

A MODERNIZED BOROUGH ADMINISTRATION

President McAneny Has Brought About a Complete Departmental Reorganization With Control Through "Functional" Accounting.—More Work at Less Cost.

THE Record and Guide gave last week a brief survey of the fiscal history of the city since consolidation. It pointed out that the tremendous rise in the budget of the greater city has been due very largely to unavoidable causes—causes which affect all growing cities and which must remain in operation for an indefinite number of years to come. Heretofore the rise in the budget has been met by a corresponding advance in taxes, but the existing sources of taxation are incapable further of yielding the augmented revenues demanded by the exigencies of an expanding budget. There are now only two ways open to the community for averting confiscatory taxation on the one hand, and for avoiding the danger of crippling the growth of the city on the other, through failure to provide wider streets, larger water mains, better pavements and a variety of other costly physical improvements needed in the interest of commerce and industry.

One way is to develop the possibilities of sources of income, aside from the general property tax; the other is to see that

service by describing in detail the administration of some of the important city offices that affect more or less directly the interests of real estate. For the purpose in hand, namely, that of helping to secure economy in the administration of city affairs, it is less important to call attention in these columns to incapable officials than to insure recognition of merit where this is due. Owing to the watchfulness of many official and non-official agencies, incompetence in office is pretty certain to be discovered and exposed. However, these agencies do not, for a variety of reasons disclose with equal certainty the material for a due appraisal of efficiency.

In earlier articles the Record and Guide has given an account of the notable administrative improvements introduced in the Tax Department and in the office of the Borough President of the Bronx. Of the remaining Borough Presidents, two have rendered distinguished service as administrators. To the achievements of one of these the present article is devoted. Mr. McAneny has admittedly given much of

obtain, and, through his influence with the Board of Estimate, obtained the facts necessary for the studies he sought to undertake. He has outlined a constructive program which he has no hesitation in recommending to the city for adoption."

This program relates to the reconstruction of street and subsurface improvements, and calls for special appropriations distributed over a number of years. During the time it has been under consideration improvements which could be undertaken with the budget allowances customary to his office have been put into effect. Some of these will be described here, leaving the proposed constructive program for a later paragraph in this article.

Stoppage of Waste.

Mr. McAneny recognized that waste within city departments was of two distinct kinds, one resulting from failure to collect that which was properly due the city and the other resulting from inefficient administration. In order to save to the city all amounts due it, the Divi-

2795-11 (B) 350

THE CITY OF NEW YORK
OFFICES OF THE COMMISSIONER OF PUBLIC WORKS
BOROUGH OF MANHATTAN

Under Orders 5-1/2 Days

Summary of all Work Performed During Week Ending OCTOBER 7TH 1911

DIVISION OF STONE BLOCK REPAIRS	SQ YDS.	MATERIAL				LABOR		OVERHEAD EXPENSE		TOTAL	
		Stone Blocks	All Others	Total Amount	Cost per Sq. Yd.	Amount	Cost per Sq. Yd.	Amount	Cost per Sq. Yd.	Amount	Cost per Sq. Yd.
GENERAL REPAIRS											
On Concrete Foundation	5850.7	108.08	1581.84	1689.92	.29	3545.43	.60	531.69	.09	5767.04	.98
On Sand Foundation	2373.2	28.80	67.91	96.71	.03	1351.80	.57	203.73	.09	1652.24	.69
CORPORATION OPENINGS											
On Concrete Foundation	238.9	2.58	201.07	203.65	.60	211.23	.62	31.46	.09	446.34	1.31
On Sand Foundation	89.6	4.24	3.08	7.32	.08	53.22	.59	7.91	.09	68.45	.76
EMERGENCY ORDERS	1056.6	49.24	217.68	266.92	.25	732.75	.69	99.81	.10	1099.48	1.04
TOTALS	9609.0	192.94	2071.58	2264.52	.24	5894.43	.61	874.60	.09	9033.55	.94

BUREAU OF HIGHWAYS

FIG. 1. FUNCTIONAL ACCOUNTING—WEEKLY SUMMARY FOR STONE BLOCK REPAIRS BY THE BUREAU OF HIGHWAYS.

every appropriation for administrative purposes shall be as economically expended as it would be in a well organized private enterprise. The possibilities of new income are being studied by a committee appointed by the Mayor. The report of the committee, it is safe to say, will not be of a kind to diminish materially the existing burden of taxation. On the contrary, it is certain to emphasize the need of economy—economy, that is, not in the sense of a smaller budget, but in the sense of getting more effective work done for the appropriations contained in the budget. The rate of increase in the expenditures may be modified, even if the increase cannot be arrested.

Economy a Matter of Persons.

The sort of economy that is here insisted upon is a matter of persons, not of political affiliations. It depends upon the administrative efficiency of the individual officeholders. The time has gone by when a taxpayer can afford to judge city officials by a lower standard than that applied to the directors of private corporations in which he owned stock. The taxpayer should make it his business to be informed concerning the work of the various officials who act as his agents in the management of his taxable property, and he must keep his mind free to judge that work without bias.

Holding the views outlined in the foregoing paragraphs, the Record and Guide is convinced that as a non-political newspaper it is in a position to render useful

his time to rapid transit matters. Perhaps for that very reason adverse criticisms of his work in other directions have been widely accepted at their face value. Yet Mr. McAneny has given to his borough a conspicuously economical and efficient administration.

"Upon taking office," according to an associate of the Borough President, "Mr. McAneny saw that the work he was called upon to perform was of two distinct classes, that of administering the Department of Public Works, including the bureau of buildings, and that of initiating and carrying out certain plans that would restore to the citizen rights of which he had been deprived. These plans contemplated, for example, giving to the pedestrian free use of the sidewalk and relieving the congested, traffic condition of streets. The work as outlined in his mind required thorough study before action could be taken, in that it not only involved a readjustment of alleged property rights but would commit the city to an expenditure of many millions of dollars. He further recognized that the deliberate study which his plans would involve would subject him to a criticism to which he would not have been subjected had he permitted himself to make a showing by proceeding with work at once which later developments would prove ill-advised.

"In order to obtain the facts necessary for his ultimate program, he secured the services of the best engineers he could

bring to the city. The result of this work is plainly seen from the trial balances and reports rendered by the department. At present a monthly statement is made of all receipts and disbursements, which statement is under as accurate control as are similar statements rendered by financial corporations. The city has profited financially by this in that bills in large amounts due from railroad companies for paving and other work have been assembled and forwarded to the Corporation Counsel for collection, with the result that over \$100,000 has been collected. Much larger sums are in litigation or awaiting final settlement.

The records of the department also showed that a considerable sum of money was in the hands of the city that rightfully belonged to those who had made deposits for permits to open or damage the pavement. A full list of all these refunds was made out and the parties to which refunds were due were notified with the result that perhaps \$50,000 has been turned back to people, many of whom were ignorant that they were entitled to any money.

In order to stop administrative waste, the Division of Audit and Accounts was directed to install cost accounts which would show accurately what it was costing the borough administration to per-

form its work. This has been done with the result that it is now able to tell exactly what the cost is for, say, maintaining each and every building within its control. An itemized "functional" statement permits a comparison month by month. In like manner the cost of repairing cuts and openings in the stone pavement is determined, so that the work of one foreman may be compared with that of another. Attention has been given to cost accounts for the maintenance of automobiles, which accounts show to the fraction of a cent the cost of gasoline, oils, salaries, etc., per month for the several machines within the control of the department. These records were recently the subject of an extended article in the "Motor World" and the administration is continually called upon by outside corporations to supply forms and records as models for establishing similar accounts.

With these cost records, the Borough President is able to exercise control over all his employees. From these records, it was ascertained that the public buildings and baths of the city were be-

ing the last year, even in the busiest season, did it exceed \$30,000. Twenty-one men were found inspecting complaints. The work was so reorganized that ten men were able to perform the work, and, instead of rendering 13,000 reports as had been done by the larger force within a given period, 30,000 reports were made by the reorganized force. At the close of the year the Borough President was able to point to a saving of over \$400,000. At the same time the work done by the Department of Public Works exceeded that of any previous year. In this connection it is of interest to note that corporations which are obliged to submit to inspection under the law had been paying the salaries of seventy-nine inspectors. This number was ultimately reduced to twenty-five, thereby saving to the corporations more than half the charge they had previously been called upon to sustain.

Division of Audit and Accounts.

In the process of centralizing all the work of a given character at a given

ed that tracings were duplicated. It moreover resulted in the department not knowing what maps were on file and, as a consequence, maps already made were frequently reproduced. In order to obviate this, in connection with the drafting room a map filing room was established in which all maps are filed and there recorded and indexed in such a way as to make accessible all the information the department has of this character.

Sub-Surface Map.

A considerable portion of the Borough of Manhattan is without official maps of record, which heretofore has proved a great inconvenience and a considerable expense to the citizens. It also was necessary for those desiring to make a subsurface improvement or to undertake the building of a new structure to visit several departments in order to ascertain the location of the gas, sewer, water and other subsurface structures at a given point. In order to lessen this difficulty, the President has directed that a topographical and subsurface survey of the borough be made

THE CITY OF NEW YORK OFFICES OF THE COMMISSIONER OF PUBLIC WORKS

BOROUGH OF MANHATTAN
BUREAU OF HIGHWAYS

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S		Work Performed										
Division of Stone Block Repairs		GENERAL REPAIRS ON CONCRETE										
		MATERIAL				LABOR		OVERHEAD EXPENSE		TOTAL		
GANG	FOREMAN	SQ. YDS.	Stone Blocks	All Others	Total Amount	Cost per Sq. Yd.	Amount	Cost per Sq. Yd.	Amount	Cost per Sq. Yd.	Amount	Cost per Sq. Yd.
1	CARROLL	220.	16.80	58.48	75.28	.34	196.50	.89	29.48	.13	301.26	1.36
3	M'NULTY	500.	8.60	141.56	150.16	.30	246.06	.49	36.90	.07	433.12	.86
4	COHEN	326.	8.00	84.88	92.88	.28	195.16	.60	29.27	.09	317.31	.97
5	SHERICK	121.	3.60	39.77	43.37	.36	126.08	1.04	18.90	.15	188.35	1.55
6	MULHALL	346.		86.17	86.17	.25	205.82	.59	30.87	.09	322.86	.93
7	FALLON	206.		56.25	56.25	.27	123.17	.60	18.47	.09	197.89	.96
8	MC GUINNESS	302.	1.12	78.78	79.90	.26	178.71	.59	26.81	.09	285.42	.94
11	KEMPF	320.	2.00	80.01	82.01	.26	182.29	.57	27.33	.08	291.63	.91
13	SCARRY	401.		106.29	106.29	.26	195.44	.49	29.31	.07	331.04	.82
14	LYNCH	292.	.80	77.08	77.88	.27	183.32	.63	27.49	.09	288.69	.99
15	CROFT	334.	12.00	74.84	86.84	.26	187.64	.56	28.14	.08	302.62	.90
16	RODDY	329.	8.00	100.57	108.67	.33	207.31	.63	31.09	.09	347.07	1.05
17	CARL	258.	12.20	75.63	87.83	.34	174.61	.68	26.19	.10	288.63	1.12
18	KELLER	308.	2.00	87.40	89.40	.29	189.45	.61	28.41	.09	307.26	.99
19	EDWARDS	225.5	28.75	57.38	86.14	.38	157.64	.70	23.64	.10	267.42	1.18
22	WINTERS	65.	1.40	15.20	17.60	.27	34.06	.52	5.10	.08	56.76	.87
23	LOWENTHAL	320.4	2.80	96.29	99.09	.31	182.04	.57	27.30	.08	308.43	.96
25	MC VEY	260.4		72.92	72.92	.28	162.79	.62	24.40	.09	260.11	.99
26	COLLINS	313.		88.79	88.79	.28	141.79	.40	21.26	.07	251.84	.80
27	TRAINOR	292.4		72.56	72.56	.25	152.55	.52	22.88	.08	247.99	.85
28	TROY	111.		29.89	29.89	.27	123.00	1.10	18.45	.17	171.34	1.54
TOTALS		5250.7	108.08	1581.84	1689.92	.29	3545.43	.60	531.69	.09	5767.04	.98

FIG. 2. FUNCTIONAL ACCOUNTING—SUPPORTING SHEET NO. 1 TO WEEKLY SUMMARY (FIG. 1).

The totals at the bottom of this sheet are reproduced in the top line of the weekly summary (Fig. 1). They show, for example, that 5,580.7 sq. yds. of stone block repairs were done on concrete foundations and that the average labor cost was 60 cents per sq. yd. The labor was superintended by 28 foremen. The cost per sq. yd. of the work superintended by foreman Troy was \$1.10. Foreman Troy either permitted his men to loaf or his men were working under unusual conditions. If the head of the bureau knows of no valid reason for the high cost, he calls for an explanation. By the system of functional accounting administrative control is exercised over all responsible employes of the various departments and bureaus under Borough President McAneny.

ing operated at excessive cost. This excess was found to be due to improper plumbing, heating and ventilating apparatus. By installing new and suitable apparatus which reduced the amount of coal consumed and prevented water waste, a saving of \$110,000 per annum has been effected.

Applying similar methods along a different line, it was ascertained that the cost of cleaning sewer basins was extremely high and an engineer was detailed to make experiments and introduce modifications that would effect the same result at a less price. This study has been going on for the past year and the work of the sewer basin cleaning gangs has been radically changed, with the result that no complaints are now received as to the sewer basins, the work being done systematically rather than hit or miss, at one-half the previous cost.

Departmental Reorganization.

The Department of Public Works has been reorganized with a view to economy and efficiency. On the labor force Mr. McAneny found that foremen and assistant foremen were disproportionately numerous. He at once discharged thirty-four of these officials. The maintenance of sixteen miles of dirt roads carried a salary roll of \$144,000, which was immediately reduced to \$17,000 per annum; at no time dur-

point, a Division of Audit and Accounts was organized. Prior to the organization of this division, full financial records were maintained by all the bureaus and were duplicated by a central auditing division, which was responsible for the final results. The bureau accounts were wholly unnecessary, usually inaccurate and carried no facts that could not be obtained from the central department. As a consequence, accounting was discontinued within the bureaus and the entire work given over to the Division of Audit and Accounts, which was made responsible for the accuracy and record of financial transactions. The result of this change is to give the public a final and central source of information.

Drafting Bureau.

With the adoption of a plan calling for a sewer survey of the city and the making of a topographical map, it was decided to concentrate all the draftsmen of the department within a single bureau which should be subject to the supervision of a skilled engineer. Prior to this each bureau had assigned to it a certain number of draftsmen, whose duty it was to perform the drafting work required by the bureau. This resulted in a great duplication of work and no small inconvenience and waste. Where each bureau head was allowed to make maps and tracings independently, it frequently happen-

and that full and complete maps be prepared. This work is now being carried out by the department and will be pushed to completion at the earliest possible date.

Sewer Survey

The sewer system of Manhattan is wholly inadequate and a re-design of the system has for years been imminent. This has been undertaken by the President and his engineers are at present making an actual survey of the city and arranging designs for sewage disposal within congested areas. What the exact form of the proposed new system for the borough may be has not been determined, but the engineers are at present preparing for experiments upon new types of sewers and sewage disposal, and, before the opening of the coming year, it is hoped that a definite plan will be determined upon and the actual work upon the system will be begun within a few months.

Permit Division.

Prior to the year 1910 permits to make openings in the street were granted by the several bureaus for which the work was to be performed, thereby requiring the public frequently to visit several points before a permit was ultimately obtained. In order to stop this inconvenience and at the same time reduce the expense of issuing permits, a central permit division

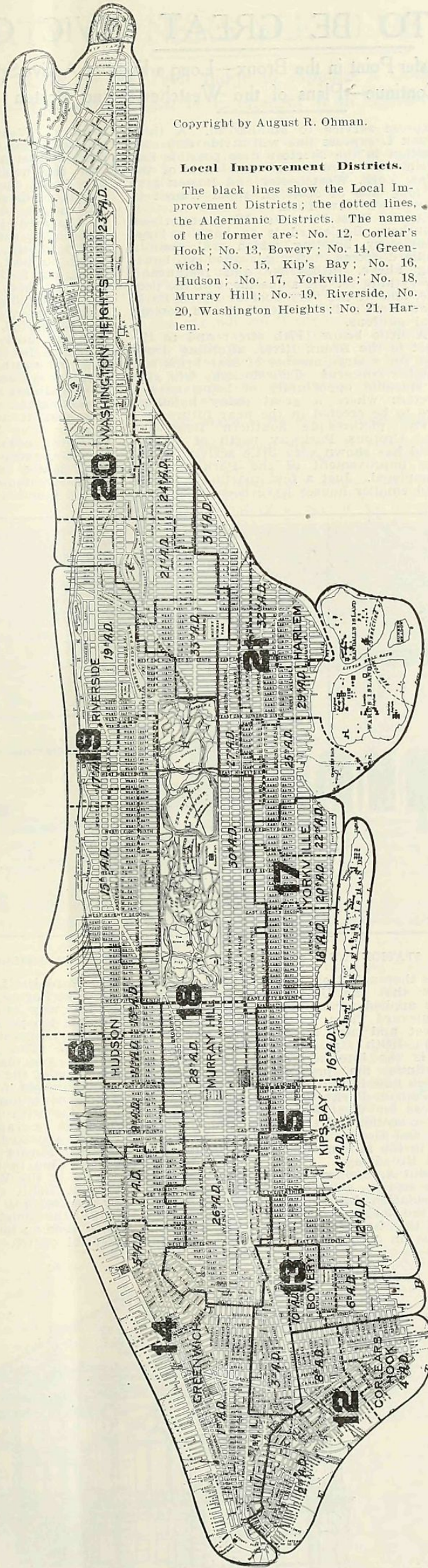
was organized and given quarters at a point most central to the department. Under this plan it is unnecessary for a person to visit more than one point or be subjected to the delay and inconvenience that necessarily followed the complicated plan previously in vogue.

Traffic Bureau

Some of the cities of Europe have made definite studies of the density and effect of traffic upon paving surfaces and the excellence of the roadways of Europe and their applicability to the traffic they accommodate doubtless results from these studies. With a view to ascertaining similar facts for the Borough of Manhattan, President McAneny established a Traffic Bureau which should make a specific study of the tonnages that the paving surface in the various parts of the borough was called upon to bear, measure the amount and character of vehicular traffic, determine the cause of the constant delay to which the traffic of the city is subjected and the number and character of the vehicles the pavement was called upon to accommodate. In like manner this bureau was to determine to what extent encumbrances and obstructions upon the sidewalk curtailed its ability to accommodate pedestrians and to determine the sidewalk space necessary to accommodate the number of people passing a given point at a given time. In like manner the location of subway entrances, stairs for elevated stations, capacity of fire exits, etc., were to be considered by the bureau. This work has progressed until at present it is probable that the President of the Borough of Manhattan has the most accurate information of any person or department in the United States bearing upon vehicular and pedestrian traffic. These data have been assembled and charted and are now being used to determine (1) the streets that are to be widened, (2) where obstructions are to be removed from the sidewalk, and (3) to assist in the location and size of entrances to the elevated railroad and the subway.

Local Improvements.

There are twenty-five Local Improvement Districts in the city, of which ten are in Manhattan. Each is governed by a Local Board, which is composed of the Borough President and of the Aldermen representing the Aldermanic Districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters concerning two or more districts the,



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Local Improvement Districts.

The black lines show the Local Improvement Districts; the dotted lines, the Aldermanic Districts. The names of the former are: No. 12, Corlear's Hook; No. 13, Bowery; No. 14, Greenwich; No. 15, Kip's Bay; No. 16, Hudson; No. 17, Yorkville; No. 18, Murray Hill; No. 19, Riverside; No. 20, Washington Heights; No. 21, Harlem.

boards of the districts affected sit in common. The meetings are subject to call by the Borough President. No action of any meeting is valid without his approval.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. The presumption of expediency is on the side of the measure, as it has been adopted after open consideration by a body supposed to be familiar with local sentiment.

The Local Boards receive petitions from interested property owners for street and other improvements. Formerly such petitions were generally acted upon as a matter of political expediency. Improvements were undertaken which were unnecessary or which had no proper relationship with each other.

One of the important administrative reforms which Borough President McAneny has introduced relates to the work of the Local Improvement Boards. Petitions submitted to these boards are now referred to the Department of Public Works, whose engineers pass on the proposed improvements without political bias. The result is that assessment work has become not only less costly to property owners but is planned in the interest of the borough as a whole rather than for the benefit of small groups of owners.

Repair of Pavements.

The largest task the Borough President has to assume is the care, maintenance and relaying of pavements, which involves annually an expenditure of from three to five millions of dollars. Mr. McAneny immediately began to investigate the condition of the pavements within the borough and to examine the various theories and programs suggested for the repair of the same. He found that many miles of pavement had been laid upon cobblestone foundation, a large proportion of which had been in service for from ten to fifteen years. Through the efforts of the Traffic Bureau studies were made of the character of pavements demanded in various portions of the borough as also the condition of the present pavement, with the result that the President has arrived at the entirely new conclusion to the effect that the city should be repaved and not repaired.

Having reached this conclusion, he immediately presented his data to the Board of Estimate and obtained upwards of \$3,000,000 for work during the year 1911 and is promised over \$4,000,000 for the work in 1912.

In addition a careful study has been made of the practicability of establishing an asphalt plant for the repair of defective pavements of that type. A report has been rendered, funds have been obtained and plans are now being drawn for an asphalt plant, which will make the city a competitor of the various paving companies in repair work. By this means it is hoped to obviate the difficulty which was heretofore potent, whereby the contractor refused to make repairs save at his own convenience, lessen the cost of repair work, and above all, have a means of making repairs without waiting for the convenience of the contractor.

The various classes of pavement have been studied and specifications have been drawn for experimental pavements to enable the city to determine the relative wearing qualities of the several classes of pavement in question.

The specifications under which pavement has heretofore been laid have been subjected to most careful scrutiny and at the present time several engineering specialists are conferring on a revision which shall obtain to the city better pavements, and, it is hoped, at greatly reduced cost.

One of the prime difficulties encountered in the work of repairing the pavement was in securing accurate and definite reports from the inspectors assigned to this work and the formulation of some plan whereby the reports submitted could be properly handled and the necessary repairs made. To this end, during the past six months definite studies as to methods of inspection have been carried out and have been prepared and printed. These forms will be tested out during the remaining portion of the year 1911 and with the opening of work next season the new inspection plan will be placed in active operation. This plan is designed to definitely fix responsibility upon the inspector for report and upon the administrator for the action which the report demands, thus bridging the gulf which heretofore existed between the one responsible for the report of conditions and the one responsible for the repair of said conditions.

WEST FARMS TO BE GREAT CIVIC CENTER.

Will Be the Principal Transfer Point in the Bronx—Long a Field of Active Speculation, Which is Expected to Continue—Plans of the Westchester and Boston Railroad.

THE old village of West Farms, once a central agricultural marketing place, and now a more or less sharply defined section of the borough of the Bronx, seems destined in the near future to be a notable seat of real estate activity. In years gone by Tremont avenue showed growth, but when the subway and the 180th street crosstown trolley line entered this territory, Tremont avenue did not improve as quickly as 180th street. This street is soon to be one of the greatest transfer points in the city.

The Board of Estimate has given the New York, Westchester and Boston Railroad permission to build its great transfer station at 180th street and Morris Park avenue, and it is the avowed purpose of that company to rush its erection. The station will afford facilities for the Westchester Company's trains those of the White Plains Road extension of the subway, the express service of the Second avenue elevated and the Triborough.

The station itself will be approximately 550 feet in height and 250 feet in depth, with entrances and exits on the street level. The platforms for receiving and

express service to Manhattan. A third track L express line will divide this congestion in the shortest time possible and with the approaching completion of the New York, Westchester and Boston give a long line of open air rapid transit to downtown New York.

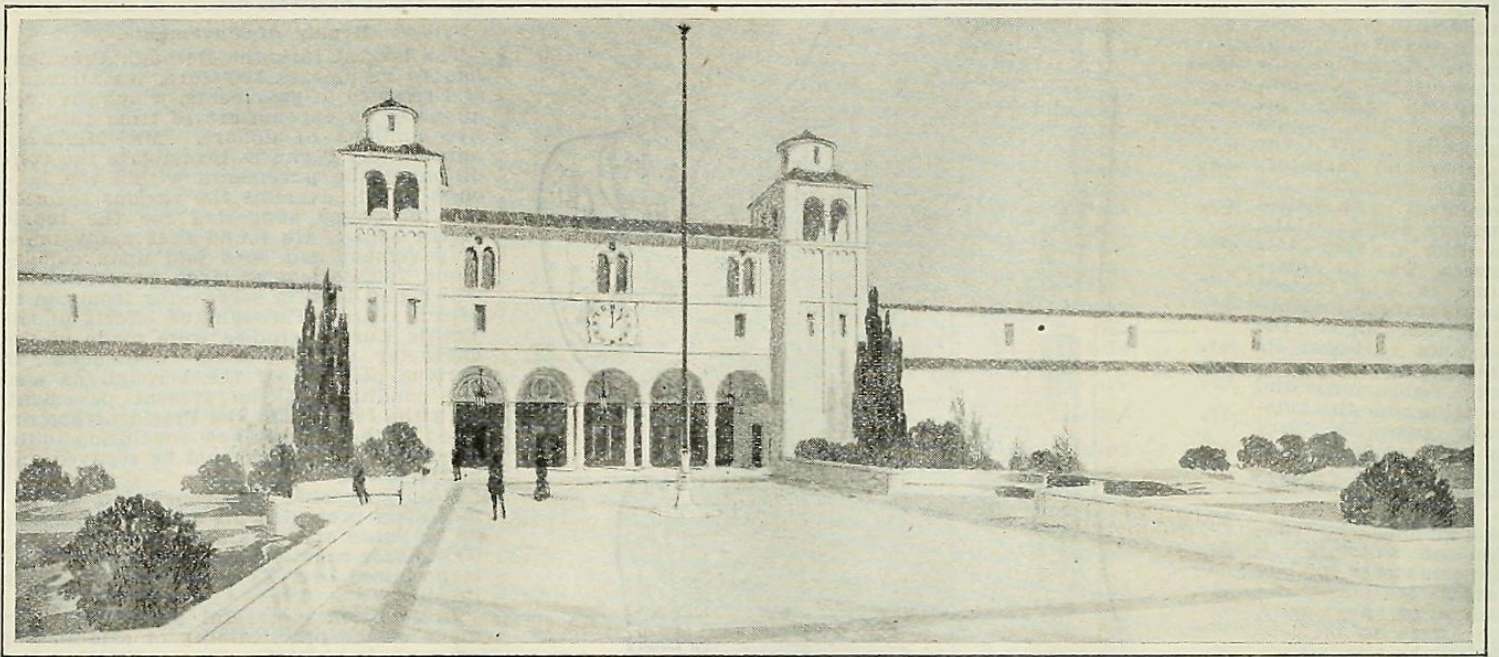
Again, West Farms at 186th street and Southern Boulevard is to have a large four-story building which will contain billiard rooms, dancing academies, bowling alleys, rathskeller and restaurant, everything for the amusement of the people, and at the very door of Bronx Park, New York's finest Botanical and Zoological gardens.

A little below 177th street and to the east is the Bronx River, affording dockage for a large number of coal, brick and lumber concerns. This dockage will give a splendid opportunity of being near a section where a great many buildings are to be erected in the near future.

The picturesque Southern Boulevard and Crotona Parkway north of Boston road has shown very little activity, since the improvement of the Parkway was completed. Just a few apartment houses and smaller houses have been erected on

locality. West Farms has so many attractions that the values of property seem sure to increase.

In the neighboring territory building has been ever greater than in West Farms north of Freeman street. South of 172d street and east of Southern Boulevard, a great increase both in values and in building construction has taken place. A few years ago lots in this territory could be had anywhere from \$500 upward, but to-day the asking price ranges between three and eight thousand dollars a lot. There have been many apartment houses, and two and three-family houses erected. This section shows probably the most activity in building development. In the section lying north of this and south of West Farms, although property values have steadily increased, little building has been going on. The Trask estate, which a few years ago was sold at auction and brought prices ranging from \$2,500 to \$24,750 a lot, is the same to-day as it was at the time of the sale, except for one five-story apartment house on the southeast corner of 174th street and the Southern Boulevard at the junction of Boston road. Southern



WEST FARMS TRANSFER STATION, NEW YORK, BOSTON AND WESTCHESTER RAILROAD.

discharging passengers will be elevated above the streets and arranged to expedite transfer from one system to another. Space will be reserved between the platforms, to be used later for stores and offices on the plan of an arcade.

The Westchester company originally planned a connection with the Interborough's West Farms branch at 174th street and with the Second and Third avenue elevated at the Harlem River; but the growth of the Bronx and the suburban traffic from the north has been so rapid in the past two years as to indicate the necessity of a great transfer station to facilitate the distribution of traffic to various proposed and existing lines in Manhattan and Brooklyn.

The Westchester & Boston road will serve a large section of the eastern Bronx and the populous cities and towns of Westchester County, together with extensive areas suitable for development and only awaiting transportation facilities. Again, the proposed extension of the West Farms branch of the Interborough up the White Plains road will serve another large district.

It is also proposed to build a connection from the Transfer station to the tracks of the Harlem and Portchester road, so that passengers from the White Plains extension, from the Westchester & Boston and from the Harlem branch of the New Haven, or over any other line coming into the station may be served by a fast line the entire length of Manhattan without passing through a tunnel. It will also afford a direct route to Brooklyn and Queens by way of the connecting railroad without its being necessary to pass through Manhattan at all.

By third-tracking the Second avenue elevated, the present subway congestion can be relieved in eighteen months or three and one-half years quicker than by any other scheme proposed.

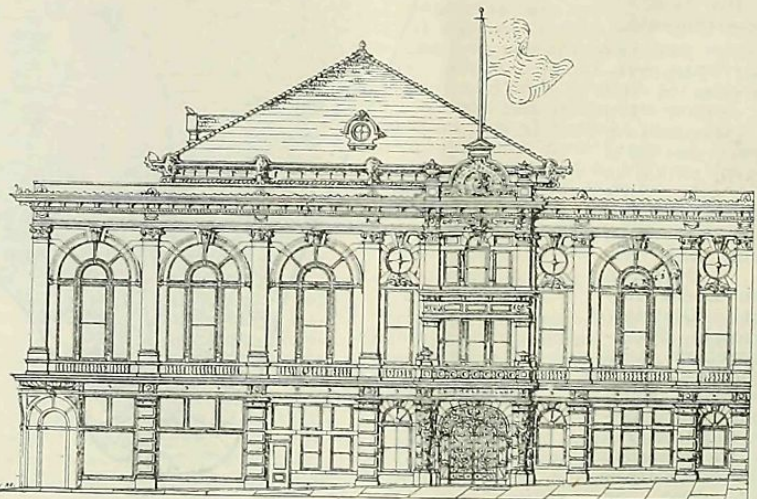
Half a million people in the Bronx have to rely to-day upon a single subway for

this thoroughfare. It may be noted, however that the Union Railway Company has applied for a franchise for Southern Boulevard from Boston road to 180th street and also on Southern Boulevard from 189th street to Pelham Parkway. It is the intention of the company to continue the present Boulevard line, which now is south of Boston road, north to Pelham Parkway. This will give easy access for West Farms' residents to the lower sections of the Bronx and Manhattan and also connect with only one transfer to the present subway at 207th street and Broadway.

John A. Steinmetz, a leading broker in this section, tells of a great amount of speculation done in this section by some of the largest operators in Manhattan, and this, he thinks, is almost sure to continue on account of the prospects of the

Boulevard itself, north of Freeman street to West Farms, has shown little activity in the way of new construction within the last ten years. There is no reason to believe that this latter section will not develop. The streets are graded and contain gas mains and sewers and the majority of the streets are already paved and surveyed for pavements. This condition of unimprovement will not last long, for with the better transportation facilities a rapid building development can be expected.

West Farms has every prospect of growth due to rapid transit. The completion of the West Farms Transfer station at 180th street and the early use by the several lines referred to, should make the neighborhood within a very short time an important business and residential centre.



NEW HOTEL NEAR THE 182D STREET ENTRANCE TO BRONX PARK.

PROPERTY OWNERS SEE CLUB IN SPRINKLER.

Is It Right for the Trial Judge to Appoint a Court of Appeal? They Ask—Tremendous Cost of Equipment With Equivocal Benefits Alleged.

NEW YORK property owners think they see a club hanging over their heads in the Hoey Fire Prevention law just passed and about to be made effective in this city. It is in the form of a modest, apparently harmless little sentence that gives the Fire Commissioner the right to order the installation of sprinkler systems in warehouses, lofts, workrooms and any where else he may think they are needed. It is said that violations so far issued from the Fire Department, from the time just before Chief Croker resigned to the present, call for an expenditure on the part of property owners of \$52,000,000, of which \$40,000,000 represents the cost of equipment alone and in the majority of cases this sum has been spent under compulsion by owners of various kinds of buildings in New York city, for a patented device upon which, it is said, princely royalties are being paid to the patent holders.

It is openly charged that the laws have been so framed as to give the owner practically no appeal and what little latitude is accorded him is so hemmed about by statutory limitation that it cannot really be called a recourse to higher authority.

Under the Greater New York Charter of 1897, Sec. 762 of Chap. 378 relating to fire protection was permitted to remain a law until repealed by the Board of Aldermen. The board never took such action. In the charter several sections are omitted and these absences are explained in the "Second Schedule" by stating that these sections were to remain unrepealed. After enumerating the kinds of buildings in which some sort of fire, panic or accident alarm could be sent direct from the building to police headquarters, the section referred to contains this sentence: "and other means of preventing and extinguishing fires as the said Fire Commissioner may direct."

In other words, this particular power-conveying sentence was not discovered until a comparatively recent date and several hundred violation notices have been issued and more are to follow, until, in the words of a public official, the entire city is protected by automatic extinguishing apparatus.

One of the objections raised against these sprinkler orders is that while the so-called dry and wet systems, cost approximately the same, averaging, according to one authority \$30,000 each, the dry system must be inspected every day in the year and where buildings are equipped only with electrical power some arrangement has to be made to provide steam to keep the system from freezing in winter. Property owners also complain because even if a system is installed they say they are not sure of getting a reduction of insurance rates so as to give them a chance of getting some of their money back on the investment. If they install them under the rules provided by the Board of Underwriters, they get 45 per cent. off on their insurance rates, they aver, whereas, if they install them under the rules of the Fire Department they are not at all sure of obtaining the reduction.

"Why is that?" asked one property owner. "If any reader of the Record and Guide, whether he be an official or a private individual can answer that, I would be glad to have him do so," said a property owner.

Still another objection is raised against this system. It robs the tenant of space, said a warehouse occupant. The insurance requirements compel us to leave twenty inches of space between the floor and the ceiling so that the sprinkler heads may operate to their full sixteen feet of floor area. Where do we get a return for this sacrifice?

Where Property Owners Find Most Fault.

"Under the Hoey law," said William H. Gibson, vice-president of the Board of Trade and an officer of the Warehousemen's Association, "the property owner notified to install sprinkler equipment has absolutely no choice but to comply or pay the penalty.

"True, he may demand a survey. Then under the provisions of this law, the Commissioner must make an order for a survey and at the same time name three surveyors. One will represent his department, another will represent the New York Chapter of the American Institute of Architects, and the third must be taken from a list furnished by the Board of Underwriters. If the Board of Underwriters should fail to make nominations, then the Commissioner will have

the power to name three men to be approved by the Mayor, who will constitute a sort of appellate court. Should the appellate court thus created not agree, the appellant may take his case to the Supreme Court, but he cannot take it beyond the special term which is fixed by law as final.

"Under the present system we must take our cases to the Municipal Court where the maximum amount involved is restricted to \$300. How ridiculous that is when, in reality \$10,000, and generally \$30,000 is the amount actually involved in the expenditure if the case fails.

"Of course, the case in the Municipal court would be only on the question of liability for the \$50 fine for not complying with the orders of the department, but suppose you win there, you have gained nothing.

Would Have a Bureau of Inspection.

"Now this whole matter is premature. It is born of public clamor, the result of the Asche building fire. Fire prevention is necessary, everybody admits that; but you don't want to saddle an already overburdened property owner or an already harassed taxpayer with millions of dollars a year for sprinkler system installation when it is by no means certain that the Hoey law will successfully stand the test of constitutional law. This matter should have been thoroughly and sanely discussed, not panicky hatched.

"Here you are going to put out a whole lot more inspectors. At yesterday's meeting I objected to increasing the number of inspectors that already are sufficient in number and power to strike terror to many owners. I believe that there is much over-lapping of inspection work and the ultimate solution of this question will be the establishment of a regularly constituted bureau of inspection that will do inspection work for all the city departments at one cost instead of a half a dozen costs as is now the case."

Many Attempts to Fix Fire Rules.

For the purpose of giving the reader some idea of the various attempts that have been made at different times to fix fire rules for buildings, the following digests of proposed codes, charters, bills and the existing fire commission charter are given:

Gaynor Charter.

Jurisdiction of Department: The department shall have exclusive power and authority in respect of the prevention and extinction of fires in the city and throughout the Port of New York.

Duties of Fire Commissioner: The Commissioner shall enforce all laws and ordinances in respect of

(1) The prevention of fires * * *
(4) The installation and maintenance of automatic or other auxiliary fire alarm systems and fire extinguishing equipment.

The Commissioner is empowered to:
(2) Order in writing the remedying of any condition found to exist in, on or about any building * * * place or premises in violation of any law or ordinance in respect of fires or other prevention.

(3) Require in writing the installation in any building, structure or enclosure of automatic or other auxiliary fire alarm system of fire extinguishing equipment * * * as prescribed by any law or ordinance.

(4) Cause any order of the department which is not complied with within the time fixed in the order for such compliance by the person to whom these same is addressed, to be executed forthwith at the expense of the department, and the amount of such expense shall be recoverable in an action by the city against the person to whom such an order shall be addressed, and shall be a lien upon the property affected, which shall be enforceable by the city in the same manner, and to the same extent as is provided in the matter of the abatement of nuisances by the Board of Health.

(5) Cause any building or structure which is, in the opinion of the Commissioner, inadequately protected against fire perils to be vacated, or to be condemned and removed in the same manner and to the same extent as is provided in this act in the matter of abatement of nuisances by the Board of Health.

Any building or structure, enclosure or premises which is perilous to life or property, in case of fire therein, thereon or ad-

jacent thereto, by reason of the nature or condition of its contents, or its use, or the over-crowding at any time therein, or defects in its construction, or deficiencies in such fire alarm, fire escape or auxiliary fire extinguishing equipment as may be required for, on or in said building, structure, enclosure or premises by law or ordinance, or order of the Fire Commissioner, is a nuisance in the meaning of this act, the penal law and the code of ordinances.

The Fire Commissioner is empowered and directed to cause any such nuisance to be abated in the same manner, and to the same extent as the Board of Health is authorized by this act and the code of ordinances to cause nuisances to unsanitary conditions to be abated.

New Building Code.

(4) Business buildings shall be construed to mean and include all structures used for, or adapted to, the transaction of business, the operations of machinery, the manufacture or storage of machinery or materials, the housing of horses or live stock, or for any other industrial purpose, and shall include the following:

Class E—Office buildings, lofts, stores, warehouses, restaurants, markets, stables, factories, work shops, printing houses. All buildings of this class hereafter erected over 75 feet in height shall be of fireproof construction. The first floor of every non-fireproof building of this class hereafter erected shall be of fireproof construction.

Class F—Light and power plants, car barns, garages, railroad freight depots, foundries. All buildings of this class hereafter erected shall be of fireproof construction.

Stand Pipes.

Section 32. (1) In every existing building, except as provided for in Section 137 (theatres and places of amusement) exceeding 85 feet, and not over 125 feet in height, which is not provided with a three-inch or larger stand pipe, and in all buildings hereafter erected exceeding 85 feet, and not over 125 feet in height, there shall be provided a vertical standpipe not less than four inches in diameter.

Automatic Sprinklers.

Section 33. (1) In every building of Classes E and F, the height of which exceeds fifty feet, except office buildings, restaurants, light and power plants, and any portion of loft buildings used for office, or dwelling purposes, there shall be provided in addition to stand pipes an equipment of automatic sprinklers, which shall be satisfactory to the Fire Commissioner, placed at ceiling of each story and extending the full depth and breadth of the building. Said sprinkler pipes shall be connected with a pipe not less than four inches in diameter leading to the outside of the building, and there provided with an approved siamese steamer connection, the latter to be installed under the requirements set forth in Section 32 of this code, and to be under the control of and for the use of the Fire Department. A suitable iron plate with raised letters shall be attached to the wall near said steamer connection reading "Automatic Sprinklers."

(2) In every building used and occupied for business or manufacturing purposes, there be provided along the ceiling line of each floor below the first story an equipment of automatic sprinklers which shall be satisfactory to the Fire Commissioner. The inlets of these supply pipes shall be placed near the siamese connections for the stand pipes. These supply pipes shall be fitted with a standard fire department combination. On the wall near each supply pipe shall be placed a suitable metal plate to read: "This pipe connects to automatic sprinklers in the cellar."

The Merchants' Association Bill.

Section 1.—Section 727 of the Greater New York Charter as re-enacted by Chapter 466 of the Laws of 1901, is hereby amended to read as follows:

The Fire Commissioner shall have power to organize the Fire Department into such bureaus as may be convenient and necessary. . . . There shall be in the department a Bureau of Fire Prevention, the head of which bureau shall be the Chief of Fire Prevention.

The Commissioner is empowered to . . . and ordinances in respect of (1) The prevention of fires . . .

(4) The installation and maintenance of

automatic or other auxiliary fire alarm systems and fire extinguishing equipment.

The Commissioner is empowered to....
(2) Order in writing the remedying of any condition found to exist in, on or about any building in violation of any law or ordinance in respect to fires, or the prevention of fires.

(3) Require in writing the installation in any building, structure or enclosure of automatic or other auxiliary fire alarm system or fire extinguishing equipment and the maintenance and repair thereof,

(5) Cause any order of the department which is not complied with within the time fixed in the order for such compliance by the person to whom the same is addressed to be enforced, and to take proceedings for the enforcement thereof.

Survey of Buildings.

If the person or persons served with an order under the last preceding section shall refuse or neglect to comply with any of the requirements of an order so served, a further notice shall be served upon the person or persons heretofore named notifying him or them that a survey of the premises named in the said order and notice will be made by three competent persons, two of whom shall be named in said notice. One of the surveyors shall be the Fire Commissioner or a member of the uniform force, another shall be an architect appointed by the New York Chapter of the American Institute of Architects The third surveyor shall be a practical builder or architect to be appointed by the person or persons thus notified In case such surveyors or majority of them shall report that said premises violate or do not comply with any law or ordinance in respect to fires or the prevention of fires, the installation, maintenance or repair of automatic or other auxiliary fire alarm system, or fire extinguishing equipment the report of such surveyors shall be placed before the Supreme Court at a special term thereof, held in the county in which said premises are situated, or in an adjoining county at a time and place specified in said notice, and a trial upon the allegations and statements contained in said report be the report of said surveyor more or less than is contained in the said notice of survey, shall be had before said court to determine what measures shall be taken to make such building or premises comply with the provisions of law or the ordinance applicable thereto. The report of said survey reduced to writing shall constitute the issue to be placed before the court for trial.

Charter of the Commission.

FIRE COMMISSIONER: Deputies. The head of the department shall be the Fire Commissioner He shall appoint two deputies. The department shall have exclusive power and authority in relation to the extinguishment, prevention and investigation of fires.

BUREAUS: There shall be a bureau of fire prevention which shall have charge of the execution of all laws, ordinances and regulations for the prevention of fires; the installation in designated premises of auxiliary appliances for the prevention and extinguishment of fires, the head of which shall be chief of fire prevention.

POWERS AND DUTIES OF COMMISSIONER: The Commissioner shall have general supervision over the prevention of fires and explosions; He may order the installation and maintenance in and upon any premises of such auxiliary apparatus for the prevention and extinguishment of fires, as in his opinion public safety requires.

POWERS AND DUTIES OF CHIEF OF FIRE PREVENTION: He shall under the general direction of the Commissioner enforce all laws and ordinances, regulations and orders of the Commissioner relating to the prevention of fires the installation and maintenance of auxiliary apparatus for the prevention and extinguishment of fires He shall recommend to the Commissioner the compulsory installation in designated premises of auxiliary apparatus for the prevention and extinguishment of fires, and supervise such installation, and shall cause such inspection to be made as he may deem necessary to enable him to make such recommendations.

Enforcement of Orders.

In case of a violation of law or ordinance or in case of a vessel, building, structure or premises adjacent thereto or part thereof, or appurtenance, apparatus, appliance or equipment be found defective, insufficient or dangerous in respect to fires, or explosion, the Chief of Fire Prevention shall report the same to the Commissioner with his recommendation, if

any, and the Commissioner shall take such action or make such order as in his judgment the facts and circumstances warrant, and if such order be not complied with, the Chief of Fire Prevention, under the direction of the Commissioner, shall carry it into effect, and the expense thereof shall be a charge against the party so offending to be recovered with costs by action for the use of the fire department, and until collected shall be a lien upon the real property, if any, affected, which lien shall have priority over all other liens and encumbrances, except taxes and assessments.

There were other attempts to legislate some sort of fire rules into cities of the State. Among them was the so-called McManus bill which the Hoey measure supersedes, although not until several important amendments had been made to it.

The chief concern of the property owners of New York City is in whether any of these measures are constitutional in so far as they are thought to contain the power of depriving a freeholder of the full rights of his property without due process of the law. There are some property owners who question the right of any city department to compel a property owner or any one else to purchase a patented article despite the statement of former Chief Croker, now of the National Fire Preventives and Engineering Co., that sprinkler heads are on the market that are not patented.

The Possibilities of Fortunes for Patentees

At the hearing on fire prevention held at Fire Headquarters on Tuesday, no one, not even the Commissioner of Labor was able to give the total number of factories in Greater New York. The tremendous possibilities of vast fortunes in store for patentees of sprinkler systems if the present law is enforced, is shown in the following statistics for 1909:

Number of manufacturing establishment	25,938
Capital	\$1,364,353,000
Cost of materials used.....	1,092,155,000
Salaries and wages.....	445,772,000
Miscellaneous expenses.....	266,634,000
Value of products.....	2,029,693,000
Value of products less cost of materials.....	937,538,000
Total number of salaried officers and clerks.....	97,453
Average number wage earners employed in year....	554,002

At an average cost of installing sprinkler equipments, of say, \$5,000 (the figure in actual practice doubtless would be nearer \$10,000) the sprinkler systems of this city stand to take in \$129,690,000 before their patent renewals run out, and the item of \$266,634,000, representing manufacturers' miscellaneous expenses, which includes cost of complying with city ordinances wherever leases are so worded, and the average lease of to-day is so worded that the tenant must bear the cost of all municipal orders, will jump to almost two million dollars a year, with practically no chance of getting any of it back again.

Rapid Transit for Queens.

At a hearing by the Board of Estimate on Thursday taxpayers from the north shore of Queens supported the adoption of a map of an extension of the elevated system from Queensboro Bridge to Woodside, Corona and Flushing, and also from the Bridge to Astoria. These routes have been laid down by the Public Service Commission.

The route to Flushing is via Roosevelt avenue and ends at Prince street, on the Flushing-Corona meadows, and is therefore not all that Flushing desires, yet the general plan was supported as an entering wedge that would bring further extensions in its train. The Board of Estimate gave its approval.

Corner Stone Laying.

This (Saturday) afternoon the members of the North Side Board of Trade in the Bronx will lay the cornerstone of their new building at the junction of 137th street, Third and Lincoln avenues. State, city and borough officials are expected to be present. Mayor Gaynor is to perform the ceremony of laying the stone at 2 o'clock.

The new building is to be three stories high, with a facade of white terra cotta. It will have a frontage of 40 feet on 137th street, 100 feet on Lincoln avenue, 102 feet on Third avenue and 62 feet in the rear. The street floor is to have stores, the second floor offices, and the third floor will be used exclusively by the North Side Board of Trade. The American Real Estate Co. is the general contractor, and Albert E. Davis, of 138th street and Third avenue, is the architect.

SUNDAY OBSERVANCE.

Appellate Court Holds that the Penal Code Prohibits Offering Real Estate.

It is against the law to sell real estate or offer it for sale on Sunday and the courts will enforce the law whenever complaints are made. This was made evident by the result of the action brought against William C. Reeves & Co., of 124 East 24th street, Manhattan, on the complaint of the Brooklyn Sabbath Observance Association. Agents for William C. Reeves & Co. have been arrested on five different occasions. The crusade began when a complaining letter was sent by the Sabbath Observance Association to Mayor Gaynor, who thereupon ordered the Police Department to stop the violations. They have been stopped within the bounds of the city.

While the contention of the defendants in the case in question is that the law does not rightfully apply to the practice of showing enquirers through houses and over lands that may be on the market, they do not intend single handed to carry the case to the highest court. The head of the firm states that no offer of co-operation in defending the issue has been received from any of the real estate boards or associations and they do not care to fight it alone.

The case was entitled the People vs. Thomas Dunford, the defendant being an agent of the real estate firm. He was arrested, tried and convicted of violating Section 2147 of the penal laws of the State, in offering for sale certain lots of real estate in the borough and county of Richmond, on Sunday, December 18, of last year. From the testimony, it appears that there was a railroad excursion train on the Sunday afternoon in question from St. George to Tottenville. The defendant was on the train and had on his hat a badge bearing the name of a corporation. On the way down in the train the defendant, Mr. Dunford, approached the complainant in this case, who was a free passenger, and showed him a map of suburban lots near Tottenville, asked him if he wished to look at it and explained the streets and lots.

On reaching the grounds the complainant, who turned out to be a sergeant of police, asked the defendant if certain lots were for sale and what the price was. When he was told, he replied that he thought the price was "rather steep," but he would think it over and would call at the defendant's office during the week.

Upon appeal to the Appellate Division from the judgment of the lower courts, George R. Bristol, attorney for the defendant, contended (1) that an attempt was being made to broaden the previous scope of the statute and make it more drastic; (2) that if the section of the law is as broad in its effect as claimed by the people, it is unconstitutional; (3) that the evident intent of the Legislature in this section of the statute was to forbid trafficking on Sunday in personal property.

This last point was the basis of the principal argument for the defense. They attempted to show that the history of the statute proves that its intent is only to forbid unnecessary Sunday traffic in merchandise. In this connection they quoted the law of 1870, which reads that, "no person shall expose to sale any wares, merchandise, fruit, herbs, goods or chattels on Sunday, except meats, milk or fish, which may be sold at any time before 9 o'clock in the morning; and the articles so exposed for sale shall be forfeited for the use of the poor."

This statute was repealed by the enactment of Section 2147 of the penal code, which prohibits offering for sale any property on Sunday, except that articles of food may be sold before ten o'clock, and meals may be sold to be eaten on the premises or served elsewhere by caterers, and tobacco, fruit, confectionery, drugs, newspapers, medicines and surgical appliances may be sold in a quiet and orderly manner at any time of the day.

"It should be kept in mind," the defendant's attorney argued, "that it is not a question whether 'selling or offering for sale' of real estate on Sunday is wrong, but only whether the statute expressly forbids it."

As the law further says that all commodities exposed for sale in violation of the statute must be forfeited, it was argued that the forfeiture of the property in this case would amount to confiscation in a manner unknown in this country.

But the Appellate Court was not able to take this view of the case. Its decision sustained the judgment of the lower courts in convicting the defendant of a violation of the statute, but no opinion was handed down.

MAYOR EXTENDS PUBLIC HEARING ON 1912 BUDGET.

Those Who Think the Items Can Be Still Further Cut Will Have Eleventh Hour Hearing on Monday—Law Requires Completion of Document By Oct. 31.

MAYOR GAYNOR adjourned yesterday's hearing on the budget until Monday afternoon at 2.30. He did this at the request of Dr. Abraham Korn, of the United Realty Owners' Association, on the ground that it was not fair to expect tax payers to discuss the provisions in next year's municipal expense account without having had sufficient time to study the various items they were interested in.

"I do not think it fair," said Dr. Korn, "for the Board of Estimate to expect property owners to discuss this document when we have had only a few minutes in which to study it and—"

"I thoroughly agree with you," said the Mayor. "I only received my copy of the tentative budget five minutes ago."

"Why not adjourn the hearing until next Tuesday or Wednesday," asked Dr. Korn.

"We cannot do that under the law," said Comptroller Prendergast. "We are obliged to have it completed by October 31."

"I think Monday afternoon at 2.30 would be a good time," said the Mayor. "I believe all tax payers should have an opportunity to point out any place in the budget where they think reductions could be made and I am fully in accord with your view that no one not familiar with the budget could intelligently discuss it. I want to give the tax payers every opportunity to be heard even though the time is growing short in which to make changes."

"Well, that is at least different from some of our experiences before other Boards of Estimate," said one man who said he represented several property owners as he left the council chamber.

At the office of the Bureau of Investigation of the Department of Finance, it was stated that the approximate total of the 1912 budget will be \$187,000,000 or about \$7,000,000 more than this year's. Part of the increase is accounted for by the fact that a direct State tax, amounting to \$4,301,000 will be levied and an additional sum of something like \$3,750,000 will have to be provided for because of the increase in salaries to women school teachers.

The budget for 1911 was \$174,079,000, but it proved inefficient, and up to the middle of the year special revenue bonds amounting to \$5,193,000 have been issued. If later issues are included the total actual

expenses of last year are brought up to \$180,653,152.12.

The amounts asked for by the heads of various city departments totaled \$207,000,000—but these amounts were greatly reduced. More than 30 per cent. of the 1912 budget has been set aside for the Fire and Education Departments. The amount needed to take care of the city debt is \$51,754,000. About \$35,000,000 is set aside for interest charges and maturing bonds. The city debt is nearing \$1,000,000,000. The National debt in 1909 was \$1,023,861,531.

No definite figures showing the total amount of the budget can be given until after the public hearing on Monday. There is still a possibility of further reductions being made if the taxpayers can show sufficient cause for such action at that time. A comparison of the principal items of the budget for 1911 and the tentative ones for 1912 follow:

Department.	Budget, 1911.	Tentative Budget, 1912.
Education	\$29,007,747	\$36,500,000
Police	15,517,213	16,500,000
Fire	8,187,459	8,500,000
Water, Gas, Electricity.	7,121,395	7,750,000
Street Cleaning	7,223,080	7,930,000
Parks (all boroughs)...	3,447,502	3,313,000
Charities	3,098,446	3,500,000
Health	2,823,499	3,250,000
Docks and Ferries....	2,710,715	3,057,000
Finance	1,375,000	1,419,000
Correction	1,266,714	1,297,000
Bellevue-Allied Hospitals	1,202,125	1,310,000
City Record	1,149,320	1,085,000
Borough President:		
Manhattan	2,554,816	2,936,000
Brooklyn	2,214,179	2,250,000
Bronx	1,115,468	1,155,000
Queens	1,332,019	1,875,000
Richmond	754,343	814,000
Bridges	793,053	825,000
Tenement House	820,412	805,000
Elections	1,056,750	1,200,000
College City of New York	641,477	675,000
Minor City Courts....	2,442,562	2,600,000
Minor City Departments	4,521,900	4,811,000

COUNTY CHARGES.—NEW YORK.

Supreme Court	950,050	965,000
General Sessions	316,351	355,000
District Attorney	395,890	420,000
Register	329,100	332,000
Surrogate's Court	179,335	187,000
County Clerk	142,200	175,000
Sheriff	135,197	145,000
Miscellaneous	152,000	175,000

KINGS COUNTY.

Supreme Court	335,600	375,000
Register	218,060	220,000
District Attorney	114,870	125,000
County Court	140,735	160,000
All other charges.....	383,000	425,000

QUEENS COUNTY.

Sheriff	74,650	80,000
Supreme Court	28,400	32,000
County Court	33,250	35,000
District Attorney	31,700	35,000
All other charges.....	65,200	75,000

RICHMOND COUNTY.

Sheriff	25,695	27,000
County and Surrogate Courts	18,950	20,000
County Clerk	18,450	20,000
District Attorney	12,350	14,000
All other charges.....	9,650	10,000

MISCELLANEOUS.

City Debt Charges.....	50,661,821	51,754,328
Tax Collection Deficit..	10,000,000	8,000,000
Direct State Tax.....		4,301,000
To Charitable Institutions	4,000,000	5,000,000
Rents	1,020,000	1,080,000
Outside Judges	110,000	110,000

The Board of Estimate has cut into the departmental estimates right and left. Instead of giving Commissioner Johnson of the Fire Department an increase of \$4,000,000 he will probably get not more than \$1,000,000 additional including the item of the new fire prevention bureau. And there are others.

For this reason the Board hardly expected to bring the total under \$190,000,000 this year, but by dint of determined cutting they have beaten their own market by three millions. There are property holding interests which believe that the reduction can be made still more, and, judging from the number present at the hearing yesterday morning there will be loud protests against even the tentative appropriations, pared though they have been.

When the present Board of Estimate went into office the budget was \$163,000,000. In the hope of reducing the figures for the present year, a "corporate stock" budget was devised and every expenditure to be made for permanent public improvement was transferred to that budget and the money raised by bond issues. Notwithstanding that change, however, the tax budget for this year was \$174,000,000 and the total amount raised to supplement this was \$5,193,000 up to the middle of the present fiscal year.

STATE R. E. BROKERS.

Eighth Annual Convention at Syracuse.

The eighth annual convention of the Real Estate Association of New York State was held in the city of Syracuse, on Wednesday and Thursday of this week, with the Onondaga Hotel as the headquarters and the Assembly Hall of the Chamber of Commerce as the meeting place.

The convention opened its first session Wednesday afternoon at 5 o'clock in the assembly room of the Chamber of Commerce at which time an address of welcome to the delegates was delivered by Hon. Edward Schoeneck, mayor of the city of Syracuse, which was responded to by the president of the association, Samuel T. Betts.

After roll-call the delegates were escorted in a body to the banquet-hall of the Onondaga Hotel, where an informal reception and banquet was enjoyed. After the covers had been removed an address on "How to Make a Success of the Real Estate Business" was made by Joseph P. Day, of New York City. "Back to the Farm and Why," was the subject of some remarks by W. N. Giles, secretary of the New York State Grange. Richard P. Watrous, of Washington, D. C., talked of "City Planning."

On Thursday morning the convention assembled at the University Building, on which occasion Howard Winship, of Buffalo, ex-president of the real estate association of that city, talked on cooperation, and other addresses were made. At the afternoon session the question box was opened, and later the visitors were taken on an automobile trip, particularly to the Industrial Exposition at the State Armory.

At the election of officers, F. L. Danforth, of Buffalo, was elected president for the ensuing year. Other officers elected were: First vice-president, B. F. Fellows, of Syracuse; second vice-president,

F. W. Weston, of Liberty; secretary, James S. Quick, of Rochester; treasurer, D. E. French, of Rochester.

Joseph P. Day, in his address at the Wednesday evening banquet, compared the beginning of a successful real estate business with the starting of a farm. "First the apple trees are planted," he said. "However, I am told that it takes ten years for the apple trees to bear a profitable crop. So peach trees are planted. I am told that they will bear in three years. But the man of moderate means must have an immediate income, and so he plants part of his farm to vegetables, and his income starts immediately.

"To my mind, the vegetables represent smaller business. The making of friends among the poorer classes, tending to rents and the like. As the business grows older you gradually gain more acquaintances, and the business assumes greater proportions. There you have the peach trees beginning to bear. Finally, with the established business, the large deals compare to the apple trees. It takes some time for the first crop, but then you have a steady cycle of production, suggesting the evolution of the successful farm."

Mercantile Colony for Hunts Point.

It was learned this week on good authority that several of the large interests in the Hunt's Point section of the Bronx are planning to establish a mercantile colony in that district. Factories and warehouses with the necessary railroad connection and a railroad on Hunt's Point avenue are a part of the scheme. No details of the project were made public but Frederick Johnson was mentioned as one of the organizers of the plan.

The waterfront at this point is well adapted for shipping purposes and the freight terminal of the New Haven road is within easy reach. The New York Connecting Railroad, which is to have a bridge across to Long Island by way of

Blackwell's Island, will also have its terminal near Hunt's Point. During the last year the American Bank Note Company and several other large concerns have located in this neighborhood, and the district gives promise of developing into a very active commercial center.

NEW CROSSTOWN LINE.

From Lenox Avenue in Manhattan to Hunt's Point Bronx.

*The opening of the 149th street crosstown trolley line was made an occasion for a celebration and banquet by the Twenty-Third Ward Property Owners' Association last Saturday afternoon. Eight cars filled with representative citizens left Third avenue at 1.30 o'clock and crossed to Lenox avenue in Manhattan, where the western terminus is. Then a trip was made over the whole line—across Lenox avenue bridge to Southern Boulevard, to Leggett avenue, to Hunt's Point, and return to Third avenue.

At the rooms of the Twenty-third Ward Property Owners' Association, at 152d street and Courtland avenue, a banquet was subsequently enjoyed. Addresses were delivered by Captain Baxter, the president of the association; Borough President Miller, President Maher of the Union Railroad Company, Commissioner Eustis of the Public Service Commission, and ex-Senator Joseph P. Hennessy.

It is the intention of the railroad company to continue the line west through 145th street from Lenox avenue to Broadway. The Twenty-third Ward Property Owners' Association has worked for the attainment of this crosstown road for seven years, and the project has been the subject of discussion at many mass meetings and committee meetings. The new line will not only play a prominent part in developing the East Side of the Bronx, but will be a great convenience to the public at large.

FIRE PREVENTION BUREAU.

Commissioner Johnson Says it Will Cost \$744,000 a Year to Run It.

THE property owner is going to have another inspector to add to his troubles. This one will be the fire prevention man. He will have greater powers than the inspector of telephones, the inspector of gas meters, the insurance inspector, the underwriter inspector, the tenement house inspector, the Building Department inspector, the State Labor Department inspector, the water inspector or even the Health Department inspector. He will be supreme. He can order whole buildings vacated. He will, however, supersede the inspector of combustibles, perhaps the only inspector in the employ of the city or the State that does not come in contact with the average property owner. And for this luxury the taxpayers eventually will pay \$744,000 a year. The immediate expense will be almost half that sum and, what is more, the money to carry this new department until the beginning of the fiscal year 1912, must come out of squeezed appropriations from other departments.

That was what the taxpayers, philanthropic societies, trade and labor organizations and architectural societies learned by attending the meeting called by Fire Commissioner Joseph Johnson on Wednesday at fire headquarters. He did not include in his invitation Borough President McAneny or Comptroller Prendergast, but they attended, nevertheless, and from conspicuous positions on the platform they took prominent parts in the discussions which followed.

It came about in this way. Commissioner Johnson is compelled by virtue of the passage of the Hoey fire-prevention bill to establish in the Fire Department a fire-prevention bureau, which shall be responsible for the inspection of all kinds of buildings, private structures and tenement houses included, in the greater city. He went before the Board of Estimate and asked for \$744,000 with which to establish this new bureau. He read off an itemized statement of the requirements. It included a chief at \$7,000, two deputies at \$5,000 each, \$204,300 for administration, engineers, assistant engineers and 300 field inspectors. The commissioner stated that he was compelled to ask for the maximum amount that will be required by the bureau per year, but he failed to make it clear to the taxpayers present that the full amount would not have to be used in the first year. This proved to be the vortex about which discussion swirled during the meeting and while it lasted partee was keen and sometimes very pointed.

The result of the meeting was the adoption of a resolution offered by Frank R. Chambers, of the Merchants Association, which follows:

"Whereas, A bureau of fire prevention is about to be organized in the Fire Department by virtue of a special statute commonly known as the Hoey Fire Prevention Bill, and

"Whereas, It is absolutely essential in order that the Fire Commissioner be able to assume the responsibility and authority vested in him by the new law that he be given sufficient appropriations for the salaries of necessary employees, and also for the purpose of making a survey of all buildings of the city either by the employees of the department or by outside agencies, therefore, be it

"Resolved, That it is the sense of those here assembled that the Board of Estimate should put no obstacle in the way of establishing and equipping the bureau, but should grant the necessary funds for such purpose."

A committee was appointed to confer with the Fire Commissioner on the subject of organization, but especially inspection details. The members include Frank R. Chambers, president of the Merchants Association; John Eckert, representing the insurance interests; Peter J. Brady, secretary of the Allied Printing Trades Council of Greater New York; Henry Morgenthau, of the Committee of Public Safety; Frederick Slater, representing the engineering societies; John Williams, Commissioner of Labor of the State of New York; T. J. Stewart, representing the underwriters of this city; Peter J. Acritelli, deputy State fire marshal, and Leonora O'Reilly, representing the Women's Trade Union League.

At the suggestion of Commissioner Williams of the Labor Department, the Fire, Tenement and Labor Commissioner and the Superintendent of the Bureau of Buildings, will have a conference in the near future for the purpose of considering the question of overlapping of jurisdiction in inspection and to arrive if possible upon a plan of co-operation between all departments, so that repetition of inspections will not occur. This will be a private conference.

PRIVATE REALTY SALES.

South of 59th Street.

BEDFORD ST.—Joseph Rovego bought from J. Luhrs 11 Bedford st, a 4-sty tenement on lot 165x80. The parcel, which is located 115 ft. north of West Houston st, sold for about \$7,250.

GRAND ST.—Siris and P. Malzman sold to the Regal Mortgage and Security Company, Max Aronson and Moses Seigel, 408 and 410 Grand st, and 152 Clinton st, one 5-sty and two 4-sty buildings on plot 49.8x100, at the northeast corner. In exchange the buyer gave 556 Lenox av, a 6-sty apartment house on plot 4.11x85, at the northeast corner of 138th st, and 67 West 138th st, a similar structure on plot 40x99.11. The Grand and Clinton street property was acquired by the seller last February from the Brummel estate. At that time it was reported they would improve it with a tall mercantile structure. This, it is said, will be done by the new owners.

GREENWICH ST.—Elizabeth A. Shields and others sold 679 Greenwich st, the northeast corner of Christopher st, a 5-sty building, on plot 35x75x67.7, to Bernard T. Kearns for about \$56,750.

PIKE ST.—Victor Muller bought from Julius Tishman 20 to 24 Pike st, a 6-sty tenement, on plot 67.6x86.5, at the northwest corner of Henry st; also the 6-sty tenement, with stores, at the northeast corner of Division and Clinton sts, on plot 90.9x64x irregular. The buyer gave in part payment the 6-sty tenement, with stores, at the southwest corner of Broome and Sheriff sts, on lot 25x75. The deal involves about \$40,000.

39TH ST.—The Ruland & Whiting Co. sold for Evarts, Choate & Sherman, as attorneys for the Anna Clinch estate, 10 West 39th st, a 4-sty dwelling, on lot 22x98.9. Building will be remodeled and has been leased for a term of twenty-one years to the American Dairy Lunch Company, a corporation which is being organized to open a chain of restaurants in this city.

40TH ST.—The Fortieth Street and Park Avenue Co., Irons & Todd, bought from Frederick Allien through Hayes & Robertson, 107 East 40th st, a 4-sty dwelling, on lot 21.6x98.9. The company last year acquired the old Girard apartment house, at the northeast corner of Park av and 40th st, on plot 98.9x105. Subsequently 105 East 40th st, adjoining, was bought, which purchase increased the street frontage to 151.6 ft. The owners will improve the entire plot but the nature of the building has not yet been decided. It is possible that a large hotel may be erected.

