th st, No 20, s s, 95 w Mad av, 25x98.9, 4-sty & b stn dwg. (Amt due, \$67,782.49; taxes, &c, \$1,434.43.) Adj to March 6 .....\$— 96th st, No 206, s s, 144.3 w Amsterdam av, 31.3x100.9, 5-sty bk tnt. (Amt due, \$954.83; taxes, &c, \$662.74; sub to two mts agregating \$37,200.) Withdrawn .....\$— \*Madison av, No 1988, w s, 39.11 s 127th st, 20x85, 4-sty stn dwg. (Amt due, \$16,955.55; taxes, &c, \$896.44.) Wesley A Tyson .....\$18,000 West Farms rd | s e s, intersec s w Freeman st, runs s e 138.4 x w 193.5 Freeman st | Longfellow av, x n 7.1 x n e 152.10 to beg, vacant. Longfellow av | (Amt due, \$8,348.25; taxes, &c, \$6,500.) Withdrawn. — \*107th st, Nos 237 & 239, n s, 450 w Amsterdam av, 50x100.11, 6-sty bk tnt. (Amt due, \$24,597.70; taxes, &c, \$1,746.38; sub to prior mt of \$65,000.) Elizabeth A Colton .....\$73,852 \*Parcel of land beg at a point 100.11 n 117th st, & 148.8 w Pleasant av, runs n 30.4 x s 22.6 x e 20.3 to beg, vacant. (Amt due, \$335.88; taxes, &c, \$20.) Louis Stockman .....\$150 St Nicholas av, No 649, w s, 314.7 n 141st st, 55.1x111.10x54.4x121, 2-sty by garage. (Amt due, \$27,925.26; taxes, &c, \$—.) To be re-advertised .....\$— Greenwich st, No 424 | n w cor Laight st, 37.6x75, 7-sty bk loft bldg (exrs Laight st | sale). Mrs A Fredk Behre .....\$65,200 West st, Nos 270 & 271 | s e cor Desbrosses st, 43.9x85.5, 5-sty bk Desbrosses st, Nos 37 & 37 1/2 | bldg with str & 5-sty bk tnt with str (exrs sale). Geo R Read & Co, for a client .....\$60,200

79th st, No 218, s s, 225 e 3d av, 20x102.2, 3-sty bk & stn dwg (voluntary). Metropole Construction Co. ....\$14,100 St Nicholas av, No 964, e s, 66.1 n 158th st, 25.5x123.1x25x118.5, 5-sty bk tnt (voluntary). I Greenberg .....\$35,250 4th av, No 327, e s, 40 n 24th st, 20x83, 3-sty bk tnt & str. (Partition.) Jos Schmidt .....\$60,500 \*Park av, No 511 | s e cor 60th st, 100.5x60, vacant. (Amt due, \$77,60th st, Nos 100 to 104 | 227.95; taxes, &c, \$1,337.02; sub to mts aggregating \$150,500.) Clifton G Marshall .....\$225,500 \*Olinville av, No 3409 w s, 75 n Juliana st, 25x100, Olinville. (Amt due, \$1,297.20; taxes, &c, \$127.75; sub to a mt of \$5,500.) Carter, Black & Ayers .....\$5,992 \*Av A, No 239, w s, 26 s 15th st, 25.9x94, 5-sty bk tnt & str, leasehold. (Amt due, \$6,280.93; taxes, &c, \$150.) Josephine W Gill .....\$5,000 \*Perry st, No 129, n s, 92 w Greenwich st, 25x98.2, 6-sty bk tnt. (Amt due, \$5,908.15; taxes, &c, \$606.94; sub to a first mt of \$25,000.) Rexton Realty Co. ....\$31,188 \*10th av, No 295 | n w cor 27th st, 24.8x100, 6-sty bk lodging house. 27th st, Nos 501 & 503 | (Amt due, \$41,719.94; taxes, &c, \$1,775.74.) Jas Devlin .....\$46,000 2d av, No 8, e s, 76 n Houston st, 25x65, 5-sty bk tnt & str. (Partition.) Marks Rosenberg .....\$23,850 \*132d st, No 122, s s, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg. (Amt due, \$10,562.42; taxes, &c, \$610.64.) Max L Kaufman et al, trustees .....\$8,500

BRYAN L. KENNELLY.

Broadway, No 1991, w s, 84.9 s 68th st, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr str. ....\$— Broadway, Nos 1981 to 1987 | n w cor 67th st, 84.9x93x75.5x131.8, three 4-67th st, Nos 121 to 127 | sty & b stn dwgs & four 4-sty bk tnnts & str. Executor's sale of 1-24 interest. Elizabeth Arkenburgh .....\$13,900 Houston st, No 411, s s, 71.5 e Sheriff st, 21.5x76, 3-sty bk tnt with str & 3-sty bk bldg in rear (voluntary). Aaron Gottlieb .....\$10,850 153d st, s s, 150.3 e Morris av, 100x100, vacant (voluntary). Bernard M Murray .....\$17,500

HERBERT A. SHERMAN.

82d st, No 18, s s, 119 w Mad av, 26x102.2, 4 & 5-sty stn dwg. (Amt due, \$8,283.37; taxes, &c, \$5,041.10.) Withdrawn. ....\$— \*Richardson av, e s, 139 n 236th st, 215x120, Washingtonville. (Amt due, \$6,449.75; taxes, &c, \$2,398.79.) Augusta M de Peyster .....\$9,000 \*117th st, Nos 446 & 448, s s, 122.11 w Pleasant av, 41.11x100.11, 6-sty bk tnt & str. (Amt due, \$6,298.35; taxes, &c, \$172; sub to a first mt of \$36,000.) Ida Murphy .....\$37,075 \*10th st, No 37, n s, 381.4 e 6th av, 24.6x94.10, 4-sty & b bk dwg. (Amt due, \$3,970.82; taxes, &c, \$1,009.66; sub to a prior mt of \$20,000.) Wm Hawley et al .....\$27,000



JAMES L. WELLS.

Marian st, w s, 217.2 n Becker av, 100x100, Washingtonville. (Amt due, \$2,828.18; taxes, &c, \$100.) Withdrawn.....21,200
Carpenter av's w cor 239th st, 100x100, Washingtonville. (Amt due, \$2,239th st | \$30.24; taxes, &c, \$100.) Withdrawn.....

SAMUEL MARX.

\*96th st, No 59, n s, 183 e Columbus av, 21x100.11, 4-sty & b bk dwg. (Amt due, \$8,449.06; taxes, &c, \$408.30.) Jas Dowd.....21,200
\*College av, No 1035, w s, 150 n 165th st, 22x92, 3-sty bk dwg. (Amt due, \$9,685.71; taxes, &c, \$664.33.) Lillie B Lienthal.....5,000

DANIEL GREENWALD.

\*185th st, No 461, n s, 200 e Park av, 25x100, 3-sty fr dwg. (Amt due, \$3,738.43; taxes, &c, \$—; sub to a first mt of \$6,000.) Stephen J Twohig.....9,000
156th st, No 535, n s, 396.6 e Bway, 39.3x99.11, 5-sty bk tnt. (Amt due, \$38,264.65; taxes, &c, \$1,272.27.) Withdrawn.....

Total.....\$900,333
Corresponding week, 1910.....1,890,828
Jan. 1st, 1911, to date.....5,043,141
Corresponding period, 1910.....8,518,540

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

BOROUGH OF MANHATTAN.

February 10, 11, 14, 15 and 16.

Allen st, No 44, e s, 75 n Hester st, 25x65.7, 5-sty bk tnt & str. Max Weiss to Constantine Geller, 1132 39th st, in City of N Y (probably meant for Bklyn, N Y). All liens. Feb 14, 1911. 1:308—1. A \$18,000—\$26,000. O C & 100
Bedford st, No 86, e s, 48.9 n Barrow st, 25x68.5, 2-sty bk tnt & 2-sty bk bldg in rear. Angelo Musanti to Maria De Barbieri widow, 86 Bedford st. 1-3 part. Mt \$6,000. Aug 14, 1909. Feb 15, 1911. 2:588—3. A \$7,500—\$8,500. nom
Charles st, No 49, n s, 84.2 e 4th st, 16.8x95, 3-sty & b stn dwg. Charles st, No 45, n s, 117.6 e 4th st, 16.8x95, 3-sty & b stn dwg. Dustan Allaire & ano EXRS, &c, Mary A Allaire to Timothy J Cronin, 226 W 10th st. Feb 15, 1911. 2:612—37 & 39. A \$14,000—\$18,000. 20,000
Eldridge st, No 18, abt 125 s Canal st, 25x87.6, 3-sty fr (bk ft) tnt & str & 4-sty bk tnt in rear. Max Weiss to Constantine Geller, 1132 39th st, N Y (? probably meant for Bklyn, N Y). All liens. Feb 14, 1911. 1:293—6. A \$19,000—\$29,000. O C & 100
Forsyth st, No 118, e s, 100 n Broome st, runs e 50 x n 0.7 x e 50.3 x n 25.2 x w 100.3 to st x s 25.10 to beginning, 3-sty bk tnt. L & S Const Co to Chas I Weinstein Realty Co, 17 W 120th st. Mt \$23,000. Jan 18, 1911. 2:419—45. A \$23,000—\$25,000. O C & 100
Front st, Nos 67 & 69, s s, 94.10 w Old Slip, runs s 87.2 x e 15 x s 1.8 x e 20.1 x n 88.10 to st, x w 36.10 to beg, 4-sty bk loft & str bldg. Marry Rafferty INDIVID & EXTRX Oscar G Rafferty to Preferred City Real Estate Co, 100 Wm st. All liens. Feb 15, 1911. 1:34. A \$23,400—\$35,000. O C & 100
Goerck st, No 68, e s, 225 n Delancey st, 25x99.4, 5-sty bk tnt & str. FORECLOS, Feb 14, 1911. John J Lordan referee to Morris Bloch, 629 W 135th st. Mt \$18,000 & all liens. Feb 14, 1911. 2:323—7. A \$14,000—\$23,000. 100
Houston st, No 417, s w s, 42.11 n w Columbia st, runs s w 47.9 x n w 19.1 x w 10.9 x n w 6.1 x n e 5.2 x s e 6.1 x n 6.6 x n e 46 to st, x s e 21.5 to beg, 3-sty tnt & str.
Goerck st, No 103, w s 177.3 s Stanton st 25.10x100 5-sty bk tnt & str.
Saml Greenfield 417 E Houston st to Flora Greenfield 417 E Houston st. Mt \$33,500. Feb 15, 1911. 2:335—17. A \$10,000—\$11,000; 329—63. A \$16,000—\$30,000. O C & 100
Maiden lane, Nos 86 & 88 s s, 207.6 w Pearl st, runs w 53.7 x s Cedar st, Nos 13 to 17 | 60 x w 19.8 x s 7.1 x w 6.11 x s 66.3 to n s Cedar st x e 81.5 to point 202.3 w Pearl st x n 59.10 x w 1 x n 71.5 to beginning, three 4 & two 5-sty bk loft & str bldgs. Charlotte Kellogg to Fire Companies Bldg Corpn, 46 Cedar st. All liens. Feb 10, 1911. 1:42—13 to 15. A \$231,700—\$273,000. O C & 100
Mercer st, Nos 217 & 219, w s, 306 s 3d st, 56 to c l Amity lane, x52x41.9x50, 5-sty bk loft & str bldg.
Mercer st, w s, 305.2 s 3d st, strip, 0.10x50. FORECLOS, Jan 25, 1911. Millard Davis referee to Fredk Sellar, 17 Winfield av, Mt Vernon, N Y. Mt \$43,500. Feb 10, 1911. 2:533—29. A \$35,000—\$55,000. 10,000
Monroe st, No 292, s s, 301.5 w Corlears st, 37.2x97.10x37.1x 97.10, 6-sty bk tnt. FORECLOS, Feb 10, 1911. Jas Kearney referee to Leon Tuchmann, 1990 7th av. Mt \$39,000. Feb 11, 1911. 1:263—10. A \$22,000—\$50,000. 1,500
Monroe st, No 294, on map Nos 294 & 296, s s, 264.2 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty bk tnt & str. FORECLOS, Feb 10, 1911. Jas Kearney referee to Leon Tuchmann, 1990 7th av. Mt \$39,000. Feb 11, 1911. 1:263—11. A \$22,000—\$50,000. 1,500
Macdougall st, No 108, e s, 125 n Bleecker st, 25x100, 5 str bk tnt & str. Angelo Musanti to Maria De Barbieri widow, 86 Bedford st. 1-3 part. Mt \$15,500. Aug 14, 1909. Feb 15, 1911. 2:540—3. A \$15,000—\$29,000. nom
Macdougall st, No 95, w s, 74 n Bleecker st, 25.6x75, 5-sty bk tnt & str. Angelo Musanti to Maria De Barbieri, widow 86 Bedford st. 1-3 part. Mt \$15,000. Aug 14, 1909. Feb 15, 1911. 2:542—53. A \$11,500—\$22,000. nom
Orchard st, No 193, w s, 97 s Houston st, 25x87.6, 5-sty bk tnt & str. Abraham M Levy to Saml Abrams, 111 7th st. All liens. Feb 10, 1911. 2:417—58. A \$20,500—\$30,000. O C & 100

Oliver st, No 52, e s, abt 75 n Oak st, 25x100, 2-sty bk tnt & str & 6-sty bk tnt in rear. Louisa Campiglio to Michl A Rofrano. B & S. May 10, 1907. Feb 14, 1911. 1:278—57. A \$14,000—\$18,000. O C & 100
Rivington st, No 87, s s, 25 e Orchard st, 25x100, 5-sty bk tnt & str. Albert C Fuchs et al HEIRS, &c, Christian Fuchs to Geo Ehret, 1197 Park av. Feb 10, 1911. 2:410—12. A \$22,000—\$33,000. O C & 100
Same property. Robt C Fuchs & ano by Anna L Fuchs GUARDIAN to same. All title. B & S. Feb 10, 1911. 2:410—5866.66
Same property. Release dower. Anna L Fuchs widow to same. Q C. Feb 10, 1911. 2:410. 1,921.48
Riverfront st, n w s, 384.2 s w 218th st, runs s w along st, 384.7 x s e 52.10 to s e s st, said s e s of st. co-inciding with n w s Isham av, x n e 358 to pt 445.3 s w 218th st, x n 53.5 to beg, being land in st bet n e s Isham st extended x s w s 215th st, extended for st purposes, vacant. Chas Isham et al TRUSTEES Wm B Isham for Flora I Collins to City of N Y. Jan 27, 1911. 8:2250 & 2252. nom
Suffolk st, No 71, w s, 125 n Broome st, 25x100, 3-sty bk loft & str bldg & 5-sty bk tnt in rear. FORECLOS, Jan 31, 1911. Edw W Crittenden referee to Richard Lathers, Jr, at Forest pl, New Rochelle, N Y, & Richard O'Gorman, 125 W 51st st. EXRS Richard Lathers. Feb 9, 1911. 2:352—59. A \$25,000—\$34,000. 25,000
Sullivan st, Nos 214 to 218, w s, 175 n Bleecker st, 85x100, 6-sty bk factory. Eugene Gerbereux to Yonkers Realty Exchange, 369 South Bway, Yonkers, N Y. Mt \$75,000. Feb 10, 1911. 2:540—30. A \$860,000—\$125,000. 100
Washington st, No 265, e s, 84 n Murray st, 21x83.3x21.2x83.11, 3-sty bk loft & str bldg. Albert N Biddle to Rena G Dunn, 252 E 202d st (?), Manhattan. 1/2 part. Q C. All liens. Feb 3, 1911. 1:131—7. A \$15,000—\$19,500. O C & 100
Same property. Margt C Power to same. 1/2 part. Q C. Feb 3, 1911. 1:131. nom
Same property. Release quit rent reserved in grant dated Nov 18, 1773. Rector, &c, Trinity Church to Reina G Dunn, 252 E 202d st, & Margt C Power, 87 Hamilton pl. Q C. Nov 15, 1910. Feb 10, 1911. 1:131. 100
Water st, No 233, s s, 66.2 e Beekman st, 16.8x73.11, 5-sty bk loft & str bldg. Mt \$11,500. 1:97—49. A \$11,000—\$16,500. CONTRACT to exchange for
98th st W, Nos 120 & 122, s s, 183 w Col av, 32x100.11, 4-sty & b bk dwg. Mts \$18,000. 7:1852—40 1/2 & 41. A \$15,200—\$22,000.
Geo D Waas, 233 Water st, with Julius H Siebert, 56 Central Park South. Feb 10, 1911. Contracts. exch
Water st, No 666, owned by party 1st part.
Water st, No 668, owned by party 2d part, agreement as to foundation walls, etc.
Isaac Lewenthal, 116 W 34th st et al with Leonora H Wellbrock, 3067 Sedgwick av. Feb 9, 1911. 1:260. nom
Washington st, Nos 76 to 80, begins West st, e s, 146.6 s Rector st, West st, Nos 46 to 50, incl | runs e 89.6 x s 25 x e 89.6 to w s Washington st, x s 75 x w 89.6 x s 25 x w 90.1 to e s West st, x n 125 to beg, 6, 8- & 1, 5-sty bk loft bldgs. Lillia B Hyde to B Crystal & Son, 21 W 34th st. All liens. Feb 14, 1911. 1:17—17 to 21 & 37 to 39. A \$187,200—\$318,500. O C & 100
Washington st, No 82, w s, 156 s Rector st, 25x89.6, 8-sty bk loft bldg. Lillia B Hyde EXTRX Benj T Babbitt to B Crvstal & Son, 21 W 34th st. Feb 14, 1911. 1:17—36. A \$20,000—\$40,500. 40,000
Washington sq W, No 35 (Macdougall st), w s, 55 s W Washington pl, 27.6x128, 4-sty & b stn dwg. Morgan Dix to Edmund D Randolph, Hermann H Cammann & Wm Jay as joint tenants. B & S. Feb 28, 1901. Feb 16, 1911. 2:552—24. A \$33,000—\$40,000. nom
Washington sq W, No 35 (Macdougall st), w s, 55 s Washington pl, 27.6x138, 4-sty & b stn dwg. Declaration by party 1st part, refusing to accept same under will of Thos Egleston, dated Jan 10, 1898. Rector, etc, of Trinity Church to Edmund D Randolph. — W 261st st, Mt St Vincent, Hermann H Cammann at Merrick, L I & Wm Jay at Bedford, N Y as joint tenants. Feb 16, 1911. 2:552—24. A \$33,000—\$40,000. nom
Same property. Edmund D Randolph et al to Fredk D Fricke, 108 W 12th st. B & S. Feb 14, 1911. 2:552. 42,500
6th st E, No 728, s s, 318 e Av C, 15x97, 5-sty bk tnt & str. Minnie Goldstein to Lena Dan, 1/2 of 17-18 parts. Oct 24, 1907. Feb 10, 1911. 2:375—24. A \$9,000—\$14,000. nom



- 10th st E, No 240, s s, 72 w 1st av, 28x92.3, 5-sty bk tnt & str. Maurice Simmons to Morris J Schindel, 349 E 3d st. B & S. Feb 2. Feb 15, 1911. 2:451-31. A \$21,000-\$30,000. O C & 100
- 11th st E, No 625, n s, 308 w Av C, 25x103.3, 5-sty bk tnt. Emile Runge to Edward Runge, of 154 Bowne av, Flushing, L I. Mt \$13,000. Feb 2. Feb 14, 1911. 2:394-56. A \$18,000-\$21,000. 100
- 13th st W, No 129, n s, 327.6 w 6th av, 20.6x97.3x25.8x81.4, 3-sty & b bk dwg. John V Ahern to Charlotte Alexander, at Montclair, N J. Mt \$10,000. Feb 10, 1911. 2:609-60. A \$11,000-\$13,000. O C & 100
- 18th st W, No 167, n s, 80 e 7th av, 20x50.4, 3-sty bk tnt. Cornelia F Goodwin to Gault Realty Co, 170 Bway. Mts \$12,000. Jan 24. Feb 14, 1911. 3:794-5. A \$6,500-\$9,000. O C & 100
- 23d st W, No 165, n s, 100 e 7th av, 22x112.6, 5-sty bk bldg & str with 1-sty bk extension. Susan E Wood to Nomella Renting Co, 149 Bway. Mt \$38,000. Feb 10, 1911. 3:799-8. A \$50,000-\$65,000. O C & 100
- Same property. Nomella Renting Co to Henry Harburger, 1980 7th av. Mts \$63,000. Feb 14, 1911. 3:799. O C & 100
- 26th st W, Nos 161 & 163, n s, 144 e 7th av, 41x107.6, two 3-sty bk tnts with two 3-sty bk tnts in rear. Criterion Const Co to Fabian Const Co, 319 W 89th st. Mts \$80,500. Jan 21. Feb 15, 1911. 3:802-8 & 9. A \$40,000-\$44,000. O C & 100
- 26th st E, No 44, s s, 166.8 w 4th av, 16.8x98.9, 5-sty & b stn dwg. Kath L Butler to Eliza Van Wyck Butler, 116 W 88th st. B & S & C a G. Jan 23. Feb 15, 1911. 3:855-29. A \$30,000-\$40,000. nom
- Same property. Louis P Butler et al to same. B & S & C a G. Jan 21. Feb 15, 1911. 3:855. nom
- 26th st W, Nos 151 to 157, n s, 505.10 w 6th av, 106.1x98.9, three 5-sty & one 4-sty bk tnts. Louis Pincus et al to Fabian Const Co, 1133 Bway. Mts \$155,000. Feb 6. Feb 11, 1911. 3:802-10 to 13. A \$93,000-\$136,000. O C & 100
- 28th st W, Nos 142 & 144, s s, 248.4 e 7th av, 51.8x98.9x49.11x98.9, two 5-sty stn tnts. Amy H Coleman to Caroline Stern, 250 E 60th st. Mt \$55,000. Feb 7. Feb 15, 1911. 3:803-63 & 64. A \$41,000-\$68,000. O C & 100
- 28th st E, No 111, the business. Power of atty. Geo N Dolbeck to Laura V Dolbeck his sister, 35 W 82d st. Feb 16, 1911. —
- 29th st W, No 110, s s, 150.4 w 6th av, 19.8x98.9, 4-sty bk tnt & str. Harry G Coss to Alex Kahn, 638 Prospect av. Mts \$30,500. Jan 20. Feb 14, 1911. 3:804-47. A \$19,500-\$21,500. O C & 100
- 30th st W, No 526, s s, 400 w 10th av, 25x98.9, 5-sty bk tnt. Berthold & Benj L Weil to Stanley H & Geo A Molleson, 227 W 131st st. Mts \$17,300 & all liens. Feb 15. Feb 16, 1911. 3:701-56. A \$8,000-\$18,000. O C & 100
- 32d st W, No 132, s s, 346 w 6th av, 21x98.9, 3-sty bk dwg. Henry Harburger to Nomella Renting Co, 149 Bway. Mt \$80,000. Feb 14, 1911. 3:807-59. A \$59,000-\$61,000. O C & 100
- 32d st W, No 132, s s, 346 w 6th av, 21x98.9, 3-sty bk tnt. Nomella Renting Co to Susan E Wood, at Haworth, N J. Mt \$85,000. Feb 15, 1911. 3:807-59. A \$59,000-\$61,000. O C & 100
- 32d st E, Nos 310 & 312, s s, 140 e 2d av, 40x98.9, 6-sty bk tnt & str. Sybil M Ray to Sybil Realty Co, 346 Bway. Mts \$44,250. Feb 10. Feb 11, 1911. 3:937-61. A \$17,000-\$51,000. nom
- 34th st W, No 29, n s, 550 w 5th av, 25x98.9, 12-sty bk office & str bldg. Deed of trust. Isabella Loring, 1 W 70th st. to Daniel A Loring, Sr, 1 W 70th st, in trust for Daniel A Loring, Jr, &c. B & S & confirmation deed. Jan 27. Feb 14, 1911. 3:836-15. A \$280,000-\$405,000. nom
- 36th st E, No 15, n s, 125 w Mad av, 25x98.9, owned by party 2d part. 36th st E, n s, adj above on east, owned by party 1st part. Agreement for windows in wall for light & air. Lucius Tuckerman with Emily M F wife of & Henri M Braem. May 15, 1878. Feb 15, 1911. 3:866. nom
- 37th st W, No 239, n s, 325 e 8th av, 25x98.9, 4-sty bk tnt & str. Saml C Burchell TRUSTEE for Arthur & Saml Burchell to Adams Realty Co, 206 Bway. Feb 15, 1911. 3:787-23. A \$22,000-\$25,000. 43,000
- 37th st W, No 237, n s, 350 e 8th av, 25x98.9, 3-sty fr tnt & str & 1 & 2-sty fr bldgs in rear. Borough Realty Co to Adams Realty Co, 206 Bway. Mt \$25,000. Feb 15, 1911. 3:787-24. A \$22,000-\$24,000. O C & 100
- 39th st W, No 212, s s, 125.6 w 7th av, 20.6x98.9, 4-sty stn dwg. John Boardman EXR, &c, Lucy M Boardman to Frank T Randedell, 55 E 126th st. Mt \$1,500. Feb 9. Feb 11, 1911. 3:788-55. A \$18,000-\$21,000. 48,500
- Same property. Lucie M Boardman to same. B & S. Feb 9. Feb 11, 1911. 3:788. nom
- Same property. John Boardman to same. Mt \$1,500. Feb 9. Feb 11, 1911. 3:788. nom
- 40th st W, No 62, s s, 169.6 e 6th av, 18.6x98.9, 4-sty & b stn dwg. Benj Altman to Zoe E Banks, 14 W 40th st. Mt \$71,000. Feb 14. Feb 15, 1911. 3:841-83. A \$62,500-\$70,500. O C & 100
- 41st st E, No 315, n s, 170 e 2d av, 20x98.9, 3-sty & b stn dwg. Oscar Rosenthal to Rachel Prince, 31 W 115th st. 1/2 part. Mt \$7,000. Feb 8. Feb 16, 1911. 5:1334-7 1/2. A \$6,500-\$9,000. 100
- 42d st E, No 307, n s, 115 e 2d av, 17x100.5, 3-sty & b bk dwg. Robt J Rosenthal to Harry E S West, 6811 Ridge Boulevard, Bklyn. Feb 15, 1911. 5:1335-5 1/2. A \$7,000-\$8,500. O C & 100
- 42d st E, Nos 311 & 313, n s, 149 e 2d av, 34x100.5, two 3-sty & b bk dwgs. Fanny Cowen et al HEIRS, &c, Lois or Louis Cowen to Harry E S West, 6811 Ridge Boulevard, Bklyn. All liens. Feb 15, 1911. 5:1335-7 & 7 1/2. A \$14,000-\$17,000. O C & 100
- 42d st E, No 319, n s, 216.8 e 2d av, 16.8x100.5, 3-sty & b bk dwg. Carrie Franklin to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mt \$1,000. Feb 14, 1911. 5:1335-9 1/2. A \$6,600-\$8,000. nom
- 43d st E, No 318, s s, 200 e 2d av, 16.8x100.5, 3-sty & b bk dwg. Jos Fox to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mt \$3,000. Feb 15, 1911. 5:1335-14. A \$6,000-\$8,000. O C & 100
- 43d st E, No 320, s s, 216.8 e 2d av, 16.8x100.5, 3-sty & b bk dwg. John J Fox to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mt \$5,000. Feb 15, 1911. 5:1335-43 1/2. A \$6,000-\$8,000. O C & 100
- 44th st W, No 535, n s, 325 e 11th av, 25x100.5, 5-sty bk tnt. Reuben S Blossom EXR Angelina B Blossom to Wm P Rooney, 157 W 91st st. Feb 8. Feb 16, 1911. 4:1073-14. A \$9,000-\$18,000. 15,500
- 45th st E, No 141, n s, 240 w 3d av, 20x100.5, 3-sty & b stn dwg. Maze Realty Co of N Y to Nicholin Lindberg, 423 Lex av. Mt \$14,000. Feb 15, 1911. 5:1304-26. A \$12,000-\$17,000. 100
- 46th st W, No 151, n s, 227 e 7th av, 23x100.4, 4-sty stn dwg. Magdalena C Baettenhausen to Lucia D Haubner, widow, 421 W 154th st. B & S. Feb 8. Feb 10, 1911. 4:999-10. A \$32,500-\$34,500. nom
- 46th st E, No 148, s s, 168 e Lex av, 15x100.5, 4-sty & b stn dwg. Jacob Rosborg to Herbert R King at East Orange, N Y. Mts \$17,000. Feb 16, 1911. 5:1300-46 1/2. A \$9,500-\$14,000. 100
- 48th st W, No 327, n s, 296 w 8th av, 18x100.5, 4-sty stn dwg. Jesse Rosenthal et al to Chas F Meyers, 311 W 48th st. B & S. Feb 15. Feb 16, 1911. 4:1039-20. A \$11,000-\$12,500. 100
- 48th st W, Nos 155 to 161, n s, 125 e 7th av, 95x92.8x95.10x105.3, two 5-sty bk tnts. Felix Isman et al, all of Phila, Pa, to Finance Co of Pa, 424 Chestnut st, Phila, Pa. Mts \$210,000. Jan 30. Feb 11, 1911. 4:1001-6 & 9. A \$161,000-\$201,000. nom
- 51st st W, Nos 408 & 410, s s, 150 w 9th av, 50x100.5, 2, 5-sty bk tnts. Marie L Beebe widow to Jno E Ludin, 119 Prospect Park West, Bklyn. 1-9 part Jules F Ludin, 383 Convent av, N Y 4-9 parts & Eugene C Ludin, 259 W 34th st 4-9 parts. Mt \$55,000. Feb 15. Feb 16, 1911. 4:1060-39 & 40. A \$26,000-\$56,000. O C & 100
- 52d st W, No 238, s s, 305 e 8th av, 20x100, 4-sty stn dwg. J Archibald Murray EXR Anne E Murray to Adeline Molyneux, 235 W 103d st. Feb 16, 1911. 4:1023-32. A \$24,000-\$28,000. 37,500
- Same property. Jas B Murray et al to same. Feb 4. Feb 16, 1911. 4:1023. nom
- 53d st W, Nos 7 & 9, n s, 285 w 5th av, 46x100.5, two 4-sty & b stn dwgs. Benj Stern to Harry P Fish, 31 W 90th st. All liens. Feb 10. Feb 15, 1911. 5:1269-25 & 26. A \$155,000-\$187,000. O C & 100
- 54th st W, Nos 539 to 547, n s, 450 w 10th av, 125x100.5, vacant. John P Chidwick to Roman Catholic Church of St Ambrose, 513 W 54th st. Feb 9. Feb 11, 1911. 4:1083-10. A \$-\$. nom
- 54th st W, No 156. Power of attorney. Charlena Lawry, of Friendship, Me, to Edith Simmons. Oct 19, 1908. Feb 14, 1911. P A.
- 55th st W, No 243, n s, 200 e 8th av, 25x100.5, 6-sty bk tnt. CONTRACT. Albertina D Koschel, 228 W 52d st, with Ada G Oakley, 334 5th av. Mts \$35,000. Nov 23, 1910. Feb 11, 1911. 4:1027-9. A \$35,000-\$52,000. 74,000
- 58th st W, Nos 308 & 310, s s, 142 w 8th av, 41.11x100.5x41.9x100.5, 9-sty bk hotel. Millie B Pakas to Bernard Reich, 248 W 113th st. Mts \$175,000. Feb 3. Feb 11, 1911. 4:1048-39. A \$50,000-\$180,000. O C & 100
- 59th st E, No 324, s s, 300 w 1st av, 25x100.5, 5-sty bk tnt & str. Moses Valenstein to Julia D Sturges, 305 Washington av, Bklyn. Jan 19. Feb 11, 1911. 5:1351-39. A \$11,000-\$22,000. nom
- 60th st E, No 161, n s, 195 w 3d av, 20x100.5, 4-sty & b stn dwg. Gault Realty Co to Cornelia F Goodwin, 318 W 84th st. Mt \$20,000. Jan 30. Feb 14, 1911. 5:1395-28. A \$16,000-\$21,000. 100
- 62d st E, No 237, n s, 388.4 e 3d av, 16.8x100.5, 3-sty & b stn dwg. Julia M wife Mathew C Meyer to Katherina F Lindemann. Mt \$7,500. July 6, 1894. Feb 14, 1911. 5:1417-16. A \$10,000-\$13,000. nom
- 64th st E, No 19, n s, 73 w Mad av, 22x100.5, 4-sty & b stn dwg. Jennie A Smith to Wm F Havemeyer, 10 E 57th st. Mt \$55,000. Feb 14. Feb 15, 1911. 5:1379-14. A \$79,000-\$87,000. nom
- Same property. Wm F Havemeyer to Howard Taylor, 6 E 63d st. Mt \$55,000. Feb 14. Feb 15, 1911. 5:1379. nom
- 64th st E, No 18, s s, 145 w Mad av, 25x100.5, 4-sty & b stn dwg. Fredk W Fieder, Jr, to Chas L Bernheimer, 62 E 66th st. Mt \$75,000. Feb 10, 1911. 5:1378-62. A \$100,000-\$112,000. O C & 100
- 64th st E, No 18, s s, 145 w Mad av, 25x100.5, 4-sty & b stn dwg. Minzsheimer Realty Co to Fredk W Fieder, Jr, 551 W 160th st. Feb 10, 1911. 5:1378-62. A \$100,000-\$112,000. O C & 100
- 66th st W, No 155, n s, 213.2 e Amsterdam av, 31x100.4, 5-sty bk tnt. Betsie Greenstone of Bklyn to Julia Greenstone, 136 W 117th st. 1/2 part. Mt \$36,500. Feb 9. Feb 10, 1911. 4:1138-10. A \$20,000-\$35,000. O C & 100
- 66th st W, No 153, n s, 244.2 e Ams av, 30.9x100.4, 5-sty bk tnt. Sadie O & Annie Alexander to Sadie G Spero, 418 Central Park West. All liens. Jan 25. Feb 10, 1911. 4:1138-11. A \$20,000-\$35,000. nom
- 66th st W, No 155, n s, 213.2 e Ams av, 31x100.4, 5-sty bk tnt. Betsie Greenstone, of Bklyn, to Edw Aaron, 8301 19th av, Bklyn. 1/2 part. Mt \$36,500. Feb 9. Feb 11, 1911. 4:1138-10. A \$20,000-\$35,000. O C & 100
- 66th st W, No 157, n s, 182.2 e Ams av, 31x100.4, 5-sty bk tnt. FORECLOS. Feb 6, 1911. Isham Henderson referee to N Y Trust Co, 26 Broad st. Feb 11. Feb 14, 1911. 4:1138-9. A \$20,000-\$35,000. 37,500
- 66th st W, No 157, n s, 182.2 e Ams av, 31x100.4, 5-sty bk tnt. N Y Trust Co to Alfred H Ackers, 233 W 128th st. B & S. Feb 11. Feb 14, 1911. 4:1138-9. A \$20,000-\$35,000. nom
- 73d st E, No 130, s s, 125 w Lex av, 15x102.2, 3-sty stn dwg. Isabel wife Richard Meares to Operating Realty Co, 137 E 78th st. Feb 14, 1911. 5:1407-61 1/2. A \$21,000-\$24,000. O C & 100
- 75th st E, No 244, s s, 72 w 2d av, 28x76.8, 5-sty bk stable. Henry Messenger to Jacob Dieter, 362 W 120th st. Mts \$18,000 & all liens. Nov 19. Feb 14, 1911. 5:1429-28 1/2. A \$10,000-\$18,000. O C & 100
- 75th st W, No 241, n s, 228 e West End av, 22x100, with all title to strip in rear to c l of blk, 3-sty & b bk dwg. John S Montgomery to Wm W Astor, Victoria Embankment, or 6 Carleton pl, London, Eng. B & S. Feb 1. Feb 10, 1911. 4:1167-10. A \$16,500-\$23,500. nom
- 78th st W, No 303, n s, 49.11 w West End av, runs n 43.5 x w 0.4 x n 7.11 x again n 20 x w 10.11 x s 69 to st x e 16.11 to beginning, 3-sty & b bk dwg. Julia M Meyer to Katherina F Lindemann. All liens. July 6, 1894. Feb 14, 1911. 4:1186-73. A \$10,000-\$15,000. nom
- 81st st W, No 176, s s, 79 e Ams av, 37x102.2, 5-sty bk tnt. Ora M Russell to Laura V Mix. Mt \$35,000. Oct 29, 1909. Feb 10, 1911. 4:1211-61. A \$22,000-\$48,000. O C & 100
- 82d st W, No 52, s s, 486.6 w Central Park West, 16.6x102.2, 4-sty & b bk dwg. Stronghold Realty Co to Ora M Russell, 176 W 81st st. Mt \$17,000. Feb 9. Feb 10, 1911. 4:1195-52 1/2. A \$11,000-\$21,000. nom
- 82d st E, No 426, s s, 181.6 w Av A, 25x102.2, 5-sty bk tnt. Ludwig Fischer to Mary T Hauck, 117 E 89th st. Mt \$25,000. Feb 15, 1911. 5:1561-32. A \$8,500-\$20,000. O C & 100
- 82d st E, No 18, to collect mt, &c, thereon. Power of atty. Wm E Reis to Title Guarantee & Trust Co, 176 Bway. May 18, 1908. Feb 16, 1911. —



