

REAL ESTATE RECORD AND BUILDERS' GUIDE

FEBRUARY 10, 1912

A STREET OF EXCEPTIONAL VALUES.

Thirty-fourth Street Has Outdone All Other Crosstown Thoroughfares in Reputation and Value—Price and Rental Records Frequently Broken.

THE recent opening of the Vanderbilt Hotel at Park avenue and 34th street, representing the latest achievement of the structural engineer, brings forcibly to mind the remarkable changes which the lapse of a decade has wrought in 34th street. The street ten years ago was the seat of many fine residences; the avenue corners alone were used for business purposes and few real estate men would have been bold enough to predict that a short lapse of time would bring to 34th street the best retail shops of the city or that values on certain blocks would exceed those on any crosstown thoroughfare in the metropolis. The mercantile development of Fifth avenue has extended over a long period of years; 14th and 23d streets were long in obtaining a nation-wide commercial repute, but 34th street in a few years has doubled and trebled many of its values, and to-day has acquired a reputation as a retail shopping thoroughfare equalled by none, save only Fifth avenue.

Trade expansion in this city has been ever in a northerly direction and the highest class of business development has taken place in the center of the island, on or adjacent to Broadway and Fifth avenue. The retail center, always seeking the most convenient location, has moved successively from Grand, 14th and 23d streets in the last half century until today the best of the business is located on 34th street and on Fifth avenue. The question is often asked "Where will this northward movement end?" and there are many who think that 34th street will have its period of prosperity and pass like the other cross streets to a greater or less degree of oblivion. The student of conditions surrounding retail trade must realize, however, that this street has advantages never possessed by 14th or 23d streets, and that these advantages are rather permanent in their nature.

Good transportation is a determining factor in all business, but more especially is it essential to a retail center, and 34th street has that which 14th and 23d streets lacked. The latter thoroughfares possess a fair amount of facilities for travel, but excepting the ferries to New Jersey and Brooklyn, the transportation lines are purely local. The ferries being remote from the center of the island are useful only to a limited extent and cannot be depended upon for any enormous volume of travel. On the other hand, 34th street has the same local lines as the others and in addition practically possesses the eastern terminal of one of the largest railroad systems of the country, while a second terminal of even greater magnitude is located but eight blocks distant. Millions of dollars are invested in these terminals, the companies own not only the ground on which they stand but adjacent land, and they have both been planned and constructed with a view to permanency. Year by year the travel on each road is increasing; more and more people are coming from far away to purchase in New York and the greater part of these buyers travel either by the Pennsylvania or New York Central, and eventually find their way to 34th street. It is true that the majority of the most exclusive shops have moved above 42d street either on or close to Fifth avenue, but the limit of their northward movement will undoubtedly be 59th street, for geographical reasons if none other, and the area which they are absorbing is within easy reaching distance of both terminals. The class of business now located on 34th street, particularly between Broadway and Park avenue, is in the main very substantial and in all probability any further business development will be along the same line. Ultra-fashionable shops, which cater only to a small but select trade, will hardly locate here, but the high class stores seeking a large volume of business and carrying first grade goods at popular prices will probably con-

tinue to occupy this street for many generations to come.

Broadway and Fifth avenue have both had a material effect on developing 34th street and it has now become the most used line of travel between the two avenues. An illustration of the effect of these two thoroughfares may be drawn from the fact that the first really strong impulse to 34th street property was furnished by the location of Macy's store on one of the Broadway corners and Altman's at a Fifth avenue corner. Macy's moved uptown about ten years ago and shortly before the fact that the Pennsylvania was buying property in the neighborhood had leaked out. Altman followed within a few years and thereafter trading, especially between Broadway and Fifth avenue, became active and has continued so to the present time.

This block is, of course, by far the most valuable on the street and furnishes one striking peculiarity not to be found elsewhere on any crosstown street except 42d street. For years merchants of the better class have sought the south side of cross streets and the west side of avenues and values have always been greater on the shady sides. On 34th street the north side has been the one most desired and expert appraisers consider the south side worth only about 60 per cent. of the north.

The presence of the Waldorf Astoria, occupying considerably more than one-third of the entire block, is primarily responsible for this. This immense hotel with its marquees and carriage and baggage entrances, together with Astor Court, a small street used only for cabs and hotel deliveries, has always had a strong tendency to discourage travel on this side of the street except for those going to or from the hotel. On this account the first merchants to locate on 34th street chose the north side and the others, with a few exceptions, have been obliged to follow.

The relative value of the two sides has been the source of considerable discussion between land owners, expert appraisers and tax officials, and some very interesting testimony has been made public at various times. Those most competent to judge, place a value of about \$250,000 a lot on property on the south side, notwithstanding the fact that one or two leases have been made which would indicate a much higher value. These exceptions have been governed by other than purely market conditions and should, therefore, not be taken as typical. The value of a lot on the north side appears to be about \$400,000 near Fifth avenue, although in one case \$415,000 was paid for a full lot near the middle of the block by an adjoining owner wishing to fill out his plot.

A comparison of these figures with the selling prices prevailing a few years ago will nicely illustrate how property on this street has increased in value. In 1901 Nos. 5 and 7 West were bought for \$315,000. The same land to-day would bring nearly \$1,000,000. In 1887 Henry Clews acquired No. 9 for \$250,000; in 1905 it brought \$750,000, and has advanced considerably since. No. 41 brought \$155,000 nine years ago; the adjoining similar lot at No. 39 is the one that recently sold for \$415,000. Almost the entire north side of the street has changed ownership within the last ten years and many other cases showing equal gains could be cited.

In 1904 an operator, J. G. Goldsmith, leased the six-story building at 22 to 26 West 34th street from the John Jacob Astor estate at a rental averaging about \$38,000 net per annum. As a speculative proposition the lease was ridiculed by most real estate men familiar with the then existing situation. Mr. Goldsmith had faith enough, however, to be content to wait until the values he anticipated should arrive. In the first three or four years he lost a small fortune on the lease. Then tenants began

to arrive and the ground floor of the building produced nearly enough to pay the entire rental. Last year, John Forsythe selected this building as the one best adapted for an uptown location for his business and subleased the entire structure, paying Mr. Goldsmith a profit of over \$20,000 a year.

East of Fifth avenue the increase in values has not been quite so pronounced of late, but the rise has been steady and improvements have been gradually made. Practically the entire block between Fifth and Madison avenues is in the hands of two people, Benjamin Altman owning all of the north side and William Waldorf Astor all of the south side except the Fifth avenue corner. Not a single parcel is for sale at any price, but a fair estimate of value for a lot would probably be about \$200,000. Mr. Astor has leased several parcels on long terms and improvements have been made. The balance is ready for improvement and will be leased, no doubt, when the proper tenant appears. When Altman purchased his site he was obliged to pay very high prices for several 34th street parcels which established more or less fictitious values for the block at that time. This accounts in large measure for the fact that price advances in this block have not been so pronounced in the last few years.

The block to the east of Madison avenue is now beginning to feel a strong upward movement. The Cameron building at the northeast corner of Madison avenue is well filled with good paying tenants and is one of the best examples of modern mercantile construction in the uptown district. Other business houses are moving into the block and in a few years both sides of the street are likely to be pretty solidly occupied for business. The Vanderbilt Hotel should prove a drawing card and if the proposed re-grading of Park avenue at 34th street is carried out this portion of the street will be materially benefited. Property on the south side of the block is worth about \$150,000 a lot, while the north side would bring a trifle less.

From Park avenue to the East River, property is decidedly inactive, except near Lexington avenue, which portion is beginning to feel the effect of the subway now under construction. The eastern end of the street may in time be somewhat improved with factory buildings, but at present there are few indications of any early activity. The block near the Long Island ferry was formerly quite prosperous, but to-day the ferry travel is very limited and retail stores there have ceased to be profitable.

Before the completion of the Pennsylvania terminal great things were expected from the two blocks between Broadway and Eighth avenue and speculation there was rife for several years. The amount of business brought to these blocks by the railroad has been extremely disappointing in volume and but few good stores have located there. Prices were discounted for many years in advance and at present most of the parcels will not sell for as much as they would have before the station opened. Lots on the south side between Seventh avenue and Broadway are held at \$200,000, but it is unlikely to-day that one could be sold for over \$150,000. Between Seventh avenue and the 34th street entrance to the Long Island Railroad a similar condition exists. Before the station opened the owners of the parcel at No. 222 refused an offer of \$60,000. A few months ago it sold for \$45,000.

West of the Long Island entrance results have been still more disappointing and it is difficult to discover how the terminal will ever be of much value to this portion. The building of a Seventh avenue subway may affect the blocks immediately adjoining to some degree, but if such a line is established, the station is almost sure to be near the main entrance to the Pennsylvania on Seventh

avenue, rather than on 34th street. This will mean that many of the subway travelers will use either 31st or 32d streets to reach Broadway, and will therefore not add much to the purchasing power of 34th street. The increased railroad rate for travelers coming into the Pennsylvania station has no doubt had the effect of reducing considerably the volume of travel at least from suburban territory. In time the western part of the street may build up with loft buildings, but this movement will be slow and from a retail standpoint there are no very encouraging prospects for the immediate future.

Thirty-fourth street possesses among other features of interests one of the most valuable corners in the world. The tiny lot at the northwest corner of Broadway, containing only 1,154 square feet, has figured in several extraordinary transactions and has been sold more than once at almost record prices. Recently it was again reported to have changed hands for a consideration of \$1,000,000, or about \$800 a square foot. Considerable mystery appeared to surround this transaction and no definite information concerning it has come to light. It is entirely improbable, however, that such a figure could be obtained, as the most optimistic appraiser would scarcely put a value of over \$700,000 on the parcel.

The corner diagonally opposite has also furnished one of the world's highest square foot rentals for store space. The corner store in the new Hotel McAlpin, was leased last year from the plans at a rental of \$20 a square foot. This is said to be the highest rental ever paid for a store of the size, the entire space aggregating about 5,500 feet.

LANDLORD'S OBLIGATIONS.

Must Furnish Sufficient Heat, Whether Specified in Lease or Not.