44TH ST.—The Durock Co. sold 348 West 44th st, a 3-sty building, on lot 25x100, for Charles H. Pohlman to a client who will erect a new building.

45TH ST.—Edgar Williams sold for J. Henry Dutton 524 West 45th st, a 5-sty tenement, with stores, on lot 25x100.5.

48TH ST.—D. Kempner & Son sold for Mrs. Fannie Crawford to Irving L. Lewine 791 8th av and 301 to 305 West 48th st, an old 3-sty building, on lot 25x100, at the northwest corner of these streets. The seller acquired the property in 1881 and the brokers report that the present sale shows an increase of 100 per cent. in value.

North of 59th Street.

69TH ST.—H. C. Senior & Co. sold for Emil Talamini the 3-sty dwelling at 213 West 69th st, on lot 20.10x100.5, to William B. Thom. The building will be altered for garage purposes, and has been leased for a term of years.

71ST ST.—Charles P. Cohn sold for William Ebeling, to James Gallagher, 221 East 71st st, a 5-sty single flat, on lot 21.1x102.2, for about \$19,000.

85TH ST.—John Lucker sold the 4-sty double flat at 437 East 85th st, on lot 25x100, for Frank Riva to E. Dury.

104TH ST.—Ellen T. Machell sold to Charles Weill 209 and 213 West 104th st, two 5-sty flats, each on lot 25x100.11, between Amsterdam av and Broadway.

119TH ST.—The H. M. Weill Co. sold for the estate of Mary Tully to the Newton Holding Co. the 3-sty dwelling at 74 West 119th st, on plot 16x100.

121ST ST.—E. Sharum sold 226 West 121st st, a 5-sty single flat, on lot 18x100. Vacant lots in Jamaica were given as part payment.

131ST ST.—Porter & Co. sold for Horace S. Byrnes the 3-sty dwelling at 258 West 131st st, on lot 15x100.11.

147TH ST.—The Duff & Brown Co. sold for the Fashion Realty Co. the plot 50x100, in the south side of 147th st, 250 ft. west of Amsterdam av.

157TH ST.—The Assembled Realty Owners' Co. sold to the Irving Judis Building Co. the plot, 125x100, in the north side of 157th st, 200 ft. east of Broadway. An 8-sty apartment house will be erected on the site.

LENOX AV.—Max F. H. Reich, of Berlin, Germany, sold 348 and 350 Lenox av, two 5-sty flats, on plot 50x100.

MORNINGSIDE DRIVE.—The estate of Jenny Levy bought from Charles Helborn the Mont Cenis apartment house, a 6-sty elevator structure, at the south corner of Morningside Drive and 116th st. The buyer gave in part payment 463 Broome st, a 5-sty building, on lot 25x109, adjoining the southeast corner of Greene, and 41 Mercer st, a 4-sty building, on a lot 24.10x 50, adjoining the northwest corner of Grand st, both of the latter parcels being in the silk center. The transaction involved about \$300,000.

ST. NICHOLAS AV.—Hayden & Co. sold for Edward J. Farrell the 4-sty dwelling at 732 St. Nicholas av, on plot 30x100.

3D AV.—George Strecker sold 2142 3d av, southwest corner of 117th st, a 4-sty building, with stores, on lot 25.2x100.

Bronx.

MINFORD PL.—The M. Morgenthau, Jr., Co. sold the plot, 75x100, on the west side of Minford pl, about 173 ft. south of the junction of Boston rd and 173d st, to the Burnett-Weil Construction Co. The site will be improved with apartment house, which will be ready for occupancy next spring. The M. Morgenthau, Jr., Co. will manage the houses when they are completed.

146TH ST.—Paul Bultmann sold for Mrs. Johanna Tonjes to an investor 470 East 146th st, a 5-sty double flat on lot 25x100.

160TH ST.—Alexander Selkin and D. Schoen sold for Santini Brothers S25 East 160th st, a lot 25x77; also the adjoining houses at S21 and S23 East 160th st, each on lot 20x77. This plot, 65x77, will be improved with stores.

177TH ST.—John Kelly resold the 2-sty 2-family house at 59 East 177th st.

217TH ST.—Tony Giordano sold for Charles J. Carroll 4021 and 1023 East 217th st, Laconia Park, Williamsbridge, two family houses, on plot 50x104.

236TH ST.—Kurz & Uren, Inc., sold for the Van Curleur Realty Co., eight lots, 145 feet deep, in the north side of 236th st, between Oneida and Napier av.

AQUEDUCT AV.—Clement H. Smith sold to William Guggolz, the northwest corner of Aqueduct av and West 176th st, a plot 90x71.65x 75x21.05, and the northeast corner of Andrews av and 176th st, 90x64.67x25x100x33.52x90. The buyer gave in part payment 4464 Park av, a 4-sty triple flat, on plot 25x145.

BOSTON ROAD.—Kurz & Uren, Inc., sold for Edward J. Byrnes, the 4-sty dwelling, with store, at the junction of Boston road and Cauldwell av.

BAISLEY AV.—F. M. Weiss & Co. sold for Mary F. McGrail to the Wellman Finance and Realty Co., the 2-sty frame dwelling on the north side of Baisley av, 50 ft. east of Fairfax av, known as 561 Lohbauer Park. The purchaser gave in exchange lot No. 37 Map of Seton Homestead, being on the west side of Fort Schuyler road, 150 ft. south of Lating st.

CROTONA AV.—Daniel G. Malcolm sold the northeast corner of Crotona av and 170th st, a 5-sty new law house, with stores, on plot 40x 116, to W. R. Ogilvie. In part payment, Mr. Ogilvie gave a dwelling on plot 122x230, at Mohegan Park, Tuckahoe, N. Y.

CROTONA PARKWAY.—Edward Polak sold for the Galveston Building Co., to Benjamin Benenson, the northwest corner of Crotona Parkway and Crotona av, a vacant plot, 75x100. In part payment, the buyer gave 1224 St. Lawrence av, a 2-sty brick building, on lot 25x100.

EAGLE AV.—S. Cowen sold for a client 629 Eagle av, a 3-family dwelling, on lot 25x100, to J. Van Demark.

GRAND BLVD AND CONCOURSE.—John A. Steinmetz sold for Joseph Hahn and Maurice Stierer the plot 50x111 on the west side of the Grand Boulevard and Concourse, south of 200th st, to Robert Adelman, who gave in part payment the three family dwelling at 100 and 102 Union av, New Rochelle, N. Y., on plot 46x90.

HOLLAND AV.—Van Nest, Bruenig & Jaeger sold for Joseph Zeller the 2-family house at 1907 Holland av, on lot 25x100, to Charles Frey.

HOLLAND AV.—John A. Steinmetz sold for M. Regina, 3552 Holland av, a 3-family dwelling, on a plot 50x100, to a client who gave four lots at Closter, N. J., in part payment.

JEROME AV.—Shaw & Co. resold for Margaret J. Ellis 2357 Jerome av, a 3-sty dwelling on lot 17x100. The buyer gave in exchange some lots at Wakefield, N. Y.

LONGWOOD AV.—J. Clarence Davies and Sharratt & Thom sold for Samuel Wise the plot, 70x50, at the northwest corner of Longwood and Garrison av.

LONGFELLOW AV.—S. Cowen sold for a client the vacant plot, 153x100, on the west side of Longfellow av, 350 ft. north of Lafayette av, to the Wilx Realty Co.

STEBBINS AV.—Charles Lopard and E. Lowenthal & Son sold for the Coiffi Co. the new 6-sty apartment house at the southwest corner of Stebbins av and Jennings st, on plot 75.7x 69.9x irregular. The buyer gave in part payment a 50-ft. plot on Wales av, near 142d st.

ST. ANNS AV.—Alexander Selkin and B. Lichtig, sold for a client of Zabriskie, Murray, Sage & Kerr, the block front, comprising nine lots, on the east side of St. Anns av between 138th and 139th sts, having frontages of 260 ft. on the avenue, 125 feet on 138th st and 102.9 ft. on 139th st. The buyer is a builder who will erect a 3-sty building on the site.

VALENTINE AV.—Max N. Natanson and E. H. Ludlow & Co., sold for Samuel Gordon 2118 and 2120 Valentine av, to M. Sonderstrom. In part payment the buyer gave the northwest corner of Southern boulevard and 183d st, a plot 77x117.

WASHINGTON AV.—Clement H. Smith sold for a Mrs. Clarke the southeast corner of Washington av and 175th st, a frame dwelling, on plot 46x103. The site will be improved.

WESTCHESTER AV.—S. Cowen sold 810 Westchester av, a 5-sty apartment house, on lot 25x 121, for Mrs. A. Fisher.

Recent Buyers.

ROBERT MATHER, a lawyer, is the buyer of the 6-sty American basement dwelling at 14 East 53d st, reported sold recently by the Frank S. Layng estate.

MAX GRATZER is the buyer of the plot, 100x 89.8, in the north side of 174th st, 100 ft. east of St. Nicholas av. Two 5-sty apartments will be erected on the site.

DR. GEORGE E. BREWER is the buyer of 102 East 73d st, reported sold last week by Robert I. Levy.

Leases.

THE NICHOLAS POWER CO., motion picture machines, leased the three floors in 88 Gold st as a manufacturing plant.

THE UNION HEADGEAR CO., hat manufacturers, leased the tenth loft in 580 and 582 Broadway.

FREDERICK FOX & CO. leased to Meyer Cohen of the firm of Cohen & Miller, the eighth loft in 115 and 117 West 27th st; the tenth loft in the Blum & Koch building at the corner of 28th st and Madison av to G. Plonsky for a term of years; the second loft containing about 7,000 sq. ft. in 138 to 144 West 25th st to Goldstein & Ludwig; the sixth loft in 55 West 16th st to Harry Sternberg; the first loft in 115 West 17th st to Frederick Hacker & Co.; the fourth loft in 154 West 22d st to Horowitz & Levy; the tenth loft of 153 to 157 West 23d st to S. Katz; the fifteenth and sixteenth floors in the new 22-story building at 141 to 145 West 36th st to Joseph Rosenberg & Co.; the top loft containing 4,500 sq. ft. in 142 and 144 West 26th st to Samuel Weiner & Co.; the seventh loft in 61 East 11th st to Kabat Bros.; and the third loft in 60 and 62 West 15th st to Schenfield & Co.

SPEAR & CO. rented for Leonard Hahn, a store in 40 East 12th st to S. Tenenbaum & Son, silk and cotton fabrics; also for the Gibson-Steingart Co., the 10th loft in 146 to 150 West 25th st to Ginsberg & Pearlstein, cloak manufacturers; also for the Western Hat Co., a store in 107 and 109 Bleecker st to the Diamond Coat Front Pad Co.; also for the estate of Simon Goldenberg the 4th loft in 20 and 22 Waverly pl to J. Gallay, panama hats; also for Susskin & Treib, the 6th loft in 101 and 103 Crosby st to the Triangle Braid Co.; also the 2d loft in 136 to 140 West 21st st to I. Lidz, spool and tube cotton; also the 1st loft in 91 Bleecker st to H. Kram & Co., bonnet wire; also the store and basement in 136 to 140 West 21st st to S. J. Rose & Frank.

T. D. HEALY leased from Margaret I. Hoyt 9 West 32d st, a 5-story building, on lot 25x100, near 5th av, for a term of twenty-one years, at an aggregate rental of about \$180,000. The building, which is being extensively altered, will be used by the lessee for restaurant purposes.

CLARENCE WHITMAN & CO., white goods and laces, leased the store and basement in the Sohmer Building, 5th av, southwest corner of 22d st, for a term of years. The space was held at \$15,000 per annum, and will be used by the lessees as offices and show rooms for their lace department, now located in the 5th av building.

WEBER & HEILBRONER leased the building at 241 Broadway from Gharardi Davis. The property is improved with a 5-story building, on lot 25x100.1, about 50 ft. north of Park pl. The lessees will occupy the premises after making extensive alterations.

THE GUARANTOR REALTY CORPORATION rented 122 West 34th st to William R. Eck.

OGDEN & CLARKSON leased the third loft in 13 to 21 East 22d st, to I. A. Lahey & Sons.

TUCKER, SPEYERS & CO. leased to the New Fiction Library the store in 2544 Broadway.

THE TWENTY-FIFTH CONSTRUCTION CO. leased the third loft in 24 and 26 West 25th st to Samuel Marcus.

EUGENE T. PELHAM and Horace S. Ely & Co. rented to the Empire State Wine Co. the store in 1358 Broadway.

THE DUFF & BROWN CO. leased for a term of years for Picken and Lebowitz the stores in 1643 and 1657 Amsterdam av.

THE FRANKLIN PRATT BUSINESS SCHOOL leased from the George Backer Construction Co. the sixth loft in 62 West 45th st.

GOODWIN & GOODWIN rented for Carl Fischer to Jonas Goldman the 4-story private dwelling at 202 Lenox av, on lot 20x80.

FREDERICK FOX & CO., leased for James B. Haggin to the Baltimore and Ohio Railroad Co., the store and offices on the seventh floor in the building at 377 and 379 Broadway for a long term of years.

MARK RAFALSKY & CO. leased a store in the Hotel Lorraine Building at 5th av and 45th st, to Chanut & Cie; also the first floor in 634 5th av, for the estate of Thomas R. A. Hall.

THE CROSS & BROWN CO. leased for the New York Telephone Co. the store and basement in 30 East 29th st for a term of years to the Hueston Mfg. Co.

J. DAVIS leased for the Stevens estate to Louis Minsky, 2 Avenue A, a 5-story building on lot 25x100, for twenty-one years, with a renewal of ten years.

HEIL & STERN leased for the Roscorn Realty Co. the first, second and third lofts in 15 to 19 East 26th st, through to 10 to 14 East 27th st, to the Ideal Manufacturing Co.

HUBERTH & GABEL leased for the Lankershire Realty Co., to the Anti-Tammany fusion committee the entire second floor in the Heidelberg Building, Broadway and 42d st.

S. OSGOOD PELL & CO. leased for the Manhattan Center Co. to the National League for the Civic Education of Women, the rear half of the 5th floor in 20 and 22 East 46th st.

DOUGLAS L. ELLIMAN & CO. rented for Henry A. Murray his furnished residence at 38 West 51st st to Hendersson Green. The house is a modern 5-story American basement structure.

MISS M. MONAHAN leased from the plans for Paterno Brothers to the Clover Farms Corporations a store in the apartment house to be erected at the southwest corner of Broadway and 116th st for ten years.

GEORGE NEIMAN leased for the 25th Construction Co. the 7th loft in the two buildings adjoining each other at 137 to 145 West 29th st to M. Stern & Son now in the Old Tiffany Building on Union Square for 5 years.

DAVIS & ROBINSON leased for Francis Burton Harrison the dwelling at 87 1/2 5th av, furnished, for the winter to Frank Gray Griswold. The rental asked was \$18,000. The property adjoins the Ogden Mills residence, at the corner of 69th st.

KAYE & EINSTEIN, wholesale furriers, leased three lofts in the Arena Building, in 32d st, running through to 31st st, for a term of years at an aggregate rental of more than \$100,000. George Neiman, and Albert B. Ashforth were the brokers.

SPEAR & CO. leased for Hardman, Peck & Co. the entire store and basement in 138 5th av; also with W. H. Dolson & Co. the entire store and basement in 136 to 140 West 21st st to S. J. Rose & Frank, paper importers, for twelve years on Wooster st.

THE DUROSS CO. leased the third loft in 852 Washington st to the Ray Process Co.; also in 147 West 24th st the fifth loft to Harris & Ribner; also in 80 7th av. the store to the Charles Jannen Dairy Co.; and in 285 8th av the fourth loft to the Fashion Embroidery Works.

MARK RAFALSKY & CO. leased for Walter Solomon a store in the 7th av side of the building at 47th st and 7th av to the Park Laundry Co.; also a floor in 16 West 45th st to Mme. Noel; also to J. Calundo a floor in 17 and 19 West 45th st for five years for the Midville Realty Co.

THE CHARLES F. NOYES CO. leased for the Postal Life Insurance Co. to Young Brothers the store in 35 Nassau st for six years at an aggregate rental of about \$30,000; also lofts in 63 Fulton st and 59 Ann st, and offices in the Frankel Building and in 95 and 97 Liberty st.

PEASE & ELLIMAN leased the store in 24 West 23d st to Le Bleu; also for the Gillette estate the building 26 West 40th st to W. A. Gleason; also for J. K. Van Vranken & Co., as agents, the parlor floor in 6 West 40th st, and a store in the Normandie Hotel, at 1384 Broadway.

BENJAMIN ENGLANDER leased for the Phoenix Holding Co. to Kaplan & Davis, the fifth loft, containing 10,000 sq. ft., in 133 to 141 West 21st st, for a term of years; also for the Roscorn Realty Co. to Edward Kolbert & Co. large office space in 15 to 19 East 26th st.

H. C. SENIOR & CO. leased for the General Synod of Reformed Church of America the 3-story dwelling at 126 West 65th st to William Liebenow; for the estate of Emma F. Hollis the 4-story dwelling at 105 West 69th st to Mary Ellen; and for Lucille Dryfous the 3-story dwelling at 135 West 87th st to Josephine Dalzell.

THE 31ST MADISON AVENUE CO., Bloodgood & Gilbert, agents, leased the fifth floor in the Terry & Tench Building, at 31st st and Madison av, to Charles W. Yung & Co., for a term of years; also part of the store in the same building, in connection with Benjamin Lummis, to the Henry G. Boettger Silk Finishing Co.

PEASE & ELLIMAN leased for the Postal Life Insurance Co., in their 20-story office building at the southwest corner of Liberty and Nassau sts, for a long term of years, to the Frank G. Shattuck Co., Boston, Mass., a store north of the Nassau st building entrance. After extensive alterations it will be opened by Schraffits as their first downtown establishment.

FREDERICK FOX & CO. leased for Cruikshank & Co. the building at 18 West 17th st, to the No. 20 West Seventeenth Street Co., the owners of the new 12-story building adjoining. The lease was made to protect the light of the larger building. The building at No. 18 will be remodeled into a store and loft building; also the store in 34 West 17th st to Adelman & Weilburg.

S. E. KELLY & CO. leased for the Metropolitan Safe Deposit Co. the easterly store in 3 East 14th st to T. J. Collins for a term of five years, to be used for a restaurant; also leased the second loft in 110 West 14th st to the St. George Raincoat Co.; also the parlor floor in 7 West 14th st for the Demorest estate to Schuller & Brenner, also the fourth loft in 2 4 to 26 West 25th st for the Twenty-fifth Construction Co. to B. Schnall.

GOODWIN & GOODWIN leased for Cecelia L. A. Slater to the McDermott Dairy Co., the store at the northwest corner of 130th st and 7th av, for Mathilda White to Sonn & Salmon the store at the southeast corner of Lenox av and 119th st, for the N. & Z. Realty Co. to J. Kaufman a store in 2615 8th av, for the S. Alexander estate to the McDermott Dairy Co.; a store in 2123 8th av and for M. Moskowitz to S. Rafaeli a store in 260 Lenox av.

M. & L. HESS leased for the B. & L. Construction Co. the sixth loft in 12 and 14 West 18th st; for Frank G. Ormsby the eighth loft in 36 East 22d st to "Decorus"; for the estate of Benjamin Lichtenstein the fifth loft in 60 and 62 East 11th st to the Enterprise Tourist Case Co.; for the 663 to 665 Broadway Co. the ninth loft in 663 and 665 Broadway to B. G. Behrman & Co.; and for Cross & Brown, agents, the first loft in 40 and 42 East 22d st to the Rudolph Saenger Co.

JOHN WANAMAKER leased from the Terminal Warehouse Co., which owns the entire block between 27th and 28th sts, 11th av and the North River, three of the twenty-six buildings on the property. The space leased comprises 150,000 sq. ft. and the rental is reported as being \$240,000. The lessee has been a tenant in this property for some time but the new lease covers additional space.

Gimbel Brothers leased from the same concern two buildings, containing about 100,000 sq. ft., for a term of years. Frederick Southask and Alwyn Hall, Jr., were the brokers in the deal.

CORN & CO. leased for the 25th Street Realty Co., 9,000 sq. ft. in 138 to 144 West 25th st to Kerner & Shaffer; for the A. & S. Const. Co. 4,500 sq. ft. in the building at 142 and 144 West 26th st to Louis Sternberg; for the Brady Adler & Koch Co., 3,000 sq. ft. in the building at 12 West 17th st to Philip N. Gladstone; for the estate of John Walton 3,500 sq. ft. at 147 and 149 West 25th st to Leon H. Sonn; for Henry Corn 4,000 sq. ft. in 23 and 30 Waverly pl to the Burger Dress Co.; and for L. & A. Pincus, space in 106 and 108 West 32d st, to the Producers Sales Co. and Sealship Oyster System.

THE FRANKEN STEINBERG CO. leased the entire building at 56 and 58 West 23d st and the upper floors of No. 54 to be used as a cloak an suit house.

THE EMPIRE HOLDING CO., owners, leased from the plans seven floors in the building at 32d st and Madison av to Leon Job'n, modiste; Redlich & Co., silversmiths, and Eugene Zaiss & Co., cloaks and suits.

Real Estate Notes.

SIDNEY W. HUGHES, formerly of Hughes, Wetmore & Van Winkle, and Paul L. Hammond, of Hammond & Co., have formed a partnership for the purpose of transacting a general real estate business, giving special attention to mortgage loans, with offices at 34 Pine st.

JOSEPH KRAMER has moved from 316 West 42d st to 101 West 96th st, where he will continue to conduct a general real estate brokerage business.

ALEXANDER S. KEMPNER has been admitted into partnership with Louis Kempner. The firm will be known hereafter as Louis Kempner & Sen.

CHARLES W. SMITH for the past thirteen years associated with James K. Holly, will in future be connected with the sales department of the Braude-Papae Co., real estate brokers, at 3487 Broadway.

DANIEL BIRDSALL & CO. have been appointed agents for the 12-story Sohmer building at the southwest corner of 5th av and 22d st, and were the brokers in the recently reported lease of the store and basemen in that building to Clarence Whitman & Co.

W. F. FUERST has placed the following first mortgage loans: \$155,000 on the Hotel Monticello property, in West 64th st, between Broadway and Central Park West, and \$250,000 on Lido Hall, at the northwest corner of 7th and Cathedral Parkway.

THE NEW YORK STEAM CO. mortgaged its properties in various parts of the city to the Union Trust Co., for \$1,750,000 at 4 1/2 per cent. until July 1, 1941. The properties are located in Greenwich, Dey, Cortlandt, Washington, 18th, 23d and 59th sts and Riverview terrace.

THE DUFF & BROWN CO. have been appointed agents of the Lambden apartments, at 470 and 472 West 165th st.

THE M. MORGENTHAU, JR. CO. has established a country property sales department, and has placed the same in charge of Gordon Dixon McIntire, who has recently been associated with the Woodmere Realty Co. The department will not represent any particular developments, but will handle all kinds of properties within the suburban zone. The company will specialize for the present in Long Island and Westchester property, but will extend its field as rapidly as possible, covering New Jersey, Connecticut and Rockland and Putnam Counties.

Brokerage Firms Consolidate.

Announcement was made this week of the consolidation of the brokerage firms of N. Brigham Hall & Sons and Bloodgood & Gilbert. The new firm will be incorporated under the name of "N. Brigham Hall and William D. Bloodgood," and about November 1 will occupy offices in 542 Fifth avenue, southwest corner of 42d street. The directors will be N. Brigham Hall, William D. Bloodgood, Harry Stewart Hall, Everett A. Brett, late of Toel, Brett & Co., and Frank E. Johnson, for several years associated with the firm of Bloodgood & Gilbert.

Old West Side Firm Adds New Partner

Frederick Zittel & Sons announced this week that William F. McClellan, who recently retired from the firm of F. R. Wood & Co., had become a member of their company. This firm is one of the oldest in its line on the West Side, the business having been established in 1868 by Frederick Zittel, Senior, who is still a member of the firm.

SUBWAYS

LEXINGTON AVENUE ROUTE

Expert examinations of abutting property, made prior to excavation, insure property owners against loss, by securing legal evidence, necessary to prove claim for damages.

General information on subject of subway, location of stations and full list of clients furnished upon request.

The Company whose organization, reputation and business experience justify architects and property owners in placing buildings in its charge.

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Real estate brokers are as a rule willing to talk real estate. This week baseball seemed to be the only topic of discussion in brokerage offices. In the present condition of the market real estate is not an entertaining subject of conversation.

Including the contract for section 15 of the Lexington avenue subway, approved by the Board of Estimate on Thursday, there is now being expended, including the \$16,000,000, on the Fourth avenue (Brooklyn) subway, \$38,667,000 in rapid transit lines. This is more than the entire cost of the original Manhattan-Bronx subway.

In the discussion concerning the expediency of assessing property at its "full value," an important consideration seems to have been overlooked. When assessed real estate values are advanced the city's borrowing power is increased. Is it not reasonable to suppose that the Board of Estimate in making up the Budget is largely influenced by the borrowing power. If the assessments were lower more serious efforts to keep down the budget might be made. Too much credit in any business is frequently a source of extravagance.

Nearly a million people have visited the Budget Exhibit, which closes to-day. Owing to the interest in municipal affairs revealed by the large attendance, the Budget Committee of the Board of Estimate has under consideration a project for establishing a municipal museum in which to place the more valuable of the exhibits displayed during the last four weeks. The president of the College of the City of New York has offered the corridor of the college for the temporary use of the museum. Possibly a municipal library may be established in connection with the museum.

Chicago appears to be gaining on New York as a manufacturing center, according to preliminary statements of the general results of the Thirteenth Census, issued by Census Director Durland. Chicago enjoyed an increase of 52 per cent. in capital invested in new manufactures between 1904 and 1909, as against an increase of 31 per cent. in New York. The total value of the products turned out advanced 34 per cent. in Chicago and 33 per cent. in New York. In the number of establishments, however, New York made a remarkable gain of 24 per cent., as against 18 per cent. in Chicago.

An estimate of the monetary losses caused by fires in London from 1898 to 1911 has been submitted by the chief officer of the London Fire Brigade to the London County Council. The estimate does not cover the expenses incurred by insurance companies and others arising out of claims for damage resulting from fires, nor does it include any consequential losses which the owners of property may have sustained. The total estimated loss for the thirteen years amounts to \$34,187,797, or an average annual fire loss of \$2,629,830. The smallness of the loss is accounted for by the fact that there are practically no frame buildings in London, that the warehouses and business premises generally are of slow combustion construction, and that the dwelling houses are usually built of stone or brick, with a minimum amount of inflammable wood material.

America As a Great Exporting Nation.

There are certain significant reasons for comparing the existing condition of American business with that which prevailed in 1900. Apart from the fact that business is dull and the outlook dubious, the most interesting facts connected with the prevailing financial and commercial condition are (1) the accumulation of capital and the consequent ease of money, and (2) the increasing volume of American manufactured exports. These facts were equally characteristic of the year 1900. At that time American bankers were lending money abroad just as they are now, and it was being freely, although foolishly, predicted that New York would supersede London as the financial center of the world. At the same time, American manufacturers, particularly those of steel and iron, were invading the markets of Europe, Asia and South America; and it looked as if the United States was destined to become a great exporting nation, not merely in raw materials, but in manufactured articles. It was this general condition which prompted President McKinley's famous speech, made in Buffalo, just previous to his assassination, in which he declared that the United States, as a consequence of its increasing export business, would have to enter into reciprocal treaty relations with other countries.

Eleven years ago, however, these conditions did not last. During the following two years a sudden expansion of domestic trade soon absorbed and even exhausted the financial and industrial resources of the country. A combination of expanding business and of stock speculation transformed American bankers from being lenders of American funds abroad into borrowers of European capital on a huge scale. At the same time, American manufacturing plants were obliged to neglect their export business, because their output was in many cases insufficient to supply the home market. With a brief interruption in 1903, that general condition lasted until the panic of 1907, and from that panic the business of the country has not even yet recovered. The revival of 1909 and 1910 was premature and soon caused a renewal of the conditions which had caused the panic of 1907. At present, however, there are indications that the country is getting back to a more normal condition, and the symptoms of such a condition are, as we have pointed out, the increasing participation of the United States in the finances and trade of the world.

At present, capital is accumulating more rapidly than is necessary for American business, and political conditions are such that it cannot, as formerly, be profitably employed in stock speculation. It will continue to accumulate, at least for another year, during which time the United States will necessarily increase its participation in international finance. During the same period, domestic trade is not likely to revive sufficiently to make American manufacturers any less dependent on foreign markets for the sale of an increasing proportion of their output. All this does not mean immediate prosperity, but it does mean a reorganization of American finances and industry, which will in the future form the basis of a still greater business expansion, and one which will be more wholesome.

Real Estate Values and Taxes.

In the long run, the prevalent characteristics of American business are bound to have a beneficial influence on real estate. During the past decade there has been an enormous advance in real estate prices all over the country, both in the city and in the country. But the owners of real estate have received less benefit than they might because of two serious drawbacks. In the first place, throughout the decade it has been difficult and expensive to borrow money on the increased value of their real property. Unless we are very much mistaken, they will be able during the next ten years both to replace their existing loans at, on the whole, a lower rate of interest, or to make new loans at a smaller expense. In the second place, taxes have increased faster than have the values of real property, and it is probable that hereafter the

increasing demand for economy, which is making itself felt throughout the economic fabric of the country, will have its effect upon taxes also. In New York, the outlook is not very promising, but even in New York it is not entirely hopeless. On the whole, the cost of carrying real estate is likely to become, during the next few years, rather less than more, and this fact will help the investment value of that class of property. While real estate may not be easy to sell for some time to come, its owners will not lose much because they are forced to hold it.

Analogous conditions will gradually have a beneficial effect on building. A gentleman connected with a large construction company pointed out last week that the cost of erecting a fireproof building is almost ten per cent. less than it was formerly. No doubt this degree of difference will not be permanently maintained, but if, as seems reasonable, the domestic market escapes the condition of excessive congestion characteristic of a large part of the last decade, the cost of building will be on the average lower, and new buildings will have to that extent an advantage over old ones. A period like the present is assuredly a most favorable one for a well-selected building operation, because the builder, who can take advantage of the comparative cheapness of construction, will gain more from that fact than he will lose in a temporary scarcity of tenants. During the coming winter many people will wake up to this fact.

The Growing Budget

Taxpayers should recognize that while their burdens have been considerably increased during the past few years, the finances of the city have been placed upon a very much sounder basis. The dangerous burden of \$31,000,000 of uncollected and uncollectable taxes is being removed, and when this debt is paid off, as it soon will be, the budget will be relieved of a heavy load. A considerable saving in the interest on temporary loans will be effected, both by the taking up of these uncollected taxes and by the payment of taxes twice, instead of once a year. The completion of the new Municipal Office Building will also save the city a large sum, which is now being paid for rented space. There is a fair chance, furthermore, that some economies may result from the classification of salaries, which will probably be put into force some time during the current year. Very much saving cannot be expected from this source, but the public will certainly be very much disappointed in case the classification means a general grading up of salaries, instead of an equalization, which will result in a smaller payroll. In the several ways enumerated above a substantial diminution of expenditure may be brought about that will take care of the increasing items in the budget until conditions justify a more considerable increase in the assessed valuation of real estate.

Classification of Salaries.

One of the Commissioners of Accounts, Raymond B. Fosdick, estimates that the city can save about \$15,000,000 a year on its payroll, and he makes this cheerful conclusion by the following method of reasoning: Of the present budget, some \$80,000,000 is spent on salaries, and no considerable saving to the taxpayer can be brought about in any other item. He proposes by the application of the principles of "scientific management" to increase the efficiency of departmental work to such an extent that a very much smaller number of employees will be needed. He claims that a saving of 50 per cent. has already been effected in the salaries and wages of the Bureau of Sewers of the Borough of Manhattan; and he believes that similar economies could be introduced elsewhere. He proposes, consequently, during the coming year, to begin a series of studies which will establish a reasonable standard of efficiency in all the departments of the city administration, and thereafter the Board of Estimate and the Mayor can demand that the heads of departments get an amount of work out of their force called for by these standards.

The Record and Guide sincerely hopes that the series of studies proposed by Commissioner Fosdick will be undertaken and some standard established whereby the Board of Estimate can decide whether or not a certain department is being efficiently conducted. But for the present it would be well not to be too sanguine about the result. The system of scientific management is right in principle, and has produced astonishing economy in all industrial labor that consists in the monotonous repetition of a few motions and acts, but it has a very much more restricted application to clerical work than it has to different kinds of manual and machine labor, and it cannot be applied without the assistance of disciplinary methods which it would be difficult to use in a municipal department. The ordinary departmental head exercises very little authority over his force, and it is rather absurd to subject these municipal employees to rigid scientific tests when, as at present, their efficiency is much below that of an ordinary "unscientific" private business.

The Week in Real Estate.

Last week the Manhattan realty market displayed some signs of reawakening and several sales, of the kind that are looked for in prosperous times, were put through. This week the market suffered a bad relapse and the number of sales reported was extremely unsatisfactory. Very few were more than commonplace in character and the majority represented either speculative purchases at prices under what has heretofore been considered market value, or were in the nature of exchanges of equities. The section below 59th street was very poorly represented and the upper East Side, which has furnished the bulk of the trading in the last few weeks, produced almost nothing. Most of the sales reported involved properties on the middle or upper West Side.

The most interesting topic of conversation in realty circles this week was the city budget and the probable tax rate which will result therefrom. A low budget and a reasonable assurance that the tax rate will not be greatly increased might go far toward restoring confidence in the market and would probably be followed by a certain amount of activity. Fear has been freely expressed among the downtown realty men that a big increase in rate was imminent and this has undoubtedly had a considerable effect on the possible buyer. This feeling has been so strong among the members of the Board of Brokers that they have drawn up a strong protest for presentation to the Mayor.

There were only two transactions of any size below 59th street, and but one of these will have any effect on the surrounding property. The largest of these was a \$400,000 deal on the lower East Side, and involved the exchange of several large tenement properties on Pike, Henry, Division and Broome streets. While the amount involved was considerable it is not likely that much actual cash figured in the transaction, and no improvement in any of the properties is contemplated.

The sale of the plot at 151 to 155 West 30th street is of more interest as it foreshadows another loft building in the Pennsylvania district. The present buyer is an operator, but the plot is of sufficient size and well enough located to warrant the belief that it will shortly find a new owner who will improve it with a mercantile structure. The price is understood to have been about \$150,000 and the property is assessed by the city at \$170,000. Last year the estate which sold it is said to have refused \$175,000 for the site and it is quite likely that it would have sold for that figure if it had been on the market. As this was a topnotch figure, in an active speculative market, it would seem that the present assessment was another instance of over-zealousness on the part of the assessors.

The only other sales of any size were made on the upper West Side and involved an apartment house at the corner of Morningside Drive and 116th street and a large vacant plot on 157th street near Broadway.

A small number of rather ordinary leases were reported, the only ones of any importance being concerned with ware house properties on the Hudson River waterfront. John Wanamaker leased three buildings from the Terminal Warehouse Company for storage purposes, and Gimbel Brothers also took a large amount of space from the same company for similar use.

The Bronx, which has been very quiet of late, developed quite a fair degree of

activity this week. A number of vacant plots changed ownerships and in most cases immediate improvements are planned. The Bronx appears to have suffered less from over-building than Manhattan, and brokers in that borough say that there is a fair demand for suitable building sites. The approaching completion of the Westchester and Boston Railroad and the fact that work is under way on the Lexington avenue subway have had considerable effect on Bronx property, and it is quite likely that a fair amount of trading will take place there during the coming year.

It was reported this week that the trustees of Sailors' Snug Harbor, which owns some \$21,000,000 worth of New York City property, are dissatisfied with the present income and feel that if the property was disposed of and the proceeds invested in other ways, that the institution would be better off. Many of the holdings are inadequately improved and owing to the lack of cash capital, the institution is not in a position to enter into any extensive building campaign. A clause in the deed of gift prevents the trustees from disposing of the property, but it is said that a petition will be laid before the Attorney General of the State and that permission to sell may possibly be obtained in this manner.

The Board of Estimate at its Thursday meeting adopted the 59th street-Queens subway route and the matter will now go before the Mayor for final disposition. The line, if built, will consist of a subway through 59th street across the Queensboro Bridge to Long Island City, thence an elevated extension to Woodside, another to Astoria and one along Roosevelt avenue, in the First and Second Wards of Queens County.

Very few important plans were filed this week with the Building Department, but reports of several large operations were in circulation, and these will probably reach the department before long. Plans have been completed for a twelve-story apartment house to cost over \$600,000, for the northwest corner of Broadway and 115th street. The entire block front between 115th and 116th streets was acquired recently by Paterno Bros. from the Clark estate, and it was announced that two sixteen-story houses might be erected. The idea was later abandoned and the conventional type of twelve-story building will be employed.

Irons & Todd, who some time ago bought the old Girard apartment house at the northeast corner of Park avenue and 40th street, added to the site this week by the purchase of an adjoining parcel at 107 East 40th street, and it is understood that the new owners are considering the erection of a large hotel on the entire site.

The building material market is just beginning to feel the stiffening in building money. The volume of business handled this month has been below normal. Steel is conspicuous in this regard. The whole industry seems to feel the effect of keen competition for orders and even lower quotations are not sufficiently stimulating to bring out new contracts. There are some consumers who are desirous of contracting for fairly large tonnages after the first of the year, providing they can get current rates, but mill interests are inclined to take future business only to the extent of keeping up their rolling schedules.

Wire products are quoted at \$1 a ton less than they were a month ago. Individual products such as bars, plates and shapes are selling to-day from \$3 to \$6 a ton higher than they were in 1897. Steel pipe is \$8 a ton and wire products \$7 a ton higher than during the price war of 1897. Steel sheets, in some instances, are selling as low as the minimum record, but tin plate is 90 cents a box higher than in 1897. The announcement that several large operations, which have been experiencing difficulty in completing financial arrangements, are reporting progress, and this is doubtless responsible for what little buoyancy there was in the market this week.

The tendency toward extensive alterations and renovations may account for the one cent a gallon advance in linseed oil. There was some belief expressed that this might effect the price of paint if the upward movement continued.

The movement of Hudson River brick in the entire Metropolitan district was easier this week and most of the sales were based upon demand for immediate consumption rather than on speculation. There is reported to be some concessions in front brick for desirable business, but this is not confirmed by agents. The Connecticut brick that is coming into the market by virtue of the fact that Hudson River brick now demands from \$6.50 to \$6.75, has so far not developed as an important factor in the market. Raritan River brick, however, is moving easily at prices a quarter of a dollar below that asked for Hudson brick.

It was announced this week that the campaign made by the Greater New York Brick Co., against the exclusive use of concrete for the twenty-one new model fire houses that are to be erected in New York, resulted in a victory for common brick as the product in four instances, the specifications calling for brick inside and out instead of merely outside, as the revised specifications called for. The manufacturers of the Hudson River district are planning a campaign for the purpose of popularizing brick in all kinds of construction work.

Illegal Registration From Tenements.

Editor of the RECORD AND GUIDE:

As a reader of the Record and Guide, I beg to submit through your columns a suggestion to real estate men which, if carried out, would aid greatly in the prevention of illegal registration and voting. The floaters are largely from flats and tenements. If every owner and every agent would take the trouble to verify the registration lists in each district where he has such a house, an immense number of illegal votes would undoubtedly be kept out of the ballot box. The registration lists are open for inspection, and it would not require the expenditure or a great deal of time on the part of the various interested parties.

If this was done each year, and the fact was made public, the moral effect would be sufficient to frighten off many men who might otherwise attempt to vote illegally. The average floater is more or less of a coward, and any reasonable assurance that he was in danger of being caught would be sufficient to put a check on his voting ambitions.

TAXPAYER.

New York, Oct. 26.

Assaults on Real Estate.

Editor of the RECORD AND GUIDE:

These three advertisements were culled from the Sunday Herald:

PRICE \$175,000; RENT \$23,000.

A six story corner elevator apartment; assessed for \$210,000; must sell at once. P. O. box 251.

LOOK! QUICK, SNAPPY BUYERS, LOOK!

Five story 30 ft. 6 room double flat; hot water supply; close to 125th st.; rents near \$2,900; assessed at \$30,000; will deliver for \$24,000; must have quick action. Call; don't write or 'phone.

D. H. SCULLY & CO., 57 East 125th st.

ESTATE offers below city's tax valuation of \$25,000 five story Tenement, with Store; Fifth street, near First avenue; rental \$2,600; fully occupied; terms to suit. DERSCHUCH, 150 Broadway.

These advertisements are not a novelty by a jugfull. They are merely an exposition of the 'scientific taxation' of Mr. Lawson Purdy et al. Here are a few others: Three West Side tenements—\$35,000 is asked for each (\$33,000 or less will purchase); assessed at \$47,000 each. Business property sold at \$53,500; assessed at \$70,000. Business property for sale at \$120,000; assessed at \$160,000.

Also, isn't it pretty nearly "up to" the Record and Guide to have a "look in" at the sprinkler situation? An official, who ought to know, informed me recently that the cost of installing automatic sprinkler equipments, as ordered by the Fire Commissioner, has thus far reached the enormous total of \$40,000,000, and the commissioner's work is still in its infancy. The sprinkler equipment itself represents 60 per cent. to 75 per cent. of the total cost of installation, so that another 30 per cent. can be added to the \$40,000,000, making a total cost to property owners of \$52,000,000. This ought to be worth the attention of the Record and Guide.

In reference to the great, useful, powerful realty owners' organization which the Record and Guide has endeavored to bring into being, and which attempt it has evidently abandoned in despair, if not in justified disgust, allow me to suggest that an appeal to the brokers to help in the formation of such an organization might be extremely helpful. Real estate now is certainly as dull as it can possibly be, and the brokers now recognize the fact that the constant assaults on realty interests by every city and State department having jurisdiction over realty have frightened investors and prevented investment. Every broker is acquainted with a goodly number of realty owners who cannot be reached by the Record and Guide, but who can be persuaded of the benefits to be obtained by membership in a representative, powerful association. With a \$2 tax rate in sight, and every department of the city annoying, harrassing and despoiling property owners, it seems to me that this is an auspicious time for the revival of the Record and Guide's splendid scheme of a property owners' association, the strength of which

will command and demand proper treatment from the city authorities, instead of contempt and contumely, which are now the realty owners' portion.

I further believe that the brokers of New York can be, and will be, the moving factor in the formation of this powerful organization, because of their ability, as well as the financial interest involved. When, through the power and might of the united property owners, courage and confidence has displaced fear and discouragement, and realty assumes its rightful position as an ideal investment, then commissions will be plentiful. Such a desirable consummation will appeal with decided force to the brokers, and the Record and Guide can readily convince them that such results must necessarily follow from the formation of a great, broad realty owners' association.

WILLIAM D. KILPATRICK.

New York, Oct. 19.

The Sailor Snug Harbor Estate.

Editor of the RECORD AND GUIDE:

Four of the six trustees of the Sailors' Snug Harbor decided at a meeting on Tuesday to institute proceedings by a friendly suit against the Attorney-General of the State for relief from the restriction imposed by the donor of the real estate held by them as trustees, Captain R. R. Randall, forbidding the alienation of the land devised by his will and which is at present valued at over \$20,000,000, upon which but 2½ per cent. of income is realized.

This will be welcome news to owners of real estate in mid-Broadway, where the inability or unwillingness of the Sailors' Snug Harbor estate to improve its holdings has long been regarded as a great hindrance to the community, for if it can not make modern its business buildings, neither do others generally wish in turn to improve leasehold property, i.e., land owned by other than the owner of the buildings, with various restrictions attached moreover.

More detail attention has already been called to this particular matter in the Record and Guide of February 25th last. From a legal point of view there is every reason for the court to grant the petition of the trustees.

This State is even more rigid in its limitations upon perpetuities than other States, and here is one, in effect, of the grossest order—the perpetual restriction upon the alienation of land situated in the heart of the active business centre of the greatest business city on this continent.

Again, it is manifestly for the benefit of the Sailors' Snug Harbor Estate itself that it should be free to make use of and able so to use its estate as to devise a greater income from it, while at the same time be relieved of the accusation of being a sour neighbor. The conditions touching this estate, from the time, more than a hundred years ago, when it was a farm until now, have so utterly, so marvelously changed, that this fact of itself alone is full, good and sufficient grounds for a court of equity to relieve against. It is quite usual to give to trustees, whether by will or grant, power to sell and dispose of and to reinvest the corpus of an estate either at the discretion of the trustees or under an order of the court. Thus enabling an estate to profit and not be hampered by the change in conditions which takes place in course of time, and which could not be foreseen or even imagined by the donor.

A. NELSON LEWIS.

Philadelphia, October 27.

Bouquet for Mayor Gaynor.

The North Side Board of Trade was represented at the fourth annual convention of Atlantic Deep Waterways Association at Richmond, Va., October 17 to 20, by President J. Harris Jones; former presidents, James L. Wells and Albert E. Davis; vice-presidents, Henry Lewis Morris, Joseph A. Goulden and Charles A. Berrian; secretaries, Charles E. Reid and Dr. Frank A. Becker, George W. Bird, J. Homer Hildreth, Louis F. Kuntz and Louis Meckes.

At one of the sessions Mayor Gaynor spoke and as he finished President Jones presented a bouquet of golden chrysanthemums on behalf of the North Side Board of Trade. Mayor Gaynor said: "I am so unused to receiving bouquets of any kind that I am totally unprepared to express my appreciation."

The object of the Atlantic Deep Waterways Association is to secure an intra-coastal water from Boston to Bauffert, N. C., so as to avoid the dangerous outside passage by digging and dredging the various sounds along the coast and cutting canals to connect them where necessary.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN

CONVEYANCES

	1911 Oct. 20 to 26	1910 Oct. 21 to 27
Total No.	162	129
Assessed value	\$9,303,900	\$2,391,000
No. with consideration	20	5
Consideration	\$852,000	\$169,000
Assessed value	\$790,500	\$155,000
Jan. 1 to Oct. 26		
Total No.	7,612	8,453
Assessed value	\$427,728,825	\$481,724,930
No. with consideration	654	735
Consideration	\$38,297,167	\$40,155,329
Assessed value	\$34,399,275	\$34,319,200

MORTGAGES

	Oct. 20 to 26	Oct. 21 to 27
Total No.	121	112
Amount	\$4,968,153	\$2,938,934
To Banks & Ins. Cos.	27	22
Amount	\$3,772,250	\$1,387,500
No. at 6%	59	40
Amount	\$489,603	\$377,334
No. at 5½%	3	3
Amount	\$60,500	\$430,000
No. at 5%	28	34
Amount	\$3,296,800	\$1,247,500
No. at 4½%	7	11
Amount	\$530,500	\$554,000
No. at 4%	.....	1
Amount	.....	\$600
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	23
Amount	\$590,750	\$329,500
Jan. 1 to Oct. 26		
Total No.	6,026	6,827
Amount	\$260,561,643	\$247,464,660
To Bank & Ins. Cos.	1,334	.....
Amount	\$147,098,044	.....

MORTGAGE EXTENSIONS

	Oct. 20 to 26	Oct. 21 to 27
Total No.	35	31
Amount	\$1,962,300	\$540,000
To Banks & Ins. Cos.	14	8
Amount	\$1,426,000	\$95,000
Jan. 1 to Oct. 26		
Total No.	1,837	1,897
Amount	\$71,855,417	\$79,400,509
To Banks & Ins. Cos.	645	.....
Amount	\$40,112,205	.....

BUILDING PERMITS

	Oct. 21 to 27	Oct. 22 to 28
New buildings	14	14
Cost	\$1,145,850	\$1,395,200
Alterations	\$93,335	\$177,350
Jan. 1 to Oct. 27		
New buildings	714	728
Cost	\$81,739,050	\$88,239,620
Alterations	\$10,967,304	.....

BRONX

CONVEYANCES

	Oct. 20 to 26	Oct. 21 to 27
Total No.	123	128
No. with consideration	4	5
Consideration	\$18,650	\$26,450
Jan. 1 to Oct. 26		
Total No.	5,842	5,678
No. with consideration	390	.....
Consideration	\$3,956,304	\$5,228,177

MORTGAGES

	Oct. 20 to 26	Oct. 21 to 27
Total No.	102	120
Amount	\$631,621	\$854,375
To Banks & Ins. Cos.	10	12
Amount	\$90,500	\$191,400
No. at 6%	43	61
Amount	\$215,471	\$248,575
No. at 5½%	11	9
Amount	\$56,200	\$69,500
No. at 5%	24	29
Amount	\$147,200	\$358,150
Unusual rates	2	1
Amount	\$8,500	\$2,000
Interest not given	22	20
Amount	\$204,250	\$176,150
Jan. 1 to Oct. 26		
Total No.	5,089	5,501
Amount	\$50,252,491	\$1,674,037
To Banks & Ins. Cos.	601	.....
Amount	\$10,466,750	.....

MORTGAGE EXTENSIONS

	Oct. 20 to 26	Oct. 21 to 27
Total No.	12	13
Amount	\$233,500	\$186,500
To Banks & Ins. Cos.	2	5
Amount	\$70,000	\$106,000
Jan. 1 to Oct. 26		
Total No.	532	527
Amount	\$8,753,127	\$7,056,950
To Banks & Ins. Cos.	109	.....
Amount	\$3,644,850	.....

BUILDING PERMITS

	Oct. 21 to 27	Oct. 22 to 28
New buildings	19	39
Cost	\$645,450	\$602,450
Alterations	\$8,125	\$13,425
Jan. 1 to Oct. 27		
New buildings	1,093	1,523
Cost	\$19,065,210	\$32,415,865
Alterations	\$1,066,315	.....

BROOKLYN

CONVEYANCES

	1911 Oct. 19 to 25	1910 Oct. 20 to 26
Total No.	475	446
No. with consideration	21	21
Consideration	\$123,665	\$143,570
Jan. 1 to Oct. 25		
Total No.	20,333	22,255
No. with Consideration	1,247	.....
Consideration	\$10,214,401	\$11,558,223

MORTGAGES

	Oct. 19 to 25	Oct. 20 to 26
Total No.	404	487
Amount	\$1,398,048	\$1,423,644
To Banks & Ins. Cos.	89	.....
Amount	\$539,100	.....
No. at 6%	223	273
Amount	\$520,638	\$571,547
No. at 5½%	57	128
Amount	\$247,350	\$494,217
No. at 5%	106	57
Amount	\$562,525	\$221,536
Unusual rates	1	.....
Amount	\$800	.....
Interest not given	17	29
Amount	\$66,735	\$136,344
Jan. 1 to Oct. 25		
Total No.	18,332	20,745
Amount	\$82,531,029	\$94,522,431
July 1 to Oct. 25		
To Banks & Ins. Cos.	1,790	.....
Amount	\$13,489,207	.....

BUILDING PERMITS

	Oct. 19 to 25	Oct. 20 to 26
New buildings	121	74
Cost	\$549,585	\$667,650
Alterations	\$41,531	\$59,082
Jan. 1 to Oct. 25		
New buildings	4,208	5,041
Cost	\$27,024,103	\$30,205,556
Alterations	\$4,044,621	\$3,969,078

QUEENS

BUILDING PERMITS

	Oct. 20 to 26	Oct. 21 to 27
New buildings	92	79
Cost	\$272,045	\$381,180
Alterations	\$51,945	\$11,170
Jan. 1 to Oct. 26		
New buildings	4,664	3,432
Cost	\$19,122,538	\$12,973,896
Alterations	\$711,952	\$598,424

RICHMOND

BUILDING PERMITS

	Oct. 20 to 26	Oct. 20 to 26
New buildings	13	.....
Cost	\$39,350	.....
Alterations	\$2,720	.....

Women's Teachers' Wages.

There can be no doubt that Mayor Gaynor should have vetoed the bill passed by the Legislature equalizing the pay of the male and female teachers employed by the Board of Education. The expense of this readjustment of salaries, which he estimated at \$3,500,000 a year, should alone be sufficient to bring about its disapproval at a moment when the budget is about to be burdened with an unprecedented increase of disbursements; but there are other reasons equally forcible which justify the disapproval of the measure.

It would result in a deterioration of the male teaching staff, without any corresponding improvement in the women, and it would constitute a palpable case of privileged treatment for a limited class of city employees, without any pretence that the privilege would be beneficial. It is not claimed that the women teachers are underpaid, compared to the standard prevailing elsewhere in this country, but only that they are underpaid as compared to their male colleagues; and there are sound economic reasons why men under certain conditions should be paid more than women for doing substantially the same work.

Suburban.

HARRY B. KOHN resold to Humbert Trombella the plot on the west side of Hudson av., between 6th and 7th sts, West New York, N. J. This is one of the parcels acquired by the seller within a month.

HORNOR & CO., INC., sold for R. B. Dula a tract of about ten acres to the east of Mr. Dula's residence at Tarrytown, N. Y. In this tract is a hill 500 ft. above the Hudson, and considered one of the highest points in Westchester County. The buyer will build a dwelling on the site.

ASSESSMENTS BY SECTIONS FOR 1912.

Tables Show Present Assessed Values with the Tentative Figures for 1912. Increases and Decreases in the Various Tax Sections for All Boroughs.

The following table is made up in a special way and was first published in last week's Record and Guide. It was compiled to show the increases or decreases in the assessments on land in the several tax sections, as well as the increases due to new improvements. The table seems to have met a particular want among real estate brokers. Many inquiries for it have been made, and in order to supply this call the table is reprinted with corrections of a few errors, which in the haste of a private compilation were made last week.

BOROUGH OF MANHATTAN.

Section.	Assessment roll 1911 (Corrected).	Assessment roll 1912 (Tentative).	Increase or decrease.	Assessment on land 1911 (Corrected).	Assessment on land 1912 (Tentative).	Increase or decrease.	No. of new buildings.	Assessment value of new buildings.
1.....	\$783,709,160	\$795,115,640	\$11,406,480	\$545,320,350	\$549,719,990	\$4,399,640	19	\$8,391,490
2.....	531,160,360	535,160,260	3,999,900	347,516,360	348,655,550	1,139,190	48	3,503,700
3.....	1,018,415,000	1,032,467,300	14,052,300	737,838,648	740,960,128	3,121,480	87	14,320,200
4.....	621,486,350	631,123,650	9,637,300	406,171,800	498,677,500	2,505,700	37	7,886,000
5.....	853,868,430	871,621,030	17,752,600	586,261,790	595,629,330	9,367,540	41	9,324,500
6.....	265,751,350	259,557,350	*6,194,000	156,788,650	155,198,800	*1,589,850	1	213,500
7.....	435,169,820	447,640,320	12,470,500	251,495,420	255,579,620	4,084,200	49	9,557,500
8.....	122,993,040	132,476,240	9,483,200	83,419,640	86,235,240	2,815,600	62	6,780,900
Totals.....	\$4,632,553,510	\$4,705,161,790	\$72,608,280	\$3,114,812,658	\$3,140,656,158	\$25,843,500	344	\$59,977,790

BOROUGH OF THE BRONX.

Section.	Assessment roll 1911 (Corrected).	Assessment roll 1912 (Tentative).	Increase or decrease.	Assessment on land 1911 (Corrected).	Assessment on land 1912 (Tentative).	Increase or decrease.	No. of new buildings.	Assessment value of new buildings.
9.....	\$128,024,355	\$129,576,880	\$1,552,525	\$70,756,605	\$71,032,480	\$275,875	61	\$1,511,200
10.....	115,152,718	121,164,180	6,011,462	58,177,018	59,368,205	1,191,187	142	4,925,600
11.....	155,353,033	160,627,086	5,274,053	92,863,508	92,562,986	*300,522	322	6,175,650
12.....	34,866,356	35,694,856	828,500	24,084,566	24,057,716	*26,850	52	869,800
13.....	18,612,470	18,827,270	214,800	15,817,095	15,826,095	9,000	24	101,800
Ward 24.....	88,736,426	94,780,416	6,043,990	68,981,016	73,680,252	4,699,236	296	1,358,230
Totals.....	\$540,745,358	\$560,670,688	\$19,925,330	\$330,679,808	\$336,527,734	\$5,847,926	897	\$14,942,280

BOROUGH OF BROOKLYN.

Section.	Assessment roll 1911 (Corrected).	Assessment roll 1912 (Tentative).	Increase or decrease.	Assessment on land 1911 (Corrected).	Assessment on land 1912 (Tentative).	Increase or decrease.	No. of new buildings.	Assessment value of new buildings.
1.....	\$146,197,665	\$147,681,750	\$1,484,085	\$83,726,925	\$83,736,750	\$9,825	13	\$1,182,935
2.....	86,514,420	86,700,470	186,050	40,711,995	40,782,020	70,025	24	270,915
3.....	89,515,385	92,686,645	3,171,260	42,672,135	42,742,225	70,090	144	2,346,950
4.....	126,690,170	128,178,565	1,488,395	54,568,720	54,843,245	274,525	85	1,215,775
5.....	78,690,205	82,078,555	3,388,350	34,572,565	34,874,115	301,550	303	2,001,875
6.....	163,590,225	165,641,345	2,051,120	68,658,590	69,321,870	663,280	67	548,100
7.....	103,151,315	104,222,255	1,070,940	50,257,437	50,367,122	109,685	18	684,500
8.....	99,107,680	99,754,480	646,800	44,575,895	44,583,545	7,650	25	557,200
9.....	61,661,452	63,059,397	1,397,945	31,990,840	32,235,432	244,592	33	178,000
10.....	46,065,305	46,824,755	759,450	23,478,155	23,759,900	281,745	16	172,600
11.....	93,557,301	95,393,541	1,836,240	43,171,750	43,886,760	715,010	65	498,550
12.....	47,393,435	48,110,725	717,290	21,091,985	21,129,585	37,600	109	641,950
13.....	44,773,759	46,880,955	2,107,196	19,575,670	20,015,460	439,790	170	896,345
14.....	5,553,100	5,908,310	355,210	4,360,580	4,387,455	26,875	197	307,530
15.....	23,277,705	23,456,900	179,195	15,147,845	15,038,785	*109,060	61	253,720
16.....	95,103,240	96,117,010	1,013,770	49,374,850	49,138,570	*236,280	139	1,281,220
17.....	39,139,455	40,310,845	1,171,390	23,034,515	22,839,625	*194,890	473	1,338,975
18.....	50,029,555	50,772,435	742,880	33,742,105	33,685,370	*56,735	165	788,590
19.....	33,979,675	34,874,800	895,125	20,474,525	20,582,000	107,475	225	738,000
20.....	34,477,431	36,022,606	1,545,175	22,332,475	22,312,405	*20,070	184	793,300
21.....	37,365,935	37,852,115	486,180	27,698,260	27,783,465	85,205	135	536,650
22.....	17,727,725	17,836,135	108,410	14,004,070	14,003,505	*565	33	129,400
23.....	17,839,630	18,169,340	329,710	13,191,130	13,190,305	*825	46	79,160
24.....	9,554,430	9,661,070	106,640	7,760,730	7,790,260	29,530	33	69,955
25.....	4,826,285	4,840,152	13,867	3,974,860	3,974,827	*33	32	18,000
Totals.....	\$1,555,782,483	\$1,583,035,156	\$27,252,673	\$794,148,607	\$797,004,604	\$2,855,997	2,795	\$17,530,195

BOROUGH OF QUEENS.

Ward.	Assessment roll 1911 (Corrected).	Assessment roll 1912 (Tentative).	Increase or decrease.	Assessment on land 1911 (Corrected).	Assessment on land 1912 (Tentative).	Increase or decrease.	No. of new buildings.	Assessment value of new buildings.
1.....	\$86,685,480	\$89,206,230	\$2,520,750	\$60,141,125	\$60,558,325	\$417,200	136	\$1,446,250
2.....	98,288,295	102,793,305	4,505,010	60,860,535	61,995,075	1,134,540	971	3,319,920
3.....	66,777,297	68,356,081	1,578,784	48,892,882	49,299,891	407,009	308	1,040,490
4.....	111,119,530	113,999,795	2,880,265	76,410,230	76,273,465	*136,765	1,248	2,719,420
5.....	44,487,505	46,498,455	2,010,950	29,784,400	31,144,600	1,360,200	195	656,425
Totals.....	\$407,358,107	\$420,853,866	\$13,495,759	\$276,089,172	\$279,271,356	\$3,182,184	2,858	\$9,182,505

BOROUGH OF RICHMOND.

Ward.	Assessment roll 1911 (Corrected).	Assessment roll 1912 (Tentative).	Increase or decrease.	Assessment on land 1911 (Corrected).	Assessment on land 1912 (Tentative).	Increase or decrease.	No. of new buildings.	Assessment value of new buildings.
1.....	\$22,421,811	\$23,026,556	\$604,745	\$10,861,235	\$10,934,230	\$72,995	113	\$385,995
2.....	15,147,315	15,477,425	330,100	8,482,230	8,616,870	134,640	47	201,240
3.....	18,171,079	15,809,049	*2,362,030	9,404,080	7,865,525	*1,538,555	31	61,700
4.....	11,234,685	11,566,685	332,000	7,140,170	7,157,745	17,575	264	274,925
5.....	7,911,421	8,015,791	104,370	4,307,316	4,311,506	4,190	66	87,200
Totals.....	\$74,886,311	\$73,895,506	*990,805	\$40,195,031	\$38,885,876	*\$1,309,155	521	\$1,010,990

RECAPITULATION FOR ENTIRE CITY.

Borough.	Assessment roll 1911 (Corrected).	Assessment roll 1912 (Tentative).	Increase or decrease.	Assessment on land 1911 (Corrected).	Assessment on land 1912 (Tentative).	Increase or decrease.	No. of new buildings.	Assessment value of new buildings.
Manhattan.....	\$4,632,553,510	\$4,705,161,790	\$72,608,280	\$3,114,812,658	\$3,140,656,158	\$25,843,500	344	\$59,977,790
Bronx.....	540,745,358	560,670,688	19,925,330	330,679,808	336,527,734	5,847,926	897	14,942,280
Brooklyn.....	1,555,782,483	1,583,035,156	27,252,673	794,148,607	797,004,604	2,855,997	2,795	17,530,195
Richmond.....	74,886,311	73,895,506	*990,805	40,195,031	38,885,876	*1,309,155	521	1,010,990
Queens.....	407,358,107	420,853,866	13,495,759	276,089,172	279,271,356	3,182,184	2,858	9,182,505
Totals.....	\$7,211,325,769	\$7,343,617,006	\$132,291,237	\$4,555,925,276	\$4,592,345,728	\$36,420,452	7,415	\$102,643,760

*Decrease.

BUILDING SECTION

DEVELOPING SOUTH BROOKLYN'S HARBOR LINE.

Probability of a New Industry Settling There—Progress of the Eighth Ward Market Project—The Dock Commissioner's Plans for More Terminals.

FIVE hundred thousand dollars has been put tentatively into next year's budget for the construction of a great city market building at South Brooklyn, adjoining the 39th street ferry terminal on land recently reclaimed from the bay. The Superintendent of Public Buildings in Brooklyn thinks this will be one of the most vitalizing improvements ever secured for the borough.

More than this, the Commissioner of Docks and Ferries has prepared an elaborate program of improvements for the South Brooklyn shore line which will in time certainly transform it into a formidable rival of Manhattan's West Side waterfront.

Still another probability for South Brooklyn's harbor line is that the United Stores Association, which is backed by the

over the marginal railway systems from the Pennsylvania Railway's Bay Ridge terminal northerly to the Brooklyn navy yard, as without such control it cannot successfully connect the various properties which it will subsequently acquire.

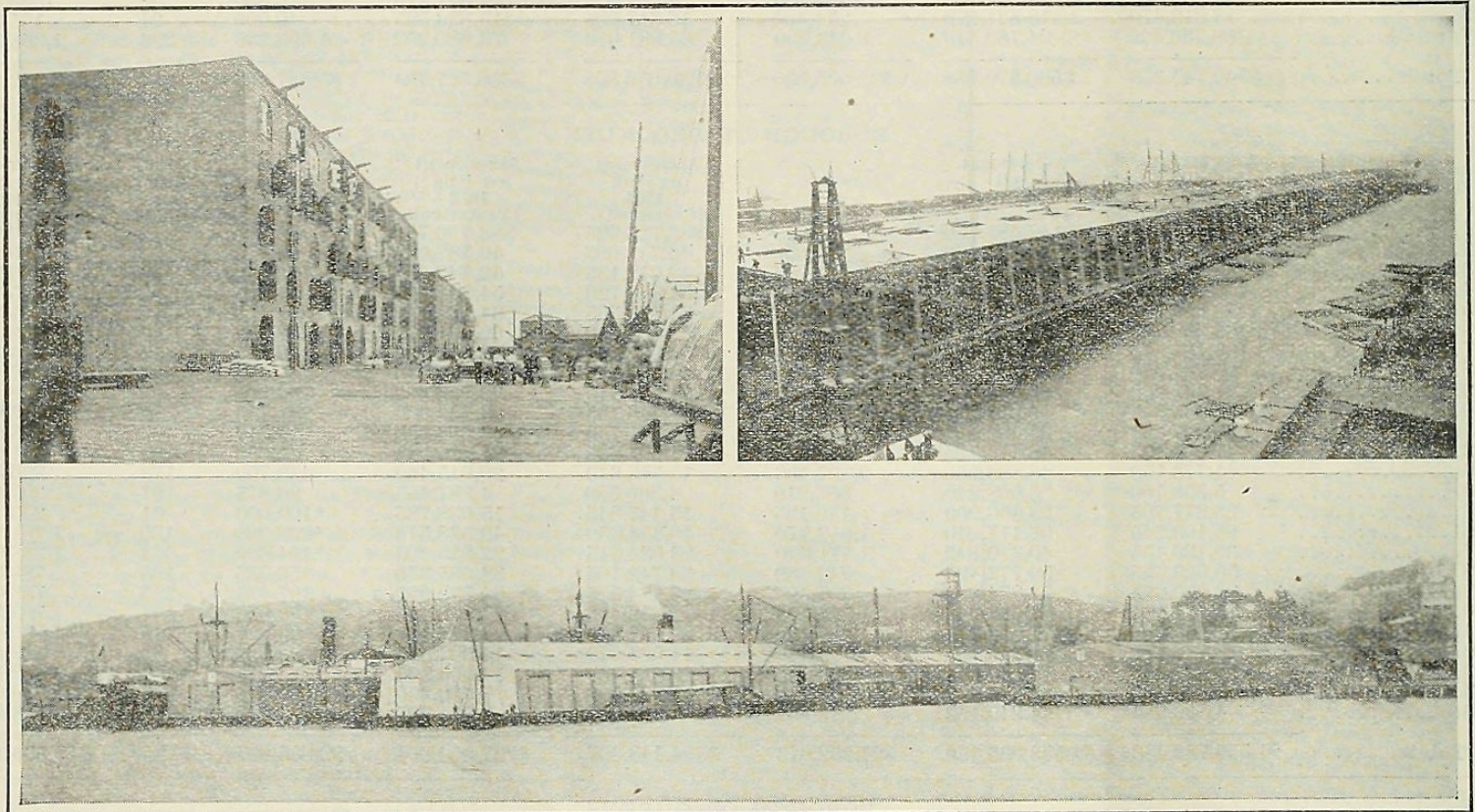
The State of New York is seeking at South Brooklyn at least one large terminal for the Erie Canal. The location of such a terminal in the Erie Basin district has received favorable consideration. The U. S. Light House Board is contemplating removing its depot from St. George, Staten Island, where it is in the way and hasn't enough room, to a larger area at South Brooklyn.