- 84th st E, No 405, n s, 65 e 1st av, 17.6x61.2, 3-sty bk dwg. Kate Fanning to Geo W Fanning, 37 5th av. Mt \$3,000. Jan 28. Feb 15, 1911. 5:1564-174. A \$4,500-\$6,000. O C & 100
- 87th st E, Nos 56 to 60, s s, 164.5 e Mad av, 76.8x100.8, 6-sty bk tnt. Adolph Mandel to Maurice Simmons, 1314 53d st, Bklyn. Mt \$155,000. Jan 25. Feb 16, 1911. 5:1498-45. A \$65,000-\$150,000. O C & 100
- 94th st W, No 276, s s, 55 e West End av, 15x64 to n s Jauncey lane x15x63.8, 4 & 5-sty stn dwg.
- 94th st W, No 272, s s, 85 e West End av, 15x64.9 to n s Jauncey lane x15x64.4, with all title to n 1/2 of said lane, 4 & 5-sty stn dwg.
- Chas G Judson to Rosalie Bowsky, 296 W 92d st. Mts \$26,000. Mar 21, 1895. Rerecorded from Mar 28, 1895. Feb 10, 1911. 4:1241-60, 60 1/4 & 63 1/4. A \$-\$. nom
- 96th st W, Nos 108 & 112, s s, 175 w Col av, 75x100.8, three 5-sty bk tnts. John E Hertel to Margaretha Hertel his wife, 131 W 96th st. B & S & C a G. Mts \$86,000. Feb 14. Feb 15, 1911. 4:1226-40 to 42. A \$36,000-\$78,000. nom
- 96th st W, Nos 129 & 131, n s, 275 e Ams av, 66.8x100.11.
- 96th st W, No 127, n s, 341.8 e Ams av, 33.4x100.11. three 5-sty bk tnts.
- John E Hertel to Margaretha Hertel his wife, 131 W 96th st. B & S & C a G. Mts \$100,000. Feb 14. Feb 15, 1911. 7:1851-12 to 15. A \$55,800-\$123,000. nom
- 96th st E, Nos 132 to 136, on map Nos 132 to 138, s s, 36 w Lex av, 67x100.8, three 5-sty bk tnts. Mts \$47,000.
- 104th st E, No 103, n s, 24.10 e Park av, 25x100.11, 5-sty stn tnt. Mt \$12,000.
- 120th st W, No 139, n s, 257 e 7th av, 20x100.11, 3-sty & b stn dwg. Mt \$15,000.
- All of above also sub to other mt for \$40,000. Herman Stein to Metropolitan Bank, cor 4th av & 23d st. Jan 27. Feb 15, 1911. 5:1524-58 to 60. A \$40,000-\$73,000; 6:1632-2. A \$10,000-\$22,000; 7:1905-12. A \$10,400-\$19,000. nom
- 96th st W, No 206, s s, 144.3 w Ams av, 31.3 to e s Old Bloomingdale road x100.9x27.6x100.8, with all title to said old road, 5-sty bk tnt. Mary B Cunningham to Ethel Moore, 200 Main st, East Rutherford, N J. Mts \$37,950 & all liens. Feb 14. Feb 15, 1911. 4:1243-38. A \$21,000-\$36,000. nom
- 97th st E, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty bk tnt. Jennie M Beattle to Hermann Elkan, 141 W 127th st. Mt \$18,000 & all liens. Jan 27. Feb 14, 1911. 6:1647-9. A \$9,000-\$19,000. O C & 100
- 97th st W, No 30, s s, 275 w Central Park West, 18x100.11, 4-sty & b bk dwg. C N Shurman Investing Co to Clara M Gorman, 720 Palisades av, Yonkers, N Y. Mt \$17,900. Feb 16, 1911. 7:1832-44. A \$9,300-\$17,000. nom
- 98th st W, Nos 116 to 122, s s, 150 w Col av, 64.11x100.11, 4, 4-sty & b bk dwg. Horace Moody to Julius B Ikelheimer. Mts \$17,000. Sept 15, 1910. Feb 16, 1911. 7:1852-39 to 41. A \$30,900-\$44,000. O C & 100
- Same property. Julius B Ikelheimer to Oliver J Wells, 34 E 62 st. Mts \$41,000 & all liens. Feb 16, 1911. 7:1852. nom
- 98th st E, Nos 142 to 146, s s, 95 e Lex av, 75x100.11, two 6-sty bk tnts & str. Chas G Willoughby to Rebecca Goldberg, 923 Fox st. All liens. Feb 9. Feb 14, 1911. 6:1625-47 & 48. A \$24,000-\$84,000. nom
- 102d st E, No 332, s s, 137.6 w 1st av, 37.6x100.11, 6-sty bk tnt & str. Delia L Gans to Rose Waxman, at Ellenville, N Y. 1/2 part. All liens. Feb 8. Feb 11, 1911. 6:1673-33. A \$11,500-\$41,500. 100
- 104th st W, No 244, s s, 75.3 w Bway, 40x100.11, 6-sty bk tnt. Notice of motion etc of Saml J Clarke owner of No 243 W 103d st to come in & defend action of Gertrude D Hawes plaintiff agt U S Trust Co et al defendants. Nov 4, 1910. Feb 7, 1911. 7:1875-57. A \$28,000-\$75,000. (Torrens law).
- Same property. Order of court denying motion of Saml J Clarke for leave to come in & defend action of Gertrude D Hawes, plaintiff against U S Trust Co et al defendants. Dec 20, 1910. Feb 7, 1911. 7:1875. (Torrens law).
- Same property. Order reversing order in above matter. Same vs same. 7:1875. Feb 3. Feb 7, 1911. (Torrens law).
- Same property. Notice of motion of Jos F Snipes owner of No 241 W 103d st to come in and defend action in same matter. Nov 11, 1910. Feb 7, 1911. 7:1875. (Torrens law).
- Same property. Order of court denying motion of Jos F Snipes in above matter. Dec 20, 1910. Feb 7, 1911. 7:1875. (Torrens law).
- Same property. Order reversing order in above matter. Same vs same. Feb 3, 1911. Feb 7, 1911. 7:1875. (Torrens law).
- 108th st W, No 63, n s, 200 e Col av, 25x100.11, 5-sty bk tnt. Expert Realty Co to Rosa Kahl, 2409 7th av. Mts \$24,000. Feb 14. Feb 15, 1911. 7:1844-9. A \$13,000-\$25,000. O C & 100
- 108th st W, Nos 207 & 209, n s, 150 w Ams av, 50x100.11, 5-sty bk tnt. J Henry Rothschild TRUSTEE for Helen M & Dorothy Rothschild to Saml L Hyman, 58 W 70th st. C a G. Mt \$61,000 & all liens. Feb 15. Feb 16, 1911. 7:1880-25. A \$26,000-\$63,000. O C & 1,000
- 109th st E, Nos 15 & 17, n s, 208.9 e 5th av, 36.3x100.11, 6-sty bk tnt. Abraham D Weinstein & ano to Saml Rappaport, 70 Lenox av. Mts \$45,250. Feb 15. Feb 16, 1911. 6:1615-10. A \$18,500-\$48,000. nom
- 114th st E, No 71, n s, 205 w Park av, 25x100.11, 5-sty bk tnt & str. FORECLOS. Jan 16, 1911. Jos R Truesdale referee to Bertha Schwarzkopf, 12 W 28th st. Feb 11. Feb 14, 1911. 6:1620-27. A \$11,000-\$20,000. \$1,000 over & above 1st mt \$-.
- 114th st E, No 69, n s, 230 w Park av, 25x100.11, 5-sty bk tnt & str. FORECLOS. Jan 16, 1911. Jos R Truesdale referee to Bertha Schwarzkopf, 12 W 28th st. Feb 11. Feb 14, 1911. 6:1620-26. A \$11,000-\$20,000. \$1,000 over & above 1st mt \$-.
- 114th st E, Nos 337 & 339, n s, 225 w 1st av, 40x100, with all title to strip in rear, 40x0.11, 6-sty bk tnt & str. Domenica Melillo to Leonardo Melillo, 219 1st st, Bklyn. Jan 9. Feb 14, 1911. 6:1686-16. A \$11,000-\$47,000. nom
- 117th st E, No 140, s s, 24 w Lex av, 16.2x100.11, 3-sty bk dwg. Meyer Goldberg et al to Julius Freedman, 84 Chrystie st. Feb 9. Feb 10, 1911. 6:1644-57. A \$6,500-\$7,000. 100
- 117th st W, Nos 18 & 20, on map No 18, s s, 225 w 5th av, 35x100.11, 6-sty bk tnt & str. Geo Cohn et al EXRS, &c. Emanuel Cohn to Julius Schalscha, 131 W 129th st. 1/2 part. All title. Mts on whole \$47,000. Feb 14, 1911. 6:1600-46. A \$19,500-\$48,000. 24,000
- Same property. Carl Rosenberger to same. 1/2 part. All title. Mt \$47,000. Feb 14, 1911. 6:1600. 24,000
- 117th st E, Nos 250 & 252, s s, 50 w 2d av, 40x58.5, 6-sty bk tnt & str. FORECLOS. Feb 7, 1911. Herman Joseph ref to Belle G & Lorin S Bernheimer, 2 W 59th st & Henry S Glazier, 19 E 67th st, EXRS Jacob S Bernheimer office at 32 Bway. Feb 16, 1911. 6:1666-27. A \$10,000-\$30,000. 23,000
- 118th st W, No 1, the business. Power of attorney. Rosa Feldman to Sam Eisenberg, Dec 29. Feb 10, 1911. P A.
- 120th st E, No 416, s s, 200 e 1st av, 25x100.10, 5-sty bk tnt. Wm J Pedrick, Jr, to Paulward Co, 258 Bway. B & S. Mt \$22,000. Dec 31. Feb 10, 1911. 6:1807-41. A \$6,500-\$24,000. O C & 100
- 122d st W, Nos 416 to 422 | s s, 100 e Ams av, runs s 90.10 x e | Morningside av W | 100 x n 90.2 to s s Morningside av W | West x w along Morningside av W & s s 122d st, 100.1 to beginning, 6-sty bk tnt. Krulewitch Realty Co to Lewis Krulewitch, 59 W 115th st. Correction deed. Mts \$170,000. Jan 13. Feb 11, 1911. 7:1963-56. A \$65,000-\$150,000. O C & 200,000
- 122d st E, No 429, n s, 321.3 e 1st av, 16.8x100.11, 3-sty stn dwg. Jules Valois to John Clohessy, 429 E 122d st. C a G. Feb 8. Feb 11, 1911. 6:1810-13 1/2. A \$4,000-\$7,000. nom
- 123d st E, No 65, n s, 80 w Park av, 19.5x100.11, 3-sty stn dwg. Annie wife Louis Wisansky to Jacob Rozinski, 32 E 119th st. Mt \$10,000. Feb 15. Feb 16, 1911. 6:1748-52. A \$7,800-\$11,500. O C & 100
- 125th st W, No 531, n s, 325 e Bway, 25x99.11, 5-sty bk tnt. Saml I Hart to Bernard Semel, 9 W 111th st. Mts \$19,800. Jan 27. Feb 16, 1911. 7:1980-15. A \$11,000-\$19,000. nom
- 125th st W, No 70, s s, 140.10 e Lenox av, 19.2x100.11, 3-sty bk str with 1-sty extension. Saml J Goldsmith to Adolph Riesenber & Erduin von der Horst Koch both at 1925 7th av & Wm T Koch, 224 Lenox av. B & S. Feb 15. Feb 16, 1911. 6:1722-66. \$38,000-\$45,000. nom
- 125th st W, No 606, s s, 100 w Bway, 63 to c l old Bloomingdale rd (closed) x-x42.6x100.11, 6-sty bk tnt. Irwin Realty Co to Margt M Moore, 201 Hawthorne st, Bklyn. Mts \$100,000. Jan 31. Feb 16, 1911. 7:1993-40. A \$25,000-\$85,000. nom
- 125th st W, No 70, s s, 140.10 e Lenox av, 19.2x100.11, 3-sty bk str with 1-sty bk extension. Walter R Martin to Saml J Goldsmith, 652 West End av. Feb 15, 1911. 6:1722-66. A \$38,000-\$45,000. nom
- 129th st W, No 122, s s, 225 w Lenox av, 25x99.11, 2 & 3-sty & b stn club. Congregation Hope of Israel (Mickvch Israel) of Harlem to Chebra Talmud Torah D'Augustow, 32 Rutgers st. Mt \$16,000. Feb 14. Feb 15, 1911. 7:1913-43. A \$11,000-\$17,000. O C & 100
- 129th st W, No 213, n s, 162.6 w 7th av, 18.9x99.11, 3-sty & b stn dwg. Carrie F Merkley to Jane M Knox, 787 Dawson st. B & S & C a G. Feb 2. Feb 14, 1911. 7:1935-24 1/2. A \$8,200-\$11,000. nom
- 129th st W, No 213, n s, 162.6 w 7th av, 18.9x99.11, 3-sty & b stn dwg. Jane M Knox to Russel W Merkley, 2164 7th av. B & S & C a G. Feb 14, 1911. 7:1935-24 1/2. A \$8,200-\$11,000. nom
- 130th st W, No 158, s s, 193.9 e 7th av, 18.9x99.11, 3-sty & b stn dwg. Jas J Wilson to Clara K Worley, 44 W 128th st. Mt \$10,500. Jan 27. Feb 15, 1911. 7:1914-55. A \$8,200-\$12,500. O C & 100
- 131st st E, No 16, s s, 200.11 w Mad av, 18.2x99.11, 3-sty & b stn dwg. Patrick Grant et al TRUSTEES to Cornelia C Bedford. Q C. Mt \$6,000. Dec 2, 1879. Feb 10, 1911. 6:1755-64. A \$7,500-\$10,000. nom
- Same property. Patrick Grant et al, all of Boston, Mass. to same. Q C. Mt \$6,000. Dec 2, 1879. Feb 10, 1911. 6:1755. 8,000
- 132d st W, Nos 45 to 49, n s, 435 w 5th av, 50x99.11, 6-sty bk tnt & str. Morris Levy to Bernard Ratkowsky, 50 W 120th st. All liens. Feb 9. Feb 10, 1911. 6:1730-18. A \$21,000-\$63,000. nom
- 132d st W, Nos 51 to 55, n s, 360 e Lenox av, 50x99.11, 6-sty bk tnt & str. Morris Levy to Bernard Ratkowsky, 50 W 120th st. All liens. Feb 9. Feb 10, 1911. 6:1730-16. A \$21,000-\$63,000. nom
- 135th st W, No 184, s s, 125 e 7th av, 25x99.11, 4-sty bk tnt. Baptist Church of the Redeemer to Jas K Humphrey, 184 W 135th st. Mt \$16,000. Dec 12. Feb 10, 1911. 7:1919-58. A \$13,000-\$18,000. 22,700
- 135th st W, Nos 19 & 21, n s, 235 w 5th av, 33.4x99.11, 2, 3-sty & b stn dwgs. Hannah C Walker to Jas H Press, 19 W 135th st. 1/2 part. All liens. June 18, 1909. Feb 16, 1911. 6:1733-27 & 27 1/2. A \$14,000-\$20,000. O C & 100
- 136th st W, No 141. Power of atty. Yale Parce of Rochester, N Y to Walter A Parce, 111 Bway. Sept 27, 1910. Feb 16, 1911. 7:1921.
- 136th st W, Nos 155, 159 & 161. Power of atty. Kath S Rose to Jno C Ten Eyck, 76 Wm st. Nov 3, 1910. Feb 16, 1911. 7:1921.
- 136th st W, n s, bet Lenox & 8th avs.
- 136th st W, s s, bet Lenox & 8th av, agreement restricting property to June 1, 1925, so as to prohibit any negro as tenant, subtenant, guest, boarder or occupant whatsoever, etc. Nelson Zabriskie, owner of & at 251 W 136th st, with Jno W Harmon, owner of & at 246 W 136th st & et al (about 90 others). June 7, 1910. Feb 16, 1911. 7:1920, 1921, 1941 & 1942. nom
- 139th st W, No 134, s s, 204 e 7th av, 26x99.11, 5-sty stn tnt. Barbara G Hahn to Abraham Gottschalk, 134 W 139th st. 1/2 part. Mts \$23,000 on whole. Feb 9. Feb 10, 1911. 7:2007-55. A \$11,000-\$26,500. nom
- 142d st W, No 312, s s, 175.3 w 8th av, 25x99.11, 5-sty bk tnt. Expert Realty Co to Rosa Kahl, 2409 7th av. Mt \$17,000. Feb 14. Feb 15, 1911. 7:2043-22. A \$5,500-\$18,000. O C & 100
- 142d st W, No 473, n s, 48 e Ams av, 19x99.11, 3-sty & b stn dwg. Anna Popper widow et al HEIRS, &c, Leopold Popper to Alice R Popper, also HEIR Leopold Popper, 473 W 142d st. Jan 31. Feb 16, 1911. 7:2058-30 1/2. A \$5,300-\$14,500. 100
- 148th st W, No 215, n s, 287.3 w 7th av, 37.5x99.11, 5-sty bk tnt. Brown-Weiss Realities et al to Matilda W Brower, s e cor 106th st & Riverside Drive. Mt \$35,000. Feb 14. Feb 16, 1911. 7:2034-19. A \$10,500-\$35,000. nom
- 153d st W, s s, 150 w Bway, 100x100, vacant. Bernard Reich to Millie B Pakas, 50 W 77th st. All title. Mt \$18,000 & all liens. Feb 2. Feb 11, 1911. 7:2099-40 to 43. A \$18,000-\$18,000. O C & 100
- Audubon av | s e cor 188th st, 94.10x95, vacant. Chas V Crofts 188th st | to Jacob Herb, 519 W 161st st. All liens. Jan 27. Feb 14, 1911. 8:2159-5. A \$27,000-\$27,000. O C & 100
- Broadway, w s, 297 s 125th st, runs w 91.6 to c l old Bloomingdale road (closed) x n - to s 124th st (closed) x n 30 to c l 124th st (closed) x e 97.6 to Bway x s 55.2 to beginning, vacant. Morris Steinheimer to Friedman Const Co, 171 Bway. Mt \$24,000. Feb 6. Feb 10, 1911. 7:1993-20 & 21. A \$31,000-\$31,000. O C & 100
- Broadway, Nos 2628 & 2630, e s, 100.11 n 99th st, 54.2x87.10x 50.1x87.7, 3-sty bk str & 3-sty fr hall in rear. Emma Fitch to Mignon E Loew, 2628 Bway. B & S & C a G. Mt \$50,000. Feb 3. Feb 10, 1911. 7:1871-44. A \$54,000-\$60,000. O C & 100



Bradhurst av, No 31, w s, 282 s 145th st, 18.2x62.9x18.1x65.2, 3-sty & b bk dwg. Sarah A Fiedler to Emma Fitch, 2628 Bway. B & S & C a G. Mt \$6,500. Feb 3. Feb 10, 1911. 7:2051-145. A \$2,500-\$7,500. O C & 100

Broadway, No 2592 s e cor 98th st, 100.11x165.8 to c l old Bloom-98th st, No 208 | ingdale rd x01.11x180.6, 12-sty bk tnt. Saml Borchardt to Borchardt a corpn, 412 E 104th st. All liens. Feb 14. Feb 16, 1911. 7:1869-44. A \$125,000-\$-. nom

Broadway, Nos 3850 to 3858 s e cor 161st st, 99.11x100, 6-sty bk on map, Nos 3848 to 3856 | tnt & str. Crystal Realty & Const 161st st | Co to Philip Levey, 258 W 34th st. Mt \$175,000. Feb 10. Feb 11, 1911. 8:2119-5. A \$76,500-\$202,000. O C & 100

Same property. Philip Levey to Louis Pincus, 92 St Nicholas av, Alex H Pincus, 300 W 109th st, together 1/2 part, & Henry Harburger, 1980 7th av. 1/2 part. Mts \$210,000. Feb 10. Feb 11, 1911. 8:2119. O C & 100

Broadway n e cor 126th st, runs e 35.8 x n w 41.8 to e s Boule-126th st | vard x s 21.6 to beginning, gore.

Broadway n e cor 126th st, runs e 37.2 x n w 42.6 to e s Bway 126th st | x s 21 to beginning, gore, vacant.

Emma R Thomson & ano to Robt J Prior, 2276 Hughes av, Geo B Prior, 3164 Bway, Alex P Prior, 510 W 133d st, & Emily J Firth, 3164 Bway. Q C. Oct 18. Feb 11, 1911. 7:1981-1. A \$7,000-\$7,000. nom

Same property. Gertrude Field to same. Q C. Oct 17. Feb 11, 1911. 7:1981. nom

Same property. Chas D Thomson et al to same. Q C. Oct 18. Feb 11, 1911. 7:1981. nom

Same property. Chas H Darke et al to same. Q C. Oct 17. Feb 11, 1911. 7:1981. nom

Same property. Isaac D Darke to same. Q C. Oct 21. Feb 11, 1911. 7:1981. nom

Broadway, Nos 1871 to 1877 s w cor 62d st, runs w 119.10 x s 100.5 62d st, Nos 36 to 40 | x e 40 x s 1.10 x e 139.3 to w s Bway x n 118.3 to beginning, 4-sty bk garage. U S Realty & Impt Co to Chas E Johnson, 225 W 86th st. Mt \$350,000. Feb 10. Feb 15, 1911. 4:1114-51. A \$525,000-\$700,000. O C & 100

Broadway, e s, abt 130 n Sherman av, & being plot 50 map (No 697) of Dyckman estate, Fort George property, 50x202x53.3x 220.5, vacant. Paul Halpin to Ensign Realty Co, 156 Bway. Mts \$9,600. Feb 8. Feb 14, 1911. 8:2175-6. A \$17,000-\$17,000. O C & 100

Broadway, No 371, w s, 75 n Franklin st, 25x150 to Franklin alley, 5-sty stn loft & str bldg. Chas W Meell, Jr, to Carson C Peck, 381 Clinton av, Bklyn. Mts \$172,500. Feb 10. Feb 15, 1911. 1:175-31. A \$125,000-\$165,000. nom

Central Park West, Nos 478 to 481 n w cor 108th st, 100.11x100, 2, 108th st, No 1 | 7-sty bk tnts. Matilda W Brower widow to Brown-Weiss Realties, 61 Park Row. Mts \$215,000. Feb 15. Feb 16, 1911. 7:1844-29 & 32. A \$118,000-\$265,000. exch

Fort Washington av, w s, 100 n 180th st, runs n 81.5 x w 25 x n 0.8 x w 82.7 x s 82.1 x e 108.5 to beginning, 6-sty bk tnt. Edwin H Peck to Edwin H Peck EXR, &c, Walter J Peck. 1/2 part. B & S. Mt \$82,500. Sept 15, 1910. Feb 10, 1911. 8:2177-91. A \$33,000-\$119,000. nom

Isham av | s e s, 67.7 n e Isham st, runs n w 52.7 to n w s of Riverfront st | av, which co-incides with s e s Riverfront st, x n e along av, 358 to pt 445.3 s w 218th st, x s 53.5 to s e s of av, x s w 331.6 to beg, being land in av bet n e s Isham st, extended & s w s 215th st extended for st purposes. Chas Isham et al TRUSTEES Wm B Isham for Flora I Collins to City of N Y. Jan 27. Feb 16, 1911. 8:2250 & 2252. nom

Lexington av, No 591, e s, 25.5 s 52d st, 25x100, 4-sty stn tnt & str. Frank H Platt et al HEIRS, &c, Thos C Platt to Edward T Platt, also HEIR as above. Q C & C a G. June 11, 1910. Feb 10, 1911. 5:1306-51. A \$19,000-\$30,000. nom

Madison av, No 1988, w s, 39.11 s 127th st, 20x85, 4-sty stn dwg. FORECLOS, Feb 15, 1911. Gilbert H Montague ref to Wesley A Tyson, 226 W 49th st. Feb 16, 1911. 6:1751-57. A \$11,000-\$17,000. 18,000

Madison av, No 1625, e s, 75.6 s 109th st, 25.5x95, 5-sty bk tnt & str. Gerson Krakower, 1625 Mad av, to Abraham Berger, 1215 3d av. Mt \$29,000. Feb 9. Feb 14, 1911. 6:1614-52. A \$16,000-\$26,500. O C & 100

Morningside av E, Nos 100 & 102 n w cor 123d st, 94x27.9, 5-sty 123d st, No 401 | bk tnt & str. Lucia D Haubner widow to Magdalena C Baettenhausen, 421 W 154th st. Mt \$30,000. Feb 8. Feb 10, 1911. 7:1964-32. A \$30,000-\$50,000. nom

Park av, No 906, w s, 81.2 s 80th st, 21x100, 4-sty stn dwg. Geo A Kessler to Kate K Robert. All liens. June 5, 1906. Feb 11, 1911. 5:1491-37 1/2. A \$21,000-\$30,000. gift & 100

Park av, No 1964, w s, 40 n 132d st, 20x75, 4-sty bk tnt. Stephen H Jackson to Lizzie Horwitz, 1225 Mad av. Mts \$8,400. Feb 1. Feb 16, 1911. 6:1757-34. A \$8,500-\$9,500. 100

Pleasant av, No 349, w s, 80.11 n 118th st, 20x88, 3-sty bk dwg. Henry Bernhardt et al to Clarice D'Andrea, 246 E 114th st. Mt \$5,500. Feb 14. Feb 16, 1911. 6:1806-24. A \$6,000-\$8,000. O C & 100

Riverside Drive, e s, 309 n 116th st, 78.1x100, 9-sty bk & stn tnt. Mt \$250,000.

Claremont av, w s, 225 s 119th st, 113.4x100, two 11-sty bk & stn tnts. Mt \$390,000 on this & other property. B Crystal & Son to Lillia B Hyde, 390 West End av. B & S & C a G. Feb 15, 1911. 7:1990-22, 25 & 54. A \$-\$-\$-. O C & 100

West End av, Nos 494 to 498 s e cor 84th st, runs e 83.4 x s 62.2 84th st, Nos 274 to 280 | x e 16.8 x s 30.2 x w 100 to av, x n 92.4 to beg, 2, 4 & 5 & 5, 3-sty & b bk dwgs. Herald Square Holding Co to Pincus Lowenfeld, 106 E 64th st & Wm Prager, 129 E 74th st. Mts \$145,000. Feb 15. Feb 16, 1911. 4:1231-61 1/2 to 64. A \$62,000-\$97,000. O C & 100

Same property. Pincus Lowenfeld et al to Thos McManus & Son, 45 E 42d st. Mt \$145,000. Feb 15, Feb 16, 1911. 4:1231. O C & 100

2d av, No 877 s w cor 47th st, 25x73, 5-sty bk tnt & str. 5:1320 47th st, No 242 | -29. A \$22,000-\$31,000.

3d av, No 719 | s e cor 45th st, 25.1x80, 3-sty bk tnt & 45th st, Nos 200 & 202 | str. 5:1318-48. A \$28,000-\$35,000.

Lexington av, Nos 1621 & 1623 n e cor 102d st, 55x47, two 5-sty 102d st | bk tnts & str. 6:1630-21. A \$17,500-\$35,500.

2d av, No 2499 s w cor 128th st, 25x75, 5-sty bk tnt & str. 128th st | 6:1792-28. A \$12,000-\$23,000.

3d av, Nos 539 & 541 s e cor 36th st, 49.5x100, two 3 & one 36th st, Nos 200 & 202 | 4-sty bk tnts & str. 3:916-60 to 62. A \$48,000-\$60,500.

7th av, No 342 | n w cor 29th st, 20.9x64, 4-sty bk tnt &

29th st, Nos 201 & 203 | str. 3:779-36. A \$37,000-\$42,000.

34th st E, Nos 413 & 415, n s, 100 e 1st av, 49.6x98.9, two 4-sty bk tnts & str. 3:966-5 & 6. A \$33,000-\$45,000.

34th st E, No 417, n s, 149.6 e 1st av, 25.6x98.9, 4-sty bk tnt & str. 3:966-7. A \$16,500-\$22,500.

Amsterdam av, No 454 | s w cor 82d st, 27.2x87x27.2x86.11, 5-sty 82d st, No 200 | bk tnt & str. 4:1229-36. A \$30,000-\$52,000.

8th av, Nos 870 & 872 | n e cor 52d st, runs n 40.5 x e 70 x n 60 52d st, Nos 271 & 273 | x e 15 x s 100.5 to st x w 85 to begin-ning, two 4-sty stn tnts & str & 3-sty & b stn dwg. 4:1024-1, 2 & 4 1/2. A \$78,000-\$89,000.