A legal interpretation and decision more definite than any which the courts have heretofore pronounced in relation to a landlord's obligation to furnish heat to his tenants has been handed down by the Appellate Division, First Department. Landlords of apartment houses have for years commonly used a form of lease the terms of which give them every conceivable measure of protection. For buildings where the steam-heating plant, hot-water supply and elevator service are exclusively under the control of the landlord and his employees it is not usual to have any reference in the lease to his obligation to furnish these necessities and conveniences. But whether it is mentioned or not, the courts have now decided that a covenant is implied and is binding.

Dwight Macdonald, of Macdonald & Bostwick, counselors-at-law, at 15 William street, was a tenant in a Riverside Drive apartment house. He moved before the expiration of the lease for the alleged reason that the landlord had not supplied sufficient heat, and he was consequently sued

for the remainder of the rent. The court of first resort held that where the landlord had, according to expert testimony, a steam-heating plant adequate for the building and had installed radiators in the apartment which theoretically were adequate to heat the apartment and had maintained steam in the radiators from eight o'clock in the morning until eight o'clock at night, that the landlord had performed this implied covenant and was released from any further obligation under it to the tenant, and that it was no answer to this testimony as to the condition of the landlord's plant for the tenant to prove that notwithstanding these facts the apartment in which he resided was so cold that it was not possible to live there in comfort.

The Appellate Court has reversed this decision of the court below and now holds that the landlord is bound to furnish sufficient steam heat to make the apartment comfortable and that his failure to do this, if the failure is persistent and extends over a period of time, results in a constructive eviction and the tenant, when such condition arises, may abandon the apartment and plead as a complete defense to the further payment of rent this failure of the landlord to furnish heat.

The Court further says that it is not an answer to the tenant's complaint to prove that the steam-heating plant was operated during the daytime and that theoretically it was sufficient for the purpose for which it was installed; the tenant has a right to go to the jury on the question whether the apartment was cold and untenable; and if the jury finds that it was cold, the tenant is justified in abandoning the premises and pleading a constructive eviction.

Demand a Crosstown Subway in 86th St.

The Crosstown Subway Committee met for organization at the office of Charles H. Schnelle, 1390 Lexington avenue, and selected the following committee to take up the matter of an 86th street crosstown subway: Frank Eberhart, chairman; Charles H. Schnelle, secretary, and John Volz, Harry C. Hart, J. Fred Boss, Henry Bloch and A. G. Muhlyer.

It is proposed to submit a petition to the Rapid Transit Commission asking for a crosstown subway through 86th street and the transverse road in Central Park to connect the Broadway line with the proposed Lexington avenue line. Petition blanks will be distributed throughout the borough asking for signatures to be presented to the Rapid Transit Commissioners. All residents of the East and West sides will be appealed to to take an interest in this matter as being of vital importance especially to the upper portion of Manhattan. All citizens wishing to make suggestions or desiring to assist are requested to communicate with the secretary, Charles H. Schnelle, 1390 Lexington avenue. It is further planned to hold a mass meeting to arouse public sentiment in this matter.

SEVENTH AVE. EXTENSION.

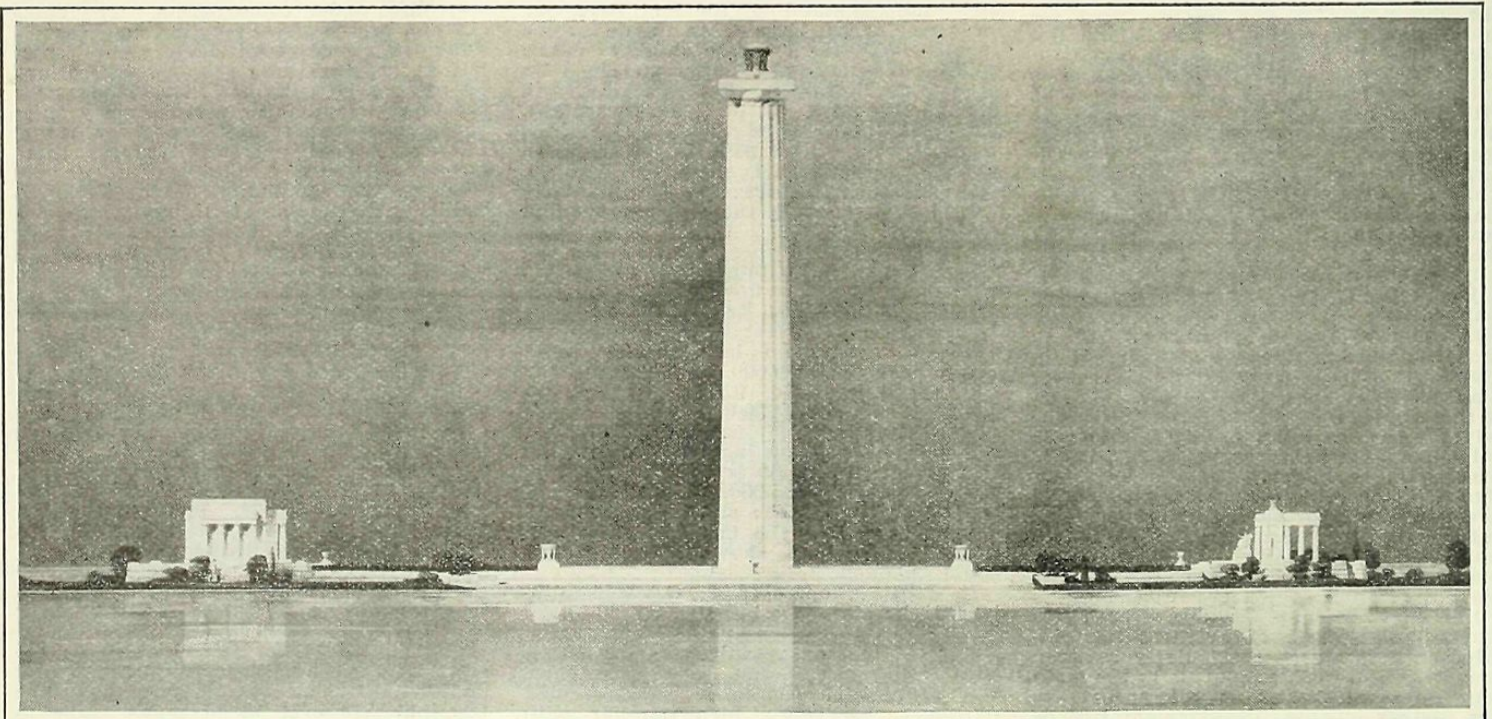
A New Map Prepared—Varick Street to Be Widened on the East Side.

Another step in the proceedings for the extension of Seventh avenue southward was taken by the Board of Estimate this week when a resolution was adopted appointing a public hearing to be held on March 2 in relation to a new map of the proposed improvement which had been prepared by Chief Engineer Goodrich at the instance of the Borough President and submitted for adoption.

The proposal now is to widen Varick street on the east side, as it was found that to widen on the west side would have been legally impossible with the New York Central Railroad objecting, as under the law land which has once been taken for a public purpose cannot be condemned for another public purpose. The Central owns premises on the west side of Varick street. Seventh avenue will be continued southward 100 feet wide and Varick street, into which it will run, will be widened to like dimensions. The map is now substantially as it was in the first proceedings, which began in the year 1907. A reproduction of the map will be found in the Record and Guide of September 30, 1911.

Chief Engineer Lewis of the Board of Estimate in his report on the new map states that in 1907 a recommendation was made relative to the extension of Seventh avenue, together with the widening of Varick street, Christopher street, Carmine street and Vestry street. The project was concurred in by a select committee in 1909 in so far as it related to Seventh avenue, Varick street and Carmine street, but no further action was then taken by the Board. The matter was again revived in 1910 when the report of the committee recommending the laying out of Seventh avenue and the widening of Varick street was approved and accepted, this providing that both streets should have a width of 100 feet and that one-half of the expense should be assumed by the City at large in recognition of their intended use as a subway route. Since this date an issue of corporate stock to the amount of \$3,000,000 has been authorized toward carrying out the improvement.

Chief Engineer Lewis recommended in his report that the map be adopted after a hearing. He called attention at the same time to the desirability of widening Carmine street, between Sixth avenue and Varick street, in order that Sixth avenue may be provided with an adequate outlet, and that the proceeding for acquiring the widening may be merged with the one which it is understood will be at once instituted for the Varick street-Seventh avenue extension. It is pointed out that this treatment would make it practicable to establish benefit to a much larger area as a result of the Varick street widening than would otherwise be the case, and that the inclusion of all of these streets in one proceeding would greatly reduce the incidental expense.



DESIGN FOR THE PERRY MEMORIAL.

Copyright by Perry's Victory Centennial Commission.

J. H. Friedlander and A. D. Seymour, Jr., Architects.

The estimated cost of the memorial is \$500,000. The design includes a Doric Column 336 feet high and 45 feet in diameter at the base, and a plaza 525 feet long and 100 feet wide. The building at the left in the photograph is a historical museum, and the one at the right is commemorative of a hundred years of peace between Great Britain and the United States.

BROOKLYN REAL ESTATE AS AN INVESTMENT.

How Money Can Be Made—Instances of Profitable Transactions
—The Usual Rates of Income From Different Classes of Property.

THE lecture at the real estate class of the West Side Y. M. C. A. this week was delivered by Frank H. Tyler, a leading Brooklyn agent and broker on the subject of Brooklyn real estate considered from the standpoint of an investor. Mr. Tyler said in part:

In looking into the attractiveness of real estate as an investment and also the possibilities of success as an operator, there are several important things to be given careful study and thought if you desire to be rewarded for your efforts. First, let us consider the size of Brooklyn. It contains 77 square miles, or 49,680 acres, exclusive of its parks and cemeteries. It has 1031 miles of highways and 850 miles of sewers. Approximately about 50 per cent. of the lots have been developed.

Our population from old American families, that is to say those born in this country, has materially changed in twenty-five years, so that Brooklyn is fast becoming cosmopolitan. The population at the present time is 1,716,852, and this population is larger than the combined populations of Boston, Pittsburgh and San Francisco. With practically no additional transit facilities during the past ten years, the population has increased 467,769. During our present administration the law requiring the Department of Taxes and Assessments to assess real estate at its full value has been enforced, and there has been a great equalization throughout Brooklyn as well as some very necessary increases, so that each and every one should pay his just and full share of taxes. The assessed valuation of Brooklyn real estate has thereby been increased by \$300,000,000, and the present assessed valuation is \$1,500,000,000 for the year 1912.