The fact that the city's new pier at the foot of 31st street is leased to a steamship line at an annual rental of \$36,870 per annum and that the Bush Company

manufacturing buildings, so that every facility is afforded for the cheap reception, storage, handling and transshipment of commodities. As a consequence, many industries have been attracted here from the country at large and have also been drawn away from congested Manhattan.

There are one hundred and ninety-five acres in the property, twenty blocks of warehouses, six completed factory buildings of 375,000 square feet each and two more in course of construction. Two hundred different manufacturing companies are tenants in the factory buildings. Four thousand persons are employed by the Bush Terminal Company, exclusive of those in the pay of the manufacturing concerns.

The great market which it is proposed to build on the new land north of the



SCENES ON THE SOUTH BROOKLYN WATERFRONT.

Bush terminal piers and warehouses.—The pier under construction (in the upper right-hand corner) is the longest in the world.

Pennsylvania Grangers, is likely to select a site here for an immense cold storage plant, where the concern intends to put its motto, "From producer direct to consumer" to a practical test. Through the making of a lease by the Service Stores Company last week for certain facilities from the Bush Terminal Company, the first step in this direction has been taken.

At South Brooklyn the city has acquired both above and below the Bush terminal much waterfront which it is being urged to improve. How to improve this municipal property and acquire more without injury to private investments is one of the greatest responsibilities of the city departments charged with the duty. Private docks and terminals cannot successfully compete with untaxed public docks, but the city does not wish to enter into private terminals and by so doing cheaply expropriate them. But the city may utilize private terminal companies as agents to operate terminals, including the warehouse, factory and railroad adjuncts.

A necessary part of this latter policy, the Dock Commissioner believes, will be the acquisition of the New York Dock Company's piers and the Bush Terminal Company's piers and the progressive extension of control by the city over the marginal railways of these concerns. He would also have the city secure control

has leased its adjoining piers for \$75,000, is indicative in Commissioner Tomkins' opinion of the value placed on supplementary warehouse, railroad and car storage facilities, which enter into his scheme of improvement. Plans for the shedding of the great new city pier at the foot of 33d street are in preparation and several steamship companies have made application for berthing privileges to the Dock Department. The Commissioner considers it desirable that this pier, with the opportunity for railroad and warehouse installation at its shore end, should be treated as a terminal rather than as individual pier.

For the ferry service to 39th street additional boats are to be provided in the near future, and boats will yet be running to Staten Island also. Plans have been prepared for a large ferry-house at 39th street to meet the growing needs of traffic. The boats on this line are being made over in such a manner that passenger traffic will be confined to the upper deck.

The Bush terminal, which is close to the ferry, is an enterprise complete in all its parts, and affords the only example on the Atlantic coast of a model terminal installation. Back of the piers and bulkheads are located warehouses, and these are connected by rail on one side with the docks and on the other with

ferry is expected not only to have a good effect upon the cost of living in the district but also to attract considerable domestic water traffic. The property has a frontage on Second avenue of 375 ft, between 36th and 37th streets, and extends in a westerly direction, 750 feet to the bulkhead line of New York Bay, and contains approximately 17.75 acres, exclusive of water grant privileges. The site was purchased at a cost of about \$800,000, and when title was taken by the city but 2.72 acres of the entire property was available for any purpose whatever, the remainder being land under water. Up to the present time there has been expended \$237,500 in the preparation of the site, whereby some eleven acres have been reclaimed. On three sides of the site there is waterfrontage, and it is also proposed to build two small piers.

The improvement is contemplated to provide for the erection of some 164 market buildings, each to be about 20 x 60 ft.; a market square to accommodate approximately 100 farmers' wagons; two public piers for the reception of farm produce by water, and at which piers a depth of 18 ft. at low-water will be available, thereby permitting vessels of a deep draught to come alongside, and permitting, too, of foreign fruits being received here direct from steamers. On one of the piers it is thought that a recreation shed

could be erected similarly to those on the waterfront of the Borough of Manhattan. Provision has also been made for a transfer bridge and a railroad yard in connection therewith, so that railroad floats alongside could deliver produce immediately at the market site.

Howard L. Woody, the Superintendent of Public Buildings and Offices in Brooklyn, who planned and has carried forward this great work, said this week that it was proposed to handle this project in a manner different from that in which Wallabout Market is being utilized; the difference being that at Wallabout Market the ground is rented to various individuals, who get long leases, and at their own expense erect buildings in conformity with a general plan adopted some years ago. At the Eighth Ward Market it is proposed to have the city erect the buildings and rent them, and so obtain a revenue which, it is anticipated, will be sufficient to pay the interest on the bonded indebtedness and return monies into the Sinking Fund to pay off the bonds when they become due. Mr. Woody further said:

"On the southwest corner of the property, adjacent to Second avenue, a space has been reserved on which to erect an incinerator, of sufficient size to destroy garbage and rubbish collected from the Market and the immediate vicinity; and also a refrigerating and cold-air plant, from which refrigeration will be supplied to the butchers and other lessees of buildings, who may desire it. The power plant will contain electric generators, from which power and light can be supplied.

"The Eighth Ward Market would be the source of supply for Bath Beach, Bensonhurst, Sheepshead Bay, Coney Island, Vanderveer Park, etc., all of which are rapidly growing sections; and in particu-

FOR TRADE PROTECTION.

The Consolidated Building Trades Employers' Association.

For a year past there has been a society to which subcontractors, architects and supply firms are eligible whose object has been to put the building business in this city on a more secure business basis. It is not organized to contend with labor unions over questions of wages but to see that its members are paid for their work and material, and to check the activities of irresponsible construction companies.

No speculative builder and no general contractor, no matter how high his standing, can be received into the membership of this new society, which now has enrolled no less than 464 members. It is called the Consolidated Building Trades Employers' Association, and it has permanent headquarters at 1943 Madison avenue, with an executive secretary and a business agent regularly on duty. It also has legal counsel and an efficient executive committee on the firing line.

When a complaint is lodged against a builder for non-compliance with his engagements he is offered an opportunity of appearing before the executive committee and getting a fair hearing. Forty per cent. of the cases so far heard have been decided against the complainants, and in a recent case the defendant was a member of the association, which is some evidence that the association means to abide by principles of justice.

"There is no good reason," said a member of the association yesterday, "why the percentage of losses in the building trades through default of payment on the

GROWTH OF MANUFACTURING

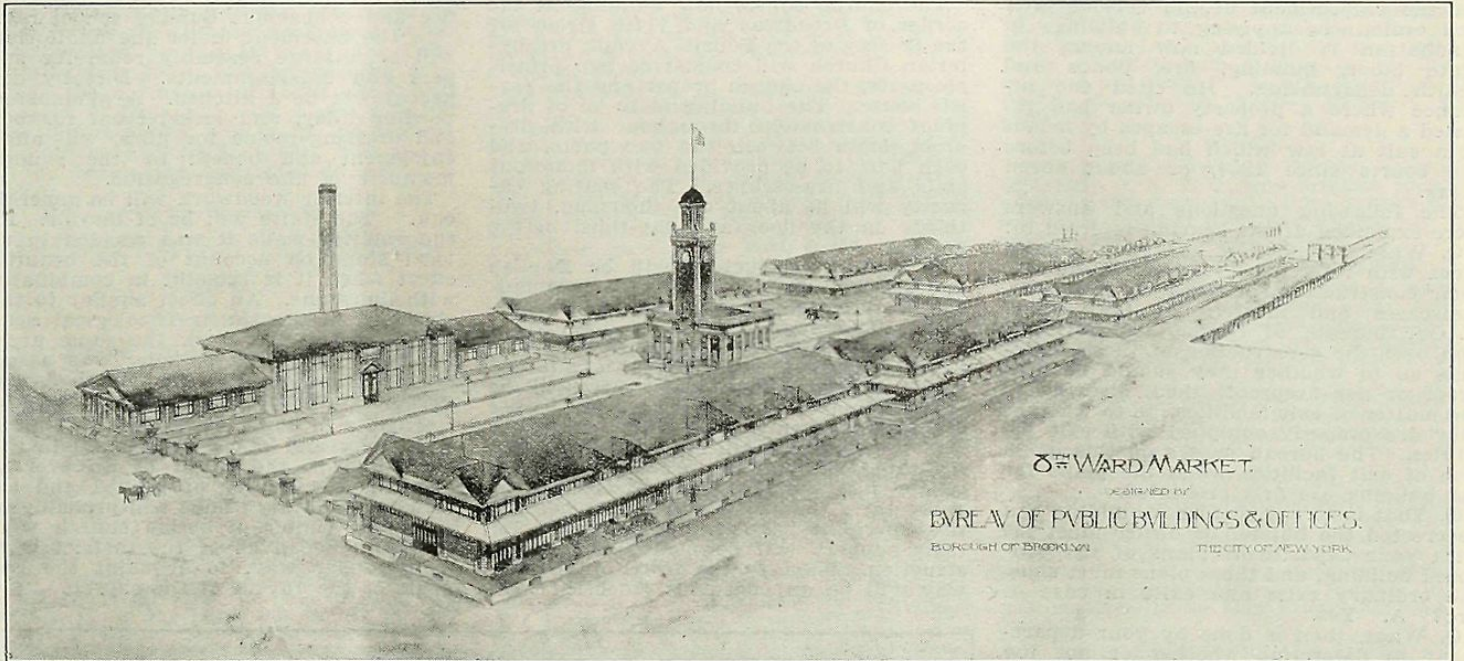
Twenty-Four Per Cent in the Number of Establishments in Five Years.

Whence comes the great demand for loft buildings is explained by the report of the census of manufactures in Greater New York made public this week by the U. S. Census Director. The statistics include the years 1905 to 1909 inclusive. Two of these were big years for building operations. One-half of this period was characterized by prosperity in general business and the other half by depression.

Loft buildings were erected in unprecedented number all through this period, in the dull years as well as in the good years. The streets in midtown Manhattan were built over and there was a great migration from downtown of firms engaged in light manufacturing into the new buildings.

The reason of it was this: A great expansion of textile manufacturing was going on, especially in those lines which produced millinery, cloaks, suits and furs. The Government statistics show that during this period of five years the number of manufacturing establishments in Greater New York increased 24 per cent. This is exclusive of building industries and of all hand trades. The report shows that the demand for new loft buildings came not only from old firms of manufacturers but from new ones also, and therefore it was not due merely to an uptown migration.

There were in Greater New York 25,938 manufacturing establishments in 1909 and 20,839 in 1904, an increase of 5,099, or 24 per cent. There was also an increase of 31 per cent. in the capital invested, 33



PROPOSED PUBLIC MARKET IN SOUTH BROOKLYN.

Howard L. Woody, Supt. of Public Buildings.

lar would it be advantageous to that section traversed by the Fourth avenue subway. I have no hesitancy in saying that this project can be completed and in use before the next three years have elapsed, if funds are provided for the purpose; and it seems to me that further comment is not necessary on the advisability of the public urging upon the Board of Estimate and Apportionment the need of supplying the appropriation with which to complete what I consider to be one of the most important needs of the communities previously mentioned."

Superintendent Woody estimates the total cost of the improvement at \$3,200,000.

Real Estate Conditions.

In a large degree real estate and building interests in South Brooklyn anticipated long ago the development of the waterfront facilities of the section. In past years South Brooklyn has been at times the most active building field in the borough; but has at length reached a point where it is well to pause for demand to overtake supply. The fact of a temporary overproduction is, however, only an incident in the history of one of the most remarkable transformations any city has ever seen.

At South Brooklyn you may see block after block of the neat homes of workmen. Many of these buildings are two-family houses, one part of which is rented, thus enabling the owner to carry his mortgage and pay off the indebtedness rapidly. In this way hundreds of workmen have secured homes in South Brooklyn which they otherwise could never have had.

part of owners or general contractors should be so much larger than in other lines of business. We shall decline to do business with men who do not meet their obligations, and we shall also do all we can in a legal way to have construction work in this city carried on only by responsible firms."

So far, the new association has been proceeding without much publicity, but it is likely to be heard from in the future. The president is A. C. Horn of 8 Burling Slip, who is a member of the Building Trades Employers' Association in 33d street also, and is engaged in the composition roofing and waterproofing business. The secretary is Frederick W. Cohn, of 1122 Madison avenue, an electrical contractor.

Steelwork on the Woolworth Building.

The first tier of beams is being set in the construction of the Woolworth Building, opposite the Post Office on Broadway. A sign posted on the works states that the building will be ready for occupancy in October, 1912, one year hence. If this prophecy is fulfilled, the work will have to be very expeditiously executed. It will mean the assembling of 125,000 tons of materials. The steel skeleton alone will weigh 20,000 tons.

The foundations for the steel columns which are now rising one by one are on bedrock 100 to 120 feet below the curb. The rock was found to slope so steeply that it had to be cut into steps. Sixty-nine caissons were sunk. About 24,000 cubic yards of concrete are going into the foundations, 75,000 feet of lumber in forms and 250,000 feet of timber.

per cent. in the value of products, 32 per cent. in the value added by manufacture, 53 per cent. in the number of salaried officials and clerks, 19 per cent. in the average number of wage earners employed during the year and 39 per cent. in the salaries and wages.

The capital invested in 1909 was \$1,364,353,000, as against \$1,042,946,000 in 1904, an increase of \$321,407,000, or 31 per cent. In the census schedule the inquiry concerning capital invested calls for the total amount, both owned and borrowed, invested in the business, but does not include the value of rented property, plant or equipment which was employed in the conduct of manufacturing enterprises.

The value of the products was \$2,029,693,000 in 1909 and \$1,526,523,000 in 1904, an increase of \$503,170,000, or 33 per cent. The value of products represents the product as actually turned out by the factories during the census year, and does not necessarily have any relation to the amount of sales for that year.

The cost of materials used was \$1,092,155,000 in 1909, as against \$818,029,000 in 1904, an increase of \$274,126,000, or 34 per cent. In addition to the component materials which enter into the products of the establishment for the census year there are included fuel, rent of power and heat and mill supplies. The cost of materials, however, does not include unused materials and supplies bought either for speculation or for use during a subsequent period.

The value added by manufacture was \$937,538,000 in 1909 and \$708,494,000 in 1904, an increase of \$229,044,000, or 32 per cent.

BUILDING BUREAU ACTIVE.

In Investigating Complaints of Inadequate Exits in Loft Buildings.

Since the Triangle factory fire the public mind has been so agitated with regard to the inadequacy of exit facilities in other factory buildings that the Manhattan Bureau of Buildings has been showered with communications from societies, committees and individuals. Over 3,500 cases have been filed against factories for violations, all within the year. During the year 1910 only 873 such cases were filed at this bureau.

In spite of the large amount of extra work which has been occasioned by these cases, the Bureau of Buildings has been acting on complaints with great promptness. Numerous letters received by the superintendent have commented favorably on the efforts that have been put forth by the bureau. The following extract from a letter to Superintendent Miller from Dr. Charles H. Keyes, executive secretary of the Committee on Safety of the City of New York, is representative:

"It is a matter of great comfort to our organization that the Department of Buildings is managed by one as thoroughly alive to the situation and as alert to take the necessary steps to secure improvement in conditions. Be assured that if in any way we can co-operate with your department in securing reinforcement of the ways and means now at your disposal for protection of human life, we shall be only too glad to do so."

Authority of the Building Department.

Superintendent Miller reminded the State Factory Commission at one of its hearings in this city that responsibility for the enforcement of the various laws and ordinances applying to buildings in Manhattan is divided now among the State labor, building, fire, police and health departments. He cited one instance where a property owner had resisted a demand for fire-escapes by means of a suit at law which had been before the courts since 1904, or about seven years.

The following questions and answers were explained at the hearing referred to:

Q. What jurisdiction has your department with reference to factory buildings, their construction, fire-escapes, fire exits, staircases and matters of that kind?

A. Our bureau, of course, has jurisdiction over the construction of those buildings as to whether they should be fireproof or non-fireproof; then, also, as to the matter of exit facilities, as to whether they are properly equipped with exit facilities. The bureau passes on this question of exit facilities when the plans for the building are first presented.

Q. That is to say, before a building can be erected the builder or owner must file with your department plans of the proposed building, and these plans must show the ordinary exits and exits in case of fire? A. Yes.

Q. What, then is done by your department to determine whether or not the stairs and exits are sufficient or not? A. Section 75 of the Building Code specifies the number of staircases which shall be placed on any building used for factory purposes. Then as to whether any additional exit facilities are necessary is wholly a matter of judgment.

Q. Does that come to you personally, or does some inspector in your department handle that? A. In the case of new buildings or of alterations which are proposed, these come before the engineering division. In the case of existing buildings where complaints are received that the exit facilities are not adequate, it then comes to the inspector, who reports on the case.

Q. Now take the case of a new building, where they file plans they indicate on the plans the purpose for which the building is to be used, whether it is a loft building. Do they say, in the case of a loft building, whether it is to be used for manufacturing purposes? A. There is no special statement of that kind made. The application provides for the proposed occupancy of the building. That is left entirely to the applicant to state, though the bureau has always considered that when an application is made for a so-called loft building, that that building may be used for almost any purpose, either as a store, factory, workshop or any mercantile use.

Q. You have no means of knowing how many people are to be employed in these buildings? A. None whatever before the building has been completed.

Q. Have you any power over buildings after they are completed? A. We have no jurisdiction until a complaint is made. No systematic inspections or periodical inspections are made after their completion.

Q. So the judgment of those in your bureau as to whether a certain number of exits are sufficient is practically a custom, based on experience and also on the location and size of the building? A. It is not altogether a custom; it is fixed largely by the requirements of law. We feel that Section 75 fails to show just how many staircases are necessary in a building.

Q. How many are necessary in a building 25 ft. wide? A. One staircase in any building which does not cover more than 2,500 square feet of area. The same as if it were two stories or ten stories high.

Q. And if it is 50 feet wide, etc., then you require two staircases, and they may be of wood and stone? A. That depends on the character of the construction. If it is fireproof construction, the stairs must be fireproof.

Q. There is no provision of the law which requires the enclosing of those staircases, and there is nothing in the law, and you have no means of finding out, whether that building when completed, is to be occupied by 50 or 5,000 people? A. We cannot tell.

Q. And therefore you can form no judgment and make no orders as to the different fire-escapes or definite means of egress because of the greater number of people who may work in it? A. No.

Q. And as long, depending on the area which the building covers, as there are sufficient number of stairs as provided by Section 75, that is all you have to do with it? A. Yes.

A MORNINGSIDE CHURCH.

Will Be Built of Local Stone With Limestone Tracery—An Interior of Oak.

The church edifice now building at the corner of Broadway and 114th street for the Society of the Fourth Avenue Presbyterian Church will consist of two principle parts, the church proper and the parish house. The building is to be of fireproof construction throughout with fireproof doors between the two parts, and each part to be provided with numerous exits and fire-escapes. The seating capacity will be about one thousand, two-thirds on the floor and one-third in the gallery.

In style the structure will be English ecclesiastical gothic, built of a harmonious combination of local stone, with cut-stone trimmings. An imposing tower with buttresses and pinnacles will rise at the corner to a height of about one hundred feet. The lower part will be of solid masonry with panels and other decorative features, unfolding gradually into the elaborate tracery of the tall belfry stage, through the openings of which glimpses of the sky may be seen by the passer-by. Chimes will not be placed in the tower at present, but provision for their support will be made in the construction. Next to the tower on Broadway will be an enormous traceried win-

dow, the enframing of which, starting from the ground, will enclose three arched doors which lead to the main vestibule. The latter will contain corner stones taken from several churches previously occupied by this congregation.

A small three-story building for business purposes will be erected next to the Church on Broadway. The lower floor will be occupied by a store and the upper floors will be sub-divided to suit the tenants. On the 114th street side will be six large windows separated by buttresses. A door in the tower will communicate with the main vestibule of the church and another will lead directly to the parish house.

The spacious auditorium will have a row of columns and arches near each side wall to overcome the barn-like effect too often found in the modern congregational church. No columns, however, will be so placed as to obstruct the view of the worshippers. The circulation will be so arranged that no more than four sittings will exist without access to an aisle. The great windows on the sides and front will render the use of artificial light by day useless, while for night use, the lights will be so arranged as to give a diffused light rather than the blinding illumination generally caused by clustered lamps. The organ will occupy the great arch behind and above the pulpit platform.

One of the chief decorative features of the interior will be a wooden roof, studied after the wonderful hammer-beam trusses of medieval England. This roof will encase the fireproof construction and form a fitting crown to the beautiful interior. Doors leading from the auditorium at either side of the platform will give access to the ground floor of the parish house, where will be found a reception room, pastor's robing room, office and a spacious Sunday school room.

In the basement under the auditorium, will be a large assembly room for suppers and entertainments. Directly connected will be a kitchen. A gymnasium, bowling alley, and locker-room for boys and dressing-rooms for girls, will afford enjoyment and benefit to the younger members of the congregation.

The interior woodwork will be generally oak. The stairs will be of marble. For the exterior walls it was decided to use local stone on account of the beautiful effect when it is brought in combination with limestone. An effect similar to that produced in the Union Theological Seminary, with which work the same architect, Mr. Louis E. Jallade, was associated, will be found in the Fourth Avenue Presbyterian Church.

Situated in close proximity to Columbia University and other educational institutions and in the midst of an ever increasing community of refined and cultured people, this edifice will probably become the center of active church work. A vigorous canvas of the district is already under way, to acquaint the residents of the advent of the church.



Broadway at 114th Street.

L. E. Jallade, Architect.

PRESBYTERIAN CHURCH FOR MORNINGSIDE HEIGHTS.

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

High Class Apartments for Brooklyn.

Gronenberg & Leuchtag, architects, of 7 West 22d st, N. Y. C., have as the result of a competition, been commissioned to prepare plans for two high class six-story elevator apartment houses, 123.8x125 ft., to be erected on the northeast corner of Underhill av and St. John's pl, in the exclusive Prospect Park West section of Brooklyn, for the Levy Bros. Realty Co., of 5 Beekman st, N. Y. C. These buildings have been planned to accommodate seventy-two families laid out in 3, 4 and 5-room apartments. The fronts will be of brick, limestone and terra cotta and will cost \$175,000.

Bids for New Fire Houses.

Fire Commissioner Johnson announced on Tuesday that the lowest bidder for four of the twenty-one fire houses to be erected in Manhattan were Richard E. Henningham, for the buildings at 191 Fulton st, 50th street and Lexington avenue and 191st street and Lexington avenue. John J. Moran was lowest bidder for the fire house at 111th street and 2d avenue. Instead of being built of concrete, these structures will be of brick, both inside and out, as a result of efforts made by brick-laying unions and the Greater New York Brick Co.

Big Apartment for 157th Street.

Gronenberg & Leuchtag, 7 West 22d street, have been selected architects to design plans for the big apartment house to be erected by the Irving Judas Construction Company, 922 Amsterdam avenue, in the north side of 157th street, 200 feet east of Broadway, on a plot 125x100 feet. The building will be of the highest type and cost about \$225,000. The owner will be ready for estimates in about a week.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

3D AV.—Carrie Meagher, owner, 3487 3d av, is taking bids for two 5-sty brick stores and tenements, 25x102.8x106.2, on the west side of 3d av, 181.1 ft. south of 168th st, from plans by Horenberger & Eardes, 122 Bowery.

MAPES AV.—The Edw. Muller Building Co., owner, 811 East 180th st, is ready to take figures for the 5-sty brick tenement, 48x85.8 ft., at the southeast corner of Mapes av and 179th st, from plans by John Hauser, 360 West 125th st, architect. The cost is \$45,000.

142D ST.—W. P. Seaver, architect, 322 5th av, has completed plans for the 12-sty apartment house, 100.11x115 ft. at the northwest corner of Broadway and 115th st, for Paterno Bros., 600 West 115th st, owners. Estimated cost, \$625,000.

123D ST.—The Hancock Construction Co., owners, 430 West 119th st, contemplate the erection of a 6-sty tenement, in the south side of 123rd st and St. Nicholas av, at a cost of \$160,000. Sommerfield & Steckler, 31 Union sq, are the architects.

BROADWAY.—G. Ajello, 1 West 34th st, architect, has completed plans for the 12-sty apartment house, 100.11x115 ft. at the northwest corner of Broadway and 115th st, for Paterno Bros., 600 West 115th st, owners. Estimated cost, \$625,000.

180TH ST.—The Munden Construction Co., owners, 210 Audubon av, has plans for a 5-sty tenement, 50x98 ft., in the south side of 180th st, 97 ft. east of Haven av. George F. Pelham, 507 5th av, is the architect. Estimated cost, \$35,000.

174TH ST.—Geo. F. Pelham, architect, 507 5th av has completed plans for two 5-sty tenements, 50x74.8 ft., to be built in the north side of 174th st, 100 ft. east of St. Nicholas av, for the Emma Realty Co., owners, 802 West 181st st, at a cost of \$90,000.

116TH ST.—Jacob Ritter, 1684 7th av, owner, will make alterations to the two 5-sty tenements, 28.6x90 ft., at 137-9 West 116th st, from plans by Louis A. Sheinart, 194 Bowery. Estimated cost, \$5,000.

BROADWAY.—W. Albert Swasey, architect, 47 West 34th st, has prepared plans for alterations to the 10-sty apartment house, 75.11x67.4 ft., at 1672-4 Broadway, for George H. Earle, Jr., Philadelphia, Pa., owner. Estimated cost, \$20,000.

LEXINGTON AV.—Gronenberg & Leuchtag, architects, 7 West 22d st, have prepared plans and will take bids in a week for alterations to the residence at 1043 Lexington av, for bachelor apartments and stores, to cost from \$8,000 to \$10,000. Henry Meyer is the owner.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Commissioner of Correction, Tuesday, October 31, for labor and material required to erect an

additional brick building to the power plant on Harts Island, New York, to be used as an engine and dynamo room.

HEATING.—Estimates will be received by the Commissioner of Correction, Tuesday, October 31, for labor and material required to install a new heating system in the Seventh District Prison, West 53d st.

BUILDING.—Bids will be received by the Park Board, Thursday, November 2, for the erection and completion of a field house in the West 59th st playground, located on the north side of West 59th st, 400 ft. west of Amsterdam av.

HEATING.—Bids will be received by the Police Commissioner, Friday, November 3, for labor and materials necessary or required in making and completing repairs to the heating systems of the 1st, 2d, 5th, 6th, 8th, 9th, 10th, 12th, 14th, 15th, 16th, 17th, 19th, 21st, 22d, 23d, 25th, 26th, 28th, 29th, 31st, 32d, 35th, 36th, 39th, 40th and 43d Precincts and 300 Mulberry st, in the Borough of Manhattan; 61st, 63d, 65th, 66th, 68th, 74th, 77th and 79th Precincts, in the Borough of the Bronx; 80th and 81st Precincts, in the Borough of Richmond; 143d, 144th, 145th, 146th, 148th, 149th, 151st, 152d, 153d, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162d, 163d, 164th, 165th, 167th, 168th, 169th, 170th, 171st, 172d, 174th and Bridge "C" Precincts and 269 State st, in the Borough of Brooklyn; 274th, 275th, 276th, 277th, 281st, 282d, 285th, 290th and 292d Precincts, in the Borough of Queens.

BUILDING.—Estimates will be received by the Commission of Correction, Tuesday, October 31, for labor and material required to repair the copper tops on the north and south cupolas, and take down the center galvanized tower, weather vane, etc., on the roof of the new city prison building, Manhattan, and erect a new couper tower, weather vane, etc.

SCHOOLS AND COLLEGES.

3D AV.—Clinton & Russell, 32 Nassau st, have plans ready for figures for the 2-sty brick institute for the City of New York to be erected on the east side of 3d av, from 6th to 7th sts, at a cost of \$300,000.

MANHATTAN.—J. I. Valentine, 150 Nassau st, N. Y. C., submitted the lowest bids, on Oct. 23, for the removal of fire-escapes, etc., and interior alterations at P. S. 47, Manhattan. Other bidders were: A. V. Johnson & Co., \$6,461; Rubin Solomon & Son, \$4,650; Joseph Balaban Co., \$4,265; A. W. King, \$3,727; J. M. Knopp, \$3,663; Charles Wille, \$3,800; Benjes & Sittel, \$5,312; Christopher Nally, \$5,300; Julius Braunstein, \$4,442; Otto Metz, \$4,164; A. & W. Gray & Co., \$4,525; Duncan Stewart, \$3,990; B. Diamond, \$4,400; and M. D. Lundin, \$4,435.

STABLES AND GARAGES.

30TH ST.—James A. Delaney, 306 West 34th st, owner, will handle the general contract for the stable and loft building, 48x31 ft., to be erected at 529-531 West 30th st, at a cost of \$30,000. George M. McCabe, of 96 5th av, prepared these plans.

63D ST.—Amos R. E. Pinchot of 60 Broadway, has had plans prepared by Walter Haeffel, 17 Madison av, for a 3-sty fireproof garage, 75x100 ft., to be erected in the south side of West 63d st, 100 ft. east of Amsterdam av at a cost of \$60,000. The contract has not yet been issued.

STORES, OFFICES AND LOFTS.

3D AV.—B. & J. P. Walthers, 147 East 125th st, are completing plans for a 2-sty store building, 50x110 ft., to be erected by John H. Degelman, 33 East 125th st, at 2148-2150 3d av. In all probability nothing will be done until next spring.

17TH ST.—Rouse & Goldstone, architects, 38 West 22d st, will take figures next week for the 3-sty addition to the 8-sty loft at 16 East 17th st for Lida Haines, owner, 175 Clermont av. Estimated cost, \$75,000.

23D ST.—M. Zipkes, 103 Park av, architect, is taking bids for alterations to the 5-sty brick studios and stores at 128-130 East 23d st for Carrie Jacobus, owner, 35 Nassau st. The estimated cost is \$20,000.

37TH ST.—The Midville Realty Co., owner, 17 West 45th st, is taking bids on the general contract for the 6-sty brick store and loft, 21.6x98.9 ft., to be erected at 6 West 37th st, from plans by H. C. Severance, architect, 21 West 45th st. The estimated cost is \$20,000.

BROADWAY.—J. J. Vreeland, architect, 2019 Jerome av, is taking bids on the general contract for the 1-sty brick store, 99.1x65 ft., at the southeast corner of Broadway and 126th st, for Samuel McMillan, owner, 210 West 42d st. The cost is \$20,000.

PARK AV.—William H. Whittall, architect, is preparing plans for a 12-sty mercantile building to be erected on a plot 21.6x98.9 ft., at the northeast corner of Park av and 40th st, for Irons & Todd, 320 5th av.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MINFORD PL.—The Kreyborg Architectural Co., 908 Jennings st, is preparing plans for two 5-sty flat houses for the Burnett Weil Construction Co., to be erected on a plot 75x100 ft., on the west side of Minford pl, about 173 ft. south of the junction of the Boston rd and 173d st.

MUNICIPAL WORK.

REPAIRS.—The President of the Borough of The Bronx will open bids, Thursday, November 2, for paving with bituminous pavement on a concrete foundation the roadway of Grand av, from Tremont av to Burnside av; regulating

grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches, drains, retaining walls, etc., and placing fences where necessary in Plympton av, from Boscobel av to Featherbed lane; regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Weiber Court, from 3d av westerly to the existing part of Weiber Court, a distance of 144.78 ft., together with all work incidental thereto.

PARTITIONS AND PAINTING.—Estimates will be received by the Board of Health, Friday, November 3, for labor and materials necessary or required to furnish and install complete screen partitions and interior painting, together with all necessary alterations and other work incidental thereto in the two reinforced concrete pavilions upon the grounds of the Riverside Hospital at North Brother Island, The Bronx.

BOILERS AND PIPING.—Bids will be received by the Board of Health, Thursday, November 9, for furnishing all materials necessary or required to erect and complete new boilers, steam and hot water piping; also to erect and complete a new boiler house extension and pipe tunnel system and other work incidental thereto, upon the grounds of the Riverside Hospital at North Brother Island, The Bronx.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD.—Fred Hammond, architect, 391 East 149th st, is preparing plans for a 1-sty taxpayer, 90x100 ft., on the east side of the Southern Boulevard, 34 ft. south of Home st, for Ferdinand Hecht, 761 East 169th st. Total cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ESSEX ST.—Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for a 3-sty 3-family tenement in the west side of Essex st, 265 ft. south of New Lots av, Brooklyn, on a plot 20x60 ft. L. & V. Massimino, 124 Cherry st, are the owners. Estimated cost, \$9,000.

BANKS.

COURT ST.—Mowbray & Uffinger, architects, 56 Liberty st, N. Y. C., have prepared plans for extensive alterations to the Dime Savings Bank, southwest corner of Court and Remsen sts. The contract will be awarded at once.

FACTORIES AND WAREHOUSES.

CLASSON AV.—Charles F. Rose, 1 Madison av, N. Y. C., will take bids about Nov. 1 for the 5-sty brick shoe factory, 25x100 ft., to be erected at Classon av and Taaffe pl. The owners name is, for the present, withheld.

3D ST.—A. E. Ulrich, arch., 373 Fulton st, Brooklyn, is taking new figures for an addition to the dairy building in 3d st, for the B. F. Stevens Milk Co.

MUNICIPAL WORK.

SANDBLAST.—The Commissioner of Correction will open bids Tuesday, October 31, for labor, material, appliances, apparatus, etc., scaffolding, rigging, etc., to sandblast the stone walls and rejoin joints on the front and south side of the old Administration Building, driveway entrance, to the City Prison, Raymond st, Brooklyn.

STORES, OFFICES AND LOFTS.

5TH AV.—J. M. Murphy, 302 Broadway, N. Y. C., is taking bids on the general contract for the new business building to be erected at 5th av and 9th st, Brooklyn, for Michaels Bros., furniture dealers. Estimated cost, \$20,000.

Richmond

MUNICIPAL WORK.

LUMBER.—Bids will be received by the President of the Borough of Richmond, Tuesday, October 31, for labor and materials required for furnishing and delivering lumber at store yard, Du Bois av, West New Brighton.

SUPPLIES.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Monday, October 30, for furnishing and delivering miscellaneous supplies, boilers and parts thereof, fuel, measuring and recording instruments, machinery and parts thereof, metals and alloys, miscellaneous oils, greases, etc., packing, pipes, valves and pipe fittings, rubber goods, tools and implements.

Queens

DWELLINGS.

GREAT NECK, L. I.—Walker & Hazzard, 437 5th av, N. Y. C., have completed plans and are taking estimates for two 2½-sty residences, 29x31 ft., and 33x30 ft., to be erected by Miss Margaret Waldo, at a cost of \$9,000 each.

WOODMERE, L. I.—E. N. K. Green, architect and engineer, 7 Maiden Lane, N. Y. C., is ready for bids for the erection of a residence and garage, at this place for Antonio Zucca, of 25 West Broadway, N. Y. C. Estimated cost is placed at \$15,000.

WOODMERE, L. I.—Harris Curtis, 44 East 32d st, N. Y. C., has had plans prepared by E. J. Lang, 481 5th av, N. Y. C., for a 2½-sty residence, 20x55 ft., to be erected here at a cost of \$10,000. Plans are now figuring.

HALLS AND CLUBS.

SHELTER ISLAND, L. I.—Charles Lane Poor, 35 Thomas st., this place, contemplates the erection of a casino building, with a capacity of sixty rooms, for which Freeman & Hasselman, 39 West 38th st., N. Y. C., have prepared plans. No contract has been issued.

ROCKAWAY BEACH, L. I.—The Rockaway Aerie of Eagles contemplates the erection of a clubhouse at this place, to cost about \$15,000 to \$20,000. Address chairman of the building committee for particulars.

HOTELS.

FAR ROCKAWAY, N. Y.—Harvey N. Smith, architect, Far Rockaway, has taken bids for alterations to the Hotel Belmore, at this place. The contract will be awarded at once.

EDGEMERE, L. I.—H. Howard & Co., of Far Rockaway, architects, are taking bids for an addition to the hotel building at this place for H. Hart, of 1000 Madison av., N. Y. C.

MUNICIPAL WORK.

ISLIP, L. I.—The Town of Islip contemplates the erection of a \$10,000 firehouse at this place. No architect has yet been selected.

PUBLIC BUILDINGS.

ROCKVILLE CENTRE, L. I.—Wilson Potter, 1 Union sq., N. Y. C., will soon take bids on the general contract for the 1-sty library, 34x 58 ft., to be erected by the Board of Education at a cost of \$10,000.

STORES, OFFICES AND LOFTS.

SAYVILLE, L. I.—Thornhill & Mantha, of Bayport, L. I., have had plans prepared by I. H. Green, of Sayville, for a 2-sty brick store building to be erected here. No figures have yet been taken on the work.

BAY SHORE, L. I.—Josiah Robbins, of this place, contemplates the erection of a new business block. Definite plans have not yet been completed.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

BAYONNE, N. J.—Levin & Petaskin, of 532 Av. C, Bayonne, will erect two 3-sty flats, 50x 59 ft., on Wilkinson av., near Jackson av., from plans by Nathan Welitoff. Estimated cost, \$12,500. All modern improvements, excepting heat, will be installed.

SARANAC LAKE, N. Y.—Scopes & Feustman, 37 East 28th st., N. Y. C., architects, have prepared plans for a 4-sty brick apartment house, 50x80 ft., to be erected here, at a cost of \$45,000. W. H. Scopes, 37 East 28th st., N. Y. C., is the owner. Work will be started next spring.

CHURCHES.

ROSELLE, N. J.—The members of St. Luke's Episcopal Church are raising funds for the purpose of erecting an edifice at this place. The following men comprise the vestry at present: Hon. Charles W. MacQuoid, senior warden; Miller F. Moore, junior warden; E. D. Tribbet, treasurer; Fred W. Walker, clerk; and S. J. Patterson, W. E. Miner, H. L. Gerstenberger and S. W. Kingsland, vestrymen.

GREENWOOD LAKE, N. J.—Rev. George J. Becker, pastor of Grace Presbyterian Church, Montclair, is raising funds for the erection of a new edifice at Sterling Forest, on the shores of Greenwood Lake, on a plot 200x200 ft. Work is expected to be completed by next summer.

BRONXVILLE, N. Y.—A special committee has been formed for the purpose of discussing plans for the erection of a new edifice at this place for the congregation of the Bronxville Reformed Church. Rev. A. V. S. Wallace is pastor.

BUFFALO, N. Y.—The congregation of the Fillmore Avenue Jewish Church contemplate the erection of a new edifice, to take the place of the present edifice which is too small to accommodate the entire congregation. Address the pastor for particulars.

KEANSBURG, N. J.—Definite plans will not be considered for some time for the new Catholic church which the congregation of St. Mary's Catholic Church, New Monmouth, contemplate erecting on the Wright property in Church st. The rector is the Rev. John Murray.

SOUTH GLENS FALLS, N. Y.—The Syrian Congregation contemplate the erection of a new edifice at Main and 2nd sts. No architect has yet been selected. Operations will not be started before next spring.

MINEVILLE, N. Y.—The Polish Roman Catholic Church, Rev. Father Anton Wiszbrowski, pastor, contemplate the erection of a new edifice at Mineville, Essex county, at a cost of \$30,000. H. C. Pelton, 8 West 38th st., N. Y. C., is preparing plans and will receive bids this fall.

SOUTH GLENS FALLS, N. Y.—The First Methodist Episcopal Church, Rev. J. W. Schwartzman, pastor, contemplate the erection of a new edifice, for which funds are now being raised. No architect has been selected and work will not be started before next year. Estimated cost, \$20,000.

DWELLINGS.

GREENVILLE, N. J.—Stephen J. England, Greenville, contemplates the erection of three 2-sty brick dwellings at the southeast corner of Bergen and Wilkinson avs. The plot has a frontage of 68x118 ft.

BAYONNE, N. J.—Eugene Reilly, architect, 63 West 34th st., Bayonne, has completed plans for two 2-sty frame dwellings, 22x65 ft., in the north side of West 54th st., near Av. C, for Yudelovitch & Hockstein, owners, 94 West 20th st., Bayonne. All modern improvements, excepting heat, will be installed. The cost is \$10,000.

NEW BRUNSWICK, N. J.—The Home Building Co., 43 Paterson st., this place, has been incorporated, with a capital stock of \$100,000, for the purpose of engaging in the erection of homes. Arthur V. Schenck is the agent in charge.

OLEAN, N. Y.—Dr. Greenleaf will erect a modern residence, in the near future, on property in Laurens st. The selection of an architect has not yet been made.

PERTH AMBOY, N. J.—Mrs. Mary S. Hall, 37 Lewis st., Perth Amboy, and a committee are raising funds for the construction of a nurses' home at this place, in connection with the city hospital.

GREENVILLE HEIGHTS, N. J.—Henry Eisenberg, of Jersey City, will construct ten houses at once, and ten others prior to May 1 next, on a plot situated at Greenville Heights, N. J.

FLEMINGTON, N. J.—Elisha Holcombe, of Pittsburgh, will erect a handsome residence on the land just west of the Mt. Airy Church, this place. No architect has yet been selected.

LE ROY, N. Y.—R. H. McCarty, superintendent of the Genesee Pure Food Co., contemplates the erection of a 2-sty residence at this place. No architect has yet been selected.

NEW BRUNSWICK, N. J.—St. Peter's Hospital Association contemplate the erection of a new nurses' home at this place. Operations will be started in the near future.

YONKERS, N. Y.—Plans are in progress by A. J. Van Suetendael, 15 North Broadway, for a 2½-sty residence, 30x38 ft., to be erected by M. Hoffman, owner, on Nepperhan Heights.

FACTORIES AND WAREHOUSES.

YALEVILLE, N. Y.—The Martin Pulp & Paper Co. will erect a concrete pulp and paper plant at this place. Work will be completed in the summer of 1912. Martin Bros., of Norwood, are chiefly interested.

LE ROY, N. Y.—The Genesee Pure Food Co. contemplates the erection of a new factory building at this place, to be built in the spring of 1912. Definite plans have not yet been settled.

HALLS AND CLUBS.

LONG BRANCH, N. J.—Plans have been prepared under the rectorship of the Rev. Elliott White, for a new parish hall for St. James' Church, at this place. A new edifice will also be erected during the winter months.

BATH, N. Y.—Bids were received by the Village Trustees for a new hall at this place. All bids were in excess of the appropriation now available and were rejected. A special meeting will be held for the purpose of increasing the appropriation, which now amounts to \$25,000. Thomas and William Fogarty are the architects.

BELLEVILLE, N. J.—The Town Council is contemplating the erection of a new Town Hall. No definite plans have yet been decided upon.

NEWBURGH, N. Y.—The building committee of the Y. M. C. A. will receive bids in a short time for the construction of the new building in Grand st., this place. Plans and specifications may be seen at the office of Frank E. Estabrook, architect.

LE ROY, N. Y.—The village of Le Roy contemplates the erection of a \$25,000 Town Hall, 2-stys, brick construction. No architect has yet been selected.

MT. MORRIS, N. Y.—The Masonic Order contemplates the erection of a new temple at this place to cost \$20,000. Funds are now being raised. No architect has yet been selected.

MIDDLETOWN, N. Y.—The Order of Elks will erect a new club house at this place from plans by E. P. Valkenburgh, architect. Work will not go ahead for probably a year.

PORT JERVIS, N. Y.—C. F. Long, architect, 1 Montgomery st., Jersey City, is revising plans for the 3½-sty Y. M. C. A. building, 41x100 ft., to be erected in this city at a cost of about \$40,000. Mrs. E. H. Harriman, of 1 East 69th st., N. Y. C., is the donor.

HOTELS.

RORATAN BEACH, N. J.—W. J. Conway, architect, 400 Union st., Brooklyn, is preparing plans for a hotel building to be erected in the vicinity of Roratan Beach, full details of which have not yet been completed. The owner's name is for the present withheld.

FAR ROCKAWAY, N. Y.—Harvey N. Smith, Chanler av., Far Rockaway, is preparing plans for a 3-sty brick hotel, 180x130x200 ft., to be erected here at a cost of \$135,000.

MISCELLANEOUS.

MECHANICVILLE, N. Y.—Messrs. Smith & Miller, of the car department of the Boston & Maine Railroad, contemplate the erection of a car-repair shop at this place. A building site has been selected.

MUNICIPAL WORK.

EAST PORTCHESTER, N. Y.—Plans have been prepared for extensive improvements to the firehouse in Mill st. for the Protection Engine, Hose, Hook and Ladder Company. The carpenter work has been awarded to Henry Sentf, and plumbing to Oscar Thomsen. Alterations consist of enlarging the building to nearly twice its present size and installing all modern improvements. Work will be commenced immediately.

LONG BRANCH, N. J.—The Rumson Land and Development Co. contemplates the construction of a new disposal system for sewage before it is discharged into the Shrewsbury River, at a cost of \$10,000.

PATERSON, N. J.—Bids have been received by the Board of Public Works for the construction of a plant for the disposal of garbage and other city waste in this city. The five concerns whose bids will be considered are the Decarie Incinerator Co., who offered two different designs of plants at \$56,565 and \$57,750; the Destructor Co., three different designs, the figures being \$81,000, \$70,000 and \$52,000; the Griscom-Spencer Co., two designs at \$52,844 and \$48,575; the figure of the Macdonald Engineering Co. was \$89,500, and that of the Whitmer-Brown Co., \$89,843.

MORRISVILLE, N. Y.—Sealed proposals will be received by Hon. John J. Roberts, president of the Board of Trustees, State School of Agri-

culture, Morrisville, N. Y., until Monday, Oct. 30, for a sewer and sewage disposal plant at the New York State School of Agriculture, this place. Drawings and specifications may be consulted and blank form of proposal obtained at the New York State School of Agriculture or at the office of the State Architect, Franklin B. Ware, Albany, N. Y.

NEWARK, N. J.—Sealed proposals will be received until Nov. 6 by the Committee on Roads and Assessments of the Board of Chosen Freeholders, County of Essex, for grading and paving with telford pavement the following roads: Clinton av., township of Caldwell, from Dutch lane to the Fairfield road, about 5,200 ft.; Lindsley road, in the township of Cedar Grove, North Caldwell, extending from the Passaic County line at the east end, westerly to the Passaic County line, about 8,000 ft. Plans and specifications may be seen at Room 312 Court House, and at the office of the State Commissioner of Public Roads, State House, Trenton, N. J.

WATERFORD, N. Y.—The village of Waterford contemplate the erection of a \$50,000 filtration plant. Complete details have not been settled yet.

PUBLIC BUILDINGS.

RYE, N. Y.—Funds are being raised for the new library building which is to be erected for the Rye Free Reading Room Association, at a cost of \$25,000. Contributions are being received by E. C. Shedd, treasurer, Rye, N. Y.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Executive Committee of the Alumni Association contemplates the erection of a new high school in Newton st. An appeal will be made to the Board of Education.

TROY, N. Y.—The congregation of St. Francis's Church contemplate improving the property in Congress st., at the junction of that street and 13th st., opposite Prospect Park, with a parochial school and gymnasium. Definite plans have not been prepared yet.

POUGHKEEPSIE, N. Y.—Plans are in progress by Wilson Potter, 1 Union sq., N. Y. C., and bids will be taken at once for the 2-sty public school, 70x118 ft., to be erected here at a cost of \$70,000.

WEST ORANGE, N. J.—The town of West Orange contemplates the erection of a \$75,000 school, to replace St. Mark's, which has been condemned by the County Superintendent as unfit for use. A meeting will be held Nov. 22 to discuss the matter.

TARRYTOWN, N. Y.—V. S. Russell, Main st., Tarrytown, is ready for bids for the 2-sty brick gymnasium and dormitory building, 74x115 ft., to be erected by the Irving School for Boys, at this place, at a cost of \$12,000.

GLENS FALLS, N. Y.—A. J. Dubie, 7 Mission st., general contractor for the new public school to be erected at this place at a cost of \$14,000, is ready for bids on all materials and sub-contracts. W. L. Lawrence, of Glens Falls, is the architect.

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STABLES AND GARAGES.

KIRKLAND, N. Y.—The Westcott Garage Co., of Utica, contemplates the erection of a first-class garage at this place. No definite plans have yet been discussed.

WHITE PLAINS, N. Y.—Gimbel Brothers, of Manhattan, have started excavating for their 2-sty delivery station and storage building, 50x80 ft., in Bank st, this place, from plans by Frank H. Brown, 106 Railroad av, White Plains.

YONKERS, N. Y.—S. Spitzer, owner, will take bids on the general contract for the 2-sty brick stable, 25x100 ft., to be erected at 51 Clinton st, from plans by William Katz. Estimated cost is about \$9,000.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Esseenwein & Johnson, architects, are preparing plans for a 15-sty fireproof department store building, 85x90 ft., for the J. N. Adams Co., to be constructed at the northeast corner of Eagle and Washington sts, this city. Estimated cost, \$200,000. Work will begin this spring.

PERTH AMBOY, N. J.—Excavating will soon begin for the 3-sty brick building which Max Goldberger, 338 State st, will erect in Mechanic st, this place.

WHITE PLAINS, N. Y.—William Neil Smith, 20 West 33d st, N. Y. C., has taken bids for the erection of a 2-sty brick store, 30x150 ft., for Margaret Banks, to be erected here at a cost of \$10,000.

Contracts Awarded.

DWELLINGS.

ARDSLEY, N. Y.—Farrell & Freystadt, 189 Montague st, Brooklyn, have the general contract and will start work immediately on the 2½-sty residence, 51x56 ft., for John S. Sprager, of 55 Liberty st, N. Y. C., to be erected at this place, at a cost of \$18,000. Walker & Gillette, 128 East 37th st, N. Y. C., are the architects.

HIGHLANDS, N. J.—Hewitt & Woodward have received the general contract to erect two bungalows, to cost \$2,500 each, on Twilight Terrace, this place, for Mrs. Mary Smith, of New York. George Bischoff, of the Highlands, has received the plumbing contract. Work will start at once.

WHITE PLAINS, N. Y.—C. F. Brown, 11 Bank st, has received the general contract to erect a 2½-sty residence for J. V. Doscher, of Prospect Hill, from plans by H. E. Hangard, 3206 Jamaica av, Richmond Hill, L. I. Estimated cost, \$18,000.

ARVERNE, L. I.—Walter Abrams, Inwood, L. I., has received the general contract to erect two frame and stucco residences at this place for S. Wiener, of Far Rockaway. R. A. Davis, 36 Seneca st, Far Rockaway, is the architect. Estimated cost, \$8,000.

LONG BRANCH, N. J.—C. B. Thorne Co., Red Bank, N. J., has received the mason and carpenter work for the new residence to be erected by C. A. Francis, of 85 Atlantic av, North Long Branch at a cost of \$15,000. H. C. Pelton, 8 West 38th st, N. Y. C., is the architect.

FACTORIES AND WAREHOUSES.

41ST ST.—The National Bridge Co., has received the contract for structural steel work necessary for alterations to the Loewer brewery at 521 West 42d st, for the Loewer Realty Co., from plans by John Ph. Voelker, 970 3d av, Alfred Beinhauer, 200 5th av, has the general contract.

HALLS AND CLUBS.

DUNKIRK, N. Y.—The police and fire commissioners have awarded the general contract to B. F. Aldrich for a brick fire hall in Eagle st, this place. Thomas Earnshaw has received the plumbing and heating contract, and L. E. Thomson the electric wiring. Estimated cost, \$14,830.75. Construction work will begin at once.

GREAT NECK, L. I.—J. K. Davis, of Roslyn, L. I., has received the general contract to erect the 1½-sty brick temple, 50x60 ft., for the Paumanok Lodge, at this place, to cost in the neighborhood of \$15,000. F. K. Ward, Smith st, Flushing, is the architect.

HOSPITALS AND ASYLUMS.

ELIZABETH, N. J.—The special committee of the Board of Freeholders has awarded the contract for the erection of the new tuberculosis sanitarium, at this place, to Wells & Co., of Philadelphia. The estimated cost is \$72,814.

HOTELS.

HASTINGS-ON-HUDSON.—M. Warner, of this place, has received the general contract to erect the 3-sty brick hotel, dance hall and apartment building, 28x65 ft., for L. Lisho, owner. Plans are by E. Frank, 45 Warburton av, Yonkers. Estimated cost about \$10,000.

MISCELLANEOUS.

BRONX.—The Bronx Roofing & Waterproofing Co., 4133 3d av, has received the contract for roofing seven stations for the New York, Boston & Portchester R. R. Co. Work has just begun on the Morris Park and Baychester stations.

JERSEY CITY, N. J.—The J. W. Ferguson Co., Paterson, N. J., has received the contract to erect Pier 11, for the Jersey Central Railroad Co., at this place to cost \$75,000. The structure will be of piles and timber, 200 ft. long by 133 ft. wide.

MUNICIPAL WORK.

RAHWAY, N. J.—The Jersey Paving Corporation, 127 Freylinghuysen av, Newark, N. J., has received the contract for paving Main st, between the Pennsylvania Railroad and Commerce st, with Metropolitan brick, at a cost of \$24,000.

NEW BRUNSWICK, N. J.—The Board of Freeholders have awarded the contract to Thos. H. Riddle, 25 Remsen av, New Brunswick, N. J., for laying a new road from Highland Park to Bonhamtown. The estimated cost is \$53,333.15.

SCHOOLS AND COLLEGES.

TRENTON, N. J.—Perrine & Buckelew, Gatzner av, Jamesburg, N. J., have received the contract to supply lumber and materials to be used by Mather & Son, Trenton, general contractors, for the construction of the new school building here, at a cost of \$32,000.

142D ST.—Jacob Zimmermann, 507 5th av, has received the general contract to erect the new convent for the Sisters of St. Ursula, of 503 West 42d st, in the north side of 142d st, 100 ft. east of Amsterdam av. N. Serracino, 1170 Broadway, is the architect.

HOFFMAN ST.—Watson & Dickinson, 1170 Broadway, have received the general contract to erect the 5-sty public school No. 45, 166x154 ft., at Hoffman and 189th sts, and Lorillard pl. Estimated cost, \$400,000.

STABLES AND GARAGES.

ISLIP, L. I.—M. J. Ward, of this place, has received the general contract to erect the new farm building, 1-sty, concrete construction, at this place for Samuel T. Peters, of 1 Broadway, N. Y. C.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Bedford & Preston, of this place, have received the contract to erect the 4-sty business building, 131x50 ft., for Brandes Bros., at this place, from plans by John C. Moore, architect.

WHITE PLAINS, N. Y.—Rocco Briante, 5 North Lexington av, White Plains, has received the contract to erect the 2-sty brick office building, 50x60 ft., at this place, for Young Brothers, at an estimated cost of \$15,000. S. Smith, of Mt. Vernon, has the contract for cut stone.

17TH ST.—Moller Bros., 680 East 133d st, have received the contract for altering the residence, 18 West 17th st, for loft purposes for Mrs. E. M. R. Spencer, 11 West 16th st. Schwartz & Gross, 347 5th av, are the architects. The Brevoort Construction Co., 2 West 45th st, is the lessee.

AMSTERDAM AV.—Theodore Nickisch, 2323 Harrison av, Jersey City, has received the contract to erect the 2-sty brick taxpayer, 25x90 ft., at Amsterdam av and 163d st, for Wm. C. Smith, of 1253 St. Nicholas av, owner.

THEATRES.

5TH AV.—The Russo & Stola Construction & Building Co., 1123 Broadway, has received the general contract for the mason work on the new theatre to be erected on 5th av, between 106th and 107th sts, from plans of W. H. Hoffman & Co., Mint Arcade Building, Philadelphia, Pa., for the Amusement Co., care of Felix Isman, Mint Arcade Building, Philadelphia, Pa.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV, s e cor Academy st, two 5-sty brick tenements, 50x88; total cost, \$110,000; owners, T. G. Galardi & Co., 30 Emerson st; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 659.

122D ST, n e cor Manhattan av, 6-sty brick tenement, 100.11x90; cost, \$110,000; owner, Hancock Const. Co., 430 West 119th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 663.

ST. NICHOLAS AV, Edgecomb av and West 137th st, Junction, 6-sty brick tenement, 116.9x23.10, slag roof; cost, \$25,000; owner, John O'Regan, 484 St Nicholas av; architects, Schwartz & Gross, 347 5th av. Plan No. 666.

VERMILYEA AV, n s, 150 w Academy st, two 5-sty brick tenements, 50x113, slate roof; cost, \$100,000; owner, Bendheim Const. Co., 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 665.

DWELLINGS.

CONVENT AV, e s, between 130th and 135th sts, 2-sty brick dwelling, 27.4x29.4; cost, \$9,500; owner, Academy of the Sacred Heart, Convent av and 135th st; architect, F. W. Rinn, 510 East 71st st. Plan No. 660.

FACTORIES AND WAREHOUSES.

11TH AV, e s, 26th to 27th sts, 7-sty brick office and factory, 197.6x100.2; cost, \$400,000; owner, Otis Elevator Co., 17 Battery pl; architects, Clinton & Russell, 32 Nassau st. Plan No. 662.

HOSPITALS AND ASYLUMS.

42D ST, 303-25 East, 5-sty brick and stone hospital, 177.8x199.10, tile and copper roof; cost, \$300,000; owner, the N. Y. Society for Ruptured and Crippled, Lexington av and 42d st; architects, York & Sawyer, 50 East 41st st. Plan No. 617. Marc Eidlitz & Son, 409 5th av, have general contract. Corrects error in issue Sept. 30, when size of building was 177.8x19.10.

MISCELLANEOUS.

116TH ST, n s, 175 e Amsterdam av, 1-sty greenhouse, 26x20; cost, \$10,000; owners, Trustees Columbia University; architects, Department of Buildings and Grounds, Columbia College. Plan No. 657.

161ST ST, n w cor Broadway, fence bulletin, 100x17.6; cost, \$350; owner, Wm. J. Casey, 2865 Broadway; architect, The O. J. Gude Co., 935 Broadway. Plan No. 658.

SCHOOLS AND COLLEGES.

3D AV, e s, from 6th to 7th sts, and Hall pl, w s, 2-sty brick institute, 181.9x100; cost, \$300,000; owner, City of New York; architects, Clinton & Russell, 32 Nassau st. Plan No. 655. Not let.

STABLES AND GARAGES.

63D ST, s s, 100 e Amsterdam av, 3-sty brick garage, 75x100.5; cost, \$60,000; owner, Amos R. E. Pinchot, 60 Wall st; architect, Walter Haefeli, 17 Madison av. Plan No. 661.

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120TH ST, No. 544 East, 1-sty brick garage, 26x50; cost, \$3,000; owner, Standard Oil Co., premises; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 664.

BROADWAY, w s, 351.5 n 215th st, 1-sty stone garage, 38.6x75x100, 5-ply pitch, tar, felt, gravel roof; cost, \$1,600; owner, Thos. Dwyer, 601 West End av; architect, D. Deitersdorfer, 346 East 65th st. Plan No. 505. Corrects error in issue of July 29 as to location.

STORES, OFFICES AND LOFTS.

30TH ST, Nos. 529-531 West, 3-sty brick and stone stable and loft, 48x31; cost, \$18,000; owner, James A. Delaney, 615 West 34th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 656. Owner builds.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CONCORD AV, e s, 150 n 151st st, two 5-sty brick tenements, plastic slate roof, 50x81.3; total cost, \$90,000; owner, Benj. Benenson, 407 East 153d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 778.

CHARLOTTE PL, e s, 164.6 n Jennings st, 5-sty brick tenement, slag roof, 91.77x106.405; cost, \$65,000; owner, Regina Construction Co., Thomas Cullo, 731 East 147th st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 786.

MOSHOLU PARKWAY SOUTH, n w cor 203d st, 3-sty brick tenement, plastic slate roof, 25x62.8; cost, \$12,000; owner, John F. Normayle, 208 Mosholu Parkway South; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 788.

BELMONT AV, e s, 120 n 187th st, two 5-sty brick tenements, tin roof, 25x88; cost, \$70,000; owner, Maria Buonamassa, 2159 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 781.

155TH ST, s s, 125 e Courtlandt av, 5-sty brick tenement, 25x88, slag roof; cost, \$28,000; owner, K. & C. Construction Co., G. J. Cohen, 1282 Southern Boulevard, secretary; architect, Robt. E. La Velle, 368 East 149th st. Plan No. 779.

DWELLINGS.

BRACKEN AV, w s, 125 s Edenwald av, 1-sty and attic frame dwelling, slate roof, 21x60; cost, \$3,000; owner, Michael O'Leary, 4130 Degney av; architect, Robt. Glenn, 363 East 149th st. Plan No. 783.

MIDDLETOWN RD, n s, 75 w Mahan av, two 2-sty frame dwellings, shingle roof, 20x48; total cost, \$10,000; owner, Chas. R. Baxter Construction Co., 1587 Grant av; architect, Chas. R. Baxter, 1587 Grant av. Plan No. 784.

145TH ST, s s, 473.8 s Willis av, 6-sty brick tenement, slag roof, 50.20x91.314; cost, \$50,000; owner, John Knox McAfee, 339 West 84th st; architect, J. C. Cocker, 2017 5th av. Plan No. 690.

Corrects error in issue of Sept. 16, when location was 145th st, s s, 473.8 s Willis av.

MISCELLANEOUS.

NAPIER AV, e s, 55 s 237th st, 2-sty frame lodging house, tar-paper roof, 32.6x63; cost, \$4,000; owners, Charles Bros., 3910 Albany rd; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 789.

EASTERN BOULEVARD, s e cor Tiffany st, 1-sty frame shed, 25x20; cost, \$250; owner, Edw. Stelter, 862 East 162d st; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 785.

MORRIS AV, w s, 222.2 s 169th st, 3-sty brick engine house, tile roof, 50x75; cost, \$59,200; owners, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 791.

ELLIS AV, s e cor Castle Hill av, 3-sty brick engine house, tile roof, 25x81; cost, \$36,300; owners, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 792.

152D ST, n w cor Prospect av, 3-sty brick engine house, tile roof, 25x75.9; cost, \$42,200; owners, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 793.

STABLES AND GARAGES.

PALISADE AV, e s, 727 n 240th st, 1-sty brick garage, tin roof, 18x22; cost, \$500; owner, E. L. Delafield, 3 West 29th st; architect, Arthur W. B. Wood, 1 Madison av. Plan No. 790.

STORES AND TENEMENTS.

WASHINGTON AV, e s, 200.87 n 174th st, 6-sty brick stores and tenement, tar and gravel roof, 50.10x96.6; cost, \$55,000; owner, Marcolu Construction Co., Max Marcus, 1480 Washington av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 787.

STORES, OFFICES AND LOFTS.

BROOK AV, n e cor 161st st, 6-sty brick stores and offices, concrete roof, 158.6x44; cost, \$90,000; owner, Nelson Smith, Jr., 151 West 48th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 782.

CANAL PL, e s, 193 s 144th st, 5-sty brick loft, tar and gravel roof, 50x125; cost, \$30,000; owner, Geo. Haiss Mfg. Co., 363 Rider av; architect, Geo. Haiss, 205 Alexander av. Plan No. 780.

Richmond.

DWELLINGS.

NELSON AV, w s, 958 s Amboy rd, Great Kills, 2-sty frame dwelling, 32x47; cost, \$1,500; owner, A. Mansfield, 15 Van Nest pl, N. Y. C.; architect, W. S. Boyd, 561 Hudson st, N. Y. C. Plan No. 649.

RANSOM ST, s e cor Bergen av, Dongan Hills, 2-sty frame dwelling, 25x50; cost, \$3,000; owner, Chas Bonica, 108 Broad st, N. Y.; architect, Keeley & Co., Rosebank, S. I. Plan No. 636.

LAFAYETTE AV, n w cor Charles av, Port Richmond, 2-sty frame dwelling, 20x28; cost, \$1,800; owner, Jennie Melcheuski, Elm Park; architect, Jennie Melcheuski, Elm Park. Plan No. 639.

6TH ST, e s, 174 n Rose av, New Dorp, 2-sty brick dwelling, 20x72; cost, \$3,800; owner, Lydia E. Putnam, 2nd st, N. D.; architect, Clyde Babbitt, New Brighton. Plan No. 638.

JEFFERSON AV, s w cor and Livingston st, Granite Park, 2-sty brick dwelling, 19x22; cost, \$2,300; owner, Emma L. Vittacco, G. P.; architect, N. Vittacco, Granite Park. Plan No. 640.

CHARLES AV, s s, 75 e of Brooks av, Port Richmond, 2-sty frame dwelling, 20x46; cost, \$3,300; owner, John P. From; architect, John P. From, 114 Hatfield av, Port Richmond. Plan No. 642.

ARENTS AV, s s, 135 w of Fisher av, Tottenville, 2-sty frame dwelling, \$2,500; owner, Andrew Abrams, Tottenville; architect, A. Abrams, Tottenville. Plan No. 643.

STANLEY AV, n s, 500 w of Kingsley pl, Rosebank, 2-sty brick dwelling, 22x25; cost, \$2,000; owner, L. Di Martino, Rosebank; architect, D. Salvato, 19 4th av, Brooklyn. Plan No. 644.

CHARLES ST, n s, 390 w of St. Marys av, Rosebank, 2-sty brick dwelling, 20x35; cost, \$2,200; owner, L. Caputo, 20 Smith st, Rosebank; architect, D. Salvato, 19 4th av, Brooklyn. Plan No. 645.

FACTORIES AND WAREHOUSES.

CLOVE AV, e s, 150 e and adj R. R., Gasmere, S. I., 1-sty brick mfg plant, 50x180; cost, \$11,000; owner, Chas. Durkee, 2 South st, N. Y.; architect, H. P. Morrison, 21 Park row, N. Y. C. Plan No. 641.

STABLES AND GARAGES.

BELAIR RD, s s, 830 w of N. Y. av, Ft. Wadsworth, 1-sty garage, 12x16; cost, \$150; owner, Wm. S. Lee, Rosebank, Builder, Wm. S. Lee, Rosebank. Plan No. 637.

STORES, OFFICES AND LOFTS.

MIRTHHORN ST, e s, 125 s Anetta, Tompkinsville, 1-sty frame office, 12x20; cost, \$400; owner, J. J. McHenry, 414 Richmond Terrace; architect, J. J. McHenry, 414 Richmond Terrace, N. Brighton. Plan No. 647.

RICHMOND TERRACE, w s, 390 n Jewett av, Port Richmond, 1-sty concrete store, 54x18; cost, \$1,800; owner, Jos. C. Keefer, 1934 R. Terrace, P. R.; architect, I. W. Smith, 43 Grace Church pl, Port Richmond. Plan No. 648.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ALLEN ST, No. 58, elevator and shaft, partitions, windows, to 5-sty brick loft; cost, \$10,000; owner, Edward A. Ridley, Fanwood, N. J.; architect, Alex. Baylies, 33-34 Bible House. Plan No. 2833.

ALLEN ST, No. 2, stairs to 6-sty brick tenement; cost, \$200; owners, Kullock & Albmark, 39 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 2835.

DEY ST, No. 83, alter stairs, cut openings, to 5-sty brick warehouse; cost, \$500; owner, Edward F. Searles, 73 Dey st; architect, Nelson K. Vanderbeck, 22 Morse pl. Plan No. 2795.