8th av, No 640 | n e cor 41st st, 24.8x100, 5-sty bk tnt & 41st st, Nos 261 & 263 | str. 4:1013-1. A \$65,000-\$87,000.

8th av, No 830 | n e cor 50th st, 25.6x70, 4-sty bk tnt & 50th st, Nos 253 & 255 | str. 4:1022-1. A \$39,000-\$44,000.

9th av, Nos 618 & 620 | s e cor 44th st, 40.2x100, two 3 & one 2-44th st, Nos 358 & 360 | sty bk tnts & str. 4:1034-61 & 62. A \$42,000-\$47,000.

52d st W, No 269, n s, 85 e 8th av, 15x100.5, 3-sty & b stn dwg. 4:1024-4 1/2. A \$16,000-\$17,000.

Daisy C K Adams, 1514 Octavia st, San Francisco, Cal, to Fletcher A Cutler, 3390 Washington st, San Francisco, Cal. All title. Feb 6, Feb 15, 1911. nom

3d av, Nos 1081 to 1089 | s e cor 64th st, 100.5x130. 3, 1-sty bk 64th st, Nos 200 to 204 | str & fr bldgs of coal yd. Jno H Bodine to Pincus Lowenfeld, 106 E 64th st & Wm Prager, 129 E 74th st. Mt \$85,000. Jan 27. Feb 16, 1911. 5:1418-44 to 48. A \$94,500-\$96,500. O C & 100

5th av, Nos 1368 to 1374 | s w cor 114th st, 100.11x65.6, 2, 5-sty 114th st, Nos 2 & 4 | bk tnts with str on av. Thos McManus & Son to Pincus Lowenfeld, 106 E 64th st & Wm Prager, 129 E 74th st. Mts \$98,000 & all liens. Feb 15. Feb 16, 1911. 6:1597-37 & 38. A \$59,000-\$100,000. O C & 100

5th av, Nos 556 & 558, w s, 25.5 s 46th st, 50x100, 1 & 5-sty stn art gallery. Roland F Knoedler to Isabella Loring, 1 W 70th st. Mt \$600,000 & all liens. Feb 15, 1911. 5:1261-39. A \$625,000-\$660,000. nom

6th av or Broadway, Nos 1302 to 1328 n e cor 34th st, runs n 178.8 34th st, Nos 47 to 51 | x e 60 x n 18.9 to s s 35th 35th st, Nos 66 to 74 | st x e 92.11 x s 98.9 x w x 3 x s 98.9 to n s 34th st x w 150 to beg, 11-sty bk & stn office bldg & str (Marbridge Bldg). Wm R H Martin to Utility Realty Co, 165 Bway. Mts \$3,775,000. Feb 14. Feb 15, 1911. 3:836-1. A \$2,550,000-\$3,500,000. O C & 100

Same property. Utility Realty Co to Wm R H Martin, 112 E 36th st. Mts \$4,375,000. Feb 15, 1911. 3:836. O C & 100

7th av, No 177, e s, 69 n 20th st, 23x80, 4-sty bk tnt & str. Margt A Beeton to Ferdinand Neumer, 20 W 95th st. Mt \$18,500. Feb 8. Feb 16, 1911. 3:796-4. A \$15,000-\$18,000. O C & 100

7th av, No 1837 | s e cor 112th st, 28x100, 5-sty bk tnt & str. Harry 112th st, No 142 | L Rosen to Pa Adolphe, 560 W 163d st. Mts \$58,750 & all liens. Feb 15. Feb 16, 1911. 7:1821-61. A \$33,000-\$60,000. 100

8th av, Nos 2542 & 2544, e s, 74.11 n 135th st, 49.11x100x-irreg. Release claims, &c, for station platform extension. Louis W Weill to Interborough Rapid Transit Co et al. Apr 21, 1910. Feb 15, 1911. 7:1941. 680

8th av, No 2442, e s, 25 s 131st st, 24.11x76.3, 5-sty bk tnt & str. E Loewenthal & Son, Inc, to Hermann Elkan, 141-143 W 127th st. Mts \$26,500 & all liens. Feb 11. Feb 14, 1911. 7:1936-62. A \$16,000-\$26,000. O C & 100

9th av, e s, 49.11 s 216th st, 50x100, vacant. Paul Halpin to Ensign Realty Co, 156 Bway. Mt \$5,880. Feb 8. Feb 14, 1911. 8:2196-6. A \$8,000-\$8,000. 100

10th av, Nos 463 to 467 | s w cor 36th st, 74.1x100, 4, 3-sty bk tnts 36th st, Nos 500 & 504 | with str on av, vacant. D Gesina Hildebrand et al EXRS, &c, John H Tietjen to Pinehill Crystal Spring Water Co, 721 Lex av. Mt \$11,000. Dec 27. Feb 16, 1911. 3:707-36 to 40. A \$48,500-\$55,500. 58,000

10th av, No 639, w s, 25.1 n 45th st, 25.1x100, 5-sty bk tnt & str. John E Hertel to Margaretha Hertel his wife, 131 W 96th st. B & S & C a G. Mts \$33,500. Feb 14. Feb 15, 1911. 4:1074-30. A \$15,000-\$24,000. nom

Interior gore, at c l blk bet 87th & 88th sts, & 154.10 e 3d av. runs s 29.1 x n e 21.4 to said c l x n w 19.9 to beginning, vacant. Eliz M & Lucille M Stevens to Gertrude Isaacs, 213 E 87th st. B & S & C a G. Jan 26. Feb 14, 1911. 5:1533-part lot 7. A \$-\$-\$-. nom

MISCELLANEOUS.

Assignment of claim against estate of Charles Schneider, dec'd, which amounts to \$848.40. Arthur Neithardt to Charles Haegele, - Thomson av, Winfield, L I. All title. Dec 19. Feb 10, 1911. Decedents estates. nom

Copy of last will of Jno Meinecke late of Bklyn. July 25, 1900. Feb 16, 1911.

Power of atty. Anna Saenger or Anna B Senger, HEIRS, &c, Franz Rust to Richard M Bruno, 20 Broad st. June 27, 1910. Feb 16, 1911.

Power of atty. Jerome Rosenthal to Jesse & Saml Rosenthal. Sept 21, 1898. Feb 16, 1911.

Release trust estate of bonds & mts dated Nov 20, 1857. Marianna C Cobb to Robt I Brown & Robt I Brown, Jr, 162 W 76th st. TRUSTEES Robt I Brown, dec'd. Feb 10, 1911. Feb 14, 1911. nom

Release of trust estate under will of Robt I Brown dated Jan 23, 1857. Marianna C Cobb to Ann C Brown & Elias G & Robt I Brown, all at 162 W 76th st, as TRUSTEES under said will. Feb 10, 1911. Feb 14, 1911. Miscl. nom

BOROUGH OF THE BRONX.

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

Burnett pln s at s w s Tiffany st, 75.4x72.11x104.11, gore. Tiffany st |

Tiffany st, s w s, 166.7 s e Barry st, runs s 3.11 x s e 141.5 x e 7.4 to st, x n w 149.5 to beg, vacant. Chas S Taber to Morris Franklin, 134 E 65th st. Mts \$3,000. Feb 11. Feb 16, 1911. 10:2737. exch

Beck st, No 862, e s, 97.7 s Intervale av, 40x60, 4-sty bk tnt. Winnie Realty & Constn Co to Rosa Greenblatt, 1065 Prospect av. Mt \$15,500. Feb 15. Feb 16, 1911. 10:2709. 100

Dawson st, No 778 (1118), e s, 235 s Longwood av, 25x100, 2-sty bk dwg. Jos Schwartz to Carrie Franklin, 319 E 42d st. Feb 14. Feb 15, 1911. 10:2701. O C & 100

Fox st, No 1098 n e cor 167th st, 79.11x57.10x54.7x82.2, 5-sty bk 167th st, No 931 | tnt. Altro Realty Co to Michele Vierno, 308 E 115th st. Mt \$57,000. Dec 1. Feb 15, 1911. 10:2718. O C & 100



Fairmount pl, No 768, s s, 110 e Prospect av, 20x94.4x20x92.8. 3-sty fr tnt. Otto Hentschel to Emilie A Winter, 768 Fairmount pl. B & S. Mts \$8,500. Oct 18, 1909. Feb 10, 1911. 11:2954. O C & 100
Fort Independence st, w s, abt 107 s Hutton st (Bailey av), 50x 56.10x50.6x52.8, 4-sty bk tnt. Release mt. John Theurer to Sinclair H Kirby, 3436 Bailey av or Hutton st. Feb 9. Feb 11, 1911. 12:3261. nom
Hoffman st | s e cor 187th st, 50x90.1, vacant. Jos B Sloan 187th st, No 570 | to Kate Walsh, 2332 Belmont av. Mt \$6,500. Jan 25, 1910. Feb 10, 1911. 11:3065. nom
Home st, No 800 | s w cor Union av, 91x60.2x90.11x60.2, Union av, Nos 1147 to 1151 | 5-sty bk tnt & str. Mary E Flannery to Otto J Kalt, 1122 Jackson av. B & S. Mts \$64,000 & all liens. Jan 14. Feb 16, 1911. 10:2671. O C & 100
\*Hazel st, w s, 300 n Syracuse av, 100x100. Release mt. Frida Horkimer to M Beth Shirmer, — North Oak Drive, Bronxwood Park. Feb 15. Feb 16, 1911. 50
Same property. Release judgment. Esmond Stiles of Freeport, L I to Martha E Mortensen, — North Oak Drive, Bronxwood Park. Q C. Feb 15. Feb 16, 1911. nom
Jennings st, No 806, s s, 75 e Chisholm st, 50x95, 2-sty fr dwg & vacant. Edw A Grimley to Thos P McKenna, 654 West End av. Mt \$6,000. Jan 4. Feb 11, 1911. 11:2972. 100
\*Matilda st, e s, 150 n Elizabeth st, 50x100. Richd O Hughes to Jos L & Kath E Hunt, 4374 Matilda av. Mt \$2,000. Feb 6. Feb 14, 1911. nom
\*Madison st, e s, 125 s Van Nest av, 25x100. Chas Kelly to Josephine A wife Thos F Tierney. Oct 14, 1907. Feb 14, 1911. nom
Minford pl, No 1435, w s, 188.8 n Jennings st, 16.9x100, 2-sty fr dwg. Wm D Lenihan, Jr, to Isabella Lenihan, 826 E 217th st. Mts \$4,000. Jan 30. Feb 10, 1911. 11:2977. nom
\*Taylor st, w s, 180 n Col av, 25x100, except part for Taylor st. Jno De Santis to Chas Ringelstein Jr, 847 E 222d st. Feb 14. Feb 15, 1911. O C & 100
William st, e s, in blk bet Washington av & 161st st, being lot 98 map North Melrose, 50x168 to w s Branch R R x51.8x155 s s, with all title to Wm st, except part for Washington av & part lying bet e s of Washington av & Branch R R. Jennie M Brady to Young Mens Christian Assn. Feb 9. Feb 10, 1911. 9:2382. O C & 100
134th st, No 477, n s, 95.4 w Brown pl, 16x85, 2-sty & b bk dwg. Mary Comer to Americo & Mary Masucci both at 455 E 116th st. Mt \$5,100. Feb 15, 1911. 9:2279. 100
143d st, No 468, s s, 625.7 e Willis av, 31.1x115.10x43.10x112, 1-sty fr bldg & 2-sty fr rear dwg. Margt O'Neill HEIR, & c. Anne Montgomery to Jno J Montgomery, 1087 Hoe av & Chas M Montgomery, 468 E 143d st. Q C. Feb 15. Feb 16, 1911. 9:2287. 100
159th st | begins Waverly st, old n s, 150 w Courtlandt av, a Waverly st | strip, runs s 1.6 to new n s 159th st x w 22 x n 1.6 x e 22 to beginning. Frank B Rapp to Sarah M Lyons. Q C. July 25, 1910. Feb 14, 1911. 9:2419. nom
Same property. Cath Rapp widow et al to same. Q C. July 25, 1910. Feb 14, 1911. 9:2419. nom
161st st, No 462 | s s, at n e s William st, runs e along 161st st William st | 147.6 x s w 99.1 to n e s William st x n w 101.5, with all title to old William st, 2-sty & attic fr dwg & vacant. Chas E Rhineland to Young Mens Christian Assoc, 215 W 23d st. B & S. Feb 4. Feb 10, 1911. 9:2382. O C & 100
165th st, No 667, n s, 49.3 w Trinity av, 24.2x100x24.1x100, 4-sty bk tnt. Louisa Frick to Frank J Dreher & Chas A Hildebrandt both at 455 E 182d st. Mt \$15,500. Feb 15. Feb 16, 1911. 10:2633. O C & 100
169th st, No 457, n e s, 100 n w Washington av, 40x98, 6-sty bk tnt & str. Mary Garrecht to Emma Schwab, 1388 Teller av. 2-5 parts. Maria Winter, 572 E 166th st, 1-5 part. Mts, \$39,500. Feb 14. Feb 15, 1911. 11:2901. nom
169th st No 457, n e s, 100 n w Washington av, 40x98, 6-sty bk tnt & str. Release mt. Max Cohen to David Amolsky, 1475 Wash av. Feb 14, 1911. 11:2901. 5,000
Same property. David Amolsky to Mary Garrecht, 572 E 166th st. Mt \$35,000. Feb 14, 1911. 11:2901. O C & 100
171st st, n s, at c l Mill Brook at point 39.2 w Brook av, a strip, runs w 5.8 to w s Mill Brook x n 100 x e 5.8 x s 100 to beginning, vacant. Margt L Zborowski INDIVID & EXTRX Wm E M Zborowski to 171st St & Brook Av Co, 111 Bway. Q C. Oct 22. Feb 14, 1911. 11:2896. 72.50
Same property. Anna M Z de Montsaunin to same. Q C. Feb 14, 1911. 11:2896. nom
172d st, w s, 100 s Boston road, 50x100, except part for East 172d st, vacant. Austin R Newcombe to A Warren Constn Co, 2311 Creston av. Mts \$7,000. May 23. Feb 16, 1911. 11:2966. O C & 100
176th st, No 350, s s, 75 w Walton av, 25x83.4x25x89.4, 2-sty fr dwg. Abraham Oppenheimer to Louis F Viganego, 1901 Lex av. Feb 14. Feb 15, 1911. 11:2850. O C & 100
187th st, No 517, n s, 140 w Bathgate av, 24x90, 3-sty bk dwg. Sadie Goldman to Jos Quinlan, 1160 Hoe av. Mt \$8,000. Feb 2. Feb 10, 1911. 11:3057. O C & 100
195th st, No 350, s s, 127.4 e Marion av, 27.4x100.7x33x100, 2-sty fr dwg. Emma L Boyle to Frank Boyle, 3919 Barnes av. Mt \$6,000. Feb 8, 1911. Feb 14, 1911. 12:3282. nom
197th st, No 232, s s, 31.11 e Valentine av, 25x90, 2-sty fr dwg. Christine Leonhard to John F Tiencken, 400 E 77th st. Mt \$5,750. Feb 10. Feb 11, 1911. 12:3301. O C & 100
205th st (Ernescliffe pl) n s, abt 250.3 e Grand Boulevard & Concourse, 28x117.11x25x105.7 w s, 3-sty fr tnt. Mary Christians to John T Eno, 642 E 32d st, Bklyn. Mts \$8,500. Feb 4. Feb 10, 1911. 12:3312. nom
\*217th st (3d av), s s, 235 e Barnes av, 50x105, Wakefield. Wm D Lenihan, Jr, to Isabella Lenihan, 826 E 217th st. Mt \$2,750. Jan 30. Feb 10, 1911. O C & 100
\*223d st (9th av), s s, 180 e White Plains rd, 50x114, Wakefield. Carmela Squillante to Dominick Squillante, 2059 1st av, 1/2 part. All title. Feb 14. Feb 15, 1911. O C & 100
\*223d st (9th av), n s, 280 w White Plains rd, 100x114. 224th st, s s, 305 e Carpenter av, 200x114, Wakefield. Amanda Falihee & ano to Jno T Smith, 851 West End av. Feb 13. Feb 15, 1911. 100
\*225th st, s s, 100 e Paulding av, 22.8x109.6. Abraham Shatzkin to Jno Leotte, 251 E 10th st. All liens. Dec 6. Feb 16, 1911. O C & 100
\*230th st (16th av), n s, 255 e 2d av, 50x114, Wakefield. John G Borgstede et al to Benj Benenson, 407 E 153d st. All liens. Feb 11. Feb 14, 1911. O C & 100
\*241st st (Becker av), s s, 50 w Matilda st, 50x100, Washingtonville. Elise Baker to Jno Rotando, 4643 White Plains av. Dec 1. Feb 15, 1911. O C & 100

\*242d st (DeMilt av), s s, at w s land of N Y, N H & H R R Co, runs w 124.6 x s 260 x e 5 x s 250 x e 10 x n — along R R to beg. Chas A Lieb to Wm W Penfield, 730 E 242d st. All liens. Feb 10. Feb 15, 1911. nom
Same property. Wm W Penfield to N Y, N H & H R R Co, at New Haven, Conn. Feb 11. Feb 15, 1911. nom
Anthony av, No 2050, e s, 150 n Burnside av, 25x146.1x25.5x 150.7, 2-sty fr dwg. Eliz R Peck to David C McBride, 2048 Anthony av. 1-3 part. Mt \$3,000. Feb 7. Feb 10, 1911. 11:3156. 1,933.33
Same property. Marie C Peck by John W Remer her COMMITTEE to same. 1-3 part. B & S & C a G. Mt \$3,000. Feb 8. Feb 10, 1911. 11:3156. 1,933.34
Same property. Julia E Peck by John W Remer her COMMITTEE to same. 1-3 part. B & S & C a G. Mt \$3,000. Feb 8. Feb 10, 1911. 11:3156. 1,933.34
Brook av, No 1524, e s, 225 n 171st st, 25x100, 4-sty bk tnt & str. Emma Schwab to Mary Garrecht, 1/4 part & Maria Winter, 1/4 part, both at 572 E 166th st. Mts \$11,500. Feb 14. Feb 15, 1911. 11:2895. nom
Bathgate av, w s, 151 n 176th st, runs w 90 x e 21 x w 10 x s 22 x e 100 to av x n 43 to beginning, except parts for av, vacant. FORECLOS, Feb 2, 1911. Myron Sulzberger referee to Iron Masters Realty & Const Co, 1182 Bway. Feb 9. Feb 14, 1911. 2,000
\*Barkley av | s e cor Clarence av, 100x200. Brown-Weiss Realities Clarence av | to Matilda W Brower, s e cor 106th st & Riverside Drive. Mts \$14,000. Feb 15. Feb 16, 1911. nom
\*Bassett av, w s, 225 s Saratoga av, 25x100. Hudson P Rose Co, 32 W 45th st to Biagio Cantales, 239 E 116th st & Filippa Distefano, 312 E 106th st. Feb 4. Feb 15, 1911. nom
Brook av, Nos 1463 & 1465, w s, 55.5 n St Pauls pl, 44.6x36.2 to w s old Mill Brook x2.10x34.1, with all title to strip adj on w & inclosed within lines of fence, two 3-sty bk tnts & str. Hyman Shatzkin to Abraham Shatzkin, 496 E 171st st. Q C & confirmation deed. 1-3 part. All title. Feb 8. Feb 14, 1911. 11:2896. nom
Bryant av | n e cor Jennings st, 25x90, vacant. Patk Fenton to Jennings st | Eleanor L Donohue, 417 W 22d st. Feb 9. Feb 10, 1911. 11:3000. O C & 100
Clay av, No 1124, e s, 264.8 s\* 167th st, 39x80, 5-sty bk tnt. Sophia Goeren to Geo A Dunstadter, 100 Flushing st, L I City. Mt \$20,500. Feb 15, 1911. 9:2426. O C & 100
Concourse, No 1050 | e s, 206.9 n 165th st, runs e 80.4 x n 26.5 x Mott av | w 78.5 to Mott av (Walton av), x — 1.9 to Concourse x s 26 to beg. 3-sty fr dwg. Janet McAdam to Maurice P Stack, 1050 Concourse. Q C. All liens. Feb 2. Feb 15, 1911. 9:2462. nom
Clay av, No 1198, e s, 357.7 n 167th st, 39x80, 5-sty bk tnt. O J Schwarzler Co to Emilie Mehlich, 1248 Clay av. Mts \$20,500. Feb 15, 1911. 9:2426. O C & 100
Clay av, No 1202, e s, 112.6 s 168th st, 39x80, 5-sty bk tnt. O J Schwarzler Co to Adolph & Henry Bloch, 911 Park av. Mt \$22,000. Feb 15, 1911. 9:2426. O C & 100
Concord av, No 496, e s, 20 n 147th st, 98.6x100, 3-sty bk dwg. Louise Withey to Grace L Horton, 117 W 77th st. All liens. Jan 28. Feb 10, 1911. 10:2580. nom
Decatur av, No 2806 | n e cor 198th st, 90.4x25.3x90.11x25.4, 4-sty 198th st, No 381 | bk tnt. Wm C Bergen to Henry Bosch, 209 Willis av. Mt \$22,000. Feb 15, 1911. 12:3279. O C & 100
Delafeld av, n s, 100 w Livingston st, 60x89x46.6x90, vacant. Samuel Warwick to Leon Treboul, 201 W 104th st. Feb 10. Feb 11, 1911. 13:3415. O C & 100
Eagle av, No 640, e s, 193.8 n Westchester av, 19x115, 2-sty & b bk dwg. Celia Kommel to Jacob Ackerman, 640 Eagle av. Feb 7. Feb 11, 1911. 10:2624. nom
Findlay av, s e cor 170th st, runs s 248.8 x e 101.10 x n 110.11 x e 3.4 x n 100.8 to st x w — to beginning, vacant. FORECLOS; Dec 12, 1910. Sumner Gerard referee to John Sachs, at 471 Central Park West. Feb 10. Feb 11, 1911. 11:2783. 15,100
Findlay av, No 1256, e s, 273.4 s 169th st, 16.8x100, 2-sty fr dwg. Thornton Bros Co to Sarah E Blackman, 412 E 144th st. Mt \$3,000. Feb 16, 1911. 9:2436. O C & 100
Forest av | e s, at n w s Westchester av, runs n e 262.5 to s s Westchester av | 156th st x w 97.11 x s w 77.5 to e s Forest av 156th st | x s 158.1 to beginning, vacant. Mercury Realty Co to Meehan Const Co, 165 Bway. Mts \$70,000. Feb 10, 1911. 10:2645. O C & 100
Grand av | n e cor Fordham rd, 147.11x100x99.9 to rd x 111, Fordham rd | vacant. Clara A Simmons to Ida L Terwilliger, 155 W 94th st. Jan 15, 1909. Feb 15, 1911. 11:3203. nom
Hoe av, No 1521 | n w cor 172d st, 25x100, 5-sty bk tnt & str. 172d st | Altro Realty Co to Michele Viero, 308 E 115th st. All liens. Jan 13. Feb 15, 1911. 11:2982. O C & 100
Heath av, No 3095, w s, abt 685 n Boston av, deed reads plot begins on w s lane on map Chas Darke, distant 690 n e road from Kingsbridge to Williamsbridge, old line, runs n w 93.11 x n e 25 x n e 95.9 to w s said lane x s w 25 to beginning, being lot 25 on said map, 2-sty fr dwg. Release dower. Margt E Lennox widow to Ellen Smith, — Heath av. Jan 25. Feb 10, 1911. 12:3261. nom
Harrison av, No 1820, e s, 190.5 n Tremont av, 35.11x145.2x43.3x —, with right to use of driveway on part lot 43. 3.6x100, 2-sty fr dwg. Mary E A wife Jas S Ward to Hugh F Ward. C a G. Mts \$6,100. Sept 3, 1909. Feb 16, 1911. 11:2869. O C & 100
Hoe av | s w cor Jennings st, 25x100, vacant. Patrick Fenton Jennings st | to Eleanor L Donohue, 417 W 22d st. All liens. Feb 9. Feb 10, 1911. 11:2980. O C & 100
Same property. Eleanor L Donohue to Honora Kingston, 1495 Edgewater road. All liens. Feb 9. Feb 10, 1911. 11:2980. O C & 100
\*Hill av, w s, 450 s Jefferson av, 25x100, Edenwald. Marcus Rosenthal to Bridget Kiernan, 27 E 61st st. Feb 10, 1911. 375
Intervale av, e s, 125 n 163d st, 43.5x100, 4-sty bk tnt & str. Broadway & Cathedral Parkway Co to Kath Grill, 765 Prospect av. Mt \$30,000. Feb 15, 1911. 10:2703. O C & 100
Jerome av, e s, 72.10 n 198th st (Travers st), 84x93.11x65.8x 101.9, vacant. Philip F Donohue & ano as EXRS Owen McGinnis to Ellis Weisker, 153 E 178th st. Feb 15, 1911. 12:3319. 9,250
Same property. Philip F Donohue to same. Feb 15, 1911. 12:3319. nom
\*Johnson av, e s, 250 n Nelson av, 50x100. Land Co "D" of Edenwald to Michael Comey, 22 E 21st st. Jan 20. Feb 15, 1911. nom
Mosholu Parkway South, No 306, s s, 70.3 e Bainbridge av, 42x 104.5x37.6x86.11, 2-sty fr dwg. Augustus Gareiss Jr to Gustave Frey, 898 Irvine st. Feb 14. Feb 16, 1911. 12:3299. O C & 100
Same property. Gustave Frey to Augustus Gareiss Jr, 302 Mosholu Parkway South. All liens. B & S. Feb 15. Feb 16, 1911. 12:3299. 100



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Morris av, No 2310, e s, 275 s Field pl, 18.9x117.6, 3-sty bk dwg. A Warren Const Co to Austin R Newcombe at Catskill, Greene Co, N Y. Mt \$8,000. Feb 15, 1911. 11:3172. nom
Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty bk dwg. Michl Levine & ano to Lena Grossman, 1052 Morris av. Nov 10. Feb 15, 1911. 9:2437. nom
\*Monaghan av, w s, 325 n Jefferson av, 50x100, Edenwald. Joseph Levy to Sarah Pollack, 132 W 67th st. Feb 4. Feb 10, 1911. O C & 100
Morris av, No 893, w s, 108.6 n 161st st, 27x108, 5-sty bk tint & str. Margt M Stumpf to Wm H Keogh, 148 E 83d st. Mt \$20,000. Feb 9. Feb 10, 1911. 9:2444. nom
Same property. Wm H Keogh to Peter Stumpf & Margt M his wife joint tenants. Mt \$20,000. Feb 9. Feb 10, 1911. 9:2444. nom
Nelson av, Nos 1409 & 1411, w s, 166.8 n Boscobel av, 33.4x95.6x36.11x79.7. 2, 2-sty fr dwgs. Edmondson Constn Co to Chas Monday, 303 E 50th st. Mt \$7,000. Dec 3, 1909. Re-recorded from Dec 4, 1909. Feb 16, 1911. 11:2874. O C & 100
Prospect av, Nos 783 & 785, w s, 300 n 156th st, 50x122.4x63.9x161.11, vacant. Katharine Grill to The Broadway & Cathedral Parkway Co, 611 W 110th st. Feb 14. Feb 15, 1911. 10:2676. O C & 100
Perry av, e s, 150 s Gun Hill rd, 25x100, vacant. Wm G Alger to Annette Miller, 1861 Lex av. B & S. Feb 15, 1911. 12:3348. 2,500
\*Pier av, e s, 139.4 n Middletown road, 25.1x116.5x25x119, Tremont Terrace. Julius Berger to Linka or Linlea Berger his wife, 580 Boulevard, Rockaway Beach, L I. Feb 8. Feb 14, 1911. O C & 100
\*Penfield av, s s, 446.7 e Baker av, 25x108, Minnie Watsky to Moses Watsky, 1579 White Plains av. Jan 30. Feb 15, 1911. nom
Robbins av, Nos 548 to 564 n e cor 149th st, runs n e along av, 149th st | 100 x s e 105 x s w 100 to st, x n w 105 to beg, except part for av, 3-sty bk storage & stable & vacant. Robt J Moorehead to Moorehead Realty & Constn Co, 415 E 140th st. Mt \$8,000. Jan 2. Feb 16, 1911. 10:2641. O C & 100
Stebbins av or 163d st, No 890, w s, 107.1 n 162d st, 22.9x58x20.3x67.8, 3-sty bk dwg. Louis Gordon to Elias Edelsack, 690 E 163d st. 1/2 part. Mt \$8,500. Feb 14, 1911. 10:2690. O C & 100
Sedgwick av n e cor 183d st, deed reads Hampden st (184th st), 183d st | n s, 59.5 n w from e s land conveyed to Fowler & Taylor, May 31, 1893, runs n 50.7 x e 10 x n 80 x w 86.7 to e s Sedgwick av x s 106.2 x s e e along curved cor of Sedgwick av & Hampden st to point on n s of st 83.6 w from beginning x e 83.6 to beginning, vacant. Louis & Martin Goldsticker et al INDIVID & EXRS &c, David Goldsticker to Saml Goldsticker, 240 E 68th st or 171 E 64th st. All liens. Q C. Feb 11. Feb 14, 1911. 11:3225. nom
Tinton av, No 747, w s, 2.7 n Westchester av, 27x117.6, 4-sty bk tint. Frank Valente EXR Elise Zanmatti to Jos Dondero, 393 Greenwick st. Mt \$12,000. Feb 10. Feb 11, 1911. 10:2655. 17,000
Tiebout av, e s, 99.11 s Ford st, 130.1x-, 1-sty fr dwg & vacant. Fanny M Wallace to Mary B Slevin, 57 W 77th st. Q C. July 1, 1909. Feb 16, 1911. 11:3143. nom
Tiebout av, e s, at s s lot 30 map Rebecca Bassford at Fordham, runs n 130.1 x e 215 x s 100 to n s 181st st, x w - to w s 181st st, x s w 30.7 to s s lot 30, x w 204.6 to beg. Mary B Slevin to Wm A Cameron, 50 E 196th st. All liens. Feb 8, 1911. Feb 16, 1911. 11:3143. O C & 100
Tinton av, No 896, e s, 237.6 n 161st st, 22.7x100, 3-sty fr tint. Mary E Bietsch to Chas R Bietsch, 894 Tinton av. B & S. July 6, 1909. Feb 16, 1911. 10:2668. O C & 100
Union av, Nos 1094 to 1108 | e s, from 166th to 167th sts, 200x100, 166th st, No 815 | 5, 5-sty bk tnts with str on both 167th st, No 814 | cors. Brown-Weiss Realities to Matilda W Brower, s e cor Riverside Dr & 106th st. Mts \$218,500. Feb 15. Feb 16, 1911. 10:2680. nom
Union av, e s, 38.4 s 150th st, 36.8x90, 5-sty bk tint. Carl Waechter et al to Mary B Cunningham, 257 W 99th st. Mts \$32,000 & all liens. Feb 14. Feb 15, 1911. 10:2674. O C & 100
Same property. Josephine Hall EXTRX Noble J Hall to same. Mts \$32,000 & all liens. Feb 14. Feb 15, 1911. 10:2674. omitted
Union av, No 668, on map No 670, e s, 100 n 152d st, 37.6x95, 5-sty bk tint. Jno Schaeffer to August F Burger, 931 Av St John & Wm Fluck, 672 Union av. Mts \$34,500. Feb 15, 1911. 10:2675. O C & 100
Union av, No 984, e s, 277.3 s 165th st, 37.6x160, 5-sty bk tint & str. Ole Olsson & Phillipine his wife to Emily Olsson, 984 Union av. B & S. All liens. Feb 1. Feb 11, 1911. 10:2678. nom
Union av, w s, 25 n 147th st, 275x100, vacant. Geo J Brown, Jr, to Ibrov Realty Co, 1356 Teller av. All liens. Feb 8. Feb 11, 1911. 10:2582. nom
Valentine av No 2892 s e s 405.9 n e 198th st 25x98x25x98.2, 2-sty bk dwg. Kate V Brady to Eugene J Reilly, 220 E 35th st. Mt \$9,000. Feb 15. Feb 16, 1911. 12:3305. O C & 100
\*Van Nest av, s s, 162 w Unionport road, 25x100. Julia Kleinknecht to Augustus Gareiss, Jr, 302 Mosholu Parkway South. Mt \$3,000. Feb 4. Feb 10, 1911. O C & 100
\*Same property. Augustus Gareiss, Jr, to Julia wife of & Frederick Kleinknecht, 2970 Decatur av. Mt \$3,000. Feb 8. Feb 10, 1911. O C & 100
Vyse av, e s, 130.6 s Freeman st, 25x100, vacant. Joseph Quinlan to Sadie Goldman, 1101 Findlay av. All liens. Jan 28. Feb 10, 1911. 11:2993. O C & 100
Valentine av, No 2064, e s, 422.2 n 179th st, 30.5x102.11x9.11x100, 2-sty fr dwg. Moses G Wright to Henry W Riessick, & Adolph G Furthman, 452 E 170th st. Feb 10. Feb 11, 1911. 11:3142 & 3144. O C & 100
Vyse av, No 1127 | n w cor 167th st, 100x24, 5-sty bk tint. Eleanor 167th st | L Donohue to Patk Fenton, 840 Tinton av. Mt \$24,000. Feb 9. Feb 11, 1911. 10:2752. O C & 100
Weeks av, No 1650 (1654), e s, 135 s 173d st, 20x95, 2-sty bk dwg. Emma Starr et al to Meister & Bache Realty Co, 220 Bway. All liens. Jan 31 (re-recorded from Feb 3, 1911). Feb 15, 1911. 11:2792. O C & 100
Willow av n e cor 137th st, 100x125, vacant. Lotus Realty Co of 137th st | Bklyn to Mazarin Land Development Co, 186 Remsen st, Bklyn. B & S. Feb 15, 1911. 10:2589. nom