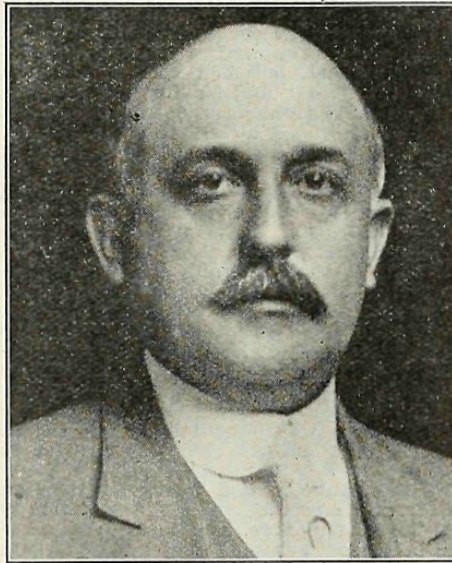
Tax Exempt Property Valuation.

Some interesting figures contained in the report of the Finance Department give the amount of property exempt from taxation this year. The exact amount is \$1,239,833,898, or about 20 per cent. of the assessed valuation of all the taxable property in the metropolis. This is an increase of \$83,536,995 over the figures of last year. In Brooklyn the exemptions are valued at \$213,147,393, or \$33,644,525 more than 1907; the other boroughs follow: Manhattan, \$901,855,690; the Bronx, \$83,734,580; Queens, \$28,433,637; Richmond, \$12,702,496. All municipal and federal property is exempt, as are all buildings used for religious and educational purposes. Prospect Park is valued, with its improvements, at \$30,000,000, and the land alone at \$58,670 an acre. The Borough Hall and park property is placed at \$1,750,000; the Court House and park, \$2,500,000; the Post Office, \$1,000,000; the Navyyard, with buildings, \$26,660,000; Twenty-Third Regiment Armory, \$700,000.

The Stability of Real Estate.

Let us consider the fact that the true basis of all wealth is real estate. One may tell you that Brooklyn real estate is a drug on the market; on the other hand, let us analyze for a few moments the quality of the drug and this flagrant statement. Sixty per cent. of the failures of national banks are caused by violations of the national banking laws; twenty-three per cent. are caused by injudicious banking; thirteen per cent. by shrinkage in values and general stringency in the money market, while four per cent. result from the failure of large debtors and other minor causes. Criminal violations of law cause about thirty-seven per cent. of the failures; fraudulent management, twenty-three per cent.; defalcations, seven per cent. Excessive loans cause twenty per cent. of the failures and heavy investments in real estate or mortgages about three per cent.

It is worthy of note that 58 per cent. of one of the large guarantee mortgage company's mortgages are on Manhattan Island, while 27 per cent. are in Brooklyn and 15 per cent. in the Bronx, as follows:



FRANK H. TYLER.

stration of the confidence in the security of Brooklyn real estate.

Foreclosure sales are no evidence of value because of the lack of publicity in regard to them. Because of this fact there is little chance for the layman to intelligently bid on the property when offered for sale, and because the plaintiff is compelled to buy in the property is no argument for the lack of value, but is rather an illustration of the lack of judgment in making excessive loans, or negligence in not keeping in touch with the changing conditions and protecting the mortgagee's interests before it is too late.

For an illustration, let us suppose a man has purchased a new house in a residential neighborhood, not restricted. Just as soon as the house is occupied it has removed from it the most attractive feature to a buyer—that is, it is no longer a new house. Conditions change in the section and other builders enter the field and erect large apartment houses containing from two to twenty-five families, and these builders here display foresight enough to utilize the land to its best possible advantage. The result is the neighborhood naturally becomes less attractive as a purely residential section, and the building depreciates in value while the lot enhances in value, but often not sufficiently to offset this depreciation. Then comes the criticism of the owner about what his property cost him and how little he could procure for it.

As a matter of fact, there should be charged off each year a small percentage for depreciation of the building, as any business man would do with his merchandise, his automobile or other property. Another thing to consider is the cost of betterments on the building, and this cost should be added to the cost of the investment and never deducted from the income.

Throughout Brooklyn, the same as in any other city, there are many opportunities for profitable investment in buying up properties which have outlived their usefulness for the purpose for which they were erected and then remodeling or making them over in order to increase their earning power. I will cite a few illustrations of this.

1. A corner private dwelling, too large for the average American family, and therefore one which would not produce a rental commensurate with its true value, was sold for \$10,500. It was then remodeled into stores and apartments at a cost of \$6,500, making a total investment of \$17,000, and immediately leased as a whole for over \$3,000 per year.

2. A four-story inside building, which under the most favorable conditions could produce \$1,350 annually in rentals, was immediately leased for over \$2,500 per year.

3. An apartment house, leased for \$3,420, was sold for \$33,000 and remodeled at a cost of \$4,000, making a total investment of \$37,000. This property was thereupon leased for \$4,740 per year.

I could continue with numerous other illustrations to forcibly demonstrate to you that it is more often the utter lack of knowledge of the possibilities of property, rather than the real or imaginary conditions, which makes an owner fancy his investment is not a successful one.

In regard to the enhancement of values in Brooklyn real estate, without considering the increase in assessed valuations of \$300,000,000 last year, I will cite to you a few incidents of enormous increase and of actual sales for cash: On Hancock street, in the Bedford section, I have seen lots sold for \$1,200 and a few years thereafter resold for \$5,000 each. On Nosstrand avenue, lots which were sold only a few years ago for \$4,500 each have recently been resold for \$11,000 each. In the now famous "Spotless Town," lots that were bought for \$500 each have been resold for over \$3,000 each. On Fulton street, in the upper part, lots bought for \$2,500 each could not be bought to-day for \$10,000 each. In Fulton street, the lower part, lots and buildings bought for \$150,000 each were resold for \$250,000 each. A Montague street lot and building bought for \$40,000 was resold for \$110,000.

All of these enormous increases or enhancements in values have occurred in spite of the fact that Manhattan has been favored with far greater public improvements than Brooklyn. Public improvements which will immediately be made in the Borough of Manhattan will cost \$64,000,000, or \$99 per voting capita, while Brooklyn must be content with only \$9,000,000 worth of public improvements, or \$13 per voting capita, although Brooklyn has eight votes in the Board of Estimate out of a total of sixteen. The improvements I refer to are as follows:

IN MANHATTAN.

Municipal Building	\$20,500,000
County Court House	25,000,000
New Police Headquarters.....	5,000,000
Approach Manhattan Bridge..	915,831
Building approach to the Brooklyn Bridge	2,500,000
Public Library Building.....	10,000,000
	\$63,915,831

IN BROOKLYN.

Municipal Building	\$3,500,000
County Court House.....	.....
New Police Headquarters.....	.....
Approach Manhattan Bridge...	697,600
Approach Brooklyn Bridge.....	.....
Central Library Building....	5,000,000
	\$9,197,600

In addition we have a few monuments to commemorate the errors of previous administrations: Steinway Tunnel, costing \$7,240,000; Manhattan Bridge, \$20,000,000; Fourth Avenue Subway, \$16,000,000; Centre Street Loop, \$10,000,000. These improvements or utilities, costing \$53,000,000, are all ready for operation except the Fourth Avenue Subway, but are delayed because the city authorities have failed to provide an operator. And yet Mr. Nelson P. Lewis, the chief engineer of the Board of Estimate, said in a recent speech: "In a general way the plan of Brooklyn is good, and it would take less money and less trouble to change Brooklyn into a perfectly planned city than any other borough of the Greater New York.

Everyone is aware of the business depression through which we have been passing since the year 1907. And yet from 1907 to 1911 there were erected in Brooklyn \$216,000,000 worth of new buildings. In 1911 there was an increase of 12 per cent. over 1910, while in Manhattan for the same period of time the decrease was 9 per cent. During the last ten years more new buildings were erected in Brooklyn than in all the other boroughs combined. Overproduction quite naturally follows an active market with liberal loans. Sometimes it is caused by capitalists being over-zealous to invest idle money.

There are perhaps more men who think they know all about real estate than claim to understand any other line of investments. We must all realize that knowledge is the germ of power. Most of the real estate investments which have not satisfied the investor you will find were made without proper investigation. The investor has taken too much for granted without consulting with men qualified to pass upon the merits of the proposition before entering into a contract to purchase. There are numerous individuals and firms who are experts in everything

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.

	Value Land.	Value Buildings.	Total.	Mtge. Loans.	Ins.
Manhattan	\$55,582,100	\$49,437,480	\$105,019,580	\$67,987,731	\$57,178,800
Brooklyn	17,368,550	36,672,900	54,041,450	32,511,921	35,184,730
Bronx	8,973,310	17,425,200	26,398,510	17,531,851	17,183,650
	\$81,923,960	\$103,535,580	\$185,459,540	\$118,031,503	\$109,547,180

Valuations of land and buildings and fire insurance.
And these figures are a forcible demon-

strated for \$10,500 and remodeled at a cost of less than \$5,000, making a total investment of \$15,500. This building was

pertaining to real estate and able to locate any weak point in a real estate investment; such men should always be consulted before closing a transaction, if the investor would safeguard his interests.

A private dwelling house should produce about 8 per cent. income and is generally not sought as an investment property, but may prove good for future improvements or plottage. An apartment house with modern improvements, steam heat, hot water supply, and open plumbing, should produce from 10 per cent. to 12 per cent. income, and a cold-water flat or tenement house from 12 per cent. to 15 per cent., according to the class of investment and the cost of maintenance. There are great possibilities for the investor with small capital to procure a home, to avail himself of enhancement in value, or to buy and correct the errors in construction by builders or operators. It is my best judgment in investing to keep near the line of travel; that is, where there are existing lines of transit in operation, even though it may be some distance from the business centres. Discounting the future of a new outlying section away from the lines of transit is largely problematical, but it is generally safe to assume that the transit facilities will improve rather than otherwise.

The operator is one who can "do things" and is a great creator of values—a man who can make two blades of grass grow where none grew before. He is truly the builder of our cities, and one who quite often decides their future. I am of the opinion that men are born with this talent and are naturally possessed of the ability to take a broad view of the business horizon and accurately forecast the future. To become a successful operator one must be thoroughly familiar with all existing conditions and be alert to see possibilities. Many operators specialize in some definite class of improvements and quite often confine their operations to localities; in this way they become high authorities on values and possibilities in their respective sections. They must be keen observers of the wants of the people and the in-

vestor, and where original ideas are injected into a building operation the investor quickly shows his appreciation of it by availing himself of an opportunity to procure the property.