EAST ST, w s, 150 n Broome st, partitions, toilets, to 1-sty brick workshop; cost, \$175; owner, Department of Bridges, 13 Park Row; architect, A. C. Becker, 312 Grand st, Brooklyn. Plan No. 2812.

LEWIS ST, No. 102, alter floors to 5-sty brick synagogue; cost, \$100; owner, Fannie Rosenblum, 442 East 58th st; architect, Harry Zlot, 230 Grand st. Plan No. 2798.

LEONARD ST, s e cor Lafayette st, store fronts, alter windows, columns, to 12-sty brick loft; cost, \$10,000; owner, New York Life Insurance Co., 346 Broadway; architect, Frederick E. Hill, 346 Broadway. Plan No. 2801.

WILLIAM ST, No. 263, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$550; owner, N. T. Brown, Staatsburg, N. Y.; architect, J. B. Snooks' Sons. Plan No. 2820.

WASHINGTON ST, Nos. 734-742, girders, stairways, floors, windows, to 3-sty brick factory; cost, \$12,000; owner, Western Electric Co., 463 West st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 2816.

WILLET ST, No. 27, toilets, partitions, to 4-sty brick tenement and store; cost, \$1,000; owner, I. Koenigsberg, 63 Pitt st; architect, Harry Zlot, 230 Grand st. Plan No. 2836.

14TH ST, No. 203 West, partitions, windows, toilets, to 5-sty brick tenement; cost, \$8,000; owner, Hugh Slevin, 248 West 71st st; architect, M. R. Grimes, 39 East 42d st. Plan No. 2789.

14TH ST, Nos. 115-117 East, new stairs, stoop to two 5-sty brick hotel and stores; cost, \$1,200; owner, Sarah B. Turner, Florence, Italy; architect, B. W. Levitan, 381 5th av. Plan No. 2829.

23D ST, Nos. 234-236 East, toilets, partitions, to two 3-sty brick tenements; cost, \$300; owner, Herbert Baum, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 2792.

23D ST, s s, 175 e 4th av, 22d st, n s, 175 e 4th av, partitions to 3. 4 and 5-sty brick lofts; cost, \$100; owner, F. C. Beach, 361 Broadway; architects, George and Edward Blum, 505 5th av. Plan No. 2790.

25TH ST, Nos. 325-327 East, stalls to 3-sty brick stable and wagon room; cost, \$400; architect, Benj. Finkensieper, 134 Broadway, Brooklyn; owner, David Posner, 29 School st, Boston, Mass. Plan No. 2815.

26TH ST, No. 31 West, stairs, toilets, partitions, to 6-sty brick store and studio; cost, \$500; owner, Estate Elizabeth A. Blake; architects, Cantor & Levingson, 29 West 42d st. Plan No. 2813.

26TH ST, No. 46 West, partitions, to 5-sty brick loft; cost, \$1,000; owner, Estate Theodore Ackerman, 57 Church st, New Haven; architect, P. F. Brogan, 119 East 23d st. Plan No. 2814.

26TH ST, Nos. 37-43 West, staircase, partitions to 12-sty store and loft; cost, \$1,000; owner, West 26th Street Corp., premises; architect, H. M. Baer, 21 West 45th st. Plan No. 2832.

29TH ST, No. 42 West, alter floors, beams, to 3-sty brick residence; cost, \$3,000; owner, Estate of H. T. Gratacap, 151 West 36th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 2837.

38TH ST, No. 337 West, toilets, partitions, to 4-sty brick tenement; cost, \$900; owner, Wm. H. Downs, 59 West 87th st; architect, Wm. J. Russell, 1440 Broadway. Plan No. 2793.

28TH ST, 1st av, 26th st, alter roof, tanks to 5-sty brick hospital; cost, \$1,000; owner, City of New York, Bellevue Hospital; architect, Stephen Gill, 710 Leonard st, Brooklyn. Plan No. 2828.

34TH ST, Nos. 22-26 West, extend shaft, skylight to 6-sty brick store and loft; cost, \$4,000; owner, John J. Astor, 25 West 26th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 2826.

35TH ST, No. 536 West, partitions, skylight, to 3 and 2-sty brick store and tenement; cost, \$600; owner, J. J. Long, 169 Messerole st, Brooklyn; architect, Frank Stanley, 367 Fulton st, Brooklyn. Plan No. 2818.

39TH ST, No. 316 East, windows, partitions, toilets to 5-sty brick tenement; cost, \$1,000; owner, Harris Realty Co., 507 Grand st; architect, Henry Regelmann, 133 7th st. Plan No. 2817.

46TH ST, No. 18 East, 5-sty brick rear extension, 20x6, beams, plumbing, to 5-sty brick store; cost, \$12,000; owner, Robert W. Goelet, New York, R. I.; architect, Albert M. Gray, 1402 Broadway. Plan No. 2827.

51ST ST, Nos. 627-637 West, cut doors, to 4-sty brick storage; cost, \$350; owner, Alexander List, 48 West 68th st; architect, J. B. Snooks, 73 Nassau st. Plan No. 2819.

57TH ST, No. 350-354 East, 2-sty brick rear extension, 16x7; stairs, to 2-sty brick church; cost, \$250; owner, Church of St. John of Nepomuk, 350 East 57th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2831.

64TH ST, No. 209 West, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,500; owner, Charles Geier, care of architect, O. Reissmann, 30 1st st. Plan No. 2794.

69TH ST, No. 213 West, 1-sty brick front and extension, 16x18, beams, to 2-sty brick dwelling; cost, \$2,500; owner, W. B. Thom, 17 Washington pl; architect, H. J. Lefler, 302 West 99th st. Plan No. 2821.

70TH ST, No. 340 West, alter beams to 2-sty brick stable; cost, \$500; owner, Marmont Edson, 340 West 70th st; architect, S. F. Bowser & Co., 50 Church st. Plan No. 2822.

72D ST, No. 115 East, 1-sty on roof to 4-sty brick dwelling and store; cost, \$500; owner, Parsons, on premises; architect, H. G. Knapp, 123 Liberty st. Plan No. 2796.

80TH ST, No. 170 East, partitions to 4-sty brick dwelling and store; cost, \$500; owners, B. & F. Doerrhoefer, 1643 2d av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2809.

109TH ST, No. 345 East, toilets, partitions, to 4-sty brick tenement; cost, \$150; owner, Antonia Messina, 869 Columbus av; architect, L. A. Sheinart, 194 Bowery. Plan No. 2788.

124TH ST, No. 401 West, change stairs, platforms, to 5-sty brick store and loft; cost, \$250; owner, Mrs. Cornelia G. Chapin, 57 East 64th st; architect and builder, C. S. Morrell, 59 Ann st. Plan No. 2806.

128TH ST, No. 168 West, partitions, show windows, to 5-sty brick tenement and store; cost, \$1,000; owner, Moses Misch, 168 West 130th st; architect, H. L. Young, 67 West 125th st. Plan No. 2811.

150TH ST, No. 461 West, partitions, girders, to 1-sty brick dwelling; cost, \$35; owner, Estate Charles J. Chartress, 461 West 150th st; architects, Lloyd & McCann, 479 West 150th st. Plan No. 2799.

BROADWAY, N w cor 109th st, change floors, beams, to 7-sty brick tenement and stores; cost, \$600; owner, Louise Livingston, 105 West 40th st; architect, F. W. Rinn, 510 East 71st st. Plan No. 2805.

BROADWAY, No. 1123, alter sidewalk to 12-sty brick office; cost, \$1,500; owner, Townsend Estate, Union Club, 5th av and 55th st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 2797.

BROADWAY, Nos. 2744-2748, erect sign to three 3-sty brick stores; cost, \$250; owner, Mrs. Ellen McKay Gunning, 2744 Broadway; architect, Frank Sutton, 158 W 65th st. Plan No. 2810.

BROADWAY, No. 3550, add 1-sty to 2-sty brick store; cost, \$4,000; owner, Martha B. Mosher, 1925 7th av; architects, Neville & Bagge, 217 West 125th st. Plan No. 2830.

1ST AV, No. 2306, toilets to 4-sty brick tenement; cost, \$475; owner, Nicola D. Alessandro, 419 East 14th st; architect, A. Arctander Co., 391 East 149th st. Plan No. 2791.

2D AV, No. 1519, 2-sty brick rear extension, 17.6x19.6, booths to 2-sty brick picture theatre; cost, \$1,500; owner, Schaefer Brewing Co., care architects, Harrison & Sackheim, 230 Grand st. Plan No. 2823.

2ND AV, No. 2390, windows, partitions, to 5-sty brick tenement; cost, \$2,000; owner, Wm. G. Moir, 501 West 176th st; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 2825.

3D AV, s w cor 28th st, partitions, toilets, windows, to 3-sty brick hotel; cost, \$750; owner, Geo. Ehret, 92d st and 3d av; architect, C. H. Lang, 23 West 42d st. Plan No. 2824.

3D AV, No. 1305, alter show windows to 5-sty brick tenement; cost, \$200; owner, Louis Teven, 164 East 89th st; architect, O. Reissmann, 30 1st st. Plan No. 2834.

5TH AV, No. 537, add 1-sty to 5-sty brick store and loft; cost, \$1,200; owners, Hoffman & Rothchild, 568 Broadway; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 2808.

5TH AV, No. 518, windows, dumbwaiter shaft, to 8-sty brick store and loft; cost, \$1,200; owner, Madame Irene, on premises; architects, Schwartz & Gross, 347 5th av. Plan No. 2804.

7TH AV, No. 275, 1-sty brick rear extension, 18.7x20.5, plumbing, toilets, stairs, to 4-sty brick tenement and store; cost, \$500; owner, J. W. Dimick, 240 West 72d st; architect, Frederick C. Zobel, 118 East 28th st. Plan No. 2807.

8TH AV, No. 2305, partitions, windows, to 4-sty brick tenement; cost, \$300; owner, Morris Krim, 138 East 14th st; architect, M. Schwartz, 194 Bowery. Plan No. 2803.

8TH AV, No. 129, alter booth to 3-sty brick picture show; cost, \$300; owner, Antonio Esposito, 129 8th av; architect, Philip Goldrich, 24 East 103d st. Plan No. 2800.

8TH AV, Nos. 980-982, sign to 2-sty brick store and loft; cost, \$250; owner, Columbia Circle Arcade Co., 58th st and Broadway. Plan No. 2802.

Bronx.

155TH ST, n w cor Union av, new water-closet to 6-sty brick tenement; cost, \$50; owner, Herman Brocker, 823 E 155th st; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 479.

179TH ST, n s, 100 e Clinton av, move 2-sty frame dwelling; cost, \$1,000; owner, Antonio Galiani, 2078 Prospect av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 482.

233D ST, n w cor Fox av, 1-sty frame extension, 25x22, to 1-sty frame dwelling; cost, \$1,000; owner, Pasquale Yozzi, on premises; architect, Robt. Glenn, 363 East 149th st. Plan No. 476.

CORLEAR AV, e s, 96.7 s 236th st, 1-sty frame extension, 5.6x13.6, to 2-sty frame shop and office; cost, \$200; owner, Ames Transfer Co., on premises; architect, Wm. A. Kenny, 420 West 239th st. Plan No. 471.

GRAND AV, n w cor 176th st, 1-sty brick extension, 8.11x7.6, to 3-sty brick dwelling; cost, \$400; owner, Samuel Jackson, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 477.

GRAND AV, w s, 100 n 176th st, 1-sty brick extension, 8.11x7.6, to 3-sty brick dwelling; cost, \$400; owner, Leo M. Klein, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 478.

HOUGHTON AV, s s, 166 e Havemeyer av, 1-sty frame extension, 34x27.6, to 1-sty frame storage; cost, \$125; owner, T. R. Thorn, 2319 Quimby av; architect, Herbert Mallett, 2329 Quimby av. Plan No. 472.

KINGSBRIDGE AV, w s, 79.3 s 236th st, two 1-sty frame extensions, 72x4.0, 8.7x9.9, to 1-sty frame storage; cost, \$200; owner, Ames Transfer Co., on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 470.

MORRIS AV, n w cor 148th st, 1-sty brick extension, 4.4x23, to 3-sty brick store and dwelling; cost, \$500; owner, C. H. Otten, Pennsylvania; architect, Robt. Glenn, 363 East 149th st. Plan No. 475.

PARK AV, w s, 111.10 n 189th st, new fire-escapes, new doors, etc., to 3-sty brick transformer station; cost, \$900; owner, H. J. Hemmens, 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 473.

PELHAM AV, s e cor Hoffman st, new bake oven, new terra cotta partitions, to 3-sty frame store and dwelling; cost, \$1,000; owners, Louise & Frederick Kummerle, on premises; architect, Wm. Schnauffer, 3444 3d av. Plan No. 480.

RESERVOIR RD, w s, 975 n Kingsbridge rd, move 2-sty and attic frame dwelling; cost, \$1,000; owners, Chase Bros., 3010 Albany rd; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 474.

WEST FARMS ROAD, w s, 503.69 s 176th st, 2-sty frame extension, 12.6x12.6 to 2-sty frame dwelling; cost, \$1,000; owners, Mrs. A. Scognamiglio, 1267 Stebbins av; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 481.

WASHINGTON AV, s w cor 186th st, 1-sty brick extension, 8x8.8 to 4-sty brick tenement; cost, \$350; owner, Fred Heinsen on premises; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 483.

Richmond.

BROAD ST, w s, 200 east of Gordon st, repair window and alter front, to 2½-sty frame dwelling; cost, \$150; owner, Miss Annie Zschirner; builder, H. Kressin, 228 Center st, Port Richmond. Plan No. 466.

GRIFFEN ST, 34, Tompkinsville, S. I., remove extensions and repair foundation of 2½-sty frame dwelling; cost, \$200; owner, Jas. Shay, Griffen st, Pomp.; builder, Karlson Bros., Bright Hgts., Tompkinsville. Plan No. 467.

VAN SHEET ST, e s, 200 ft s Rich. Terrace, Port Rich., new boiler and concrete pillars, to boiler room; cost, \$1,470; owner, C. W. Hunt Co., West New Brighton; builder, Robt. Bailey & Son, M. H. Plan No. 459.

LINCOLN AV and Ry. av, n e cor, Grant City, add new foundation to 2-sty frame dwelling; cost, \$300; owner, Eddie Marks, Grant City; builder, Gustav Penet, Grant City. Plan No. 463.

LOCKWOOD AV and Terrace Cor, M. Harbor, new foundation to 2-sty frame dwelling; cost, \$200; owner, Jake Tokolone, Rich. Terrace, M. H.; builder, R. Bailey & Son, M. H. Plan No. 460.

MADISON AV, e s, 300 n of Old Town rd, South Beach, build new foundation and wood post to 2-sty frame dwelling; cost, \$200; owner, J. Gitone Mad, South Beach; builder, Emile Rose, Tompkinsville. Plan No. 465.

RICHMOND TPK, 59, Tompkinsville, repair all floor and foundation to frame dwelling; cost, \$200; owner, H. Gran, Tompkinsville; builder, T. Meyerson, N. Brighton. Plan No. 464.

WILLOW AV, n e cor and N. Y. av, Clifton, S. I., rebuild all brick wall damaged by fire to factory; cost, \$1,000; S. De Joy, Clifton; builder, S. De Joy, Clifton, S. I. Plan No. 461.

Government Work.

CLAY CENTER, KANS.—Sealed proposals will be received until November 21, for the heating system in the United States post office, Clay Center, Kans., in accordance with drawings and specifications, copies of which may be had at this office or the office of the superintendent of the building, at the discretion of the Supervising Architect, James Knox Taylor.

Personal and Trade Notes.

PETER M. COCO, architect, of 424 Jackson av, Long Island City, will move his offices to 404 Jackson av.

JACOB FRUCHTBAUM, manufacturer of vault lights and general iron work, has succeeded Eugene Mork & Co. at their old address, 224 Varick st, N. Y. C.

H. W. ROSE, general contractor, formerly of the Flatiron Building, has formed a connection with the Tubes Realty & Terminal Co., 516 5th av, N. Y. City.

THE KNOBURN COMPANY, manufacturers of metal doors and kalamein work, have removed their office to their factory at 359 to 365 14th st, Hoboken, N. J.

THE UNIVERSITY CONTRACTING CO. general engineering contractors, has recently been formed consisting of H. Glasser and C. W. Edwards with offices at 30 East 12th st, New York.

ROBERT MATHER, Chairman of the Board of Directors of the Westinghouse Electric & Manufacturing Co., of Pittsburg, Pa., died at his home in New York City on Oct. 24. He was born in Salt Lake City, Utah, on July 1, 1859.

B. C. DONHAM, M. Am. Soc. C. E., formerly with J. G. White & Co., Inc., of New York City, has opened offices at 52 Broadway, New York City, under the firm name of B. C. Donham & Co., to engage in management, engineering and construction work.

THE FIRM OF WALKER & HAZZARD, architects, will be dissolved by mutual consent on November 1. Hobart A. Walker will continue in the firm's present offices, and Elliott W. Hazzard will be associated with the firm of Hazzard, Erskine & Blagden at the same address.

BUILDING MATERIAL MARKETS.

Finished Steel Orders Less Voluminous Despite Cut in Prices.

Common Brick in an Easier Market—Outlook for Supplies During Winter Now Appears Much Brighter—Plumbing Supplies Moving Actively.

The most conspicuous factor in the building material market this week was finished steel. The whole industry seems to be feeling the effect of keen competition for orders, but despite lower quotations, new business has not come out in the volume expected. Some small consumers are desirous of taking advantage of prevailing prices by taking contracts at existing levels for future deliveries, but the mills are inclined to take future business only to the extent of keeping up their rolling schedules.

The latest reduction in prices is in wire products. The drop is \$1 a ton. This brings the average composite price of seven steel products to a basis of \$30.30 a ton, which is only \$2 a ton higher than the average composite price in 1897, when the lowest prices ever recorded in the industry were made. As a matter of fact, the existing levels compare with those of 1897.

It should be noted, however, that individual products, such as bars, plates and shapes, are to-day from \$3 to \$6 a ton higher than they were in 1897. Steel pipe is \$8 a ton and wire products \$7 a ton higher than during the destructive competitive period of 1897, while steel sheets in some instances are selling as low as the minimum record, but tin plate is 90 cents a box higher than in 1897.

There seems small probability that prices will decline to the level of 1897, but they are at a point that makes all the mills, although in need of business, cautious in making commitments.

The slack shown in structural steel business in this city, so far this month, is doubtless due to the difficulty experienced by big building operators, such as the Madison Square Building, for instance, to finance their operations. Word came to this office this week, however, that this,

probably the largest of the impending contracts, was making progress and that actual figuring will begin in about three weeks.

Linseed Oil.

There was an upward movement in linseed oil this week from 89 cents and 90 cents a gallon to 90 cents and 91 cents a gallon, which, if it is continued, indicates possible upward movement in paint prices. The demand for this material, as a result of an exceptionally active retail paint market this fall, may be accounted for by larger requirements from manufacturers, and for that reason no apprehension is entertained by the painting trade.

Brick.

The movement of Hudson River common brick was easy this week. Sales still seem to be governed by demand rather than speculation. There is a better feeling in this department since it was announced that the Greater New York Brick Company's campaign against the exclusive use of concrete for four of the twenty-one fire houses to be erected in this city resulted in a tremendous victory for the cause of common brick. The commissioner's specifications call for brick inside and out, and the lowest bidders were Richard E. Henningham, for the buildings at 191 Fulton street, 50th street and Lexington avenue, and 181st street and Lexington avenue, while John J. Moran was lowest bidder for the fire house at 111th street and Second avenue.

There is said to be some shading in front brick to stimulate new business, but the agents here would not confirm the report. From what we learn among architects, however, it is possible to obtain concessions on desirable business calling for near future delivery. Terra cotta, both architectural and fireproofing, is active. In regard to the latter product, the National Fireproofing Co. has closed for the fireproofing material and floor arches for the Woolworth Building.

While there is some Connecticut brick coming into this market, it is not a large factor in the trade. Raritan River common brick is active here, however, at prices just below that asked for the Hudson River product.

Transactions last week, with comparisons for those for the corresponding week last year, follow:

	*1911		†1910	
	Left over Oct. 14, 12.	Sold	Left over Oct. 15, 10.	Sold
Monday	34	21	27	21
Tuesday	1	9	4	7
Wednesday	9	7	10	17
Thursday	5	5	14	10
Friday	3	4	16	16
Saturday	4	3	5	5
	56	49	76	76

*Condition of market, easy. Prices, \$6.50 to \$6.75. Left over, 19.

†Condition of market, active. Prices, \$5.25 to \$5.50. Left over, 9

Transformation of 32d Street.

The benefits from the Pennsylvania terminal improvements have appeared almost everywhere in midtown more abundantly than around the station itself. Real estate east of Broadway rather than west of that meridian has been showered with the fruits of the railroad company's enterprise. But now there seems to be a tide setting in the opposite direction—toward the station, rather than away from it.

An interesting series of improvements is proceeding in 32d street, which is the thoroughfare leading directly to the main portal of the great depot. That portion of the street lying between Sixth and Seventh avenues seems destined for a complete transformation, and the block between Broadway and Fifth avenue continues to be a scene of active building operations also.

One of the new buildings in course of construction west of the Square evinces the desire to keep manufacturing out of the street and reserve it for offices and salesrooms. Should this example be followed, the sidewalks will be less congested at certain hours and the street more certain to become the route most followed to the depot, as well as the most direct one.

In the block east of Greeley Square a building is being completed which has a height of sixteen stories and runs through from 32d to 31st street, quite an unusual structure. It has been constructed in accordance with the fireproofing regulations for such large buildings and even better than that. There are two interior fireproof stairways and one exterior line of escape, besides wire-glass windows on the two sides exposed to fire hazards, but no sprinklers. The interior trim is fireproofed wood, except that the doors in the stair halls are of hollow metal.

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Hearings for the Coming Week at the
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West Broadway.

Monday, October 30.

TUNNEL ST.—Opening, from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av; 10 a. m.

ROSEWOOD ST.—Opening, from Bronx Blvd. to White Plains rd and from White Plains rd to Cruger av; 2 p. m.

PUGSLEY AV.—Opening, from McGraw av to Clasons Point rd, CORNELL AV, from Clason's Point rd to Pugsley av; ELLIS AV; NEWBOLD AV, from Tremont av to Pugsley av; 2:30 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QIMBY AV; STORY AV; HERMANY AV; and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3:30 p. m.

GARFIELD ST.—Opening, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av; 3:15 p. m.

MAIN ST, CITY ISLAND.—Opening, from the lands to be acquired for the East Approach of City Island Bridge to Long Island Sound; 3 p. m.

METCALF AV.—Opening, from Bronx River av near Bronx River to East 177th st; and BRONX RIVER AV, from Lacombe av to Metcalf av; 2:30 p. m.

McGRAW AV.—Opening, between Beach av and Unionport rd; 3 p. m.

TIBBETT AV.—Opening, from West 230th to West 240th sts; and of CORLEAR AV, from West 230th to West 240th sts; 10:30 a. m.

WEST 207TH ST.—Widening, between 10th av and Emerson st; 1 p. m.

Tuesday, October 31.

WHITE PLAINS ROAD.—Opening, from West Farms rd to the bulkhead line of the East River; 10 a. m.

HAVEMEYER AV.—Opening, between Lacombe and Westchester avs; 2 p. m.

GUN HILL ROAD.—Widening and extending from Webster to Elliott avs; 1 p. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 3:30 p. m.

OLMSTEAD AV.—Opening, between Protectory av and the bulkhead line of Pugsley Creek;

and ODELL ST, between Unionport rd and Protectory av; and of PURDY ST, between Westchester and Protectory avs; 3 p. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd; 11 a. m.

LUDLOW AV.—Opening, from Tremont av near Av A to Whitlock av; WHITLOCK AV, as widened, from Ludlow av to Hunt's Point rd., and the PUBLIC PLACE at the intersection of Whitlock av, Hunt's Point rd, and the Southern blvd, opposite Dongan st; 11 a. m.

BENSON AV.—Opening, from West Farms rd to Lane av; OVERING AV, from West Farms rd to Westchester av; ST. PETER'S AV, from Westchester av to West Farms rd; SEDDON ST, from St. Raymond av to West Farms rd; ROWLAND ST, from Westchester to St. Raymond avs; HUBBELL ST, from Dorsey st to Maclay av; 2 p. m.

Wednesday, November 1.

UNNAMED ST.—Extension, from Fort George av to Dyckman st; 2 p. m.

SEAMAN AV.—Opening, from Academy to Dyckman sts; and of UNNAMED ST, northeasterly from Dyckman st, from Seaman av to Broadway; 11 a. m.

LA FAYETTE AV.—Opening, from a line distant, 150 feet northeasterly from and parallel with the northeasterly line of Edgewater rd to Clasons Point rd; 2 p. m.

Thursday, November 2.

UNNAMED ST.—Assessment, from Fort George av to Dyckman st; 2 p. m.

WEST 138TH ST.—Widening, at its junction with 5th av; 4 p. m.

EAST 177TH ST.—Assessment, from Tremont to Morris Park avs; 2 p. m.

CONDEMNATION PROCEEDINGS.

Final Reports.

The final report of the Commissioners of Estimate and Assessment in the following proceedings will be presented to the Supreme Court for confirmation:

GILBERT PL.—Opening, etc., from Hunts Point rd to Faile st; December 15.

UNNAMED ST.—Opening, etc., from Fort George av to Dyckman st; November 24.

Bill of Costs.

Bills of costs in the following proceedings will be presented to the Supreme Court for taxation, November 9:

UNNAMED ST.—Opening, etc., from Amsterdam av at 165th st to Audubon av, and also of the PUBLIC PARK bounded by said unnamed st, 165th st and Audubon av.

Assessments.

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.

Unless otherwise stated, the area of assessment is both sides of streets, given within the limits stated and to extent of half block at intersecting streets.

153D ST.—Paving, curbing, etc., from Riverside Drive to Broadway, December 19.

GRANT AV.—Paving, curbing, etc., from 165th to 166th sts; December 16.

150TH ST.—Paving, curbing, etc., from Robbins to Prospect avs, December 16.

156TH ST.—Paving, curbing, etc., from Kelly to Dawson sts; December 16.

RANDALL AV and TIFFANY ST.—Receiving basins at the northwest corner. Area of assessment affects block 2765, December 16.

DELANCEY ST.—Regulating, grading, etc., from Bowery to Lafayette st, December 16.

DELANCEY ST.—Paving from Bowery to Lafayette st; December 16.

176TH ST.—Paving, curbing, etc., from Amsterdam av to Audubon av; December 16.

222D ST.—Regulating, grading, etc., from Bronxwood to Carpenter avs; December 12.

Plans for the new building for the Otis Elevator Company, which is to house its general offices, now in the Whitehall Building, and other departments, were filed this week. It will be an eleven-story building, covering the entire frontage in Eleventh avenue, east side, from 26th to 27th street, the area being 197.6x100 feet. The cost is estimated at \$400,000. In these times when outside locations are preferred for large works, the selection of a city site for so large a building, for the exclusive use of one concern is unusual.

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, October 28, 1911

(96) No. 2276

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

55-22	453-2	924-48	1514-20, 51-53	1798-6
72-15½	468-7-10	934-53	1519-44	1810-11
124-10	474-9 & 20	952-6	1528-13	1831-47
142-13	478-12-13	972 pt lts 51, 53, 55-56.	1565-18	1836-5
173-8	479-19	1020-29	1585-3	1867-60
206-14	480-29	1052-30	1595-15 & 17-18	1875-58
247-14	486-9	1135-20½ & 25.	1609-20-21	1908-24
263-24	547-4	1153-41-43	1610-12 & 23	1916-22 & 44
265-24 & pt lt 55	548-1 & 22-23	1186-27	1611-23	1917-2
272-12	595-48-50	1198-10	1615-63-62	1920-43½
276-56	609-3	1207-29	1629-59	1985-14 & 17
285-24 & 52	627-41-45	1215-7	1630-61-65	1987-43
324-7	631-13	1261-68	1647-46	1995-pt lt 55
325-13-14 & 17	640-53	1315-15-18-21-23	1666-4A	2002-67
328-51-52	702-6-8	1329-23½	1677-13	2051-35-38
334-52	730-85	1332-44.	1689-18	2058-49-50
336-11	736-4	1340-15	1694-5	2062-37 & 41
350-69-70	768-18	1363-47	1718-14	2063-27½
367-15	791-9, 48, 49 & 73	1387-23	1733-26	2070-19
372-27	796-60	1395-47	1739-1 & 6	2152-48
386-55	857-52	1421-21	1749-71	2155-28
392-39	860-74	1426-7	1758-43	2156-92 & 98
404-41	878-60-61	1429-34½	1770-67	2161-71
427-35	890-45	1436-46	1788-9-10	2179 pt lt 521
443-32	900-35	1467-47	1791-3-4	2248-53, 57 & 117
444-37	907-23	1505-56		

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

A \$20,000-\$30,000 indicates the as-

essed 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 1911.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
agt against
atty—attorney

bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
ext—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
rd—road
re mtg—release mtg
ref—referee
sl—slip
sq—square
s—south
e—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$109

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan

CAPITAL AND SURPLUS,

\$3,000,000

and 203 Montague St., Brooklyn

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

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Hon ABRAHAM R. LAWRENCE, Counsel

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.
Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

OCT. 28.

No Legal Sales advertised for this day.

OCT. 30.

70TH st, 512 E, ss, 286 e Av A, 37x100.5, 6-sty bk tnt; State Investing Co agt Abr Weinberg et al; Bowers & Sands (A), 31 Nassau; Lewis A Abrams (R); due \$8.-568.52; T&c \$1,557.20; sub to mtg \$24,000; Joseph P Day.

139TH st, W, swc 5 av; see 5 av, swc 139.

5TH av, swc 139th, 99.11x100, vacant; Anna Sands agt Irving Bachrach et al; Bowers & Sands (A), 31 Nassau; Wm S Bennett (R); due \$6,298.36; T&c \$2,128.71; sub to pr mtg \$27,000; Herbert A Sherman.

OCT 31.

115TH st, 336 E, ss, 200 w 1 av, 25x100.10, 4-sty bk tnt & str; Anton William agt P Imperator Realty Co et al; Adolph & Henry Bloch (A), 99 Nassau; Wm H Hamilton (A); due \$1,782.92; T&c \$900; sub first mtg \$14,000; Bryan L Kennelly.

117TH st, 441-5 E, ns, 394 e 1 av, runs n100.10xe48.10xse1.7xs98.10 to st, wx50 to beg, 6-sty bk tnt & str; Greenwich Savings Bank agt Hyman Levin et al; Geo G DeWitt (A), 88 Nassau; Phoenix Ingraham (R); due \$46,264.67; T&c \$5,025.56; D Phoenix Ingraham.

Amsterdam av, 2143, es, 50 n 166th, 37.6x100, 5-sty bk tnt & str; Jos B O'Neill agt Mutual Construction Co et al; Jos V Mitchell (A), 256 Bway; Roger A Pryor (R); due, \$6,610.66; T&c \$806.56; sub first mtg \$39,000; Joseph P Day.

Bathgate av, 1836, es, 164 s 176th, 25x102x25x101, 3-sty fr tnt; David F Butcher agt Tessie Redmond et al; Woodford, Bovee & Butcher (A), 1 Mad av; Jos F Daly (R); due, \$8,361.08; T&c \$351.26; Joseph P Day, 3156 3 av.

Lenox av, 407, ws, 72.6 n 130th, 26.4x90, 3-sty bk dwg; Wm H Rolston et al as trstes agt Edw A Perkins et al; Geller, Rolston & Horan (A), 22 Exchange pl; Jas A Taylor (R); due \$23,642.67; T&c \$789.52; Bryan L Kennelly.

Zerega av, ws, whole front bet Story & Quimby avs, 216x291.3x—x291.1; also ZEREGA AV, es, whole front bet Story & Quimby avs, 216x338.9 to Creek x—x302.11, Unionport; Albt Dimmerling agt Geo J Kuhn et al; Edw Herrmann, (A), 261 Bway; Wm T Keleher (R); due \$9,396.62; T&c \$496.03; sub mtg \$14,000; Joseph P Day, 3156 3 av.

STH av, S39, ws, 89.4 s 51st, 22x80, 4-sty bk tnt & str; Bancroft Realty Co agt Eunice R Allan et al; Davies, Auerbach, Cornell & Barry (A), 34 Nassau; Phoenix Ingraham (R); partition; D Phoenix Ingraham.

NOV. 1.

90TH st, 102 W, ss, 30 w Col av, 35x100.8, 5-sty bk tnt; Katie Hoehn agt Michl Sachs et al; F P Hummel (A), 1511 3 av; Louis F Doyle (R); due \$4,014.49; T&c \$1,500; sub first mtg \$34,000; Joseph P Day.

103D st, 139-41 E, ns, 294 e Park av, 32x100.11, two 3-sty & b bk & stn dwgs; Rubin Fish agt Fannie Goldberg et al; Shapiro & Levy (A), 119 Nassau; Louis A Britt (R); due \$2,384.40; T&c \$761.67; Joseph P Day.

137TH st, 263 W, on map 263-5 W, ns, 80 e 8 av, runs n87.5xe22.6xn12.6xe22.6xs99.11 to st, wx 45 to beg, 6-sty bk tnt; Albt H Atterbury agt Minnie Lewis et al; Albt H Atterbury (A), 30 Broad; Chas L Greenhall (R); due \$3,243.97; T&c \$1,300; sub to pr mtg \$55,000; Joseph P Day.

188TH st, ns, 33.10 e Webb av, runs e & ne 374.3xn120.2xsw159.4xw20xs30xw66.8 x s 99.1 to beg, vacant; Chas A Christman agt Richd M Montgomery et al; Benj H Stern (A), 149 Bway; Arthur W Barber (R); due \$6,180.90; T&c \$1,432.50; Joseph P Day, 3156 3 av.

NOV. 2.

Maple st, ss, 100 e Av A, 25x100; Williamsbridge; Mary R Dolan et al agt Co-operative Construction Co of Williamsbridge et al; Jas J Fitzgerald (A), 2 Recor; Chas J Leslie (R); due \$11,061.15; T&c \$661.26; Joseph P Day, at 3156 3 av.

28TH st, 20 E, ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; Wm F Havemeyer agt Mitchell A C Levy et al; Wm R Aitken (A), 165 Bway; Jas Kearney (R); due \$16,271.30; T&c \$1,398.75; sub first mtg \$66,000; Herbert A Sherman.

NOV. 3.

28TH st, 517 W, ns, 225 w 10 av, 25x98.9, 5-sty bk tnt; Emma Arnott agt Herbt Johnston et al; Christian Zabriskie (A); Roger A Pryor (R); due \$7,070.22; T&c \$654.85; Joseph P Day.

98TH st, 102 W, ss, 74 w Col av, 26x100.11, 5-sty bk tnt & str; German Savings Bank in the City of N Y agt Panama Realty Co et al; Alfred Roelker, Jr (A), 62 Wm; Jacob B Engel (R); due \$23,813.09; T&c \$1,068.21; Joseph P Day.

Boston av, ws, 311.10 s Heath av, 25.7x93.5x25x87.7, vacant; Emma E Horn agt Geo G Richards et al; Peacock & Steves (A), 34 Pine; Fredk I Lockman (R); due \$585.57; T&c \$65; Joseph P Day, 3156 3 av.

Tiebout av, 2105, ws, 262 n 180th, 27.5x100.11x31.5x100, 2-sty fr dwg; Willie L Brown et al as exrs & trstes agt Carrie Heitlinger et al; Clark B Augustine (A), 261 Bway; Geo H Engelhard (R); due \$2.-834.73; T&c \$600; Joseph P Day, 3156 3 av.

NOV. 4.

No Legal Sales advertised for this day.

NOV. 6.

152D st, 611-3 W, ns, 150 w Bway, 50x99.11, 5-sty bk tnt; Flora E Solomon agt Louvre Realty Co et al; Gettner, Simon & Asher (A), 277 Bway; Jas A Allen (R); due \$8,587.50; T&c \$1,233.73; sub to mtg \$48,000; mtg recorded Nov13'08; Saml Marx.

Ferris av, ss, whole front bet St Agnes & St Marys avs, 200x375, Edenwald; Walter W Taylor agt Cameron L Macdonell et al; De La Mare & Morrison (A), 140 Nassau; Henry G K Heath (R); due, \$5,631.30; T&c, \$1,100; Geo Price, 3156 3 av.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 27, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. 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 bid in for the plaintiff's account.

JOSEPH P. DAY

*Bronx Park E, es, 100 n Thwaites pl, 251.6xe 148.2 to old White Plains rd, x s & se on curve 383.8 to Thwaites pl, xw80.9 xn100xw100 to beg, 1-sty fr barn & vacant (exrs sale); Geo Price. 15,300

*Bronx Park E, sec Thwaites pl, runs s 175xse49.11xe150xw206.9 to Thwaites pl, x w 115.9 to beg, 2-sty fr & stn dwg (exrs sale); Geo Price. 18,250

*Bronx Park E, nec Thwaites pl, 100x100, 1-sty fr barn (exrs sale); Jerry Carey. 7,900

*Thwaites pl, sec Bronx Park E; see Bronx Park E, sec Thwaites pl.

*Thwaites pl, nec Bronx Park E; see Bronx Park E, sec Thwaites pl.

*Thwaites pl, ns, 100 e Bronx Park E; see Bronx Park E, es, 100 n Thwaites pl.

*Vestry st, 11, ss, 206.1 e Hudson, 30.6x87.7, 6-sty brk loft bldg; due \$15,263.68; T&c \$1,564.40; sub to mtg \$40,000; Chas F Noyes Co, for a party in interest. 51,900

11TH st, 418 E, () ss, 319 w Av A, 25 x 1/2 blk, 4-sty bk tnt & str with 2-sty bk theatre in rear; due, \$3,931.86; T&c \$565.74; sub to mtg \$32,000, covering this property and 416 E 11th; Emma Keller. 20,144

11TH st, 416 E, () ss, 344 w Av A, 25x 1/2 blk, 4-sty bk tnt & str; due, \$3,931.86; T&c \$565.74; sub to mtg \$32,000; Emma Keller. 20,144

16TH st, 114-6 E, () ss, 268.6 e Union Sq E, 56.6x103.3, 12-sty bk loft & str bldg; due \$40,209.82; T&c \$4,650.69; sub to two mtgs aggregating \$267,500; Seth S Terry. 310,649

*96TH st, 316-8 ss, 250 e 2 av, 50x100.8, 2-sty & b bk bldg & vacant (voluntary); Thos H Reynolds. 18,550

*97TH st, 303 E, ns, 100 e 2 av, 25.1x100.11, 4-sty, bk tnt; due \$9,384.07; T&c \$469.23; Jacob Abrams. 8,100

108TH st, 312 E, () ss, 217.10 e 2 av, 39.3x125, 6-sty bk tnt & str; due, \$42,-166.65; T&c \$3,367.18; Gordon L Burnham. 20,000

122D st, 306 E, () ss, 100 e 2 av, 18.4x100.11, 4-sty bk tnt; due \$1,804.95; T&c \$495; sub to pr mt of \$6,500; Jno McKee. 8,949

*135TH st, 591 E, ns, 225 e St Anns av, 25x100, 4-sty & b bk & stn tnt (exrs sale); John Doscher. 15,000

205TH st, 197, () ns, 346.6 s & sw Grenada pl, 25.3x134.3x25x131, 3-sty fr dwg; due \$8,085.81; T&c \$192.54; Henry F Lip-pold et al exrs. 7,000

*Bussing av, 1724, sec Digney av, 25x90.11, Eastchester; due \$4,153.04; T&c \$187.26; Adolph Isaac. 4,600

Crotona av, 1889, on map 1887 (), ws, 117.7 n 176th, 25x108.9, 2-sty fr dwg; due \$2,453.15; T&c \$1,598.74; Louise Thomas. 3,500

*Digney av, sec Bussing av; see Bussing av, 1724.

*White Plains rd (old), nwc Thwaites pl; see Bronx Park E, es, 100 n Thwaites pl.

DIVIDEND NOTICE.

BOND & MORTGAGE GUARANTEE CO.
175 Remsen Street, Brooklyn, October 18, 1911.
A QUARTERLY DIVIDEND of Three Per Cent has been declared payable on November 15, 1911, to the stock holders of record at the close of business on November 8, 1911.
WILLIAM B. CLARKE, Secretary.

CHARLES A. BERRIAN.

*188TH st, sec Washington av; see Washington av, sec 188th.
*Washington av, sec 188th, runs s173xe 191.10xn73xw95xn100xw96.10, vacant; due \$24,141.92; T&c \$876; 54 Barclay St Co. 25,400

JAMES L. WELLS.

Hoffman st, 2385, () on map 2383, ws, 150 s 187th, 25x100, 2-sty bk dwg; due \$592.02; T&c \$1,342.44; Jno Davis, Jr. 2,055

HERBERT A. SHERMAN.

*47TH st, 231-45 E; see 2 av, 833-9.

97TH st, 313 E (), ns, 225.5 s 2 av, 25.1x100.11, 4-sty bk tnt; due \$8,683.78; T&c \$250; Rector, Churchwardens, &c, of the P E Church of St Marks in the Bowery. 8,000

181ST st W, () ns, 170 e Audubon av, 50x100, vacant; due \$8,144.07; T&c \$489.29; sub first mtg \$20,000; Alphonse Hogenauer et al. 27,319

2D av, 883-9, () nwc 47th (Nos 231-45), runs n100.5xw300xns19.4xse72.9xs74.9xe227.6 to beg, two 5-sty bk tnts & str & three 4 & 5-sty bk stables; due \$61,344.85; T&c \$36,388.16; sub to pr mtg \$262,187; Walter B Horn. 312,187

HUGH D. SMYTH.

16TH st, 5 W, () ns, 191 w 5 av 33x92.2 & 3-sty & b bk bldg; partition; Rudolf F Layman. 47,700

DANIEL GREENWALD.

118TH st, 106-S E, () ss, 50 e Park av, runs s50.5xe40xn5xe6xn50xw40.6 to beg, two 5-sty bk tnts; due \$16,072.84; T&c \$734.58; Susan C Edwards. 12,000

Total \$964,647
Corresponding week, 1910..... 690,692
Jan. 1st, 1911, to date..... 38,845,082
Corresponding period, 1910.. 47,084,647

VOLUNTARY AUCTION SALES

JOSEPH P. DAY.

OCT. 30.

145TH st, 201 W; see 7 av, 2504-6.
7TH av, 2504-6, nwc 145th (No 201), 80x100, two 6-sty bk tnts.

OCT. 31.

Cornelia st, 23, nws, 206.6 ne Bleecker, 21.1x97.6, vacant.

Frankfort st, sec William; see William, 198.

Sullivan st, 63-7, es, 84 n Broome, 76.4x100, three 5-sty bk tnts with str.

William st, 198, sec Frankfort, 37.5x27.7x37.7x29.9, 6-sty & b bk loft & str bldg.

33D st, 430-S W, ss, 325 w 9 av, 74.11x98.9, five 3-sty & b bk dwg.

35TH st, 131-7 W, ns, 207.1 w Bway, 75x98.9, four 4-sty bk & stn dwgs.

11TH av, 618, es, 75.3 n 45th, 25.1x100, 4-sty bk tnt with str.

CONVEYANCES

Borough of Manhattan.

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

Attorney st, 155-7, (2:350-69-70) ws, 200 s Houston, 50x100, 1 5 & 1 6-sty bk tnts & str & 1 4 & 1 5-sty bk factories in rear; Cornelia V Wechsler to Jennie Adler, 107 E 116; QC; AL; Oct24'11; A\$41,000-61,500. nom

Albany st, 22, (1:55-22) sws, 65.11 se West, 18.8x58x18.4x58, 3-sty bk loft & str bldg; Stephen J Stillwell, ref to Wm C Cox, 170 W 73; mtg \$28,000 & AL; FORE-CLOS, Oct19; Oct20; Oct26'11; A\$25,000-33,000. 6,500

Broome st, 463, (2:474-9) ss, 50 e Greene, 25x109.2, 5-sty stn loft & str bldg; Arthur A Alexander & ano TRSTES Arthur L Levy to Jennie Helborn, 23 E 89; Oct2; Oct 25'11; A\$33,000-50,000. 55,000

Broome st, 117, (2:336-11) ss, 75 e Pitt, runs s80xw0.8xs20xe25.8xn100 to st wx25 to beg, 5-sty bk tnts & str; Morris Kerber to Levy Sobol, 27 Montgomery; mtg \$32,000 & AL; Oct25'11; A\$17,500-32,000. nom

Cathedral Parkway, 141, (7:1820-10) ns, 200 e 7 av, 75x70.11, 6-sty bk tnt; A\$54,000-110,000; also MINERVA PL, (12:3319) nwc Anthony av, 50x100, vacant; Application of Emily & Marie A Lotze & Josephine Raabe for an order directing that testimony relating to title to above property be perpetuated; Saml P Savage ref, 30 Broad, appointed in said matter reports the examination of Thos K Moore & Levi S Pond; Oct20; Oct23'11.

Charles st, 136, (2:631-13) ss, abt 135 e Washington, 25.8x95x20.11x95, 3-sty bk tnt & 2-sty bk stable in rear; Minnie H Coffin to Wm H Woolverton, 180 W 59 as Prest of American Railway Supply Co; Confirmation deed; Oct10; Oct25'11; A\$11,000-12,500. nom

Cherry st, 484, (1:263-24) nwc Corlears (No 25), 21x50, 7-sty bk loft & str bldg; Alex A Mayer, ref, to Ellery O Anderson, 174 E 64; FORECLOS, Oct17; Oct21; Oct25'11; A\$12,000-19,500. 10,000

Corlears st, 25, see Cherry, 484.

Catherine st, 51, (1:276-56) es, 75.5 n Monroe, 27.3x106.7x27.1x104.9, 5-sty bk tnt & str; Abr A Kotzen to Kotzen & Brody Realty Co, 309 Bway; mtg \$28,000; Oct3; Oct26'11; A\$20,000-35,000. nom

Corlears st, 10, (1:265-24) nec Monroe, runs n60.1 to ss Grand (Nos 589-99) xse 125.4xsw5.2 to ns Monroe xw110.2 to beg, 6 4-sty bk tnts & str; Abr Goldberg to A Goldberg, Inc, a corpn, 1030 Lex av; mtg \$40,000 & AL; Oct25; Oct26'11; A\$25,000-35,000. nom

Christopher st, 139, see Greenwich, 679.

Columbia st, 100, (2:334-52) es, 325 n Rivington, 25x100, 6-sty bk tnt & str; Morris Kerber to Max Baer, 214-216 E 96; mtg \$38,200; Oct20; Oct21'11; A\$19,000-39,000. O C & 100

Christie st, 223, (2:427-35) ws, 194.8 ne Stanton, 20x100; 4-sty bk tnt; Ida Reinhardt et al to Apostleship of Prayer, 801 W 181; QC; Oct9; Oct23'11; A \$16,000-18,000. nom

Division st, 193, (1:285-52) ss, 157.2 e Jefferson, 26.11x48.8x26.4x49.3, 5-sty bk tnt & str; Hyman B Lempert et al to Abr H Sarasohn, 110 St Nicholas av; mtg \$18,000 & AL; Oct14; Oct26'11; A\$13,000-20,000. O C & 100

East Broadway, 203, (1:285-24) ss, abt 150 e Jefferson, 25x87.6, 4-sty bk tnt; Jos Barsky to United Hebrew Community, a corp, 133 E Bway; mtg \$19,000; Oct19; Oct20'11; A\$22,500-30,000. 100

Elizabeth st, 166, (2:478-13) es, 146 s Spring, 25x98.9, 6-sty bk tnt & str; Nathan Ullman to Eck Realty Co, 338 E 59; mtg \$24,000; Oct23; Oct24'11; A\$18,500-38,000. 100

Elizabeth st, 164, (2:478-12) es, 171 s Spring, 19.11 to ns Kenmare x99x36.9x98.8, vacant; Louis J Ullman to Eck Realty Co, 338 E 59; AL; Oct23; Oct24'11; A\$22,500-22,500. O C & 100

Front st, 167 (165), (1:72-15 1/2) ss, abt 85 w Burling slip, 18.10x76.8x18.7x76.11, ne s, 4-sty bk loft & str bldg; Arthur Co to Jas Arthur, 348 Washington av, Bklyn; Oct25'11; A\$15,000-17,500. O C & 100

Gansevoort st, 4, see University pl, 1.

Gansevoort st, 2, see University pl, 1.

Gansevoort st, swc 4th, see University pl, 1.

Goerck st, 102, (2:324-7) es, 221.7 n Rivington, 25x98.10, 5-sty bk tnt; Hannah M Nisnewitz to Harry Sugarman, 204 W 120, & Edw A Kahn, 272 W 119; mtg \$29,105 & AL; Oct25; Oct26'11; A\$13,000-25,000. nom

Goerck st, 102 (2:324-7) es, 221.7 n Rivington, 25x98.9; 5-sty bk tnt; Renilo Mortgage Co to Hannah M Nisnewitz, 82 Monroe; mtg \$22,000; July11; re-recorded from July12'11; Oct23'11; A \$13,000-25,000. nom

Grand st, 589-99, see Corlears, 10.

Greenwich st, 679, (2:630-30) nec Christopher (No 139), 35x67x7x75, 3-sty bk hotel, &c; CONTRACT; Eliz A Shields et al with Bernard T Kearns; mtg \$20,000 & AL; Oct6; Oct20'11; A\$30,000-38,000. 56,750

Houston st, 493-5 E, (2:325-13-14) ss, 40 e Goerck, 40x75, 2 4-sty fr bk ft tnts & str with 2-1-sty fr bldgs in rear; Celia Isman to Rose Messer, 84 E 7; AL; Oct24; Oct25'11; A\$18,000-21,000. 100

Houston st, 503 E, (2:325-17) ss, 60 w Mangin, 20x75, 3-sty bk tnt & str; Aron Gottehrer to Lena Gottehrer, 109 Av D; mtg \$8,500; Oct24; Oct25'11; A\$9,000-10,500. O C & 100

Hester st, 186, (1:206-14) ss, abt 50 w Mulberry, 25x100, 5-sty stn tnt & str & 5-sty bk tnt in rear; Anastasea Rossi to Jos Scozzafava, at Port Henry, Essex Co, NY; 1/2 pt; AL; Oct26'11; A\$19,000-40,000. O C & 100

Jackson st, rear parts of 18 & 20, (1:265-pt lt 55) es, abt 50 s Mad, 41x25.6x41x25.2, ss, with right of way to Jackson, 2-sty bk stable; Isaac Kaufman, 96 Pulaski, Bklyn, to Kaufman Realty Co, 134 Vernon av, Bklyn; AL; Oct2; Oct21'11; A \$———. nom

Jay st, 34-S, see Washington, 319.

Jefferson st, 82-4, see Water, 535.

Kenmare st, nwc Mott, see Mott, 193-5.

Kenmare st, nwc Mott, see Mott, 193-5.

Kenmare st, nec Elizabeth, see Elizabeth, 164.

Mott st, 193-5, (2:480-29) nwc Kenmare, 48x99.4x35.3x100.2, 6-sty bk tnt & str; Jos E Lemon to Mary L Saarbach, 65 W 95; mtg \$18,000; Oct20'11; A\$48,000-52,000. nom

Mott st, 193-5, (2:480-29) nwc Kenmare, 48x99.4x35.3x100.2, 6-sty bk tnt & str; Mary L Saarbach to Jos E Lemon, 255 W 90; mtg \$72,500; Oct20; Oct21'11; A\$48,000-52,000. nom

Manhattan st, swc 129, see 129, ss, 225 e Riverside Dr.

Murray st, 20, see Park pl, 23.

Mercer st, 41, (2:474-20) ws, abt 50 n Grand, 24x50, 4-sty stn loft & str bldg; Arthur A Alexander & ano TRSTES Arthur L Levy to Jennie Helborn, 23 E 89; Oct2; Oct25'11; A\$15,000-20,000. 20,000

Monroe st, 103, (1:272-12) ns, 229.5 w Rutgers, 26.5x100x26.2x100, 6-sty bk tnt & str; Meyer S Kotzen et al to Kotzen & Brody Realty Co, 309 Bway; mtg \$26,000; Oct3; Oct26'11; A\$21,000-40,000. nom

Monroe st, nec Corlears, see Corlears, 10.

Park pl, 23 (1:124-10) ns, abt 70 e Church, 28.8x150 to ss Murray (No 20) x 28.8x—; 5-sty stn loft & str bldg; Michl W Nolan & David Banks EXRS David Banks decd to David Banks, 829 Park av; mtg \$100,000; Aug31; Oct23'11; A \$125,000-140,000. nom

Park pl, 23 & Murray st, 20; David Banks to Lucretia B Makepeace, at Lawrence, L I; 1/2 pt; mtg \$100,000; Oct20; Oct23'11. O C & 100

Rivington st, 313-5, (2:328-51-52) ss, 75 e Lewis, 50x100, 2 5-sty bk tnts & str; Bridget Gilson to Gisela Dreyfus, 723 E 160; mtg \$53,000; Oct25; Oct26'11; A\$34,000-49,000. O C & 100

Spring st, 18, (2:479-19) ss, 47.6 w Elizabeth, 23.9x123.6x23.6x118, 4-sty bk tnt & str; Jno Campbell to Jos Campbell & Loretta C Cahill, both at 181 Sip av, Jersey City, NJ; 1/2 pt; mtg \$7,500 on whole; Oct14; Oct21'11; A\$25,000-29,000. 100

University pl, 1, (2:548-1) nec Waverly pl, 42.10x74.6, 4-sty & b bk dwg; A\$65,000-68,000; also WAVERLY PL, 27, (2:548-22) ns, 33.6 w Greene, 33.6x100.8, 4-sty & b bk dwg; A\$50,000-60,000; also WAVERLY PL, 29, (2:548-23) ns, 67 w Greene, 33.6x100.8, 4-sty & b bk dwg; A\$50,000-60,000; also 4TH ST, 356, (2:627-43) swc Gansevoort, 20x49, 4-sty bk tnt; A\$8,000-9,500; also 4TH ST, 354, (2:627-44) ws, 20 s Gansevoort, 20x49, 3-sty bk tnt; A\$5,000-6,500; also 4TH ST, 352, (2:627-45) ws, 40 s Gansevoort, 20x49, 3-sty bk tnt; A\$5,000-6,500; also GANSEVOORT ST, 2, (2:627-42) ss, 49 w 4th, 25x96.4x25x96.10, 4 2-sty bk tnts; A\$11,000-13,000; also GANSEVOORT ST, 4, (2:627-41) ss, 74 w 4th, 25x95.2x25x95.6, 2 & 3-sty bk stable; A\$11,000-13,000; Wm P Quin TRSTE Maria C Van Schaick to Chester W Cuthell, 34 W 44 as sub-TRSTE Maria C Van Schaick; Oct17; Oct25'11. nom

Wooster st, 80-2 (2:486-9) es, 126 s Spring, runs e110xs25xw10xs25xw100 to st, xn50 to beg; 7-sty bk loft & str bldg; Postal Life Ins Co to Josephine M Brown, 140 Riverside Drive; B&S & C a G; Oct21; Oct23'11; A \$46,000-105,000. O C & 100

Waverly pl, 30, on map 28-30 (2:547-4) ss, 62.9 w Greene, 37.10x80.6x37.10x80.9; 8-sty bk loft & str bldg; Isham Henderson ref, to Henry Corn, 667 Mad av; FORECLOS, June14; Sept14, Oct23'11; A\$50,000-115,000. 100,000

Washington st, 319, (1:142-13) sec Jay (Nos 34-8) 25x80, 4-sty bk loft & str bldg; Anna C & Willard D Duckworth, EXRS, &c, Wm H Duckworth to Anna C Duckworth, 1/2 pt; Willard D Duckworth, 1/2 pt, & Roy Duckworth, 1/4 pt, all at 871 7 av; Oct23; Oct24'11; A\$29,000-40,000. order of court

Water st, 535, (1:247-14) swc Jefferson (Nos 82-4), 23x76.6x23x76.4, 4-sty bk tnt & str; Eva Wolfsen to Cily Wolfsen, 714 Madison, Bklyn; mtg \$18,000 & AL; Aug 15'10; Oct25'11; A\$8,500-14,500. nom

Waverly pl, 29, see University pl, 1.

Waverly pl, 27, see University pl, 1.

Waverly pl, nec University pl, see University pl, 1.

Worth st, 71-3, (1:173-8) ns, 75 e Church, 50x100.5, 5-sty stn loft & str bldg; Eliz M Bliss to U S Trust Co of NY, 45 Wall, in trust for party 1st pt; Oct24; Oct26'11; A\$125,000-170,000. nom

Watts st, 136-40, (2:595-48-50) ns, 20 e Washington, 60x56.3, 2 3 & 1 2-sty bk tnts & str; Thos Lenane to Henry Kroger, 231st near Palisade av; Oct25; Oct26'11; A\$19,500-21,000. O C & 100

3D st, 231 E, (2:386-55) ns, 327 e Av B, 20.3x96, 5-sty bk tnt & str with 1-sty ext; East Third St Realty Co to Jos Rothman, 92 Rivington; mtg \$17,000; Oct23; Oct25'11; A\$14,000-21,000. 27,000

3D st, 308 E, (2:372-27) ss, abt 230 w Av D, 22.7x106, 2 & 3-sty bk bath house; Alex Brough, ref, to Audubon Mth Co, 150 Nassau; FORECLOS; mtg \$16,000; Oct4; Oct24; Oct25'11; A\$13,000-P \$22,000. 2,000

4TH st, 354 W, see University pl, 1.

4TH st, 352 W, see University pl, 1.

4TH st, 356 W, see University pl, 1.

9TH st, 647 E (2:392-39) ns, 83 w Av C, 25x92.3; 4-sty bk tnt & str; Amalie H Q Millholland to Jno W Brice, 40 W 129; mtg \$12,800; July13; Oct23'11; A \$17,000-18,000. 100

10TH st, 329 E, see 1 av, 27.

11TH st, 818-20 E, (2:367-15) ss, 200 e Av D, 40x100, 3-sty bk stable; Jno McDonnell to Eva Stern, 260 E 7; mtg \$12,000; Oct23; Oct24'11; A\$12,000-17,000. O C & 100

12TH st, 334 W, (2:640-53) ss, 63 w Greenwich, 20x44, 3-sty bk tnt; Jane McCarthy to Jennie McCarthy, 334 W 12; Oct23; Oct24'11; A\$4,500-6,000. O C & 100

12TH st, 334 W, Jennie McCarthy to Jane & Wm H McCarthy, 334 W 12, as joint tenants; Oct23; Oct24'11. O C & 100

13TH st, 202-4 E, see 3 av, 99-105.

15TH st, 153-9 W, (3:791-9) ns, 150 e 7 av, 80x103.3, 7-sty bk loft & str bldg; Murray Kanner to Altson Co, 320 Bway; mtg \$185,000; Oct20'11; A\$57,000—P\$62,500. nom

15TH st E, (3:972-pt lts51, 53, 55 & 56) ss, 220.6 e Av A, runs e72 to ns Stuyvesant xw—xn— to beg, gore with all R, T & I to cl Stuyvesant; Mary K Kelly, Individ & HEIR Wm H Kelly, Jr, to Thos F Boyle; AT; QC; Nov29'07; Oct26'11; A\$———. nom

16TH st, 108-10 W, (3:791-48-49) ss, 100 w 6 av, 50x103.3, 2 3-sty bk tnts & str with 1-sty bk factory in rear; Chas F Bauerdorf & ano EXRS Geo Wolf to Mary Arras, 656 W 170, Ida Arras, 602 W 137 & Anna M Rice at Scarsdale, NY; Oct14; Oct25'11; A\$34,000-44,000. 55,000

16TH st, 152 W, (3:791-73), ss, 170.10 e 7 av, 20.10x103.3, 4-sty & b bk dwg; Chas F Bauerdorf & ano EXRS Geo Wolf to Mary Arras, 656 W 170, Ida Arras, 602 W 137 & Anna M Rice at Scarsdale, NY; Oct 14; Oct25'11; A\$13,000-16,000. 20,000

18TH st, 233 W, (3:768-18) ns, 425 w 7 av, 25x92, 3-sty bk tnt & 4-sty bk tnt in rear; Xavier Griffon, Jr, et al to Francis O'Sullivan, Hollis & Dewey avs, Queens, LI; AT; B&S; Oct24'11; A\$11,500-14,000. nom

19TH st, 332-4 E, (3:924-48) ss, 280 w 1 av, 40x92, 6-sty bk tnt; Rose Schindel to Adolf Jabloner, 231 Rivington; mtg \$40,000; Oct25; Oct26'11; A\$20,000-58,000. O C & 100

20TH st, 405 E, (3:952-6) ns, 77.6 e 1 av, 19x68.6x19x68.3, 4-sty bk tnt; Cath Farrell et al heirs Michl J Farrell to Arthur J O'Hara, 405 E 20; QC; Oct19; Oct20'11; A\$6,000-8,500. nom

20TH st, 240-2 E, see 3 av, 99-105.

21ST st, 136-40 W, (3:796-60) ss, 297.7 e 7 av, 69x92, 12-sty bk loft & str bldg; Harry N Dine to Newstate Co, 4 Great Jones; mtg \$279,000; Oct20'11; A\$98,000-P\$230,000. nom

23D st, 128-30 E, (3:878-60-1) ss, 350 e 4 av, 50x98.9, 2 4-sty stn tnts & str; Chas Lane to Rita Realty Co, 132 Nassau; mtg \$120,000 & AL; Oct16; Oct20'11; A \$123,000-134,000. 100

23D st, 128-30 E, (3:878-60-61) ss, 350 e 4 av, 50x98.9, 2 4-sty stn tnts & str; Rita Realty Co to Rita Bldg Co, 132 Nassau; mtg \$150,000; Oct25; Oct26'11; A\$123,000-134,000. nom

26TH st, 239 E, (3:907-23) ns, 100 w 2 av, 25x98.9, 5-sty bk tnt & str; Louis Frucks or Frooks to L Frooks Engine Co, 225 Chrystie; mtg \$24,000; Feb16; Oct 21'11; A\$12,000-22,000. O C & 100

26TH st, 239 E, (3:907-23) ns, 100 w 2 av, 25x98.9, 5-sty bk tnt & str; L Frooks Engine Co to Herman Ecker, 256 E 22, Bayonne, NJ; mtg \$24,000 & AL; Oct25; Oct26'11; A\$12,000-22,000. O C & 100

28TH st, 36 E, (3:857-52) ss, 212.6 e Mad av, 20.10x84, 3-sty bk tnt & str; Richd M Henry, ref, to Eliza D Pfender & Hannah L Depew, both at 140 E 9, Plainfield, NJ; PARTITION; June15'10; Oct25'11; A\$41,000-49,000. 46,000

30TH st, 553-7 W, (3:702-6-8) ns, 128.4 e 11 av, 48.1x31.6, vacant; David B Ogden to Geo M Miller, at Morrystown, NJ, as TRSTE; QC & correction deed; Oct18; Oct 20'11; A\$6,000-6,000. nom

30TH st, 553-7 W, (3:702-6-8) ns, 128.4 e 11 av, 48x31, vacant, with all R, T & I to strip 0.6 in rear & strip 0.1 on e; Geo M Miller as TRSTE to Henry McDonough, at Montclair, NJ; 6,055-6,500 pts AT; Oct17; Oct20'11; \$6,000-6,000. 7,000

30TH st, 553-7 W; Henry M Work to same; 445-6,500 pts; AT; B&S; Oct17; Oct 20'11; A\$6,000-6,000. O C & 100

30TH st, 553-7 W, (3:702-6-8) ns, 128.4 e 11 av, 48x31, with all title to strip 0.6 on rear & strip 0.1 on e, vacant; Henry McDonough to Jas H De Laney, at Memphis, Onondaga Co, NY; B&S; mtg \$5,000; Oct19; Oct20'11; A\$6,000-6,000. 100

31ST st, 12-6 E, (3:860-74) ss, 166.4 w Mad av, runs s75xe21.4xs17.8xw25xs19.10x w50xn112.6 to st, xe53.8 to beg, 12-sty stn hotel Marquis; Robt B Moorhead to Carnegie Trust Co, 60 Bway; Sept25; Oct20'11; A\$215,000-500,000. 100

33D st, 468 W, (3:730-85) ss, 50 e 10 av, 31x74x25x74.3, 4-sty bk tnt; Richd M Henry, ref, to Eliza D Pfender & Hannah L Depew, 140 E 9, Plainfield, NJ; PARTITION, June15'10; Oct25'11; A\$11,500-14,500. 17,500

41ST st, 229-45 E, (5:1315-15-18-21-22-23) ns, abt 75 w 2 av, being lot 55 & pt lots 57 to 62; also fractional pt of lot 54, lying n of cl of blk bet 41st & 42d on that pt Kips Bay farm called Quarry Hill lot, 3 3 -sty bk tnts, 3 4-sty bk loft & str bldgs & 3-sty bk factory; Annie E Kip, wid, to Brainard T Norris, 110 W 47, & N Y Life Ins & Trust Co, 52 Wall, TRSTE Noah Norris; QC; Oct19; Oct24'11; A\$67,500-89,500. nom

42D st, 331 E, see 43d, 332 E.

43D st, 332 E, (5:1335) ss, 316.8 e 2 av, 16.8x100.5, owned by party 1st pt; also 42D ST, 331 E, ns, 316.8 e 2 av, 16.8x100.5, owned by party 2d pt; easement & right to connect sewer to 43d st through land of party 1st pt; Eunice Crawford with Annastatia Haggerty, 137 E 71; Oct18; Oct24'11. nom

46TH st, 64 W, (5:1261-68) ss, 153.4 e 6 av, 16.8x100.5, 4-sty & b stn dwg & 1-sty ext; Helen Wilson to Felix Isman, 417 S Broad, Phila, Pa; mtg \$42,500; Oct25'11; A \$45,000-50,000. O C & 100

47TH st, 325 E, (5:1340-15) ns, 275 w 1 av, 25x100.5, 5-sty bk tnt & str; Michl McGuire to Maria McGuire, both at 213 E 45; Oct25; Oct26'11; A\$9,000-16,500. gift

48TH st, 201 W, see 7 av, 722-30.

52D st, 398 E, see 1 av, 944.

54TH st, 161-3 E, (5:1309-32-32 1/2) ns, abt 75 w 3 av, —, 4-sty bk tnt & str & 4-sty bk shop (Decedents Estates); asn of all R, T & I to proceeds of sale above premises under will Dennis W Buckley; Richd W Buckley Jr to Josephine G Buckley, 58 E 73; May18'10; Oct25'11; A\$20,500-30,500. nom

54TH st, 161-3 E. (Decedents Estates); asn of all R T & I under said will; Mortimer G Buckley to same; Oct24; Oct25'11. nom

57TH st, 54 W. (5:1272-69) ss, 120 e 6 av, —x—, 4-sty & b stn dwg; valuation in 1905 \$95,000; certf as to payment of transfer tax of \$5,000; Jas A Wendell, Deputy Comptroller State NY, to Wm M, Ange J & Anna T Fliess & Richd vom Hofe, EXRS Ange P Fliess, decd by Wm W Mumford, 2 Rector, atty; Oct18; Oct 20'11; A\$84,000-93,000.