Weeks av, No 1648 (1652), e s, 155 s 173d st, 20x95, 2-sty bk dwg. Wilhelmina Marcus to Adolph M Koch, 400 E 180th st. Mt \$7,000. Feb 15. Feb 16, 1911. 11:2792. O C & 100
Webster av, Nos 1465-1475 | w s, abt 25 s 171st st, 100x54.7 to e s Clay av | Clay av, x 100.6x64.2, n s, 6-sty bk tint & str. Security Mort Co to Willard Amerman, 240 Lafayette av, Bklyn. Mt \$45,000. Jan 12. Feb 16, 1911. 11:2887. O C & 100
Same property. Willard Amerman to Boreas Realty Co, 186 Remsen st, Bklyn. Mt \$45,000. Jan 12. Feb 16, 1911. 11:2887. exch & 100
\*Walker av, w s, 124.6 n Frisby av, 25x104x25.10x110.9, except part for av. Alvey A Adeo to Albert Freyer, 1497 Zerega av, Westchester. All liens. Jan 11. Feb 14, 1911. O C & 100
Washington av, e s, 102 n 180th st (Samuel st), 23x75.3x39.1x80.6, except part for av, vacant. Ella G Hawkes to Therese C Walsh, 869 Eastern Parkway, Bklyn. Feb 14, 1911. 11:3047. O C & 100
Washington av, No 1830, e s, 156.9 n 175th st, 46x110, 2-sty fr dwg. Leonard Weill to Psaty Const Co, 147 E 125th st. Mt \$7,500. Feb 6. Feb 10, 1911. 11:2917. O C & 100
Wilkins av, No 1411, w s, 101.7 n Jennings st, 40.7x-40x109.10, 5-sty bk tint. Release mt. N Y Trust Co to Mitchell-McDermott Const Co, 1094 Southern Boulevard. Feb 10. Feb 11, 1911. 11:2965. O C & 1,000
Washington av | s w cor 161st st, runs s 6.7 x s w 114.11 to n e s William st | William st x n w 25 x e 99.1 to s e s 161st st x e 27.3 to beginning, with all title to William st, 1-sty fr office & vacant. Central Trust Co of N Y TRUSTEE John McQuade to Young Mens Christian Assoc, 215 W 23d st. Feb 10, 1911. 9:2382. 15,000
Washington av | s w cor 161st st, runs s 25.9 x w 114 to e s William 161st st | iam st x n 25 x e 124.9 to s s 161st st x s e 7.7 William st | to beginning, with all title to William st, except part taken for av, 1-sty fr bldg & vacant. Anna E Amsler to same. Feb 9. Feb 10, 1911. 9:2382. O C & 100
Woodycrest av, No 1000 | n e cor 164th st, 50x100, 2-sty & b fr 164th st | dwg. Grace E Brady to Wm Simpson, 291 Bonner pl. Mt \$15,000. Feb 4. Feb 10, 1911. 9:2508. nom
West Farms road | s e s, at s w s Freeman st, runs s e along st Freeman st | 138.4 x w 193.5 to e s Longfellow av x n 7 to road x n e 152.10 to beginning, vacant. Hyman Horwitz et al to Hyman Horwitz, 85 W 119th st. B & S. All liens. Jan 11. Feb 10, 1911. 11:3006. nom
Same property. Hyman Horwitz to Geo D Judson, at Middleport, Niagara Co, N Y. 1/2 part. B & S. Mts \$15,500. Feb 9. Feb 10, 1911. 11:3006. nom
Weeks av, No 1685, w s, 6 n 173d st, 50x95, 2-sty fr dwg & str & vacant. Amelia Isele to Emelie Isele, 1685 Weeks av. All liens. Jan 28. Feb 10, 1911. 11:2791-2793-2792 & 2796. O C & 100
West Farms road, No 1100, s e s, 197.8 n e Hoe av, 50x96.9x50.11x86.10, 5-sty bk tint. Friedman Const Co to Morris Steinhilmer, 27 E 95th st. Mt \$33,500. Feb 9. Feb 10, 1911. 10:2751. nom
3d av, Nos 3995 & 3997, w s, 201.9 n 173d st, 50.1x131.8x50x131.3, 6-sty bk tint & str. Sadie Klein to Philip E Hendrick, Jr, 292 Manhattan av. Mt \$57,500. Jan 31. Feb 14, 1911. 11:2921. O C & 100
\*E 1/2 of lot 488 map No 1106 in Westchester Co of Arden property at East & Westchester. 1/4 of lot 1. Same map begins at n e cor plot 1, runs s 50 x w 50 x n 50 x e along plot 488, 50 to beg. Michael J Ryan to Frieda Weinstein, 436 E 138th st. Feb 9, Feb 16, 1911. nom
\*Lots 7 & 8, blk 39, sec C of "Edenwald." Subordination agt of covenants to mt. Land Co "C" of Edenwald, 16 E 42d st & Swedish Evangelical Lutheran Bernadotte Church on Randall av, with Dollar Savings Bank, 2808 3d av. Dec 31. Feb 15, 1911. nom
Lots 96 & 97, map North Melrose with all title to land in Wm st, except part for Washington av & that part bet e s of Washington av & Branch R R. Margt L McMahon to Young Mens Christian Assn, 215 W 23d st. Feb 9. Feb 10, 1911. 9:2382. 13,000

LEASES

Under this head 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.

February 10, 11, 14, 15 and 16.

BOROUGH OF MANHATTAN.

Allen st, Nos 23 & 25, all, except 4 b str. Moses Harris to David Futterfass, 181 Orchard st; 3 yrs, from Feb 1, 1911. Feb 10, 1911. 1:300..... 3,100 to 3,300
Broome st, No 432, str & part cellar. John H Gerdes to Herman Ahrens & Herman A Dohmann, 22 Van Nest pl; 10 yrs, from Feb 1, 1911. Feb 10, 1911. 2:483..... 2,700
Broome st, No 23, stable bldg. Mary Connolly to Lorenzo Visconti, 411 E 9th st, & Rocco Morra, 716 E 12th st; 5 yrs, from Feb 1, 1911. Feb 15, 1911. 2:321..... 2,500
Chrystie st, No 136, e s, 25x100. Assign lease. Minnie Goldstein to Lena Dan. All title. All liens. Oct 24, 1907. Feb 10, 1911. 2:419..... nom
Cleveland pl, No 15 | n e cor Delancey st, all. Augusta Liebertz Delancey st | to Giuseppe Alfano, 15 Cleveland pl; 10 yrs, from Sept 1, 1910. Feb 10, 1911. 2:481..... 1,800 to 3,600
Greenwich st | s w cor Murray st, runs w 77.8 x s 34.4 x s e 56.6 Murray st | x e 26.3 to st x n 27 to beginning. Agreement as to assignment of lease & purchase of bldgs. &c. Geo Wm Rasch to Saml V Hoffman, at Morristown, N J, & Farmers Loan & Trust Co, 22 William st, N Y, & Wm H Harris, 140 W 57th st, TRUSTEES Eugene A Hoffman. Feb 15, 1911. 1:129... 7,500
Houston st, No 346 E, all. Rubin Stillman to Sam Zimmer, on premises; from Sept 1, 1910, to Aug 31, 1913. Feb 11 1911. 2:384..... 3,000 & 3,050



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CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

Lewis st, No 91, all. Saml Stoopack & ano to David Reiff & Tobias Bein, 292 E 3d st; 3 yrs, from Feb 1, 1911. Feb 14, 1911. 2:329.....2,700

Manhattan st, No 67, str & part b. Morris Weinstein to Morris Fidelman, 128 Manhattan st; 5 yrs, & 2 1/2 mos, from Feb 15, 1911. Feb 14, 1911. 7:1982.....660 & 720

Mott st, Nos 150 & 152, cor apartment on 1st floor. Saml Zirinsky to Donato Mastrogiovani, 150 Mott st; 3 4-12 yrs, from Jan 1, 1911. Feb 11, 1911. 2:470.....420

Manhattan st, No 67, str & part b. Morris Fidelman to Morris Blumenfeld, 161 Tompkins av, Bklyn; 5 yrs & 2 1/2 mos from Feb 10, 1911. Feb 16, 1911. 7:1982.....660 & 720

Manhattan st, No 67, assign lease. Morris Blumenfeld & Jacob Lazarowitz to Cleia Blumenfeld, 161 Tompkins av, Bklyn & Sophia Lazarowitz, 172 Floyd st, Bklyn. Feb 16, 1911. 7:1982.....nom

Orchard st, No 176, b, cellar & 3 rooms on 2d floor. Moses Ryshpan to Chas Berkowitz, on premises; 4 yrs, from May 1, 1911. Feb 14, 1911. 2:412.....1,530

Pearl st, No 167, ground floor. Edmond P Martin to Angelo Calcagnini, 2140 Belmont av; 5 yrs, from Feb 1, 1911. Feb 14, 1911. 1:40.....600

Rivington st, No 103, str. Sam Riedler to Oscar Arnold, 103 Rivington st; 3 yrs, from May 1, 1911. Feb 15, 1911. 2:410.....780

Spring st, No 304, all. Henry H Jackson et al EXRS, &c, Peter A H Jackson to Richd P Poschman, 401 & 403 Hudson st; 4 yrs, from May 1, 1912. Feb 11, 1911. 2:594.....840 to 960

South st, No 177, all. Jacob J Wallenstein to Vito C Cantasano, 2144 Homecrest av, Bklyn, N Y; 3 yrs, from May 1, 1911. Feb 16, 1911. 1:110.....2,250

Vesey st, No 53. Assign lease. Katie Lauber to Leonard & Johanna M Stroebel, 751 E 168th st. Jan 28. Feb 11, 1911. 1:85.....nom

West st, No 147 | all. Extension of lease agreement for 3 Barclay st, Nos 108 & 110 | yrs from May 1, 1915, at \$8,000 per annum. Nicholas Toerge to Leopold Friesen & Dora Schwenk. Feb 9. Feb 11, 1911. 1:84.....nom

Same property. Consent to assign lease. Same to same. Feb 9. Feb 11, 1911. 1:84.....nom

Same property. Assign lease. Leopold Friesen & Dora Schwenk to Herman Stichweh, 75 W 92d st, & Wm Horstmann, 204 E 124th st. Feb 10, Feb 11, 1911. 1:84.....nom

West st, No 305. Assign lease. John Cosen to Nathan Mitchell & Bennie Silberstein. Sept 12, 1907. Feb 10, 1911. 2:596.....nom

West st, No 305, assign lease. Nathan Mitchell & ano to Israel Soloff, 22 Pike st. Feb 2. Feb 16, 1911. 2:596.....nom

2d st, No 161, s w s, 169.9 s e Av A, 24.6x105.6, the land. Winthrop C Rutherford INDIVID & EXR, &c, Lewis M Rutherford Meyer Rapaport, 520 W 125th st; 21 yrs, from Feb 1, 1911. (Option or renewal.) Feb 14, 1911. 2:397.....taxes, &c, & 975

2d st, No 159, s w s, 145.3 s e Av A, 24.6x105.6, the land. Winthrop C Rutherford INDIVID & EXR, &c, Lewis M Rutherford Meyer Rapaport, 520 W 125th st; 21 yrs, from Feb 1, 1911. (Option or renewal.) Feb 14, 1911. 2:397.....taxes, &c, & 975

2d st, No 249, all. Benj J Weil to Saml Lakser, 359 E 8th st; 3 yrs, from Feb 1, 1911. Feb 11, 1911. 2:384.....2,100

5th st, Nos 619 & 621. Assign leases. Mary F Stanley to Mark Aaron, 132 Nassau st. 1/2 part. Sept 21, 1910. Feb 14, 1911. 2:388.....O C & 100

Same property. Assign leases. Mark Aaron to Auguste Goodman. All liens. 1/2 part. Sept 28, 1910. Feb 14, 1911. 2:388.....O C & 100

11th st, No 338 E, front & rear bldgs. Antonino Maggio to Lorenzo Balsamo, 214 Chrystie st, & Vito Alessandro, 424 E 11th st; 5 yrs, from May 1, 1911. Feb 14, 1911. 2:452.....3,360

15th st, Nos 611 to 613 E, all title. Martin Concannon INDIVID & as GDN Tessie Concannon to Wm H Blanchard, 206 Av B, 1 yr, from Feb 8, 1911. (Renewal.) Feb 14, 1911. 3:983.....840

24th st, No 203 E. Assign lease. Henry C Quick & ano to Wm H Werfelman, 277 E 198th st. All title. Jan 23, 1911. 3:905. Corrects error issue of Jan 28 when property was 24th st, No 203 West.....nom

40th st, Nos 231 to 235 W. Assign lease. Geo D Munsing to Munsing Motor Car Co, on premises. June 30, 1910. Feb 14, 1911. 4:1012.....nom

Same property. Assign lease. Munsing Motor Car Co to N Y Motor Car Co, on premises. Feb 11. Feb 14, 1911. 4:1012.....nom

40th st, Nos 541 & 543 W. Assign lease. Jas M Ryan to Burns Bros, 50 Church st. Feb 9. Feb 15, 1911. 4:1069.....2,500

46th st, No 629 W, all. John E Ludin to Jas Kelly, 629 W 46th st; 5 yrs, from May 1, 1910. Feb 10, 1911. 4:1094.....taxes in excess of \$209.75 & \$1,000

48th st, No 57 W. Consent to assign lease. TRUSTEES Columbia College City N Y to Fellowes Davis, 57 W 48th st. EXR Marie A Davis. Dec 8, 1910. Feb 10, 1911. 5:1264.....nom

Same property. Assign lease. Fellowes Davis EXR Marie A Davis to Fellowes Davis, 57 W 48th st, INDIVID & HEIR Marie A Davis. Feb 2. Feb 10, 1911. 5:1264.....nom

48th st, No 9 E, str & part b. Jos Keen to Otille Brand, 514 W 122d st; 5 yrs, from May 1, 1911. Feb 10, 1911. 5:1284.....4,500 & 5,000

49th st, No 11, n s, 187 w 5th av, 27x100.5, the land. TRUSTEES Columbia College City N Y to estate of Henry B Barnes, 112 E 56th st; 21 yrs, from Dec 1, 1907, with option of renewal. Feb 10, 1911. 5:1265.....taxes, &c, & 3,760

50th st, No 16, s s, 267 w 5th av, 25x100.5, the land. TRUSTEES Columbia College City of N Y to Henry L Dyer, 16 W 50th st; 21 yrs, from May 1, 1910, with option of renewal. Feb 10, 1911. 5:1265.....taxes, &c, & 2,818

50th st, No 18 W, 25x100.5, the land. TRUSTEES Columbia College City of N Y to Sarah W Morgan, 18 W 50th st, & Grace G Morgan, 21 W 50th st; 21 yrs, from May 1, 1910, with option of renewal. Feb 10, 1911. 5:1265.....taxes, &c, & 2,765

52d st, Nos 136 to 146 W, 10th loft. Frank M Randall to Leopold Stern et al firm Stern Bros & Co, 68 Nassau st; 5 3-12 yrs, from Nov 1, 1910. Feb 10, 1911. 4:1004.....5,500

56th st, Nos 118 to 122 W, all. John S Coleman et al to Victor Auto Storage Co, 118-122 W 56th st; 5 yrs, from Dec 1, 1910. Feb 15, 1911. 4:1008.....13,500

58th st, Nos 308 & 310 W. Confirmatory assignment of lease. Le Barton Hotel Co to Columbus Circle Hotel Co, 45 Pine st. Feb 9. Feb 14, 1911. 4:1048.....nom

58th st, Nos 308 & 310 W. Certificate as to surrender & cancellation of lease. Columbus Circle Hotel Co to Millie B Pakas, 50 W 77th st. Feb 8. Feb 11, 1911. 4:1048.....nom

Same property. Confirmatory assignment of lease. Barton F Champion of Belmar, N J, to Le Barton Hotel Co, 45 Pine st. Feb 8. Feb 11, 1911. 4:1048.....nom

Same property. Certificate of surrender & cancellation of lease. Columbus Circle Hotel Co to Millie B Pakas, 50 W 77th st. Feb 10. Feb 11, 1911. 4:1048.....nom

60th st, No 235 W, west str & part b. Maria K Gray to Patk & Jas Collins, 207 W 62d st; 3 yrs, from Jan 1, 1911. Feb 10, 1911. 4:1152.....300

75th st, No 63, n s, 34.4 w Park av, 17x102.2, all. 76th St & Park Av Co to Henrietta Ross, 63 E 75th st; 10 yrs, from Feb 1, 1911. Feb 10, 1911. 5:1390.....2,100

113th st, Nos 245 & 247 W, east flat on 1st floor. Hennessey Realty Co, 220 Bway, to Max Z Stein, on premises; 1 7-12 yrs, from Mar 1, 1911. Feb 10, 1911. 7:1829.....780

119th st, Nos 226 to 236 E, assign lease. Yettie Bauman to Jacob Rattner & Israel Priss both at 199 2d av. Nov 16, 1910. Feb 16, 1911. 6:1783.....1,500

119th st, Nos 226 to 236 E, assign lease. Sollie Cohen to Yettie Bauman, 201 3d av. All title. June 18, 1910. Feb 16, 1911. 6:1783.....nom

119th st, Nos, 226 to 236 E, s s, 3 bldgs. Jefferson Bank to Yettie Bauman & Sollie Cohen, 201 3d av; 3 yrs from July 1, 1910; 2 yrs renewal. Feb 16, 1911. 6:1783.....12,000

121st st, No 320 E, all. Eva Glaubinger & ano to Morris Karp, 42 Rivington st; 3 yrs, from Feb 1, 1911. Feb 15, 1911. 6:1797.....2,496

125th st, No 104 E, str & cellar. Dick Niemeyer to Chas De Boer, 219 E 237th st; 5 yrs, from Feb 1, 1911. Feb 10, 1911. 6:1773.....2,000

133d st, Nos 15 to 21 W, all. Ray Maisel & ano to Sarah Landesman, 73 W 118th st; 3 yrs, from Dec 1, 1910. Feb 10, 1911. 6:1731.....10,800

Av C, No 107 n w cor 7th st, store. Harris Schonzeit to Leo C 7th st | Goldstein on premises; 5 yrs from May 1, 1911. Feb 16, 1911. 2:390.....1,536

Amsterdam av, No 1123, str. John J Johnson to Fredk Von Ronn, 122 W 100th st; 5 yrs, from May 1, 1911. Feb 14, 1911. 7:1867.....1,000 & 1,200

Amsterdam av, No 1121, str. John J Johnson to John Von Husen, 932 Ams av; 5 yrs, from May 1, 1911. Feb 14, 1911. 7:1867.....1,800 & 2,000

Broadway, No 779. Release of lease. Chesebro Davidson Realty Co to Joseph F Tuttle & Wm E Van Liew. Feb 9. Feb 14, 1911. 2:561.....nom

Broadway, No 779, str & b. Chesebro-Davidson Realty Co to Wm E Van Liew, Morristown, N J, & Jos E Tuttle, at Rockaway, N J; 7 5-12 yrs, from Sept 1, 1906, with 5 yrs renewal. Feb 10, 1911. 2:561.....6,000

Same property. Assign lease. Wm E Van Liew & ano to Minnie J Grant, 507 W 140th st. Sept 9, 1910. Feb 10, 1911. 2:561.....nom

Columbus av, No 994 s w cor 109th st, str & b. Wm O & Otto C 109th st | Egner to Robt H Conway, 149 W 66th st; 10 yrs, from May 1, 1914. Feb 10, 1911. 7:1863.....2,000

Columbus av, No 746, str & part b. David W Cromwell to Mathais Ossenbruggen, 726 Col av; 5 yrs from May 1, 1911. Feb 16, 1911. 7:1851.....1,860

Lexington av, No 732, w s, 80 s 59th st, 20x75. Surrender lease. Carl Sotscheck Co to Carl Sotscheck, 1044 Clay av. All title. Feb 15, 1911. Feb 16, 1911. 5:1313.....nom

Madison av, No 1141, str & b. John A Pleines to Michl J McInerney, 1079 3d av; 10 yrs, from Mar 1, 1911. Feb 15, 1911. 5:1496.....3,600 & 3,800

Park av, Nos 1355 & 1357 | cor 102d st, cor str. Abraham Herbst 102d st | to Alice L McCarthy, 1 E 101st st; 8 3-12 yrs, from Feb 1, 1911. Feb 15, 1911. 6:1630.....480

1st av, No 350, str, b, &c. Daniel Gossweiler et al HEIRS, &c, Mathias Gossweiler & ano to Louis Holzman, on premises; 10 yrs, from Mar 1, 1911. Feb 10, 1911. 3:952.....1,200

1st av, No 2157, str floor & b. Mary Marino to Salvatore Lo Cascio, 2164 2d av; 5 yrs, from Mar 1, 1911. Feb 10, 1911. 6:1683.....1,440

1st av, No 66 n e cor 4th st, assign lease. Saml Bernstein to 4th st | Abraham Cooper, 151 2d av. Dec 16. Feb 16, 1911. 2:432.....nom

2d av, No 745, assign lease. Tony Garramone & ano to Thos F Fitzgerald, 233 E 2d st & ano. Feb 11. Feb 16, 1911. 3:920.....nom

2d av, No 979, bake shop. Isabella Unger to Fred Benguerel et al, on premises; 3 yrs, from Mar 1, 1911. Feb 14, 1911. 5:1325.....240

2d av, No 1804, south str & floor above & part cellar. Emil B Johannsen to Bernhard Schmidt, on premises; 5 yrs, from May 1, 1911. Feb 10, 1911. 5:1556.....840

2d av, No 128, the right of tenants, &c, of No 126 2d av to the use of yards, areas, &c, as means of exit in case of fire, &c. Annjeannette Seelig, 147 Hooper st, Bklyn, to Gizella K Bloch, 535 W 152d st; 2 3-12 yrs, from Feb 1, 1911. Feb 10, 1911. 2:449.....120

3d av, No 980, all. Schaefer Co to Morris H Lewis, 63 E 59th st; 5 yrs, from May 1, 1911. Feb 10, 1911. 5:1313.....5,250

3d av, Nos 1479-1483, e s, 40 s 84th st, 60x102, all. Harry W Vogel et al EXRS, &c, Wm Vogel to Saml Baumann, 51 W 89th st, doing business as J Baumann & Bro; 13 yrs from Feb 1, 1911. Feb 16, 1911. 5:1529.....9,000

4th av s e cor 18th st, part of 14th floor. Henry Korn to Ori-18th st | noka Mills, 215 4th av; 5 yrs, from Feb 1, 1911. Feb 11, 1911. 3:873.....5,500

5th av, Nos 556 & 558, w s, 25.5 s 46th st, 50x100, ground lease. Isabella Loring, 1 W 70th st, to Roland F Knoedler, as firm of M Knoedler & Co, 767 5th av; 21 yrs, from Mar 1, 1911, with 3 renewals of 21 yrs each. Feb 15, 1911. 5:1261.....taxes, &c, & 45,000

6th av, No 395, all. Jos S Rich (agent) to Carl & Oscar Oestreicher, 120 E 31st st; 5 yrs from May 1, 1912. Feb 16, 1911. 3:800.....4,000

7th av, No 2060, assign lease. Kunigunde Vette to Jno Schumm, 200 W 123d st. Feb 16, 1911. 7:1928.....nom

8th av, No 2709, str. Ernest Molwitz to Celia Goldstein, 2709 8th av; 3 yrs, from May 1, 1911. Feb 11, 1911. 7:2044.....840 & 900



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8th av, No 371, str, &c. John Wilkens to United Cigar Stores Co, 44 West 18th st; 10 yrs, from May 1, 1911. Feb 14, 1911. 3:752 .....2,000 to 2,200

**BOROUGH OF THE BRONX.**

Freeman st, Nos 974 & 976, str & b. Lewis Realty & Constn Co to Herman Hermanns, 42 Boone av; 10 1-12 yrs from Apr 1, 1911. Feb 16, 1911. 11:2993. ....1,020 to 1,440  
 \*Sycamore st, on Arden estate, Eastchester farm. Jacob Lotter to Franz & Karl Bialek, 466 E 177th st; 5 yrs, from Feb 6, 1911. Feb 11, 1911. ....360  
 164th st, No 581 E, cor str. Robt J Moorehead to Howard Friedman, 25 Av C; 5 2-12 yrs, from Mar 1, 1911. Feb 11, 1911. 10:2622. ....780  
 Boston road, No 1378, n 1/2 of store. Carl Schur to Ludwig Watermeider, on premises; 5 yrs, from May 1, 1911. Feb 14, 1911. 11:2962. ....1,020  
 \*Harrington av & Dudley av, "The Harrington House." Surrender Dudley av lease. Benno Eibach to Jos Bohm, 1199 Boston road. All title. Feb 10, Feb 14, 1911. ....nom  
 St Ann's av | n w cor Southern Boulevard, 24.11x100. Sub-Southern Boulevard | ordination of lease, sub-leases & mortgages to mort for \$21,000. Henry Zimmer et al with German Savings Bank, 157 4th av. Feb 10, Feb 14, 1911. 9:2261. ....nom  
 Southern Boulevard, No 835 n w cor St Ann's av. Assign lease. St Ann's av, No 123 | Adolph Yung to Chas Schriever. Aug 15, 1910. Feb 16, 1911. 9:2261. ....nom  
 Same property. Assign lease. Chas Schriever to Carl E Carlton, 553 E 133d st. Feb 8, 1911. Feb 16, 1911. 9:2261. ....nom  
 \*Lot 25B map Olinville, No 2. Augustus M Field, Supervisor of the Town of Westchester, to Michl Dooley; Oct 25, 1894, tax lease 1,000 years. Feb 15, 1911. ....4.58

Bloch, Emma, Jennie Bloom, Josephine Roubitscheck, Adolph Bloch & Annie Bergman & Henry Bloch devisees Jacob Bloch to GERMAN SAVINGS BANK, 157 4th av. 82d st, No 554, s s, 85.4 w East End av, runs s 22 x e 2 x s 16.6 x w 2 x s 37.8 x w 12.8 x s 26 x w 13.4 x n 102.2 to st x e 26 to beginning. Feb 9, 3 yrs, 4 1/2%. Feb 10, 1911. 5:1578. ....10,000  
 Bowne, Nettie with ALBANY SAVINGS BANK, at Albany, N Y. New Chambers st, Nos 59 to 65, s w cor Pearl st, Nos 411 to 415, on map Nos 409 to 415, runs s 71.10 x w 117.6 x n 85.8 to s s Rose st x e 116.6 to New Chambers st x s e 4.4 to beginning. Extension of mt for \$275,000 to Feb 8, 1916. at 4 1/2%. Feb 8, Feb 10, 1911. 1:114. ....nom  
 Bishop, Caroline C, 49 W 75th st, with Emil & Barnet Reibstein. Madison st, No 162. Extension of \$25,000 mt until Nov 15, 1915, at 5%. Feb 14, 1911. 1:272. ....nom  
 Boss, Joseph to American Mortgage Co, 31 Nassau st. 133d st, No 69, n s, 110 e Lenox av, 25x99.11. Feb 14, 1911, 5 yrs, 5 1/2%. 6:1731. ....15,000  
 Baumann, Magdalena, 228 E 52d st, to Reserve Fund of Dist No 1 Order Keshar Shel Barzel, 170 E 60th st. Baxter st, No 142, w s, abt 150 n Hester st, 25x77x25x75.10. Jan 28, 3 yrs, 4 1/2%. Feb 14, 1911. 1:235. ....15,000  
 Berman, Francis J with Annie Mintz. Monroe st, Nos 238 to 242, s s, abt 205 e Scammel st, 64x97.4. Extension of \$7,500 mt until Jan 1, 1912, at 6%. Feb 11, 1911. 1:261. ....nom  
 Bonwit Realty Co to whom it may concern. 34th st, Nos 13 & 15 W. Certificate as to reduction of mt. Feb 14. Feb 15, 1911. 3:836. ....  
 Banks, Zoe E, 14 W 40th st, to Benj Altman, 626 5th av. 40th st, No 62, s s, 169.6 e 6th av, 18.6x98.9. P M. Feb 14, 5 yrs, 4 1/2%. Feb 15, 1911. 3:841. ....71,000  
 Bonwit, John, 468 Riverside Drive, to Max Lefkowitz, 90 Morning-side av W. 7th av, Nos 2432 to 2438, s w cor 142d st, No 200, 74.11x75. Prior mt \$62,000. Feb 14, 3 yrs, 6%. Feb 15, 1911. 7:2027. ....10,000  
 Burke, Frank G to David Stern & ano, 52 E 61st st. 42d st. No 535, n s, 225 e 11th av, 100x100.5. Feb 15, 1911, 5 yrs, 5%. 4:1071. ....50,000  
 Cronin, Timothy J to TITLE INS Co of N Y. 40th st, No 338, s s, 125 w 1st av, 25x98.9. Feb 10, 1911, 3 yrs, 4 1/2%. 3:945. ....9,500  
 Costello, Patrick, 328 W 71st st, to Mary Ewald, 764 9th av. 51st st, No 336, s s, 422.8 w 8th av, 20.3x100.5. Feb 9, 5 yrs, 5%. Feb 10, 1911. 4:1041. ....25,000  
 Collins, Patrick & James to Lion Brewery at Columbus av & 108th st. 60th st, No 235 W. Saloon lease. Feb 4, demand, 6%. Feb 10, 1911. 4:1152. ....723.33  
 Cunningham, Mary B, 257 W 99th st, to Sadie Murphy, 1678 71st st, Bklyn, N Y. 99th st, n s, 192 w Bway, 17x100.11. Prior mt \$22,000. Feb 9, due Aug 9, 1911, 5%. Feb 10, 1911. 7:1871. ....240

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgages against Bronx property will be found altogether at the foot of this list.

February 10, 11, 14, 15 and 16.