Assessment for Bronx Outlet Sewer.

The assessment for the construction of the outlet sewer and appurtenances in Truxton street, between East River and Leggett avenue; and in Leggett avenue, between Truxton street and Dawson street at its intersection with East 156th street; and in East 156th street, between Dawson street at its intersection with Leggett avenue and Tinton avenue; and in Whitlock avenue, between Leggett avenue and Longwood avenue; and in Longwood avenue, between Whitlock avenue and the Southern Boulevard, was confirmed on December 8, 1911, and fell due February 6, 1912, after which date interest charges are added at the rate of 7 per cent. from December 8, 1911. The entire cost of the proceeding is \$385,469.30. The City deemed that all the property within the area drained was benefited by the Outlet Sewer, and therefore charged the cost to the property.

Of the above named work that portion in Truxton street between the East River and Leggett avenue, and in Leggett avenue between Truxton street and Whitlock avenue, and in Whitlock avenue between Leggett avenue and Longwood avenue, and in Longwood avenue between Whitlock avenue and the Southern Boulevard, acts partly as a relief sewer for the outlet sewer in Tiffany street between the East River and Longwood avenue, and in Longwood avenue between Tiffany street and the Southern Boulevard, etc.

When the Tiffany street outlet sewer was built it was large enough to take care of all the run-off from storms that reached it from the entire watershed. This watershed of the Tiffany street out-

let sewer was bounded approximately as follows.

The East River, Truxton street from the East River to Leggett avenue, Leggett avenue from Truxton street to Garrison avenue, Garrison avenue between Leggett avenue and East 156th street, East 156th street between Garrison avenue and Dawson street, Dawson street between East 156th street and Longwood avenue, Longwood avenue between Dawson street and Prospect avenue, Prospect avenue between Longwood avenue and East 165th street, East 165th street between Prospect avenue and Union avenue, Union avenue between East 165th street and East 166th street, East 165th street between Prospect avenue and Tinton avenue, Tinton avenue between East 166th street and East 168th street, East 168th street between Tinton avenue and Boston road, Boston road bet. East 168th street and East 169th street, East 169th street between Boston road and Franklin avenue, Franklin avenue between East 169th street and Crotona Park, Crotona Park South and East between Franklin avenue and Crotona Park East at the Southern Boulevard near East 174th street, East 174th street between Boston road and Bryant avenue, Bryant avenue between East 174th street and East 173d street, East 173d street between Bryant avenue and Vyse avenue, Vyse avenue between East 173d street and West Farms road, West Farms road between Vyse avenue and Hoe avenue, Hoe avenue between West Farms road and Hunts Point road, Hunts Point road between Hoe avenue and Lafayette avenue at Coster street between Lafayette avenue and Viele avenue, Viele avenue between Coster street and Barretto street, Barretto street between Viele avenue and Ryawa avenue at the East River.

A few years ago it became apparent that the Tiffany street outlet sewer was no longer large enough to take immediately all of the run-off of this watershed in times of severe storms, but that the flow backed up in the sewers and consequently into the adjoining property.

DOWNTOWN FIRM TO LOCATE ON 23D STREET

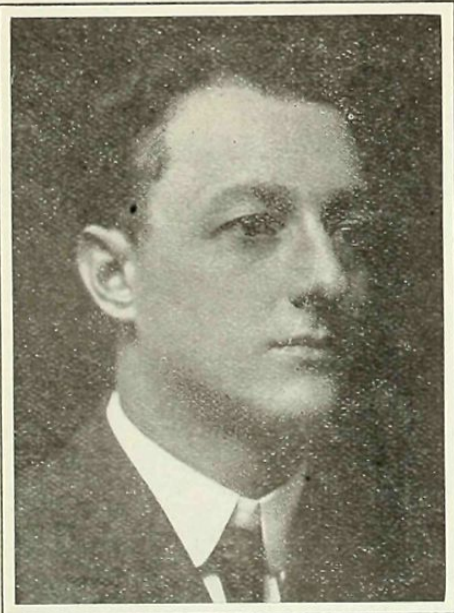
The Charles F. Noyes Company to Open an Uptown Branch in the New Masonic Hall Building—One of the Few Co-operative Real Estate Offices

The Charles F. Noyes Company, one of the most active and successful brokerage offices downtown, has consolidated its business with that of Frederick B. Lewis, successor to McGreal & Lewis. The business will be continued under the name of the Charles F. Noyes Company. Mr. Lewis has been elected vice-president and a director of the company.

23d Street and No. 46 to 54 West 24th Street. The 23d Street building covers a plot of about 14,000 square feet at the northeast corner of 23d Street and Sixth Avenue, and the 24th Street building covers an adjoining plot of about 8,700 square feet. The total rent roll of these two buildings is approximately \$400,000 per annum.

The consolidation of these two firms and the opening up of an uptown office by the company is the most important change of the year announced in real estate circles. The business of the company is under the active direction of Charles F. Noyes, but last year the announcement was made that the office was being conducted along cooperative lines, the profits being disbursed among all employees. Fisher P. Weaver, secretary, has been associated with Mr. Noyes for about four years, and was formerly in charge of the real estate of the Western Electric Company. Frederick B. Lewis, the new vice-president of the corporation, has been in the real estate

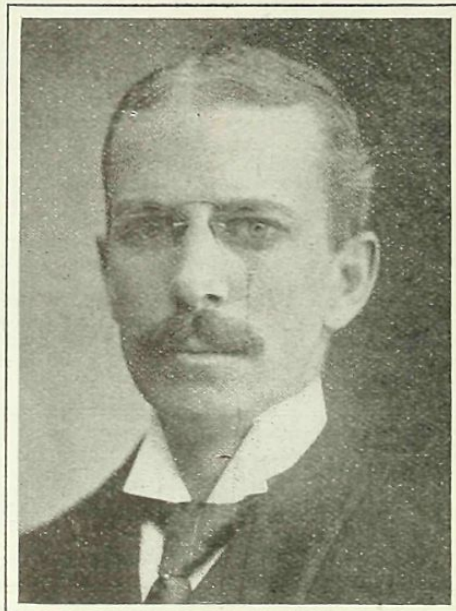
business in New York City about fifteen years and for the past six years has been in business for his own account. Mr. Lewis will have charge of the 23d Street office. The other directors of the corporation are William B. Falconer, with the company since 1900; Francis W. Gridley, in charge of the office renting of the company, and Jos. D. Cronan,



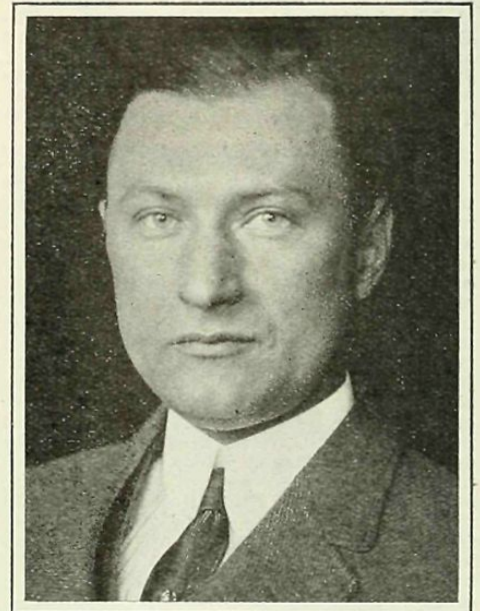
CHARLES F. NOYES.

The company also announces that it has opened a branch office at No. 48 West 24th Street, the Masonic Hall building, and on May 1st will occupy a large suite of offices at No. 71 West 23d street. The main office of the company will be continued at No. 92 William Street and both offices will be in direct communication with each other by a private telephone wire.

Of additional interest in real estate circles is the fact that the company has been appointed exclusive managing and renting agent for the two connected nineteen-story buildings known as No. 71 W.



FREDERICK B. LEWIS.



FISHER P. WEAVER.

formerly of J. D. Cronan & Co., real estate, in charge of the private sales department.

The Masonic Hall buildings are among the best structures on the West Side. The 23d Street building is now under construction but will be ready for occupancy about May 1. The building contains both offices and lofts and the lofts will be restricted against any but light manufacturing. The 24th Street building contains five floors of offices and the balance is occupied by the various Masonic fraternities. Both structures were designed by H. B. Knowles.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus, Relating to Street and other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns, the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS

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 the approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent 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 relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Kip's Bay.

AT CITY HALL, FEB. 13, 11.10 A. M.
14TH ST AND AV B—Letter from Chief Engineer of Highways recommending repair of the sidewalk at the southeast corner.

1ST AV AND 30TH ST—Recommending repair of sidewalk at the southwest corner.

SIDEWALK REPAIRS—In front of the following premises: Nos 317-319 2d av, No 183 Lexington av, No 317 East 33d st, No 327 East 28th st, No 609 East 14th st, No 402 East 24th st, Nos 414-416 East 19th st, No 744 3d av, Nos 507-509-511 East 22d st, No 404 East 21st st, No 204 East 22d st, southeast corner of 1st av and 52d st.

SIDEWALK REPAIRS.—Recommending repair of sidewalk at the following locations: 952 2d av, 148 East 14th st, 318 1st av, 340 1st av, southwest corner of 3d av and 49th st, 625-627 East 15th st, 362 Av A, 154 East 27th st, 399 1st av.

Local Board of Yorkville.

AT CITY HALL, FEB. 13, 11.25 A. M.
SIDEWALK REPAIRS—Recommending the repair of sidewalks at the following locations: No. 1269 Lexington av, northwest corner of 78th st and Av A, Nos. 239-245 East 56th st, No. 1416 Av A, southwest corner of 1st av and 89th st, Nos. 411-413 East 83d st, No. 1415 2d av, No. 231 East 80th st, No. 1343 2d av, No. 1335 2d av, northwest corner of 73d st and 2d av.

Local Board of Bowery.

AT CITY HALL, FEB. 13, 11.20 A. M.
SIDEWALK REPAIRS—Repair of sidewalks at No. 196 Mott st, 197-199 Hester st.

Local Board of Murray Hill.