57TH st, 54 W. (5:1272-69) ss, 120 e 6 av, 25x100.5, 4-sty & b stn dwg; valuation in 1910 \$105,000; certf as to payment of \$1,000 on transfer tax, being an interest in above; same to Paul P Bronson & J Allison Kelly, EXRS, & C Ange F Bronson; Oct18; Oct20'11. A\$84,000-93,000.

57TH st, 504 W. (4:1085-36B) ss, abt 40 w 10 av, —x—, 3-sty bk tnt; certified copy last will of Jennie A Cooke late of 504 W 57; Oct23'11; A\$6,000-7,500.

59TH st, 206 E. (5:1332-44) ss, 105 e 3 av, —x100.5x25.3x100.5, 5-sty bk tnt & str; Jonas Weil et al to Jno Condam, 1129 2 av; mtg \$25,000; Oct20'11; A\$20,000-29,000. O C & 100

61ST st, 154 E. (5:1395-47) ss, 241 w 3 av, 19x100.5, 4-sty & b stn dwg; Adam Wiener, ref, to Pauline K Schrenkeisen, 1070 Mad av; FORECLOS; Oct5; Oct25'11; A\$19,000-24,000. 24,500

62D st, 212-6 W. (4:1153-41-43) ss, 200 w Ams av, 75x100.5, 3 5-sty bk tnts & str; A\$18,000-45,000; also 62D ST, 225 W, (4:1154-17) ss, 375 w Ams av, 25x100.5, 5-sty bk tnt; A\$6,000-16,000; Abr A Silberman to Star Mtg Co, 258 Bway; correction deed; Oct20; Oct21'11. nom

62D st, 225 W. see 62d, 212-6 W.

62D st, 314 E. (5:1436-46) ss, 149.6, e 2 av, 25x100.5, 5-sty bk tnt; Jos Zimmerman to Robt G Langdon, 130 S Elliott pl, Bklyn; mtg \$21,000; Oct14; Oct21'11; A \$9,000-25,000. nom

63D st, 121 W. (4:1135-25) ns, 187.6 w Col av, 16.8x100.5, 3-sty & b bk dwg; Annie L Purcell to Arthur McGlone, 19 W 65; mtg \$10,000; Sept27; Oct25'11; A\$10,500-14,000. nom

63D st, 133 W. (4:1135-20½) ns, 291.9 w Col av, 18.6x100.5, 4-sty & b bk dwg; Jas Fey, Bklyn, to Kate I Reilly, Sea Cliff, LI; mtg \$16,500; Oct25; Oct26'11; A\$11,500-16,000. nom

66TH st, 251 E. see 2 av, 1261.

71ST st, 209 E. (5:1426-7) ns, 166.3 e 3 av, 18.9x100, 3-sty & b stn dwg; Edw J Scheveik, 209 E 71 to Fanny & Edith Scheveik, 209 E 71 & Mary Vostrovsky, also known as Mary Vostrovsky Jerome of East Islip, NY; mtg \$9,000; Oct21; Oct 24'11; A\$7,500-11,500. nom

72D st, 35 E. (5:1387-23) ns, 56 e Mad av, 22x102.2, 4-sty & b bk dwg with 3-sty ext; Michl W Nolan & David Banks, EXRS David Banks, decd, to David Banks, 829 Park av; Aug31; Oct21'11; A\$60,000-77,000. nom

72D st, 35 E. David Banks to Lucetta B Makepeace, at Lawrence, LI; mtg \$45,000; Oct20; Oct21'11. O C & 100

75TH st, 230 E. (5:1429-34½) ss, 239.5 w 2 av, 20.2x102.2, 4-sty bk tnt; Jos Lichtenberg TRSTE in bankruptcy of Saml Silverman, bankrupt, at 956 Kelly to Abr H Sarason, 110 St Nicholas av; QC; Oct23; Oct25'11; A\$9,000-14,000. nom

75TH st, 230 E. (5:1429-34½) ss, 239.5 w 2 av, 20.2x102.2, 4-sty bk tnt; Abr H Sarason to Hyman B & Juda Lempert, both at 1839 Pitkin av, Bklyn; mtg \$10,000; Oct 14; Oct26'11; A\$9,000-14,000. O C & 100

82D st, 225 E. (5:1528-13) ns, 279.7 w 2 av, 25.10x102.2, 6-sty bk tnt & str; Adolf Jabloner to Adolf Mandel, 56 E 87; mtg \$26,000; Oct24; Oct26'11; A\$11,500-35,000. O C & 100

84TH st, 41 W. (4:1198-10) ns, 231 e Col av, 19x102.2, 4-sty & b stn dwg; Sarah S Crowell to Annette Kahn, 617 W 152; mtg \$18,000; May 9; Oct20'11; A\$14,000-23,500. nom

84TH st, 155 W. (4:1215-7) ns, 150 e Ams av, 25x102.2, 5-sty stn tnt; Viola B Browne & ano to Jno L Moore, 316 W 139; mtg \$27,000; Aug9; Oct26'11; A\$15,000-29,000. nom

85TH st, 437 E. (5:1565-18) ns, 169 w Av A, 25x102.2, 4-sty stn tnt; Frank Riva to Elise Dury, 408 E 83; mtg \$14,500; Oct 25'11; A\$8,500-15,000. O C & 100

86TH st, W, nwe Col av. see Col av, nwe 86.

86TH st W, swe Col av. see Col av, swe 86.

86TH st, 138-42 E. see Lex av, 1271-5.

91ST st, 164 E. (5:1519-44) ss, 175 w 3 av, 16.8x100.8; 3-sty & b stn dwg, with 1-sty ext; Carolina Krakaur to Saml Aufses, 118 E 73; mtg \$8,500; Oct2; Oct23'11; A \$8,500-11,000. nom

93D st, 1-3 W. see Central Park W, 331-5.

94TH st, 28 E. see Mad av, swe 94.

96TH st, 50 W. (4:1209-53) ss, 280 e Col av, 20x100.8, 4-sty & b bk dwg; Lina Moeller, wid to Mary E Youngman, 135 W 96; AL; Oct16; Oct20'11; A\$14,000-23,000. nom

100TH st, 403 E. (6:1694-5) ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & str; Max Bernow to Benj Beller, 351 E 158; mtg \$29,750; Oct20; Oct21'11; A\$11,000-38,000. O C & 100

100TH st, 71 W. (7:1836-5) ns, 100 e Col av, 25x100.11; 5-sty bk tnt & str; David Galewski to Ida Galewski his wife, 145 W 127; ½ pt; AT; mtg \$22,500 & AL; Oct 2; Oct23'11; A \$15,000-28,000. 100

102D st E, swe Lex av. see Lex av, 1612.

102D st, 305 E. (6:1674); re asn rents; Saul Bernstein to Davis Russack, 305 E 102; AT; Oct19; Oct26'11. nom

103D st, 122-6 E. (6:1630-61-65) ss, 158.6 e Park av, 146.6x100.11, 3 6-sty bk tnts with str in 126; Albt J Klein & Henrietta his wife to Henrietta Klein, 105 W 136; mtg \$184,000; Oct19; Oct21'11; A\$65,000-181,000. O C & 100

104TH st, 45 E. see Madison av, 1531.

104TH st, 246 W. (7:1875-58) ss, 156 e West End av, 19x100.11, 3-sty & b stn dwg; Jos N Francolini to Bloomingdale Constn Co, 160 Bway; mtg \$16,000 & AL; Sept22; Oct20'11; A\$14,300-20,000. 100

104TH st, 27 E. (6:1610-12) ns, 275 e 5 av, 25x100.11, 5-sty bk tnt; Wm H Smith to Chas H Smith & Parmelia A Smith at Fishkill, NY, EXRS Henry B Smith; mtg \$24,500; Oct—'11; Oct25'11; A\$12,000-27,000. 100

105TH st, 323-5, on map 325 E. (6:1677-13) ns, 280 e 2 av, 40x100.11, 6-sty bk tnt & str; Henry B Ketcham, ref, to Julius B Fox, 520 Ocean av, Jersey City, NJ; FORECLOS, Sept21; Oct20; Oct21'11; A \$13,000-44,000. 33,000

105TH st, 323-5 on map 325 E. (6:1677-13) ns, 280 e 2 av, 40x100.11, 6-sty bk tnt & str; Julius B Fox to Julius Bacharach, 32 W 87; mtg \$26,000; Oct20; Oct21'11; A \$13,000-44,000. O C & 100

105TH st, 53 E. see Mad av, 1555.

110TH st, 12 E. (6:1615-63) ss, 176 w Mad av, 26x100.11, 5-sty bk tnt; Bertha Wolf et al to Tina L Coolidge, 635 Park av; mtg \$22,250; Oct16; Oct26'11; A\$15,500-32,000. O C & 100

110TH st, 14 E. (6:1615-62) ss, 150 w Mad av, 26x100.11, 5-sty bk tnt; Bertha Wolf et al to Tina L Coolidge, 635 Park av; mtg \$22,250; Oct16; Oct26'11; A\$15,500-32,000. O C & 100

111TH st, 33 W. (6:1595-17) ns, 509 w 5 av, 30x100.11, 5-sty bk tnt; Wm S Bennet ref to Corneius F Kingsland at Babylon, LI; FORECLOS; Oct18; Oct20; Oct24'11; A \$18,000-34,500. 36,000

111TH st, 31 W. (6:1595-18) ns, 479 w 5 av, 30x100.11, 5-sty bk tnt; Geo A Ellis ref to Corneius F Kingsland at Babylon, LI; FORECLOS; Oct18; Oct20; Oct24'11; A\$18,000-34,500. 36,000

111TH st, 35 W. (6:1595-15) ns, 539 w 5 av, 31x100.11, 5-sty bk tnt; Wm S Bennet ref to Walter F Kingsland, 22 Av due Bois-de-Boulogne, Paris, France; FORECLOS; Oct19; Oct20; Oct24'11; A \$18,500-35,500. 36,000

116TH st, 205 E. (6:1666-4 A) ns, 85 e 3 av, runs n100xe15xn0.10xe15xs100.10 to st, wx30 to beg, 5-sty bk tnt & str; Jacob Aaron to Annie Aaron his wife, 68 Bay 28, Bklyn; mtg \$36,000; Sept27; Oct24'11; A \$15,500-33,000. O C & 100

116TH st, 205 E. Annie Aaron to Jos Liebling, 307 W 79; mtg \$36,000; Oct23; Oct24'11. O C & 100

116TH st, 228 W. (7:1831-47) ss, 425 e 8 av, runs s 103.7xne8.10xe16.10xn100.11 to st, wx25 to beg; 5-sty stn tnt & str; Milton Berlinger to Edna Berlinger, 593 W 137; AL; Oct23'11; A \$22,000-32,000. gift & 100

116TH st, 400 W. see Morningside av W, 547.

117TH st, 335 E. (6:1689-18) ns, 200 w 1 av, 25x100.11, 4-sty bk tnt & str; Luigi Liferieri to Paulina Liferieri, 1628 Edison av; mtg \$15,800; Oct20'11; A\$9,000-14,000. nom

119TH st, 67 W. (6:1718-14) ns, 301 e Lenox av, 17x100.11, 3-sty & b stn dwg; Leopold Lyons to Adolph Levy, 1214 Boston rd; mtg \$12,000; Oct20; Oct24'11; A \$9,000-16,500. nom

121ST st, 329-35 E. see Madison av, 1531.

121ST st, 315 E. (6:1798-6) ns, 149 e 2 av, 26x100.11, 4-sty bk tnt; Johanna Schlosser to Stephen H Jackson, 53 E 67; mtg \$15,000 & AL; Oct23; Oct24'11; A\$8,400-15,000. 100

121ST st, 315 E. (6:1798-6) ns, 149 e 2 av, 26x100.11, 4-sty bk tnt; City National Realty Co to Johanna Schlosser, 209 W 130; mtg \$15,000; July28; Oct24'11; A\$8,400-15,000. 100

121ST st, 224 W. (7:1926-44) ss, 250 w 7 av, 18x100.11; asn rents; Kentmore Operating Co to Philip Sugerman, 136 W 118; F C Straat, 247 W 104, & M H Sugerman, 136 W 118, doing business as Royal Co of NY, 93 Nassau; Oct18; Oct20'11; A \$11,000-16,000. 150

122D st, 421 E. (6:1810-11) ns, 254.7 e 1 av, 16.8x100.11; 3-sty & b stn dwg; Monson Morris to Helen Van C Burr at Glen Cove, LI; ½ pt; AT; B&S & CaG; Oct20; Oct23'11; A \$4,000-7,000. O C & 100

122D st, 112 E. (6:1770-67) ss, 112.6 e Park av, 27.6x100.11, 4-sty bk tnt; Marie J Peikert to Anton Meyers, 112 E 122; AT; B&S; AL; Oct17; Oct20'11; A\$11,500-21,000. nom

123D st, 221-3 E. (6:1788-9-10) ns, 218 e 3 av, 33.8x100.11, 2-5-sty bk tnts; Wm Seggie to Albert E Smith, 142 E 13; mtg \$27,500; Oct24; Oct25'11; A\$14,000-34,000. nom

123D st, 201-15 W. (7:1929-24-28½), ns, 75 w 7 av, 125x100.11, 8 3-sty & b stn dwgs; re mechanics liens; Ferdinand W Geiler to John H Springer Realty Co, 2064 7 av; Oct24; Oct25'11; A\$74,600-88,000. nom

123D st, 211-3 W. (7:1929-24½-25) ns, 153.1 w 7 av, 31.2x100.11, 2 3-sty & b stn dwgs; re mechanics lien; Standard Plumbing Supply Co to Jno H Springer, 2064 7 av & John H Springer Realty Co, 2064 7 av; Oct25'11; A\$9,300-11,000. 400

123D st, 109 W. (7:1908-24) ns, 185 w Lenox av, 20x100.11, 3-sty & b stn dwg; Chas F Bauerdorf & ano EXRS Geo Wolf to Mary Arras, 656 W 170, Ida Arras, 602 W 137 & Anna M Rice at Scarsdale, NY; Oct14; Oct25'11; A\$12,000-19,000. 20,000

129TH st W. (7:1995-pt lt 55) ss, 225 e Riverside Dr, runs e 30.10 to Manhattan, xse35xsw150xknw23.1xn139.8 to beg, vacant; Jacob S Carvalho to Sophie Meyer, 275 W 145; mtg \$37,500 & AL; Oct11; Oct 20'11; A\$—\$—\$. O C & 100

130TH st, 521 W. (7:1985-17) ns, 100.1 e Old Bloomingdale rd or Old Bway, 18.10x 91.6 to c l Byrd (closed) x7.7x120, part 1 & 2-sty fr bldg; Wm E Neale et al to Isabella Neale, 187 Shepherd av, Bklyn; Oct 24; Oct25'11; A\$12,000-12,000. nom

131ST st, 121 W. (7:1916-22) ns, 238 w Lenox av, 18x99.11, 3-sty & b stn dwg; Lea Knapp to Hyman Schwartz, 605 2 av; mtg \$9,750; June15; Oct20'11; A\$8,600-13,500. O C & 100

132D st, 122 W. (7:1916-44) ss, 250 w Lenox av, 16.8x99.11; 3-sty & b stn dwg; Arthur Kaufmann to Margt E Napier, 114 W 133; Oct23'11; A \$8,000-10,000. nom

134TH st, 510 W. (7:1987-43) ss, 230 w Ams av, 40x99.11; 5-sty bk tnt; Blanssee Realty Co to Benj Cohen, 848 Dawson; mtg \$44,000; Sept18; Oct23'11; A \$18,000-44,000. exch

134TH st, 64 E. (6:1758-43) ss, 140 w Park av, 37.6x99.11, 6-sty bk tnt; Edw R Vollmer, ref, to Henry H Jackson, 63 E 92; FORECLOS, Oct9; Oct16; Oct20'11; A \$10,500-40,000. 10,000

135TH st, 23 W. (6:1733-26) ns, 268.4 w 5 av, 16.8x99.11, 3-sty stn tnt & str; C Le Roy Butler to Grace E Butler, 436 W 33; mtg \$8,000; Aug25; Oct24'11; A \$8,000-10,000. O C & 100

136TH st, 122 W. (7:1920-43½) ss, 240 w Lenox av, 15x99.11, 3-sty & b stn dwg; Cath Daly to John C Dandolph, 517 10 av; mtg \$8,000; Oct20; Oct25'11; A\$6,600-9,000. nom

136TH st, 122 W. John C Dandolph to John J Myers, 114 Park Row; mtg \$8,000 & AL; Oct24; Oct25'11. nom

137TH st W. see Riverside drive, see Riverside Dr, 594-6.

138TH st, 523 W. (7:2070-19) ns, 300 w Ams av, 50x99.11, 5-sty bk tnt; Herman Joseph, ref, to Andw Wilson, at Newark, NJ, as TRSTE Chas E Fleming, decd; FORECLOS, Oct13; Oct25'11; A\$20,000-54,000. 60,000

141ST st, 75-81 W. (6:1739-1 & 6) nec Lenox av (Nos 614-8), runs e150xn99.11xw 50xs49.11xw100 to es Lenox av xs49.11 to beg, 2 6-sty bk tnts, str on cor; Emanuel Strauss to Lenox Columbus Co, 309 Bway; AL; Oct20; Oct25'11; A\$59,000-148,000. 100

143D st W. (7:2058-49-50) ss, 125 w Convent av, 45x99.11, vacant; Holland Holding Co to Rene Constn Co, 412 W 148; mtg \$17,500; Oct19; Oct21'11; A\$16,200-16,200. O C & 100

148TH st, 402-10 W. see 148th, 412-20 W.

148TH st, 412-20 W. (7:2062-41) ss, 75 e Convent av, 100x99.11, 6-sty bk tnt; A \$38,000-140,000; also 148TH ST, 402-10 W, (7:2062-37) ss, 175 e Convent av, 100x 99.11, 6-sty bk tnt; A\$38,000-140,000; Emanuel M Krulewitch to Frances C Hendrick at Norwich, Conn; mtg \$330,000; Sept28; Oct21'11. O C & 100

148TH st, 405 W. (7:2063-27½) ns, 119.6 w St Nicholas av, 20x99.11; 3-sty & b stn dwg; Geo Nash to Leonard Adair, 336 W 145; AL; Oct17; Oct23'11; A \$7,800-18,000. nom

181ST st W. (8:2180) ns, 412.9 w Bway & also 253 e Fort Washington av, runs n205.8; Boundary line agmt; Jno O Baker, 117 2 av, Newark, NJ & Hy B Auchincloss, West Orange, NJ & Gurdon S Buck, 47 W 43, owners of land east of said line with Minister, etc of the Reformed Protestant Dutch Church, 113 Fulton, owners of land w of said line; QC; Jan24; Oct24'11. nom

181ST st W. (8:2155-28) ns, 170 e Audubon av, 50x100, vacant; Reuben L Mavnard, ref, to Albhose Hogenauer, 137 W 130, Albert E Wesslau, 788 Riverside Dr, & Geo J Wesslau, 528 W 150 mtg \$20,000; FORECLOS, Oct24; Oct25'11; A\$28,000-28,000. 7,000

186TH st W. (8:2156-92) ns, 175 w Ams av, 75x107.5, 5-sty bk tnt; Kuhn-Lawson Co to Jno Lawson, 554 W 181; mtg \$75,000 (?) or \$21,000; Oct16; Oct20'11; A\$—\$. O C & 100

186TH st W. (8:2156-98) ns, 100 w Ams av, 75x107.5, 5-sty bk tnt; Kuhn-Lawson Co to Wm Kuhn, 508 W 142; Oct16; Oct 20'11; A\$—\$—\$. O C & 100

191ST st W, swe Audubon av. see Audubon av, swe 191.

Av A, 1680. (5:1585-3) es, 61.5 n 88th, 20x75, 4-sty stn tnt & str; Rosa Schwartz to Fanny Barshell, 1955 Mission, San Francisco, Cal; mtg \$9,000; Oct24'11; A \$7,000-11,000. nom

Amsterdam av. (8:2152-48) ws, 50 s 180th, 50x100, vacant; Antoinette Goldman, 62 W 93, to Monroe L Simon, 1186 Mad av; mtg \$18,500; Nov1'10; Oct20'11; A\$26,000-26,000. O C & 100

Audubon av. (8:2161-71) swe 191st, 90.2 x100.2x95.9x100, vacant; Edw Herrmann to Krabo-Ernst Realty Co, Vyse av & E 180; Oct24; Oct25'11; A\$31,000-31,000. 100

Bway, 1592-1602. see 7 av, 722-30.

Central Park W, 331-5. (4:1207-29) nwe 93d (Nos1-3) runs w173.4xn100.8xe73.4xn 25xe100 to ws av xs125.8 to beg, 12-sty bk tnt; Francis W Pollock, ref, to Louis M Jones, 30 W 87, & Thos W Jones, 21 W 88; mtg \$745,000; FORECLOS, Oct4; Oct 20'11; A\$255,000-950,000. 220,000

Columbus av. 543. (4:1200) tenants or owned by J Kembell & B McKim & Theo F H Miller; also COLUMBUS AV. 547, by M Sabatelli; also COLUMBUS AV. 549, by Hoffman & Elias; COLUMBUS AV. 551, by I Naftel; also COLUMBUS AV. 555, by A Freiman; also COLUMBUS AV. 545, by E M Schwartz; also COLUMBUS AV. 541 cor 86th, by M I Maibrum, consent to new station at 86th & Col av, by Interborough Rapid Transit Co; Sept1; Oct 21'11. nom

Columbus av. 526. (4:1216) by Adolph Birnbaum & Ragonese Salvatore; also COLUMBUS AV. 522, by Chas M O'Connor & Hy Nun; also COLUMBUS AV. 520, by Harry Weissman & Jos Dannenberg; also COLUMBUS AV. 524, by Herman Cordes; similar consent as above; Sept1; Oct21'11. nom

Columbus av. 523. (4:1199) by Clover Farms Co; similar consent as above; Oct 5; Oct21'11. nom

Columbus av. 537-39. (4:1199) by Adolph de Jong; also COLUMBUS AV. 531-33, by Henry Loubeque; also COLUMBUS AV. 527, by Philip J Friedman; also COLUMBUS AV. 525, by L Bahlav; also COLUMBUS AV. 529, by Vogue Art Needle Wks or D Leopold; also COLUMBUS AV. 535, by The Chic Milly Co or S Tobias & L Fischer; similar consent as above; Aug 17; Oct21'11. nom

Columbus av. 541. see Col av, 543.

Columbus av. 522. see Col av, 526.

Columbus av. 520. see Col av, 526.

Columbus av. 524. see Col av, 526.

Columbus av. 531-33. see Col av, 537-39.

Columbus av. 527. see Col av, 537-39.

Columbus av. 525. see Col av, 537-39.

Columbus av. 529. see Col av, 537-39.

Columbus av. 535. see Col av, 537-39.

Columbus av. 547. see Col av, 543.

Columbus av. 549. see Col av, 543.

Columbus av. 551. see Col av, 543.

Columbus av. 555. see Col av, 543.

Columbus av. 545. see Col av, 543.

Columbus av. (4:1217) nwc 86th st; consent to new elevated R R station, etc; Isaac Berg, 1335 Mad av, owner to Interborough Rapid Transit Co, 165 Bway; Aug19; Oct23'11. nom

Columbus av. (4:1216) swc 86th; consent to new elevated R R station, etc; Abr H Levy, 1893 7 av, to Interborough Rapid Transit Co, 165 Bway; Aug21; Oct 23'11. nom

Columbus av. 534. see Col av, 528-30.

Columbus av. 536. see Col av, 528-30.

Columbus av. 528-530. (4:1216), by Alfd N Fuller, A Berusee & M Russak; also COLUMBUS AV. 534, (4:1216), by Tony Martin; also COLUMBUS AV. 536, (4:1216), by Zersateos J Manolas & John Manolas; consent by above tenants or owners to new Elevated R R Station at 86th & Col av, by the Interborough Rapid Transit Co; Oct23; Oct25'11. nom

Fort Washington av. (8:2179 pt lt 521) ws, 276.5 s Northern av, runs w4.10 to ws Fort Washington Ridge rd or av, xs113.7 xe5.10 to av xn113.3 to beg, vacant; City of N Y to Guide Realty Co; AT; Oct23; Oct24'11; A\$—\$. 2,000.72

Fort Washington av. (8:2180 pt lt 13) es, 265 n 181st, runs ne 305.3 to pt 223.11 n 181st, xs18.3 to land of "Dutch Church," boundary line agmt; Jas G Bennett individ & TRSTE Jas G Bennett, decd for benefit Jeanette Bell at 47 W 37, owner of land n & e of said line with The Minister etc of Reformed Protestant Dutch Church, 113 Fulton owners of land s & w of said line; QC; July19; Oct24'11; \$—\$. nom

Fort Washington av. (8:2180 pt lt 13) es, 265 n 181st, runs ne305.3 to pt 223.11 n 181st xs18.3 all lands lying s & w of said line; re mtg; Jas G Bennett TRSTE Jas G Bennett, decd to Minister, etc of the Reformed Protestant Dutch Church, 113 Fulton; Oct9; Oct24'11; \$—\$. nom

Fort Washington av. (8:2180) same prop all land lying s & w of said line; re mtg; same to same; Oct9; Oct24'11. nom

Ft Washington Ridge rd, ws. 276.5 s Northern av. see Ft Washington av, ws, 276.5 s Northern av.

Lexington av. 1612. (6:1629-59) swc 102d, 18x75, 3-sty & b bk dwg; Moses M Valentine to Robt Spero; B&S; AL; Mar11 '10; Oct21'11; A\$9,500-11,500. Q C & 50

Lexington av. 1271-5. (5:1514-20 & 51-53) sec 86th (Nos 138-42) runs s122.2xe 87.9xn20xw25.6xn102.2 to 86th, xw62.2 to beg, 3-5-sty bk tnts strns on c & 3-sty & b stn dwg; Ferdinand Neumer & ano EXRS, Henry Schiffer to Ande Realty Co, 2 Rector; mtg \$34,500 & AL; Oct24'11; A \$85,000-129,000. 190,000

Lenox av. 614-8. see 141st, 75-81 W.

Morningside av W. 54-7. (7:1867-60) swc 116th (No 400), 100.11x90, 6-sty bk tnt; Jennie Helborn to Arthur A Alexander, 12 5 av & ano TRSTES Arthur L Levy; mtg \$190,000; Oct2; Oct25'11; A\$120,000-220,000. nom

Madison av. (5:1505-56) swc 94th (No 28) 100.8x87.9, 7-sty bk tnt; Simon Uhlfelder et al to Wm R Rose; Jan—'07; Oct 20'11; A\$185,000-285,000. nom

Madison av. 1555. (6:1611-23) nec 105th (No 53) 25.11x69.11, 5-sty bk tnt & str; Bessie Pumpian to Herman B Pumpian, 1550 Hoe av; AT; AL; Oct20; Oct21'11; A \$20,000-33,000. nom

Madison av. 1515-7. (6:1609-20-21) es, 46.11 n 103d, 54x70, 2 5-sty bk tnts & strs Rose Jackson to Solomon H Jackson, 2 E 97; 2-4 pt; AT; mtg \$41,000; Oct23; Oct 24'11; A\$29,000-44,000. O C & 100

Madison av. 1531. (6:1610-23) nec 104th, (No 45) 17.7x70, 4-sty bk tnt & str, 1-sty str on st; Levin Constn Co to Saml Deutsch, 200 W 113; Oct24'11; A\$13,500-18,000. O C & 100

Madison av. 1531. (6:1610) also 121ST ST, 329-35 E, (6:1798) re asn of rents; Morris Lewenkind to Saml Deutsch, 200 W 113; AT; QC; Oct24'11. nom

Old Broadway. (7:1985-14) es, 49.5 n 130th, 53.11x99.4x53.11x100, vacant; Bronx & Yonkers Realty Co to Eberhardt & Podgur, 859 So Boulevard; mtg \$16,000; Oct 24; Oct26'11; A\$21,500-21,500. O C & 100

Prescott av. (8:2248-53, 57 & 117) ss 614.2 e Bolton rd, runs e207.10x141.4xw 151.9x160.7 to ns Seaman av, xw50xn 158.11xn158.5 to beg; vacant; Leonard Adair, 336 W 145, to Geo Nash, 155 Riverside Drive; mtg \$12,000; Oct21; Oct 23'11; A \$15,200-15,200. O C & 100

Riverside Drive, 594-6 (7:2002-67) sec 137th, 102.5x122.10x99.11x100; 6-sty bk tnt; Milton Berlinger to Simon P Hamelburger, 593 W 137; ½ pt; mtg \$180,000 & AL; Oct23'11; A \$120,000-260,000. O C & 100

Seaman av, nws. 625 sw 207th. see Prescott av, ss, 614.2 e Bolton rd.

St Nicholas av. (7:2051-35-38) es, 408.9 s 145th, 100x100, vacant; Chas F Bauerdorf & ano, EXRS Geo Wolf to Mary Arras, 656 W 170; Ida Arras, 602 W 137, & Anna M Rice, at Scarsdale, NY; Oct14; Oct26'11; A\$40,000-40,000. 36,000

St Nicholas av. (7:2051-35-38) es, 408.9 s 145th, 100x100, vacant; Mary Arras et al to Wm W Strouse, 124 Rutledge av, East Orange, NJ; Oct25; Oct26'11; A\$40,000-40,000. O C & 100

St Nicholas av. (7:2051-35-38) es, 408.9 s 145th, 100x100, vacant; Wm W Strouse to City Real Estate Co, 176 Bway; mtg \$25,000; Oct25; Oct26'11; A\$40,000-40,000. O C & 100

West End av. 367. (4:1186-27) ws, 55 n 77th, runs n30xw82.6x15xe27.6x55xe30x10 xe25 to beg, 5-sty bk dwg; Temperence P Reed to A Richd Stern, 44 W 87; mtg \$25,000; Oct24'11; A\$23,000-39,000. O C & 100

1ST av. 944. (5:1363-47) sec 52d (No 398) 25.1x74, 4-sty bk tnt & str; Bertha Hirschfeld to Harry Bayer, 61 Delancey; mtg \$20,000; Oct20'11; A\$13,000-22,000. O C & 100

1ST av. 43. (2:444-37) ws, 77 s 3d, 25x 100, 5-sty bk tnt & str; Annie Kohlmann to Amelia Neumeier, 1144 Jackson av; Oct 24'11; A\$17,000-28,000. nom

1ST av. 27. (2:443-32) ws, 50 s 2d, 25x 100, 5-sty bk tnt & str; mtg \$22,000; A \$21,000-31,000; also 10TH ST, 329 E, (2:404-41) ns, 195.6 w Av B, 25x94.8, 5-sty bk tnt; mtg \$18,000; A\$22,000-28,000; Bretstun Realty Co to Otto Stuhmer, 329 E 10; Oct24; Oct26'11. O C & 100

1ST av. 1354. (5:1467-47) es, 51.2 s 73d, 26x113, 4-sty stn tnt & str; Henry M Lowenstern to Adolph Pechner, 238 E 72; Oct23; Oct24'11; \$13,000-24,000. O C & 100

2D av. 1051 (5:1329-23½) ws, 60.4 n 55th, 20x66; 4-sty stn tnt & str; Pauline Hirsch to Augusta Hirsch, 23 E 88; A T; B&S; Oct17; Oct23'11; A \$9,500-13,500. nom

2D av. 176 (2:453-2) es, 25.9 n 11th, 25.10x100; 4-sty stn tnt; Saml Kaufman to Chas M Kaufman, 176 2 av; mtg \$29,000; Oct6; Oct23'11; A \$22,500-31,000. O C & 100

2D av. 512. (3:934-53) es, 25.9 s 29th, 25.3x75, 5-sty bk tnt & str; Carvo Realty Co to David Vogel, 215 E 128; mtg \$21,000; Oct20; Oct24'11; A\$11,500-22,500. nom

2D av. 1261. (5:1421-21) nwc 66th, (No 251) 41.11x100, 6-sty bk tnt & str; Jacob Corday to The Daycor Realty Co, 80 Nassau; mtg \$70,000; Oct23; Oct26'11; A\$35,000-75,000. O C & 100

3D av. 514. (3:890-45) ws, 72.3 n 34th, 25.2x63.2x24.10x63.2, 5-sty bk tnt & str; Jos G Engel to Maybelle Realty Co, 132 Nassau; mtg \$31,000; Oct24; Oct26'11; A \$24,000-32,000. nom

3D av. 1763. (6:1647-46) es, 25.9 s 98th, 25x83.9, 5-sty bk tnt & str; Moses Pearlman to Stephen H Jackson, 53 E 67; mtg \$25,000 & AL; Oct20'11; A\$13,000-24,000. 100

3D av. 2327-9. (6:1791-3-4) es, 60 n 126th, 39.11x76, 2-4-sty bk tnts & str; Henry Krauss to Pauline Krauss his wife, 73 E 138; AL; Oct12; Oct21'11; A \$31,500-43,000. 100

3D av. 99-105 (2:468-7-10) sec 13th, (Nos 202-4) 77x100; 4 5-sty stn tnts & str & 4-sty bk tnt & str in st; A \$51,500-88,000; also 20TH ST, 240-2 E (3:900-35) sws, 100 nw 2 av, 44x92; 2 & 4-sty bk stable & shop; A \$27,000-30,000; Henry White, Newport, R I, et al to Julien J Durand, 2333 Loring pl; B&S; July8; Oct23 '11. nom

5TH av. 2015. (6:1749-71) es, 55.11 s 125th, 18x80, 3-sty & b bk dwg; re dower; Ella A Gregg widow to Alfd Cohn, 205 E 68; Oct24; Oct25'11; A\$18,000-21,000. nom

5TH av. 2015. (6:1749-71) es, 55.11 s 125th 18x80, 3-sty & b bk dwg; Ella A Gregg et al TRSTES Robt G Gregg to Alfred Cohn, 205 E 68; Oct24; Oct25'11; A\$18,000-21,000. 23,000

7TH av. 45. (2:609-3) es, 149.1 s 14th, 15.5x100, 5-sty stn tnt; Mary McKay, wid & heir Geo McKay to Chas F Hogeman, at Orange, NJ; mtg \$9,000; Oct18; Oct26 '11; A\$12,500-15,500. O C & 100

7TH av. 2247. (7:1917-2) es, 25 n 132d, 25x75, 5-sty bk tnt & str; Jacob Schmid to Jno L Moore, 316 W 139; mtg \$18,700; July26; Oct26'11; A\$15,500-22,000. O C & 100

7TH av. 2247; re dower; Franziska wife Jacob Schmid to same; Aug10; Oct26'11. nom

7TH av. 722-30 (4:1020-29) nwc 48th, (No 201) runs n112.6xw121 to es Bway, (Nos1592-1602) xs113.8 to ns 48th, xe 104.5 to beg; 10-sty bk garage; Cossitt Land Co to Helen C Juilliard individ, 11 W 57, 1-3 pt, Mary C Dodge individ, 27 W 57, 1-3 pt, & Thos Stokes, the Ansonia, 73d & Bway, & Augustus D Juilliard, 11 W 57, EXRS, & c, Eliz C Stokes, 1-3 pt; B&S; June15; Oct23'11; A \$850,000-1,025,000. O C & 100

9TH av. 585 (4:1052-30) ws 20.5 n 42d, 20 x62, 4-sty bk tnt & str; Christian Frank to Gottfried Franke, 589 9 av; mtg \$10,000; Oct23'11; A \$20,000-26,500. O C & 100

10TH av. 508. (3:736-4) es, 98.9 s 39th, 24.8x100, 5-sty bk tnt & str; City National Realty Co, 2 Rector to River and Harbor Realty Co, 418 W 39; Oct23; Oct 24'11; A\$15,000-23,500. O C & 100

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

General release. (2:444) Jno Louden of Amityville, LI to Annie Kohlmann, 1227 Brook av as heir & c Henry Kohlmann; Oct6; Oct25'11. nom

Power of atty; Rosalie N Hinckley to Saml N Hinckley, 5 Nassau; July5'10; Oct 25'11.

Power of atty; Clifford E Bellows to Grace W Bellows; Mar, 1907; Oct23'11.

Power of atty; Annie E Copeland to Willard Roby; May31; Oct24'11. nom

Power of atty; Matt Kett to Miss Nora Kett, both at 115 So 2, Bklyn; Oct23; Oct 24'11. nom

Power of attorney; Adelaide C Housman to Benj F Feiner, 27 E 95; Oct10; Oct20'11.

Power of attorney; Annie Harris et al to Fredk S Myers; Oct7; Oct20'11.

Revocation of power of atty; Howard Pardee to L Hastings Arnold; Oct21'11.

CONVEYANCES

Borough of the Bronx.

Beck st (10:2684) ss, 110 e Av St John, 162.6x125, except part for Beck, vacant; Saml Rosenberg et al to Jos Rosenthal Realty Co, 7 W 120; ½ pt; Louis Lockwood, 1525 Fulton av, ¼ pt; & Saml Rosenberg, 4 W 129, ¼ pt; B&S; mtg \$26,000 & AL; Oct21; Oct23'11. O C & 100

Beck st (10:2684) ss, 272.6 e Av St John, 162.6x125, except part for Beck, vacant; Saml Rosenberg et al to Morris Osmansky, 112 W 113; B&S; mtg \$26,000 & AL; Oct 21; Oct23'11. O C & 100

Beck st. (10:2684) ss, 110 e Av St John, 81.3x125, vacant; Louis Lockwood et al to Jos Rosenthal Realty Co, 7 W 120; ½ pt; B&S; AL; Oct21; Oct25'11. nom

Beck st. (10:2684) ss, 191.3 e Av St John, 81.3x125, vacant; Jos Rosenthal Realty Co to Louis Lockwood, 1525 Fulton av & Saml Rosenberg, 4 W 129; ½ pt; B&S; AL; Oct23; Oct25'11. nom

Barretto st. (10:2774-75) ws, 207 s Oak Point av, 50x100, vacant; East Bay Land & Impt Co to Cosimo De Nigris, 1481 West Farms rd; Oct20; Oct21'11. O C & 100

Barretto st. (10:2774-75) same prop; re mtg; Trust Co of America to East Bay Land & Impt Co, 25 Pine; Oct20; Oct21 '11. nom

Casanova st. (10:2774) es, 207 s Oak Point av, 50x100, vacant; East Bay Land & Impt Co to Jno De Nigris, 1481 West Farms rd; Oct20; Oct21'11. O C & 100

Casanova st. (10:2774) same prop; re mtg; Trust Co of America to East Bay Land & Impt Co, 25 Pine; Sept15; Oct21 '11. nom

Coster st. 665. (10:2765) ws, 125 s Spofford av, 25x82.5x25.3x86.3, 2-sty bk dwg; Wm Volmerding, Mt Vernon, NY to Coster Realty Co, 882 E 169; mtg \$6,500; Aug19; Oct24'11. O C & 100

Deck st. (*) sws, 300 se Thomas, runs sw157.1xn159.7xe154.8 to st x—150 to beg; Westchester Concrete Block Co to Baisley & Watson, foot of Walker; mtg \$5,000; Oct25; Oct26'11. O C & 100

Faile st. 1913. (10:2749) ws, 509.6 s Bancroft, 20x100, 3-sty bk dwg; Ida Jarumulowsky to Lena Gottlieb, 923 Fox; mtg \$10,000 & AL; Oct23; Oct26'11. O C & 100

Grenada pl (12:3312) ss, 26.7 e St Georges Crescent, 25x100, except part for 206th, vacant; Sally J Swan to Angela M Monaco, 3165 Villa av; mtg \$1,000; Oct18; Oct23'11. 100

Havemeyer st or av (*) nwc Story av. see Story av (*) nwc Havemeyer.

Kingsbridge ter. (12:3256) ws, at intersect cl Reed pl, 39.9x122.8x36.1x123.8, vacant; Grace J Daggett to Marcus M Nye, 240 St Johns pl, Bklyn; AL; Oct20 '11. O C & 100

Lorillard pl. 2436. see 188th, 815.

Livingston st. (13:3415) or Spuyten Duyvil Pkway, ns, abt 356 e Von Humboldt av, being pt lot 15 map David Banks Jr at Mosholu, begins at ss lot 15 at sec land conveyed by O'Melia to Quinine at pt 125 e from swc lot 15 runs e75 to ws Livingston, xn185 to ss Delafield av & w168x100xe125x100 to beg, except pt for Spuyten Duyvil Pkway; Jos O'Melia et al by Chas M Hall GDN to Delafield Estate, 25 Broad; AT; B&S; Oct 11; Oct24'11. 1,648.82

Livingston st. (13:3415) same prop; Eliz Murray wid to same; AT; QC; Oct13; Oct 24'11. nom

Livingston st. (13:3415) same prop; Sabina Beagan wid to same; AT; Sept11; Oct24'11. nom

Livingston st. (13:3415) same prop; Wm Faherty to same; AT; Apr22; Oct24'11. nom

Livingston st. (13:3415) same prop; Geo A Faherty to same; AT; Sept7; Oct24'11. nom

Livingston st. (13:3415) same prop; Michl Faherty to same; AT; Sept6; Oct24'11. nom

Livingston st. (13:3415) same prop; Walter Faherty to same; AT; Oct24'11. nom

Livingston st. (13:3415) same prop; Eliz Faherty wid to same; AT; Oct24'11. nom

Livingston st. (13:3415) same prop; Jno J McHugh to same; AT; Apr12; Oct24'11. nom

Livingston st. (13:3415) same prop; Margt Finnerty wid to same; AT; Sept15; Oct24'11. nom

Livingston st. (13:3415) same prop; Mary E O'Melia wid et al to same; AT; B&S; July29; Oct24'11. nom

Livingston st. (13:3415) same prop; Mary Sweeney wid to same; AT; Sept11; Oct24'11. nom

Livingston st. (13:3415) same prop; Cath Morris to same; AT; Sept6; Oct24'11. nom

Marian st (*) ws lots 136-41 So Washingtonville, see 241st (*) ss, 50 e Bronx Blvd. nom

Minerva pl, nwc Anthony av, see Cathedral Pkway, 141, Manhattan. nom

Prospect st. (*) ss, 200 w Main, 100x100.6, City Island; Cath J Stumpf to Edith S Frees; mtg \$1,428; Apr3'03; Oct20'11. nom

Reed pl, cl at ws Kingsbridge ter, see Kingsbridge ter, ws, at cl Reed pl. nom

Roselle st (*) es, 57 s Poplar, 28x100x26x100; Josephine A Glynn to Elias A Hartman, 778 Beck; mtg \$4,000; Oct18; Oct24'11. O C & 100

Tiffany st, (10:2712) es, 275 s 163d, 50x110, vacant; Saml B Steinmetz to Steinmetz Constn Co, 1416 Glover; AL; Oct19; Oct20'11. O C & 100

Theriot st (*) es, 43 n Meadow Dr, 25x100; Raffaele Bivona to Caputo Furnishing Co, 165 Bleecker; Oct20; Oct21'11. nom

Tiffany st, 1071, (10:2716) ws, 243.8 s 167th, 23x100, 2-sty fr dwg; Tiffany St Impt Co to Danl J Lahey, Ellis & Tremont avs; QC; Oct11; Oct24'11. nom

Tiffany st, 1071; Danl J Lahey to Jos Klapholz, 1071 Tiffany; mtg \$5,000 & AL; Oct14; Oct24'11. nom

Thompson ter, swc Delafield av, see Spuyten Duyvil Pkway, ns, abt 306 e Von Humboldt av. nom

2D st. (*) ss, 200 e Av D, 28.8x151.3x28.9x152.7; also 4TH ST. (*) ss, 199.9 w Av C, 49.3x103; also 4TH ST. (*) ss, 149.11 w Av C, 49.11x103, Unionport; Antone J Roell et al to Theresa Roell, 301 E 62; QC; Oct19; Oct20'11. O C & 100

4TH st. (*) ss, 149.11 w Av C, see 2, (*) ss, 200 e Av D. nom

4TH st. (*) ss, 199.9 w Av C, see 2, (*) ss, 200 e Av D. nom

138TH st, 589, (10:2551-2552) ns, 203.7 e St Anns av, 39.3x100, 6-sty bk tnt & str; Berry B Simon to Terrace Holding Co, 103 E 125; mtg \$30,000; Oct23; Oct26'11. O C & 100

139TH st, 588, (10:2551-52) ss, 290.3 e St Anns av, 37.6x100, 5-sty bk tnt; Sara E Jones to Fredk E Techt at Unionville, Conn; Oct14; Oct21'11. nom

148TH st, 221, (9:2337) ns, 450.3 w Morris av, 24.9x106.6, 3-sty fr dwg; Phoenix Ingraham, ref, to Smith Williamson, at White Plains, NY; PARTITION, July12; Oct19; Oct20'11. 4,200

148TH st, 221; Jere J Sullivan to same; QC; Oct18; Oct20'11. nom

148TH st, 523, (9:2275) ns, 337 w St Anns av, 37.5x84.9, 5-sty bk tnt; Anna Daubert to Geo L Seip, Rockville Centre, LI; mtg \$31,000; Oct3; Oct24'11. exch

151ST st, 328, (9:2410) ss, 200 w Courtlandt av, 25x118.5, 3-sty & a fr dwg; Anthony F A Schmitt & Elisabeth his wife to Anna Schlitt, 947 Sherman av; Bronx & Crescentia B Wolf, 2922 Valentine av; AT mtg \$4,000; Oct18; Oct25'11. nom

153D st, 440, see Elton av, 709-11. nom

156TH st, 302-8, (9:2415) ss, 399.7 w Courtlandt av, 75x98.8x75x98.9, vacant; Benj Benenson to Benenson Realty Co, 407 E 153; mtg \$9,000; Oct19; Oct24'11. O C & 100

160TH st, 664, see Trinity av, 829-31. nom

161ST st, nec Union av, see Union av, nec 161. nom

165TH st, 435 (9:2387) ns, abt 230 w Washington av, 28x217.9, except part for st, with all R T & I to strip in front bet old ns 3d & new ns 165th, —x1.3, 2-sty & b fr dwg; Maurice Feist to Farmers Feed Co of N Y, 532 E 76; QC; Oct21; Oct23'11. nom

165TH st, 435 (9:2389) nes, abt 230 w Washington av, 28x217.9; 2-sty & b fr dwg; Wm Greenhalgh to Maurice Feist, 204 W 131; Oct2; Oct23'11. O C & 100

165TH st (9:2387) nes, abt 230 w Washington av, being part lot 27 map 641 in west Co, Morrisania, being a strip 1.3 wide from old ns 3d to present ns 165th; Jno H Tremper EXR Mary E Tremper to Maurice Feist, 204 W 131; Oct20; Oct23'11. 50

172D st, 1012, (11:3008 & 3009) ss, 50 w Boone av, 25x100, 2-sty fr dwg; Chas E Hawthorne, ref, to Sarah A Gardiner, at Portchester, NY, & Saml Crook, 318 W 89, EXRS, &c, Wm W Gardiner; FORECLOS, Aug30; Aug31; Oct20'11. 6,000

173D st, 452 (11:2905) ss, 100 e Park av, 50x100; 2-sty fr dwg & 2-sty bk stable in rear; Wm H Kirchner to Louis E Kleban, 1130 Union av; mtg \$9,000; Oct6; Oct23'11. nom

173D st (*) es, 84.11 s Westchester av, 25x100; Carl Dahlin to Elise Dahlin his wife, 1262 Beach av; mtg \$3,500; Oct23; Oct24'11. 100

173D st, 417 E, (11:2898) ns, abt 145 e Webster av, 16.8x89x16.8x88.2, 3-sty fr tnt; Eliz L Golden to Josephine L Harer, 417 E 173; AL; Oct11; Oct26'11. nom

177TH st. (*) ss, 391.9 se Devoe av, runs se103.11xsw270.2xse140.3 to lands N Y, N H & H R R Co or H R & P R R Co xsw44.10x888.9 on curve xne428.4 & 736.3 to beg, contains 3.3316 acres; Wm W Astor to City & County Contract Co, at Grand Central Terminal Bldg, c Lex av & 45; B&S; Sept8; Oct20'11. nom

180TH st, 940-44, see Vyse av, 2097. nom

183D st, 458, (11:3038) ss, 163.8 w Washington av, 16.8x100, except pt for st, 2-sty fr dwg; Fredk A Downes to Carl E Randrup, 488 E 175; mtg \$3,700; Oct25; Oct26'11. O C & 100

187TH st, 616 late Jacob st, (11:3073) s wc Hughes av, (No 2373) 25x100, 5-sty bk tnt & str; Giovannina Maresca to Antonio Mastellone, 216 Pine, Jersey City, NJ; AL; Oct23'11. nom

188TH st, 815, (11:3058) nec Lorillard pl (No 2436) 97.5x30, vacant; Susie Mang to Vincenzo Picciotti, 244 Herbert, Red Bank, NJ; Oct23; Oct24'11. nom

205TH st (*) ss, 50 e Hall av, 25x100; Helen A Huestis to Leodegar Siebert, 574 74th, Bklyn; mtg \$500; Oct5; Oct20'11. O C & 100

216TH st (*) ns, 125 w Laconia av, 25x109.4; Vincenzo Pizzutiello to Hudson P Rose Co, 32 W 45; Sept12; Oct20'11. nom

220TH st. (*) ss, 130 w White Plains rd, 75x114, Wakefield; Geo Rosendale to Arrowdale Co, 52 Bway; C a G; Oct16; Oct24'11. nom

230TH st (*) ss, 330 e Barnes av, 25x114, Wakefield; re mtg; David F Hanigan to Vincenzo Avarello, 538 E 139; Oct20; Oct23'11. 900

232D st (*) ss, 270 w Laconia av, 25x114.9, Wakefield; Monatiquot Real Estate Co to Jas Deigan, 142 W 109; AL; June 21'09; Oct20'11. nom

235TH st, 632 E, (*) ss, 122 e Carpenter av, old line 2 av, 20x114.6; Leo F Gieberich to Jno Albertie, 417 E 24; mtg \$3,500; Sept29; Oct26'11. O C & 100

239TH st, 634-6 E (*) sws, 50x100; Magdalena Nordmann to Martin N O'Donnell, 3056 Woodlawn rd; mtg \$1,500; Oct23; Oct25'11. O C & 100

241ST st (*) ss, 50 e Bronx Blvd, 50x100; also w 1/2 lot 125 map Washingtonville; also MARIAN OR BRONX BLVD (*) ws, lots 136 to 141, map So Washingtonville, —x to N Y, N H & H R R Co; Wm W Penfield to Frank B Doughty, 224 W 68; AL; Oct7; Oct21'11. 100

261ST st (13:3423) ns, 48.10 e Spencer av, 37.6x89; vacant; Zay H Grant to Sydney Grant, 269 W 261; Oct23'11. O C & 100

Anthony av, nwc Minerva pl, see Cathedral Pkway, 141, Manhattan. nom

Bronxdale av (*) ws, 239 n Cruger, 35x124x—x116.; Johanna McDonough to Thos J McDonough, 1919 Bronxdale rd; mtg \$5,500; Oct14; Oct24'11. nom

Brook av, 198 & 200, (9:2264) es, 40 n 136th, 40x100, 6-sty bk tnt & str; Cream City Holding Co to Delia S Zeiller, 3930 Bway; mtg \$34,000 & AL; Oct21; Oct24'11. O C & 100

Brook av, 1405 (PA) the business; power of atty; Laura Kalisman to Jos Leib Kalisman; Oct20; Oct24'11. —

Briggs av. (*) ns, 125 e 4th, 25x213.11x25.1x216.8, Williamsbridge; Antonio Gilla to Antoinette Deindicibus, 815 Tilden; mtg \$5,500; Oct19; Oct20'11. O C & 100

Briggs av, 2765, (12:3301) ws, 240 n 196th, 20x94.1x20x93.9, 3-sty bk dwg; Nathan B Levin Co to Nathan E Greenberger, 850 E 161; mtg \$7,000; Oct20; Oct21'11. O C & 100

Bryant av, (11:3138) es, 73.2 s 181st, 38x115x38.11x109.10, 5-sty bk tnt; Marie wife August Krabo to Johanna R Ernst, 1056 Grant av; 1/2 pt; AT; B&S; AL; June 22; Oct21'11. O C & 100

Bryant av, (11:3138) es, 35.2 s 181st, 38x109.10x38.5x104.9, 5-sty bk tnt; Johanna R wife Gustav Ernst to Marie Krabo, 2122 Bryant av; 1/2 pt; AT; B&S; AL; June22; Oct21'11. O C & 100

Bryant av, (11:3138) same prop; Marie wife Aug Krabo to Margarette Kavanagh, 2118 Bryant av; B&S; AL; Oct11; Oct21'11. O C & 100

Bronx Blvd (*) ws, lots 136-41 So Washingtonville, see 241st (*) ss, 50 e Bronx Blvd. nom

Bathgate av, 1775, (11:2916) ws, 293.1 s 175th, 22x98, 2-sty fr dwg; Giza Weiss to Sophie Miller, 1775 Bathgate av; mtg \$4,750; Oct7; Oct26'11. nom

Boston av (12:3251) sec Heath av, runs e30 to old ns, Boston rd xsw23.3xnw, still along rd 9.11 to es Heath av xne6.6 to beg, vacant; City of N Y to Benj T Fairchild, 74 Laight; AT; QC; AL; Oct23; Oct25'11. 262.50

Boston Post rd (*) ns, 27 e Birch, 27x116x25x126, except pt for Boston rd; Nora Sullivan to Nora O'Connell, 39 Sherman av, East Newark, NJ; Oct25; Oct26'11. O C & 100

Commonwealth av, 1438, (*) es, 170 s Merrill av, —x—; Martha Huebener to Kathryn C Doyle, 1116 42d, Bklyn; mtg \$6,250; Oct17; Oct20'11. O C & 100

Crescent av, ses at ws Hughes av, see Hughes av, ws, 200 n 183. nom

Chatterton av, 2253-5 (*) ns, 50x108, Unionport; Jno E Bentz to Frank Gass, 2248 Powell av; mtg \$8,000; May1; Oct24'11. O C & 100

Claremont av, (9:2506) ws, 162.3 s Highbridge, runs w—xell4 to av, xs4.6 to beg, gore, vacant; City Real Estate Co to Herman Knobloch, Bayside av, n of 22d, Whitestone, LI; B&S; AL; Oct24'11. nom

Clarence av (*) es, 175 s Evans av, 50x100; also SHORE DRIVE (*) ws 200 s Evans av; also LOT 9A adj above on e, map (1455) of Bruce-Brown Land Co at Throggs Neck; Philomena Dunn to Edw F Jackman, 1468 51st, Bklyn; mtg \$2,000 & AL; Oct24; Oct25'11. nom

Creston av, (11:3165) es, 65.10 s 189th, 50x177.1 to ws Grand Blvd & Concourse x50x177.6, being the bed of Irving st, vacant; Sarah E Timpon to Isaac N Heberd, I W 83; AT; B&S; Sept26; Oct26'11. nom

Dyre av. (*) es, 5 s of swc lot 123, runs s4.11xse102.2xne26.2xw100 to beg, being pt lot 124 map (1542) of Dyre Av Realty Co; Fine & Falk Co to Annie B Russell, — Dyre av; Oct9; Oct26'11. 500

Dyre av. (*) es, 5 s of swc lot 123, 4.11x102.2x26.2x100, being pt lot 124 map (1542) of Dyre Av Realty Co; re mtg; Dyre Av Realty Co to Fine & Falk, 1358 43d, Bklyn; Oct9; Oct26'11. 250

Delafield av, swc Thompson ter, see Spuyten Duyvil Pkway, ns abt 306 e Von Humboldt av. nom

Eagle av, 683, (10:2617) ws, 434.9 s 156th, 19.11x99.5x19.11x99.4, 3-sty fr tnt; Wm Mitchell to Bertha Bohling, 160 E 108; Oct24; Oct25'11. O C & 100

Edison av. (*) es, 300 s Tremont rd, 50x100; Luigi Liffrieri to Paulina Liffrieri, 1628 Edison av; mtg \$6,000; Oct20'11. nom

Elton av, 709-11, (9:2376) swc 155th (No 440) 48x100, 6-sty bk tnt & str; Philipp Freudenschlager to Philip Lotze, 1066 Mad av; B&S; AL; Oct20; Oct24'11. nom

Fulton av, 1385, (11:2925) ws, 127.7 s 170th, runs sw15.2xsw17.3xse0.6xsw27.9xw0.6xsw36.7xse50.10xne96.4 to av xn49.11 to beg; Chas H & Louis P Zeltner, EXRS Caroline Zeltner to Louis P Zeltner, 1385 Fulton av; May10; Oct26'11. O C & 100

Grand Blvd & Concourse, (12:3306) es, 40.11 s 201st, 115x59.4x99x0.10, deed reads Maple av, (12:3306) sec Anthony st, 84.11x99x108.10x101, except pt for Grand Blvd & Concourse, vacant; Wm Michel & Emma his wife to Edw Michel, 8 W 181; 1/2 pt; mtg \$2,000; July11; Oct25'11. O C & 100

Grand Blvd & Concourse late Maple av; same prop; Edw Michel & Emilie his wife to Emilie Michel, 8 W 181; all of; mtg \$2,000; Oct7; Oct25'11. O C & 100

Grand Blvd & Concourse, ws, abt 60 s 189TH, see Creston av, es, 65.11 s 189. nom

Greene av (*) ss, 164 e Washington av, 50x200; Dennis Ward to Geo A Hutton Greene av, Throggs Neck; Oct24'11. O C & 100

Grand av, 2002, (11:2870) es, 357.8 s Burnside av, 25x90, 2-sty fr dwg; Herman Goldberger to Jacob Berg, 101 W 135; mtg \$6,000; Oct25'11. O C & 100

Greene av (*) ns, 150 w Washington av 50x189; Mary Williams to Franklin C Albee, 9 Washington av, White Plains, NY; Oct18; Oct23'11. nom

Hughes av, 2373, see 187th, 616. nom

Hughes av, (11:3072) ws, 200 n 183d, runs w100x— to ses Crescent av, xne— to Hughes av, xs— to beg, except pt for Crescent av, vacant; Filomena Tesoro to Tesoro Constn Co, 2481 Crotona av; mtg \$10,000 & AL; Oct19; Oct21'11. O C & 4,500

Hill av (*) es, 475 s Randall av, 50x100; Land Co "C" of Edenwald to Jno J McEntee, 341 E 37; Oct20; Oct21'11. nom

Hoe av, 1177, (10:2745) ws, 67.3 s Home 30x65x30x68.5, 2-sty bk dwg; Prospect Investing Co to Mona Bluthenthal, 325 W 93; B&S & C a G; Oct14; Oct25'11. nom

Heath av, sec Boston av, see Boston av, sec Heath av. nom

Intervale av, 1328-36 (11:2976) es at ws Wilkins av (Nos 1313-37), runs s311.1xe 180.6 to ws Wilkins av, xnw352.5 to beg, 5-5-sty bk tnts & str; David Herman Constn Co to Utility Realty Co, 165 Bway; mtg \$313,470 & AL; Oct23; Oct24'11. 100

Jackson av, 905, (10:2638) ws, 193.10 s 163d, 19x75, 2-sty & b bk dwg; Chas Goetz to Barbara Strouse, 905 Jackson av; mtg \$5,000; Oct19; Oct20'11. O C & 100

Jackson av, 1176-S, see Jackson av, 1172-4. nom

Jackson av, 1172-4, (10:2652) es, 155.6 n Home, 50x87.6, 5-sty bk tnt; also JACKSON AV, 1176-S, (10:2652) es, abt 210 n Home, 50x87.6, 5-sty bk tnt; Morris Dreifblatt to David Schneider, 51-3 Sheriff; mtg \$71,000 & AL; Oct25; Oct26'11. O C & 100

Longfellow av, 1131-9, (10:2754) ws, 107.3 n 167th, 100x100, 4 4-sty bk tnts; Emma M S Mestanz to Seymour Realty Co, 25 Broad; AL; Oct26'11. O C & 100

Morris Park av, (*) ns, 20 w White Plains rd, 75x95; Jno Masser to Anton Landgrebe, 671 Morris Park av; mtg \$2,800; Oct18; Oct20'11. O C & 100

Morris Park av, (*) ns, 20 w White Plains rd, 75x95; Jno Masser to Anton Landgrebe, 671 Morris Park av; mtg \$3,800; Oct18; Oct20'11. O C & 100

Mott av, 368, (9:2341) es, 231.10 s 144th, runs s48.6xe32xs1.6xe57xne53xw105 to beg, 2-sty & a fr dwg; Cath E Sinclair to Jessie S Henssler, 368 Mott av; Oct17; Oct21'11. 100

Maclay av, (*), nws, 25 ne Montgomery pl, 25x100, Westchester; Wilgus Realty Co to Emma Diemb, 1640 St Peters av; mtg \$4,000; Oct21; Oct23'11. O C & 100

Maple av, (*) ses, 150 s Randall av, 50 x100, Williamsbridge; Marie Regina to Saml R Waldron, Rockville Centre, LI; mtg \$6,000; Oct26'11. O C & 100

Macombs rd, (11:2876) ws, 175 s Nelson av, 25x76.3x26.9x66.8; also NELSON AV, (11:2876) es, 175 s Macombs rd, 50x85.9x53.6x66.8, vacant; Geo W Whiteside to Italian Estates, 145 Nassau; mtg \$4,400; Sept26; Oct26'11. nom

Nelson av, es, 175 s Macombs rd, see Macombs rd, ws, 175 s Nelson av.

Newbold av, (*) ss, 205 e Olmstead av, 25x108; Chas E Hally to Andrew Hally, 2120 Newbold av; 1/2 R, T & I; mtg \$3,500; July14; Oct20'11. nom

Part lots (*) 14-17, blk E map (1081 in West Co) Lester Park, begins at es lot 14 & ss lot 7, runs w100xn37.6 to ss, lot 31xe100 to ws lot 6xs37.6 to beg; re mtg; Eloise Archer to North Bronx Realty Co, 682 Gun Hill rd, Wmsbridge; Sept23; Oct 20'11. nom

Plimpton av, 1311, (9:2522) ws, 253.7 s 170th, 23x75.6x23.5x79.11, 2-sty & b bk dwg; Francis G Lloyd & ano TRSTES; David Stevenson decd for Eliz S Harris to Ray V Allen, 1255 Ogden av; B&S; Sept6; Oct24'11. 7,200

Prospect av, (11:3094) ws, 75 s 180th, 47x100, vacant; Raphael Kurzrok to Osiias Stup, 341 Lenox av; mtg \$11,750 & AL; Oct16; Oct26'11. nom

Powell av (10th st) (*) ns, 280 w Havemeyer av, 25x108, Unionport; Lucia wife Francesco Tacinelli to Lizzie Sallinger, 2251 Haviland av; QC; Oct20; Oct24'11. nom

Robin av (*) es, 100 n Tremont rd, 25x100; Abr M Van Praag to Sophie V Van Praag, 963 Prospect av; Oct24'11. nom

Robin av, nwe Tremont rd, see Tremont rd (*) nwe Robin av.

Rosedale av, 1470, (*) es, 100 n Merrill, 25x100; Louisa J M Barge to Otto Lehmann & Martha Ott, both at 1478 Rosedale av; mtg \$4,000; Oct26'11. O C & 100

Scotfield av (*) ns — w Main & being e 1/2 lot 2 map Eliz Pell on City Island, 50 x119.2; Fredk E Lawrence to Georgia A Lawrence, 77 Scotfield av, City Island; Oct 16; Oct23'11. O C & 100

Scotfield av (*) same prop; Georgia A Lawrence to Fredk E Lawrence & Margt his wife at nec Fordham av & Wm, City Island; Oct16; Oct23'11. O C & 100

Shore Drive (*) ws, 200 s Evans av, see Clarence av (*) es 175 s Evans av.

Seton av (*) ws, 325 s Randall av, 75x100; Edenwald; Josiah A Briggs to Seton Constn Co, 1446 Minford pl; Sept5; Oct 25'11. nom

Stebbins av, 956, (10:2698) es, 349.4 n Westchester av, 37.6x80, 4-sty bk tnt; Cogswell-Taylor Impt Co to Albt Ahrens, 423 E 91; mtg \$20,000; Oct23; Oct24'11. 100

Story av (3D st) (*) nwe Havemeyer av (Av B) 205x108, being lot 51 map Unionport; Albt Ahrens to Cogswell-Taylor Impt Co, 824 Morris av; Oct23; Oct24'11. nom

Tremont rd (*) nwe Robin av, 50x100; Abr M Van Praag to Sophie V Van Praag, 963 Prospect av; Oct24'11. nom

Trinity av, 829-31, (10:2630) swe 160th (Nc 664), 46x102.1; also TRINITY AV, 819, (10:2630) ws, 126 s 160th, 40x102.1; also TRINITY AV, 815 (10:2630) ws, 166 s 160th, 40x102.1, 3 5-sty bk tnts with strns on cor; Seattle Realty Co to Manhattan Av Holding Co, 122 Bowery; AL; Oct20'11. nom

Trinity av, 815 & 819, see Trinity av, 829-31.

Tiebout av, 2092, (11:3143) es, 147.1 n 180th, 19x100, 2-sty fr dwg; Jas F Fogarty to Christopher J Fortman, 2092 Tiebout av; Oct25; Oct26'11. nom

Union av, (10:2677) nec 161st, 96.1x100, vacant; Spear Constn Co to New York Co, 32 Bway; Oct13; Oct25'11. nom

Vyse av, 2089-93, see Vyse av, 2097.

Vyse av, 2097, (11:3127) swe 180th, (No 950) 48x102x48x100, 5-sty bk tnt & strns; also VYSE AV, 2093, (11:3127) ws, 48 s 180th, 38.6x103.8x38.6x102, 5-sty bk tnt; also VYSE AV, 2089, (11:3127) ws, 36.7 s 180th, 38.6x105.3x38.6x103.8, 5-sty bk tnt; also 180TH ST, 944, (11:3127) ss, 100 w Vyse av, 40x100, 5-sty bk tnt & strns; also 180TH ST, 940, (11:3127) ss, 140 w Vyse av, 40x110, 5-sty bk tnt & strns; Krabo-Ernst Realty Co to Fulton Realty Co, 261 Bway; AL; Oct24; Oct25'11. O C & 100

Wilkens av, 1340-2, see Wilkens av, 1344-6.

Wilkins av, 1344-6, (11:2976) es, 175 s Jennings, 49.6x142.3x53.5x159.6; also WILKINS AV, 1340-2, (11:2976) es, 224.6 s Jennings, 50.6x122.5x54.7x142.3; asn rents to secure \$4,400; Jacob Streifer Co, 1340-2 Wilkins av, to Royal Co of NY, 93 Nassau; Oct19; Oct20'11. 4,400

Webster av, (12:3278) ws, 28.7 s 198th, 25x95.3x25.2x93.10, vacant; Walter J Clarke to Wm Ebling, 803 Eagle av; mtg \$2,200; Oct9; Oct20'11. O C & 100

Wilkins av, 1313-37, see Intervale av, 1328-36.