**BOROUGH OF MANHATTAN.**

Ahrens, Herman & Herman A Dohmann to John H Gerdes, 22 Van Nest pl. Broome st, No 432. Saloon lease. Feb 9, demand, 6%. Feb 10, 1911. 2:483. ....5,500  
 A & S Const Co to Realty Holding Co, 907 Bway. 27th st, Nos 118 & 120, s s, 243.9 w 6th av, 37.6x98.9. Prior mt \$150,000. Feb 10, 2 yrs, 6%. Feb 10, 1911. 3:802. ....35,000  
 Same to same. Same property. Certificate as to above mt. Feb 10, 1911. 3:802. ....  
 Ackers, Alfred H to N Y TRUST CO, 26 Broad st. 66th st, No 157, n s, 182.2 e Ams av, 31x100.4. P M. Feb 11, 3 yrs, 5%. Feb 14, 1911. 4:1138. ....30,000  
 Adams Realty Co to Borough Realty Co, 71 Nassau st. 37th st, No 237, n s, 350 e 8th av, 25x98.9. P M. Prior mt \$— Feb 15, 1911, 3 yrs, 5%. 3:787. ....7,000  
 Adams Realty Co, 206 Bway, to Saml C Burchell, 563 W 182d st, trustee for Arthur Burchell & ano. 37th st, No 239, n s, 325 e 8th av, 25x98.9. P M. Feb 15, 1911, 5 yrs, 5%. 3:787. ....33,000  
 Alliance Realty Co with Howard Taylor, 6 E 63d st. 64th st, No 19 E. Agreement changing date of payment of mt from Mar 1, 1911, to Mar 1, 1913. Feb 14. Feb 15, 1911. 5:1379. ....nom  
 Adler, Jeanette wife of & Moses Adler, 33 Beekman pl, to Helen Adams, at Lawrence, L I. 2d av, No 961, s w cor 51st st, No 252, 20.5x80. Feb 15, 1911, 5 yrs, 5%. 5:1324. ....16,500  
 Anderson, Eva R to TITLE GUARANTEE & TRUST CO. 68th st, No 54, s s, 243.9 e Col av, 18.9x100.5. Prior mt \$16,000. Feb 14, due, &c, as per bond. Feb 16, 1911. 4:1120. ....2,000  
 American Mortgage Co with Anna C Larney, 101 E 121st st. Park av, No 1683. Extension of \$14,000 mt until Feb 15, 1916, at 5%. Feb 15. Feb 16, 1911. 6:1767. ....nom  
 Aronson, Moses & Alex Baum to CITIZENS SAVINGS BANK, 56 Bowery. Bayard st, No 81, s s, abt 75 w Mott st, 25x75. Feb 15, 1911, due May 15, 1916, at 4 1/2%. 1:164. ....28,000  
 Borchard, a corpn, 412 E 104th st to METROPOLITAN LIFE INS CO. Bway, No 2592, s e cor 98th st, No 208, runs e 180.6 to e 1 Bloomingdale rd, closed, x s 101.11 x w 165.8 to Bway, x n 100.11 to beg. Feb 15, due Apr 1, 1916, 6%, until completion of bldg & 5 1/2% thereafter. Feb 16, 1911. 7:1869. ....800,000  
 Same to same. Same property. Certificate as to above mt. Feb 15. Feb 16, 1911. 7:1869. ....  
 Bacot, Jno V to County Holding Co, 128 Bway. 74th st, No 163, n s, 63 e Ams av, runs n 57.8 x w 13.10 x s 14.10 x s w 7 x s 37 to st, x e 18.6 to beg. Feb 16, 3 yrs, 5 1/2%, until Feb 16, 1912 & thereafter at 6%. Feb 16, 1911. 4:1046. ....17,500  
 Brown, Nicholas T, of Sloatsburg, N Y, to Mabel W Hill, 257 W 86th st. Madison st, Nos 29 & 31, n s, 75.1 w James st, runs n 79.6 x w 13.10 to New Bowery, Nos 33 & 35, x s w 51.1 x s 43.3 to st x e 55.2 to beginning. Prior mt \$22,000. Feb 8, 5 yrs, 5%. Feb 10, 1911. 1:116. ....gold, 10,000  
 Brodil, Barbara, 115 W 143d st, to Borivoj Bohemian Real Estate Assoc, 507 E 75th st. 64th st, No 408 s s, 156 e 1st av, 25x100.5. Feb 9, 1 yr, 6%. Feb 10, 1911. 5:1458. ....2,113.52  
 Borst, Chas A, of Utica, N Y, to Hudson Mortgage Co, 135 Bway. 94th st, No 276, s s, 55 e West End av, 15x64.6x15x63.8; 94th st, No 272, s s, 85 e West End av, 15x64.9x15x64.4. Prior mt \$30,000. Feb 14, 1911, 1 yr, 6%. 4:1241. ....4,000

Castro, Anna & Joseph Urban, Sr, with LAWYERS TITLE INS & TRUST CO. 85th st, No 430 E. Subordination agreement. Feb 1. Feb 14, 1911. 5:1564. ....nom  
 Condit, Wm L with Millie B Pakas, 50 W 77th st. 58th st, Nos 308 & 310 W. Extension of \$150,000 mt until Dec 20, 1915, at 5%. Feb 3. Feb 15, 1911. 4:1048. ....nom  
 Coen, Thomas to Fredk E Bertine, 157 W 122d st. 117th st, No 314, s s, 195 w 8th av, 26.3x100.11. Feb 15, 1911, 3 yrs, 5%. 7:1943. ....17,000  
 Cochran, Wm H of Mt Vernon, N Y to Jas C Thomson, 218 W 129th st. Seaman av, s s 175 e Hawthorne st, 25x100; Seaman av, s s, 100 w Emerson st, 100x100. Feb 16, 1911, 3 yrs, —% as per bond. 8:2240. ....10,000  
 Cronin, Timothy J to TITLE INS CO OF N Y. Charles st, No 49, n s, 84.2 e 4th st, 16.8x95. P M. Feb 15, 3 yrs, 4 1/2%. Feb 16, 1911. 2:612. ....5,000  
 Cronin, Timothy J to TITLE INS CO OF N Y. Charles st, No 45, n s, 117.6 e 4th av, 16.8x95. P M. Feb 15, 3 yrs, 4 1/2%. Feb 16, 1911. 2:612. ....5,000  
 Crystal (B) & Son a corpn to IRVING SAVINGS INSTN, 115 Chambers st. West st, Nos 46 to 50, e s, 146.6 s Rector st, runs e 179 to w s Wash st, Nos 76 to 82, x s 100 x w 89.6 x s 25 x w 90.1 to West st, x n 125 to beg. P M. Feb 15, due, &c, as per bond. Feb 16, 1911. 1:17. ....180,000  
 Same to same. Same property. Certificate as to above mt. Feb 15. Feb 16, 1911. 1:17. ....  
 Daly, Frank H with Seymour Schlüssel exr Alexander Schlüssel, 37 W 74th st. 25th st, No 340 E. Extension of \$7,000 mt until Jan 30, 1916 at 5%. Jan 4. Feb 16, 1911. 3:930. ....nom  
 Dacorn Realty Co to TITLE INS CO OF N Y. Fort Washington av, n e cor 180th st, runs e 144.5 x n 110 x w 40 x s 10 x w 100 to av, x s 100.1 to beg. Feb 15, due, &c, as per bond. Feb 16, 1911. 8:2176. ....210,000  
 Same to same. Same property. Certificate as to above mt. Feb 15. Feb 16, 1911. 8:2176. ....  
 D'Andrea, Clarice, 246 E 114th st to Henry Bernhardt, 349 Pleasant av & ano. Pleasant av, No 349, w s, 80.11 n 118th st, 20x 88. P M. Feb 14, 2 yrs, 6%. Feb 16, 1911. 6:1806. ....1,000  
 Divito, Theresa to Donato Vitelli, 345 E 100th st. 100th st, No 403, n s, 50 e 1st av, 50x63.5. Feb 15, due Mar 1, 1913, 6%. Feb 16, 1911. 6:1694. ....2,500  
 Dreher, Frank J, of Borough of Queens, N Y, to Adam Greim, 140 Central av, White Plains, N Y. 83d st, No 436, s s, 80.7 w Av A, 26x102.3. Prior mt \$14,000. Feb 14, 3 yrs, 6%. Feb 15, 1911. 5:1562. ....3,000  
 Damiano, Vincent to Consumers Brewing Co of N Y, Ltd, at 55th st & Av A. Houston st, No 119 E, & Chrystie st, No 232. Saloon lease. Feb 6, demand, 6%. Feb 11, 1911. 2:422. ....8,000  
 Dunn, Rena G to LAWYERS TITLE INS & TRUST CO. Washington st, No 265, e s, 84 n Murray st, 21x83.3x21.2x83.11. Feb 9, 5 yrs, 5%. Feb 10, 1911. 1:131. ....15,000  
 Dieckmann, Fred H & Marie, & Lillian Sasse to Mathilde Schmeelk, 227 E 21st st. 92d st, No 347, n s, 79 w 1st av, 21x75.8. Feb 10, due, &c, as per bond. Feb 11, 1911. 5:1555. ....6,000  
 Errett, Anne wife Wm H to Georgine Oatman, 311 W 51st st. 64th st, No 247, n s, 225 e West End av, 25x100.5. Prior mt \$5,000. Feb 10, due Mar 1, 1912, 6%. Feb 14, 1911. 4:1156. ....3,000  
 Edgar Const Co to Jos Hamerslag. Manhattan st, Nos 107 to 111, n s, 100 e Old Bway, 75x100x64x100.2. Assign rents as collateral security for \$46,000. - Nov 15, 1909. Feb 10, 1911. 7:1982. ....nom



# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze

AND

# IRON WORK

- EQUITABLE LIFE ASSUR SOC OF U S with Casper Levy, 136th st, No 235 W. Extension of mt for \$9,000 to June 20, 1913 at 5%. May 30, 1910. Feb 16, 1911. 7:1942. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Clayton V R Cotes, 741 West End av. 135th st, No 233 W. Extension of mt for \$8,500 to Jan 1, 1913 at 5%. Dec 23, 1910. Feb 16, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Erastus B Treat, 942 St Nich av. St Nich av, No 954. Extension of mt for \$9,000 to Jan 1, 1914 at 5%. Jan 4, 1911. Feb 16, 1911. 8:2108. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Erastus B Treat, 942 St Nich av. St Nich av, Nos 944 to 950. Extension of 4 mts for \$8,500 each to Jan 1, 1914, at 5%. Jan 4. Feb 16, 1911. 8:2108. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Reliant Holding Co. West End av, No 749. Extension of \$12,000 mt until June 20, 1913 at 5%. Aug 23, 1910. Feb 16, 1911. 7:1887. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Clayton V R Cotes, 135th st, No 233 W. Extension of \$10,000 mt until Jan 1, 1913 at 5%. Dec 23. Feb 16, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Bessie Kittenplan, 220 W 136th st. 136th st, No 220 W. Extension of \$8,500 mt until Jan 1, 1916, at 5%. Dec 16. Feb 16, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Jno Fleming, 2375 Morris av. 154th st, No 424 W. Extension of \$12,000 mt until Jan 1, 1916 at 5%. Dec 10, 1910. Feb 16, 1911. 7:2068. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Hyman M Lazinsk, 232 W 136th st. 136th st, No 232 W. Extension of \$9,000 mt until Jan 1, 1916 at 5%. Dec 9, 1910. Feb 16, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Benj Jacobs, 543 W 146th st & Philip Ritter, 540 W 144th st. 143d st, No 253 W. Extension of \$30,000 mt until Jan 1, 1914 at 5½%. Dec 1, 1910. Feb 16, 1911. 7:2029. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Mary A McNamara, 514 8th av, Bklyn, N Y. Howard st, No 3. Extension of \$5,000 mt until Dec 1, 1913 at 5%. Dec 27, 1910. Feb 16, 1911. 1:208. nom
- Same with same. Same property. Extension of \$15,000 mt until Dec 1, 1913 at 5%. Dec 27, 1910. Feb 16, 1911. 1:208. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Benj Jacobs, 543 W 146th st & Philip Ritter, 540 W 144th st. 143d st, No 253 W. Extension of \$30,000 mt until Jan 1, 1914 at 5½%. Dec 1, 1910. Feb 16, 1911. 7:2029. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Chas L Stix, at The Allenhurst, Bway & 100th st. 112th st, No 125 W. Extension of \$24,000 mt until Jan 1, 1913 at 5%. Dec 7, 1910. Feb 16, 1911. 7:1822. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Theresa Moran, 133 W 103d st. 103d st, No 133 W. Extension of \$16,000 mt until Jan 1, 1916, at 5%. Dec 13, 1910. Feb 16, 1911. 7:1858. nom
- EQUITABLE LIFE ASSUR SOC OF U S with J Langdon Ward, 125 W 74th st. 74th st, No 125 W. Extension of mt for \$20,000 to Dec 1, 1913 at 4½%. Dec 13. Feb 16, 1911. 4:1146. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Geo Form, 111 W 83d st. Col av, Nos 182 & 184. Extension of mt for \$30,000 to Jan 1, 1914 at 5%. Dec 16, 1910. Feb 16, 1911. 4:1140. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Walter E Hildreth, 333 W 57th st. 57th st, No 333 W. Extension of mt for \$20,000 to Jan 1, 1916 at 5%. Dec 12, 1910. Feb 16, 1911. 4:1048. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Edw Robinson, 101 W 45th st. 45th st, No 101 W. Extension of mt for \$50,000 to Jan 1, 1916 at 5%. Dec 15, 1910. Feb 16, 1911. 4:998. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Lucy E McBride, 749 Ams av. 56th st, No 304 W. Extension of mt for \$15,000 to Dec 1, 1913, at 4½%. Dec 14, 1910. Feb 16, 1911. 4:1046. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Henry E Jones & Edw R Wharton trustees Geo F Jones, 8th av, Nos 939-947. Extension of mt for \$160,000 to Dec 1, 1912 at 4½%. Mar 31, 1910. Feb 16, 1911. 4:1046. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Jno J Webb at Hillside av, Great Kills, S I. 41st st, Nos 311 & 313 W. Extension of mt for \$33,000 to Jan 1, 1916 at 5%. Dec 15, 1910. Feb 16, 1911. 4:1032. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Fannie Marx & Alice Rosenheim, 136th st, No 248 W. Extension of mt for \$9,000 to June 20, 1913 at 5%. July 2, 1910. Feb 16, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Jno C Fleissner, 135th st, No 239 W. Extension of mt for \$18,500 to June 20, 1913 at 5%. June 23, 1910. Feb 16, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Alison M & Alice Lederer at Englewood, N J. 114th st, Nos 334-338 E. Extension of mt for \$48,000 to Jan 1, 1913 at 5½%. Nov 23, 1910. Feb 16, 1911. 6:1685. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Alice M McCoon, 79th st, No 109 E. Extension of mt for \$14,000 to June 1, 1915, at 4½%. May 31, 1910. Feb 16, 1911. 5:1508. nom
- EQUITABLE LIFE ASSUR SOC OF U S with J Walter Rosenberg, 1207 North Broad st, Philadelphia, Pa. 45th st, No 135 W. Extension of mt for \$25,000 to Jan 1, 1916 at 5%. Dec 10. Feb 16, 1911. 4:998. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Chas Diehl, 126 W 132d st. 132d st, No 126 W. Extension of mt for \$4,500 to Jan 1, 1914 at 5%. Dec 29, 1910. Feb 16, 1911. 7:1916. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Laura A Fellows, 310 E 197th st. 134th st, No 51 W. Extension of mt for \$5,000 to Jan 1, 1914, at 5%. Dec 20, 1910. Feb 16, 1911. 6:1732. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Moses L Marrus, 74 E 111th st. 111th st, No 74 E. Extension of mt for \$7,000 to Jan 1, 1914 at 5%. Dec 13, 1910. Feb 16, 1911. 6:1616. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Caroline F Denton, 130 South Bway, Yonkers, N Y. West End av, No 140. Extension of mt for \$5,000 to Jan 1, 1916 at 5%. Feb 16, 1911. 4:1158. nom
- EQUITABLE LIFE ASSUR SOC OF U S with David G Beuick, 28 W 129th st. 129th st, No 28 W. Extension of \$8,500 mt until Jan 1, 1916 at 5%. Dec 10, 1910. Feb 16, 1911. 6:1726. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Edw B Marks, 53 E 65th st. 85th st, No 157 E. Extension of \$6,000 mt until Jan 1, 1913 at 5%. Dec 13, 1910. Feb 16, 1911. 5:1514. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Christian & Elise Goetz, 16 W 120th st. 2d av, Nos 1602 & 1604 & 83d st, No 301 E. Extension of \$50,000 m until June 20, 1913 at 5%. Dec 9, 1910. Feb 16, 1911. 5:1546. nom
- EQUITABLE LIFE ASSUR SOC OF U S with David Shaff, 73 E 90th st & Saml J Silberman, 133 E 79th st. 3d av, Nos 1551 & 1553. Extension of \$75,000 mt until Jan 1, 1912 at 5%. Dec 12, 1910. Feb 16, 1911. 5:1533. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Justine A wife Wm F Stafford, 6 E 79th st. 79th st, No 6 E. Extension of \$50,000 mt until Jan 1, 1914 at 5%. Dec 9, 1910. Feb 16, 1911. 5:1393. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Herman Lenz, 224 E 65th st. 65th st, No 224 E. Extension of \$12,000 mt until Jan 1, 1916 at 5%. Dec 9, 1910. Feb 16, 1911. 5:1419. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Elma D Thaw, 854 5th av. 5th av, No 1055. Extension of \$45,000 mt until Jan 1, 1914 at 5%. Dec 23, 1910. Feb 16, 1911. 5:1498. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Emanuel Lowinson, 110 Garfield pl, Bklyn, N Y. 50th st, No 313 E. Extension of \$5,000 mt until Jan 1, 1916 at 5%. Dec 9, 1910. Feb 16, 1911. 5:1343. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Maria Earlev & Cath Earlev, 151 E 53d st. Extension of \$7,500 mt until Jan 1, 1916 at 5%. Dec 27, 1910. Feb 16, 1911. 5:1308. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Fredk J Butenshon, 323 E 68th st. 2d av, No 1048. Extension of \$7,500 mt until Jan 1, 1914 at 5%. Dec 9, 1910. Feb 16, 1911. 5:1348. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Thos Killilea, 238 W 106th st. 45th st, No 125 W. Extension of \$16,000 mt until Jan 1, 1916 at 5%. Dec 19, 1910. Feb 16, 1911. 4:998. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Wm G Slade, 332 W 87th st. 87th st, No 332 W. Extension of \$7,500 mt until Jan 1, 1916, at 5%. Dec 9, 1910. Feb 16, 1911. 4:1248. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Milly L Larson, 123 W 83d st. 83d st, No 123 W. Extension of \$9,000 mt until Jan 1, 1914 at 5%. Oct 24, 1910. Feb 16, 1911. 4:1214. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Caroline F Denton, 130 So Bway, Yonkers, N Y. 67th st, No 206 W. Extension of \$7,500 mt until Jan 1, 1916 at 5%. Dec 14, 1910. Feb 16, 1911. 4:1158. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Warren Higley, 68 W 20th st. 18th st, No 246 W. Extension of \$16,000 mt until Jan 1, 1914 at 5%. Dec 23, 1910. Feb 16, 1911. 3:767. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Ewen McIntyre, 303 W 74th st. Bway, No 874. Extension of \$325,000 mt until Jan 1, 1914 at 4½%. Dec 12, 1910. Feb 16, 1911. 3:847. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Jas S Herman, 238 W 71st st. 14th st, Nos 405 & 407 W & 15th st, Nos 404 & 406 W. Extension of \$46,000 mt until Jan 1, 1914 at 5%. Dec 20, 1910. Feb 16, 1911. 3:712. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Gottfried Walbaum at Breton Hall, Bway & 86th st. 33d st, No 33 W. Extension of \$60,000 mt until Jan 1, 1914 at 5%. Dec 9, 1910. Feb 16, 1911. 3:835. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Jos E Jahrans, 780 3d av. 40th st, No 248 E. Extension of \$4,000 mt until Jan 1, 1914 at 5%. Dec 30, 1910. Feb 16, 1911. 3:920. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Mary Lysaght, 323 E 68th st. 3d av, No 590. Extension of \$20,000 mt until Jan 1, 1914 at 5%. Dec 14, 1910. Feb 16, 1911. 3:894. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Saml H Stone et al exrs, &c, Elias Stone, Stuyvesant st, No 33. Extension of \$4,000 mt until June 20, 1913 at 5%. Aug 1, 1910. Feb 16, 1911. 2:465. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Edw A Schmidt, 127 Edward st, Philadelphia, Pa. Maiden lane, Nos 51 & 53. Extension of \$300,000 mt until Dec 1, 1913 at 4½%. Dec 12, 1910. Feb 16, 1911. 1:67. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Cecile A Newman, Lynbrook, L I. 95th st, No 128 W. Extension of \$7,000 mt until Jan 1, 1916 at 5%. Dec 22, 1910. Feb 16, 1911. 4:1225. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Cecile A Newman of Lynbrook, L I. 95th st, No 148 W. Extension of \$7,500 mt until Jan 1, 1916 at 5%. Dec 22, 1910. Feb 16, 1911. 4:1225. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Morris Solinger, 251 W 95th st. 11th av, No 710. Extension of \$15,000 mt until Jan 1, 1916, at 5%. Dec 27, 1910. Feb 16, 1911. 4:1079. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Morris Solinger, 251 W 95th st. 11th av, No 708. Extension of \$15,000 mt until Jan 1, 1916 at 5%. Dec 29, 1910. Feb 16, 1911. 4:1079. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Sarah B McAdam, 3d st, Nos 54 & 56 W. Extension of \$40,000 mt until June 20, 1913 at 5%. June 16, 1910. Feb 16, 1911. 2:536. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Thos A Howell of Quogue, L I. Bway, No 598. Extension of \$300,000 mt until May 1, 1911 at 5%. Nov 1, 1910. Feb 16, 1911. 2:511. nom
- EQUITABLE LIFE ASSUR SOC OF U S with The Wendell & Evans Co, 116 W Houston st. Morton st, Nos 23-27. Extension of \$30,000 mt until Jan 1, 1914 at 5¼%. Dec 29, 1910. Feb 16, 1911. 2:587. nom
- EQUITABLE LIFE ASSUR SOC OF U S with Allen W Everts, 124 E 29th st. 12th st, No 58 W. Extension of \$12,500 mt until Jan 1, 1916 at 5%. Dec 9, 1910. Feb 16, 1911. 2:575. nom
- Erlanger, Michael & Herman Reis to EXCELSIOR SAVINGS BANK, Madison av, Nos 1703 & 1705, s e cor 113th st, No 56, 100.11x 25.6. Extension of \$45,000 mt until Jan 24, 1916, at % as per bond. Jan 24. Feb 16, 1911. 6:1618. nom
- Feldman, Morris to Workmens Sick & Death Benefit Fund of the U S of A, 1 & 3d av. 17th st, No 429, n s, 394 e 1st av. 25x92. Feb 9, 3 yrs, 5%. Feb 11, 1911. 3:949. 16,000
- Fabian Const Co, 1133 Bway to Louis Pincus, 92 St Nich av, et al, 26th st, Nos 151 to 157 n s, 505.10 w 6th av, 106.1x98.9. Prior mt \$—. Feb 6, 1 yr, 6%. Feb 11, 1911. 3:802. 55,000



# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY

# IRON WORK FOR BUILDINGS

- Friedman, of Freedmann, Fanny & Nathan, 26 E 117th st, with Helen Adams, at Lawrence, L I. Broome st, No 48. Extension of \$18,000 mt until Dec 1, 1913, at 5%. Jan 23. Feb 10, 1911. 2:327. nom
- Frankel, Fannie to LAWYERS TITLE INS & TRUST CO. 160 Bway. Av B, Nos 40 & 42, n w s, 24.2 n e 3d st, 2 lots, each 24x80. Two mts, each \$28,000. Feb 16, 1911, 5 yrs, 5%. 2:399. 56,000
- Fieder, Fredk W, Jr, 551 W 160th st, to Emil Thiele 310 Riverside Drive, 64th st, No 18, s s, 145 w Mad av, 25x100.5. Feb 10, 1911, 5 yrs, 4½%. 5:1378. 75,000
- Freedman, Julius to Meyer Goldberg, 157 E 74th st, & ano. 117th st, No 140 s s, 24 w Lex av, 16.2x100.11. P M. Feb 9, 3 yrs, 6%. Feb 10, 1911. 6:1644. 2,000
- Fair Hat & Cap Co, 533 West Bway, to Max Freund. Certificate as to chattel mt for \$500. Feb 1. Feb 10, 1911. Misc. —
- Fanning, Thos M, 105 W 119th st, to Mary L Fanning, same address. 19th st, Nos 446 & 448, s s, 175 e 10th av, 50x92. Prior mt \$24,000. Feb 14, 1911, 2 yrs, 6%. 3:716. 3,000
- Frankenheimer, John, Saml M Fechheimer, Harry G Hochstadter & Max Kaskel exrs Martin S Fechheimer with Julius Kline, 535 W 162d st, 109th st, No 8 E. Extension of \$20,000 mt until Feb 1, 1914, at 5%. Jan 11, Feb 14, 1911. 6:1614. nom
- Futterman, Aaron to Moses H Edelman, 101 W 140th st, 82d st, Nos 506 & 508, s s, 135.6 e Av A, 37.6x102.2. Prior mt \$—. Feb 7, due Mar 1, 1912, 5%. Feb 14, 1911. 5:1578. 20,000
- Frooks (F) Engine Co to LAWYERS TITLE INS & TRUST CO. Chrystie st, No 225. Certificate as to mt for \$17,000. Feb 14. Feb 15, 1911. 2:427. —
- Same to Dora Rosenstein. Same property. Certificate as to mt for \$3,000. Feb 14. Feb 15, 1911. 2:427. —
- Frooks (L) Engine Co, 225 Chrystie st, to LAWYERS TITLE INS & TRUST CO. Chrystie st, No 225, w s, 214.8 n e Stanton st, 20x100. Feb 6, 5 yrs, 5%. Feb 15, 1911. 2:427. 17,000
- Same to Dora Rosenstein, 264 Bleecker st. Same property. Prior mt \$17,000. Feb 14, 3 yrs, 6%. Feb 15, 1911. 2:427. 3,000
- Fabian Const Co to Criterion Const Co, 222 Riverside Drive, 26th st, Nos 161 & 163, n s, 144 e 7th av, 44x107.6. P M. Prior mt \$—. Jan 21, 1 yr, 6%. Feb 15, 1911. 3:802. 15,500
- Fanning, Geo W to LAWYERS TITLE INS & TRUST CO. 84th st, No 405, n s, 65 e 1st av, 17.6x61.2. P M. Feb 15, 1911, 5 yrs, 5%. 5:1564. 5,500
- Fischer, Carl with Gustav E Kissell, at Morristown, N J. 103d st, No 58, s s, 140 w Park av, 40x100.11. Subordination agreement. Feb 10. Feb 15, 1911. 6:1608. nom
- Fulton, Anna A widow to TITLE INS CO of N Y. 136th st, No 109, n s, 141.8 w Lenox av, 16.8x99.11. Feb 15, 1911, 3 yrs, 5%. 7:1921. 8,000
- Fitzgerald, Thos F & Patk O'Shea to Lion Brewery at Col av, s w cor 108th st, 2d av, No 745, saloon lease. Feb 11, demand, 6%. Feb 16, 1911. 3:920. 5 732.29
- Greco, Frank with Carlo Maspero, 700 St Nich av. St Nich av, No 700. Extension of \$18,000 mt until Aug 14, 1917 at 5%. Feb 14. Feb 16, 1911. 7:2053. nom
- Gorham, Clara M wife Frank B of Yonkers, N Y to SEAMENS BANK FOR SAVINGS, 76 Wall st, 97th st, No 30, s s, 275 w Central Park West, 18x100.11. Feb 16, 1911, 5 yrs, 5%. 7:1832. 18,000
- Goldberg, Isaac to Saml M Nast, 1356 Mad av. 21st st, No 208, s s, 105.1 e 3d av, 30.1x92. Prior mt \$—. Jan 12, due, &c, as per bond. Feb 10, 1911. 3:901. 17,000
- Gallagher, Cornelius, of Port Washington, L I, to TITLE GUARANTEE & TRUST CO. 38th st, Nos 137 to 141, n s, 137 e Lex av, runs n 98.9 x e 83 x n 12.5 to n s Susan st (closed) x s e 25.3 x s 13.6 x w 43 x s 94 to st x w 65 to begin. Feb 7, due &c, as per bond. Feb 10, 1911. 3:894. 75,000
- Gerbereux Co to FRANKLIN SAVINGS BANK, 656 8th av. 51st st, Nos 235 & 237, n s, 376.8 e 3d av, 33.4x100.5. Feb 10, 1911, 5 yrs, 5%. 5:1325. 25,000
- Same to same. Same property. Consent to above mt. Jan 21. Feb 10, 1911. 5:1325. —
- Same to same. Same property. Certificate as to above mt. Jan 21. Feb 10, 1911. 5:1325. —
- Greenthal, Annie to LAWYERS TITLE INS & TRUST CO. Lenox av, No 67, w s, 75.11 n 113th st, 25x100. Feb 10, 1911, 5 yrs, 5%. 7:1823. 29,000
- Gross, Marks to LAWYERS TITLE INS & TRUST CO. 7th st, No 129, n s, 100 w Av A, 25x97.5. Feb 13, 5 yrs, 5%. Feb 15, 1911. 2:435. 20,000
- Golding, Dore, 100 W 142d st, with Moses Golding, 110 W 117th st, 56th st, Nos 321-347 E. Ownership agreement. Feb 14. Feb 15, 1911. 5:1349. —
- Golding, Joseph with Dore Golding, 100 W 142d st. Av D, Nos 49 & 51. Assign rents to secure \$1,050. Feb 14. Feb 15, 1911. 2:374. nom
- Goodman, Jacob to Emma Schwab, 1388 Teller av. Sheriff st, No 86, e s, 175.4 n Rivington st, 25x100. Prior mt \$—. Feb 15, 1911, due, &c, as per bond. 2:334. 500
- GUARANTY TRUST CO of N Y, 30 Nassal st, with Phebe A Gains, 144 E 35th st. Peck slip, Nos 25 & 27, n e s, 62 n w Front st, 41.4x50.11x42.2x51.6. Extension of \$15,000 mt until Feb 14, 1916, at 4½%. Feb 16, 1911. 1:107. nom
- Hauck, Mary T to Otilia Hauck, 66 E 88th st, 82d st, No 426, s s, 181.6 w Av A, 25x102.2. Prior mt \$20,000. Feb 15, 1911, due July 1, 1914, 6%. 5:1561. 3,000
- Hamilton, Schuyler V C to Martin B Hofman, 161 W 36th st, 29th st, s s, 100 w 11th av, 75x98.9; 11th av, n w s, 49.6 w 29th st, 24.8x100; 13th av, e s, 50.8 s 29th st, runs s 50.8 x e 97.7 x n 98.9 to s s 29th st x w 25 x s 49.2 x w 83.11 to beginning. Prior mt \$12,000. Jan 16, due Aug 31, 1911, 6%. Feb 11, 1911. 3:674. 2,200
- Herbitens Amusement Co to Annie Heistein, 2080 8th av. 2d av, No 2074, e s, 50.4 s 107th st, 25x99.2. Prior mt \$12,500. Feb 10, due July 1, 1913, 6%. Feb 14, 1911. 6:1678. 5,000
- Hutchinson, Lucy B with Mabel W Hill, 257 W 86th st, New Bowery, Nos 33 & 35, e s, & Madison st, Nos 29 & 31, n s, 51.1x irreg x55 on Madison st x irreg. Subordination agreement. Feb 7. Feb 10, 1911. 1:116. nom
- Horowitz, Max with Morris Shapiro, 404 E 8th st. Av D, Nos 107 & 109, s w cor 8th st, 60x50. Extension of \$14,500 mt until Feb 9, 1914, at 6%. Feb 9. Feb 10, 1911. 2:377. nom
- Hoyt, Mary A, of East Orange, N J, & Mary E Hoyt, 141 W 123d st, to Zacharias H Oppenheimer, 1211 Mad av. 104th st, No 164, s s, 300 w 3d av, 25x100.11. Feb 6, 5 yrs, 5%. Feb 10, 1911. 6:1631. 10,500
- Humphrey, Jas K to Baptist Church of the Redeemer at Lowerre, Yonkers, N Y. 135th st, No 184, s s, 125 e 7th av, 25x99.11. Prior mt \$16,000. Feb 9, 5 yrs, 6%. Feb 10, 1911. 7:1919. 5,200
- Hardenbergh, Adelaide C wife Wm P with Frederika R Buckley at Plainfield, N J. 64th st, No 10 E. Extension of \$30,000 mt until Feb 17, 1914, at 4½%. Feb 7. Feb 16, 1911. 5:1378. nom
- Halper, Etta & Annie Joel to Bertha B B Walker, 367 Elmwood av, Ams av, No 1427, e s, 74.11 n 130th st, 25x100. Feb 16, 1911, due, &c, as per bond. 7:1970. 21,000
- Herb, Jacob to Jameson Cotting, 25 E 79th st et al exrs Katie T Schermerhorn. Audubon av, s e cor 188th st, 94.10x95. Feb 16, 1911, 3 yrs, 5½%. 8:2159. 20,000
- Johnson, Chas R, 225 W 86th st, to U S Realty & Impt Co, 15 Exchange pl. Bway, Nos 1871 to 1877, s w cor 62d st, Nos 36 to 40, runs w 119.10 x s 100.5 x e 40 x s 1.10 x e 139.3 to Bway x n 118.3 to beginning. P M. Prior mt \$350,000. Feb 10, 3 yrs, 5%. Feb 15, 1911. 4:1114. 270,000
- Jones, Louis M & Thos W with Frank N Hoffstot, 145 W 58th st, Bway, Nos 364 & 366. Agreement not to assign mt until Feb 1, 1913. Feb 10. Feb 11, 1911. 1:172. nom
- Justa Realty Co to Babetha Baruch. Lex av, Nos 181 to 187, & 31st st, No 137 E. Certificate as to mt for \$7,000. Jan 25. Feb 11, 1911. 3:887. —
- Justa Realty Co, 2 Rector st, to Babetha Baruch, 57 E 77th st, Lex av, Nos 181 to 187, e s, 20 n 31st st, runs n 78 x e 100 x s 18 x e 3.11 x s 80 to 31st st, No 137, x w 18.6 x n 20 x w 85 to beginning. Jan 30, 3 yrs, 5¼%. Feb 10, 1911. 3:887. 7,000
- Kraemer, Sarah to Jacob Schorr, 66 E 94th st, 124th st, No 436, s s, 225 e Ams av, 25x100.11. Prior mt \$22,000. Feb 7, due Aug 15, 1913, 6%. Feb 10, 1911. 7:1964. 5,000
- King, James to Jas R Clarke, at Yonkers, N Y. 98th st, Nos 320 to 324 E, 75x100. Prior mt \$20,241. Jan 5, demand, 6%. Feb 11, 1911. 6:1669. 500
- Kotler, Rosie & Ida with Edith H Oddie, at Massapequa, L I. Cherry st, No 124. Extension of mt for \$22,000 to Nov 1, 1913, at 5%. Jan 12. Feb 14, 1911. 1:253. nom
- Kreshover, Leo J to LAWYERS TITLE INS & TRUST CO. 25th st, Nos 308 & 310, s s, 122.6 w 8th av, 40x98.9. Feb 10, 5 yrs, 5%. Feb 15, 1911. 3:748. 25,000
- Kidd, Adeline P with Max Drey, 54 E 74th st, 135th st, No 180, s s, 175 e 7th av, 25x99.11. Extension of \$17,000 mt until Jan 24, 1916, at 5%. Feb 15. Feb 16, 1911. 7:1919. nom
- Lefkowitz, Abraham & Louis J to Isabella Bendick, Monroe st, No 259, n s, 175.8 w Jackson st, 25x93.11x25x93.9. Extension of \$8,000 mt until Feb 28, 1916, at % as per bond. Jan 25. Feb 14, 1911. 1:266. nom
- Lindberg, Nicholin, 423 Lex av, to Maze Realty Co of N Y, 148 E 49th st, 45th st, No 141, n s, 240 w 3d av, 20x100.5. P M. Feb 15, 1911, due, &c, as per bond. 5:1300. 4,000
- Same to same. Same property. P M. Feb 15, 1911, due, &c, as per bond. 5:1300. 5,000
- Laemmle, Joseph to Wm A Butler, at Southampton, L I, & ano trustees Edmonia M McClurg, 7th av, No 2424, w s, 74.11 s 142d st, 75x75. Feb 15, 1911, 3 yrs, 4½%. 7:2027. 70,000
- Lichtenstein, Bernhard with Peter Korn, 236 E 68th st, Ams av, s w cor 122d st, No 500, 90.11x100. Extension of \$15,000 mt until Jan 1, 1913, at 6%. Feb 7. Feb 14, 1911. 7:1976. nom
- Levey, Philip to Crystal Realty & Const Co, 1133 Bway. Bway, Nos 3850 to 3858, on map Nos 3848 to 3856, s e cor 161st st, 99.11x100. P M. Prior mt \$—. Feb 10, 4 yrs, 6%. Feb 11, 1911. 8:2119. 35,000
- Libman Contracting Co to Arthur G Hays & ano trustees Laura Hays. 64th st, No 227 W. Certificate as to mt for \$5,000. Feb 7. Feb 10, 1911. 4:1156. —
- Loew, Mignon E to Emma Fitch, 2628 Bway. Bway, Nos 2628 & 2630, e s, 100.11 n 99th st, 54.2x87.10x50.1x87.7. Prior mt \$50,000. Feb 3, due, &c, as per bond. Feb 10, 1911. 7:1871. 3,000
- Ludin, Jno E of Bklyn, N Y, Jules F & Eugene C Ludin of N Y to Ella Smith, Plainfield, N J. 51st st, Nos 408 & 410, s s, 150 w 9th av, 50x100.5. Feb 15, 5 yrs, 5%. Feb 16, 1911. 4:1060. 45,000
- Libbey, Jonas M to Park Mort Co, 41 Park Row. Bway, n w cor 192d st, 50x100. Feb 15, 3 yrs, 5%. Feb 16, 1911. 8:2120. 15,000
- McManus (Thos) & Son, 45 E 42d st to Herald Sq Holding Co, 1182 Bway. West End av, Nos 494 to 498, s e cor 84th st, Nos 274 to 280, runs e 83.4 x s 62.2 x e 16.8 x s 30.2 x w 100 to av, x n 92.4 to beg. P M. Prior mt \$145,000. Feb 15, 2 yrs, 6%. Feb 16, 1911. 4:1231. 29,000
- Same to same. Same property. Certificate as to above mt. Feb 15. Feb 16, 1911. 4:1231. —
- Molyneux, Adeline to J Archibald Murray exr Anne E Murray, 57 E 66th st, 52d st, No 238, s s, 305 e 8th av, 20x100.5. P M. Feb 16, 1911, 5 yrs, 5%. 4:1023. 27,000
- Marx, Simon to Wm Haigh, 412 W 147th st, Mad av, No 947, e s, 70.4 s 75th st, 16.8x100. Feb 15, 5 yrs, 4½%. Feb 16, 1911, 5:1389. 19,000
- Morgenthau, Maximilian Jr, 123 W 87th st to Fredk W Marks, 70 E 91st st, 87th st, No 123, n s, 191 w Col av, 17x100.8. Feb 16, 1911, 5 yrs, 5%. 4:1218. 20,000
- Same to Selma Strauss, 29 w 104th st. Same property. Prior mt \$20,000. Feb 16, 1911, 3 yrs, 5%. 4:1218. 3,000
- McGill, Robt, Hoboken, N J, with Millie B Pakas, 50 W 77th st, 58th st, No 308, s s, 142 w 8th av, 21x100.5; 58th st, No 310, s s, 163 w 8th av, 20.9x100.5. Extension of \$25,000 until Feb 1, 1915 at 6%. Feb 15 1911. 4:1048. nom
- Maze Realty Co to UNION TRUST CO, 80 Bway. Lex av, Nos 523 to 537, e s, 60.5 n 48th st, runs n 140.5 to s s 49th st, Nos 136 & 138, e s, 120 x s 131 x s w 30.1 x s 67.5 to 48th st, No 137, x w 20 x n 60.5 x w 70 to beg. Feb 5, 5 yrs, 5%. Feb 15, 1911. 5:1303. 180,000
- Same to same. Same property. Certificate as to above mt. Feb 15, 1911. 5:1303. —
- Menken, Krauss Realty & Con Co to TITLE GUARANTEE & TRUST CO. Declaration as to mt for \$45,000 covering land in Kings Co, N Y. Feb 10. Feb 14, 1911. Misc. —