AT CITY HALL, FEB. 13, 11.20 A. M.
SIDEWALK REPAIRS—In front of Nos. 262-264 Greene st, No. 1064 Madison av, No. 42

West 10th st, No. 43 West 10th st, No. 1240 Madison av, northeast corner of Irving pl and 18th st, No. 783 7th av, No. 624 Lexington av, No. 56 East 34th st.

Local Board of Washington Heights.

AT CITY HALL, FEB. 13, 11 A. M.
SIDEWALK REPAIRS—At 1388 5th av, 2191 5th av, north side of 166th st, commencing 125 feet west of Amsterdam av, 2201 5th av, 419-421 Lenox av, 2261 7th av, 11-13 West 116th st, northwest corner of 7th av and 146th st, southwest corner of 151st and St. Nicholas av, 158 West 136th st, 245 West 136th st, 1 West 129th st, northeast corner of 177th st and Pinehurst av, northwest corner of St. Nicholas av and 164th st, 6 East 126th st, south side of 155th st, commencing at Amsterdam av and running from 65 to 95 ft east of 7th av and running 50 ft east, 2549 8th av.

SIDEWALK REPAIRS.—On the west side of BROADWAY, from 171st to 172d st.

Local Board of Riverside.

AT CITY HALL, FEB. 13, 11.30 A. M.
SIDEWALK REPAIRS—At No. 454 Amsterdam av, Nos. 277-279 West 84th st, south side of 124th st, commencing 300 ft west of Amsterdam av, No. 206 Amsterdam av, Nos. 424-430 West 119th st, south side of Manhattan st, commencing 173 ft west of Amsterdam av, No. 621 Amsterdam av, No. 505 West 124th st, No. 556 West 132d st.

Local Board of Hudson.

AT CITY HALL, MANHATTAN, ON FEB. 13, 11.40 A. M.
SIDEWALK REPAIRS—At the northwest corner of 10th av and 57th st; northwest corner of 10th av and 51st st; No. 804 9th av; No. 518 West 48th st.

Local Board of Greenwich.

AT CITY HALL, MANHATTAN, ON FEB. 13, 11.35 A. M.
SIDEWALK REPAIRS—At 634 Hudson st, northeast corner of Bank and West sts, northwest corner of West Broadway and Thomas st, northeast corner of West Broadway and White st, 57 Washington st, 147 Greenwich st, southeast corner of 14th st and Hudson st, 215 West 29th st, 323 Spring st.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON FEB. 13, 11.45 A. M.
SIDEWALK REPAIRS—At No. 92 Henry st, No. 62 Gold st, No. 39 Hamilton st, Nos. 106-108 Beekman st, No. 608 Water st.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 13, 11.50 A. M.
SIDEWALK REPAIRS—On the east side of 5th av, from 136th to 137th st, and from 137th to 138th st.

99TH ST—Repairing sidewalks, north side, 100 ft west of 1st av and running west 296 ft.
SIDEWALK REPAIRS—At the following locations: 2049 2d av, 1695 Lexington av, 228 East 117th st, southwest corner of 124th st and Lexington av, southwest corner of 2d av and 128th st, north side of 136th st, commencing 85 ft. west of 5th av, 2270 2d av, 2125-2127 2d av.

SIDEWALK REPAIRS—At the southwest corner of 1st av and 121st st, 426 East 122d st, 336-338 East 96th st, 167 East 99th st, 312 East 96th st, 114 East 129th st, 175 East 105th st, 335 East 122d st, 308 East 126th st, 345 East 121st st, 57 East 106th st, 54-58 East 134th st, 2093 2d av.

Local Boards of Morrisania and Chester.

FEB. 14, AT 8 P. M., AT 3D AV AND 177TH ST, BRONX.

PROSPECT AV—Regulating, regrading and paving with sheet asphalt on a concrete foundation portions of the roadway of PROSPECT AV bet East 149th st and Crotona Park East; Class "A" pavement. Estimated cost \$42,000. Assessed value of the real estate included within the probable area of assessment \$10,204,000. Length about 6,130 linear ft. Probable cost for a lot 25 ft wide \$85.75. Pet. No. 528.

Local Board of Chester.

AT 8.15 P. M., FEB. 14, AT 3D AV AND 177TH ST, BRONX.

BENEDICT AV—Acquiring title bet Storror st and Pugsley av. Pet. No. 536.

GLEBE AV—Regulating, regrading, etc., from Westchester av to Zerega av. Pet. No. 538.

PATTERSON AV—Regulating, regrading, etc., from Bronx River to Pugsley's Creek. Estimated cost \$53,600 as per amended estimate, or about \$173 for a 25 ft lot. This estimate is based on full width for excavation and 60 feet on embankment with all bluestone omitted. Pet. No. 523.

CROSBY AV—Acquiring title, from Eastern Boulevard to Westchester av. Protest filed. Pet. No. 505.

BULLARD AV, (1st st) from East 233d st to Nereid av. Total estimated cost \$67,300. 1819 lin. ft. \$462.50 for a 25 ft lot. Pet. No. 314.

WATERBURY AV, ETC.—Change of lines of WATERBURY AV, bet Seabury av and Balcom av, and of BRUSH AV, between Graff av and Waterbury av, as shown on "Tentative Map showing the proposed change in the street system heretofore laid out within the territory bounded by Seabury av, Wellington av, Latting av, Balcom av, Graff av, and Newbold av, dated Jan. 20, 1912." Pet. No. 534.

STARLING AV—Paving with sheet asphalt on a concrete foundation from Unionport rd to Glebe av, etc. Denied Aug. 2, 1911. Estimated cost \$18,900. 1.421 linear ft. \$166.25 for a 25 ft lot. For reconsideration. Pet. No. 371.

WHITE PLAINS RD, ETC.—To amend resolution of Nov. 8, 1911, for constructing a sewer and appurtenances in WHITE PLAINS RD, both sides, from 242d st to the City Line; and in EAST 243D ST, bet. White Plains rd and Barnes av, together with all work incidental thereto, so as to omit East 243d st, owing to the city not having title thereto. Pets. Nos. 432 and 473.

Local Board of Van Cortlandt.

AT 8.30 P. M., FEB 14, 3D AV AND 177TH ST.

WEST 261ST ST—Paving with asphalt blocks on a concrete foundation where the gradient is 6 per cent. or less, and with granite blocks on concrete foundation where the gradient is over 6 per cent, the roadway of WEST 261ST ST, from Riverdale av to Broadway, setting curb where necessary and all work incidental thereto. Class "A" pavement. A petition is in circulation for a cheaper pavement. Pet. No. 535.

KINGSBRIDGE AV—Acquiring title to the lands necessary for an extension of KINGSBRIDGE AV, from West 230th st, Bronx, to the north terminus of Marble Hill av, Manhattan. Pet. No. 537.

EAST 193D ST—Regulating, grading, etc., EAST 193D ST, from Bainbridge av to Webster av, and paving roadway with bituminous pavement on a concrete foundation, together with all work incidental thereto. Class "A" or preliminary pavement. Total estimated cost, \$6,290, or about \$103.25 for a lot 25 ft wide. Pet. No. 517.

MOSHOLU PARKWAY NORTH—Paving with asphalt blocks on a concrete foundation, from Webster av to Perry av, Class "A" pavement. Total estimated cost \$11,400; assessed value of the real estate within the probable area of assessment is \$421,600. Estimated cost for a 25 ft lot is \$157.75. Pet. No. 527.

SPUYTEN DUYVIL RD—Laying out an extension of SPUYTEN DUYVIL RD, from its present terminus near Spuyten Duyvil Station of the N. Y. C. & H. R. R. to Spuyten Duyvil in The Bronx to the Public Dock situated on the Hudson River. Said street to be 40 ft in width and about 400 ft long. Opposition by N. Y. C. & H. R. R. Co. Pet. No. 474.

Local Board of Crotona.

AT 8.45 P. M., FEB. 14, AT 3D AV AND 177TH ST.

MOHEGAN AV—Paving, from East 175th to East 176th st; estimated cost, \$4,650; assessed value of real estate \$89,000; cost for a 25 ft. lot, about \$146.50. Pet. No. 533.

VYSE AV.—Paving, from East 172d st to Boston rd. To amend resolution of Jan. 3, 1912, so as to fix north limit at East 177th st. Total estimated cost for enlarged limit \$34,500. 2905 linear ft. Cost for a 25 ft lot, \$148.50. Pet. No. 506.

MOHEGAN AV—Paving, from Southern Boulevard to East 182d st. Total estimated cost, about \$16,000 or about \$150.75 for a 25 ft lot. Pet. No. 520.

GARDEN ST—Paving, from Crotona av to Southern Boulevard. Total estimated cost \$9,000 or about \$124.75 for a 25 ft lot. Pet. No. 529.

HOE AV—Paving, from East 173d st to Boston rd. Estimated cost, \$14,000, or about \$153.50 for a 25 ft lot. Pet. No. 531.

EAST 174TH ST—Paving, from Boston rd to Bryant av, with asphalt blocks on concrete foundation; and, with granite blocks on concrete EAST 174TH ST, from Bryant av to West Farms rd. Total estimated cost \$30,000, or about \$233 for a 25 ft lot. Pet. No. 532.

Local Board of Newtown.

AT BOROUGH OFFICE, LONG ISLAND CITY, FEB. 16, AT 2 P. M.

LURTING ST, ETC.—Construction of a sewer in LURTING ST, from 51st st to Corona av; in CORONA AV, from Lurting st to Alstyne av; in ALSTYNE AV, from Corona av to Junction av; in JUNCTION AV, from Alstyne av to Hunt st; in HUNT ST, from Junction av to Van Dine st; in VAN NEST ST, from Hunt st to Banta st; and in BANTA ST, from Van Nest st to Van Dine st, 2d Ward.

MILLS ST.—To legally open, from Orchard st to Fulton av, 1st Ward.

CRESCENT ST, ETC.—Regulating, re-regulating, etc., CRESCENT ST, from South Jane st to Nott av, and NOTT AV, from Hunter av to Jackson av, 1st Ward.

ELM ST.—To pave with asphalt block, from Ely av to 2d av, 1st Ward.

GRAHAM AV.—Regulating, grading, etc., from Vernon av to Sherman st, 1st Ward.

ALBURTIS (SYCAMORE) AV.—To legally open from Fillmore (Prometcha) av to Rodman st, 2d Ward.