Westchester av (*) nws at sec lot 99 map Benson Est runs sw along av, 136.10 xw130 to es Westchester Creek xn— to ss said lot 99xe— to beg, with all title to lands under water Westchester Creek adj above; re mtg; Lambert G Mapes to Bronxdale Realty Co, 1123 Bway; Oct23; Oct24'11. 1,250

Westchester av (*) same prop; Bronxdale Realty Co to Alice M Long, 1014 Hudson, Hoboken, NJ; Oct21; Oct24'11. 100

Webster av, 1328, (11:2893) es, 195.7 n 169th, 37.3x90.7x47.8x90, vacant; Bernard Constn Co to Frances E Morris, 1743 Topping av; mtg \$26,000; Oct24; Oct26'11. nom

Westchester av (*) ss, 25 e 173d, being lot 139 amended map Gleason prop, dated May18'04, 25x—x—x—; Wm Kelleher to Helen Kelleher his wife, 1927 Benedict av; mtg \$7,500; Oct25; Oct26'11. O C & 100

3D av, (11:2923) ws, 110.1 s 176th, 54x100, with AT to strip bet new line 3 av & old line Fordham av, vacant; Wm Arrow-smith, ref, to Mary J Archer, 412 W 148; mtg \$7,000; FORECLOS, Apr10; Oct19; Oct20'11. 5,000

3D av, 4171 (11:2924) ws, 30 n 176th, 26 x97.10x26x98.10; 4-sty bk tnt & strns; Alfred Kierschner to Pauline Kaplan, 72 E 116; mtg \$12,000; Oct21; Oct23'11. O C & 100

3D av, (11:2910) ws, 452.4 n 169th, 48.7 x114.5x48.6x112.5, vacant; also 3D AV, (11:2910) ws, 500.11 n 169th, 25x104.2x25x102.7, vacant; Ferdinand Hecht to H-G Constn Co, 115 Bway; mtg \$17,000; Oct4; Oct26'11. O C & 100

3D av, ws, 500.11 n 169th, see 3 av, ws, 452.4 n 169.

Lot (*) 9A map Bruce-Brown Land Co, see Clarence av (*) es, 175 s Evans av.

Lot (*), at s part City Island, adj 20 ft road that runs from Main st to East Shore of City Island, & adj land S D Horton, runs n along Hortons land, 120.6xe270 to h w m, xs152 to ns said road, xw173 to beg; Georgia A Lawrence to Fredk E Lawrence & Margt his wife, tenants by entirety 1/2 pt at nec Fordham av & Wm st, & Raymond C Lawrence & Florence his wife, tenants by entirety 1/2 pt, on ns Scofield st, bet City Island av & Wm st, City Island; mtg \$6,500; Oct9; Oct23'11. O C & 100

Plot (*) begins 1,059.6 e Unionport rd at point 350 n along same from Morris Park av, runse100xn25xw100xs25 to beg; Annie Tulinger to Millie Tulinger, 1832 Holland av; mtg \$2,800; Oct20'11. O C & 100

West 1/2 lot Washingtonville, see, 241st (*) ss, 50 e Bronx Blvd.

Thompson st, 65 (2:489) str & b; Jno W O'Connor TRSTE Richd Eustace to Raphael Cilibrizzi & Gerardo Petruzzi both on premises; 5yf Nov1; Oct23'11. 840 & 900

Washington st, 255, (1:129) asn 2 Ls; Henry A Wollrab to Michl Murray or Vito Moreno, 8730 Bay 24, Bklyn; mtg \$2,500 & AL; Oct21'11. nom

2D st, 103 E, (2:429) w str & front 1/2 of b; Carl Franck to Morris E Scheiblich & Julius W Bernstein, both at 59 1 av; 5yf Nov1; Oct20'11. 840

14TH st, 423 E, (3:946), e b, str & pt c; Mathias Klesius to Tony Guagliardo, 423 E 14; 5yf Mar1'11; Oct24'11. 420

14TH st, 423 E, (3:946); asn ls as security for \$600; Antonio Guogliardo to Consumers Brewing Co, 1011 Av A; Oct18; Oct24'11. nom

16TH st E, nwe Av B, see Av B, nwe 16.

21ST st, 38 E, (3:849) str & b; Chas W Sloane to Julius Schwarzwald, 2412 7 av; 10yf Jan1'12; Oct26'11. 2,400 to 3,000

27TH st, 107 W, (3:803), all; Saml A Fench to Adolph Weiss, 51 St Nicholas av; 5yf Oct1; Oct25'11. 3,120

29TH st, 129-33 W, (3:805) str & b; E 30th St Constn Co to O Godfrey Becker, 95 E 29, et al, firm Becker Bros & Co of NY; 5yf Feb1'12; Oct20'11. 5,600

30TH st, 103-9 W, see 6 av, 501.

32D st, 15-7 E (3:862) 11th fl loft; McFarlin, Cohn & Co to Daisy Costume Mfg Co, 7 & 9 E 20; 4yf Feb1'12; Oct23'11. 3,500

32D st, 15-7 E; agmt as to conditions of ls; Reliance Impt Co, 49 Wall, & McFarlin, Cohn & Co, 15-17 E 32, with same; Oct14; Oct23'11. nom

32D st, 15-7 E (3:862) asn Ls; Hy E Strech to McFarlin-Cohn & Co, 15-7 E 32; Oct16; Oct23'11. nom

42D st, 331 E, (5:1335) ns, 316.8 e 2 av, 16.8x100.5, right & permission to connect sewer on premises of parties 2d part with above lot; Anastatia Haggerty, 137 E 71 to Kath Stern, 333 E 42; Margt F & Eliz L King & Ellen A McAdam, all at 329 E 42 & John Conran, 327 E 42; from — to May1'12 or until such time as party 1st pt shall elect to determine such right; Oct 24'11, each of parties 2d pt to pay \$2 per annum.

45TH st, 62-4 W, (5:1260), 6th fl; Geo Backer Constn Co to Franklin P. Pratt, 81 Hamilton pl; 5yf Feb1'12; Oct26'11. 2,500 to 3,100

60TH st, 117 W, (4:1132) asn Ls; Bar-net Weiss to David E Kanter, 239 E 5; Sept15; Oct20'11. nom

62D st, 212-6 W, (4:1153) all; Star Mtg Co to Anna Friedland, 644a Av C, Bayonne, NJ; f Oct15'11 to Sept30'14; Oct20'11. 6,240

86TH st, 137 W, (4:1217) ns, 376 w Col av, 23x100.8, all; Chas G Meyer et al, TRSTES Cord Meyer to Nahum Hexter, 137 W 86; 5yf Oct1; Oct20'11. 3,000

95TH st W, swe Ams av, see Ams av, 718.

96TH st, W, nwe Bway, see Bway, nwe 96.

100TH st, 125 W, (7:1855), saloon, &c; Anna Schmitt to Patk O'Hara, 682 9 av; 5 yf Nov 1; Oct25'11. 1,200 & 1,500

111TH st, 300 W, (7:1846) pts of str & bs; Saml A Singerman to Emanuel J Demos, 1215 Bway; 15yf Junel'12; Oct20 '11. 4,000

112TH st W, nec 8 av, see 8 av, nec 112.

115TH st E, see 1 av, see 1 av, nec 115.

116TH st, E, swe Mad av, see Mad av, swe 116.

125TH st, 213 W, (7:1931) str & b; Hamilton Bank of N Y to H Rudolf Stearns; 5 yf May 1'08; Oct21'11. 4,000

125TH st, 12 W, (6:1722), asn ls; Jacob Schuster & ano to Saml Spiro & David Kravetzky, 332 E 119; Aug 31; Oct25'11. nom

138TH st W, swe 5 av, see 5 av, swe 138.

152D st, 259-65 W, (7:2038), all; Sand Realty Co to Chas Kimmelman, 218 W 148; 3yf Oct1 (2yrs ren at \$4,600); Oct25 '11. 4,400

156TH st W, nwe Ams av, see Ams av, nwe 156.

159TH st, 549 W, (8:2118); sur ls; Zane Hughes & ano to Jessie B Crommette, 540 W 149; AT; Oct23; Oct24'11. nom

Av A, nec Houston, see Houston, 240 1/2.

Av B, (3:974) nwe 16th, str & c; also str on 16th; Jos Isaac et al to Isidor Katzman; 5yf May1'09; Oct20'11. 780

Amsterdam av (8:2115) nwe 156th, cor str; Audubon Impt Co to Thos Farrelly, 522 W 160; 5yf Aug1; Oct23'11. 2,400

Amsterdam av, 1724, (7:2077) n str & pt b; Emil Engel & ano to Harry Yohalem, 1724 Ams av; 5yf May1; Oct26'11. 1,200 to 1,440

Amsterdam av, 718, (4:1242) swe 95th, str & b; Jos Blau to Patk Carey, 718 Ams av; 5yf Feb1'12; Oct26'11. 2,200

Broadway, 2386, (4:1235) str & b; Anna E M de Montsaulin to Cushman Globe Co, 415 Ams av; 4 7-12yf Oct1; Oct20'11. 1,500 & 1,700

Broadway, 1164, (3:829) es, 79 n 27th, 26.5x114.11x24.8x105.5; leasehold; Jas A Lynch (ref) to J Willis Flickinger, 615 Clifton av, Newark, NJ; FORECLOS; Sept 15; Oct20; Oct21'11. 16,750

Broadway (7:1868) nwe 96th, sur Ls; Jacob Greenwald to Broadway & Ninety-sixth St Realty Co, 160 Bway; Aug31; Oct 23'11. nom

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.

Borough of Manhattan.

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

1 Ann st, swe Nassau, see Nassau st, swe Ann.

Broome st, 252, (2:409); asn ls as security for sum of \$1,200; Geo Seaman to Ferdinand Munch Brewery, a corp, 283 Vernon av; Oct24'11. nom

Bond st, 4, (2:530); asn ls; Chas Korn to Julius Seif, 862 Cauldwell av, 202 S 1, Bklyn; Oct24; Oct25'11. nom

Elizabeth st, 90 (1:239) str & b; Antonio Ferrara to Michele Sbarra, 90 Elizabeth; 5yf Oct1; Oct23'11. 840

Houston st, 240 1/2 E, (2:397) nec Av A, runs n25.11xsell18.6 to st xs11.6 to an angle xw119.6 to beg, the lot; Eliz W Stevens & ano to Louis Minsky, 93 2 av; 20 1/2yf Nov 1; Oct25'11. taxes, &c, & 3,000 & 4,000

Hudson st, 616, (2:625), all; Edgar S Appleby TRSTE of Glen Cove, L I to Richd P Poeschmann, 693 Washington; 5 1/2yf Nov1; Oct25'11. 1,300

Monroe st, 203 (1:268) ns, 85.8 w Gouverneur, 20.5x86.5x20.5x85, all; Stephen Whitney Estate Co, a corp, to Michl H Looney, 203 Monroe; 21yf May1; Oct23'11; (21 yrs renewal) taxes, &c, & 400

Mott st, 297-9, (2:521), all; Eliz McColegan to Michele Brigante, 218 Lafayette; 10yf Oct1'11; Oct24'11. 3,900

Nassau st (1:89) swe Ann, str, 16x32; J Ehrlich & Sons to Thos F O'Brien, 558 W 164; 5 8-12y & 28 days from Aug3; Oct 23'11. 6,000

Norfolk st, 152 (2:354) all; Henrietta Rosen et al to Harris Brinsky, 96 Ludlow; 3yf Aug1; Oct23'11. 3,428

New Chambers st, 52-4 (1:115) asn Ls; Frank Stantora to Leonardo D'Arecca, 77 Roosevelt; July20; Oct23'11. nom

Spring st, 55-7, (2:495), all; Celestino De Marco to Maria Capparelli, 1020 E 179; 5yf Dec1'11; Oct24'11. 8,000

Stewart st, ns, 41.5 w 6 av, see 6 av 501.

1 Bowery, 369, (2:460), all; Duncan Phylfe & ano to Benj Rentzler; 4 5-12yf May'10; Oct24'11. 1,200 & 1,500

1 Lenox av, 620-2, (6:1739), all; Aaron Goodman to Sarah Landesman, 73 W 118; 3yf Oct1'11; Oct24'11. 5,000

1 Lexington av, 1748, (6:1636); asn ls; Selig Share to Arthur Jost, 150 W 129; Oct 23; Oct25'11. nom

1 Lexington av, 1748, (6:1636) str & front part cellar; Hyman Stern to Adolph Lowy, on premises; 3yf Oct1; Oct25'11. 1,080 & 1,200

1 Lexington av, 1748, (6:1636); asn ls; Adolph Lowy to Selig Share, 1748 Lex av; Oct23; Oct25'11. nom

1 Madison av, 1569, (6:1611) str & b; David & Bertha Bloomberg to Thos F Brady, 5 E 106; 5 7-12 yf Oct1; Oct25'11. 1,500 & 1,560

1 Madison av, (6:1621) swc 116th, str & pt b; Louis Vogel to Nicholas Dazey, at Buffalo, NY, & Jas Betsikouras, 13 E 119; 10yf July15'10; Oct26'11. 2,400 to 3,000

1 1ST av, (6:1708) sec 115th, str & front b; Mary E O'Brien & ano to Gaetno De Marisco, 2236 1 av; 5yf May 1; Oct26'11. 1,320 & 1,500

1 3D av, 2114, (6:1643) str & pt b; Marcus & Edwin Bruckheimer to Richd H Long, at S Framingham, Mass; 4 11-12yf June1; Oct20'11. 1,800 to 2,000

1 3D av, 199 (3:898) asn Ls; Richd Heuschkel to Herman Hemme, 220 E 18; Oct7; Oct23'11. nom

1 3D av, 993-5 (5:1414); certf as to execution of power of atty to Jno B Johnston to sign all leases & other papers relating to above premises; W Bourke Cockran to whom it may concern; Oct20; Oct23'11.

1 5TH av, 2210, (6:1732), s str; Seligman Hanau to Saml Levine, 2210 5 av; 2 10-12yf July1; Oct25'11. 540

1 5TH av, (6:1735) swc 138th, two str & bs; Hannah Corn & ano to Emil Meserik & Aug Schonhard, f Oct1'11 to Feb28'18; Oct26'11. 1,900 & 2,100

1 6TH av, 501, (3:806) nwc 30th (Nos 103-9) 30 to n s Stewart, x—x 144; also STEWART ST, closed, (3:806) ns, 41.5 w 6 av, 100x99.6; leasehold; agmt that party 2d pt assumes mtg for \$60,000 to full extent of all amounts that have been advanced or may be advanced hereafter; Loew Amusement Co, 260 W 42, with Greeley Sq Amusement Co, 260 W 42; Oct 15; Oct25'11. nom

1 7TH av, 2283 (7:1919) asn Ls; Chas Blackham to Chas A Henry; AT; Oct16; Oct23'11. nom

1 7TH av, 2283 (7:1919) s str fl, & c; Fannie L Pressler & ano to Walter Moon, 119 W 135; 3y & 11 1/2 mos f May 15; Oct23'11. 840 & 900

1 7TH av, 2283 (7:1919) asn Ls; Walter Moon to Chas Blackham, 220 W 140; & Chas A Henry, 2283 7 av; June15; Oct23'11. nom

1 7TH av, 264, (3:775) ws, 24.2 n 25th, all; John J Talley et al EXRS John J Talley to Chas Bickard; 3yf May1'11; Oct24'11. 2,000

1 7TH av, 76, (3:764), str, & c; Henry Ruschmeyer to Michl J O'Keefe & Matthew J Larkin, 200 W 156; 5yf Oct1'11; Oct24'11. 1,500 & 1,680

1 8TH av (7:1828) nec 112th, cor str; Jacob Ruppert, a corp, to Thos H O'Neill, 279 W 117; 5yf Nov1; Oct23'11. 3,000

1 9TH av, 670, (4:1038) str, b & apartment on 2d fl; Emma J Doscher to Wm C Krause, 100 W 77; 10yf May1; Oct26'11. 2,100 & 2,400

1 10TH av, 450 (3:733) asn Ls; Jos Goldgraben to Jas Devery, 453 10 av; Oct18; Oct23'11. nom

LEASES

Borough of the Bronx.

1 Freeman st, nec Bryant av, see Bryant av, nec Freeman.

1 Bonta la (*) ns, see Prospect, (*) ns at h w mark L I Sound.

1 Main st (*) es, 100 n Valentine, 32x100 x—x102; sur Ls; Jas Everards Breweries to Geo Costar, 1922 E Tremont av; Sept 15; Oct23'11. nom

1 Prospect st (*) ns at mean h w mark L I Sound on es City Island, runs n140xw —xs— to ns Bonta la x—xs— to st xe —to beg; also land under water begins PROSPECT ST (*) ns, at mean h w line L I Sound on es City Island, runs e400xn 140xw400xsl40 to beg; asn Ls; Roeder Ice & Coal Co to Aaron Malakoff ft Carroll, City Island; Oct20'11. 100

1 Prospect st (*) same prop; asn Ls; Ernest Roeder to Roeder Ice & Coal Co, foot of Carroll, City Island; Oct18; Oct 20'11. 100

1 146TH st, 736 (9:2290) swc Brook av, cor str; Jacob Ruppert, a corp, to Jno H Cavanaugh, 207 E 106; 5yf Oct2; Oct23'11. 1,500 & 1,800

1 149TH st, 368 E, (9:2327), ground floor; Abr Kaufmann to Frieda Katz, 715 Lex av; 10yf Jan1'11; Oct24'11. 2,000

1 149TH st, 368 E, (9:2327); asn ls; Frieda Rosenbach (Katz) to John E Tuppack, 42 Dominick; Oct18; Oct24'11. nom

1 160TH st, swc Trinity av, see Trinity av, swc 160.

1 180TH st, 441 E, (11:3037), all; Jane Kelly to John A Devine, 700 Tremont av; 10yf Nov1'11; Oct25'11. 1,800

1 Arthur av, 2477, (11:3066), 1st fl & b; Concetta Cimillo to Paul Cimillo, 2477 Arthur av; 5yf Sept1; Oct26'11. 720

1 Bradford av, (*) nwc Ft Schuyler rd; asn ls; Thos F Hart to Patk Halton, 540 E 142; AT; Sept16; Oct24'11. nom

1 Boston rd, 1324, (11:2961) str; Harry Weaver to Sidney Marks, 944 E 165; 5yf Oct1'11; Oct24'11. 1,000 to 1,200

1 Brook av, swc 146, see 146, 736.

1 Bryant av (11:2999) nec Freeman, str & b; asn Ls; Jas O'Keefe & Anton A Jung to Geo Graber, 908 Freeman; Oct21; Oct 23'11. nom

1 Burnside av, see Davidson av, see Jerome av, swc Burnside av.

1 Burnside av, swc Jerome av, see Jerome av, swc Burnside av.

1 Davidson av, see Burnside av, see Jerome av, swc Burnside av.

1 Fort Schuyler rd, (*) nwc Bradford av, hotel, barn, grounds, etc; Eliza L Flynn et al to Thos F Hart, on premises; 3yf June1'11; Oct24'11. 720

1 Fort Schuyler rd, (*) nwc Bradford av, see Bradford av, (*) nwc Fort Schuyler rd.

1 Fulton av, 1567-69, (11:2929); asn ls; Abr Sacks to Harry Sacks & Jacob Helfand, 1569 Fulton av; AT; July25; Oct25'11. nom

1 Fulton av, 1571-3, (11:2929); asn ls; same to same; AT; July25; Oct25'11. nom

1 Intervale av, 994, (10:2711), str; John J Tully to Jesse Tamarkin, on premises; 3yf Oct20; Oct24'11. 300 to 420

1 Jerome av, (11:2863) swc Burnside av, 76.8x— to es Davidson av, x3.6 to Burnside av, x227.10, all; Julia Duwane to David Schulte, 2 W 72; 6yf Nov1; Oct 21'11; excess, taxes, &c, & 3,200

1 Longwood av, 1061, (10:2731) nec Lafayette av, str floor & cellar; Jno Ahern to Balthasar Kelsch, 1102 Garrison av; 10y f Oct1; Oct25'11. 420 to 600

1 Lafayette av, nec Longwood av, see Longwood av, 1061.

1 Prospect av, (10:2676) swc Westchester av, rooms 18-21 on 2d floor; American Real Estate Co to Abr P Furman; 7 8-12yf Sept1'10; Oct25'11. 800 to 1,500

1 Southern Blvd, (10:2744) ns, abt 142.7 w Westchester av, 26x— to West Farms rd, x33x—; str 9 to 12, str 8 & b; Reville-Siesel Co at So Blvd & Westchester av to Meyer Wolfson, 700 W 180 & Hy Kinberg, 705 McDonough, Bklyn, firm M Wolfson & Co, from completion of bldg to Jan31 '22; Oct21'11. 2,400 to 3,000

1 Trinity av, (10:2630) swc 160th; sobrn agmt of Ls to mtg for \$36,000; Seattle Realty Co, 35 Nassau, & Jacob Peskin, 862 Trinity av, with Mary Levy, 250 W 57, EXTRX Lewis S Levy; Sept28; Oct20 '11. nom

1 West Farms rd, ss, abt 142.7 w Westchester av, see So Blvd, ns, abt 142.7 w Westchester av.

1 Westchester av, swc Prospect av, see Prospect av, swc Westchester av.

1 3D av, 3558-60, (11:2929) str & 5 rs on 2d fl; Jos Kaplan to Ignatz Weinberger, 3558 3 av; 5yf Oct1; Oct20'11. 936 & 1,020

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last 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.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

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

1 Ann st, swc Nassau, see Nassau, swc Ann.

1 Beekman pl, 34, see 51st, swc Beekman pl.

1 Broome st, 319, (2:418) ss, 25.6 e Chrystie, 25.6x75.4; pr mtg \$28,900; Oct19; Oct 20'11, installs, \$200 monthly, 6%; Hyman Marcus to Max Kobre, 43 E 123. 4,000

1 Broome st, 463, (2:474) ss, 50 e Greene, 25x109.2; also MERCER ST, 41, (2:474) ws, abt 50 n Grand, 24x50; Oct2; Oct25'11, 5y5%; Jennie Helborn to Arthur A Alexander, 203 W 117, & ano, trsts Arthur L Levy. 45,000

1 Cortlandt st, 66-S, see Greenwich, 170-2.

1 Chrystie st, 89, (1:304) ws, 194 n Hester, 19x100; Oct26'11, 5y5%; Wm A Miles & Co to Mary A Murphy, 630 Bedford av, Bklyn. 12,000

1 Chrystie st, 89; pr mtg \$12,000; Oct26 '11, 5y6%; same to Mary A Sonntag, 64 Oak Ridge av, Summit, NJ. 3,000

1 Clinton st, 64, (2:349) es, 100 n Rivington, 25x100; pr mtg \$24,000; Oct26'11, 5y 6%; Harris Levy to Rachel Williams, 5 E 119. 7,000

1 Centre Market pl, S (2:471) es, 138.2 s Broome, 24.4x70.8x24.4x69.9; also MULLBERRY ST, 173 (2:471) ws, 130.3 s Broome, 24.11x71.7x24.4x68.6; Oct23'11; 5y6%; Jos Staffe to Frederic D Weekes, Oyster Bay, LI. 5,000

1 Cooper sq, 77, or 3 av, 19, (2:463), ses, at sws St Marks pl (No 2), as at present built on, 22x74; Oct23; Oct24'11, due as per bond; Mary A Pitt to Title Guarantee & Trust Co. 10,000

1 Delancey st, 85-7, see Orchard, 102-6.

1 Dey st, 61, see Greenwich, 170-2.

1 Dey st, 59, see Greenwich, 170-2.

1 Elizabeth st, 184-S, see Spring 11.

1 East Broadway, 203, (1:285) ss, abt 150 e Jefferson, 25x87.6; PM; pr mtg \$—; Oct15; Oct20'11, 5y5%; United Hebrew Community, a corp, to Jos Barsky, 206 Hewes, Bklyn. 11,000

1 East Broadway, 183, (1:284) ss, 78.3 w Jefferson, 26.1x100; Oct20'11, due Apr20 '13, 6%; Israel Herrmann, 171 E Bway, to Abr Rothkrug, 227 Eldridge. 2,500

1 Fulton st, 64-S, (1:76) cor Ryders alley, 59x71x irreg x79.11; ext of mtg for \$165,000 gold to July17'14; 5%; Oct19'11; Oct 20'11; J Harvey Ladew at Glen Cove, LI with Chas Buek, 2 W 72 & Fairview Realty Co, 7 E 42. nom

1 Greenwich st, 176, see Greenwich, 170-2.

1 Greenwich st, 170-2, (1:58) ws, 56.2 n Cortlandt, runs w95xn4.6xw13.9xs4.6xw 10.3xn13xw6xn40.4xel06.7 to st xs56 to beg; also GREENWICH ST, 176, (1:58) ws, 133.10 n Cortlandt, 24.8x71x23x64; also DEY ST, 61, (1:58) ss, abt 70 w Greenwich, 23x75.6; also DEY ST, 59, (1:58) ss, 48 w Greenwich, 21.11x76.3x22x76.5; also CORTLANDT ST, 66-8, (1:58) ns, abt 85 w Greenwich, runs n54.3xw16.8xn4.7xw 13.9xs4.6xw10.4xs54.3 to st xe42 or 40 to beg; also WASHINGTON ST, 173-5, (1:58) es, abt 75 s Dey, runs e98.6xs40.5xw86.6 to st xn45.11; also WASHINGTON ST, 177, (1:58) es, 50.11 s Dey, 25.2x88.4x25.2x94.3; also WASHINGTON ST, 174, (1:59) ws, abt 70 n Cortlandt, 21.5x46.5x20.3x51.8, ss; also WASHINGTON ST, 176, (1:59) ws, abt 85 n Cortlandt, runs n25.3xw115.10xs 27.11xe75xn3xe46.5 to beg; also 33D ST, 416 E, (3:964) ss, 275 e 1 av, 95 to exterior line x47.10x100.6x47.6 with all wharfage, crantage; also 33D ST E, (3:964) ss, 150 e 1 av, 125x98.9; also 18TH ST, 513-29, (3:976) ns, 190 e Av A, runs n92xe30xs6.7xe51.3xn8xe10.6xe26xn32.2 x e 19.6xn30.4 to 19th xe77.6xs184 to 18th xw 200 to beg; also 59TH ST E, (5:1474) ns, 80 e Av A, runs e90 to ws Marginal or pl xn— to 60th xw14xs26.10xe2xsl174 to beg; also 116TH ST, 516 E, (6:1714) ss, 150.6 e Pleasant av, runs e174.6xs82.4xw58.4xs4.6 xw36.9xn117.7 to beg; also RIVERVIEW TERRACE, 7, (5:1372) swc 59th, 100.5x75 AT to land under, in front of & adj above; also SUTTON PL, 35-45, (5:1372) sec 59th (No 500), 100.5x75; also AT to franchise to lay pipes; also 791 SHARES of capital stock of American Ice Co; also 393 SHARES capital stock U S Mineral Wool Co; also ALL PROPERTY, PLANTS, &c, now owned & which may hereafter be acquired; pr mtg \$342,500; Oct24; Oct25 '11, due July1'11, 4% for 1st 7 yrs, 4 1/2% for next 7 yrs & 5% thereafter; New York Steam Co, 140 Cedar to Union Trust Co, trste, 80 Bway. 2,750,000

1 Greenwich st, 170, & other properties as above; certf as to above mtg; Oct25'11; same to same.

1 Hudson st, 503-7, (2:630) ws, 26.6 n Christopher, runs w100xn23.1 to swc of an alley xel5 to ses said alley xn47xe85 to st xs70.2; all title to said alley; Oct20; Oct 24'11, demand, 6%; Greenwich Investing Co to Jas A Cruikshank, Freeport, LI, & ano. 10,000

1 Hudson st, 503-7; certf as to above mtg; Oct20; Oct24'11; same to same.

1 Kenmare st, nwc Mott, see Mott, 193-5.

1 Leonard st, 58 (1:176) ss, 124.9 w Church 25x100; pr mtg \$35,000; Oct23'11; 2y6%; Robt B Lawrence, of B of Q, NY, to Maria H Rider, 176 6 av, Bklyn. 2,000

1 Lafayette st, 430, (2:545) ws, abt 255 s Astor pl, 27x137.8; Oct24'11, due, &c, as per bond; Fannie M & H Louise Underhill to Greenwich Savings Bank, 246 E av. 5,000

1 Lispenard st, 27, (1:211) ns, abt 50 w Church, 25x60; pr mtg \$12,000; Oct25'11, due Jan3'12, 6% as per bond; Morris Weinstein to Public Bank, 89 Delancey. 4,000

1 Lafayette st, 430, (2:545); ext of \$20,000 mtg to Oct24'14 at 4 1/2%; Oct24; Oct25'11; Greenwich Savgs Bank with Fannie M & H Louise Underhill, 430 Lafayette. nom

1 Marginal st, nwc 59TH, see Greenwich, 170-2.

1 Mott st, 193-5, (2:480) nwc Kenmare, 48x99.4x35.3x100.2; PM; Oct20'11, 5y4 1/2%; Mary L Saarbach to St Lukes Hospital, Ams av & 113. 72,500

1 Madison st, 125 (1:275) agmt modifying description in mtg; Oct17; Oct21'11; Louis W & Saml F Prager with Saml Grad, 438 Elton, Bklyn. nom

1 Mulberry st, 173, see Central Market pl S.

1 New Chambers st, 52-4 (1:115) Sal Ls; Oct 28; Oct23'11, demand, 6%; Leonard D'Arecca to Lion Brewery, 104 W 108. 750

1 Nassau st (1:89) swc Ann; Sal Ls; Oct 19; Oct23'11, demand, 6%; Thos F O'Brien to Jacob Ruppert, a corp, 1639 3 av. 2,500

1 Orchard st, 102-6, (2:409) sec Delancey (Nos 85-7), 61.8x87.6; pr mtg \$—; June 15; Oct24'11, 3y6%; Elterman Realty Co, 102-6 Delancey to Alfred Hahn, 1242 Mad av. 2,850

- Orchard st, 102-6;** certf as to above mtg; Oct19; Oct24'11; same to same.
- Oak st, 44,** (1:278) nwc Oliver (Nos53-5) 75.10x50.2x76.4x50; pr mtg \$53,000; Apr29; Oct26'11, 3y5%; Giuseppina Masucci to Teresa Masucci, 71 Mulberry, 8,000
- Oliver st, 53-5,** see Oak, 44.
- Rivington st, 313,** (2:328) ext of \$21,000 mtg to Mar14'15 at 5%; Jan14'10; Oct21'11; Louis de W Hollub with Abraham I Spiro, Chas Rutenberg & Asher Miller, nom
- Rivington st, 313,** (2:328) ext of \$5,500 mtg to May 1'13; 6%; May4'10; Oct21'11; Leo Cohn with same, nom
- Ryders alley, se Fulton,** see Fulton, 64-8.
- Riverview Terrace, 7,** see Greenwich, 170-2.
- Sutton pl, 35-45,** see Greenwich, 170-2.
- Spring st, 11,** (2:492) nec Elizabeth, (Nos 184-8) 25.3x89; 1/2 pt; AT; pr mtg \$—; Oct20; Oct26'11; demand; 6%; Mona A Fogarty of Garden City, LI, to Lewis Johnson, 52 W 35, 1,150
- Spring st, 18,** (2:479) ss, 47.6 w Elizabeth, 23.9x123.6x23.6x118; Oct20; Oct21'11; 3y5%; Jos Campbell & Loretta C Cahill, Jersey City, NJ to Jas McWalters, 2434 Bway, 18,000
- St Marks pl, 2,** see Cooper sq, 77.
- Thompson st, 65** (2:489); Sal Ls; Oct 18; Oct23'11, demand, 6%; Raffaele Cilibrizzi & Gerardo Petruzzi to Lion Brewery, 104 W 108, 2,548.78
- Thomas st, 15 & 15 1/2,** (1:52) ns, 14.10 w Trinity pl, 32.4x33.2; pr mtg \$8,000; Oct20; Oct24'11, 1y6%; Nora McCarthy, 4416 5 av, Bklyn, to Cassie J Doyle gdn Virgile Doyle, 4416 5 av, Bklyn, 300
- University pl, 94,** (2:569); sal Ls; Sept 14; Oct25'11, demand, 6%; Saml Weissberger to India Wharf Bwg Co, 60 Hamilton av, Bklyn, 4,000
- Waverly pl, 145** (2:593) ns, abt 20 w Gay, 23.4x62; Oct21; Oct23'11, due, &c, as per bond; Louis C Luhrs to Wm F Moore, 111 W 11, 2,000
- Wooster st, 80-2** (2:486) es, 126 s Spring, runs e110xs25xw10xs25xw100 to st, xn50 to beg; PM; Oct21; Oct23'11, due, &c, as per bond; Josephine M Brown to Postal Life Ins Co, 35 Nassau, 110,000
- Waverly pl, 30, on map 28-30** (2:547) ss, 62.9 w Greene, 37.10x80.6x37.10x80.9; PM; Oct23'11, due, &c, as per bond; Henry Corn to Greenwich Savings Bank, 246 6 av, 70,000
- Washington st, 173-5,** see Greenwich, 170-2.
- Washington st, 177,** see Greenwich, 170-2.
- Washington st, 174,** see Greenwich, 170-2.
- Washington st, 176,** see Greenwich, 170-2.
- 4TH st, 61 E,** (2:460) ns, 142.5 e Bowery, 25x96.2; Oct17; Oct20'11, due Oct17'16, 5%; Jos & Herman Bauman, 79 E 4, to Met Savgs Bank, 59 Cooper Sq E, 16,000
- 4TH st, 61 E;** pr mtg \$33,000; Oct19; Oct20'11, due Apr14, 6%; same to Anna Broderick, extr Jno Broderick, 30 Ams av, 4,000
- 8TH st, 372-4 E,** (2:377) ext of \$40,000 mtg to Sept13'16 at 5%; Sept13; Oct21'11; David Wasser with Alline P Woodworth, Rome, Italy, nom
- 11TH st, 818-20 E,** (2:367) ss, 200 e Av D, 40x100; PM; pr mtg \$12,000; Oct23; Oct 24'11, 3y6%; Eva Stern to John McDonnell, 700 E 11, 2,000
- 15TH st, 352 W,** (3:738) ss, 200 e 9 av, 50x103.3; pr mtg \$—; Oct18; Oct20'11, installs, 6%; Frankfort Realty Co to Louis Marx, 583 Bedford av, Bklyn, & ano, 4,122
- 16TH st, 108-10 W,** (3:791) ss, 100 w 6 av, 50x103.3; PM; Oct14; Oct25'11, 1y5%; Mary & Ida Arras, of NY, & Anna M Rice, Scarsdale, NY, to Chas R Bauerdorf, 214 W 92, 25,000
- 16TH st, 108-10 W;** pr mtg \$25,000; Oct 14; Oct25'11, 1y5%; same to Geo Wolf, 602 W 137, 14,500
- 17TH st, 405-7 W,** see 9 av, 109-11.
- 18TH st, 513-29 E,** see Greenwich, 170-2.
- 19TH st, ss — e Av A,** see Greenwich, 170-2.
- 19TH st, 332-4 E,** (3:924) ss, 280 w 1 av, 40x92; PM; pr mtg \$40,000; Oct25; Oct26'11, 3y6%; Adolf Jabloner, 231 Rivington, to Adolf Mandel, 56 E 87, 5,000
- 23D st, 128-30 E,** (3:878) ss, 350 e 4 av, 50x98.9; PM; pr mtg \$120,000; Oct16; Oct 20'11, 5y5 1/2% to Oct20'12 & thereafter at 6%; Rita Realty Co to Chas Laue, 152 8 av, Bklyn, 30,000
- 26TH st, 121 W,** (3:802) ns, 221.10 w 6 av, 21.10x98.9; pr mtg \$8,000; Oct25'11, due, &c, as per bond; Cath O'Connor, Harrison, NJ, to Frank E Bliss, 21 Holland Park, London West, London, Eng, 1,000
- 28TH st, 36 E,** (3:857) ss, 212.6 e Mad av, 20.10x84; PM; Oct25'11, due, &c, as per bond; Eliza D Pfender & Hannah L Depew, Plainfield, NJ, to Title Guarantee & Trust Co, 33,000
- 30TH st, 553-7 W,** (3:702) ns, 128.4 e 11 av, 48x31, with all R, T & I to strip 0.6 on rear & strip 0.1 on es; PM; Oct19; Oct 20'11, due Nov14, 6%; Henry McDonough, at Montclair, NJ, to Henry M Work, 214 Hicks, Bklyn, 5,000
- 30TH st, 366 W** (3:753) ss, 76 e 9 av, 20x98.9; pr mtg \$7,000; Oct23'11; 5y5%; Lucretia Hatzel, 366 W 30, to Annie Miller, White Plains, NY, & ano exrs Anthony W Miller, 1,000
- 31ST st, 450-4 W** (3:728) ss, 141.8 e 10 av, runs s108.8xe50.2xn104.3 to st, xw50 to beg; Oct23'11; 5y5%; Solomon Blumenstock, Anna wife Saml Blumenstock, Bklyn & Pauline wife Henry Nechols of NY, to Union Trust Co, 80 Bway, 24,500
- 33D st, 416 E,** see Greenwich, 170-2.
- 33D st E, ss, 150 e 1 av,** see Greenwich, 170-2.
- 34TH st, 150 W,** (3:809) ss, 173.3 e 7 av, 18.3x98.9; pr mtg \$28,000; Oct25; Oct26'11, due, &c, as per bond; Rosalind C Richmond to Bowery Savgs Bank, 128 Bowery, 20,000
- 35TH st, 138-40 E,** see Lex av, 253.
- 37TH st, 122 W,** see Bway, 1367-9.
- 38TH st, 11 W,** (3:840) ns, 235 w 5 av, 25x98.9; ext of \$90,000 mtg to Sept30'14 at 5%; Oct9; Oct24'11; Advocate Realty Co with Julia Billings, of Woodstock, Vt, nom
- 39TH st, 647-53 W,** (3:684) ns, 600 w 11 av, 100x98.9; Oct26'11, 3y5%; Patk Donahue to Title Ins Co of NY, 25,000
- 42D st, 358 W,** (4:1032) ss, 82 e 9 av, 17 x98.9; Oct24'11, due, &c, as per bond; Emilie Du Mond, widow, to Title Guarantee & Trust Co, 7,000
- 43D st, 108-16 W,** (4:995); sobrn agmt; Oct6; Oct24'11; Columbia Trust Co as trste with City Real Estate Co, nom
- 47TH st, 56-60 W,** (5:1262) ss, 197 e 6 av, 63x100.5; ext of \$240,000 mtg to Nov 1'14 at 5%; Oct19; Oct20'11; Forty-Seventh St Realty Co with Met Life Ins Co, 1 Mad av, nom
- 47TH st, 264-6 W,** see 8 av, 764-6.
- 47TH st, 523-7 W,** (4:1076) ns, 400 e 11 av, 75x100.5; Oct26'11, due, &c, as per bond; Hartley Open Stair Tenement Co to Cayuga Corp, 111 Bway, 14,000
- 47TH st, 523-7 W;** certf as to above mtg; Oct26'11; same to same.
- 50TH st, 51 W,** (5:1266) ns, 711 w 5 av, 20x100.5, leasehold; Oct20'11, 3y6%; Adeline P Sargeant, 46 5 av, to Hannah Hyman, 967 Mad av, 5,000
- 51ST st E,** (5:1362) swc Beekman pl (No 34) 24.8x34; pr mtg \$7,500; Oct18; Oct23'11; 1y5%; Robt Hubner, Beekman pl, to Chas Cluthe, Sr, 321 Ridgewood av, Glen Ridge, NJ, 1,000
- 51ST st, 241-9 W,** (4:1023) ns, 122.6 e 8 av, 82.6x100.5; bldg loan; Oct19; Oct 20'11; 1y6%; Janpole & Werner Constn Co to Sender Jarmulowsky, 16 E 93, 135,000
- 51ST st, 241-9 W,** certf as to above mtg; Oct19; Oct20'11; same to same.
- 51ST st, 344 W,** (4:1041) ss, 504 w 8 av, 20.8x100.5; ext of \$20,000 mtg to Nov5'14 at 5%; Oct24'11; Geo H Beyer with Mina Nordlinger, nom
- 54TH st, 442 W,** (4:1063) ss, 275 e 10 av, 25x100.5; Oct19; Oct20'11, 3y6%; Jos Silverstein to Jacob Minkofsky, 4112 12 av, Bklyn, 2,500
- 59TH st, 206 E,** (5:1332) ss, 105 e 3 av, —x100.5x25.3x100.5; PM; pr mtg \$25,000; Oct20'11; 4y6%; Jno Condam to Jonas Weil, 21 E 82, & ano, 8,000
- 59TH st E, ns, 80 e Av A,** see Greenwich, 170-2.
- 59TH st E, nwc Marginal,** see Greenwich, 170-2.
- 59TH st E, swe Riverview Ter,** see Greenwich, 170-2.
- 59TH st, 500 E,** see Greenwich, 170-2.
- 60TH st E, ss, — e Av A,** see Greenwich, 170-2.
- 61ST st, 154 E,** (5:1395) ss, 241 w 3 av, 19x100.5; PM; Oct25'11, 3y4 1/2%; Pauline K Schrenkeisen to A Gertrude Cutter, 781 Lex av, 20,000
- 63D st, 26 E,** see Mad av, 701-9.
- 63D st, 121 W,** (4:1135) ns, 187.6 w Col av, 16.8x100.5; PM; pr mtg \$10,000; Sept 27; Oct25'11, 1y6%; Arthur McGlone to Jas A Farley, 26 E 48, 4,000
- 64TH st, 100 W,** see Park av, 593.
- 64TH st, 35-7 W** (4:1117) ns, 425 w Central Park W, 50x100.5; Oct23'11, due as per bond; Paul B Pugh & Co, 362 Riverside Drive, to Max M Warburg, at Hamburg, Germany, 155,000
- 64TH st, 35-7 W;** certf as to above mtg; Oct23'11; same to same.
- 64TH st, 35-7 W;** pr mtg \$155,000; Oct 23'11, due, &c, as per bond; same to Zacharias H Oppenheimer, 777 West End av, 10,000
- 64TH st, 35-7 W;** certf as to above mtg; Sept3; Oct23'11; same to same.
- 71ST st, 128 W,** (4:1142) ss, 275 w Col av, 18.9x100.5; Oct20'11, 3y5 1/2%; Lena Ridder to Mary Ryan, 104 W 70, 23,000
- 71ST st, 128 W;** sobrn agmt; Oct16; Oct20'11; same & Rachel A Bogert with same, nom
- 72D st, 35 E,** (5:1387) ns, 56 e Mad av, 22x102.2; Oct20; Oct21'11; 3y4 1/2%; David Banks to Union Sq Savings Bank, 20 Union sq, 45,000
- 73D st, 435 E** (5:1468) ns, 100 w Av A, 25x102.2; Oct23'11; 3y4 1/2%; Jos Cuchal & Anna Krulish to German Savings Bank, 157 4 av, 13,000
- 73D st, 334 E,** (5:1447); agmt changing interest days; Oct25'11; Jacob Larchan with German Savgs Bank, 157 4 av, nom
- 74TH st, 317 E** (5:1449) ns, 225 e 2 av, 25x102.2; pr mtg \$20,000; Oct10; Oct23'11; 5y6%; Jno A Weekes, at Oyster Bay, to Arthur Sutherland, 9 Park av, White Plains, NY, 4,000
- 76TH st E, nwc Park av,** see Park av, 834.
- 80TH st, 100 E,** see Park av, 911.
- 80TH st, 250 W,** see 80th, 244-8 W.
- 80TH st, 244-8 W,** (4:1227) ss, 150 e West End av, 101.6 to Bway (Nos 2231-9), x102.2x100.6x102.2; also 80TH ST, 250 W, (4:1227) ss, 125 e West End av, runs e25 xs102xw40xn42xe15xn60 to beg; Oct24; Oct26'11, due, &c, as per bond; Thos Diamond to Greenwich Savgs Bank, 246 6 av, 50,000
- 81ST st, 345 E,** (5:1544) ns, 175 w 1 av, 25x102.2; ext of \$5,000 mtg to Nov14'14 at 6%; Oct23; Oct25'11; Louise A Moody with Wilson Mizner, Hotel Rector, Bway & 44, nom
- 82D st, 140 W,** (4:1212) ss, 362.6 e Ams av, 18.9x102.2; pr mtg \$—; Oct25'11, 1y 6%; Spencer & Co to Jno Webber, 801 West End av, 3,000
- 82D st, 140 W;** certf as to above mtg; Oct25'11; same to same.
- 83D st, 524 E** (5:1579) ss, 348 e Av A, 25x102.2; Oct23'11; 5y5%; Geo Sunderer to Louis A Boettiger, 48 Leonard, 12,000
- 84TH st, 5 E,** (5:1496) ns, 150 e 5 av, 25x102.2; pr mtg \$15,000; Oct19; Oct20'11, 3y4 1/2%; Augustin Walsh to Franklin Trust Co, 166 Montague, Bklyn, 15,000
- 85TH st, 150-4 W,** (4:1215) ss, 250 e Ams av, 50x58.9x—x56.6; pr mtg \$—; Oct24; Oct25'11, due, &c, as per bond; Emma & Henry E Hillier to Mutual Life Insurance Co of NY, 4,000
- 86TH st, 3 W,** (4:1200); ext of \$25,000 mtg to Nov15'14 at 4 1/2%; Oct17; Oct25'11; Geo A Wheelock with Bank for Savgs, 280 Bway, nom
- 86TH st, 138-42 E,** see Lex av, 1273-5.
- 88TH st, 239 E,** see 2 av, 1701.
- 93D st, 413 E** (5:1573) ns, 325 e 1 av, 25x100.8; Oct21; Oct23'11, due, &c, as per bond; Jos Horgan, 809 Ely av, Astoria, LI, to Jno W Brice, 40 W 129, 3,000
- 96TH st, 50 W,** (4:1209) ss, 280 e Col av, 20x100.8; Oct16; Oct20'11, due, Dec31 '20, 5%; Christopher W Youngman to Henry M Moeller, exr Edw Moeller, 65 W 71, 23,000
- 99TH st, 251 W,** (7:1871) ext of \$14,000 mtg to Oct31'15 at 5%; Sept30; Oct 21'11; Lawyers Title Ins & Trust Co with Louis E Jallade, nom
- 100TH st, 109 W,** (7:1855) ns, 175 w Col av, 25x100.11; Oct20'11, 5y5%; David Meier to Franklin Savgs Bank, 656 8 av, 15,000
- 100TH st, 125 W,** (7:1855); sal Ls; Patk O'Hara to Lion Bwy, 104 W 108; Oct20; Oct25'11, demand, 6%, 2,333
- 102D st, 104 E,** (6:1629) ss, 55 e Park av, 25x75; ext of \$8,000 mtg to Nov10'14 at 4 1/2%; Aug25; Oct24'11; Fredk P Garretson & Eliz G Russell, trstes Mary R Prime with Eliz Guenther, 341 E 79, nom
- 102D st, 104 E,** (6:1629) ss, 55 e Park av, 25x75; ext of \$1,000 mtg to Nov10'14 at 4 1/2%; Aug25; Oct24'11; same to same, nom
- 104TH st, 246-52 W,** (7:1875) ss, 100 e West End av, 75x100.11; PM; to be sub to bldg loan for \$225,000; Oct19; Oct20'11, due Mar1'12; 6%; Bloomingdale Constn Co to Jos N Francolini, 300 W 109, 5,000
- 104TH st, 246-52 W;** certf as to above mtg; Oct19; Oct20'11; same to same. —
- 105TH st, 323-5 on map 325 E,** (6:1677) ns, 280 e 2 av, 40x100.11; PM; Oct20; Oct 21'11; 5y5%; Julius B Fox of Jersey City, to American Mtg Co, 31 Nassau, 26,000
- 105TH st E, nwc Mad av,** see Mad av, nwc 105.
- 106TH st, 238 W,** (7:1877) ss, 225 w Ams av, 150x100.11; Sept28; Oct26'11, due Oct18'12, 6%; Pauline Shapiro, 45 Orchard to Jacob Levy, 1187 Lex av, 5,000
- 106TH st, 310 E,** (6:1677) sal Ls; Mar20; Oct26'11, demand, 6%; Salvatore Macorana to Eastern Bwg Co, 207 Bushwick av, Bklyn, 900
- 107TH st, 164 E,** (6:1634); ext of \$16,000 mtg to Dec15'14 at 5%; Oct16; Oct26'11; Herman Steinbuehler with Adolph B Ansbacher, 15 W 75, nom
- 110TH st, 120 E** (6:1615); ext of \$22,000 mtg to Oct23'16, at 5%; Oct19; Oct 23'11; Israel Fortgang, 64 E 110, with Adolph B Ansbacher, 15 W 75, nom
- 112TH st W,** nec 8 av, see 8 av, 2070.
- 112TH st, 323 E,** (6:1684); ext of mtg for \$3,300 to Nov20'14, 6%; Oct20'11; Harris Sarason, 119 E 101, & Maurice Herlands, 1221 42d, Bklyn, with Antonino Rizzotto et al, nom
- 113TH st, 16 W,** (6:1596); ext of \$17,000 mtg to Sept10'16 at 4 1/2%; Aug10; Oct 20'11; Mitchel Weiss, 16 W 113, with Jno A Aspinwall, 17 Dupont Circle, Washington, D. C., & ano, trstes Louisa Minturn, will Jno W Minturn, nom
- 115TH st E, see 1 av,** see 1 av, sec 115.
- 115TH st, 322 E,** (6:1686) ss, 275 e 2 av, 25x100.10; Oct25'11, 3y5%; Louisa Garofalo to Luke Kouwenhoven, — Shore rd, Steinway, LI, 15,000
- 115TH st, 322 E;** sobrn agmt; Oct25'11; Louisa Garofalo & Frank Garofalo with same, nom
- 116TH st, 15-7 W,** (6:1600); ext of \$13,000 mtg to Oct10'14 at 5 1/2%; Oct10; Oct20 '11; Abr Miller with Anna M Jones, at Somerville, NJ, nom
- 116TH st, 120-6 W,** (7:1825); ext of \$135,000 mtg to July 24'14 at 5%; July24; Oct20'11; N Y Life Ins Co with Abram A & Rebecca Weigert, 127 E 72, nom
- 116TH st, 516 E,** see Greenwich, 170-2.
- 117TH st, 523-5 E** (6:1716) ns, 248 e Pleasant av, 37.6x100.10; estoppel certf; Sept12; Oct23'11; Theresa Levy, 418 Central Park W, to Metropolitan Savings Bank, nom

1118TH st, 505 E. (6:1815); estoppel certf; Oct23; Oct24'11; May G & Florence L Patterson, 1975 7 av to whom it may concern.

1119TH st, 67 W. (6:1718) ns, 301 e Lenox av, 17x100.11; PM; pr mtg \$12,000; Oct23; Oct24'11, due, &c, as per bond; Adolph Levy to Leopold Lyons, 67 W 119. 4,500

122D st, 421 E (6:1810) ns, 254.7 e 1 av 16.8x100.11; Oct20; Oct23'11; 5y5%; Helen Van C wife Nelson B Burr to Woman's Board of Foreign Missions of Reformed Church in America, 25 E 22. 3,800

123D st, 211-15 W. (7:1929) ns, 153.1 w 7 av, runs n100xw15.7xn0.11xw6.4xs0.11x w25xs100 to st ex46.11 to beg; pr mtg \$25,000; Oct25'11, 1y6%; Jno H Springer Realty Co to Bernard McManus, 1990 Belmont av. 3,000

123D st, 211-15 W; certf as to above mtg; Oct16; Oct25'11; same to same.

125TH st, 216-20 W; also 125TH ST, 209-17 W. (7:1930); sobrn agmt; Oct23; Oct24'11; Samson Lachman & Abr Goldsmith with Title Guarantee & Trust Co. nom

125TH st, 209-17 W, see 125th, 216-20 W.

127TH st, 611-7 W (7:1995) asn rents to secure \$2,500; Oct21; Oct23'11; Faultless Constn Co, 54 Lafayette, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. nom

132D st, 122 W (7:1916) ss, 250 w Lenox av, 16.8x99.11; PM; Oct23'11; 5y5%; Margt E Napier widow, 114 W 133, to Metropolitan Savings Bank, 59 & 61 Cooper sq E. 7,500

134TH st, 45 E (6:1759) ns, 340 w Park av, 25x99.11; ext of \$14,500 mtg to Aug1'16, at 5%; Sept16; Oct23'11; Chas T Dotter with Sarah McCormick. nom

136TH st, 122 W. (7:1920) ss, 240 w Lenox av, 15x99.11; pr mtg \$8,000; Oct24; Oct25'11, 1y6%; Jno J Myers to Jno C Dandolph, 517 10 av. 3,000

138TH st W, swc 5 av, see 5 av, swc 138.

140TH st, 467 W. (7:2057) ns, 112 e Ams av, 18x100.11; Oct20'11, 5y5%; Kalils Realty Co to Seamens Bank for Savgs, 76 Wall. 15,000

140TH st, 469 W. (7:2057); consent to above mtg; Oct20'11; same to same.

140TH st, 469 W; certf as to above mtg; Oct20'11; same to same.

141ST st W (7:2010) ns, 275 w Lenox av, 25x99.11; pr mtg \$325,000; Oct23'11, demand, 6%; Kramer Contracting Co to Abel King, 148 E 65, & ano. 20,000

141ST st W (7:2010); same prop; certf as to above mtg. Oct23'11; same to same.

141ST st, 103-9 W. (7:2010); ext of \$20,000 mtg to Oct23'14 at 6%; Oct23; Oct25'11; Diva Realty Co with Abr Kaplon, Summit, NJ. nom

143D st W. (7:2058) ss, 125 w Convent av, 45x99.11; pr mtg \$—; Oct19; Oct21'11; 1y 6%; Rene Constn Co to State Realty & Mtg Co, 11 Pine. 27,500

143D st W. (7:2058) same prop; certf as to above mtg; Oct19; Oct21'11; same to same.

143D st W. (7:2058) same prop; PM; pr mtg \$27,500; Oct19; Oct21'11; 1y6%; same to same. 12,500

144TH st, 463 W. (7:2059) ns, 137.8 e Ams av, 20x99.11; Oct19; Oct26'11, due May 9'12, 5%; Susan G Vermilye, 463 W 144, to General Synod of the Reformed Church in America, 25 E 22. 1,000

145TH st, 622 W (7:2089) ss, 325 w Bway, 25x99.11; Oct23'11, due, &c, as per bond; Jno Donovan to Title Guarantee & Trust Co. 1,500

147TH st, 417 W. (7:2062) ns, 640.3 e Ams av, 14.9x99.11; Sept6; Oct21'11; 3mos 6%; Isaac C Hotaling Jr to Briarcliff Manor, Westchester Co to Nathan J Packard, 411 West End av & ano. 500

148TH st, 402-420 W (7:2062) ss, 75 e Convent av, 200x99.11; ext of \$25,000 mtg to Jan1'13, at 6%; Sept28; Oct21'11; State Realty & Mtg Co with Emanuel M Krulewitch, 146 W 120. nom

149TH st W. (7:2096) ns, 160 w Bway, 173.1 to Riverside Dr (No 720) x102x193.8x 99.11; pr mtg \$342,500; bldg loan; Oct23; Oct25'11, demand, 6%; A Feldman Constn Co to Andrew J Connick, 328 W 72, & ano. 25,000

149TH st W. (7:2096) same prop; certf as to above mtg; Oct23; Oct25'11; same to same.

151ST st W, swc Convent av, see 151st st W, ss, 350 e Ams av.

151ST st W (7:2065) ss, 350 e Ams av, 86.10 to Convent av, x108.11x43.5x99.11, participation agmt; July31; Oct23'11; N Y Life Ins Co with Harry B Davis, 187 Cottage av, Mt Vernon. nom

151ST st W (7:2065) ss, 350 e Ams av, 86.10 to Convent av, x108.11x43.5x99.11; ext of \$105,000 mtg to July31'16, at 5%; July31; Oct23'11; Title Ins Co of N Y with Saranac Constn Co, 470 Convent av. nom

151ST st W (7:2066) ns 300 e Ams av, 25x 99.11, vacant; Oct26'11, due, &c, as per bond; Jno E Stark, Bklyn, to Title Guar & Trust Co. 3,750

152D st, 622 W, see Riverside Dr, 745-9.

156TH st W, nwc Ams av, see Ams av, 1940.

159TH st, 501-7 W, see Ams av, 2002-4.

159TH st W, nwc Ams av, see Ams av, nwc 159.

179TH st W, nwc Pinehurst av, see Pinehurst av, swc 180.

180TH st W, swc Pinehurst av, see Pinehurst av, swc 180.

Av A, 1549 (5:1562); Sal Ls; Oct11; Oct 23'11, demand, 6%; Chas G Ulrich to Jacob Ruppert, a corpn, 1639 3 av. 4,000

Amsterdam av, 2002-4, (8:2118) nwc 159th, (Nos 501-7) 49.11x79.10; pr mtg \$91,000; Oct20'11; 1y6%; Fredk Knack to Geo Ehret, 1197 Park av. 5,000

Amsterdam av, 1940 (8:2115) nwc 156th; Sal Ls; Oct17; Oct23'11, demand, 6%; Patk Farrelly to Jacob Ruppert, a corpn, 1639 3 av. 6,250

Amsterdam av, 718, (4:1242) sal Ls; Oct 24; Oct26'11, demand, 6%; Patk Carey to Geo Ehret, 1197 Park av. 1,000

Amsterdam av, (8:2118) nwc 159th, 49.11 x79.10; ext of \$70,000 mtg to Nov1'14 at 5½%; Oct20; Oct25'11; Fredk Knack, 507 W 159, with Met Life Ins Co, 1 Mad av. nom

Broadway, 2231-9, see 80th, 244-8 W.

Broadway, 1365, (3:812) ws, 43.5 s 37th, 22x65.5x20.7x86.1; ½ pt; pr mtg \$30,000 & sub to Ls; Oct20; Oct25'11, due Nov1'14, 5%; Geo P Everhart, of Chicago, Ill, to Isabella Loring, 1 W 70. 10,000

Broadway, 1367-9, (3:812) swc 37th (No 122), 43.4x85.7x41.1x71.8; pr mtg \$140,000; Oct25'11, 1y6%; Danl I Bradley, Lake Mahopac, NY, to Jos F Cullman, 39 W 71. 10,000

Broadway, 1164, (3:829) es, 79.3 n 27th, 26.5x114.11x24.8x105.5, leasehold; PM; Oct 20; Oct21'11, due May1'13; 6%; J Willis Flickinger, Newark, NJ to Fundy Co, 44 Court, Bklyn. 8,500

Convent av, swc 151st, see 151st st W, ss, 350 e Ams av.

Edgecombe av, 32 (7:1960) es, 124.10 s 137th, 17.6x90; pr mtg \$10,000; Oct21; Oct 23'11, due Nov1'13, 6%; Sofia M Loebinger to David Goldberg, 31 W 94. 1,750

Edgecombe av, 32; ext of \$10,000 mtg to Junel'14, at 5%; May19; Oct23'11; Sarah J Hollinshead, trste with Sophia M wife Hugo J Loebinger. nom

Lexington av, 253, (3:890) sec 35th, (Nos 138-40) 46.8x irreg x97.6x125; ext of \$110,000 mtg to Aug1'16 at 5%; Aug18; Oct20'11; N Y Life Ins Co, 346 Bway with Packard Commercial School Co. nom

Lexington av, 1273-5, (5:1514) sec 86th (Nos 138-42), 102.2x62.2; PM; Oct24'11, 1y 5%; Ande Realty Co to Broadway Savings Instn, 5-7 Park pl. 110,000

Lexington av, 1271, (5:1514) es, 82.2 n 85th, 20x87.9; PM; Oct24'11, 1y5%; Ande Realty Co to Sarah E Furdal, 34 W 72 & ano exrs, &c, Frances P Furdal. 20,000

Madison av, 701-9, (5:1377) sec 63d (No 26) 100.5x83.6; ext of \$465,000 mtg to Aug 1'16, 4½%; Aug1; Oct25'11; Park Realty Co with Bowery Savgs Bank, 128 Bowery. nom

Madison av, nwc 105th; sal Ls; Sept7; Oct25'11, demand, 6%; Louis Goodman to Eastern Bwg Co, 205 Bushwick av, Bklyn. 300

Park av, 593, (5:1398) sec 64th (No 100) 80x20; ext of \$27,500 mtg to Oct1'14 at 4½%; Oct23; Oct24'11; St Luke's Home for Aged Women, a corpn, 21 E 20, with Caroline F Manice, 100 E 64. nom

Park av, 593; ext of \$7,500 mtg to Oct1 '14 at 4½%; Oct23; Oct24'11; same with same. nom

Park av, 911, (5:1508) sec 80th (No 100) 102.2x92.6; ext of \$150,000 mtg to Nov15 '14 at 4½%; Oct18; Oct25'11; Theresa Goldsmith with Bank for Savgs, 280 Bway. nom

Park av, 1615, (6:1642) es, 25.11 s 115th, 25x80; Oct19; Oct20'11, 3y6%; Mary E Jackle, 1991 Crotona av, to Chas Dorn, 361 3 av, & ano. 2,000

Pinehurst av, nwc 179, see Pinehurst av, swc 180.

Pinehurst av, (8:2177) swc 180th, 200.5 to 179th x100x200x112.10; pr mtg \$230,000; bldg loan; Sept22; Oct20'11, due Feb1'12, 6%; Rountree Realty Constn Co to Jacob Hirsh, 25 W 87. 20,000

Park av, S34, (5:1391) nwc 76th, 102.2x 55; Oct23; Oct24'11, 5y4½%; 76th Street & Park Av Co, 165 Bway to Central Trust Co, 54 Wall. 350,000

Park av, S34; certf as to above mtg; Oct23; Oct24'11; same to same.

Riverside Dr, 745-9, (7:2098) sec 152d, (No 622) —x—x99.11x140; pr mtg \$250,000 Oct19; Oct21'11, due Nov1'12; 6%; Aingold Realty Co to Joel Newman, 2166 Aqueduct av. 25,000

Riverside Dr, 745-9; certf as to above mtg; Oct19; Oct21'11; same to same.

Riverside Dr, 152, (4:1249) es, 50.8 n 87th, 25x100; Oct20'11; 5y as per bond; Marie N Hoguet to Farmers Loan & Trust Co, 22 Wm. 40,000

Riverside Drive, 720, see 149th, ns, 160 w Bway.

St Nicholas av. (7:2051), es, 408.9 s 145th, 100x100; PM; Oct25; Oct26'11, due, &c, as per bond; Wm W Strouse to Mary Arras, 656 W 170, et al. 25,000

1ST av, 43, (2:444), ws, 77 s 3d, 25x100; PM; Oct24'11, 5y5%; Amelia Neumeyer to Eberhard Schmidt, New Canaan, Conn. 25,000

1ST av, 43; pr mtg \$25,000; Oct24'11, due as per bond; same to Eliz Heidt, 912 Prospect av. 5,000

1ST av, (6:1708) sec 115th; sal Ls; Oct 25; Oct26'11, demand, 6%; Gaetano De Marsico to Henry Elias Bwg Co, 403 E 54. 1,350

2D av, 1701, (5:1534) nwc 88th (No 239), 25.11x75; pr mtg \$28,000; Oct23; Oct24'11, due, &c, as per bond; Hermann Brocker to Wm Ossmann, 242 E 82. 4,000

2D av, 2231-3, (6:1664) ws, 50.11 n 114th 50x100; pr mtg \$23,000; Oct19; Oct20'11; 5y6%; Sophia Schuster to Jno Morrissey, 68 Lenox av. 3,000

2D av, 2101 (6:1658); ext of \$18,000 mtg to Nov15'16, at 5%; Oct19; Oct23'11; Citizens Savings Bank, 56 Bowery, with David H Hyman, 139 E 72. nom

2D av, 2101; sobrn agmt; Oct19; Oct23'11; David H Hyman & Otto Horwitz with Citizens Savings Bank, 56 Bowery. nom

2D av, 2132 (6:1681) es, 50.8 s 110th, 25x 75; Oct19; Oct23'11, due, &c, as per bond; Vincenzo Spagna & Vito Di Lucia to Title Guarantee & Trust Co. 9,000

2D av 2132; sobrn agmt; Oct19; Oct 23'11; Margherita Galotta with same. nom

2D av, 808, (5:1336); ext of \$10,000 mtg to Oct16'16 at 4½%; Oct21; Oct25'11; Amelia E Arndt, Sarah A K Tagliabue & Louise F Lellmann with Seamen's Bank for Savgs, 280 Bway. nom

3D av, 525, (3:916); sal Ls; Oct24; Oct25 '11, demand, 6%; Jno Shady to Beadleston & Woerz, 291 W 10. 5,000

3D av, 1855, (6:1652) es, 70 s 103d, 25x 85; Oct18; Oct26'11, 5y5%; Borris R Schiff & Saml Uris to Louisa Minturn, Dark Harbor, Me. 21,000

3D av, 1757, (6:1647) es, 76 n 97th, 24.10 x90; Oct24'11, 5y5%; Jos Hyams, 9 E 121 to Central Trust Co, 54 Wall. 19,000

3D av, 19, see Cooper sq, 77.

3D av, 2027, (6:1661); agmt changing interest days on mtg for \$10,000; Oct20 '11; Mary E McTeague with German Savgs Bank, 157 4 av. nom

3D av, 2027; agmt changing interest days on mtg for \$2,000; Oct20'11; same with same. nom

3D av, 1705, (5:1541); ext of \$12,000 mtg to July19'16 at 5%; July19; Oct20'11; Title Guarantee & Trust Co with Chas V Lamb, 2105 5 av. nom

5TH av, 2015, (6:1749) es, 55.11 s 125th, 18x80; PM; Oct24; Oct25'11, 5y4½%; Alfred Cohn to Ella A Gregg et al, trstes Robt G Gregg, Kensington rd, Garden City, LI, et al. 15,000

5TH av, 536, (5:1260) ws, 75.5 n 44th, 25x100; Oct24; Oct25'11, 1y6%; Henrietta C S Burley, 140 W 69, to Kathleen O'Connor, So Orange, NJ. 25,000

5TH av, (6:1735) swc 138th; sal Ls; Oct 25; Oct26'11, demand, 6%; Emil Meserik & Aug Schonhard to Geo Ehret, 1197 Park av. 1,000

6TH av, 742 (5:1258); Sal Ls; Oct9; Oct23 '11, demand, 6%; Nathan J Weiss to Jacob Ruppert, a corp, 1639 3 av. 4,500

7TH av, 76, (3:764), sal Ls; Oct14; Oct24 '11, demand, 6%; Matthew J Larkin & Michl J O'Keefe to Central Brewing Co, 533 E 68. 2,000

7TH av, 2449-51, (7:2011) es, 49.11 s 143d, 50x100; ext of \$52,000 mtg to Oct19 '16 at 5%; Oct20; Oct24'11; Lawyers Title Ins & Trust Co with Chas I Weinstein. nom

8TH av, 2070 (7:1828) nec 112th; Sal Ls; Oct14; Oct23'11, demand, 6%; Thos H O'Neill to Jacob Ruppert, a corp, 1639 3 av. 5,000

8TH av 764-6 (4:1018) sec 47th (Nos 264-6), 50.5x100; pr mtg \$95,000; Oct20'11, due Apr20'13; 6%; Katherine G Farrell & Mary A O'Brien to Emil W Klappert, 873 West End av. 15,000

9TH av, 690, (4:1038) sal Ls; Oct25; Oct 26'11, demand, 6%; Wm C Krause to Geo Ehret, 1197 Park av. 1,000

9TH av, 678 (4:1037); Sal Ls; Oct6; Oct 23'11, demand, 6%; Wm F Corley to Jacob Ruppert, a corp, 1639 3 av. 9,000

9TH av, 585 (4:1052) ws, 20.5 n 42d, 20x62; PM; pr mtg \$10,000; Oct23'11; 1y 5%; Gottfried Franke to Geo Ehret, 1197 Park av. 30,000

9TH av, 109-11, (3:715) nwc 17th (Nos 405-7) 25x100; ext of \$5,000 mtg to Jan1 '15 at 5%; Dec4'09; Oct26'11; Wm C Mead with Washington Mead. nom

Certificate as to mtg for \$20,000 covering land in Greenburgh, NY; Oct24; Oct26 '11; Sterling Park, Inc, to Italian Savgs Bank.