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- Mosher, Louise with FRANKLIN SAVINGS BANK, 658 8th av. 51st st, Nos 235 & 237, n s, 376.8 e 3d av, 33.4x100.5. Subordination agreement. Feb 10, 1911. 5:1325. nom
- Merwin Realty Co to American Mortgage Co, 31 Nassau st. 157th st, No 503, n s, 125 w Amsterdam av, 25x99.11. P M. Feb 8, 3 yrs, 5½%. Feb 9, 1910. 8:2116. Corrects errors in issue of Feb 12, 1910, when mt read Merwin Realty Co to American Mort Co, 157th st, No was 504, s s, 125 w Ams av, &c. 9,500
- Same to same. Same property. Certificate as to above mort. Feb 8, 1910. Feb 9, 1910. 8:2116.
- N Y Mortgage & Security Co, 135 Bway, with A & S Const Co, 28 W 25th st. 27th st, Nos 118 & 120 W. Extension of \$150,000 mt until Feb 10, 1916, at 5%. Feb 10, 1911. 3:802. nom
- Nash, John McL trustee Francis E Berger with Millicent T & Alfred Roelker, 70 W 87th st. 60th st, No 205 E. Extension of mt for \$15,000 to Feb 6, 1914, at 5%. Feb 9. Feb 10 1911. 5:1415. nom
- Nestor Holding Co to Harris Maran, 826 Kelly st. 131st st, No 504, s s, 100 w Ams av, 50x99.11. Prior mt \$49,000. Feb 10, 1911, 3 yrs, 6%. 7:1985. 6,000
- No 383 7th Av, a corpn, to Geo Ehret, 1197 Park av. 7th av, Nos 383 & 385, n e cor 31st st, 33.9x60. Leasehold. Feb 10, 1911, due Dec 2, 1911, 5%. 3:807. 8,000
- Nomella Renting Co, 149 Bway, to Susan E Wood, at Haworth, N J. 23d st, No 165, n s, 100 e 7th av, 22x112.6. P M. Prior mt \$38,000. Feb 10, 3 yrs, 6%. Feb 14, 1911. 3:799. 25,000
- Nomella Renting Co, 149 Bway, to Henry Harburger, 1980 7th av. 32d st, No 132, s s, 346 w 6th av, 21x98.9. P M. Prior mt \$80,000. Feb 14, 1911, 1 yr, 6%. 3:807. 5,000
- Naso, Carmelo to Lion Brewery, 960 Col av. Goerck st, No 70. Saloon lease. Feb 2, demand, 6%. Feb 15, 1911. 2:323. 7,740
- Nicholas, Geo D to EQUITABLE LIFE ASSUR SOC OF U S. 122d st, No 216, s s, 205 w 7th av, 15x100.5. Feb 16, 1911, 5 yrs, 5%. 7:1927. 8,500
- Oliva, John to Giuseppe Tuoti, — Walton st, Bronx. Oak st, No 49, s s, 53.10 e Oliver st, 24.3x53.5x24.5x53.7. Prior mt \$14,000. Feb 11, due Apr 1, 1913, 6%. Feb 14, 1911. 1:252. 4,000
- Operating Realty Co to Carrie B Ruhlender, 141 W 69th st. 73d st, No 130, s s, 125 w Lex av, 15x102.2. P M. Feb 14, 1911, 3 yrs, 5%. 5:1407. 18,000
- Olympia Realty & Const Co to Jos L Graaf. 47th st, Nos 128 & 130, s s, 437.6 e 7th av, 37.6x100.5. Certificate as to mt for \$75,000. Jan 14. Feb 11, 1911. 4:999.
- Pfeiffer, Michl & Geo Seewald to Consumers Brewing Co, of N Y, Ltd, at 55th st & Av A. 3d av, No 1228. Saloon lease. Feb 7, demand, 6%. Feb 11, 1911. 5:1405. 7,500
- Pollak, Rachel wife of & Chas N Pollak to Emanu-El Congregation of City N Y, 515 5th av. 47th st, No 125, n s, 62 e Lex av, 17x80. Feb 10, 1911, 3 yrs, 4½%. 5:1302. 12,000
- Peloso, Domenico & Battista Lاراia with John A Brown, Jr. of Newtown Township, Pa. Leroy st, Nos 22 & 24. Extension of \$30,000 mt until Feb 10, 1914, at 5%. Jan 5. Feb 15, 1911. 2:586. nom
- Packard, Nathan J & Moses with Albt Schiffers, 105 Sheridan av, Bklyn, N Y. Broome st, Nos 419 & 421, n s, 75 e Crosby st, 25.4x106.2x25x107.7. Subordination agreement. Feb 6. Feb 16, 1911. 2:482. nom
- Pinehill Crystal Spring Water Co to D Gesina Hildebrand at Independence av & Spuyten Duyvil Parkway et al exrs, &c, Jno H Tietjen. 10th st, Nos 465 to 467, s w cor 36th st, No 504. 49.5x100. P M. Dec 27, 1910, due May 1, 1913, 5%. Feb 16, 1911. 3:707. 30,000
- Preferred City Real Estate Co to Louis J de Milhau, 119 W 12th st. Front st, Nos 67 & 69, s s, 94.10 w Old slip, runs s 87.2 x e 15 x s 1.8 x e 20.10 x n 88.10 to st, x w 30.10 to beg. P M. Feb 15, due Mar 1, 1914, 4½%. Feb 16, 1911. 1:34. notes 33,000
- Rosenberg, Saml, 119 W 118th st, to Ralph Rosenberg, 119 W 118th st. Bayard st, Nos 62 & 64, n s, 23 w Elizabeth st, 48.4x 75x48.6x74.11. Prior mt \$—. Feb 14, 1911, 3 yrs, 6%. 1:201. 12,000
- Randell, Frank T to TITLE INS CO of N Y. 39th st, No 212, s s, 125.6 w 7th av, 20.6x98.9. Feb 11, 1911, 3 yrs, 5%. 3:788. 25,000
- Rhineland Real Estate Co to AMERICAN MORT CO, 31 Nassau st. Waverley pl or Washington sq, North, No 15, n e s, 47.3 n w 5th av, runs n w 42 x n e 149.9 x n w 20.10 to alley, x n e 15 x s e 63.11 x s w 167.7 to beg, with right to alley. P M. Feb 1, 5 yrs, 4½%. Feb 3, 1911. 2:551. Corrects error in last issue when last line was omitted. 80,000
- Reidenbach, Margaretha & Susanna, 340 E 79th st, to METROPOLITAN SAVINGS BANK, 59 Cooper sq E. 79th st, No 340, s s, 182 w 1st av, 17x102.2. Feb 10, 1911, 5 yrs, 4½%. 5:1453. 7,000
- Riess, Ernst, 221 W 113th st, with David Solomon, 2912 Tilden av, & Ida Solomon, 443 W 57th st. 107th st, Nos 301 & 303, n s, 75 e 2d av, 50x76.10. Extension of \$20,000 mt until Feb 10, 1916, at 5%. Feb 10. Feb 14, 1911. 6:1679. nom
- Rooney, Wm P to AMERICAN MORT CO, 31 Nassau st. 44th st, No 535, n s, 325 e 11th av. 25x100.5. P M. Feb 15, 5 yrs, 5%. Feb 16, 1911. 4:1073. 12,000
- S & L Constn Co to TITLE GUARANTEE & TRUST CO. Certificate as to mt for \$17,500 on property at Far Rockaway, N Y. Jan 24, 1911. Feb 16, 1911.
- Schwartz, Elize to Wm Schweizer, 665 10th av. 128th st, No 124 s s, 308.9 e Park av, 18.9x99.11. Feb 15, due, &c, as per bond. Feb 16, 1911. 6:1776. 1,000
- State Realty & Mortgage Co, 11 Pine st, with TITLE INSURANCE CO of N Y. Fort Washington av, n e cor 180th st, 110x—x110x 144.5. Subordination agt. Feb 15. Feb 16, 1911. 8:2176. nom
- Simon, Solomon with LAWYERS TITLE INS & TRUST CO. Audubon av, No 201, n e cor 175th st, 98.9x50.2x94x50. Agreement as to share ownership in mt. Feb 9. Feb 15, 1911. 8:2132. nom
- Simon, Solomon with LAWYERS TITLE INS & TRUST CO. 175th st, Nos 519 & 521, n s, 50 e Audubon av, 50x89.3x50.2x94. Agreement as to share ownership in mt. Feb 9. Feb 15, 1911. 8:2132. nom
- Scheer, Jacob & Isidor Ginsberg to Brookside Realty Co. 7th av, Nos 493-495. Certificate as to payment of \$742.50 on account of mt. Feb 10, 1911. 3:812.
- Stichweg, Herman & Wm Horstmann to Leopold Friesen, 2194 Bathgate av, & ano. West st, No 147, & Barclay st, Nos 108 & 110. Leasehold. Feb 10, installs, 6%. Feb 11, 1911. 1:84.
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- Spiegel, Sally C to LAWYERS TITLE INS & TRUST CO. 30th st, No 317, n s, 197.2 e 2d av, 19.5x98.9. Feb 10, 1911, 5 yrs, 5%. 3:936. 9,000
- Sanders, Henry to Consumers Brewing Co of N Y Ltd at 55th st & Av A. 1st av, No 1205. Saloon lease. Sept 27, 1905, demand, 6%. Feb 11, 1911. 5:1440. 5,000
- Schatzkin, Solomon of Bergen Co, N J to Sophie Cohen, 611 W 110th st. 86th st, Nos 340 to 346, s s, 100 e Riverside drive, 100x102.2. Prior mt \$507,000. Feb 11, 1911, due, &c, as per bond. 4:1247. 15,000
- Shapiro, Morris to Max Horowitz at Johnston, Pa. Av D, Nos 107 & 109, s w cor 8th st, 60x50. Prior mt \$62,500. Feb 9, demand, 6%. Feb 10, 1911. 2:377. 2,500
- Same & Julius Shapiro with same. Same property. Subordination agreement. Feb 8. Feb 10, 1911. 2:377. nom
- Simon, Solomon, 23 W 120th st to Theo Simon, 201 W 117th st. 120th st, No 23, n s, 100 e Lenox av, 20x100.11. Feb 10, 1911, due, &c, as per bond. 6:1720. 5,000
- Sybil Realty Co to Genevieve V Sheridan, 371 Lockwood st, Astoria, L I. 32d st, Nos 310 & 312, s s, 140 e 2d av, 40x98.9. Prior mt \$39,000. Feb 14, 1911, 3 yrs, 6%. 3:937. 8,000
- Same to same. Same property. Certificate as to above mt. Feb 14, 1911. 3:937.
- Schalscha, Julius to LAWYERS TITLE INS & TRUST CO. 117th st, Nos 18 & 20, on map No 18, s s, 225 w 5th av, 35x100.11. Feb 14, 1911, 5 yrs, 5%. 6:1600. 16,000
- Schweppenhausen, George to Lydia M Sullivan, 204-208 W 118th st. 138th st, s s, 175 e Lenox av, 50x99.11. Feb 11, 3 yrs, 5%. Feb 14, 1911. 6:1735. 10,000
- Simpson, Albert B, of South Nyack, N Y, to Sarah Lindenberger, of same place. 44th st, Nos 258 & 260, s s, 100 e 8th av, 50x 50.2. P M. Feb 4, 3 yrs, 6%. Feb 14, 1911. 4:1015. 20,000
- Smith, Fanny, 57 Norfolk st, with Cath A Stevens, 17 W 74th st. Pitt st, No 90. Extension of \$21,000 mt until July 1, 1916, at 4½%. Feb 15, 1911. 2:339. nom
- Stern, Celia, wife Joseph, 393 E 153d st, to Gustav E Kissel, at Morris Township, N J. 103d st, No 58, s s, 140 w Park av, 40x100.11. Feb 5, 5 yrs, 5%. Feb 15, 1911. 6:1608. 38,000
- Schwarz, Fredk A O, 20 E 61st st, with Lillian H Gest, 301 W 105th st, No 105th st, No 301 W. Extension of \$30,000 mt until Dec 27, 1915, at 5%. Jan 24. Feb 15, 1911. 7:1891. nom
- Sotschek, Carl, 732 Lex av, with Georgette Brown — Bellevue av, Newport, R I. Lex av, No 732. Extension of \$27,000 mt until Feb 14, 1914, at 5%. Feb 10. Feb 15, 1911. 5:1313. nom
- Same with same. Same property. Extension of \$8,000 mt until Feb 14, 1914, at 5%. Feb 10. Feb 15, 1911. 5:1313. nom
- Sotschek, Carl, 1044 Clay av, to Sarah E Sinnigar, 250 E 25th st, Bklyn, N Y. Lex av, No 732, w s, 80.5 s 59th st, 20x75. Prior mt \$35,000. Feb 14, 2 yrs, 6%. Feb 15, 1911. 5:1313. 12,000
- Steinberg, Morris A, 316 W 79th st, with Wilson M Powell. Charles st, Nos 33 to 37, n s, 125 w Waverly pl, 60x95. Extension of \$60,000 mt until June 25, 1916, at 5%. Feb 8. Feb 16, 1911. 2:612. nom
- Schimmer, Chas, 510 W 144th st, with FRANKLIN SAVINGS BANK, 656 8th av. 84th st, Nos 233 to 237, n s, 201.8 w 2d av, 60x102.2. Extension of \$54,000 mt until Jan 30, 1916, at 5%. Jan 30. Feb 16, 1911. 5:1530. nom
- Seelig, Annjeannette, 147 Hooper st, Bklyn, N Y, with Wilson M Powell. Allen st, No 13, s w cor Canal st, Nos 70 & 72, 50x47.6. Extension of \$5,000 mt until Apr 9, 1913, at 6%. Feb 16, 1911. 1:293. nom
- Tanner, Frederic A to DRY DOCK SAVINGS INSTN. 341 Bowery. 31st st, No 155, n s, 290 e Ams av, 17.6x102.2. Feb 10, 1911, due, &c, as per bond. 4:1212. 13,500
- Troeschler, Edna M to LAWYERS TITLE INS & TRUST CO. 97th st, No 158, s s, 132.1 w 3d av, 26.11x100.11. Feb 14, 1911, 5 yrs, 5%. 6:1624. 13,000
- Tigner, Maurice to Lena Rinaldo, 101 W 112th st, extrx Matthew Rinaldo. 5th av, n w cor 42d st. Store lease. All title. Feb 16, 1911, due, &c, as per agreement. 5:1258. 2,666.66
- Utility Realty Co to Geo H Church, 1002 Mad av. 6th av or Bway, Nos 1302 to 1328, n e cor 34th st, Nos 47 to 51, runs n 178.8 x e 60 x n 18.9 to s s 35th st, Nos 66 to 74, x e 92.11 x s 98.9 x w 3 x s 98.9 to 34th st x w 150 to beginning. Prior mt \$—. Feb 15, 1911, due May 1, 1916, 6%. 3:836. gold bonds, 600,000
- Same to same. Same property. Consent to above mt. Feb 14. Feb 15, 1911. 3:836.
- Same to same. Same property. Certificate as to above mt. Feb 14. Feb 15, 1911. 3:836.
- Vanderpoel, Frank with Noah Linsley. 41st st, No 330 E. Extension of \$4,500 mt until Jan 6, 1914, at 5½%. Dec 29, 1910. Feb 16, 1911. 5:1333. nom
- Worthmann, Irving with Seymour Schlüssel, 37 W 74th st. 2d av, No 466. Extension of \$13,000 mt until May 15, 1916, at 4¾%. Feb 14. Feb 16, 1911. 3:932. nom
- Wiener, Alex & Louis B Samuels to Morris Baruth, 454 Mad st, Bklyn, N Y. Manhattan st, No 127. Store lease. Jan 23, installs, 6%. Feb 16, 1911. 7:1982. 1,870.57
- Worley, Clara K to Jas J Wilson, 288 St Nicholas av. 130th st, No 158, s s, 193.9 e 7th av, 18.9x99.11. P M. Prior mt \$10,500. Feb 15, 1911, due, &c, as per bond. 7:1914. 500
- White, Henry E to Elsie Powell, 324 W 58th st. 135th st, No 5, n s, 110 w 5th av, 18.4x99.11. Feb 10, 1911, 5 yrs, 5%. 6:1733. 8,000
- Weinstein, Joseph to Isaac Malloff, 64 Willett st. 11th st, No 511, n s, 145.6 e Av A, 25x103.3. Prior mt \$20,000. Feb 10, 3 yrs, 6%. Feb 14 1911. 2:405. 2,500
- Wynne, Chas to LAWYERS TITLE INS & TRUST CO. Lenox av, No 67, w s, 75.11 n 113th st, 25x100. Subordination agreement. Feb 10. Feb 14, 1911. 7:1823. nom
- Wick, Geo D, 403 Wick Bldg, Youngstown, Ohio, with Society of The N Y Hospital. 21st st, Nos 33 & 35, n s, 300 w 4th av, 50.6 x98.9. Extension of \$150,000 mt until Dec 30, 1913, at 4½%. Jan 19. Feb 16, 1911. 3:850. nom
- Walke, Cornelius trustee with Loise Pick, Lorie Guenzburg & Hermine Oppenheimer. Av A, No 1428, s e cor 76th st, No 500, 25.6x98. Extension of \$30,000 mt until Feb 26 1916, at % as per bond. Dec 23, 1910. Feb 16, 1911. 5:1487. nom
- Wisansky, Annie with Harry Gross. 123d st, No 65, n s, 80 w Park av, 19.5x100.11. Extension of \$10,000 mt until Sept 26, 1913, at 5%. Sept 16, 1910. Feb 16, 1911. 6:1748. nom
- Yonkers Realty Exchange a corpn to Eugene Gerbereux, 75 Sunnyside Drive, Yonkers, N Y. Sullivan st, Nos 214 to 218, w s, 175 n Bleecker st, 85x100. P M. Prior mt \$75,000. Feb 10, 3 yrs, 6%. Feb 11, 1911. 2:540. 15,000





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## BOROUGH OF THE BRONX.

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

Altro Realty Co to Jos J Meaney, 233 Huron st, Bklyn, N Y. Hoe av, No 1521, n w cor 172d st, 25x100. Prior mt \$24,000. Jan 10, 2 yrs, 6%. Feb 15, 1911. 11:2982. 6,000  
Same to same. Same property. Certificate as to above mt. Jan 10. Feb 15, 1911. 11:2982. —

Ackerman, Jacob to Isaac Alpern, 271 Maple st, Perth Amboy, N J. Eagle av, No 640, e s, 193.8 n Westchester av, 19x115. Prior mt \$5,000. Feb 7, 4 yrs, 6%. Feb 11, 1911. 10:2624. 1,500

\*Brown, Cath wife of & Andrew Brown, 2215 Lyon av to Minnie Hummel, 3688 Bway. Lyon av n s, 100 e Castle Hill av, 150 x87.10. Feb 10. Feb 11, 1911, 2 yrs, 6%. 3,500

Bishop, Caroline C, 49 W 75th st, with Jacob Kronenberger, Bryant av, No 1485. Extens of \$8,000 mt until June 11, 1914, at 5½%. Feb 11. Feb 14, 1911. 11:2995. nom

\*Butler, Francis X to Anna E Woolsey at Pleasantville, N Y. City Island av, n w cor Pilot av, 100x240.9x100x250.6, except part for City Island av. Feb 11, due, &c, as per bond. Feb 14, 1911. 4,000

Broadway & Cathedral Parkway Co to LAWYERS TITLE INS & TRUST CO. Intervale av, e s, 125 n 163d st, 2 lots, each 43.4x100. Two certificates as to two mts for \$30,000 each. Feb 8. Feb 14, 1911. 10:2703. —

\*Brisach, Eugene L to Jos Buehler, 3750 Willett av. Willett av, s w cor 219th st, 100x33.7x100x25.3. Feb 15, 1911, 3 yrs, 5½%. 6,500

Boreas Realty Co to Willard Amerman, 240 Lafayette av, Bklyn, N Y. Webster av, Nos 1465 & 1475, w s, abt 25 s 171st st, 100x54.7 to Clay avx100.7x64.2. Prior mt \$45,000. Jan 12, due, &c, as per bond. Feb 16, 1911. 11:2887. 20,000  
Same to same. Same property. Certificate as to above mt. Jan 12. Feb 16, 1911. 11:2887. —

\*Blum, Fredk to Katharina Siess, 390 Mott av. Wright st, w s, & being lots 88 & 89 map No 1064 of 107 Lots Hudson Park. Feb 14, 4 yrs, 5%. Feb 15, 1911. 2,000

\*Benson, Christiana wife of and Alfred Benson, 1530 Vyse av, & August Anderson, 4331 Byron st, to Hester J Morrison, 435 E 139th st. Byron st, w s, 220 s 237th st, 50x95. Prior mt \$—. Feb 11, 2 yrs, 6%. Feb 14, 1911. 800

Cameron, Wm A, 50 W 196th st, with Geo E Buckbee, 1941 Grand Boulevard & Concourse. Valentine av, w s, 18 n 197th st, 18x83.1x18x84.1. Subordination agt. Jan 7. Feb 16, 1911. 12:3304. nom  
Same with same. Valentine av, w s, 36 n 197th st, 18x82x18x83.1. Subordination agt. Jan 7. Feb 16, 1911. 12:3304. nom

Cook (John C) Co, 795 Crotona Park North, and John C Cook, same address, to Josephine F Burghard, 1 E 93d st. Elmsmere pl, n w cor Marmion av, 25x100. Feb 16, 3 yrs, 5%. Feb 16, 1911. 11:2956. 24,000  
Same to same. Same property. Consent to above mt. Feb 8. Feb 16, 1911. 11:2956. —

Same to same. Same property. Certificate as to above mt. Feb 8. Feb 16, 1911. 11:2956. —

Cameron, Wm A, 50 E 196th st, to Mary B Slevin, 57 W 77th st. Tiebout av, e s, 55.1 n from s s lot 30 map land in partition belonging to heirs Rebecca Bassford at Fordham, 75x160. P M. Feb 8, 3 yrs, 5%. Feb 16, 1911. 11:3143. 4,500  
Same to same. Tiebout av, e s, at s s lot 30, same map, runs n 55.1 x e 160 x n 75 x e 55 x s 100 to n s 181st st, x w — to w s 181st st, x s w 30.7 x w 204.6 to beg. Feb 8, demand, 5%. Feb 16, 1911. 11:3143. 2,150

Caterson, John M, of Somers, N Y, to Robt Caterson, 4314 Verio av. Manida st, w s, 100 s Spofford av, 50x100. Feb 15, due, &c, as per bond. Feb 16, 1911. 10:2768. 2,600

\*Cantales, Biagio, 238 E 116th st, & Filippa Distefano, 312 E 106th st, to Hudson P Rose Co, 32 W 45th st. Bassett av, w s, 225 s Saratoga av, 25x100. P M. Feb 4, 3 yrs, 5½%. Feb 15, 1911. 337

Cunningham, Mary B to Josephine Hall, 106 Glen Ridge av, Glen Ridge, N J. Union av, e s, 38.4 s 150th st, 36.8x90. Prior mt \$32,000. Feb 14, due, &c, as per bond. Feb 15, 1911. 10:2674. 1,000

Claassen, Frank E to Central Mort Co, 60 Wall st. 167th st, e s, 66.3 s Lind av, 25x68.1x27x79.3. Sept 1, 1910, 3 yrs, 5½%. Feb 10, 1911. 9:2528. 8,000

\*Carlisle, Geo to Ella G McBride, at "The Ontario," Ontario road, Wash, D C. Barnes av n e cor Brady av 25x100. Feb 5, 3 yrs, 6%. Feb 16, 1911. 1,000

Duminuco Constn Co to LAWYERS TITLE INS & TRUST CO. 146th st, n s, 227.10 w Courtlandt av, 49.6x153x49.6x152.6. Feb 10, 1911, 5 yrs, 5½%. 9:2329. 36,000  
Same to Greenwich Mort Co, 3025 3d av. Same property. Prior mt \$36,000. Feb 10, 1911, 1 yr, 6%. 9:2329. 4,000  
Same to LAWYERS TITLE INS & TRUST CO. 146th st, n s, 277.3 w Courtlandt av, runs n 153 x w 43.6 x w 7.5 x s 149.2 to n s 146th st, x e 49.6 to beg. Feb 10, 1911, 5 yrs, 5½%. 9:2329. 36,000  
Same to Greenwich Mort Co, 3025 3d av. Same property. Prior mt \$36,000. Feb 10, 1911, 1 yr, 6%. 9:2329. 4,000

Dowd, Michl J to TITLE INS CO OF N Y. Westchester av, n w s at n s Freeman st, runs w 140.3 to n e s Boone st, x n 11.10 x n e 136.10 to w s Edgewater rd, x s e 116.10 to Westchester av, x s w 19.3 to beg. Feb 6, 3 yrs, 5½%. Feb 10, 1911. 11:3012. 10,000

Doolan, Wm, Mary Horner & Ellen Smith, children Patk Doolan to Annie E Medford, No 240 W 129th st, as committee Geo J Marinus. Heath av, No 3095, w s, abt 685 n Boston av, description in mt reads plot begins on w s lane laid down on map Chas Darke, distant 690 n e road from Kingsbridge to Wmsbridge, old line runs n w 93.11 x n e 25 x s e 95.9 to lane x s w 25 to beg, except part for av; except part conveyed to Jno De Mattia & ano by deed Mar 20, 1905, being lot 25 on said map. Feb 9, due, &c, as per bond. Feb 10, 1911. 12:3261. 1,000

D K Construction Co, 620 Decatur st, Bklyn, N Y, with Naomi A Solomon, 30 W 82d st. Bathgate av, e s, 200.2 s 173d st, 50x115.7. Extension of \$41,500 mt until Feb 14, 1916, at 5½%. Feb 14. Feb 15, 1911. 11:2920. nom

Dreher, Frank J & Chas A Hildebrand to Louisa Frick, 914 Bloomfield st, Hoboken, N J. 165th st, No 667, n s, 49.3 w Trinity av, 24.1x100. Feb 15, due Dec 30, 1913, 6%. Feb 16, 1911. 10:2633. 1,500

DOLLAR SAVINGS BANK, 2808 3d av, with Eliza J Hewitt, 968 Whitlock av. Crotona Park East, s s, 120.1 w Wilkens av, 43.4x123.1x83.6x125.10. Extension of \$30,000 mt until June 1, 1914, 5%. Feb 7. Feb 15, 1911. 11:2938. nom

Frisco Realty Co & Rockland Realty Co with Wilhelm Lauter, 420 E 141st st. College av, n e cor 163d st, 85x44.2. Subordination agreement. Feb 7. Feb 10, 1911. 9:2423. nom

Feiser Realty & Constn Co to Alphonsine N Lecuyer, 823 Elmsmere pl. Coster st, e s, 360 s Spofford av, two lots, each 20x100; two mts, each \$6,250. Feb 10, 3 yrs, 5%. Feb 11, 1911. 10:2764 & 2769. 12,500  
Same to same. Same property. Certificate as to two mts for \$6,250 each. Feb 9. Feb 11, 1911. 10:2764 & 2769. —