DUMONT AV, ETC.—To construct a sewer in DUMONT AV, from Georgia av to Sheffield av; and OUTLET SEWERS in DUMONT AV, from Sheffield av to Pennsylvania av; in PENNSYLVANIA AV, from Dumont av to New Lots av; in NEW LOTS AV, from Pennsylvania av to Williams av; in WILLIAMS AV, from New Lots av to Louisiana av; and in LOUISIANA AV, from Williams av to Hegeman av, Brooklyn, but filed in Queens.

FAR ROCKAWAY.—Construction of an automatic electric pumping station, with all the necessary appliances, including pressure pipe, on South st, near Grandview av, Far Rockaway, 5th Ward.

VERMONT AV, ETC.—Construct sewers in VERMONT AV, from the borough line of Brooklyn and Queens to Jamaica av; in JAMAICA AV, from Vermont av to Pennsylvania av; and

in PENNSYLVANIA AV, from Jamaica av to Dumont av, Borough of Brooklyn, but filed in Queens.

POLK AV.—Construction of a sewer in POLK AV (Flushing turnpike), from 51st st to Junction av, 2d Ward.

MILLS AV.—To legally open from the East River to Fulton st, 1st Ward.

HEGEMAN AV, ETC.—To construct a sanitary sewer in HEGEMAN AV, south side, from Louisiana av to Alabama av, and storm and sanitary sewers in ALABAMA AV, from Hegeman av to Stanley av; in STANLEY AV, from Alabama av to Georgia av; in GEORGIA AV, from Stanley av to Wortman av, and in WORTMAN AV, from Georgia av to New Jersey av, and sanitary sewer in WORTMAN AV, south side from New Jersey av to Van Siclen av, and sanitary sewer in VAN SICLEN AV, from Wortman av to the 26th Ward Disposal Works, bet Fairfield and Van Dalia avs, Borough of Brooklyn, but filed in Queens.

MALTA ST, ETC.—To construct storm and sanitary sewers in MALTA ST, from Hegeman av to Vienna av; storm sewer in VIENNA AV, from Malta st to Louisiana av; storm and sanitary sewers in LOUISIANA AV, from Hegeman av to Stanley av; storm sewer in LOUISIANA AV, from Stanley av to Fresh Creek Basin, at a point about 100 ft. south of Stanley av, and storm and sanitary sewers in STANLEY AV, from Louisiana av to Malta st, Borough of Brooklyn, but filed in Queens.

CRESCENT ST, ETC.—To pave with wooden block pavement on a concrete foundation the widened portion of CRESCENT ST, from South Jane st to Nott av, and NOTT AV, from Hunter av to Jackson av and all work incidental thereto, 1st Ward.

COOPER ST.—Regulating and grading the sidewalk spaces and laying sidewalks, etc., bet Irving av and Brooklyn Borough line, 2d Ward of Queens.

WASHINGTON AV, ETC.—To construct a sewer, etc., in WASHINGTON AV, from Hamilton st to Marion st; and in SHERMAN ST, from Webster av to Washington av, 1st Ward.

KINGSLAND (LOCUST) AV, ETC.—Construction of a sewer, etc., in KINGSLAND (LOCUST) AV, from 51st st to Way (Mulberry) av; ALBURTIS (SYCAMORE) AV, from Kingsland av to Roosevelt av; and ROOSEVELT AV, from Alburtis av to Junction av, 2d Ward.

PUTNAM AV.—Sewer, etc., from the Brooklyn Borough line to Myrtle av, 2d Ward.

JACKSON AV.—Regulating, grading, etc., from Junction av to Flushing and Astoria rd, 2d Ward.

KING (KAISER) PL.—To legally open from Caspian st to Metropolitan av, 2d Ward.

ATLANTIC (CASPIAN) ST.—To legally open from the Bushwick Branch of the Long Island R. R. to Prospect av, 2d Ward.

ZEIDLER AV.—To legally open, from Flushing av to Metropolitan av, 2d Ward.

EAST AV.—Paving with sheet asphalt on a concrete foundation from 9th st to Nott av, 1st Ward.

RADDE ST.—Paving with asphalt block on a concrete foundation from Paynter av to Webster av, 1st Ward.

MARTIN ST.—To legally open from Flushing av to Metropolitan av, 2d Ward.

Local Board of Newtown and Jamaica
AT BOROUGH OFFICE, LONG ISLAND CITY,
ON FEB. 16, AT 2 P. M.

26TH WARD DISPOSAL WORKS.—To install a biological plant of sufficient capacity to care for the sewage discharged at the 26th Ward Disposal Works and to make such changes as are necessary for the proper purification of the sewage; that this Board recommend to the Board of Estimate and Apportionment that a proportionate share for the cost of said improvement be deducted from the property which was taxed for the original construction of the 26th Ward Disposal Works, Borough of Brooklyn. Petition filed in Queens.

Local Board of Staten Island.
AT BOROUGH HALL, ST. GEORGE, FEB. 13,
AT 10.30 A. M.

GREAT KILLS RD.—To widen and macadamize bet the Boulevard and Amboy rd, 4th Ward.

SIDEWALK REPAIRS.—To pave or repair sidewalks as follows: Gordon st, bet Elm st and Pine st, 2d Ward; Targee st, bet Elm st and Pine st, 2d Ward; Grove st, north side, bet Court st and Gordon st.

HARDY ST.—To construct sewer bet Irving pl and Prince st, 2d Ward.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held this week in the different districts as indicated below.

Local Board of Flatbush.
BOROUGH HALL, BROKLYN, FEB. 7.

36TH ST AND OLD NEW UTRECHT RD.—To pave with asphalt on concrete foundation 36TH ST, from Fort Hamilton av to 14th av, and OLD NEW UTRECHT RD, from 36th st to 14th av. Pet. No. 2. Adopted.

36TH ST.—Construct sewers, from 14th av to West st. Pet. No. 2A. Adopted.

EAST 14TH ST.—To construct storm and sanitary sewers from Av O to Av U. Pet. No. 3. Adopted.

EAST 15TH ST.—To construct storm and sanitary sewers from Av O to Av U. Pet. No. 4. Adopted.

KINGSTON AV.—Regulate, grade, etc., from Kingston st to Malbone st. Pet. No. 6. Adopted.

EAST 10TH ST.—Construct storm and sanitary sewers between Avenues O and P. Pet. No. 7. Adopted.

CHURCH AV.—To amend resolution of December 15, 1911, initiating proceedings to pave CHURCH AV, with asphalt on concrete foundation, from Ocean Parkway to Gravesend av, by omitting therefrom the portion of the roadway between Ocean Parkway and East 5th st, occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co., under the Ocean Parkway, and to make the amended resolution read as follows:

"To pave Church av with asphalt on concrete foundation, from Ocean Parkway to Gravesend av, omitting the portion of East 5th st occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co., under the Ocean Parkway." Pet. No. 8. Withdrawn.

CHURCH AV.—To amend resolution of April 7, 1911, initiating proceedings to pave CHURCH AV, with asphalt on concrete foundation from Stratford rd (East 11th st), to Ocean Parkway, by omitting therefrom the portion of the roadway between East 7th st and Ocean Parkway occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co. under the Ocean Parkway and to make the amended resolution read as follows:

"To pave Church av with asphalt on concrete foundation, from Stratford rd (East 11th st) to Ocean Parkway, omitting the portion of the roadway between East 7th st and Ocean Parkway occupied by an open cut used as an approach to the tunnel of the Brooklyn Rapid Transit Co. under the Ocean Parkway." Pet. No. 8A. Withdrawn.

EAST 37TH ST.—To construct a sewer in EAST 37TH ST, from Av G to Av H, and outlet sewers in AV H, from East 37th st to East 39th st; thence in AV H, southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co. to a point in East 40th st about 675 ft. north of Av I. Pet. No. 9. Laid over.

EAST 10TH ST.—To construct storm sewer and sanitary sewer in EAST 10TH ST, from Av P to Av Q, and outlet storm and outlet sanitary sewers in AV Q from East 10th st to Coney Island av. Pet. No. 10. Adopted.

20TH AV.—To construct sewers in 20TH AV, from West st to 52d st, and outlet sewer in 51ST ST, from 20th av to West st. Pet. No. 11. Adopted.

20TH AV.—Open, from Gravesend av to 54th st. Pet. No. 12. Adopted.

EAST 17TH ST.—Recommending to the Board of Estimate and Apportionment a reduction in the width of the roadway of EAST 17TH ST, from 44 ft. to 34 ft, bet curbs, from Av I to Av K; from Av L to the south side of Elm av, as now in use; and from Av O to Av U. Pet. No. 13. Adopted.

AV I.—Construct sewers, from a point 100 ft. east of Brooklyn av to East 40th st. Pet. No. 14. Amended to exclude half the block going from East 39th st to East 40th st.

LINCOLN PL.—To pave with cement 5 ft. in width where necessary, the sidewalks in front of the lots lying on the north side of LINCOLN PL, bet Bedford and Rogers avs, at the expense of the owner or owners of said lots. Estimated cost, \$115; assessed valuation, \$18,000. Pet. No. 15. Adopted.

LINCOLN PL.—To regulate and grade the sidewalks only, and lay cement walks 5 ft. in width on both sides bet Troy and Schenectady avs, where not already done. Pet. No. 16. Adopted.

SHERMAN ST.—To inclose with a board fence 6 ft. high the lots lying on the east side bet Reeve pl and Greenwood av, known as Nos. 19, 40, 43 and 46, Block 5279, at the expense of the owner or owners of said lots. Estimated cost, \$69; assessed valuation, \$17,600. Pet. No. 17. Denied.

AV. M.—Regulate, grade, etc., from Coney Island av to Ocean parkway. Pet. No. 18. Adopted.

ERASMUS ST.—To construct a sewer basin on ERASMUS ST, north side, at a point about 450 ft. west of Nostrand av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$19,937. Pet. No. 19. Denied.

FENIMORE ST.—To construct sewers in FENIMORE ST, from Albany av to Troy av and in TROY AV, from Fenimore st to Rutland rd. Pet. No. 20. Adopted.

HAWTHORNE ST.—To construct sewers in HAWTHORNE ST, from New York av to Kingston av, and in KINGSTON AV, from Winthrop st to Fenimore st. Pet. No. 21. Adopted.

CARROLL ST.—To construct sewers in CARROLL ST, from Kingston av to Albany av, and in CROWN ST, from Kingston av to Albany av, and outlet sewers in KINGSTON AV, from Carroll st to Midwood st. Pet. No. 22. Adopted.