Certificate as to mtg for \$2,000 covering land in Greenburgh, NY; Oct20; Oct25'11; Fox Realty Co to County Trust Co.

Consent of stockholders to mtg on chattels & Ls & certf of same; Oct13; Oct25 '11; Modern Cafe Co to Grace Stanger.

Mamaroneck, NY; certf as to mtg for \$1,600; Sept19; Oct26'11; Warranty Realty Co to Jas Herron.

MORTGAGES

Borough of the Bronx.

Barretto st, (10-2774-75) ws, 207 s Oak Point av, 50x100; PM; Oct20; Oct21'11, due &c as per bond; Cosimo De Nigris to East Bay Land & Impt Co, 25 Pine. 1,000

Beck st, (10:2684) ss, 191.3 e Av St John, 81.3x125; pr mtg \$—; Oct21; Oct25 '11, 2y6%; Louis Lockwood to Saml L Levy, 536 W 111. 600

Crotona pl, 1479, (11:2927) ws, 109.9 s 171st, 25x100; Oct21'11; 3y5%; Hannah McGrath, 1479 Crotona pl to Mary White trste Thos White, 13 Cedar, West New Brighton, NY. 5,000

Casanova st (10:2767-68-74) es 207 s Oak Point av, 50x100; PM; Oct20; Oct21'11, due &c as per bond; Jno De Nigris to East Bay Land & Impt Co, 25 Pine. 1,000

Dock st, (*) sws, 300 se Thomas, runs sw157.2xn157.8xe154.9 to st x—150 to beg; PM; Oct25; Oct26'11, 3y5½%; Baisley & Watson, Inc to Payne Est, a corpn, 98 Park av. 7,500

Fox st, 1066, (10:2726) es, 573.2 n 165th, 21.4x100; pr mtg \$8,000; Oct19; Oct20'11, 3y6%; J C Gaffney Constn Co to Chas L Weiher, 112 E 76. 2,000

Fox st, 106S, (10:2726) es, 594.6 n 165th, 20.6x100; pr mtg \$8,000; Oct19; Oct20'11, 3y6%; same to same. 2,000

Fox st, 106G, (10:2726) es, 273.2 n 165th, 21.4x100; also FOX ST, 1068, (10:2726) es, 294.6 n 165th, 20.6x100; certf as to 2 mtgs for \$2,000 each; Oct19; Oct20'11; same to same.

Fox st, 106S, see Fox, 1066.

Freeman st, see Bryant av, see Bryant av, see Freeman.

Freeman st, nec Bryant av, see Bryant av, nec Freeman.

Garden st, ss, 221.4 e Crotona av, see 182d, ns, 221.4 e Crotona av.

Jennings st, swc Stebbins av, see Stebbins av, swc Jennings.

Kelly st, (10:2706) es, 149.1 n 167th, 100 x106.2x100.7x116.11, ns; sobrn agmt; Oct 18; Oct26'11; Longfellow Realty Corp & Mona Bluthenthal with Prospect Invest Co, Purchase, NY. nom

Lorrillard pl, 2436, see 188th, 815.

Matilda st (*) ses, 250 s 240th & being lot 178 map Washingtonville, 50x100; Oct 21'11; 3y6%; Cath wife of & Andw G Duncan, 4552 Matilda to Emma E Beardslee, 719 E 221. 2,500

Marian st (*) ws, 58 s De Milt av, runs s50xw100xn8xw35 to es Railroad pl, xn 44.1x102.2 to beg; Oct20; Oct21'11; 3y 6%; Frank B Doughty, 146 W 83 to Norman L Sammis, 57 University av, Providence, RI. 1,400

Mariaa st (*) ws, 108 s De Milt av, 125 x 100 x 132.1 x 100; Oct 20; Oct 21 '11; 3y6%; Frank B Doughty, 146 W 83, to Chas W Walper, 97 Avondale, Bklyn Manor, LI. 3,000

Marian st (*) swc De Milt av, see De Milt av (*) swc Marian.

Railroad pl (*) es, abt 58 s De Milt av, see Marian (*) ws, 58 s De Milt av.

Seminole st (*) ns, 130 e Eastchester rd, 50x100; PM; Oct2; Oct20'11; 3y5½%; Fred Feuss, 64 E 125 to Hudson P Rose Co, 32 W 45. 700

Tiffany st, (10:2712) es, 275 s 163d, 50x 110; bldg loan; Oct19; Oct20'11, demand, 6%; Steinmetz Constn Co to City Mtg Co, 15 Wall. 43,000

Tiffany st, (10:2712); same prop; certf as to above mtg; Oct19; Oct20'11; same to same. nom

Theriot st (*) ws, 346.4 n Davis, 30x100; Oct21; Oct23'11; 3y6%; Antonio Porcaro to Geo Hauser, 1762 Walker av. 300

Tiffany st, 1071, (10:2716) ws, 243.8 s 167th, 23x100; pr mtg \$5,000; Oct14; Oct24 '11, due Apr5'14, 6%; Jos Klapholz, 1071 Tiffany to Daniel J Lahey at Ellis av & Tremont av. 750

Terrace Point, (*) ns, 50 w King av, see Minnieford av, (*) es, 196 s Terrace Point.

Tiffany st, (10:2722) sws at nws So Boulevard, 100x35; PM; Oct24; Oct26'11, 3y6%; Bronx & Yonkers Realty Co to Eberhardt & Podgur, 871 Tiffany. 10,500

13TH st, (*) ss, 471.8 e Av B, 33.4x108, Unionport; ½ pt; Oct23; Oct24'11, due, &c, as per bond; Geo Alston to Barbara Mees, 285 St Nicholas av. 1,000

144TH st, (9:2324) ss, 57.3 nw from angle point in said st angle point being 147.11 w College av, runs sw41xsw38xn40.8xn47.3 to st, xw20 to beg; Oct17; Oct23'11; in-stalls; 6%; Katie Meany, 78 E 144, to Eureka Co-Op Savgs & Loan Assn, 420 E 149. 3,300

146TH st, swc Brook av, see Brook av, swc 146.

151ST st, (9:2410) ss, 125 w Courtlandt av, 25x118.5; Oct20'11, 3y5%; Bernard H Joost to Chas Wilhelm, 388 E 155. 1,000

155TH st, 440, see Elton av, 709-11.

156TH st, 958, (10:2708) ss, 75 e Kelly, 25x100; pr mtg \$8,000; Oct20; Oct24'11, 2y 6%; Adelia E Smith, Ithaca, NY, to Mary A Kaufman, 257 Arlington av, Bklyn. 1,500

158TH st, (9:2405) ns, 306.3 e Courtlandt av, 18.9x100.5; Oct24; Oct25'11, due, &c, as per bond; Jos Trapp to N Y Savgs Bank, 81 8 av. 2,500

160TH st, 664, see Trinity av, 829-31.

161ST st, (10:2677) ns, 47 e Union av, 53x96.1; PM; pr mtg \$45,000; Oct13; Oct25 '11, due, &c, as per bond; New York Co to Spear Constn Co, 1130 Union av. 10,000

161ST st, (10:2677); same prop; certf as to above mtg; Oct13; Oct25'11; same to same.

161ST st, nec Union av, see Union av, nec 161.

161ST st, nec Union av, see Union av, nec 161.

161ST st, (10:2677) ns, 47 e Union av, 53x96.1; ext of \$45,000 mtg to Sept29'16 at 5%; Sept25; Oct25'11; Lawyers Mtg Co with Spear Constn Co. nom

162D st, ss, 216.7 e Prospect av, see 162d, ss, 211.7 e Prospect av.

162D st, (10:2690) ss, 211.7 e Prospect av, old line, runs s—xs—xn111.9 to st xw5 to beg; also 162D ST, (10:2690) ss, 216.7 e Prospect av, old line, runs s111.9xse20.10x e—xn— to st xw5 to beg; also 162D ST, (10:2690) ss, 160 e Prospect av, runs s 99.4xe10.8xse21.6xn109.2 to st xw30 to beg; pr mtg \$57,500; Oct24; Oct25'11, 3y6%; Fred F French Co to Geo A Walker, Jr, 870 E 162. 10,500

162D st, (10:2690); same prop; certf as to above mtg; Oct24; Oct25'11; same to same.

164TH st, (9:2368) ss, 101.6 e Washing-ton av, 40x100; agmt as to ownership of mtg; Sept12; Oct23'11; Arnold J D Heins et al trstes for Ernest A & Meta M Heins will Jno D Heins with Enoch C Bell of Nyack, NY. nom

167TH st, nwc Woodycrest av, see Woodycrest av, nwc 167.

167TH st, (10:2680) ss, 100 w Prospect av, 3 lots, each 40x100; 3 mtgs, each \$30,000; 3 pr mtgs \$— each; Oct26'11, due, &c, as per bond; Cioffi Co to Manhattan Mtg Co, 200 Bway. 90,000

167TH st, (10:2680) same prop; 3 certfs as to above mtgs; Oct26'11; same to same.

170TH st, S2S, (11:2931) ss, 80.3 e Ful-ton av, 17.5x109.8x17.4x108.4; Oct19; Oct 21'11; 3y5½%; Helena W Woehling, 52 Eaton pl, East Orange, NJ to Frances A Bryan, 600 E 164. 2,500

173D st, (*) es, 84.11 s Westchester av, 25x100; pr mtg \$4,000; Oct23; Oct24'11, due Feb1'12, 6%; Elise Dahlin, 1252 Beach av to Peter A Hatting, 340 E 140. 200

174TH st, (11:2990-91) nec Hoe av, 75x 100; PM; pr mtg \$6,400; Oct17; Oct20'11, due &c as per bond; Andw J Forman, 48 E 89 to Wm Landgrebe, 851 E 169. 5,000

177TH st, 792-4, (11:2956) ss, 325 w Marmion av, 50x100; Oct20'11; 8y4%; Gil- bert J Van der Smissen to Oscar Scherer, 313 W 100. 8,000

178TH st, (11:2810) ss, 120.5 e Grand Blvd & Concourse, 25x100; Oct20'11, 3y 5%; Jas B Turk to Kath Griesmer, 135 Hamilton pl. 6,000

179TH st, nec Mapes av, see Mapes av, nec 179.

180TH st, swc Vyse av, see Vyse av, swc 180.

180TH st, (11:3069) ss, 125 w Hughes av, 25x100; PM; Oct17; Oct20'11; 5y5%; Pasquale D'Auria to Patk O'Connell, 616 E 180. 2,600

181ST st, (11:3133) ss, 100.8 e Vyse av, runs e100xsl105.4xw75xn6.8xw25xn99.11 to beg; Oct26'11, due, &c, as per bond; Max Brill, Bklyn, to Title Guar & Trust Co. 3,500

182D st, (11:3099) ns, 221.4 e Crotona av, 100x200 to Garden; Oct18; Oct23'11, due May1'14; 6%; York Realty Co to Re- liance Mtg Co, 315 Washington, Bklyn. 12,000

182D st, (11:3099) same prop; certf as to above mtg; Oct18; Oct23'11; same to same.

188TH st, S15, (11:3058) nec Lorillard pl (No 2436), 97.5x30; PM; Oct23; Oct24'11, 1y 5½%; Vincenzo Picciotti, 244 Herbert, Red Bank, NJ, to Susie Mang, 2438 Lorillard pl. 4,300

196TH st, see Valentine av, see Valen- tine av, see 196.

205TH st, (12:3312) ns, 583.10 sw Gren- ada pl, 25x93x25x99; also 206TH ST, (12- 3313) ns, 201.3 e St Georges Crescent, 25 x105, except pt for st; Oct20'11; 3y5%; Arndt H Olsen, 2708 Heath av to Mary E Abbott, New Haven, Conn. 2,500

205TH st (*) ss, 50 e Hall av, 25x100; PM; Oct19; Oct20'11; 3y6%; Leodegar Sie- bert of Bklyn to Helen A Huestis, 299 E 206. 500

206TH st, ns, 201.3 e St Georges Cres- cent, see 205th, ns, 583.10 sw Grenada pl.

230TH st (*) ss, 330 e Barnes av, 25x 114, Wakefield; Oct20; Oct23'11; 3y6%; Vincenzo Avarello, 538 E 139 to T Emory Clocke, 520 W 183. 4,500

230TH st (*) ss, 330 e Barnes av, 25x 114; sobrn agmt; Oct18; Oct23'11; G & S Realty Co, 406 E 149 with same. nom

232D st, (*) ss, 181 w White Plains rd, 40x114; Oct25; Oct26'11, 3y6%; Sarah A B Schmidt to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 1,000

239TH st, (12:3392) ss, 225 e Martha av, 25x100; Oct14; Oct20'11; 2y6%; Mary E & Jas Richardson of Cincinnati, O to Henry Brandt, 200 W 113. 750

239TH st, (12:3379) ss, 220 e Keppler av, 40x100; Oct23; Oct24'11, due Dec1'14, 5%; Annie Cobban to Eliza Livingston, 152 W 75. 4,000

239TH st, 634-6 E, (*) sws, 50x100; PM; pr mtg \$1,500; Oct23; Oct25'11, due, Feb 14'15; 6%; Martin N O'Donnell, 3056 Wood- lawn rd, to Magdalena Nordmann, Dur- ham, Conn. 1,500

Arthur av, 2477, (11:3066) sal Ls; Oct26 '11, demand, 6%; Paul or Paolo Cimillo to F & M Schaefer Bwg Co, 114 E 51. 1,500

Baychester av, sws, at nws Carpenter av, 50x100, Washingtonville; Oct25; Oct26 '11, 2y6%; Mary Hauser to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 1,000

Bryant av, (11:3000) es, 355 s 172d, 20 x100; pr mtg \$9,000; Oct19; Oct20'11, due, &c, as per agmt; Annie Kaplan, 1474 Bry- ant av, to Dimock & Fink, 220 E 125. 2,000

Bryant av, (11:2993) see Freeman, runs s39.10xe89.8 to Freeman, xnw98.2 to beg; ext of mtg for \$10,000 to Oct19'14, 5½%; Oct19; Oct20'11; Adelaide C Housman at Babylon, LI with Jesse M Talmadge, 18 So Elliott pl, Bklyn. nom

Boston rd, ws, abt 193.2 n McKinley sq, see Clinton av, es, 193.2 n McKinley sq.

Bradford av, nwc Ft Schuyler rd, see Ft Schuyler rd, 1200.

Bassett av (*) ws, at 250 n Saratoga av, 24.8x100; ext of mtg for \$3,000 to Nov16 '14; 5½%; Oct7; Oct20'11; Fannie H Youngs with Hudson P Rose Co, 32 W 45. nom

Brook av, (9:2290) swc 146th, sal Ls; Oct5; Oct23'11; demand; 6%; Jno H Cavanaugh to Jacob Ruppert, corp, 1639 3 av. 5,000

Bryant av, (11:2999) nec Freeman; sal Ls; Oct21; Oct23'11; demand; 6%; Geo Graber, 908 Freeman to F & M Schaefer Bwg Co, 114 E 51. 871.79

Bathgate av (Cross st), (12:3273) es, 75 s 191st, late College av, 25x100; Oct24'11, 5y5%; Jas J McCluskey to Lawyers Mtg Co, 59 Liberty. 4,000

Clinton av, (11:2934) es, 193.2 n Mc- Kinley sq, 102.1x186.11 to Boston rd, x 101.7x153; pr mtg \$145,000; Oct18; Oct21 '11, due as per bond; Wm H Weissager to Hattie Krashes, 2311 Mad av Baltimore, Md. 8,000

Crescent av, ses at ws Hughes av, see Hughes av, ws, 200 n 183.

Crotona av, nwc Pelham av, see Pelham av, nwc Crotona av.

Cauldwell av, (10:2624) ws, 481.3 s 156th, 18.9x115; pr mtg \$1,500; Oct24; Oct 25'11, 2y4½%; Emma L Hawkins to Belle E Nevins, Northport, LI. gold, 500

Carpenter av, (*) nws, at sws Bayches- ter av, see Baychester av, sws, at nws Carpenter av.

De Milt av (*) swc Marian, 58x120.3x 60.11x99.8; Oct20; Oct21'11; 3y6%; Frank B Doughty, 146 W 83 to Chas W Walper, 97 Avondale, Bklyn Manor, LI. 1,500

Eastchester rd (*) ws at cl private rd or Naragansett rd or abt 1767.8 n of Depot of N Y, N H & H R R, runs nw1611xe364.7 xnw584xne350xw381xne390xs1207xe20xs86 xs1092xe494 to rd, xs292, being lots 8 to 12 & 15 map of new park (annexed to deed in L 1004, page 61 West Co) belonging to Pinchot & Morrell, contains 30 or 31 acres, Westchester; Saml Weil to Particeps Realty Co, 66 Bway; B&S; Oct9; Oct21'11. nom

Eastchester rd (*) nec Rhineland av, 51.6x100; also RHINELANDER AV, ns, 100 e Eastchester rd, 16.7x93.11x40.3x98.1; pr mtg \$3,500; Oct24; Oct26'11; 1y6%; Geo Wackler to Michl J Mongeon, 235 E 24. 550

Ellis av (*) ns, 305 e Pugsley av, 25x108, Unionport; pr mtg \$5,000; Oct11; Oct23 '11; 2y6%; Eliz C Fonda to Fritz Doll, 1827 Amethyst. 1,500

Ellis av (*) ns, 280 e Pugsley av, 25x 108, Unionport; pr mtg \$5,000; Oct10; Oct 23'11; 2y6%; same to Jno Doll, 1827 Ame- thyst. 1,500

Elton av, 709-11, (9:2376) swc 155th (No 440), 48x100; Oct24'11, 5y5%; Philip Lotze to Emigrant Industrial Savings Bank. 43,000

Eagle av, 683, (10:2617) ws, 434.9 s 156th, 19.11x99.5x19.11x99.4; PM; Oct24; Oct25'11, due, &c, as per bond; Bertha Bohling to Wm Mitchell, 683 Eagle av. 5,800

Findlay av, 1314, (11:2783) es, 235.7 n 169th, 25x100; Oct20'11, due, &c, as per bond; Anna M M Bilz to Jno Goeltz, 2711 Decatur av. 5,000

Findlay av, 1314; sobrn agmt; Oct19; Oct20'11; Thornton Bros Co with same. nom

Findlay av, 1306, (11:2783) es, 155.7 n 169th, 20x100; Oct20'11, 5y5%; Jno Mar- quardt to Lawyers Mtg Co, 59 Liberty. 4,000

Ft Schuyler rd, 1200 (*) nwc Bradford av; sal Ls; Oct14; Oct23'11, demand, 6%; Patk Halton to Jacob Ruppert, a coron, 1639 3 av. 2,000

Findlay av, 1304, (11:2783) es, 131.5 n 169th, 24.2x100; Oct20; Oct23'11, 3y5%; Abr Sinclair, 1304 Findlay av to Jno Leslie, 138 W 15. 5,000

Gerard av, (9:2477) es, 200 s 165th late Ella, 100x150; ext of \$9,000 mtg to Oct1 '14 at 5%; Oct23; Oct25'11; Trustees of the Fund for Aged & Infirm Clergymen of the Prot Evis Church in NY with Annie M Keenan, 353 W 119. nom

Heath av, 2888, (12:3256) es, abt 215 n 229th, 20.2x100.7x20.2x100.6; Oct25; Oct26 '11, 3y5½%; Pouch Realty Co, 35 Nassau, to Julius Brenzinger, 320 Seneca av, Mt Vernon. 6,500

Heath av, 2888; certf as to above mtg; Oct25; Oct26'11; same to same.

Heath av, 2888; sobrn agmt; Oct25; Oct 26'11; same & Emanuel Glauber with same. nom

Hughes av, (11:3072) ws, 200 n 183d, runs w100xn— to ses Crescent av, xne— to Hughes av xs— to beg; bldg loan; Oct 19; Oct21'11, demand, 6%; Tesoro Constn Co to Theo Wentz, 328 W 77. 42,000

Hughes av, (11:3072) same prop; certf as to above mtg; Oct19; Oct21'11; same to same.

Hoe av, nec 174, see 174th, nec Hoe av.

Jackson av, 905, (10:2638) ws, 193.10 s 163d, 19x75; PM; Oct19; Oct20'11, 1y5%; Barbara Strouse to Chas Goetz, 905 Jack- son av. 800

Jerome av, (12:3317) es, 121.9 n Kings- bridge rd, 100x260 to ws Morris av; ext of \$10,000 mtg to Nov1'13 at 6%; Oct16; Oct20'11; Nathan I Bennett, 210 W 130 with Met Life Ins Co, 1 Mad av. nom

Jackson av, 1176-8, (10:2652) es, abt 210 n Home, 50x87.7; PM; pr mtg \$32,500; Oct 25; Oct26'11, 2y6%; David Schneider to Emil W Klappert, 873 West End av, 7,500

Jackson av, 1172-4, (10:2652) es, 150.6 n Home, 50x87.7; PM; pr mtg \$32,500; Oct 25; Oct26'11, 2y6%; David Schneider to Emil W Klappert, 873 West End av, 7,500

Lafontaine av, (11:3061) ws, 112.8 n 178th, 37.5x100; sobrn agmt; Oct20'11; Abr Saffin with Prospect Investing Co, at Purchase, NY. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Longfellow av. ws, at ses West Farms rd., see West Farms rd, ses at ws Longfellow av.

Lyon av. (*) swc Zerega av, 100x25; Oct 24'11, 3y5½%; Norbert Robillard to Edw W Murphy, 46 W 83. 17,000

Layton av. (*) ns, 50 w Wilcox av, 25x 100; Oct18; Oct24'11, 3y6%; Phelan Bros Constn Co, 1910 Webster av, to Harry F Pearsall, 315 E 175. 500

Layton av. (*) ns, 50 w Wilcox av, 25x 100; certf as to above, mtg; Oct18; Oct24'11; same to same.

Longfellow av. (10:2761) ws, 100 n Seneca av, 50x100; Oct24'11; demand; 6%; Geo Costar to Michl J Sullivan, 343 E 141. 5,000

Macombs rd. (11:2872) ws, abt 151.7 s Featherbed la, 126.6x144.9x125x124.3; certf as to mtg for \$10,000; Oct24; Oct25'11; Upland Realty Co to Patk Ryan. 5,000

Macombs rd. (11:2872) ws, abt 151.7 s Featherbed la, 126.6x144.9x125x124.3; Sept 25; Oct24'11, 1y6%; Upland Realty Co to Patk Ryan, Brewster, NY. 10,000

Maclay av. (*) nwc St Peters av, 65x 100, except pt for avs; Oct11; Oct26'11, 3y 5%; Mary E Eaton to Jas E Clark, 157 W 66. 300

Macombs rd. (11:2876) ws, 175 s Nelson av, 25x76.3x26.9x66.8; also NELSON AV, (11:2876) es, 175 s Macombs rd, 50x85.9x 53.6x66.8; pr mtg \$—; Sept26; Oct25'11, 2y6%; Louis D'Ursi & Italian Estates to Geo W Whiteside, of Laurelton, B of Q. 1,800

Morris Park av. (*) ns, 20 w White Plains rd, 75x95; PM; pr mtg \$3,800; Oct 18; Oct20'11, due, &c, as per bond; Anton Landgrebe to Jno Masser, 586 E 163. 3,950

Morris av. ws, 121.9 n Kingsbridge rd., see Jerome av, es, 121.9 n Kingsbridge rd.

Morris Park av (*) ss, 25 w Madison, 25x100; pr mtg \$7,500; Oct20; Oct21'11, due July1'12; 5½%; Gustav Efinger, 788 Morris Park av to Behrend Goossen, 333 Main, New Rochelle, NY. 1,700

Marion av. (12:3292) nws 366.9 ne Bedford Park Blvd, 70x220 to Perry av; pr mtg \$15,000; Mar10; Oct23'11, due &c as per bond; Christian H Werner, 2979 Marion av to Enoch C Bell, Nyack, NY. 3,000

Mapes av. (11:3107) nec 179th, 48.6x145.2 x48.8x145.2; ext of mtg for \$10,000 to Sept 28'12, 6%; Sept28; Oct23'11; Josephine Frank, 501 Cathedral Pkway with Sami Hecht at Metuchen, NJ. nom

Minnieford av. (*) es, 196 s Terrace Point, 50x100; also TERRACE POINT (*) ns, 50 w King av, 50x206 to Eastchester Bay x—226; Oct20; Oct21'11, 10y, installs, 6%; Clara E Carey to Title Guarantee & Trust Co. 4,000

Nelson av. es, 175 s Macombs rd., see Macombs rd, ws, 175 s Nelson av.

Netherland av. late Berrian. (13:3407) ws, 374.4 s 227th, late Sidney, 60x239.6 to es Troy; Oct23'11; 1y5%; Marie Kidwell to Bowery Savgs Bank, 128 Bway, 2,500

Naraganset dr (*) cl at ws Eastchester rd, see Eastchester rd (*) ws at cl private rd or Naraganset dr.

Old Boston rd (*) nws, 350.8 sw Elizabeth, 50.1x90.10x50x93.10; ext of mtg for \$1,000 to July22'14; 6%; Oct11; Oct20'11; Mary Shanahan with Mary A Ullman. nom

Park av. 4465. (11:3030) ws, 111 s 182d, 18x87.2x18x86.6; ext of \$500 mtg to Oct 24'24'11 as per bond; Oct24; Oct26'11; Mae O'Connor, 1408 Lex av with Jennie E Teichman, 147 Morton pl. nom

Prospect av. 583. (10:2674) ws, 75 n 150th; 20x100; pr mtg \$8,500; Oct19; Oct20'11, due, &c, as per bond; Bertha Gans to Henry W Koster, 365 E 169. 2,000

Prospect av. (10:2674); sobrn agmt; Oct19; Oct20'11; Jos S Emerman, 836 Manida, with same. nom

Perry av. es, 366.9 ne Bedford Park Blvd see Marion av, nws 366.9 ne Bedford Park Blvd.

Plimpton av. 1311. (9:2522) ws, 253.7 s 170th, 23x75.6x23.5x79.11; PM; Oct24'11, 3y 5%; Ray V Allen to Francis G Floyd, 157 E 71, & ano, trstes David Stevenson for benefit Eliz S Harris. 6,500

Plimpton av. 1311; PM; pr mtg \$6,500; Oct24'11, due Oct24'12, 5%; same to Bronx Investment Co, 128 Bway. 500

Prospect av. (11:3109) es, 217.3 s 180th, 33x150.3; pr mtg \$—; Oct24'11, due, &c, as per bond; Giosue Galiani to Manhattan Mtg Co, 200 Bway. 5,000

Pelham av. (12:3273) nwc Crotona av, 24.10x149.5x18.6x150; pr mtg \$—; Oct20; Oct24'11, 3y6%; Mary E Halley, 756 E 175 & Sarah G Fuller, 456 W 145 to Aline B Lane, 723 Carlton av, Plainfield, NJ, 6,000

Prospect av. (11:3094) ws, 75 s 180th, 47x100; pr mtg \$4,500; Oct16; Oct26'11, 1y 6%; Osias Stup to Raphael Kurzrok, 409 E 50 & ano. 7,250

Rhineland av (*) nec Eastchester rd, see Eastchester av (*) nec Rhineland av.

Rhineland av (*) ns, 100 e Eastchester rd, see Eastchester rd (*) nec Rhineland av.

So Boulevard. (12:3297) ss, 30.7 w Bainbridge av, 50x100; ext of \$4,000 mtg to Oct1'13; 5%; Oct3; Oct20'11; Meyer Butzel, 22 E 89 to Cath Weiner. nom

St Peters av late Union av (*) sws 334.6 se West Farms rd, 110x321x115x386 with AT to awards for St Peters av & Seddon; Mary E wife Jas F Brown & ano to Jas F Brown, 491 E 139; exr Patk Dougherty; AT; QC; Sept29; Oct20'11. nom

Southern Blvd. (11:2893) es, 100 n 173d, 50x100; Oct20'11; 3y5½%; Henry L Stroly & Emilie Sicher to Mayer Goldschmidt, 428 E 66. 5,000

So Boulevard, nws, at sws Tiffany st., see Tiffany, sws, at nws So Blvd.

St Peters av. (*) nwc Maclay av, see Maclay av, (*) nwc St Peters av.

Stebbins av. (11:2972) swc Jennings, 75.7x38.6x48.8x69.6; pr mtg \$36,000; Oct13; Oct25'11, due, &c, as per bond; Cioffi Co to Chas Lopard, 822 Jennings. 8,000

Stebbins av. (11:2972) same prop; certf as to above mtg; Oct13; Oct25'11; same to same.

Seton av. (*) ws, 325 s Randall av, 3 lots, each 25x100; 3 mtgs, each \$3,000; Sept1; Oct25'11, 3y5½%; Seton Constn Co to Central Mtg Co, 60 Wall. 9,000

Seton av. (*) ws, 325 s Randall av, 75x 100; PM; pr mtg \$9,000; Sept5; Oct25'11, 2y6%; Seton Constn Co, 1446 Minford pl, to Josiah A Briggs, 2305 Andrews av. 900

Tremont av late Morris. (11:3034) ns, as on map Upper Morrisania, 171 e Park av, 20x100; also strip lying bet ns said Morris, ns, East Tremont as now laid out, being 20x4; also strip on Morris (11:3034) ns at sec premises first above described runs e 0.9x50xw0.6x50 to beg; Oct21; Oct23'11, due May1'15; 5%; Rufus R Randall to Alice P Leaman, 321 W 75. 10,000

Tremont av late Morris. (11:3034) same prop; sobrn agmt; Oct21; Oct23'11; Jas Randall with same. nom

Tremont av late Morris. (11:3034) same prop; sobrn agmt; Oct21; Oct23'11, Minnie E Randall with same. nom

Trinity av (Passage av) (10:2557) es, 100 s 149th, 50x109; Oct19; Oct20'11, due Dec1'14; 5%; Jno Boyle to Dollar Savgs Bank, 2808 3 av. 3,000

Trinity av. S29-31. (10:2630) swc 160th (No 664) 46x102.1; Oct20'11, due, &c, as per bond; Seattle Realty Co, 74 Bway, to Mark Levy, 250 W 57. 36,000

Trinity av. S29-31; certf as to above mtg; Oct20'11; same to same.

Trinity av. S29-31; sobrn agmt; Sept29; Oct20'11; same & Jefferson Bank with same. nom

Teller av. (11:2782) es, 599.1 n 169th, 16.8x79.11x16.9x80; Oct23; Oct24'11, 5y5%; Cath A Lane to Emigrant Industrial Savings Bank. 3,000

Tiebout av. 2092 (11:3143) es, 147.1 n 180th, 19x100; PM; Oct25; Oct26'11; 5y5%; Christopher J Fortman to Jas F Fogarty, 2092 Tiebout av. 3,000

Union av. (10:2677) nec 161st, 96.1x47; ext of \$55,000 mtg to Sept22'16 at 5%; Sept 22; Oct25'11; Mary Pickard, 1375 Boston rd to Spear Constn Co, 1130 Union av. nom

Union av. (10:2677) nec 161st, 96.1x47; PM; pr mtg \$55,000; Oct13; Oct25'11, due, &c, as per bond; New York Co to Spear Constn Co, 1130 Union av. 10,000

Union av. (10:2677); same prop; certf as to above mtg; Oct13; Oct25'11; same to same.

Vyse av. (11:3127) swc 180th, 48x102x 48x100; pr mtg \$48,000; Oct20; Oct21'11; 3y6%; Krabo-Ernst Realty Co to Otto Schmidt, 2080 Daly av. 10,000

Vyse av. (11:3127) same prop; certf as to above mtg; Oct20; Oct21'11; same to same.

Valentine av. (12:3300) sec 196th, 44.5x 85x40.5x86.6; Oct26'11, 5y5%; Aug Nelson, 193 W 168, to Bronx Savgs Bank, 429 Tremont av. 27,000

Webster av. 1328. (11:2893) es, 195.7 n 169th, 37.3x90x47.8x90; Oct25'11, 5y5%; Bernard Constn Co to Sarah E Fernald, 34 W 72. 4,000

Webster av. 3074. (12:3330) ss, 100 e 202d, 50x110; pr mtg \$—; Oct24; Oct25'11, due Jan1'13, 5%; Theresa Rush to Wm C Gensch, 147 E 118. 500

Webster av. 1328. (11:2893) es, 195.7 n 169th, 37.3x90.7x47.8x90; sobrn agmt; Oct 25; Oct26'11; Wm F Smith, 464 E 155, & Walter E Phelps, 2731 Creston av, with Sarah E Fernald, 34 W 72. nom

Webster av. 1328; consent & certf of stockholders to mtg for \$24,000; Oct25; Oct26'11; Bernard Constn Co, 1185 Washington av, to same.

Washington av. 2046. (11:3046) es, 240.9 n 179th, 18.10x94.11; Oct18; Oct20'11, 3y 5%; Jeanette M wife of & Oliver H Le Barre to Mary A Scott, 2323 Davidson av. 4,000

West Farms rd. (10:2754) ses at ws Longfellow av, runs sw146.8xse48.11xe49.7 xn146.8 to beg; ext of mtg for \$60,000 to Oct17'16; 5%; Oct17; Oct20'11; Lawyers Title Ins & Trust Co with Friedman Constn Co. nom

Woodycrest av. (9:2515) nwc 167th, 50.5x113.10x64.5x113.1; Oct21; Oct23'11; 3y 5½%; Alex D Duff to Edwin W Bullinger, New Rochelle, NY. 7,000

White Plains rd. 3993 (*) sal Ls; Oct 17; Oct23'11; demand; 6%; Adele Wacker to Jacob Ruppert, a corpn, 1639 3 av. 2,000

Zerega av. (*) swc Lyon av, see Lyon av, (*) swc Zerega av.

3D av. (11:2924) ws, 30 n 176th, 26x 97.10x26x98.10; pr mtg \$12,000; Oct23'11; 2y6%; Pauline Kaplan, 72 E 116 to Alfred Kierschner, 367 E 198. 3,000

3D av. 2673-77. (9:2323); ext of \$35,000 mtg to Nov12'14 at 5%; Oct25'11; Ede Levenson & Geo Pfister with Abr Goldsmith, 50 W 75, & Samson Lachman, 313 W 106, trstes Saml Scholle. nom

Plot (*) begins 240 e White Plains rd at point 700 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; pr mtg \$—; Oct20'11, 2y6%; Louisa M Weber to Henry Schwanewede, 501 W 122. 400

Plot (*) begins at White stone monument at common high water mark on es of the bay at mouth of Bronx River, runs ne588xne539xnw314xnw117.6xnw431xne799x se333xse144xse190xse616xsw846 to common high water mark xnw350xnw467 to beg, contains 41 1/2-acre acres, except part for sts; certf as to mtg for \$90,000; Oct 9; Oct21'11; Sound View Land & Impt Co to Title Guar & Trust Co.

Certf as to mtg for \$1,000 covering land in Queens Co, NY; Oct20; Oct24'11; Queens Home Realty & Constn Co to Margaretha Eggers, 191 W 93.

JUDGMENTS IN FORECLOSURE SUITS.

OCT. 19.

S2D st, 306 E; Prisca Cramme agt Magdalena Crocoll; Henry P Botty, atty; Roger A Pryor, ref. Amt due, \$9,517.50.

OCT. 20 & 21.

No Judgments in Foreclosure Suits filed these days.

OCT. 23.

132D st. ns, 100 e 8 av, 16.8x99.11; Louis F Runk agt Jacob J Carpenter; Chas A Runk, atty; Standish Chard, ref. Amt due, \$9,386.25.

105TH st, 217-9 E; Leopold Haas agt Jos Cohn; Kantrowitz & Esberg, attys; Phelan Beale, ref. Amt due, \$9,961.30.

OCT. 24.

120TH st. ns, 226.5 e Pleasant av, 65.3x 100.11; Mutual Life Ins Co of N Y agt Maurice Goldberg; Frank L Allen, atty; Ely Rosenberg, ref. Amt due, \$13,485.64.

OCT. 25.

23D st, 153-7 W; Chas Buek Construction Co agt Irving Fischel Construction Co; Norwood V Marden, atty; Samson Lachman, ref. Amt due, \$65,849.76.

Coster st. es, 260 s Spofford av, 20x100; Hunts Point Estate agt Feiser Realty & Construction Co; Simon T Stern, atty; Gerald H Gray, ref. Am due, \$1,801.92.

LIS PENDENS.

OCT. 21.

3D av. nwc 170th, 57.10x91.7; Pfothenauer-Nesbit Co agt Wendover Bronx Co; action to foreclose mechanics lien; Allen & Dean, attys.

119TH st. ns, 100 w Manhattan av, 19.1x 100.11; Frances M Cavanaugh agt Josephine A Murphy et al; action to declare lien; T M Rowlette, atty.

OCT. 23.

48TH st. ns, 150.8 w 8 av, 19.4x100.5; also 48TH ST, ns, 206 w 8 av, 18x100.5; also 48TH ST, ns, 242 w 8 av, 18x100.5; also 48TH ST, ns, 260 w 8 av, 18x100.5; also 48TH ST, ns, 278 w 8 av, 18x100.5; also 48TH ST, ns, 296 w 8 av, 18x100.5; also 52D ST, ns, 116.8 w 8 av, 16.8x100.5; also 47TH ST, ss, 60 w 9 av, 20x50; also 47TH ST, ss, 80-w 9 av, 20x50; also 30TH ST, ss, 172.8 e 9 av, 18.4x98.9; also 53D ST, ss, 181.3 w 8 av, 15.7x75.5; Wm W Myers agt Margaret M Baker et al; partition; Huntington, Rhineland & Seymour, attys.

12TH st, 36 W; Isaac Appleman agt Marcia A Townsend et al; action to foreclose mechanics lien; Breitbart & Breitbart, attys.

AV D, 42; Jennie Levine agt Herres Posner et al; action to set aside conveyance; J A Seidman, atty.

10TH st, 66-8 W; Dean Holding Co agt Geo B Hayes; specific performance; H Swain, atty.

OCT. 24.

232D st, 919 E; Henry Gundersen agt Sarah Godwin et al; action to foreclose mechanics lien; C A Barrett, atty.

AV A, 60; Saml Beiner agt Adolph Deutsch et al; action to foreclose mechanics lien; Pitz & Bromberger, attys.

OCT. 25.

Howard st. ns, 75 w Bway, 24.8x75; Wheeler H Peckham agt Dennistoun M Bell et al; partition; W P Dixon, atty.

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Madison av., nec 104th, 17.7x70; German Exchange Bank agt Hyman J Levin; foreclosure of transfer of tax lien; Steiner & Peterson, attys.

3D av., ws, 50.5 s 55th, 25x95; Michael F Guagenti agt Anna Caskel et al; action to impress lien; M S Hyman, atty.

Lot 39, Block 2611, Sec 10; Hylas Realty Co agt Geo H Dyer et al; foreclosure of transfer of tax lien; L F Moynahan, atty.

OCT. 26.

Lots 17 & 18 map of South Washingtonville, Bronx; Gustav Von Polheim agt Jos Foerst et al; action to declare deed void; N Blank, atty.

Lot 16, map of South Washingtonville, Bronx; Gustav Von Polheim agt Jos Foerst et al; action to declare deed void; N Blank, atty.

174TH st., ns, 100 se Railroad av, 50x100; Brocaval Realty & Holding Co agt Bessie N Fisser et al; specific performance; Locker & Locker, attys.

46TH st., nwc 2 av, 227.6x100.5; Wilson Berryman admr agt Manhattan Transit Co; notice of levy; A & C Steckler, attys.

OCT. 27.

97TH st., 108 E; Jno J Mahoney agt Michael Lupowitz; P L Mullaly, atty.

103D st., ns, 294 e Park av, 16x100.11; Louise H Jackson agt Saml Klepner et al; C Wood, atty.

Greene st., 78; Robt D Winthrop et al agt Solomon Cohen et al; C Wood, atty.

47TH st., 139 E; Emma L Wagner agt Sarah E Bogart et al; L V Ebert, atty.

2D av., 1875-7; two actions; August Tognola et al agt Right Real T Co; J M Guedalia, atty.

College av., ws, 128 n 165th st, 22x92.6; Wm Dixon et al agt Westown Realty Co et al; B F Edsall, atty.

Hewitt pl., es, 136.7 n Longwood av, 40 x100; Geo F Johnson agt Wm P Knapp et al; amended; Ferriss, Roeser & Storck, attys.

FORECLOSURE SUITS.

OCT. 21.

114TH st., 98-106 E; Fredericka Mosapp agt Saml Shapiro et al; Abramson & Potter, attys.

OCT. 23.

Broadway., 692-4; also LAFAYETTE PL, 9-13; City Real Estate Co agt Six Hundred and Ninety-Four Broadway Co et al; H Swain, atty.

Concord av., 335; Bronx Savings Bank agt Bertha Kessler et al; D B Simpson, atty.

Lots 167-71, map of Laconia Park, Williamsbridge; Lillian M White agt Morris Dismondstein et al; S Williamson, atty.

Old Boston rd., ws, lot 146, map of Olinville, 37.6x146.3; Mary Dunn agt Ruskin Realty Co et al; J J Smith, atty.

Burnside av., nec 178th, 128.9x60.2xirreg; Bronx Borough Bank agt Irvine Realty Co et al; J Kearney, atty.

33D st., ns, 63 e 11 av, 75x98.9; Ernest L Hopkins et al agt Prince & Kinkel Iron Works et al; Allen & Chard, attys.

23D st., ss, 225 e 8 av, 50x98.9; Jno R Drexel agt Fanne C Hoadley et al; E O Anderson, atty.

2D av., swc 117th, 58.5x50; East River Savings Institution agt Benj Berger et al; O F Hibbard, atty.

OCT. 24.

Perry st., 161-5; Jas H Cruikshank et al agt The McSweeney Realty Co et al; Bowers & Sands, attys.

97TH st., 210 E; Lincoln Trust Co agt Max Bernow et al; Bowers & Sands, attys.

166TH st., ns, 284 e Park av, 62x90xireg; Edw A Ridley agt Magdalena Walter et al; Bowers & Sands, attys.

6TH av., 755; Jas Everard's Breweries agt Katherine McNaught et al; G Nathan, atty.

136TH st., ns, 493.6 e 7 av, 15.6x99.11; Carrie A Tinelli agt Jennie G Whitehead et al; J A Van Zelm, atty.

114TH st., 123 E; Chas W Bennett et al agt Harry Freedman et al; M J Werner, atty.

OCT. 25.

125TH st., 303 E; General Synod of the Reformed Church in America agt Ellen Donovan et al; Reed & Pallister, attys.

Tiffany st., es, 167.2 nw 167th, 30x113.2; Ada M Beers agt Bristow Construction Co et al; W E Sammis, atty.

Madison av., sec 72d, 102.2x40; Dime Savings Bank of Brooklyn agt Gertrude R Waldo et al; Dykman, Oeland & Kuhn, attys.

95TH st., ss, 80 e 9 av, 20x100.8; Fredk W Marks agt Siegfried Blumenkrohn et al; James, Schell & Elkus, attys.

Amsterdam av., swc 189th, 99.11x100; Cornelia E Scott agt Edwin M Houghtaling et al; F de P Foster, atty.

Broadway., swc 169th, 90x150; Fredk T Street agt Hugh J Lawler et al; Pressinger & Newcombe, attys.

Briggs av., nec 5 av, 107x25; Frank C Mayhew et al agt Arnaud G Heller et al; Noble & Camp, attys.

124TH st., ns, 150 e 1 av, 25x100.11; Margaret Miller agt Michael Gagliardi et al; C W Bennett, atty.

109TH st., 234 E; Henry H Jackson agt Max Bernow et al; S H Jackson, atty.

OCT. 26.

6TH av., sec 216th, 100x25; Gaspar Pole et al agt Lorenzo Marino et al; Frankenthaler & Kaufmann, attys.

Boone av., nwc 172d, 125x100; Jas P Peffers agt Benj Viau et al; C D Rust, atty.

145TH st., ss, 225 e Leggett av, 150x100; Geo L Black et al agt Geo C Schnitzer et al; Black, Varian, Bigelow & Somers, attys.

Kelly st., es, 149.2 n 167th, 100x116.11; Mona Bluthenthal agt Longfellow Realty Corp; J J Michael, atty.

Willett st., 89; Heiman Glasser agt Leah Cohn et al; J L Bernstein, atty.

Lots 194 & 195, map of building lots in 24th Ward nr Williamsbridge, Bronx; Fredk E Buser agt Bartolomeo Giordano et al; Neier & Vanderveer, attys.

3D av., es, 102.2 n 82d, 20x103; Max Hirsch agt Jos Goldberg et al; A Knox, atty.

26TH st., 355 W; Harriet B Piester agt Stanley Golliok Co; Arrowsmith & Dunn, attys.

OCT. 27.

141ST st., ns, 100 w Lenox av, 100x99.11; Cosgrove Bros agt Diva Realty Co et al; foreclosure of mechanics lien; H G Guttman, atty.

4TH st., ss, 60 e Wooster, 20x56.5; Isidore Jackson agt Sarah Hyams et al; foreclosure of mechanics lien; H G Guttman, atty.

117TH st., 172 E; also 127TH ST, 151 E; Flora R Ryan agt Willie C Ryan et al; partition; Stewart & Shearer, attys.

25TH st., 127-129 W; Carl E Toulach agt Jno E Olson Construction Co; notice of levy; A R Watson, atty.

132D st., 159 W; Andrew M Battle agt Jno H O'Neill et al; action to compel conveyance; H Wintner, atty.

8TH st., 51 E; Leonard Hangan agt Fannie Rosenthal et al; foreclosure of mort on leasehold; J J O'Grady, atty.

JUDGMENTS.

Oct.

- 21 Alliegro, Michael et al—S Schendel. \$206.22
- 21 Abby, Geo—A Pulee. 19.09
- 21 Adler, Morris—Faerber, Silberman & Co. 189.65
- 21 Avolin, Hugo H—G Robitzek & Bro, Inc. 69.30
- 21 Agins, Francis admr—E Bunzelman. 605.06
- 23 Appell, Aaron A—City of N Y. 264.41
- 23 Adler, Jacob P—B Bernstein. costs, 114.69
- 23 Alexander, Isaac—S J Singer, Jr. 127.25
- 23 Asmussen, Chas C—H Koch. 83.12
- 24 Auerhahn, Uscher—A L Kassa. 337.17
- 24 Altieri, Carmine—B Perneti. 128.49
- 24 Albee, Reed A—L Lasaro. w. 120.33
- 25 Allison, Jas W—Jno Wanamaker, N Y. 451.41
- 25 Anchor, Jos—M Anchor. costs, 112.08
- 25 Anderson, Chas—A H Joline et al. costs, 17.41
- 25 Abelansky, Morris & Isaac Kaufman—A C Ruprecht. 248.18
- 26 Abel, Saml V—Knickerbocker Trust Co. 182.73
- 27 Altman, Bernard—Lord & Taylor. costs, 138.91
- 27 Alden, Herbert C—G Stern. 171.73
- 27 Alexander, Jno V & Jane—G R Simpson. 638.17
- 27 Anderson, Eva R—J A Smitley et al. costs, 468.65
- 27 Abeles, Henry—N Y Telephone Co. 33.46
- 27 Abeles, Henry & Max Winter*. the same. 19.60
- 27 Andrews, Jas D—B T Morgan. 153.15
- 27 Apgar, Jno T—S Staggs. costs, 118.99
- 21 Brown, Max—Bretton Hall Co. 315.51
- 21 Britain, Henry L et al—Franco American Electric Novelty Co. 197.31
- 21 Bates, Saml T & Arthur F Stine—N Y Telephone Co. 50.57
- 21 Bramwell, Gerald A—H Wolfe. 1,028.26
- 21 Bell, Robt R—A Eisenstein. 29.76
- 23 Burrill, Jno M—Chas & Co. 26.68
- 23 Baird, Edw H—Mercantile Finance Co. costs, 67.01
- 23 Behler, Fredk C—the same. 53.34
- 23 Burke, Michael L—the same. 67.86
- 23 Bouille, Frances—S Larber. 71.45
- 23 Bennett, James M—C C Bohn. 194.07
- 23 Bonnell, Chas E & Elmer B Silver—M G Hoffman. 2,913.62
- 23 Bennett, Harry N—Jacob Winkler & Son. costs, 27.04
- 23 Brown, Frances R—South Shore Traction Co. costs, 68.29
- 23 Bates, Wilbur M—J H Powell et al. 83.01
- 23 Buzyk, Ambrozy or Bozyk & Jos M Bozacki—B K Bloch. 174.84
- 23 Brandies, Marie & Hulda Almgren—S Goldberg. 281.00
- 23 Block, Chas, Abraham Altersohn & Louis Steiner—State Bank. 321.45

- 24 Brennan, Michael & Jno McCleary, Jr —People, &c. 100.00
- 24 Behrman, Jno W—Mutual Life Ins Co of N Y. 86.85
- 24 Beyer, Augusta H—A Walter. 251.51
- 24 Bogul, Alfred—E Sarasohn et al. 66.35
- 24 Bacci, Frank J—R Abolofia. 109.72
- 24 Buchner, Augusta—G H Perkins. 1,681.39
- 24 the same—the same. 1,681.39
- 24 the same—the same. 1,550.09
- 24 the same—the same. 1,550.09
- 24 the same—the same. 1,550.09
- 24 Berthier, Alix—S Nettel. 1,037.74
- 24 Berkowitz, Jos—A Mark et al. 121.55
- 24 Baumann, Gustave—A Ruff et al. 4,547.02
- 24 Barter, Benj & Jno McCary*—Hudson Metal Bed Co. 64.91
- 25 Bolithe, Saml—H E Taylor & Co. 190.56
- 25 Berko, Geo D—A J Bly. 104.66
- 25 Borg, Max B—W Rau. 2,437.82
- 25 Baumgarten, Nathan—M Malawista. 233.51
- 25 Berokman, Emil—N Y Importation Co. 203.92
- 25 Bradley, Jas, Jr—J T Ackerman. 44.31
- 25 Barker, Alfred K—Athenia Steel Co. 773.41
- 25 Banfield, Fredk—L Schwartz. 408.06
- 25 Blume, Jacob—M Sisti. 17.41
- 25 Brown, Justus—Nassau National Bank of Brooklyn. 694.78
- 26 Bannon, Jno—G A Reaseus. 1,545.65
- 26 Barsotti, Chas—F Del Genovese. costs, 78.45
- 26 Berkowitz, Jos—Reikes & Chaykis. 961.41
- 26 Brown, Lillian—W D Brown. costs, 66.03
- 26 Black, Jas—Potter & Bros. 217.31
- 26 Baxter, Thos G—E L Johnston & Co. 22.51
- 26 Burke, F St John—J H Thorn et al. 52.51
- 26 Beverley, Wm W—H J Wagner. 36,894.41
- 26 Bellows, Davis S, Louis Tanowitz & Henry Hutchinson—C Lanier et al. 997.96
- 26 Baldwin, Geo E & Homer J Beudet*—Graham Adams Co. 38.91
- 26 Boccieri, Eugenio & Domenico Keene*—P Guerviere. 74.41
- 27 Berlinger, Milton—H A Florsheim. 623.09
- 27 Braun, Jos, gdn—Interborough Rapid Transit Co. costs, 72.88
- 27 Begeslow, Elliott—A Seidt. 293.29
- 27 Barry, Griffin—N Y Telephone Co. 40.86
- 27 Bernstein, Gertrude—the same. 20.91
- 27 Buchler, Louis—the same. 34.11
- 27 Buchler, Louis & Jos Shaughnessy*—the same. 40.51
- 27 Blecher, Saml* & Ida Cohen—S Friedler. 91.65
- 27 Branan, Jeff T—E R Harris. 41.31
- 27 Bernstein, Selig & Jos—L Dorflein. 731.85
- 27 Brown, Jno W—E R Breck. 288.95
- 21 Cassale, Vincent—H K Mulford Co. 83.46
- 21 Coyle, Ollie—N Y Telephone Co. 31.96
- 21 Chiero, Vito & Domenico G Chico—G Ferri. 33.70
- 23 Colby, Carl R—M Bloch & Co. 122.56
- 23 Contino, Diego—N Y Central & Hudson River R R Co. costs, 45.00
- 23 Creghan, Michael—N Y Central & Hudson River R R Co. costs, 45.00
- 23 Craig, E Wallace—J H Hintermeister. 478.23
- 23 Cooper, Walter H—Title Guarantee & Trust Co. 49.02
- 23 Coffey, Daniel—C Stoll. 60.91
- 23 Colgan, Jno W—Mercantile Finance Co. 93.06
- 23 Cohen, David—M Arnheim. 46.70
- 23 Cohen, Jacob & Harry—J Gordon. 350.30
- 23 Cohn, Harris—H Baum. 132.84
- 23 Coll, Bart—Geo Ringler & Co. 262.15
- 23 Claman, Max & Benj Rosen—U T Hungerford Brass & Copper Co. 78.09
- 24 Condon, Thos G—W W Walker. 326.91
- 24 Connaughton, Mary E—L Kilbride. 100.47
- 24 Carpenter, F Newton—W C Burbank. 148.86
- 24 Ciatto, Carmelo & Giovanni—A Stanzu. 159.19
- 24 Cashman, Jas J & Jas A McDonald—L A McLaughlin. 273.77
- 24 Caplan, Jacob—American Woolen Co of N Y. 3,760.95
- 24 Chorush, Abraham—M Goldberg. 187.55
- 24 Campbell, Geo—Geo Ringler & Co. 200.66
- 24 Champion, Wm C & Benjamin R Horton—Geo Ringler & Co. 243.93
- 24 Corcoran, Mary A—W J Braunstein. 60.01
- 25 Cushing, Henry C—G M Bain. 306.39
- 25 Cacopardo, Saverio—Mangenelli Milone & Co. 45.86
- 25 Carmichael, Vivian L—Merrick Bay Realty Co. 32,036.71
- 25 Cook, Lawrence F—L Bayles. 84.65
- 25 Celentano, Humbert—J B La Rue & Co. 519.41
- 26 Crawford, Annie A—Burns Bros. 124.05
- 26 Cohen, Morris—S & R Frame Mfg Co. 29.41
- 26 Cary, Edw P—B Beekman. 42.89
- 26 Curtis, Saml T—the same. 18.79
- 26 Chambers, Robt J—the same. 114.26
- 26 Crane, Patk—C M Glassey. 100.00
- 26 Coles, Hubert J—P A Smith. 34.85
- 26 Cannizzaro, Domenico—S Corciello et al. 492.72
- 26 Cervadore, Dominick & Harry E Raitano—Colwell Lead Co. 1,857.87

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26 Curphey, Alfred G & National Surety Co—People, &c 2,500.00
27 Corse, Jno—City of N Y 262.00
27 Costerton, Edw—Nahm, Lennon & Damm, Inc 114.17
27 Clark, Minnie—A Szedeck et al 42.97
27 Cohn, Arthur S—N Y Telephone Co 15.31
27 Carpenter, Jasper G* & Mannie D Goldsmith—Geo Ringler & Co. 400.41
27 Camardella, Jas V—N Y County National Bank 704.55
27 Conolly, Mary A—R B Cowing 160.11
27 Coffrey, Jas—N Baumgarten 31.58
27 Camardella, Jas V—N Y County National Bank 704.55
27 Conolly, Mary A—R B Cowing 160.11
21 Dean, Mark—F S Male 714.94
21 Duckett, Alfred W—V M Earle 505.20
21 Daly, Robt—E E Hess et al 133.48
21 De Luca, Felix—M Henry 280.97
23 De France, Frank—City of N Y 264.41
23 Dunn, Walter—J D McClelland 274.41
31 Diehl, Geo C—Mercantile Finance Co 53.54
23 Daragh, Thos J—Mercantile Finance Co 48.10
23 D'Achiello, Ferdinando, Paolo Faririllo & Rocco Di Civolamo—G Valero 226.67
23 Dearman, Isidor & Ida Jacobs—I Wexler 112.15
23 Davis, Jno C—Manhattan Brass Co 6,084.42
24 Dougherty, Bernard J & Theo Hirbink—G Bartels 130.71
24 Dennis, Henry H—B Bergel 121.65
25 Desch, Karl—G Koenig 57.01
25 Ducker, Max & Isidor Gozansky—A Levin 55.86
25 Doctor, Emanuel—G M Krakower 347.01
25 De Caycedo, Mariana A—M L Half 129.31
25 Dessauer, Monroe G—Robt R Lawson Co 302.40
25 Duplika, Stephen—Geo Ringler & Co 320.88
25 Duplika, Mary—the same 103.13
25 Darcy, Cornelius J—Equitable Trust Co of N Y 40.55
25 Dory, Andrew—M Glantz 1,002.12
25 Duntlin, Frank C—Equitable Trust Co of N Y 97.39
26 Dougherty, Bernard J & Theodore Hiebink—G Bartels 130.71
26 Duffy, Jno C—Equitable Trust Co of N Y 69.26
26 Downing, Chas J—M C Diller et al 41.26
26 Downey, Wm G—Palmer & Oliver 72.30
26 Dawson, Henry T—Lord & Taylor 99.54
26 Davis, Walter C—R E Dings et al 70.41
27 Dix, Saml & Jacob J—L Salkin 60.90
27 Dass, Wm—J Ruppert 184.16
27 Deady, Danl J—Harlem Supply Co 438.31
27 Dahlmeyer, Eleanor F—J Friedman 38.22
27 Di Pace, Savinor—B E Wells 194.92
27 Darre, Richd B—A V Buzby 33.11
27 Drapkin, Chas—N Y Telephone Co 25.43
27 Draper, Geo O—G Keith 3,085.73
21 Ernst, Gustave J—N Y Telephone Co 86.03
21 Epstein, Alfred—the same 20.64
21 Evans, Eugene B—Jacques & Co. 352.09
23 Elcaness, Chas—Spingarn Bros costs, 96.40
23 Estes, Eben S—Eclipse Building & Operating Co 36.41
24 Erkins, Henry—Central Bureau of Engraving 52.98
24 Edmonds, Louis—W J Daniel 6,555.35
25 Edelman, Esther—D Cholinsky 92.42
25 Edlstrom, Gustaf—H Robinson 348.81
25 Edgar, Geo C & Thos—Noonan & Price Co 429.27
26 Egner, Otto C & Caroline—W Read et al 552.15
26 Evans, Jos J—E J Dillon 48.14
21 Florenza, Jas—the same 22.29
21 Fein, Abraham—N Y Telephone Co 26.45
21 Fisch, Nathan—E Levin 51.15
21 Fox, Richd B—N Y Telephone Co. 34.85
21 Franz, Walter—the same 15.84
21 Fagot, Aaron—I Gellman et al 229.15
21 Frooks, Louis—L H Levin 613.92
23 Fink, August D—E R Thomas Motor Branch Co 52.25
23 Fishbein, Mary—M Weinstein et al 280.56
23 Farley, Wm W comm—Title Guaranty & Surety Co 53.93
23 the same—A Ehrlich costs, 66.10
23 Friedman, Harry J—R T Moorhouse 118.73
23 Feldman, Esther, Dora Kaufman, Raphael Dworin & Davis Malinowitz—M B Wachtel et al 230.65
23 Forcey, Chas A—Brentwood Realty Co 397.52
23 Feldman, Aladar—Reliant Holding Co 325.83
23 Fitzgerald, Wm E & Fitzgerald Brick Co—A Reilly 162.92
24 Ferraro, Rocco—M Stramello costs, 71.40
24 Frawley, Jas L & Catharine—Hanover Realty Guaranty Co 29.93
24 Fine, Isaac & Jacob Finkelstein—H Baff 74.41
24 Florenza, Nunzianta—C Raffanielle 214.41
24 Fenn, Frederick W—H W Showers 108.26
24 Farley, Wm W, comm—S Di Giorgio costs, 97.00
24 Furman, Isaac & Jacob—J A McCafferty 83.77
24 Flaunlacker, Louis W & Jos H Myers—G L Myers 1,288.21
25 Feeney, Michael H—E Hecht et al 145.81
25 Fenning, Wm C—F B Forsyth 83.06
25 Frankel, Theresa, Justus Frankel Co, Saml Marx & Max Hart—H J Gilbert 1,261.82
25 Flaxman, Max—Francis H Leggett & Co 21.44
26 Fort, Wm L—Clover Farms Co 49.40
26 Fuller, Elizabeth M—F M Dunn et al 786.14
26 Fowler, Geo W—Lord & Taylor 30.95
26 Flagg, Geo—I E Abbott 236.82
26 Frank, Geo J—W Rosenbush 300.00
27 Friend, Bernard—City of N Y 262.00
27 Finnegan, Arthur A—J Behan 70.62
27 Filipacni, Elsie A—Q F Cushing 114.71
27 Fay, Wm C—N Y Telephone Co 17.92
27 Fijux, Edw—E Fijux costs, 66.50
27 Finn, Austin—Peter J Busch—Geo Ringler & Co 495.41
27 Farley, Wm—G D'Azza costs, 55.72
27 Frohling, Victor—S Schoeller 2,416.50
21 Grimsey, Geo H—M Bardsch 31.27
21 Golud, Jas M—Raritan Chemical Works 74.22
21 Gibbs, Mattie—N Y Telephone Co. 30.09
21 Goldstein, Edw I—the same 27.35
21 Gaynor, Wm J—T A Bingham costs, 143.80
23 Granite, David—T Zindler 49.93
23 Gibson, Harry D—Allenhurst Garage Co Inc 170.58
23 Goodman, Moses—City of N Y 264.41
23 Green, Saml—the same 59.41
23 Goldstein, Abraham & Benj Weiss—M Brodsky et al 84.50
23 Graham, Harry C—E V Harman & Co 185.60
23 Gerstein, Isaac—J Horn costs, 118.45
23 Gordon, Saml & Jacob Blumenkranz—A Langer 159.33
24 Greis, Andrew—P Kraus 90.15
24 Gregory, Jas—L Perrella 125.27
24 Goode, Jno N—M King 80.26
24 Greser, Jno—Sarasohn & Son 17.15
24 Ginsberg, David & Adolph Morris—C Spielmann et al 544.16
24 Gissespie, Geo C—Alberene Stone Co 68.36
24 Goldman, Meyer—J Litvak 152.13
24 Griswold, Russell G—H Smith 120.25
24 Gambier, Edith M—E V Gambier costs, 227.36
25*Gingold, Jos & J Harry Cohen—S Rosenthal 116.41
25 Gallagher, Francis—E J McAuliffe 252.41
25 Greenwood, Wm M—W A Ulman 4,339.38
25 Gortikov, Benj—M Gortikov 140.59
25 Gehlen, Chas W—Porter Screw Mfg Co 171.55
26 Greshler, Adolph & Morris Hirsch—People, &c 500.00
26 Green, Minnie, Davis Silverman & Eva Silverman—People, &c 500.00
26 Grant, Wm A—Fifth Avenue Building Co 579.56
26 Gordon, Jno T—E Beekman 38.88
26 Garone, Martin—S Greenfield et al 123.91
26 Gropfer, Chas D—B Beekman 72.71
26 Garone, Martin, Saml Greenfeld* & Saml Rosbovsky—W Levine 88.26
26 Grant, Ezra—G Kidd et al 86.43
26 Godbold, Wm A—C N Fairchild et al 325.49
27 Goehner, Conrad—Geo Ringler & Co 345.49
27 Goehner, Conrad & Minnie—the same 975.34
27 Greiner, Dietrich—J H Claffy 88.51
27 Gledhill, Franklin E—W R L Cook 127.87
27 Grossman, Morris J—B S Deutsch 41.52
27 Garvey, Jas & Wm—A Grant 88.25
27 Granat, Louis—T N Hill 88.43
27 Greenberg, Jos E—N Y Telephone Co 88.03
27 Grossman, David—M H Wolf 304.79
27 Gilbert, Wm O—Sulzberger & Sons Co 32.72
27 Gluckstein, Saml—I Rosner 25.56
21 Hess, Ralph J—N Y Telephone Co. 24.58
21 Hans, David A—Wm P Youngs & Bros 32.41
23 Haines, Rebecca—A Kaplan 296.41
23 Hermann, Max—S Hess 26.98
23 Hirdes, Thos J—Mercantile Finance Co 58.53
23 Hughes, Albt—Marine Assn of Port of N Y 271.44
23 Hayman, Morris L—C Lickes et al 317.15
23 Hudson, Jno—A Kutfroff 158.08
23 Hultz, Geo—Butler Bros 95.84
24 Haas, Henry L—Greenhut & Co. 136.95
24 Hyman, Saml M—the same 92.82
24 Hammel, Abraham & Ike Schilt—A Lucker 107.57
24 Hughes, Henry & Alice—Wright & Graham Co 16.16
24 Huttenlocher, Gustav—J F McNamara 198.65
24 Hall, Geo—Geo Ringler & Co 176.47
24 Horning, Catherine E—the same 133.49
24 Henry, Mary—Bernheim Distilling Co 330.95
24 Hough, Jas W—N Y Contracting & Trucking Co 371.45
24 Holmes, Edgar A—J E Conron et al 176.91
24 Hyman, Harry—S Kirschenbaum 28.65
25 Hedlund, Ernest & Chas—H L Calman 63.63
25 Haskin, Chas W—Equitable Trust Co of N Y 360.95
25 Hirsch, Patk—R W Jones, Jr. 1,034.76
25 Howe, Alfred H & Edwin Elberson—National Bank of N J 1,096.56
25 Hamilton, Frank M—R Valdes 1,825.91
25 Hornaday, Jno P—Frank P Bennett & Co 153.61
25 Hirsch, Jacob—Carlowitz & Co. 168.44
26 Harris, Isaac & Max Blanck—Wm Winans Moore & Co 332.40
26 Hitchcock, Fred—B Beekman 77.23
26 Hecht, Isaac—J Arnauer 30.65
26 Heinrich, Herman—Manhattan Rolling Mill 69.20
26 Hansen, Birch M—B Beekman 116.38
26 Houston, Alex—the same 68.91
26 Holden, Helen M—the same 116.38
26 Holland, Jacob—H W Hendricks 844.56
26 Howard, Shafter—American Play Co 161.91
26 Howell, Benj & Fitzgerald Leacock—B Golla 145.21
26 Hochheimer, Milton—S Bloom 1,060.38
26 Hart, Thos—I E Abbott 27.18
26 Hochman, Seindel—S Hochman 440.27
26 Holland, Annie A—J Madden 254.41
26 Hanna, Hosmer & Eugene S—Empire Hair Goods Co 59.60
27 Hillman, Chas J—E R Breck 124.23
27 Helfand, Jos—Integrity Realty Co 74.72
27 Herschel, Bernard B—N Y Telephone Co 17.50
27 Herschel, Bernard B & Martin Zatlou—the same 27.09
27 Herschel, Fannie—the same 32.16
27 Herschman, Robt H—the same 107.55
27 Horn, Morris—Golden Furniture Co 88.41
26 Iskiyan, Mary—R A Martin 396.81
27 Isaac, Emanuel—City of N Y 62.00
23 Jewesson, Wm R—E D W Griemsmann 70.04
23 Jacobi, Louis—J F Meehan costs, 102.88
23 Joine, Adrian H & Douglas Robinson revrs—J Burke 60.00
23 Jacobson, Abraham—S Pinter 125.00
24 Jordan, Albt A—H W Vogel et al 75.97
25 Jacobs, Saml—Cantor & Shapiro 65.23
26 Jenkins, Sarah J—H L Ingersoll 5,646.72
26 Johnson, Chester B—J Coffey 29.65
26 Judge, Chas—B Beekman 36.39
27 Johansen, Alfred—C M Mapes costs, 109.68
27 Jerosalemky, Morris—N Y Telephone Co 17.67
23 Krulewicz, Louis—City of N Y 264.41
23 Kruskal, Harry—M Rosenberg costs, 68.86
23 King, Jacob—F R Samuels 1,936.97
23 Kirschenbluth, Pincus—A Langer 63.78
24 Kahn, Aaron—S A Tannenbaum 137.11
24 Kohn, Aaron—A Huber 31.41
24 Kraft, Marie A—W I Young et al 4,547.02
24 Keagy, Jno A—Manhattan Leasing Co 512.51
24 Kimball, Willard R—Westinghouse Electric Mfg Co 8,411.47
24 Klosak, Saml—P Klahr 21.81
24 Kalfus, Philip L—Levey Co 115.99
24 Karp, Louis—F Gens 597.12
27 Kerr, Albt H—Vanderbilt Tile Co. 131.81
24 Kling, Isidor—Cross & Begulin 221.05
24 Kaufman, Bessie a mrx—D Leikend 366.40
24 Kline, Frank W—Empire Hardware Co 142.75
24 King, Jno W—A Weisbecker et al 157.96
25 Kessler, Israel—A Ehrman 38.96
25 Kessman, Jacob—Consolidated Siphon Supply Co 165.22
26 Kelaher, Jno & Geo Baldwin—McElreavy & Hauck Co 173.55
26 Ker, Wm B—M S Ker costs, 487.40
26 Kitilson, Fredk—Snare & Triest Co costs, 68.00
27 Korczynski, Jno—B K Bloch 204.38
26 Keenan, Michael J—Lord & Taylor 75.44
26 Kaufman, Louis J—L Leavitt 40.92
26 Kaufman, Harris Barnett S Schneider & Aaron N Schwartz—A Rothman 1,076.41
27 Killelea, Jas—J Behan 70.62
27 Krakauer, Milton W—N Y County National Bank 60.81
27 Kerr, Albert H—Vanderbilt Co. 131.81
27 Konrath, Henriette—Geo Ringler & Co 249.86
27 Korczynski, Jno—B K Bloch 204.38
21 Levy, Meyer—Evans Bros Inc 215.41
21 Levy, Benj—N Y Telephone Co 21.56
21 Levy, Louis—the same 28.91
21 Litchfield, Jno M—the same 34.49
21 Lowery, Robt—S A Syme 81.50
23 Levine, Sigmund—City of N Y 59.41
23 Lipkowitz, Chas & Adolph—R Shenfeld 112.42
23 Lederer, Saml L—S Poss 103.22
24 Loeb, Carrie—A Huber 31.41
24 Lieberman, Morris—United Dairy Co 182.22
24 Lentz, Tobias H—B B Davis 1,546.43
24 Loring, Frank L—E P Fowler 202.35
24 Lesser, Morris, Solon H Newmark* & Isaac Gerstein—Improved Property Holding Co of N Y 329.65
25 Lindenblit, Fanny—W Schrader 111.91
25 Lee, Gertrude E—J Moschowitz 116.12
25 Linza, A Salvatore & Dominick Veltry—E H Van Ingen et al 42.13
25 Littieri, Maria—G Ferri 134.28
25 Luban, Ida & Jacob Moskowitz—W Knauth et al 119.59