Same & Hunts Point Estate, 165 Bway with same. Same property. Two subordination agreements. Feb 1. Feb 11, 1911. 10:2764 & 2769. nom

Same with same. Coster st, e s, 360 s Spofford av, 40x100. Subordination agreement. Feb 1. Feb 11, 1911. 10:2764 & 2769. nom

\*Freyer, Albert to Wilhelmina Ziemer, 1690 Eastchester rd. Bear Swamp rd, s w s, 124.8 n w Frisby st, 25x104x25.10x110.11. P M. Feb 10, 2 yrs, 6%. Feb 14, 1911. 1,700

Friedberg, Alex to Jno F Hill, 213 W 115th st. Bassford av, No 2304, e s, abt 60 s 184th st, also described as a plot beg at boundary line of lands late Thos Bassford, distant 50 s w from line bet lots 18 & 19, runs s e 85 x s w 25 x n w — x n e 25 to beg, being part lot 18 map Adamsville, except part for Bassford av. Feb 14, 1911, 3 yrs, 5½%. 11:3053. 5,000

Furlong, Tompkins Co to Leopoldine Siebert, 574 74th st, Bklyn, N Y. Lorillard pl, s w cor 187th st, 42x90. Prior mt \$26,000. Feb 14, 2 yrs, 6%. Feb 15, 1911. 11:3055. 5,000  
Same to same. Same property. Certificate as to above mt. Feb 14. Feb 15, 1911. 11:3055. —

Friedrich, Chas H with Lewis Q Jones at Newport, R I. West Farms rd, s e s at s w s Freeman st, 152.10 to e s Longfellow st x 7x193.5 to Freeman st x 138.4. Subordination agt. Feb 9. Feb 14, 1911. 11:3006. nom

Futterman, Aaron to Sarah Edelman, 101 W 140th st. 164th st, n s, 172 e Prospect av, 19x74.7. Prior mt \$—. Feb 7, due Mar 1, 1912, 6%. Feb 14, 1911. 10:2690. 3,000

Figuera, Josephine A, Mary V & Amelia R heirs Albert V Figuera to Mary S French, 15 Winans st, East Orange, N J. 134th st, No 438, s s, 365.6 e Willis av, 16.8x100. Feb 15, 3 yrs, 5%. Feb 16, 1911. 9:2278. 1,000

Greenblatt, Rosa to Winnie Realty & Construction Co, 836 Westchester av. Beck st, e s, 97.7 s Intervale av, 40x60. P M. Prior mt \$15,500. Feb 15, 3 yrs, 6%. Feb 16, 1911. 10:2709. 3,500

Guillaume, Jos E to Tressa L Taylor, 264 W 24th st. Grant av, e s, 107.8 n 165th st, 25x102x25x102.2. Prior mt \$7,500. Feb 15, 2 yrs, 6%. Feb 16, 1911. 9:2448. 1,500

Gaffney (J C) Constn Co to Louis C Gerken, 1 Beach st, Eltingville, Borough of Richmond, N Y. Simpson st, w s, 284.10 s 167th st, 37.6x100. Prior mt \$—. Feb 9, 3 yrs, 6%. Feb 10, 1911. 10:2726. 4,000  
Same to same. Same property. Certificate as to above mt. Feb 9. Feb 10, 1911. 10:2726. —

Gerleit, August to Sarah J Hollinshead 255 Henry st, Bklyn as trustee Reginald C Stevenson. Courtlandt av, w s, 175.1 n 162d st, 24.11x133x25.4x137.8. Feb 7, due Feb 1, 1914, 5%. Feb 10, 1911. 9:2409. 16,000

\*Goldenberg, David C to Alphons Dryfoos, 783 5th av. 13th st, s s, lot 311 map Unionport, 200x216 to 12th st; 13th st, s s, lot 313, same map, 100x108. Prior mt \$—. Feb 9, 5 yrs, 6%. Feb 10, 1911. 10,000

Garrecht, Mary, 572 E 166th st to David Amolsky, 1475 Washington av. 169th st, No 457, n e s, 100 n w Washington av, 40x98. P M. Prior mt \$—. Feb 14, 1911, 2 yrs, 6%. 11:2901. 4,500

Goldman, Sadie to Amelia S Lansing, 32 W 95th st. Vyse av, e s, 130.6 s Freeman st, 25x100. Jan 30, due, &c, as per bond. Feb 10, 1911. 11:2993. 2,270

Grill, Kath, 765 Prospect av to Broadway & Cathedral Parkway Co, 611 W 110th st. Intervale av, e s, 125 n 163d st, 43.5x100. P M. Prior mt \$30,000. Feb 15, 1911, installs, 5%. 10:2703. 2,500

Gill, Eliz A with Geo F Roos, 1027 Union av. Union av, w s, 123.11 n 165th st, 17.11x110. Extens of \$2,000. Mt until Feb 8, 1912, at 6%. Feb 14, 1911. 10:2670. nom

Guaranteed Mortgage Co with Wm Sinnott Co, 967 E 165th st. Vyse av, e s, 137.6 s Jennings st, 37.6x100. Extens of \$26,000 mt until Jan 1, 1916, at 5%. Feb 10. Feb 14, 1911. 11:2994. nom

Horwitz, Hyman to Lewis Q Jones of Newport, R I. Longfellow av, e s, at s e s West Farms rd, 7x193.5 to Freeman st x138.4x152.10. Feb 9, 3 yrs, 6%. Feb 10, 1911. 11:3006. 14,000

\*Holly, Chas W to Herbert S Ogden, 250 W 88th st. Louise st, e s, 225 n Col av, 25x100. Feb 9, 1 yr, 6%. Feb 10, 1911. 600

\*Hofstatter, Frank, 230 E 27th st to Gertrude E Kelly, 2088 7th av. Waldo pl, n e cor Middletown rd being lots 260, 261, 274 & 275 block 8 map Tremont Terrace. Feb 9, 2 yrs, 6%. Feb 10, 1911. 1,000

\*Hunt, Jos L 4374 Matilda av to Richd O Hughes, 71 Lawrence st, Yonkers, N Y. Matilda st, e s, 150 n Elizabeth st, 50x100. All title. Feb 6, 3 yrs, 5%. Feb 14, 1911. 2,000

Howley, Thomas, 421 W 34th st, with Jno F Hill, 213 W 115th st. Bassford av, No 2304. Subordination agt. Feb 14, 1911. 11:3053. nom

Hermalgus Realty Co & Jos Frankfurter, 544 W 86th st, with LAWYERS TITLE INS & TRUST CO. Franklin av, No 1098, e s, 100 s 166th st, ——. Subordination agt. Feb 4. Feb 14, 1911. 10:2607. nom

Hermalgus Realty Co to LAWYERS TITLE INS & TRUST CO. Franklin av, e s, 100 s 166th st, 37.6x105. Certificate as to above mt. Feb 14, 1911. 10:2607. —

Hall, Wm L to TITLE GUARANTEE & TRUST CO. College av, No 371, w s, 25.3 n 142d st, runs w 89.11 to e s Morris av x n 22.1 x n 5.7 x e 100 to av x s 25.3 to beg. Feb 11, due, &c, as per bond. Feb 14, 1911. 9:2323. 1,500



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Hertz, Jacob of Union County, N J to STATE BANK, 378 Grand st. 143d st, n s, 406.6 e Alexander av, 25x100. Prior mt \$—, Feb 11, demand 6%. Feb 15, 1911. 9:2306. 1,500

Jordan, Caroline with Geo F Roos, 1027 Union av. Union av, w s, 123.11 n 165th st, 17.11x110. Extens of \$5,500 mt until Feb 8, 1914, at 5½%. Feb 14, 1911. 10:2670. nom

Katonah Const Co, 866 E 178th st to Peter La Spina, 866 E 178th st. Crotona Pkway, s e cor 178th st, 39.5x99.10x35.9x116.3. Prior mt \$35,000. Feb 15, 1911, 2 yrs, 6%. 11:3121. 10,500

Kraus, Ida to Anna Jelinek, 71 E 87th st. Park av, No 3760, e s, 280 s 171st st, 15x150.5. Feb 14, 1911, due, &c, as per bond. 11:2902. 3,800

Knox Constn Co, 786 Prospect av to Henry Freiburger, 433 E 86th st. Tiffany st, s e cor Fox st, 110x125. Prior mt \$92,000. Feb 8, due Aug 10, 1911, 6%. Feb 11, 1911. 10:2722. 3,500

Kelly, Hugh P to Our Realty Co, 820 St Ann's av. Bassford av, w s, 45.7 n 184th st, 20x46.4x20x46.6. Feb 8, 3 yrs, 6%. Feb 10, 1911. 11:3053. 2,500

Krenkel, Frank with Wm R Sanders, 2053 Anthony av. Bathgate av, No 1992, e s, 150.10 s 179th st, 18x77.11x18x77.3. Extension of \$2,500 mt until June 30, 1913 at —%, as per bond. Aug 24, 1910. Feb 10, 1911. 11:3044. nom

Keil (Francis X) Co to Jos Russhon, 3131 Decatur av & ano. Minford pl, w s, 125 s 172d st, 75x100; Crotona Park East, s s, 176 e Suburban pl, 44.3x91.11x65.1x101.10. Feb 16, 1911, demand, 6%. 11:2977 & 2939. 24,375

Same to same. Same property. Certificate as to above mt. Feb 16, 1911. 11:2977 & 2939. —

Krabo, Marie & Johanna R Ernst to Greenwich Mortgage Co, 3025 3d av. Bryant av, e s, 35.2 s 181st st, 38x109.10x38.5x104.9. Feb 14, demand, 6%. Feb 16, 1911. 11:3138. 5,000

Same to same. Bryant av, e s, 73.2 s 181st st, 38x115x38.11x109.10. Feb 14, demand, 6%. Feb 16, 1911. 11:3138. 5,000

Kuver, Adolph H L to Gustav Marx, 538 W 47th st. St Ann's av, e s, 75 s 136th st, 25x100. Feb 16, 1911, 5 yrs, 5%. 10:2548. 11,000

Kokesch, Marie widow with Charles Maurer. Belmont av, w s, 245.5 n Pelham av, 25x87.6. Extension of \$4,000 mt until Aug 20, 1915, at % as per bond. Aug 20, 1910. Feb 15, 1911. 12:3273. nom

\*Klunder, Antonina, 805 E 224th st to Annie Troman, 724 E 225th st. 224th st, n s, 52.6 e 4th av, 26.3x114, Wakefield. Mar 9, 1910, 2 yrs, 6%. Feb 10, 1911. 1,670

Lohden, Henry, 249 Mt Hope pl, to Wm R Rose, 309 W 81st st. 161st st, s s, 54 e Cauldwell av, 100x26. Feb 15, 5 yrs, 5%. Feb 16, 1911. 10:2630. 5,000

LAWYERS TITLE INS & TRUST CO with Higgins & Stanton Construction Co. Macy pl, s w cor Hewitt pl, 50x90. Extension of \$42,000 mt until Feb 7, 1916, at 5%. Feb 7. Feb 15, 1911. 10:2695. nom

Lauth, Jno T, 304 W 30th st with Mary A Brown gdn Edwin Smith & ano, 116 E 81st st. Harrison av, No 1820, e s, 190.5 n Tremont av, 35.11x145.2x43.5x—. Subordination agt. Feb 10. Feb 15, 1911. 11:2869. nom

Lederer Const Co to TITLE GUARANTEE & TRUST CO. So Blvd, w s, 259.10 n Wilkins av, 37.6x115x37.6x107.6. Bldg loan. Feb 14, demand 6%. Feb 15, 1911. 11:2976. 22,500

Same to same. So Blvd, w s, 222.4 n Wilkins av, 37.6x107.6x38.3x100. Bldg loan. Feb 14, demand, 6%. Feb 15, 1911. 11:2976. 22,000

Same to same. So Blvd, w s, 297.4 n Wilkins av, runs w 115 x n 25.5 x n 13.7 x e 125.4 to So Blvd x s 37.6 to beg. Bldg loan. Feb 14, demand, 6%. Feb 15, 1911. 11:2976. 23,500

Same to same. So Blvd, w s, 334.10 n Wilkins av, 37.6x141.7x40.10x125.4. Bldg loan. Feb 14, demand, 6%. Feb 15, 1911. 11:2976. 27,500

Same to same. So Blvd, w s, 222.4 n Wilkins av, runs w 100 x n 101.11 x n 54.4 x e 141.7 to So Blvd x s 150 to beg. Certificate as to four mts aggregating 95,500. Feb 14. Feb 15, 1911. 11:2976. —

Lyons, Sarah M to Mary A Mooney, 564 E 137th st. 159th st, No 319, n e s, 150 n w Courtland av, 22x100. Feb 11, due Jan 1, 1914, 5½%. Feb 14, 1911. 9:2419. 3,500

Same to Smith Williamson at White Plains, N Y. Same property. Prior mt \$3,500. Feb 11, 1 yr, 6%. Feb 14, 1911. 9:2419. 400

Lamberti, Annie to Blanche Wesselman, 875 West End av. Teller av, s e cor 170th st, 104.10x18.11x11.6x29.7; College av, e s, 100 s 171st st, 25x125; College av, e s, 25 n 171st st, 25x100. Feb 10, 5 yrs, 6%. Feb 11, 1911. 11:2782, 2784, 2786 & 2787. 4,000

Meehan Const Co to American Mortgage Co. Forest av, e s, at n w s Westchester av, runs n e 142 x n w — x s w — to Forest av, x s 158.2 to beg. Bldg loan. Feb 10, 1911, 1 yr, 6%. 10:2645. 50,000

Same to same. Westchester av, n w s, at s s 156th st, runs s w 120.6 x n w — x n e — to st, x e 97.11 to beg. Bldg loan. Feb 10, 1911, 1 yr, 6%. 10:2645. 50,000

Same to same. Forest av, e s at n w s Westchester av, 158.2x—x—x142. Westchester av, n w s, at s s 156th st, 120.6x—x—x97.11. Certificate as to two mts for \$50,000 each. Feb 9. Feb 10, 1911. 10:2645. —

Same to Saml Brener, 920 Av St John. Forest av, e s, at n w s Westchester av, runs n e 262.5 to s s 156th st, x w 97.11 x s w 77.5 to Forest av, x s 158.1 to beg. P M. Prior mt \$—. Feb 10, 1911. due Aug 1, 1911, 6%. 10:2645. 7,500

Mitchell-McDermott Constn Co to Century Mort Co at Ossining, N Y. Wilkins av, No 1411, w s, 101.7 n Jennings st, 40.7x149.3 x39.11x158.5. Feb 10, 3 yrs, 5%. Feb 11, 1911. 11:2965. 33,000

Same to same. Same property. Certificate as to above mt. Feb 10. Feb 11, 1911. 11:2965. —

Martucci, Michl to Clara de F wife David J Burrell, 248 W 75th st. 152d st, No 259, n s, 100 w Morris av, 25x100. Feb 14, 1911, 3 yrs, 5½%. 9:2442. 3,000

Manderkin Bldg Co to DOLLAR SAVINGS BANK, 2808 3d av. Webster av, e s, 106.6 s 170th st, 56.6x90. Feb 14, 1911, due June 1, 1912, 5%. 11:2893. 4,500

Same to same. Same property. Certificate as to above mt. Feb 11. Feb 14, 1911. 11:2893. —

McKiernan, Francis E to Wm G Mulligan, 1911 Arthur av. Washington av, e s, 55 n 178th st, 27x91.11x27x91.10. Feb 2, 1 yr, 6%. Feb 14, 1911. 11:3044. 2,500

Masucci, Americo & Mary, 455 E 116th st to Mary Comer, 477 E 134th st. 134th st, No 477, n s, 95.4 w Brown pl, 16x85. P M. Prior mt \$5,100. Feb 15, 1911, due, &c, as per bond. 9:2279. 900

Moorehead Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Robbins av, n e cor 149th st, 75x50. Building loan. Feb 15, due Jan 1, 1912, 6%. Feb 16, 1911. 10:2641. 30,000

Same to same. 149th st, n s, 50 e Robbins av, 54x75. Building loan. Feb 15, due Jan 1, 1912, 6%. Feb 16, 1911. 10:2641. 24,000

Same to same. Robbins av, n e cor 149th st, 100x105. except part for av or st. Certificate as to above mts. Feb 14. Feb 16, 1911. 10:2641. —

Montgomery, John F & Charles M to Thos J Donlon, at Irvington, N Y. 143d st, s s, 625.7 e Willis av, 31.1x115.10x43.10x112. Prior mt \$1,000. Feb 15, due, &c, as per bond. Feb 16, 1911. 9:2287. 3,000

\*Mortensen, Martha E to Elizabeth Wahl, 2516 Grand av. Hazel st, w s, 300 n Syracuse av, 100x100. Feb 15, 2 yrs, 6%. Feb 16, 1911. 1,000

\*Montells, Eloise S with Sophie F Goldner & Georgette A Russell, 4015 Lowerre pl. Prospect terrace, w s, 50 s 227th st (13th st), 25x100. Extension of \$2,250 mt until Apr 13, 1913, at 6%. Dec 19, 1909. Feb 15, 1911. nom

McGrane, Christopher to Wm V Simpson at Matawan, N J. Inwood av, e s, 550 s Wolf pl, 25x76.6x38.4x98.9. Prior mt \$2,000. Feb 8, 1 yr, 6%. Feb 15, 1911. 11:2859. 750

Manhattan Mortgage Co with Wm Sinnott Co, 976 E 165th st. Vyse av, e s, 100 s Jennings st, 37.6x100. Extens of \$26,000 mt until Jan 1, 1916, at 5%. Feb 10. Feb 14, 1911. 11:2994. nom

\*Moss, Lewis W to Josephine G Weidman, 160 E 48th st. Neil av, s s, 25 e Fowler av, 25x100. Feb 15, due, &c, as per bond. Feb 16, 1911. 1,000

171st Street & Brook Avenue Co, 111 Bway to Van Dyck Estate, 503 5th av. Brook av, n w cor 171st st, 100x44.10 to w s Mill Brook. Bldg loan, prior mt \$10,000. Feb 11, due Sept 10, 1911, 6%. Feb 14, 1911. 11:2896. 50,000

Same to same. Same property. Certificate as to above mt. Feb 11. Feb 14, 1911. 11:2896. —

Olsson, Ole to Geo Stark, 12 Lake st. White Plains, N Y. Minford pl, n e cor 172d st, No 901, 35x100. Prior mt \$37,500. Feb 10, 1911, 1 yr, 6%. 11:2977. 5,000

Same to same. Minford pl, No 1528, e s, 35 n 172d st, 40x100. Prior mt \$32,500. Feb 10, 1911, 1 yr, 6%. 11:2977. 5,000

Prager, Sophie, 1045 Tinton av with LAWYERS TITLE INS & TRUST CO. Honeywell av, e s, 76.10 s 179th st, 44.7x100. Agreement as to share ownership in bond & mort. Feb 8. Feb 10, 1911. 11:3122. —

Psaty Constn Co, 147 E 125th st to Alexander Pfeiffer, 50 E 96th st. Washington av, No 1830, e s, 156.9 n 175th st, 46x110. Bldg loan. Prior mt \$12,750. Feb 9, 1 yr, 6%. Feb 10, 1911. 11:2917. 30,250

Same to same. Same property. Certificate as to above mt. Feb 9. Feb 10, 1911. 11:2917. —

Same to Leonard Weill, 104 W 129th st. Same property. P M. Prior mt \$7,500. Feb 6, 1 yr, 6%. Feb 10, 1911. 11:2917. 5,250

\*Rieger, Herman L, 153 E 121st st to Emil Hermann, 330 E 236th st & ano exrs Henry Munch. St Lawrence av, No 1431, w s, 175 s Merrill st, 25x100. Feb 14, 3 yrs, 5%. Feb 15, 1911. 2,500

\*Ringelstein, Chas Jr to Jno De Santis, 1717 Taylor st. Taylor st, w s, 180 n Col av, 25x150, except part for Taylor st. P M. Feb 14, 2 yrs, 6%. Feb 15, 1911. 1,500

\*Rotando, Jno to Julia C S Grant at Tarrytown, N Y. 241st st, s s, 50 w Mathilda av, 50x100, Washingtonville. P M. Dec 1, 3 yrs, 5½% for first year and 6% thereafter. Feb 15, 1911. 1,500

Rasche, Aug K with LAWYERS TITLE INS & TRUST CO trust Abraham Scholle. Stebbins av, No 1338. Extension of \$30,000 mt until Mar 19, 1916 at 5%. Feb 7. Feb 10, 1911. 11:2965. nom

Riessick, Henry W & Adolph G Furthman to Moses G Wright, 123 W 120th st. Valentine av, No 2064, e s, 422.2 n 179th st, 30.5x102.11x9.11x100. P M. Feb 10, 5 yrs, 5%. Feb 11, 1911. 11:3142 & 3144. 4,500

\*Rosenberger, Ferdinand, 566 Brook av, to Marie Burgerhoff, 566 Brook av. Terrace Point, n w s, 64.1 n e City Island Bridge, 25x109 to Eastchester Bay, x—x101. Feb 14, 1911, 3 yrs, 6%. 1,500

Sohns, John to Stephen E Brown, 1227 Woodycrest av. 167th st, e s, 41.3 s Lind av, 25x79.3x27x89.7. Feb 14, 3 yrs, 6%. Feb 15, 1911. 9:2528. 1,000

Schwarzler (O J) Co to Sanders B Altmayer, 981 Park av & ano, exrs Henry Erdman. 168th st, s e cor Clay av, 34.6x80. Feb 14, 1911, 5 yrs, 5%. 9:2426. 27,500

Same to same. Same property. Certificate as to above mt. Feb 14, 1911. 9:2426. —

Stingel, Adam, 726 E 163d st, to Gustav Scholer, 10 Jumel terrace, 163d st, No 726, s s, 50 e Jackson av, 25x72. Feb 14, 1911, 5 yrs, 5%. 10:2648. 10,000

Same to Geo Singer, 881 E 181st st. Same property. Prior mt, \$10,000. Feb 14, 1911, 3 yrs, 6%. 10:2648. 3,000

Shatzkin, Abraham to Rafael Diaz de la Cortina at Middletown, N Y. Brook av, No 1463, w s, 55.6 n St Pauls pl, 22.3x35 to w s old Mill Brook x 22.9x34.1. Feb 11, due Jan 1, 1914, 6%. Feb 14, 1911. 11:2896. 4,000

Same to Isabella Dennis, No 314 Alexander av. Brook av, No 1465, w s, 77.9 n St Pauls pl, 22.3x36.2 to w s old Mill Brook x 22.2x35. Feb 11, due Jan 1, 1914, 6%. Feb 14, 1911. 11:2896. 4,000

Same to Hugh Doon, 448 E 138th st. Same property. Prior mt \$4,000. Feb 11, due Jan 1, 1912, 6%. Feb 14, 1911. 11:2896. 2,000

Same to Henry Schatzkin, 1805 Crotona av, et al. Brook av, No 1463, w s, 55.6 n St Pauls pl, 22.3x35 to w s Old Mill Brook x 22.9x34.1. Prior mt \$4,000. Feb 11, 2 yrs, 6%. Feb 14, 1911. 11:2896. 2,000



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Sachs, Jno to Manhattan Mort Co, 200 Bway. Findlay av, s e cor 170th st, runs s 248.8 x e 101.10 x n 110.11 x e 3.4 x n 100.8 to st, x w — to beg. P M. Feb 10, due, &c, as per bond. Feb 11, 1911. 11:2783. 7,500

Same to Herman Stursberg Realty Co, 45 E 17th st. Same property. P M. Prior mt \$7,500. Feb 9, installs, 6%. Feb 11, 1911. 11:2783. 6,000

Steinheimer, Morris to Friedman Constn Co, 171 Bway. West Farms rd, No 1100, s e s, 197.8 n e Hoe av, 50x96.9x50.11x86.10. P M. Prior mt \$33,500. Feb 9, 2 yrs, 6%. Feb 10, 1911. 10:2751. 2,500

Schmidt, Louis to DOLLAR SAVINGS BANK, 2808 3d av. 138th st, No 371, n s, 381.6 e Alexander av, 25x100. Feb 15, 1911, due June 1, 1914, 5%. 9:2301. 20,000

\*Smith, Jno T to Kath E Wilson at New Rochelle, N Y. 224th st, s s, 355 e Carpenter av, 50x114, Wakefield. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

\*Same to same. 224th st, s s, 455 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

\*Same to same. 224th st, s s, 405 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

\*Same to same. 223d st, n s, 305 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

\*Same to same. 223d st, n s, 455 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

\*Same to same. 223d st, n s, 405 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

Same to same. 223d st, n s, 355 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,600

\*Same to same. 224th st, s s, 305 e Carpenter av, 50x114. P M. Feb 13, 3 yrs, 5%. Feb 15, 1911. 1,550

Smith, Bertha with Jos Gluck, 1330 Teller av. Teller av, No 1330. Extens of \$2,500 mt until Feb 17, 1913, at 5%. Feb 1. Feb 15, 1911. 11:2782. nom

\*Squillante, Dominick to Carmela Squillante, 2030 1st av. 223d st (9th av), s s, 180 e White Plains rd, 50x114, Wakefield. P M. Feb 14, 3 yrs, 5%. Feb 15, 1911. 1,000

Treboul, Leon to Geo N Steinmetz at Roosevelt, Arizona. Delafield av, n s, 100 w Livingston st, 60x89x46.6x90. P M. Feb 10, due, &c, as per bond. Feb 11, 1911. 13:3415. 4,000

Tully (Jno J) Co with Century Mort Co. Wilkins av, No 1411, w s, 101.7 n Jennings st. 40.7x149.3x39.11x158.5. Subordination agreement. Feb 10. Feb 11, 1911. 11:2965. nom

\*Vollono, Louigi & Michl & Catello Maresca to Lemuel Skidmore, 26 Norwood av, Summitt, N J, trus for Laura A Maclay. White Plains rd, e s, 50.3 n Bartholdi av, 50.3x101.9x50x96.7. Feb 15, 1911, 3 yrs, 6%. 2,000

Viganego, Louis F to Abraham Oppenheimer, 22 Clark pl. 176th st, No 350, s s, 75 w Walton av, 25x83.4x25x89.4. P M. Feb 14, due, &c, as per bond. Feb 15, 1911. 11:2850. 2,600

Varian, Harris L, of Mt Vernon, N Y, to Sarah A Briggs, 133 Archer av, Mt Vernon, N Y. 235th st, s w cor Napier av, 50x97.10x50x97. Jan 27, 3 yrs, 6%. Feb 15, 1911. 12:3363. 1,250

Ward, Hugh F of Port Washington, N Y to Mary A Brown, gdn Edwin Smith, 116 E 81st st. Harrison av, No 1820, e s, 190.5 n Tremont av, 35.11x145.2x43.3x—, with use of driveway 3.5 wide adj on north. Feb 14, due, &c, as per bond. Feb 15, 1911. 11:2869. 5,500

Weisker, Ellis to Philip F Donohue, 223 E 17th st et al, exrs Owen McGinnis. Jerome av, e s, 72.10 n 198th st (Travers st), 84x93.11x68.5x101.9. P M. Feb 15, 1911, 3 yrs, 5%. 12:3319. 7,000

Wahlig (Frank A) Co to Louisa Geissler, 544 E 87th st. 179th st, s s, 75.3 e Prospect av, 37.6x79. Prior mt \$18,000. Feb 14, due, &c, as per bond. Feb 15, 1911. 11:3106. 2,000

Same to same. Same property. Certificate as to above mt. Feb 14. Feb 15, 1911. 11:3106.

Same to same. 179th st, s s, 112.9 e Prospect av, 37.6x78.11x37.6x79. Prior mt \$18,000. Feb 14, due, &c, as per bond Feb 15, 1911. 11:3106. 2,000

Same to same. Same property. Certificate as to above mt. Feb 14. Feb 15, 1911. 11:3106

\*Westchester Wood Working Co to Chas B Lambert, 1242 Theriot av. Sand st, w s, 100 n Starling av, runs w 125 x n 22.6 x n e 265.6 to st, x s 258 to beg, Unionport. Prior mt \$6,500. Feb 9, 3 yrs, 6%. Feb 10, 1911. 3,000

\*Same to same. Same property. Certificate as to above mt. Feb 9. Feb 10, 1911.

Weyl, Marcus, 897 Cauldwell av with Jas F Meehan Co, 815 Hunts Point av. So Boulevard, n w s, 180 s w Tiffany st, 5x100. Agreement that above strip of land shall be included in mt dated Apr 27, 1910. Jan 26. Feb 10, 1911. 10:2722. nom

Weiber Const Co to August Busch, 2763 Webster av. Adams pl. No 2220, e s, 99.1 n 182d st, 33.4x100. Prior mt \$21,000. Feb 10, due, &c, as per bond. Feb 14, 1911. 11:3071. 3,000

Same to same. Same property. Certificate as to above mt. Feb 10. Feb 14, 1911. 11:3071.

Walsh, Therese C to TITLE GUARANTEE & TRUST Co. Washington av, e s, 102 n 180th st (Samuel st), 45.9x73.11x61.11x80.6, except part for av. Feb 14, 1911, due, &c, as per bond. 11:3047. 4,000

Wissemann, Henry C with Philip W Saitta, 8510 Ridge Boulevard, Bklyn, N Y. Bathgate av, s w cor 184th st, 35x94.5. Extension of \$6,000 mt until Jan 1, 1913, at 6%. Feb 16. 1911. 11:3053. nom

Zimmer, Henry to GERMAN SAVINGS BANK, 157 4th av. Feb Anns av, n w cor So Blvd, 24.11x100. Feb 10, 1 yr, 5%. 21,000

Same & A Hupfels Sons & Carl E Carlson with same. Same property. Subordination of lease, sub-leases & mts to mt for \$21,000. Feb 10. Feb 14, 1911. 9:2261. nom

**JUDGMENTS IN FORECLOSURE SUITS.**

80th st, No 228 East. State Bank agt Hirsch D Jahre et al; Jerome A Kohn, att'y; Geo F Roesch, ref. (Amt due, \$5,761.83.) Feb. 9.

131st st, No 134 West. Louise C Marriotte agt Wm H Quinlan; Miron Winslow, att'y; Martin C Ansonge, ref. (Amt due, \$12,555.50.) Feb. 10.

47th st, s s, 220 e 5th av, 20x100.3. Robt L Gerry agt Benj B Davenport; Harris & Towne, att'ys; Francis W Pollock, ref. (Amt due, \$8,488.66.) Feb. 10.

39th st, No 416 West. Richard Grant agt Elizabeth Hahl; N Henry W Schutt, att'y, Edw L Parris, ref. (Amt due, \$2,787.33.) Feb. 10.

Bond st, No 33. Edw H Ployd-Jones agt Bridget M Connell et al; Otis S Carroll, att'y; Lewis J Conlan, ref. (Amt due, \$29,108.74.) Feb. 11.

179th st, s s, 100 w Prospect av, 72x95. Edw W Boker agt Nora Realty Co et al; Richard M Bruno, att'y; Phelan Beale, ref. (Amt due, \$5,474.70.) Feb. 11.

Pearl st, No 67. Stone st, Nos 32 & 32½. Bowery Savings Bank agt Sarah E Purdy; Strong & Cadwalader, att'ys; Ambrose A O'Connell, ref. (Amt due, \$26,037.50.) Feb. 14.

Madison av, Nos 778 & 780. Union Dime Savings Bank agt Jno T Williams; Woodford, Bovee & Butcher, att'ys; Edw J Maroney, ref. (Amt due, \$170,336.49.) Feb. 15.

80th st, Nos 433 & 435 East. Geo F Ewald agt Louis Maryash; Johnston & Johnston, att'ys; Sidney Harris, ref. (Amt due, \$16,452.13.) Feb. 15.

10th st, n e cor West st, 90x43. Crescent Star Realty Co agt Albt A Adler et al; Adolphus D Pape, att'y; Jno C Hoenninger, ref. (Amt due, \$22,813.33.) Feb. 15.

1st av, No 1843. Lena Garland agt Bohemian Real Estate Assn of Winfield, L I; A L & S F Jacobs, att'ys; Denis O'L Cohalan, ref. (Amt due, \$13,850.63.) Feb. 15.

8th av, No 2918. Alice E Sloane agt Sandel Segelbaum; Mullan, Cobb & Mitchel, att'ys; Hiram M Kirk, ref. (Amt due, \$16,185.70.) Feb. 15.

Belmont av, s e cor 182d st, 74.1x27.7. Florence A Troughton agt August Rehbock; Jas W & Chas J McDermott, att'ys; Chas Firestone, ref. (Amt due, \$18,682.) Feb. 15.

**LIS PENDENS.**

108th st, n s, 200 e Bway, 75x100. Paul Miklowitz agt Mary E Tilyou et al; action to foreclose mechanics lien; att'ys, Campora & Thiery. Feb. 11.

Brook av, e s, 209.2 n St Paul's pl, 25x100.7. Johan Cohen agt Jos Cohen; action to impress lien; att'y, L R Cohen. Feb. 11.