67TH ST.—Construct a sewer bet 17th and 18th avs. Pet. No. 23. Adopted.

59TH ST.—Construct a sewer between 21st av and Bay parkway. Pet. No. 24. Adopted.

Local Board of Bay Ridge.
BOROUGH HALL, BROOKLYN, FEB. 7.

55TH ST.—To grade bet 7th and 8th avs, where not already done, and in addition to grade with slopes 1½ to 1, a strip 10 ft. in width of the front of the lots on the south side, between 7th and 8th avs, known as Nos. 11, 14, 16, 17 and 22, in Block 834, and of the front of the lots on the north side, bet 7th and 8th avs, known as Nos. 62, 64, 66 and 71, in Block 826. Pet. No. 2. Adopted.

39TH ST.—To grade to the level of the curb to a line 10 ft. back from the street line and to slope the banks at the rate of 1½ horizontal to 1 vertical, the lots lying on the south side, bet 6th and 7th avs, known as Nos. 6, 11, 12,

13 and 15, Block 914, at the expense of the owner or owners of said lots. Estimated cost, \$1,050; assessed valuation, \$10,600. Pet. No. 3. Adopted.

73D ST.—To pave with asphalt on concrete foundation, bet 10th and 11th avs. Pet. No. 4. Adopted.

71ST ST.—To extend the 71st st sewer from its present terminus at or about the shore line, west into New York Bay about 230 ft. Pet. No. 5. Adopted.

SHORE RD.—To construct an outlet sewer from 83d to 79th st. Pet. No. 6. Adopted.

74TH ST.—To pave with asphalt on a concrete foundation, from 10th to 11th av. Pet. No. 8. Adopted.

HUNTINGTON ST.—To inclose with a board fence 6 ft. high the lots lying on the south side, bet Henry st and Hamilton av, known as Nos. 12, 13, 14, 15, 16 and 17, Block 536, at the expense of the owner or owners of said lots. Estimated cost, \$50; assessed valuation, \$6,000. Pet. No. 9. Adopted.

90TH ST.—To open, from Ridge boulevard to 3d av. Pet. No. 10. Adopted.

73D ST.—To regulate, grade, etc., from 10th to 11th av. Pet. No. 11. Adopted.

40TH ST.—To grade to the level of the curb to a line 15 ft. back from the street line, the front portion of lots lying on the south side, bet 5th and 6th avs, known as Nos. 7, 16, 17, 18, 20, 25, 29, Block 917, at the expense of the owner or owners of said lots. Estimated cost, \$760; assessed valuation, \$30,500. Pet. No. 12. Adopted.

83D ST.—To set cement curb and pave with asphalt on concrete foundation, from 12th av to 13th av. Pet. No. 13. Adopted.

83D ST.—To set and reset curb on concrete, from 7th av to 12th av, and to pave with granite blocks on concrete foundation a strip 12 ft. in width in the center of the roadway from 12th av to a point 500 ft. west thereof, and to pave the balance of the roadway from 7th av to 12th av with asphalt on concrete foundation. Pet. No. 14. Adopted.

82D ST.—To lay cement sidewalks 5 ft. in width on both sides, from 11th av to 12th av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$1,150; assessed valuation, \$53,000. Pet. No. 15. Adopted.

SENATOR ST.—To lay cement sidewalks 5 ft. in width on the north side, bet 3d and 4th avs, in front of lots known as Nos. 1 and 30, Block 5850, at the expense of the owner or the owners of said lots. Estimated cost, \$350; assessed valuation, \$115,000. Pet. No. 16. Adopted.

BATTERY AV.—To construct a sewer in BATTERY AV, from 92d st to Warehouse av, and outlet sewers in WAREHOUSE AV, from Battery av to 7th av, and in 7TH AV, from Warehouse av to 92d st. Pet. No. 17. Adopted.

83D ST.—To construct a sewer basin at the north corner of 83d st and 10th av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$10,683. Pet. No. 18. Adopted.

51ST ST.—Regulate, grade, etc., from New Utrecht av to 13th av. Pet. No. 19. Adopted.

51ST ST.—To pave with asphalt on a concrete foundation from New Utrecht av to 13th av. Pet. No. 20. Adopted.

BUSH ST.—To construct a sewer from Columbia st to Hicks st. Pet. No. 21. Adopted.

10TH AV.—To lay cement sidewalks 5 ft. in width on the east side, between 18th and 19th sts, in front of Lot 1, Block 884, at the expense of the owner or owners of said lot. Estimated cost, \$95; assessed valuation, \$6,000. Pet. No. 22. Adopted.

7TH AV.—Construct a sewer, west side, bet 77th st and 78th st, and an outlet sewer in 78TH ST, bet 7th and 6th av. Pet. No. 23. Adopted.

81ST ST.—To construct a sewer from Fort Hamilton av, southeast to the sewer summit bet Fort Hamilton av and 7th av. Pet. No. 24. Adopted.

74TH ST.—To alter the map or plan of The City of New York by changing the grade from Colonial rd to Ridge boulevard, so as to put a crown in 74th st, at an elevation of 66.20 ft. distant 275 ft. west from the street line of Ridge boulevard. Pet. No. 25. Adopted.

59TH ST.—To inclose with a board fence 6 ft. high, the lots lying on the south side, bet 3d and 4th avs, known as Nos. 12, 21 and 24, Block 862, at the expense of the owner or owners of said lots. Estimated cost, \$72; assessed valuation, \$13,400. Pet. No. 26. Adopted.

6TH AV.—To inclose with a board fence 6 ft. high the lot lying on the east side, bet 21st and 22d sts, known as No. 3, Block 898, at the expense of the owner or owners of said lot. Estimated cost, \$32; assessed valuation, \$4,500. Pet. No. 27. Laid over to the next meeting.

77TH ST.—To construct a sewer bet 6th and 7th avs. Pet. No. 28. Adopted.

BALTIC ST.—To inclose with a board fence 6 ft. high the unoccupied portion of Lot No. 18 and Lot No. 19, in Block 940, lying on the south side, bet 4th and 5th avs, at the expense of the owner or owners of said lots. Estimated cost, \$15; assessed valuation, \$1,650. Pet. No. 29. Adopted.

Local Board of Bedford.
BOROUGH HALL, BROOKLYN, FEB. 7.

ROEBLING ST, ETC.—To rescind resolution of January 12, 1912, initiating proceedings to regulate and grade, set or reset curb on concrete foundation, lay cement sidewalks and pave with asphalt on concrete foundation on ROEBLING ST, as widened, from Broadway to Division av; the triangular public place at the intersection of DIVISION AND LEE AVS AND TAYLOR ST, as widened, from Lee av to Bedford av; with a recommendation that the

roadway be 70 ft. in width and the sidewalks on each side be 15 ft. in width. Pet. No. 2. Adopted.

ROEBLING ST.—Recommending to the Board of Estimate and Apportionment that the roadway of ROEBLING ST, bet Division av and Broadway, be fixed at 70 ft. centrally located. Pet. No. 3. Adopted.

ROEBLING ST, ETC.—To regulate, grade, set curb on concrete and lay cement sidewalks on the widened portions of ROEBLING ST, bet Division av and Broadway, and of TAYLOR ST, bet Lee av and Bedford av, and the triangular public place at the intersection of DIVISION AND LEE AVS, and to lay a pavement on the widened portion of TAYLOR ST, from Lee av to Bedford av, and on the triangular place above mentioned. Pet. No. 4. Adopted.

ROEBLING ST.—To pave the widened portion from Division av to Broadway. Pet. No. 5. Adopted.

VAN BUREN ST.—To lay cement sidewalks 5 ft. in width on the south side, bet Stuyvesant and Lewis avs, in front of lots known as Nos. 34, 35, Block 1615, and on the north side, bet Stuyvesant and Lewis avs, in front of lots known as Nos. 53, 55, Block 1610, at the expense of the owner or owners of said lots. Total estimated cost, \$190; total assessed valuation, \$30,175. Pet. No. 6. Laid over.

Local Board of Jamaica.

AT TOWN HALL, JAMAICA, ON FEB. 2.

BAYSIDE.—Construction of a catch basin and its appurtenances, and all work incidental thereto; at 4th st and the North Shore Division of the Long Island Railroad, Bayside, under section 435 of the Charter, 3d Ward of Queens. Laid over until March 1.

JAMAICA.—For the construction of two catch all work incidental thereto at the northwest and basins and their appurtenances, together with southwest corners of FULTON ST (Fulton av) and SPRUCE ST, 4th Ward of Queens. Approved.

GROVE ST.—Regulating, grading and laying sidewalks (where not already laid to grade and in good condition), and all work incidental thereto, on the north side of GROVE ST, bet Alsop st and Myrtle av, 4th Ward, Queens. Approved.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

MANHATTAN.

WILLIAM ST.—Changing the lines and grades of WILLIAM ST, at its intersection with the Brooklyn Bridge; laying out A NEW STREET on the east side of the Brooklyn Bridge to extend from William st to North William st; and, closing and discontinuing NORTH WILLIAM ST, from the said new street to a point about 100 ft east of Frankfort st. Action deferred for two weeks on account of a legal question arising to be referred to the Corporation Counsel.

UNNAMED STREET.—On the proposed amended area of assessment in the matter of acquiring title to an UNNAMED STREET adjoining Riverside drive on the east and extending from West 177th st at Riverside drive to West 181st st at Buena Vista av. Laid over for 3 weeks.

7TH AV.—Laying out an extension of 7TH AV, from Greenwich av to Carmine st; widening VARICK ST, from Carmine st to Franklin st; and, extending VARICK ST from Franklin st to West Broadway. A public hearing will be held on March 21.

PARK AV.—Change in the grade of PARK AV bet 40th and 42d sts and of 41ST ST, at Park av. Public hearing on March 21.

OVERLOOK TERRACE.—Regulating and grading from a point 313 ft north of West 187th st to Fort Washington av. Preliminary work is authorized.

POST AV.—Paving with asphalt block, curbing, etc., from Dyckman st to 10th av. Preliminary work authorized.

EXTERIOR ST.—Paving, from East 64th st to East 79th st. Referred to Corporation Counsel.

ENCROACHMENTS—Removing encroachments in Church st, from Chambers to Morris st; and JOHN ST, from Broadway to William st. Public hearing on Feb. 15.