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

26 Langton, Katie—Gude Bros Kieffer Co.....80.73	-/ Maiorano, Frank—Descalzi Bros & Co.....653.21	24 Rutz, Lillian—C Le Boutillier et al.....25.67
26 Leatherman, Warren—B Beekman.....96.11	27 Maloney, Edw R—V A Maloney.....61.00	25 Reichman, Jennie—W W Farley, 1,875.97
26 Lewis, Eva S—Cathedral of the Incarnation in the Diocese of Long Island.....606.59	27 Man, Gustav—Geo Ringler & Co.....946.41	25 Roeder, Ernest, Mary L Roeder & Wm Robitzek—E H Collett.....216.41
26 Le Gallienne, Richard—J Le Gallienne.....costs, 65.19	27 Marcus, Danl—C Bleiwesit et al.....445.91	25 Rothenberg, Louis—L Richman.....279.56
26 Loketz, Louis & Joseph Frankel—M Fine.....62.77	21 Newman, Max H—N Y Telephone Co.....65.40	25 Rollowk, Jas L—National Biscuit & Bolivar Biscuit Exchange, costs, 138.98
26 Lesser, M Monroe—Lord & Taylor.....40.18	21 Newgold, Gabriel A—Weller Bottling Works.....157.32	25 Ringold, Eugene—City of N Y.....116.15
26 Levy, Isaac, Sarah Levy, Rose Weinstein or Rosa Weinstein, Harris H Uris, Emanuel Krulewitch & Adolf Hirshfield, exrs, &c—A Wilson.....2,133.10	23 Nagle, Thos F—A Bloch.....291.65	25 Ralph, Sophia—E Fabricant.....47.65
27 Levine, Jos—A Gittelsohn.....costs, 83.38	23 Neger, Lena—H G F Wunder et al.....34.35	25 Rosenthal—Saml E—A Weckstein et al.....54.22
27 Lasky, David—City of N Y.....262.00	24 Nannery, Emma—C B Lawson et al.....522.22	25 Rosenthal, Harry, David Stern & Morris Stern Co—M Garfunkel.....191.15
27 the same—the same.....262.00	25 Nielson, Alfred O & Violet—J Stamm et al.....116.91	26 Rosello, Antonio—B Mergenroth.....441.31
27 Leichtentritt, Philip—N Y Telephone Co.....72.43	25 Norris, Henry M—C Lippman et al.....167.81	26 Redmond, Rita—E Green.....73.67
27 Langford, Saml—B H Benton.....2,876.22	25 Nevaro, Peter & Andrew Gonzalez—J Miller.....73.89	26 Reilly, Jos T—B Beekman.....38.91
27 Larkin, Vincent L—J F Garry.....689.86	25 Nagengast, Chas, Jr—Geo Ringler & Co.....819.96	26 Ritchie, Chas—the same.....33.03
27 Levine, Jas—B K Bloch.....127.49	25 Nolan, Wm J—G A Derschuch.....costs, 22.67	26 Ritter, Leo & Wm C—A R Baraschick.....1,359.21
27 Leone, Francesco or Frank & Nicola—B K Bloch.....146.73	25 Nelson, Hyman—City of N Y.....213.56	27 Remmert, Henry J—Cross, Austin & Ireland Lumber Co.....809.00
21 Melnotte, Louisa—N Y Telephone Co.....31.67	26 Nugent, Elizabeth J—A E Cooney.....costs, 78.84	27 the same—the same.....113.34
21 Meyer, Edw—the same.....61.96	27 Nevins, Robt F—Leonard Bros.....51.56	27 Remmert, Lillian—the same.....865.42
21 Meacle, Jos—Manhattan Leasing Co.....132.55	23 O'Reilly, Jno J—City of N Y.....59.41	27 Riley, Harry J—N Y Telephone Co.....40.01
21 Moshkow, Hyman—N Y Telephone Co.....40.41	24 O'Brien, Michael J—Stegel-Cooper Co.....77.19	27 Read, John—the same.....31.64
21 Murphy, Thos E & Walter E McCann—N Y Telephone Co.....25.20	25 Ort, Sam—A H Joline et al.....costs, 12.65	27 the same—the same.....31.64
21 Morrell, Geo B & Eugene W—A F Young & Co.....216.19	25 Orently, Abraham—City of NY.....38.23	27 Richter, Wm—J F Levy.....38.73
21 Miller, Benj H—N Y Telephone Co.....262.13	26 O'Neill, Michl—J M Ryan.....149.72	27 Raskin, Edw—R Moorash et al.....111.91
21 Meyer, Hippolite L—J H Meyer.....costs, 53.55	26 O'Brien, Jno J—B Beekman.....172.48	27 Rosenberg, Isidore & Victor E Wolf—L Silberblatt et al.....1,542.98
23 Maatz, Jno H—City of N Y.....264.41	26 O'Neill, Daniel—B Beekman.....41.30	21 Stechler, Abraham & Alfred Urbach—S Black.....266.35
23 Miller, Frank—H Cohn et al.....60.81	26 Odgers, Thos—H W Mack.....43.78	21 Spadacini, Antonio—Z Biondi et al.....41.93
23 Morton, Henry B—Connecticut Cab Co.....181.81	26 Oviatt, Wm H—Coey Automobile Liv-ery Co.....186.70	21 Spitzbart, Morris L—National Knit Goods Co.....66.34
23 Marks, Louis—City of N Y.....264.41	26 O'Leary, Danl—L W Sweet & Co.....129.91	21 Soresi, Angelo L—V C Pope.....363.74
23 Marx, Louis—the same.....264.41	27 O'Neil, Jno S—Nahm, Lennon & Damm, Inc.....329.27	21 Smedley, Thos D—R Goldsmith.....137.76
23 Mosona, Pasqueralla—City of N Y.....264.41	27 Olenick, Isidor & Sylvester Payer—M A McCormack.....329.27	23 Schenck, Elise—Fluri Construction Co.....129.37
23 Moran, Jas F—Mercantile Finance Co.....67.76	27 Overton, Anna R—W C Kyle.....319.29	23 Stable, Louis C & Norah E—Mercan-til Finance Co.....91.90
23 Moore, Jas—A E McAdam.....33.97	27 Ogradnitzky, or Grodnitz, Benjamin—M N Musher.....254.65	23 Silk, Lillie A—H Bjurstrom.....100.41
23 Markowitz, Louis—M Kraus.....1,119.78	21 Pearl, Sadie—N Y Telephone Co.....18.20	23 Stovsky, Aaron—S Friedman et al.....293.41
23 Moulds, Wm—C La Costa Bros.....174.04	21 Place, Frank C—the same.....60.61	23 Strompf, Adolph—Bene & Queripel Co Inc.....459.92
23 Massas, August M—S N Massas.....31.31	21 Pignini, Henry G—Standard Audit Co.....61.84	23 Saxe, Paul D—S A Kerr et al.....40.77
23 Macdonald, Geo A—F A Sawyer.....65.62	21 Prager, May L—M Kaufman et al.....35.53	23 SKlober, David & Harry Greenberg—J Grubman.....271.58
23 Macy, Nicholas—Geo Ringler & Co.....262.15	23 Parisi, Josephine & Giovanni—City of N Y.....264.41	23 Schaeffler, Frank C—Sargent & Co.....206.61
23 Mach, Daniel—Johnston Collins Co.....69.66	23 Potaschnik, Louis—Wm S Gray Co.....115.75	23 Sanger, Benj—I Miller.....206.86
24 Morgenstern, Sigmund & Jos Freedman—J Bach.....13,980.87	23 Pace, Jno M—N Y Central & Hudson River R R Co.....costs, 45.00	23 Salkess, Max—K Sakofsky et al.....98.96
24 Morny, Fredk A—H M Cornell.....216.93	23 Pirk, Amelia & Robt Pickens—F A Buser.....118.30	23 Spenmachie, Fredk & Jno Garruba—B K Bloch.....281.30
24 Morrison, Estevan—F A Richmond.....74.16	23 Pereira, Henry M—Equitable Trust Co of N Y.....642.25	23 Sultmeyer, Chas F—Barlow Foundry Co.....546.89
24 Mitchell, Jno—Alberene Stone Co.....51.21	23 Poor, Henry W—H Willetts.....255,320.87	23 Smith, De Witt—C F Elliott.....106.41
24 Martens, Wm J & Walter Krusch—M S Roth.....153.40	23 Pachtter, Rose—M Kastenbaum.....costs, 38.00	23 Shilakas, Dan & Jno Volles—Ideal Market Co.....287.55
24 Moran, Annie or A Moran—City of N Y.....523.99	23 Page, Chas E—Johnson Collins Co.....129.21	24 Shea, Jno M—Sarasohn & Son.....42.15
24 Milano, Michele—N Y Shoe Repairing Co.....26.86	23 Proud, Taylor I—M D Carrine.....459.59	24 Schacher, Josef—H Schraub.....114.31
24 Merblestein, Geo—Mutual Mfg Co.....237.02	24 Purvis, Harry—Hall & Ruckel.....342.51	24 Schulte, David A & Rose—S Jacobs.....4,513.10
24 Mincelli, Rocca—A Kohn.....224.41	24 Penfield, Wm W—C J Brause et al.....costs, 117.18	24 Spero, Jonas V—Belnord Automobile Storage & Supply Co.....95.55
24 Morse, Jamin S—C Neinstadt et al.....51.81	24 Paisachow, Lazar—M Trosky.....403.48	24 Sachs, Maurice & Chas Kendall—F W Crane Lumber Co.....123.54
24 McElroy, Jas—Marine Ice Co.....139.30	24 Pollard, F Ellory—T M Kearns.....629.28	24 Simpson, Alice L—J E Meyer.....298.06
25 Miller, Jno W—Bretton Hall Co.....558.08	24 Prince, Delix & Chas Prince Co—E Deichman.....112.91	24 Swepe, Vernon G—I L Stern.....68.89
25 McMahon, Chas H—Lewis Gotthelf Construction Co.....131.90	25 Posner, Geo J—M Blaw et al.....costs, 68.47	24 Stockman, Frank—City of N Y.....505.79
25 Markowitz, Saml & Morris—Jefferson Paper Box Co.....15.66	25 Pollock, Morris—N Bindler.....182.15	24 Spier, Fredk J—the same.....116.15
25 Marquardt, Fredk—Balfour Bros.....74.32	25 Pirk, Amelia—Olin J Stephens (Inc).....223.17	24 Shulaf, Herman H—the same.....44.21
25 Marrone, Michael—A P Dienst Co.....499.10	25 Prager, Jennie A—A Morris.....115.12	24 Seigelbaum, Louis—the same.....310.98
25 Mendelowitz, Philip, gdn—A H Joline et al.....costs, 32.41	25 Potter, Thos W—B G Bromley.....171.61	24 Smith, Wilford H—the same.....33.39
25 McEntire, Walter—M M Bear Co (Inc).....72.44	25 Plath, Ernest—City of N Y.....59.41	24 Shine, Patk J—the same.....23.56
26 Morgan, A Allen, Jno Sullivan* & Wm L Sullivan*—Sarasohn & Son.....81.65	25 Printz, Saml—J Rizzo.....320.22	24 Sinnott, Thos F—the same.....58.82
26 Meddick, Jno C—F Wagner.....29.46	25 Peyser, Hermine—M Lustig.....4,033.45	24 Scott, Wm W—the same.....408.35
26 Moses, Wm H, Harry C & Arthur C—J C Scott.....costs, 69.53	26 Patterson, J Franklin & Jno Dickenson*—J Seeman et al.....114.79	24 Sommerfeld, Wm C—the same.....32.38
26 Meyer, David—Lawyers Surety Co of N Y.....286.08	26 Page, Helen K—Lord & Taylor.....216.03	24 Sarasohn, Bessie—H Wasserman et al.....60.43
26 McMahon, Peter—Smith & Mabley Mfg Co.....costs, 108.38	27 Payne, Caroline L—E R Thomas Motor Co.....249.45	24 Strahl, Harry—B C Samuel et al.....82.39
26 the same—Simplex Automobile Co.....costs, 107.38	27 Potruch, Alex—M Lehon.....71.61	24 Stroh, Isaac—T Horn.....36.41
26 Murray, Jno—West Shore R R Co.....costs, 108.13	27 the same—E Rothschild.....150.96	24 Shanblum, Wm & Jos Cohen*—M Rosenbaum.....50.46
26 Moore, Jno—Hedden Construction Co et al.....costs, 108.18	27 Piasecki, Helen—German Exchange Bank.....823.72	25 Sapery, Louis—Structural Steel Co, Ltd.....2,537.88
26 Meyers, Jos—Waldorf-Astoria Hotel Co.....413.02	27 Poillon, Carl—Geo Ringler & Co.....3,091.92	25 Siegfried, Warren R—O A Siegfried.....costs, 36.37
26 McCloy, Fred M—F Irwin.....114.99	27 Poillon, Carl & Solomon Hirschfeld—the same.....167.41	25 Schneiderman, Meyer—H Gunsher.....61.83
26 Martin, Fredk W—B Beekman.....132.07	27 Pisnoff, David—American Woolen Co of N Y.....5,578.94	25 Slotkin, Meyer & Louis—H N Goodstein.....183.08
26 McLarnon, Thos A—I H Stryker, Jr.....31.91	27 Paul, Frieda—B Rappaport.....25.00	25 Sroka, Louis, Louis Sroka Co, Rock-port Paint & Varnish Co & Meyer Daxe—M W Larendon.....107.81
26 McLaughlin, Mrs Jno—B Beekman.....64.53	25 Quimby, Fredk J or Quimby—M H Grossman et al.....6,147.88	25 Saltzman, Sarah & Jacob—S Anderson.....85.65
26 Mullan, Michl—A Levy.....42.00	27 Quick, Bessie—L Chrossmales.....225.41	25 Struss, Henry L—Washington Heights Development & Construction Co.....147.46
26 Morganstern, Harris—P McKeogh.....40.72	21 Rubbo, Vincenzo—H Koehler & Co.....1,134.63	25 Spiegel, Simon or Saml Spregel—City of N Y.....213.56
26 Maples, Jno C—Lord & Taylor.....101.79	21 Reddy, Patk—Wannemacher & Weis Co.....423.01	25 Stekolchik, David—J Mandel.....68.96
26 McCann, Jas admr—H G Vogel Co.....costs, 143.02	21 the same—the same.....425.05	25 Shevlin, Chas W—A Baur.....1,762.16
27 Milano, Jno—Grand Central Palace Co.....148.47	21 Resnik, Morris—United Metal Bedstead Co.....85.65	25 Silverman, Jacob—R Kivovits.....costs, 32.65
27 Muller, Fritz & Chas Bauer, F Spablinger.....79.18	21 Remson, Jas D—A Hanau.....31.29	25 Shtatzkin, Abraham & Beckie—A H Sarasohn.....223.91
27 Margulies, Saml—H Pauli.....106.91	21 Renner, Jacob, Isidor & Morris—H Lerner.....3,021.30	26 Strauss, Moses—Park Gate Hotel Co.....187.93
27 Marvin, Geo—N Y Telephone Co.....18.87	21 Raja, Pietro—S H Goldstein.....60.79	26 Susskind, Rose H—Burns Bros.....99.90
27 Moore, Thos—the same.....49.16	23 Rightmire, Wm H—C Connor.....172.90	26 Schneider, Ernest E W—Burns Bros.....190.40
27 Motley, Thornton—Amer Exchange National Bank.....419.41	23 Rosenblatt, Max—F Blumenfeld et al.....172.81	26 Schmidt, Marie & Jas H Ackerman—People, &c.....300.00
	23 Rafferty, Peter L—City of N Y.....264.41	26 Strivese, Wm—Michl Cohen & Co.....799.89
	23 Rath, Henry C—the same.....264.41	26 Sivins, Lincoln—E Freer.....129.87
	23 Razzano, Vincenzo—A I Moskowitz.....costs, 32.36	26 Selig, Jacob—S Simpson et al.....29.51
	23 Roth, Abr—S Abrahams.....75.41	26 Star, Solomon & Louis Berman—L C Weinstock.....50.91
	24 Rverson, Minnie D or Minetta—City of N Y.....308.38	26 Star, Philip & Aaron Stavsky—P B Werrall et al.....534.65
	24 Rochlitz, Leo—L E Salas.....67.27	26 Swift, Harry W—E Baumgarten.....802.50
	24 Rubin, Isidor—S Berkman et al.....30.72	26 Sachs, Herman—J Klarberg.....1,348.52
		26 Straus, Wm C—Lord & Taylor.....29.06
		27 Schaefer, Harry H—C Jackson.....122.22
		27 Schwartz, Abr—A Silbermintz.....374.82
		27 Smith, Jno L—F P Burns.....82.84

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27 Sussman, Moritz—N Y Telephone Co. 43.39	25 Woodbury, Wm A—Robt R Lawson Co 176.65	24 Upright Co—E Bartolusius 1,894.20
27 Shea, Patk H—the same 66.22	25 Ward, De Witt C—C W Sweet 1,943.41	24 International Banking Corp—Philippine Sugar Estates Development Co Ltd 8,822.41
27 Spiro, Saml—the same 17.31	25 Wilson, Maude Y B—P G Clup 71.71	24 Anchor Metal Novelty—J Bovers 172.71
27 Simon, Moses—A Bernstein 80.95	26 Wise, Harold M—Diamond Rubber Co of N Y 44.46	24 Rathbun, Milcon Co—H Reessing costs, 109.20
27 Sadek, Mary—E J Gillies et al 48.61	26 Williams, Jno—A Nesbitt 118.15	24 De Soto Timber Co, Jas B Eccleston & Annie Eccleston—G R Sutherland 531.83
27 St Angelo, Theodore—P de Scenza 89.41	26 Van Orden, De Ruyter—Michael Cohen & Co 740.38	24 K L & W Construction Co, Isaac Levy, Adolf Hirsfeld, Harris H Uris, Rose Weinstein & M Krulewicz exrs—S Heyman 1,139.26
27 Schiller, Jos—H Leavy et al 63.99	26 Wilcox, Frank E—Geo Ringler & Co 223.41	24 American National Ins Co—M Greenberg 240.09
27 Samuel, Philip C—Faust oC et al 9.81	26 Whitridge, Fredk W recvr—R H Dimple 5,000.00	24 Leizerkowitz, Realty & Construction Co—M Greenberg 240.09
27 Schroeder, Chas—P Zipf 82.34	26 the same—J J Dimple 2,000.00	24 American Automatic Telephone Co—Gould Storage Battery Co 1,774.50
27 Scherrer, Armond—I Mooich et al 197.45	26 Wilson, Louis—I Josphson 131.57	24 Tangiers Maners Corp—V Celinean 414.97
27 Spiegelman, Abr—Sulzberger & Sons Co 155.97	26 Walker, Saml—M Zimmerman Co 212.26	24 Jno M Linck Construction Co & Abraham R Thompson—I Greenberg 529.37
27 Schroeder, Edw H—the same 330.09	26 Wenk, Geo I—B Beekman 100.91	24 Kircher, Louis—M Solomon costs 102.15
27 Sulverman, Isidore—D Elkin 393.92	26 Williams, Nellie M admrx—M Zinnott 683.09	24 M G Samuels & Co—C H Watson et al 6,048.12
27 Spratt, Jos A & Albert Foster—Florence Park Realty Co 273.23	26 Williams, Chas H—E R Breck 124.23	25 Raymore Realty Co & Jos Wittner—A Levin 163.36
27 Spiegelman, Max—Sulzberger & Sons Co 139.17	26 Williams, Saml, Saml Roseff & Maurice Grodginzky—H Meltzer 471.98	25 Hanover Estates—G Doheny 351.41
21 Taylor, Herbert H—A L Simpson 3,123.98	26 Wilkes, Paul T—G E Lyon 666.15	25 Success Co—Lent & Graff Co 653.33
23 Tiffany, Maud—F De Wolfe et al 128.91	27 Weil, Marcus & Sallie—M Goldmuntz et al 118.61	25 Chester N Jones Co—C W H Carter 606.45
23 Tuchmann, Aaron—Pictorial Review Co 115.52	27 Weiderschall, Max—J Kahn costs, 32.15	25 McGovern Cafe Co—H Mock et al 113.36
24 Toth, Julius—D Friedman 43.87	27 Weiderschall, Max—the same costs, 17.65	25 Machson Richmond Dairy Co—G J Nelson 530.84
24 Tiedemann, Chas—City of N Y 36.32	27 Weinbauer, Chas F—A Frankenberger 205.84	26 R D Palmer (Inc)—A Marowitz 75.90
24 Teague, Edw P—the same 408.38	27 Weil, Markuz—M Goldmuntz et al 164.42	25 Wise Piano Co—Bay Piano Co 347.70
24 Tarbox, Harold E—the same 48.91	27 Whitfield, Frank—J Seelbach 136.95	25 Plympton Construction Co & Raffaele Di Lisia—C W Nisbett 95.70
24 Thompson, H Serrell—the same 122.27	27 Wheeler, Wm—Washington Engine Works 149.41	25 Universal & Specialty Co—Aetna Life Ins Co 336.34
24 Tobin, Jno—the same 603.20	27 Wilensky, Oscher—Phila Casualty Co costs, 83.95	25 Administrators Realty Co—E T Walker 246.65
24 Tolan, Jno—the same 408.38	27 Werner, Chas A & Geo M Ehrhrgt—J S Wildberg 244.81	25 Breslin Hotel Co—Swift & Co 399.47
24 Twiss, Jeanette or Jeanetta L—the same 310.98	27 Weinstein, Morris—S Anderson 28.53	25 Friedman Realty Co—L Buchanan 363.67
24 Torras, Joaquin—the same 39.40	27 White, Saml & Saml Frieman—Renown Paper Box Co 42.41	25 Isle Construction Co, Max J Siegel & Geo Schumer—Cohn Cut Stone Co 264.50
24 Tully, Jas M—the same 51.94	27 Weller, Fredk & Ernest L Meeker—D Kraus 97.05	25 Walkup, Baldwin & Co (Inc)—E W Hatch 9,484.53
24 Turney, Lydia E—City of N Y 408.38	23 Young, Chas W—M Weisbart 108.01	25 De Soto Lumber Co, Jno B Eccleston & Geo Tie & Lumber Co—G R Sutherland 793.84
24 Tousey, Mary H—the same 408.38	25 Yaffe, Max—Bennett & Gompper Co 80.60	25 Jno M Linck Construction Co—Elite Gas & Electric Fixture Co 319.60
24 Thorn, Saml B—the same 43.21	26 Youngquist, Chas—Snare & Triest Co costs, 68.00	25 Anchor Metal Novelty Co, Jas O'Neill & Henry L Britton—Jefferson Bank 1,035.99
24 Teweles, Alfred—S Solomon 31.01	21 Zimbardi, Salvatore—N Y Telephone Co 19.47	25 Lenox Realty Co Julian T Saxe & Geo Coon—Curtis-Blaisdell Co 288.29
25 Tuchman, Aaron—W H Levy et al 408.41	23 Zehden, Elizabeth—W Wiertz 261.33	25 Schuez Construction Co & Adolph Schues—B Geller 102.22
25 Tesar, Chas—A Levin 151.61	24 Zeiger, Louis—A Nicolaidas 49.53	25 Carnegie Trust Co—S Kyle 70.34
25 Tolchinsky, Jos—Francis H Leggett & Co 43.49	24 Zissu, Isidor—United Dairy Co 39.16	25 the same—A D Thorburn costs, 71.34
26 Toma, Ernest—M Davidson 46.15	26 Ziegfeld, Florenz Jr—H Warrendorff 255.30	25 Opera House Garage Co—A H Joline et al costs, 32.65
26 These, Mortimer M & Jack Johnson—Hegeman Printing Co 408.70	27 Ziegler, Aug et al—S C Marum Co 117.79	26 Grove Construction Co—Sargent & Co 284.49
27 Thompson, Albert—B T Tilton 79.88		26 Mosha Mfg Co—Foster Debevoise Co 126.41
27 Tuchman, Aaron—G Lindenmeyr 106.65		26 Levering & Carrigues Co—H H Miller 1,926.83
27 Toscani, Domenico—P Criscuolo costs, 82.07		26 N Y Terrain & Building Co—Frank Miller Lumber Co 828.18
21 Uhfelder, Simon, Abraham Weinberg, Celia Uhfelder & Emma Weinberg—Union Exchange National Bank 113.95		26 New Jersey & Hudson River R R & Ferry Co—D G Edwards 5,357.10
25 Urell, Catherine—City of N Y 310.98		26 Firm of Sidney Stern—A J Salomon 196.09
25 Umans, Barnet—United Electric Light & Power Co 199.18		26 Botto & Hughes Co—Palmer & Oliver 17.16
26 Upright, Wm—Geo Ringler & Co 410.27		26 Guttenberg Pearl Button Works—Chas Cooper & Co 71.42
21 Vannutelli, Alexander—N Y Telephone Co 25.58		26 Monroe Lunch—L Barth et al 40.60
23 Vitagliano, Frank—J Fried et al 135.71		26 Mason Seaman Transportation Co—M Walsh 199.17
23 Vial, Stephen H—G Rosenfeld 150.71		26 N Y House Wrecking Co—Henry B Turner Coal Co 356.34
24 Vogel, Saml—Gold & Block 91.67		26 Mellwin Realty & Construction Co—W Wilcox 72.72
25 Vanderpoorte, Alida—City of N Y 310.98		26 French American Stores Co—C L Lederer 84.31
25 Vella, Andrew—the same 116.15		26 the same—J J Franklin et al 196.81
25 Vessel, Albt—the same 116.15		26 the same—J Pringle 150.73
25 Van Houdt, Albt H—the same 116.15		26 French American Stores Co—C S Willing et al 214.31
25 Vandervoort, Arthur O—Charles & Co 33.27		26 the same—A Abrams 119.92
25 Van Fleet, Chas—the same 310.98		26 the same—A Lumsden 84.72
26 Van Schaick, Singleton—International Sulver Co 51.59		26 Sun Construction Co & Benj Nieberg—Colwell Lead Co 599.83
27 Vogel, Aaron—G Stern 135.50		26 N Y Contracting Co—T F Doyle 125.00
27 Vogel, Abr—L Rabinowitz 87.51		26 Sun Construction Co—Colwell Lead Co 2,450.63
21 Wolf, Karl—N Y Telephone Co 42.66		26 C L Nassauer Estates—C Tschannett 264.31
21 Weill, Isaac—the same 27.40		26 Fuller & O'Connor Construction Co—Gorham Co 222.65
21 Wynkoop, Gillett & Frank—the same 40.00		26 Stevenson Construction Co—J Meurer 554.71
21 Wells, Arthur M—the same 25.38		26 Whiting Mfg Co—C E Bulkley costs, 138.57
21 Weill, Moses & Isaac—the same 89.19		26 Stevenson Construction Co—J Meurer 420.40
21 Wohlert, Peter—the same 36.36		26 Charity Organization Society—M Feeney 250.00
21 Wilson, Fred H—the same 22.98		26 Berman Realty Co—I Polstein costs, 95.95
21 Wiley, Margaret C—the same 41.87		26 Woldhopf Construction Co—F G Budd et al 384.31
21 Weil, Arthur M—the same 25.38		26 Glen Island Casino Co—T M McCarty et al 379.10
21 Whitridge, Fredk W recvr—M A Mernar 1,133.87		27 Hart Pub Co—Wynkoop-Hallenbeck-Crawford Co 1,026.21
21 the same—C T Mernar 400.00		27 John Scheidts & Co—Aetna Optical Co 355.61
21 Weiss, Jno Jr—M Weill et al 146.65		27 Stevenson Construction Co—Nathaniel Wise Co 463.12
23 Weisbard, Max & Rachel Jacobs—A O Keifer 52.68		
23 Wyatt, Ida S—G Alexander 156.34		
23 Wilson, Max S A—I Israel 408.67		
24 Wallis, Martin—City of N Y 220.36		
24 Williams, Richd P—L Barr 230.41		
24 Wolf, Carl—A Hauser 67.17		
24 Walker, Louis A—Sarason & Sons 17.16		
24 Weinstein, Moses L—L Eig 69.65		
24 Welk, Abraham & Nathan Brogan—M Jaffe et al 675.21		
25 Weidman, Anton—City of N Y 116.15		
25 Westcott, Alexander F—the same 310.98		
25 Williams, Alice—the same 310.98		
25 Wood, Albt C—the same 116.15		
25 Wainwright, Chas—the same 116.15		
25 Williams, Chas—the same 310.98		
25 Wilson, Chas H—the same 310.98		
25 Wooding, Chas E—the same 219.15		
25 Wadsworth, Eugene M—the same 213.56		
25 Weill, Ely—the same 408.38		
25 White, Fred J—the same 310.98		
25 the same—the same 310.98		
25 Wilson, Geo B L—City of N Y 310.98		
25 Weisman, Henry—the same 220.36		
25 Weichman, Isaac—the same 213.56		
25 Wildenberg, Isaac—the same 213.56		
25 Wachter, Jno—the same 116.15		
25 Warschawsky, Morris—the same 116.15		
25 Wronker, Morris—the same 116.15		
25 Wilner, Nathan—the same 310.98		
25 Wheeler, Roger W—the same 408.38		
25 Winberger, Saml—the same 219.15		
25 Winkel, Simon—the same 213.56		
25 Wolfe, Saml—the same 310.98		
25 Wiener, Henry—Phoenix Cheese Co 100.85		
25 Wynkoop, Danl W—E H Weatherbee 132.42		

CORPORATIONS.

21 Aerial Manufacturing & Supplies Co—N Y Telephone Co 79.74	21 White Plains Hardware Co—the same 34.76	25 Lenox Realty Co Julian T Saxe & Geo Coon—Curtis-Blaisdell Co 288.29
21 Corporate Bond & Shares Co—the same 31.97	21 Alliegro & Spallone Construction Co et al—S Schendel et al 206.22	25 Schuez Construction Co & Adolph Schues—B Geller 102.22
21 Walter Wellman Co Inc—N Y Telephone Co 28.47	21 Crescent Trading Co—the same 22.85	25 Carnegie Trust Co—S Kyle 70.34
21 Atwell Contracting & Construction Co—S H Golding 1,032.11	21 Aerial Equipment Co—Commercial Advertiser Assn 30.76	25 the same—A D Thorburn costs, 71.34
21 H L Britain Co et al—Franco-American Electric Novelty Co 197.31	21 H L Britain Co et al—Franco-American Electric Novelty Co 197.31	25 Opera House Garage Co—A H Joline et al costs, 32.65
23 1465 Broadway Co—City of N Y 264.41	23 Beth David Hospital—Kaiser & Sons 99.12	26 Grove Construction Co—Sargent & Co 284.49
23 Dacorn Realty Co—City of N Y 264.41	23 Dacorn Realty Co—City of N Y 264.41	26 Mosha Mfg Co—Foster Debevoise Co 126.41
23 Greenwich Cold Storage Co—K Wegemann 419.40	23 Specialty Paper Box Co—J L Reiner 44.72	26 Levering & Carrigues Co—H H Miller 1,926.83
23 James E Tompkins Co—Oreskarvy Malleable Iron Co, Ltd 686.44	23 James E Tompkins Co—Oreskarvy Malleable Iron Co, Ltd 686.44	26 N Y Terrain & Building Co—Frank Miller Lumber Co 828.18
23 Thomas Motor Cab Co—City of N Y 59.41	23 Zerillo, Frank—City of N Y 264.41	26 New Jersey & Hudson River R R & Ferry Co—D G Edwards 5,357.10
23 William G Maher Co—R Pease 264.61	23 Charles Bjorkegren Inc—Blanchard & Kelly 485.48	26 Firm of Sidney Stern—A J Salomon 196.09
23 Ness Fireproof Construction Co—Gettler Sand Co 158.42	23 Ness Fireproof Construction Co—Gettler Sand Co 158.42	26 Botto & Hughes Co—Palmer & Oliver 17.16
23 Breslin Hotel Co—C J Allers 317.97	23 Breslin Hotel Co—C J Allers 317.97	26 Guttenberg Pearl Button Works—Chas Cooper & Co 71.42
23 Empire State Surety Co—Electric Storage Battery Co 1,671.80	23 Empire State Surety Co—Electric Storage Battery Co 1,671.80	26 Monroe Lunch—L Barth et al 40.60
23 West Side Transfer Co—L M Lyon 1,449.64	23 West Side Transfer Co—L M Lyon 1,449.64	26 Mason Seaman Transportation Co—M Walsh 199.17
23 Typewriter Inspection Co—Oliver Typewriter Co 15,436.42	23 Typewriter Inspection Co—Oliver Typewriter Co 15,436.42	26 N Y House Wrecking Co—Henry B Turner Coal Co 356.34
23 Builders Marble Works & J Ensign Fuller—D T Lockwood 1,119.99	23 Builders Marble Works & J Ensign Fuller—D T Lockwood 1,119.99	26 Mellwin Realty & Construction Co—W Wilcox 72.72
23 Krabo Ernst Realty Co—House Drving Co 84.32	23 Krabo Ernst Realty Co—House Drving Co 84.32	26 French American Stores Co—C L Lederer 84.31
23 J Williamson & Son Inc—H H Tilley 349.41	23 J Williamson & Son Inc—H H Tilley 349.41	26 the same—J J Franklin et al 196.81
23 Hungarian American Peoples Voice—Ferris Printing Co 318.49	23 Hungarian American Peoples Voice—Ferris Printing Co 318.49	26 the same—J Pringle 150.73
23 Amity Construction Co & Max Sulkess—K Takofsky et al 201.64	23 Amity Construction Co & Max Sulkess—K Takofsky et al 201.64	26 French American Stores Co—C S Willing et al 214.31
24 Mathews, F L Robt V Mathews, Bayard N Cole & Stamford Tidewater Coal Co—A W Hillebrand Co 1,571.78	24 Mathews, F L Robt V Mathews, Bayard N Cole & Stamford Tidewater Coal Co—A W Hillebrand Co 1,571.78	26 the same—A Abrams 119.92
24 the same—the same 1,571.78	24 Whisten, Stephen A, S A Whisten Construction Co & Alfred R Conlin—Savoy Glass Co 146.45	26 the same—A Lumsden 84.72
24 New York Terrain & Building Co—Hartford Faience Co 244.76	24 New York Terrain & Building Co—Hartford Faience Co 244.76	26 Sun Construction Co & Benj Nieberg—Colwell Lead Co 599.83
24 Wise Piano Co—S Lorsch 138.21	24 Briggs Avenue Realty Co—H Delinsky 445.90	26 N Y Contracting Co—T F Doyle 125.00
24 Glen Island Casino Co—Knickerbocker Ice Co 209.23	24 Glen Island Casino Co—Knickerbocker Ice Co 209.23	26 Sun Construction Co—Colwell Lead Co 2,450.63
24 Marine Equipment Co—A Krimont et al 950.88	24 Marine Equipment Co—A Krimont et al 950.88	26 C L Nassauer Estates—C Tschannett 264.31
24 New York Terrain & Building Co—Pottier & Stymus Mfg Co 190.72	24 New York Terrain & Building Co—Pottier & Stymus Mfg Co 190.72	26 Fuller & O'Connor Construction Co—Gorham Co 222.65
24 Lowell Pub Co—R W Jones et al 1,694.82	24 Lowell Pub Co—R W Jones et al 1,694.82	26 Stevenson Construction Co—J Meurer 554.71



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- 47 Rodger & Haggerty Inc—T Connelly, 594.54
- 27 Manhattan Garage Co—Michelin Tire Co, 241.38
- 27 Builders Marble Works — J Ensign Fuller—A A Gottschalk et al., 537.46
- 27 Burdick Box & Lumber Co—N Y Telephone Co, 97.07
- 27 Corp Finance Co—the same, 47.30
- 27 Cartwright Automatic Press Co—the same, 116.02
- 27 Geron Construction Co, Geo H Pigueron, Wm C Pigueron—N J Products Co, 632.57
- 27 Holmes Contracting Co—the same, 97.34
- 27 James Murtagh Co—J H Claffy, 127.64
- 27 Lenox Realty Co—N Y Telephone Co, 206.49
- 27 Metropolitan Athletic Club—the same, 32.99
- 27 Roma Construction & Engineering Co—the same, 23.28
- 27 U S Tungsten Mining & Products Co—National Park Bank of N Y, 1,679.91
- 27 S & V Motor Co—Jas L Gibney & Bro, 310.32
- 27 Lindheim & Co—C H Eckerson, 189.58
- 27 Oliver Refining Co—A Aspegren et al, 2,320.87
- 27 City of N Y—R J Rooney, 531.72
- 27 Ziegeler Casino Co et al—S C Marum Co, 117.79
- 27 Borough Cut Stone Co & Mauro Pizutiello—Jas Simpson & Son, 121.02
- 27 Boulevard Auto Co—W A Waite, 94.22
- 27 Stanley Hoisting Co—P Burns, 1,178.10

SATISFIED JUDGMENTS.

OCT. 21, 23, 24, 25, 26 and 27.

- Atkins, Thos B—Farmers Loan & Trust Co; 1905, 13,081.35
- Avarello, Vincenzo—J Doelger et al; 1908, 341.22
- Anderson, Axel L—Harbison Walker Refractories; 1910, 122.38
- Berkowitz, Abraham—J Wilkenfeld; 1909, 264.65
- Bass, Isaac & Uri Felshen—A Suesskind et al; 1909, 279.72
- Brekstone, Abraham—P Gross; 1909, 139.51
- Bernstein, Harry—J Piebling; 1911, 55.00
- Blumenstock, Saml—City of N Y; 1909, 31.24
- Bruck, Henry—G J Bidtel; 1911, 150.00
- Baer, Isaac—W Rosenbaum et al; 1910, 318.62
- Brener, Saml—H Mendelson; 1911, 330.48
- Barber, Henry—C E Thurston; 1910, 108.06
- Aievali, Raffaele—J E Ellery; 1910, 47.41
- Bourgingon, Adolph—A Hovorka; 1911, 63.54
- Cheyra Poel Zedek Anchei Illia—I Mannheim et al; 1909, 981.31
- Carr, Chas E & Louis W Reinhard—N Y Telephone Co; 1910, 35.80
- Cole, And J—Title Guarantee & Trust Co; 1911, 618.33
- Chappeau, Lawrence X—S D Davis Construction Co; 1911, 146.81
- Cohen, Chas & Abel Silverberg—People, &c; 1911, 500.00
- De Saulles, Jno L—J B Bourcet; 1910, 27.67
- Dahlgleich, Chas R—W Friedlander; 1907, 46.05
- Dreyfus, Jules—H Silverman et al; 1911, 36.91
- De Saulles, Jno L—J B Bourcet; 1910, 106.67
- Eustis, Jno E & Wm Peters—M A Nichols; 1910, 4,174.55
- Frank, Chas—M Labarsky; 1911, 119.41
- Fletcher, Melville O—M M Fletcher; 1910, 100.27
- Gladstone, Jos—Jefferson Bank; 1911, 261.37
- Gluck, Betty, Rubin Fisher & Jacob Fisher—W Rosenbaum et al; 1911, 113.40
- Goodwin, Stephen W—F C Haight; 1896, 222.30
- Galiza, Guiseppe & Annima—A Capo; 1907, 138.00
- Goodwin, Stephen W—F C Haight; 1896, 474.60
- Hatch, Edw W—Walkup Baldwin & Co, Inc; 1911, 12,000.00
- Hangan, Mary E—I Rosenbaum; 1911, 169.21
- Herman, Saml & David—F Menchel; 1911, 526.41
- Johns, Margaret J—Benson & Hedges; 1911, 101.55
- Same—same; 1911, 1,169.41
- Kevelson, Morris J & Sidney A—M M Keshin; 1911, 568.30
- Keirns, Saml F—F Sheich; 1906, 91.34
- Kinzler, Jacob et al—J Altkrug; 1910, 404.45
- Keirns, Saml F—Budde & Westermann; 1910, 104.26
- Kropf, Nathan & Abraham Freedman—M Blumenfeld; 1910, 44.80
- Knapp, Mark I—A Schlessinger; 1910, 119.33
- Same—same; 1911, 102.43
- Lubinger, Morris—S Hollander; 1911, costs, 71.75
- Leonard, Jno—A M Hearn; 1910, 36.76
- Lohman, Anna C & Jno Brauer—People, &c; 1911, 1,000.00
- Lester, Theodore C & Homer D—D W Lewis et al; 1911, 339.21
- Marascipno, Alexander & Jos Trovala—P M Archdeacon et al; 1903, 80.97
- Moore, Jas—S Miller; 1910, 91.65
- Manning, Robt F—M F Manning; 1911, 536.35
- Morris, Monson—Tiffany & Co; 1909, 92.20

- Munsell, Harvey M & Melvin Stephens—Lord & Taylor; 1911, 3,820.00
- Merrill, Maria L—L J Dunn; 1903, 2,288.87
- Murphy, Hugh C—Chemical Engraving Co; 332.42
- Manson, Morris—I Corin; 1911, 139.03
- Nasovitz, David—A J Bates & Co; 1911, 104.93
- Petry, Henry—Iron Clad Mfg Co; 1909, 25.82
- Palen, Frank A—A M Barrett; 1909, 76,596.35
- Perno, Sabato—A Cilento; 1910, 70.79
- Rice, Herbert R—W Hanauer; 1907, 2,363.82
- Ray, Louis—J Weill et al; 1910, 400.80
- Reynolds, Wm H—W Norris; 1908, 5,822.59
- Reddy, Patk—Wannemacher & Wier Co, 1901, 425.05
- Same—same; 1911, 423.21
- Richardson, Fredk A—F C Howe; 1909, 392.16
- Raven, Frank A—G E Walter; 1910, 629.63
- Same—Mitchell Vance Co; 1910, 332.55
- Rosenfeld, Monroe—E Smith; 1909, 30.94
- Slotopolsky, Saul—B Troyansky; 1911, 341.50
- Schumacher, Wm H—E Birnbaum; 1910, 258.13
- Sabloff, Harry—H Pikulin; 1911, 583.38
- Sirlin, Nathan—Fisher Mitchell Co; 1911, 169.74
- Strippel, Chas—C Bischoff; 1904, 99.72
- Shepherd, Frank A—E P Smith Jr; 1897, 297.42
- Sherwood, Lorenzo W—F Carlson; 1911, 12.67
- Stapleton, Jas E—Acker, Merrill & Condit; 1911, 71.45
- Testa, Aureliand—M A Testa; 1911, 138.00
- Turtledove, Max—B Siegel; 1911, 510.65
- Uhl, Jno, Pres—R Unsinn; 1911, 44.90
- Vaughan, Chas—O Heimstadt; 1910, 115.74
- Zeller, Lorenz—J A Freeland; 1897, 175.90
- Wiltshik, Saml—M L White; 1911, 646.68
- Wilinsky, Abraham & Harry—People, &c; 1901, 100.00
- Woolverton, Wm M—C Hiddink; 1910, 1,162.62
- Same—same; 1910, 90.28
- Same—J G Meister; 1909, 1,202.73
- Winterer, Louise—P W Rouss; 1911, 321.47
- Young, Wm Jr & Chas Schminke—Meyer Sniffen Co; 1901, 146.96
- Young, J Wm & Chas H Schminke—T G Knight; 1900, 680.32
- Young, Wm Jr & Chas H Schminke—T R McMann; 1900, 630.78
- Zinn, Arthur S & Martin—E Campagna; 1911, 41.66
- Same—L Biagio; 1911, 41.66

CORPORATIONS.

- A One Mfg Co—E F Schafer; 1911, 1,804.35
- Woodbury Co—M Miller; 1911, 207.75
- Warren, Abraham & A Warren Construction Co—A Tozzini et al; 1911, 251.56
- A Warren Construction Co—A Tozzini et al; 1911, 214.72
- Hunter Electric Co—A F Wilson; 1911, 1,277.98
- Paul B Pugh & Co—B Sagebomme; 1908, 137.85
- International Time Recording Co—Standard Time Stamp Co et al; 1911, 92,000.00
- U S Mortgage & Trust Co—J W Porges; 1911, 396.47
- N Y Taxicab Co—J E Underwood; 1911, 850.00
- Cantor Friedman Printing Co—M Fleischer; 1911, 40.11
- U S Mortgage & Trust Co—J W Porges; 1909, 3,906.71
- Gundlach Manhattan Optical Co—American Photographic Pub Co; 1911, 25.65
- Frawley, Patrick J & Frawley Taxi Co—R H Davis; 1910, 447.81

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

OCT. 21.

- Amsterdam av, ws, whole front bet 176th & 177th, 199.10x100; Standard Fireproof Sash & Door Co agt Gingold Realty Co. (191) \$765.00
- Pinehurst av, swc 178th, 130x87; Savoy Glass Co agt Peto Realty Co. (192) 1,054.38
- Daly av, sec 180th, 100x139; Same agt Krabo Ernst Realty Co. (193) 1,964.90
- AV A, 58-60; Jos Bernstein agt Adolph & Jos Deutsch. (194) 1,634.58
- Vyse av, swc 180th, 100x128; Savoy Glass Co agt Krabo Ernst Realty Co. (195) 300.00
- Mott av, swc 144th, 100x100; Sanders & Barnett Inc agt Handy Construction Co. (196) (R) 1,850.00
- Vyse av, es, 175 n 172d, 50x100; Gersmann & Lozner, Inc, agt Nelson Black Construction Co. (197) 375.00
- 61ST st, 106 W; Bernard Drucker agt Katherine Gallaher & Louis Gallaher. (198) 101.00
- Amsterdam av, ws, whole front bet 176th & 177th, 200x100; A Pardi Tile Co agt Gingold Realty Co. (199) 4,075.00
- Lafayette st, 206; Albt G Richter agt Laura R Conkling. (200) 391.00

OCT. 23.

- Tremont av, 7-9; Criterion Bronzing Co agt Han Construction Co. (202) 10.00

- Westchester av, S10; Patk Murphy agt Mrs A Fisher. (203) 43.00
- 199TH s, ns, 150 w Grand Boulevard & Concourse, 50x120; Raffaele Luongo agt D'Ambr Construction Co. (204) 4,128.25
- Broadway, 1420; Henry R Rampone agt Adolph Lorber, Levin & Levin Contracting Co & Thos H Delaney. (205) 425.00
- Jacob st, 16-22; also FRANKFORT ST, 69; also CLIFF ST, 95-97; Monument Plaster Co agt Mary B Harmon & Thos J Fanning. (206) 333.89

OCT. 24.

- 134TH st, 539 E; Consolidated Chandelier Co agt One Hundred & Thirty-fourth Street Co, Sophie & Herman Knepper & Abe G Michaels. (207) 120.00
- Vyse av, es, 175 n 172d, 50x100; Hudson Wood Working Co agt Nelson Black Construction Co. (209) 1,200.00
- 99TH st, 54-6 W; Morris Mufson agt Navarre Realty Co. (210) 172.15
- Eldridge st, 39; Alber Aronowitz agt Morris Kulock & Holzberg & Haitowitz. (211) 166.96
- Jackson st, swc Front, 36x64; Michl Caravatta et al agt Church of St Mary & P Walsh Co. (213) 326.00
- AV B, nec 6th, 22x120; Metropolis Lumber Co agt Hugo Realty Co & Julius M Schwartz. (214) 56.36
- 35TH st, 40-4 W; Bock & Schmitt agt Gregorian Hotel Co, Henry J Braker & Elias L M Bristol & Jno C Duffy Co. (215) 415.00
- Longwood av, 1121; Gaetano Nuovo agt Louis Savino. (216) 725.00

OCT. 25.

- 94TH st, 311 W; David Kreisberg agt Augustus F Gillender & Alfred E Tousseint. (217) 84.50
- 42D st, 511-13 W; Sterling Ceiling Co agt Albt L Thompson & Simplex Home Motion Picture Co. (218) 76.00
- Mott av, sec 144th, 100x100; Chas H Bellows Cut Stone Co agt Handy Realty Co & Louis Cohen. (219) 1,881.00
- 172d st, ss, 100 w Fulton av, 31.2x100; Claremont Iron Works agt Geo E Fudji. (220) 1,100.00
- Thompson st, 105; Saml Tessler agt Katie Duffy, Domenico Perella, Rosie Perella & Rosie Delka. (221) 300.40
- Webster av, es, 134.3 n 173d, 37.6x100; Louis Tager agt Kensa Improvement Co. (222) 3,100.00
- 98TH st, 220 W; Patterson Sargent Co agt August Borchardt & W C Davis & Co. (223) 97.20
- Vyse av, es, 175 n 172d, 50x100; Benj Goldsmith agt Nelson Black Construction Co. (224) 550.00
- 162D st, ss, 160 e Prospect av, 60x113.1; Cross, Austin & Ireland Lumber Co agt Fred F French Co & Louis Cohen. (225) 1,301.69
- Vyse av, es, 375 s 173d, 50x100; Indiana Flooring Co agt Nelson Black Construction Co. (226) 562.39
- Undercliff av, ws, 379.3 n Washington Bridge, 68x100; Max Leverding agt Hope Construction Co. (227) 150.00
- Webster av, nwc 182d, 31x100; Lalor & Hogan agt Martha A Schultz & Florence L Sick & Bernard Schultz. (228) 2,580.10
- 162D st, 868-70; P J Heaney Co agt Fredk F French Co & Peter Mueller & Co. (229) 812.10
- 162D st, 868-70; Kaplan Kandra & Co agt Fred F French Co. (230) 2,175.00
- 134TH st, 5 E; Wm Rubin agt Sophie Knepper & Herman Knepper. (231) 380.00
- 158TH st, 473 W; Geo E Sealy agt Sun Construction Co & Lock Plumbing & Contracting Co. (232) 173.00
- Audubon av, ws, whole front bet 187th & 188th, 199.9x75; Bklyn Fireproof Sash & Door Co agt Belland Building Co. (233) 153.00

OCT. 26.

- 60TH st, 10 W; Levenson Wrecking Co agt Chas E Appleby & Jno Pugh & Son. (234) 120.00
- 180TH st, ss, 100 w Vyse av, 80x190; Watson Stillman Co agt Krabo Ernst Realty Co. (235) 280.00
- Clinton av, es, 193.2 n McKinley Sq., 102.1x186.11; Bagge-Stillman Co agt Wm H Weissager. (236) 2,639.30
- 162D st, 868-70 E; Hull, Grippen & Co agt Fredk F French Co. (237) 114.10
- 162D st, 868-70 E; Jno J Kelly agt same. (238) 2,500.00
- 102D st, 306-8 E; David Rosenblum agt Arnold Brudner & Fanny Brudner. (239) 850.00
- Vyse av, es, 175 n 172d, 50x100; Progress Marble Works agt Nelson-Black Construction Co. (240) 363.00
- Claremont av, es, 100.6 s 125th, 125x100; Vito Contessa & Co agt Clementine Realty Co. (241) 9,134.17

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

134th st, 539 E; Geo Goldberg agt One Hundred & Thirty-fourth Street Co, Sophie & Herman Knepper & Abe G Michaele. (242) 141.08
162D st, S68-70 E; Noonan & Price Co agt Fred F French Co & Geo A Walker; & Mirabella & Miano. (243) 730.00
72D st, 227 E; Herschhorn, Schoenberger & Krieger agt Wm S Sussman & Ramilana Realty Co. (244) 24.00
122D st, 416 W; Expert Roofing Co agt Lewis Krulewitch. (245) 120.00
72D st, 227 E; Herschhorn, Schoenberger & Krieger agt Wm S Sussman, Damilana Realty Co & Ignatz Schwartz. (246) 150.00

OCT. 27.

Gun Hill rd, ss, known as Gun Hill Road R R Station; Jas R Lockhead agt N Y, Westchester & Boston Ry Co, City & County Contract Co & Murray Bros Co. (247) 44.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Duncan Laurenson agt same. (248) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Herman Dedrickson agt same. (249) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Jno F Berg agt same. (250) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Wm Hill agt same. (251) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Hector McCannell agt same. (252) 29.25
Gun Hill rd, ss, known as Gun Hill Road R R Station; Wm McDonald agt same. (253) 9.00
Gun Hill rd, ss, known as Gun Hill Road R R Station; J Dugan agt same. (254) 31.25
Gun Hill rd, ss, known as Gun Hill Road R R Station; Peter King agt same. (255) 38.75
Gun Hill rd, ss, known as Gun Hill Road R R Station; Wm Hosie agt same. (256) 11.25
Gun Hill rd, ss, known as Gun Hill Road R R Station; Wm J Ryan agt same. (257) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Andrew Arthur agt same. (258) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Wm Begg agt same. (259) 9.00
Gun Hill rd, ss, known as Gun Hill Road R R Station; Wm Stewart agt same. (260) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Conrad Smith agt same. (261) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Saml T McCarthy agt same. (262) 31.50
Gun Hill rd, ss, known as Gun Hill Road R R Station; Edw Schuchmann agt same. (263) 31.50
Baychester av, ss, known as Baychester Avenue R R Station; Thos Davidson agt same. (264) 31.50
Baychester av, ss, known as Baychester Avenue R R Station; Thos Heapley agt same. (265) 33.46
Baychester av, ss, known as Baychester Avenue R R Station; P O'Connor agt same. (266) 38.75
Baychester av, ss, known as Baychester Avenue R R Station; Wm Livingston agt same. (267) 39.50
Baychester av, ss, known as Baychester Avenue R R Station; Jas Farley agt same. (268) 9.00
Baychester av, ss, known as Baychester Avenue R R Station; Albt Bromiley agt same. (269) 32.06
Baychester av, ss, known as Baychester Avenue R R Station; Wilhelm Fitzek agt same. (270) 32.06
Baychester av, ss, known as Baychester Avenue R R Station; Henry Dutt agt same. (271) 13.50
Baychester av, ss, known as Baychester Avenue R R Station; Jno Lenahan agt same. (272) 13.00
Baychester av, ss, known as Baychester Avenue R R Station; Mark S McKinstry agt same. (273) 36.50
Baychester av, ss, known as Baychester Avenue R R Station; J B Kipe agt same. (274) 33.46
Baychester av, ss, known as Baychester Avenue R R Station; Jas Farley agt same. (275) 32.06
Baychester av, ss, known as Baychester Avenue R R Station; Ferdinand Shaw agt same. (276) 24.75
22D st, 217 W; Louis F Bergman agt Annie Costello & Lavinia A Norcross. (277) 69.00
162D st, ss, 160 e Prospect av, 60x106; Weisberg Mark Co agt Fredk F French Co. (278) 1,950.00
Claremont av, es, 475 n 122d, 150x100; Church E Gates & Co agt Clementine Realty Co. (279) 1,952.28
Riverside Drive, nec 99th, 105x112; Chas H Bohland agt Highwood Realty & Construction Co. (280) 14,250.00

33D st, 416 W; H G Vogel Co agt 416 West 33d Street Realty Co. (281) 6,597.00
7TH av, 2441; Guarantee Mosaic & Tile Co agt Margaret E Kilduff. (282) 50.00
Claremont av, es, 100.6 s 125th, 150x125; Jos Flanagan agt Clementine Realty Co. (283) 1,285.00
Ludlow st, 49; Jos Schurman agt Whipple Security Co. (284) 155.00
Wilkins ax, es, 500 n 170th, 50x100; Jas Di Benedetto agt Chas Herman Co, Peter Muller Co & Chas Hermann Co. (285) 445.30
Madison av, 1340; Hervey Thompson agt Henry B. Stein. (286.) 350.00
So Boulevard, nwc 142d st, 30.8x81.2; Thos S Evans et al agt Vincenzo Razzano. (287.) 68.00
Claremont av, es, 100.6 s 125th st, 150x100; Piske & Co agt Clementine Realty Co. (288.) 1,176.00
162D st, S68-70 E; Thos S Evans agt Fred F French Co. (289.) 231.53
24TH st, 142-46 W; Chas Johnson agt District Realty Co & Peter Guthy (renewal). (290.) 1,800.00
24TH st, 142-46 W; E Miller Sons agt same (renewal). (291.) 2,608.00

BUILDING LOAN CONTRACTS.

OCT. 21.

Crescent av, swc Hughes av, —x—; Theodore Wentz loans Tesoro Construction Co to erect three 4-sty apartments; 8 payments. \$42,000
Tiffany st, es, 275 s 163d, 50x110; City Mortgage Co loans Steinmetz Construction Co to erect a 5-sty apartment; 9 payments. 37,000
143D st, ss, 125 w Convent av, 45x99.11; State Realty & Mortgage Co loans Rene Construction Co to erect a — sty bldg; — payments. 27,500
230TH st, ss, 330 e Barnes av, 25x114; T Emory Clocke loans Vincenzo Avarello to erect a — sty bldg; — payments. 4,500

OCT. 23.

No Building Loan Contracts Filed this day.
OCT. 24.
Seton av, ws, 325 s Randall av, 75x100; Central Mortgage Co loans Seton Construction Co to erect a — sty bldg; — payments. 9,000
149TH st, ns, 160 w Bway, 175.2x99.11; Andrew J Connick & Thos Alexander loans A Feldmann Construction Co to erect a — sty bldg; — payments. 25,000

OCT. 25.

Prospect av, ws, 75 s Samuel, 47x100; Philip Siegel loans Osias Stup to erect a 5-sty apartment; 13 payments. 22,000
167TH st, ss, 180 w Prospect av, 40x100; Manhattan Mortgage Co loans Cioffi Co to erect a 5-sty apartment; 11 payments. 30,000
167TH st, ss, 140 w Prospect av, 40x100; Same loans same to erect a 5-sty apartment; 11 payments. 30,000
167TH st, ss, 100 w Prospect av, 40x100; Same loans same to erect a 5-sty apartment; 11 payments. 30,000

OCT. 26.

Marvin pl, es, 144 n St Raymonds av, 44x87; Elisha W McGuire loans Natalina Baragiola & Rosa Ferri to erect a — sty bldg; — payments. 3,500
White Plains rd, es, 81 n 243d, 54x—; Title Guaranty & Trust Co loans Jacob Brandon to erect a — sty bldg; — payments. 4,000

OCT. 27.

Satisfied Mechanics Liens.
OCT. 21.
1ST av, swc 74th; Saml Rosengarten agt Wm Wolffson et al; Oct10'11. \$18.00
1ST av, 1375; Barnet L Abrams agt same; Oct17'11. 214.00
OCT. 23.
8TH av, 980-2; B Masor & Co Inc agt Columbus Circle Arcade Co et al; Oct 17 '11. 460.00
OCT. 24.
St Marks pl, 39; Jos Fraiser agt Isaac Oshlag et al; April18'11. 76.50
Commonwealth av, 1468; Thos A Blauvelt agt Gottlieb Heller et al; Sept7'11. 11.05
Forsyth st, 126-8; Jacob Olstein agt Cheyva Loel Zedeck Anshei Elia et al; Aug15'11. 176.23
2D av, 1129; Jacob Portman agt Wm Eiffer et al; Jan13'10. 272.50
Amsterdam av, ws, whole front bet 176th & 177th; Pasquale Ventimiglia agt Gingold Realty Co et al; Oct21'11. 610.00

OCT. 25.

Lenox av, swc 145th; Geo J Schnatz agt Jno D Crimmins et al; May17'11. 418.40
Lenox av, swc 145th; Same agt same; May18'11. 418.40
1ST av, 43; Pascal Cohn agt N Y Trust Co et al; Aug3'11. 120.00

Lenox av, nwc 146th; Dillman Fireproof Construction Co agt A H Joline et al; April29'09. 50,515.58
Lenox av, nec 146th; Church E Gates & Co agt same; Mar13'09. 1,368.86
Park av, 1752; Max Pollak agt Mary Bartels et al; Oct4'11. 15.00
7TH av, 2283; Harry Black agt Josephine Pressler et al; June14'11. 35.00
134TH st, 510 E; Harry Friedlander agt Elansee Realty Co et al; Aug16'11. 116.75
Webster av, es, 158.3 n 169th; Sydney J Freidin et al agt Bernard Con Co; Oct 20 '11. 194.00

OCT. 26.

Martha av, nec 241st; A C Horn Co agt Church of St Barnabas et al; Oct24'11. 41.60
Spring st, 170-76; Fredenburg & Lounsbury agt Alessandro Delli Paoli et al; Oct24'11. 475.00
Lenox av, swc 145th; Chas J Fahrenkopf agt Jno D Crimmins et al; May18'11. 446.17
Webster av, es, 158.3 n 169th; Peter Sinnott agt Bernard Construction Co et al; Oct20'11. 800.00
Little West 12th st, 15; Morris Miller agt Catharine F McBride et al; Mar30'11. 160.00
Webster av, es, 158.3 n 169th; Louis Marx et al agt Bernard Construction Co et al; Oct18'11. 1,310.00
Findlay av, 166th st, Teller av & 165th st, block, &c; Buchalter & Weinstein agt Manhattan Island Realty Co et al; Oct7 '11. 890.00
Tiffany st, ws, 118.3 n 165th; Cerussi Marble Works agt 182d Street Realty Co et al; Oct5'11. 1,600.00

OCT. 27.

Broadway, 1239-41; Aug F Fruhling agt Estate of Jos Wechsler et al; Dec19'10. 70.63
Broadway, 1239-41; Jno J McKiernan agt same; Dec19'10. 767.72
Fulton av, ws, 175 s 171st; Geo Colon & Co agt Bethel Constn Co et al; Oct16'11. 4,150.00
Av D, S-10; Fredk Adler agt Louis Schaffer et al; Sept9'11. 175.00
Mott av, es, 100 n 144th; G B Raymond & Co agt Mott Av Realty Co et al; Sept1 '11. 569.25
Franklin av, 1415; Annie Vedovato agt Rodes Realty Co et al; Feb17'11. 77.86
43D st, 108-16 W; P J Keogan agt N Y Lodge No 1 of the Benevolent & Protective Order of Elks et al; Aug30'11. 6,900.45
43D st, 108-16 W; Peck Bros agt same; Sept14'11. 6,193.44
43D st, 108-16 W; P F Kenny Co agt same; Aug30'11. 22,579.78
140TH st, 465 W; Michl P Talty agt Herman N Walter; Aug25'11. 46.39

Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ORDERS

OCT. 23.

Allen st, 54; J Spector by Sam Sulsky to Isidore Sulsky. \$600.00

ATTACHMENTS.

OCT. 19.

Salivar, Jno; Frank Salivar; \$7,000; R M Overlander.

OCT. 20 & 21.

No Attachments filed these days.

OCT. 23.

Reddy, Patk; Jno D Braue; \$1,632; Tuttle & Coughlan.

OCT. 24.

E P Badger Import Co; E H Behrens & Co; \$3,780.05; Blumenstiel & Blumenstiel.
Theis, Thos; Maxwell-Brisco, Inc; \$377.55; Hunter & Hunter.

OCT. 25.

No Attachments filed this day.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

OCT. 19, 20, 21, 23, 24 & 25.

Berliner & Greenberg, 512-22 W 156th ..Consolidated C Co. Gas Fix. (R) \$485
Feldmann (A) Const Co. Riverside Drive, nec 149th..Otis E Co. Elevator 2,600
Gerleit, Meyer Const Co. Edgecomb av (nec) 142d st..Otis Elevator Co. Elevator. 2,475
Highwood Realty & Const Co. Nec 99th st & Riverside Drive..M Levenkind. Window Shades. 800
Thor P John & Co. 316 W 125th..Consolidated Gas Co. Steam Table. 155
Woodmont Realty Co. Nwc Edgecombe av & 165th st..Consolidated Chandler Co. Gas & Electric Flx. 1,150