Broadway, 242d st, 240th st & Spuyten Duyvil rd, whole block. Ahneman & Younkheere Inc agt Interborough Rapid Transit Co; action to foreclose mechanics lien; att'y, F W Pollock. Feb. 11.

Valentine av, e s, lots 57, 58, 71 & 73 and parts of lots 72 & 56, s of road leading from Maccomb's Dam to the Fordham Depot, Bronx. Thos W Butts agt Marie J C Carey et al; action to declare lien, &c; att'y, W P Vining. Feb. 14.

Minetta st, n w s, 153 n e Bleecker st, —x—. Elizabeth Jones agt May E Bailey et al; action to foreclose assignment of tax lien; att'y, C E Hill. Feb. 15.

Madison st, s s, 95.3 e Scammel st, 24.7x96. Anna F Cooper agt Huldah Davidson et al; partition; att'ys, Wells & Snedeker. Feb. 15.

10th av, s w cor 130th st, runs n w 100 x s w 51 x e 2.9 x s e 17.6 x n e 6.1 x e 31.1 x e 7 x — 47 to Amsterdam av, x — 24.11 to beg. Elizabeth H Larkin agt Mart T Sands et al; partition; att'y, I N Miller. Feb. 15.

23d st, n s, 300 e 7th av, 25x98.9. 107th st, s s, 185 e Riverside Drive, 20x100.11. 1st av, n e cor 108th st, 25.10x95. Wm C Lesster, 2nd, agt Grace F Lesster et al; action to cancel deeds; att'y, W T Gridley. Feb. 15.

133d st, Nos 132 & 134 West. People, &c, agt Paul Borchard; notice of levy; att'y, C S Whitmore. Feb. 15.

54th st, n s, 150 e 2d av, 25x100.5. Louisa Schultz agt Louis Vogel et al; action to cancel deed; att'y, W O'Shaughnessy. Feb. 15.

Valentine av, e s, lots 57, 58, 71 & 73, and parts of lots 22 & 56, map of Village of Fordham, Bronx. Thos W Butts agt Marie J C Carey et al; action to declare lien; att'y, W P Vining. Feb. 15.

70th st, Nos 511 & 513 East. Jno Ademac agt Alois Kral et al; action to cancel deed; att'y, L Boehm. Feb. 16.

East Shore of Harlem River, high water mark bet lots 44 & 45, map of Ward's Island, —x—. Valentine Kolb et al agt Columbia Life Assurance Society; action to appoint a receiver, &c; att'y, E R Leavitt. Feb. 16.

178th st, s s, 100 w Audubon av, 75x94.11. Conroy Bros Inc agt Jno Glass, Jr, Construction Co et al; action to foreclose mechanics lien; att'y, J P Donellan. Feb. 16.

Washington av, No 1281. City of N Y agt Sheriff Street Realty Co; notice of levy; att'y, A R Watson. Feb. 16.

Fulton av, w s, 96.11 n 174th st, 195.2x100x198 x93.8. Speedway Construction Co agt Otto Kunstman et al; specific performance; att'y, M D Siegel. Feb. 16.

Franklin av, No 1390. Bertha Holland agt Caroline Uhlig et al; action to declare trust; att'ys, James, Schell & Elkus. Feb. 17.

Ridge st, No 26. Heyman Rifkish agt Congregation Shebat Achim; notice of levy; att'ys, A & C Stecker. Feb. 17.

Parts of lot 153, map of Village of Morrisania, Bronx. Barbara Eberli agt Magdalena Notz et al; partition; att'y, L M Wallenstein. Feb. 17.

8th av, No 839. Bancroft Realty Co agt Eunice R Allan et al; partition; att'ys, Davies, Auerbach, Cornell & Barry. Feb. 17.

12th st, s s, 325 e 5th av, 19.9x103.3. Frank Morell Co agt Jos R Potter et al counterclaim; att'ys, Foster & Cunningham. Feb. 17.

Same property. Frank Angelilli agt same; counterclaim; att'ys, Foster & Cunningham. Feb. 17.

Ridge st, No 127. Tenement House Dept agt Annie Franklyn; notice of levy; att'y, A R Watson. Feb. 17.

Minford pl, n e cor 172d st, 75x100. Bernard Himmelblau agt Ole Olsson et al; action to foreclose mechanics lien; att'ys, Weschler & Rothschild. Feb. 17.

**FORECLOSURE SUITS.**

Hester st, s s, 50 w Orchard st, 20x75. Saml Brody agt Majestic Dress Goods House et al; att'y, H J Rosenson. Feb. 11.

College av, e s, 393.2 s 170th st, 16.8x100. Agnes H Behlmer agt Kingston Securities Co et al; att'y, J J Langbein. Feb. 11.

Av A, Nos 186 & 188. Alexander Rosenthal agt Isidor Damrquer et al; att'ys, Feitensthal & Rosenstein. Feb. 11.

109th st, No 337 East. Francesco Stropoli agt Louis Leiman et al; amended; att'y, J L Bernstein. Feb. 11.

Hull av, w s, 100 s Scott or Woodlawn av, 25 x110. Emma Keller agt Mary A Costello et al; att'y, W A Goodhart. Feb. 11.

Crotona av, e s, 400 n 183d st, 20x100. Thos B Hidden, trustee agt Jno O'Leary et al; att'y, S R Taylor. Feb. 11.

136th st, s s, 384 e St Anns av, 341x100. Chas McLoughlin agt Deborah Belowitz et al; att'y, J H Winans. Feb. 11.

Arthur av, e s, Lot 17, map of Oak Tree Plot, Bronx. Andrew J Dalton agt Patrick McGuirl et al; att'y, L C Platt. Feb. 11.

123d st, No 235 East. Elise Boyd agt Jacob Cohen et al; att'ys, Johnston & Johnston. Feb. 11.

95th st, s s, 263.9 e Lex av 18.9x100.8. Mary A Murphy agt Minnie Rose et al; att'ys, Clarke & Clarke. Feb. 11.

Chestnut st, w s, 134 — Old Boston Post rd, 50x 150x irreg. Francis Shepperd et al agt Belstone Realty Co et al; att'y, C P Hallock. Feb. 11.



The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

48th st, No 402 East. Rose E Wiessenberger agt Lizzie Newman et al; att'ys, Johnston & Johnston. Feb. 16. Montgomery st, Nos 69 & 71. Cherry st, No 374. Edw H Swan et al agt Osiar Parnes et al; att'ys, Schenck & Punnett. Amsterdam av, No 687. Sophie Pfänder agt Feist Realty Co et al; att'y, M S Borland. Belmont st, n w cor Inwood av 230.6x126.8x irreg. Gracey Simon Realty Co agt Mary E Robinson; att'y, S J Rawak. 55th st, No 534 West. Wm Parkin et al agt Mary R Lathrop et al; att'y, F W Cole. 20th st, Nos 30 & 32 East. Realty Holding Co agt Henry R Gabay et al; att'y, A H Schwarz. Lexington av, w s, 50.11 s 97th st, 25x80. Jonas Weil et al agt Mendel Cypress et al; att'y, M Sundheimer. Sheriff st, No 77. Morris Rock agt Erste Oestreich Talmud Tora of N Y et al; att'y, B Koenigsberg. 119th st, n s, 325 w 7th av, 96.3x118.5. Ann A Thomas agt Edw H Raynolds et al; att'ys, Miller, King, Lane & Trafford. Boone st, e s, 187.7 s 172d st, 143.9x irreg. Saml Keeler agt Benj Vian et al; att'y, S Keeler. Feb. 17. 51st st, s s, 167 e 8th av, 20x100.5. Emigrant Industrial Savings Bank agt Catharine Eartigan et al; att'ys, R & E J O'Gorman. Minford pl, w s, 200 s 172d st, 25x100. Carl Schuster et al exrs agt The Arthur W Wall Building & Construction Co et al; att'ys, James, Schell & Elkus. Riverside Drive, e s, 121.11 s 83d st, 42.1x26.5. Anna Woerishoffer agt Francis M Applegate et al; att'ys, Carter, Ledyard & Milburn. 11th st, No 612 E. Lottie Schlüssel et al agt Lena Jacobowitz et al; att'ys, Lochman & Goldsmith. Willis av, n e cor So Boulevard, 25x165x irreg. Jos Lehman agt Edwin R Maslen; att'ys, Oicott, Gruber, Bonyng & McManus. Madison st, No 324. Daniel Dober agt Louis Cohen et al; att'y, H Cohen. Madison st, No 322. Jacob S Danielson agt Louis Cohen et al; att'y, H Cohen. 55th st, No 534 W. William Parkin agt May R Calthrop et al att'y, F W Cole. Cherry st, No 420. Margaret L Fletcher agt Catherine E McArdle et al; att'y, G V Brower. Arthur av, No 2120. Smith Williamson et al agt Wm B Anderson et al; att'y, S Williamson.

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 name 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.

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.....152.65	17 Palumbo, Theo & Eliza—G Hassler .....234.75	16 Spencer, Jacob W—Kneipp Linen Mesh Co
15 Litch, Geo W recvr—J Bodenburg.....79.91	17 Piering, Wm A & Lillian J—J Davis.271.00	.....113.51
15 Lieb, Henry—J Meyers .....18.00	17*Pollack, Philip et al—S Keppler .....79.33	16 Schweiger, Max—M Opolinsky et al.....25.07
15 Leitman, Saml—M Abelson .....434.36	17 the same—G Molla .....28.60	16 Strause Abe—H Grad .....86.91
15 Levidietes, Zacharias—A Kamarinos.168.72	17 Patterson, Jos R et al—Putnam Hooker Co.	16 Stein, Meyer—United Plumbers Supply Co.
15 Lupo, Thos B—E Getzler .....36.01	.....costs 679.93	.....178.91
16 Levy, Chas—Raisler Heating Co.....44.04	11 Quinby, Fredk et al—Nassau Trust Co of	16 Spalito, Anna—H S Hotaling.....404.64
16 Levin, Harry et al—A Raisler .....433.55	the City of Brooklyn .....119.82	16 Scheinholtz, Hyman—Continental Thread Co
16 Le Claire, Helen—C A Dards .....149.35	11 Rendall, Jno—J H Schwartz.....521.81	.....27.41
16 Lenke, Melchior—A Lipschitz .....331.25	11 Robinson, Douglas et al recvrs—B Ober.	16 Schiff, Lena—H Rabinowich et al.....259.75
16 Linskyey, Thos—Julius Kessler & Co.249.62	.....279.15	16 the same—L R Feibert.....costs, 57.75
16 Lagnrutta, Nicola—F Monaco .....118.91	11 Robinson, Frank E—P W Lambert Co.283.53	16 Schaeffler, Frank C et al—Hull Grippen &
16 Langstroth, Frank D—F D Wynn.....1,705.47	11 Rau, Chas A—Bernham Distilling Co.72.23	Co.....138.42
16 Liverman, Harry et al—W Knauth et al.	14 Rhinock, Frank P—Manhattan Leasing Co.	16 Srebnik, Hyman—City of N Y.....37.18
.....1,260.19	.....168.91	16 Srebnik, Lena—the same .....37.18
16 Lackaye, Wilton—Dreshier Rotberg Co.32.16	14 Reeves, Harriet et al—J W Block.....1,782.31	16 Stonem, Eva K or Eva Kendall—F J Mc-
16 Levy, Jacob—S Engle .....costs, 108.93	14 Richards, Thos—C B Dillingham.....116.66	Kenna .....98.97
16 Levy, Israel et al—F Bellar.....costs, 224.22	14 Rosenstock, Harry—N Blumenkopf.....28.62	16 Spivak, Jos et al—S Lefkowitz.....6,184.58
17 the same—F Beller .....856.96	14 Richardson, Edw E et al—L R Brooks.1,074.44	16 Samilson, Jesse M—F Galotta.....1,068.45
17 Levin, Lars—Flood & Conklin Co.....45.61	15 Raynor, Napoleon—Eppens Smith & Co.437.33	16 Schneider, Henry H et al—I Feldman et al.
17 Langan, Patk et al—Cook & Bernheimer Co	15 Roosevelt, J Roosevelt et al, trustees—L	25.41
.....320.20	Purdy .....costs, 56.85	17 Silver, Robt—Audubon Mortgage Co .....475.58
17*Loder, Noah J et al—S W Johnston.225.51	15 Robinson, Douglas et al, trustees, et al	17 Sheridan, Walter J—N Y Telephone Co.38.51
17*Louigs, Paul et al—S Weiser .....119.41	the same .....costs, 56.85	17 Schattman, Jacob—the same .....154.12
17 Leamy, Johanna adm—J Foley .....112.41	15 Rapp, Jno W—F Bontenakels .....425.32	17 Scott, Elsie V or Elsie Sadler—the same
17 Meehan, Peter A—M Hasbrouck et al.152.16	15 Roosevelt, J Roosevelt et al, trustees—L	51.41
17 McCarty, Thos—C T Paterno .....168.12	Purdy .....costs, 56.85	17 Schneider, Pincus—W F Clemmons .....40.86
17 Miller, Morris—Robt Graves Co.....25.03	15 the same—the same .....costs, 56.85	17 Siegel, Michl et al—S Ershowsky & Bro
17 Myers, Simon—Cassidy & Sons Mfg Co et	15 Robinson, Douglas et al, trustees—the	199.41
al .....712.72	same .....costs, 56.85	17 Sennett, Jas—W Gratz et al .....47.41
11 Minutello, Luciano et al—A W De Long &	15 Robinson, Douglas et al, trustees—L Purdy	17 Schmidt, Henry—W S Fraser .....59.72
Co.....697.56	et al .....costs, 56.85	17 Swasey, Lewis M, Jr—Simpson Crawford
11 McClellan, Alfred C et al—Nassau Trust Co	15 Reiner, Solomon—J H Iden .....556.04	Co.....104.67
of the City of Brooklyn.....119.82	15 Reed, Julia A—W S Phippen .....2,319.23	17 Sigand, Adrienne et al—G Molla .....28.61
14 McCoun, Sidney Jr & Jas—J Seeman et al.	15 Rendall, John—G Robitzek & Bro.....810.20	17 the same—S Keppler .....79.33
.....413.64	15 Rutt, August—D Kahn et al.....71.66	17 Schwartz, Gustav et al—Brooklyn Bank of
14 Massarene, Wm G—B Aitman & Co.....63.52	16 Root, Wm G—P C Thomas .....50.16	Brooklyn .....572.71
14 Morrill, Fred L—J M Washburne Co.262.69	16 Rumbold, Geo W & Geo Walker*—M E Fox	17 Stoops, J Walter et al—the same .....572.71
14 Mellen, Delos C—J H Hageler.....46.83	et al .....121.77	17 Strauss, Ascher et al—H W Lippman .....530.40
14 Muller, Jacob—L Roos .....29.65	16 Rosenstein, Zelma—Herrman Mfg Co.6367	17 the same—the same .....534.40
14 Milliron, Ira A—Hoagland Adams Co.536.24	16 Ronner, Henry H A—J M Ruhl.....118.72	17 the same—the same .....534.40
14 McCarthy, Frank H—City of N Y.....	16 Robber, Edw M—S Waldman .....112.17	17 Stewart, Jas—Hinkle Iron Co.....costs 319.90
costs, 106.85	16 Reid, Robt H—D Nicoll et al.....82.20	17 Schilling, Theo—R Foster .....1,230.36
14 Mulligan, Annie S—G F Roesch et al.....	16 Roche, Wm—City of N Y.....22.05	17 Stalden, Louis or Stalder—M Hauben.137.15
costs, 223.68	16 Robinson, Frank W—Colonial Development	17 Squire, Irving B—M Goodman.....184.59
14 Myers, Edw E—S Lebowich .....341.77	Co.....176.19	14 Tarnovsky, Isaac—J Wiener .....45.05
14 McGinn, Frank R—J Joseph et al.....201.48	16 Rich, Berthold A—M R Boyle.....225.81	14 Taylor, Sol G—J M Washburne Co.....81.73
14 Marx, Eva J—H Wildfeuer.....141.31	17 Riley, Thos P—N Y Telephone Co .....63.82	



Trucking Contractors For Building Materials
JOSEPH F. WHELAN COMPANY, Inc. Telephone, 4680-2931 BRYANT 603 WEST 42d STREET

Table listing various contractors and their contact information, including names like Taintor, Chas W-E Alexander and Talcott, Jas-Stroock Plush Co.

Table listing various contractors and their contact information, including names like City of N Y-U S Fidelity & Guaranty Co and White Star Transfer Co.

Table listing various contractors and their contact information, including names like Netherlands Diamond Cutting Co and No Ton Som Chemical Co.

SATISFIED JUDGMENTS.

Table listing satisfied judgments with names and dates, including entries for Feb. 11, 14, 15, 16 and 17, such as Alvino, Pietro-F Autenacchio.

CORPORATIONS.

Table listing corporations and their contact information, including names like John T Hall Music Pub Co and Kriss Kross Securities Co.

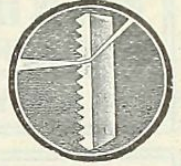


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Primrose, Esther—G F Crowley et al. 1911.399.20  
 Price, Allen & Emily Rothman—People, &c. 1905 .....1,000.00  
 Pearson, Thos H—W T Byrne. 1911.....208.17  
 Rosen & Diamond—D Pusae. 1911.....100.91  
 Robinson, Martin T—Mercantile Finance Co. 1910 .....42.10  
 Rosenthal, Wm M—Acme Metal Ceiling Co. 1911 .....115.06  
 Scarwell, Andrew—T M McCarthy et al. 1910.....20.86  
 Slotkin, Morris & Nate—H M Cohen. 1911.....137.82  
 Scharf, Jacob & Leo Klein—J Aronauer. 1910.....217.35  
 Stein, Hary A—S Stark. 1909 .....437.58  
 Stein, Hary A & Adolph Hyman—S Stark. 1909 .....714.58  
 Tiftickjian, Ditkin—A Timourian et al. 1911.....539.42  
 Van Maasdyk, Eugene—A Freyer. 1904.....90.78  
 Same—same. 1905 .....48.91  
 Vermilye, Thos E—M Capotorto. 1909.....165.48  
 Wilson, Saml L & Solomon D—D Gordon. 1906 .....78.76

### CORPORATIONS.

Abbe, Robt (two actions), Henry B Barnes, Helen S Armstrong, Prescillia D S Barclay, Fanny M Constable, Mary S Dominick, Sarah P. Dixon, Chas T. Dade, Thos E Greacen, Caroline F Hastings, Zoe C Hopkins, Mary B Lane, Jno McAnerney, Edw A & Walter J Morgan, Wm McAdoo, David McClure, Augustus G Caine, Lucy M Rice, Charlotte R Lowrey, Fannie F Steele, Pauline D Stanton, Harmon Smith & Lizzie V Vanderhoef—Trustees of Columbia College, against each. 1910.....costs, 106.24  
 Centrefreeze Ice Process Co—Howland Kirk Co. 1909 .....67.04  
 Mashke Engineering Co—E M Dickerson et al. 1911 .....1,534.81  
 Mountain Construction Co & National Surety Co—N L Strauss et al 1910.....568.72  
 Mountain Construction Co, F T Construction Co, Jacob Frankel & Frank Frankel—L Marx et al. 1910.....152.19  
 Same—same. 1910 .....36.88  
 Metropolis Securities Co—City of N Y. 1910.....59.41  
 Lincoln Holding Co—N Wernekoff. 1910.1,020.28  
 Babylon R R Co—K M H Marshall. 1910.....329.31  
 Columbus Circle Hotel Co—Wm F Bang & Clyde J Coleman—H H Upham & Co. 1910.....142.64  
 Rogers Building Co, North Side Iron Works, Ernest Kelfhaber, Fredk Horenberg & Rudolf Gersmann—H Isaacs. 1911.....266.91  
 A Hupfels Sons—D Kleine. 1911.....119.29

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

### MECHANICS' LIENS

Feb. 11.

137—Audubon av, n e cor 175th st, 98.9x100. Geo Colon & Co agt Simon Improvement Co .....6,675.96  
 138—178th st, s s, 175 w St Nicholas av, 75x100. Moritz Arnstein agt Jno Glass Jr & Jno Glass, Jr, Construction Co.....350.00  
 139—106th st, No 62 East. Louis Katz et al agt Clark, Sarah Rosenthal & Annie Grossberg .....3,480.00  
 140—43d st, Nos 147 to 151 West. Wm H Wright agt Alonzo Hornley, Geo F Considine & Wm J Bayer .....86.10  
 141—Broadway, Nos 3926 to 3932. Frank M Tench agt Ecallaw Co.....202.75  
 142—184th st, Nos 460 & 462 East. Chas Shapiro agt Cerra Realty Co.....188.75  
 143—58th st, No 182 West. Felix W Galley agt 58th Street & 7th Avenue Co, Chas R Hedden, Hedden Construction Co & Harde & Short .....1,003.68  
 144—Essex st, No 48. Saml Rosenberg agt Peter E Fitzpatrick, Tom Duncan, Beil Chaimowitz & Aaron Schwartz.....161.00  
 145—86th st, No 128 East. Max Blumenthal agt Antonio Minaldi & J Ward .....104.00

Feb. 14.

146—Thompson st, No 230. Jos Monetti agt Abraham Kassel .....27.00  
 147—1st av, No 21. Same agt Abraham Kassel .....98.85  
 148—Minford pl, n e cor 172d st, 75x100. Jno G Gent agt Ole Olsson & Philippine Olsson.....925.00  
 149—Hoe av, e s, 75 n 172d st, 50x100. Same agt Ole Olsson & Alfred B Olsson.....925.00  
 150—Broadway, s e cor 43d st, 104x194. Dunn's Improved Vacuum System agt Mary A Fitzgerald, Broadway & Forty-third Street Building Co, Frank R Tate, Geo M Cohan Theatre & C L Gray Construction Co.....1,000.00  
 151—Same property. Same agt same.....500.00  
 152—Bowery, No 15. Isidor Goldman agt Jos H Schwartz, Saml Williams, Saml Grodinsky, Casner Rein & Hyman Charney, 55 00  
 153—Riverside Drive, n e cor 151st st, 103.9x145x irreg. Jackson's Mantel & Grate Works agt Sillon Construction Co.....2,342.07  
 154—53d st, Nos 143 to 147 East. Wm Strianese agt P J Groll Construction Co & Peter J Groll .....266.00  
 155—119th st, No 102 West. Roof Maintenance Co Inc agt Louis Baer, A Simons & A Schaefer .....30.00  
 156—Morris av, n e cor Kingsbridge rd, 83x51. Wm Buess agt Wm Gugloz Construction Co.....237.50  
 157—Amsterdam av, No 481. Jacob Schlesinger agt Jas S Shea .....315.00

158—233d st, s s, 25 e Barnes av, 75x100. Andrew Beckhardt agt Deudicibus Building Co .....63.09  
 159—43d st, Nos 6 & 8 East. Geo J Vogt agt Lena K Hoag .....156.37  
 Feb. 15.  
 160—Audubon av, n e cor 175th st, 63x100. A Pardi Tile Co agt Jno Doe, Richard Roe & Simon Improvement Co.....345.00  
 161—Hamilton pl, No 79. Eugene Glucksman agt Crotona Securities Co & Albt R Palmer.....2.50  
 162—233d st, s s, 25 e Barnes av, 75x100. Carmelo Cannatella agt Deudicibus Building Construction Co.....221.00  
 163—Simpson st, w s, 360 n Westchester av, 75x150. Cornelius O'Connell agt Graham-Adams Co & Chas Schneider (renewal).....42.00  
 164—Same property. Dennis Crimmins agt same (renewal) .....138.00  
 165—233d st, s s, 25 w Barnes av, 75x100. Bertone & Consales agt Deudicibus Building Co & Angelo Jacoucci .....80.00

Feb. 16.

166—Courtlandt av, Nos 705 & 707. A W R Electric Construction Co agt A Hupfels Sons & Workmans Educational Assn.....317.31  
 167—111th st, No 84 East. Bengeman Weinerman agt Sarah Lookstein & Morris Goldberg.....67.00  
 168—Pinehurst av, n w cor 177th st, 98x125. Jas McBride Co age Heene Realty & Construction Co.....3,600.00  
 169—20th st, No 40 East. Lazarus Hirschenfeld & Co agt F H Thorne.....75.00  
 170—27th st, Nos 118 & 120 West. Colwell Lead Co agt A & S Construction Co & Harold L Rockmore .....395.08  
 171—125th st, No 531 West. Philip Glick agt Saml I Hart .....15.25  
 172—Riverside Drive, n e cor 151st st, 103.9x145. Geo F Moore Inc agt Sillon Construction Co.....350.00  
 173—125th st, No 531 West. Robt W Werk agt Saml I Hart & Hannah Hart.....100.25  
 174—146th st, n s, 227.10 w Courtlandt av, 100x100. Schlesinger & Gilman agt Duminuco Construction Co .....250.00  
 175—146th st, n s, 227.10 w Courtlandt av, 100x100. Gillman & Schlesinger agt Duminuco Construction Co.....400.00  
 176—13th st, No 302 West. Jacob Sparrow agt Rosanna Hasner & Duane Realty Co.....83.50  
 177—113th st, No 120 East. Hyman & Feinart agt Ida Greenberg .....425.00  
 178—41st st, No 142 East. Drum Elevator Co agt Mary A, Geo & Wm H Boylston.....437.50  
 179—Same property. Same agt same.....135.00  
 180—Marion av, No 2381. Jos M Kandel agt Max Borsuk, David Fried & H Gulef.....392.50

Feb. 17.

181—Riverside Drive, Nos 740 to 744. Guarantee Electric Co agt Sillon Construction Co .....800.00  
 182—99th st, No 61 West. Wm Spiegel agt Jno F & Maria T McKean.....13.00  
 183—175th st, Nos 521 to 525 West. Wm Strianese agt Simon Improvement Co.....900.00  
 184—Franklin av, No 1415. Annie Vedovato agt Hodes Realty Co & Howard Tile Co.....77.86  
 185—50 Boulevard, s e s, 100 n Barretto st, 100x112.6. United Plumbers Supply Co agt Brook Construction Co & Geo J Wolf.....368.31  
 186—Forest av, w s, 48.9 n 160th st, 25x100. United Plumbers Supply Co agt Emma M S Mestanz et al .....200.00  
 187—Paulding av, e s, 80 n 217th st, 20x—217th st, n s, 20 e Paulding av, 80x55. D & J Izmirian agt Savoy Improvement Co .....195.00

### BUILDING LOAN CONTRACTS.

Feb. 11.

No Building Loan Contracts filed this day.

Feb. 14.

Brook av, n w cor 171st st, 100x44.10. Van Dyck Estate loans 171st Street & Brook Avenue Co to erect a —sty bldg; — payments .....\$50,000

Feb. 15.

No Building Loan Contracts filed this day.

Feb. 16.

So Boulevard, w s, 222.4 n Wilkins av, 150x141.7x irreg. Title Guarantee & Trust Co loans Lederer Construction Co to erect a —sty bldg; — payments .....95,000  
 Broadway, s e cor 98th st, 100.11x165.5. Metropolitan Life Ins Co loans "Borchard" to erect a 12-sty apartment & strs; 8 payments.....800,000

Feb. 17.

Robbins av, n e cor 149th st, 75x104. Title Guarantee & Trust Co loans Mooreland Realty & Construction Co to erect two 5-sty apartments; 7 payments .....54,000  
 Convent av, s w cor 151st st, 108.11x86.10x irreg. Chelsea Realty Co loans Saranac Construction Co to erect a —sty bldg; 10 payments .....85,060

### SATISFIED MECHANICS' LIENS.

Feb. 11

White Plains rd, e s, 75 n Bartholdi st. Gluchino Biondillo agt C Maresca's Sons et al. (Dec 20, 1910) .....\$300.00  
 Coster st, e s, 200 s Spofford av. M Altieri & Sons agt Feiser Realty & Construction Co et al. (Oct 7, 1910) .....475.00

Feb. 14.  
 168th st, No 428 East. Benjamin Kurtz agt Johanna E Kurver et al. (Sept 16, 1910) .....30.00  
 144th st, Nos 247 & 249 West. Jacob Warschawsky agt Rose Wienick et al. (Jan 16, 1911) .....54.10  
 Broadway, Nos 1465 & 1467. C E Halback & Co agt Jos H Flick et al. (Nov 17, 1910) .....79.45  
 Same property. Wells & Newton Co agt same. (Oct 28, 1910) .....9,950.28  
 42d st, s s, whole front bet Bway & 7th av. Hull, Grippen & Co agt Caas A Coe Estate et al. (Oct 25, 1910) .....74.71

Feb. 15.

\*3d av, No 4067. American Luxfer Prism Co agt Leopold Guttag et al. (Dec 15, 1910) .....725.00  
 \*3d av, Nos 2065 to 4071. Saml Moskalik agt same. (Dec 13, 1910) .....200.00  
 42d st s s, whole front bet Bway & 7th av. National Fire Proofing Co agt Estate of Chas A Coe et al. (Oct 24, 1910) .....4,300.00  
 61st st, No 332 East. L Fooks Engine Co agt Morris Goldberg. (Jan 25, 1911) .....25.75  
 129th st, No 122 West. Canton Steel Ceiling Co agt Congregation Hope of Israel et al. (Dec 23, 1910) .....300.00  
 Same property. Church E Gates & Co agt same. (Oct 29, 1910) .....59.71  
 42d st, s s, whole front bet Bway & 7th av. Sargent & Co agt Estate of Chas A Coe et al. (Oct 25, 1910) .....974.88  
 103d st, No 159 East. Morris Plawsky agt Saml Cohn et al. (Feb 2, 1911) .....100.00  
 Same property. Saml Cohen agt Saml Cohen et al. (Jan 7, 1911) .....1,060.00

Feb. 16.

Nassau st, No 51. Abraham Goldberg agt Henry Brash et al; (June 18, 1910) .....520.00  
 44th st, No 535 West. Jno Callan agt Angeline Bloomer. (July 1, 1910) .....2,188.00

Feb. 17.

\*Wilkins av, w s, 75 s 170th st. Antonio Marano agt Harry H Hess et al. (Feb 10, 1911) .....31.95  
 McCoombs pl, No 67. Chas F Frank agt Teichman Engineering & Construction Co et al. (Jan 10, 1911) .....227.89  
 47th st, No 127 East. Klener & Rosenbluth (Inc) agt Francis A Macy et al. (Nov 19, 1910) .....180.15  
 East Broadway, No 47. Haas & Fried (Inc) agt Henry M Mayper et al. (June 24, 1910) .....300.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

### ATTACHMENTS.

Feb. 9, 10 and 11

No Attachments filed these days.

Feb. 14.

Langdon Paul D; Walter D Merry; \$4,827.04; A B Rosenfeld.

Feb. 15 and 16.

No Attachments filed these days.

### CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Feb. 9, 10, 11, 14 and 15.

Angelo, Mr. 233d st 25 w Barnes av..Barner Gas Fixture Co. 220  
 Balmford, Jos & Jos Balmford Co. 405 W 205th..Hudson Mantel & M Co. Mantels. 115  
 Bremer L. Prospect av near 163th st..Consolidated C Co. Chandeliers. 600  
 C N & S A Construction Co. N e cor 151st st & Bradhurst av..Meisel-Danowitz Co. Doors, &c. 14,000  
 Epstein & Levine. 38 W 22d..Albert Gas Fixture Co. Fixtures. 127  
 Furlong & Tompkins. 2378 Bathgate av..L H Mace Co. Refrigerators. 120  
 Furlong & Tompkins Co. 2382 Bathgate av..L H Mace Co. Refrigerators. 120  
 Furlong & Tompkins Co. 2386 Bathgate av..L H Mace Co. Refrigerators. 120  
 Furlong & Tompkins Co. 530 W 187th st..L H Mace. Refrigerators. 120  
 Furlong & Tompkins Co. 2385 Lorillard pl..L H Mace & Co. Refrigerators. 120  
 Furlong & Tompkins Co. 2389 Lorillard pl..L H Mace. Refrigerators. 120  
 King (Jos) Construction Co. N s 187th st 150 w Amsterdam av..Consolidated Chandelier Co. Chandeliers & Fixtures. (Corrects error in last issue when amount was 1332). 3,700  
 London & Press. 503-505-7-9 W 172d..Colonial F & M Co. Boiler. 370  
 Midville Realty Co. 17 W 45th..Otis Elevator Co. Elevator. 6,500  
 Rubenstein, Nathan. S w cor 180th st & Mohegan av..Colonial Mantel & R Co. Fixtures. 975  
 Storey Construction Co. N e cor Belmont av & E 176th st..Hudson Mantel & M Co. Mantels. 786  
 Simon Improvement Co. N e cor 175th st & Audubon av..Consolidated Mantel & M Co. Chandeliers. 1,100



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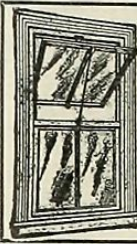
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