MANHATTAN—Preliminary work for public improvements in the borough has been performed and final work is authorized.

WEST 166TH ST.—Paving with asphalt block, curbing, etc., from St. Nicholas av to Broadway. Adopted.

RECEIVING BASIN—At the northwest corner of West 166th st and St. Nicholas av. Adopted.

NORTH RIVER—Resolution of Sinking Fund Commissioners recommending to the Board of Estimate an issue of corporate stock of \$125,000 for paving the marginal street along the North river, bet Barclay and Spring sts, to a width of 75 ft, under the jurisdiction of the Department of Docks. Referred to the Corporate Stock Budget Committee.

CENTRE ST.—Constructing a tunnel under CENTRE ST so as to connect the new Municipal Building with the Hall of Records. Adopted.

BRONX.

REPAVING—Report from the Borough President that no additional appropriation for repaving in the Bronx is required this year. Filed.

FIRE STATION—Acquisition of a site and erection of a building, at HIGHBRIDGE AND OGDEN AV, for the Fire Department. Amount increased from \$48,020 to \$48,100.

EAST 165TH ST.—Regulating, grading, etc., the central portion, west of Grant av. Adopted.

CITY ISLAND, ETC.—Furnishing, delivering and laying water mains, etc., from City Island to Hart's Island, from Rodman's Neck to City Island, and across East Chester Bay, at Pelham Bridge. Adopted.

FIELDSTON RD.—Rule map, damage map and profile in the proceeding for acquiring title from Mosholu av to the south limit of the property of the Northern Broadway Realty Association. Approved.

ST. LAWRENCE AV.—Acquiring title from Clason's Point rd to Bronx river. Public hearing on March 21.

EAST 156TH ST, ETC.—Amending proceeding for acquiring title to EAST 156TH ST, from Southern Boulevard to Truxton st; to TRUXTON ST, from Leggett av to Longwood av, by excluding that part of the right-of-way of the New York, New Haven & Hartford R. R. which falls within the lines of East 156th st. Public hearing on March 21.

CASTLE HILL AV, ETC.—Amending the proceeding for acquiring title to CASTLE HILL AV, bet West Farms rd and the public place at its south terminal, and to the PUBLIC PLACE aforesaid by the exclusion of it and the extension of CASTLE HILL AV to Long Island Sound. Adopted.

ST. RAYMOND AV.—Amending the proceeding for acquiring title from Protectory av to Williamsbridge rd so as to conform with the recent map modifications, and by the inclusion of the short section bet Hoguet av and the former location of Protectory av. Public hearing on March 21.

OLMSTEAD AV, ETC.—Amending the proceeding for acquiring title to OLMSTEAD AV from the bulkhead line of Pugsleys Creek to Protectory av; to ODELL ST from Unionport rd to Protectory av; and to PURDY ST from Westchester av to Protectory av to conform with map changes by the inclusion of the remaining length of each of these streets bet West Farms rd and the former location of Protectory av. Public hearing on March 21.

HERKIMER PL.—Laying out, to extend from East 233d st to East 235th st. Public hearing on March 21.

HUNT'S POINT AV, ETC.—Change in the grade of the STREET SYSTEM bounded by Hunt's Point av., Southern Boulevard, East 163d st, Whitlock av, Ludlow av, Whittier st and Garrison av. Public hearing on March 21.

COTTAGE PL.—To modify the lines of COTTAGE PL, bet Crotona Park South and East 170th st, in such a way as to make them clear of encroachments. Referred to the President of the borough.

ALLERTON AV, ETC.—Proposed area of assessment in the matter of acquiring title to ALLERTON AV, from Bronx Park East to Hutchinson av; and to MACE AV, from Bronx Park East to Eastchester rd. Referred back to the Local Board.

HERING AV, ETC.—Area of assessment in the matter of acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; to TEN BROECK AV, from Bronx and Pelham Parkway South to Pierce av; and, to SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av. Laid over for three weeks.

EXTERIOR ST, ETC.—Changing the grade of EXTERIOR ST, from East 151st st to East 158th st; and of EAST 157TH ST, from East 153d st to Exterior st. Laid over for three weeks.

WEST 242D ST, ETC.—Establishing the lines and grades of the STREET SYSTEM bounded by West 242d st, Corlear av, West 246th st, Cayuga av, West 252d st, Newton av, West 253d st and Broadway. Adopted.

NETHERLAND AV.—Proposed area of assessment in matter of acquiring title from Kappock st to West 230th st. Laid over for one week.

WEST 237TH ST.—Regulating and grading from Spuyten Duyvil Parkway to Riverdale av. Preliminary work authorized.

TREMONT AV.—Regulating and grading from Ludlow av to Fort Schuyler rd. Laid over for three weeks in order for the Board of Assessors to inform the Board of Estimate and the Borough President of all particulars concerning valuations, etc.

BEAUMONT AV.—Paving with asphalt and curbing from Grote st to East 189th st. Preliminary work was authorized.

CEDAR AV, ETC.—Paving with granite blocks on a sand foundation CEDAR AV, from Sedgwick av to West 179th st; WEST 179TH ST, from Cedar av to Sedgwick av; and WEST 177TH ST, from Cedar av west to the bridge over the New York Central R. R. The Board is yet awaiting the opinion of the Corporation Counsel, which was promised early in January last. The matter was referred to the Mayor.

BROOKLYN.

9TH AV, ETC.—Changing the grade of the territory bounded by 9th av, 59th st, New Utrecht av and 61st st. Adopted.

BAY RIDGE PL.—Laying out BAY RIDGE PL, from Bay Ridge av to Ovington av; and changing the grade of the STREET SYSTEM bounded by Ridge Boulevard, Bay Ridge av, 3d av and 71st st. Adopted.

WEST 27TH ST.—Proposed area of assessment in the matter of acquiring title from Neptune av to Surf av, excepting the right-of-way of the New York & Coney Island R. R. Adopted.

WOODBINE ST.—Proposed area of assessment in the matter of acquiring title from Knickerbocker av to Irving av. Adopted.

EAST 43D ST.—Proposed area of assessment in matter of acquiring title to EAST 43D ST, from Flatbush av to Flatlands av; and to TROY

AV, from Canarsie la to a line about 275 ft north of Av M, and from a line about 240 ft south of Av M to Flatbush av. Adopted.

ALBANY AV.—Proposed area of assessment in the matter of acquiring title from Clarkson av to the north property line of Holy Cross Cemetery and from Canarsie la to Farragut rd. Referred back to the Borough President.

GRACE COURT ALLEY.—Fixing the grade from Hicks st to a line about 304 ft. east. Public hearing on March 21.

WEST 2D ST.—Laying out WEST 2D ST, from Seabreeze av to Sheepshead Bay rd; and, ROBERGE PL, from West 3d st to West 5th st. Adopted.

PUBLIC SCHOOL 156.—Laying out and acquiring a PLAYGROUND adjoining Public School 156, on Sutter av, bet Grafton and Barrett sts. Referred to the Public Recreation Commission for a report.

20TH AV, ETC.—Acquiring title to 20TH AV, from 54th st to Gravesend av; and, to 52D ST, from 18th av to West st. Public hearing on March 21.

55TH ST, ETC.—Acquiring title to 55TH ST, from 16th av to 19th av; and to 54TH ST, from Fort Hamilton av to 11th av, from New Utrecht av to 13th av, and from 15th av to 19th av, excluding, in each case, the right-of-way of the Long Island Railroad. Resolution of the Local Board of the Flatbush District, and joint resolution of the Local Boards of the Bay Ridge and Flatbush Districts. Public hearing on March 21.

PUBLIC PLACE—Request from John A. Rogers that the area of assessment be extended in the matter of the proceeding for acquiring title to the PUBLIC PLACE bounded by Bushwick ave, Myrtle av and Willoughby av. Public hearing on March 21.

EAST 17TH ST, ETC.—Acquiring title to East 17TH ST, from Av L to a point 480 ft north of Av N; EAST 18TH ST, from Av L to a point about 465 ft north of Av J; and to EAST 19TH ST, from the south line of Av M to a point about 560 ft north of Av P; and fixing area of assessment. Adopted, with the change from a full block to one-half block of the south block of each street as the area of assessment, on advice of the Corporation Counsel.

64TH ST, ETC.—Advancing the proceeding for acquiring title to 64TH ST, from New Utrecht av to West st; and, to 65TH ST, from New Utrecht av to Gravesend av, excluding the right-of-way of the New York & Sea Beach R. R. Adopted.

83D ST.—Rule and damage maps in the proceeding for acquiring title to 83D ST, from 18th to 19th av, from 20th av to 21st av and from 23d av to Stillwell av. Approved.

KINGSTON AV.—Rule and damage maps in the proceeding for acquiring title to KINGSTON AV, from Union st to Malbone st. Approved.

BARBEY ST, ETC.—Rule and damage maps in the proceeding for acquiring title to BARBEY ST, from Repose pl to Vandalia av; and to JEROME ST, from Glenmore av to Pitkin av, and from New Lots av to Vandalia av. Approved.

CHURCH AV.—Rule and damage maps in the proceeding for acquiring title from Brooklyn av to East 98th st. All inconsistencies in this part of the avenue are removed and owners are given a quit-claim deed at a nominal price.

DRAINAGE PLAN.—For the territory bounded approximately by East 9th st, Av Q, East 13th st, Av P, Kenmore pl, Av O, East 27th st, Av P, Kenmore pl, Av Q, East 16th st and Av R. Laid over for three weeks.

MONTGOMERY ST.—Sewer, from Nostrand av to New York av. Preliminary work is authorized.

17TH AV, ETC.—Sewer in 17TH AV, from 48th to 49th st; and, in 48TH ST, from 15th av to 17th av. Preliminary work is authorized.

75TH ST.—Sewers in the north side, from 14th av to the existing sewer about 341 ft east of 15th av, and in the south side from 14th to 16th av. Preliminary work is authorized.

75TH ST.—Sewer, both sides, from 16th to New Utrecht av; and, in NEW UTRECHT AV, west side, from 74th to 75th st. Preliminary work is authorized.

61ST ST.—Sewer, from 18th to 19th av. Preliminary work is authorized.

MERMAID AV, ETC.—Sewers in MERMAID AV, from West 24th st to West 31th st; in WEST 28TH ST, from Surf av to the north line of Neptune av; in WEST 29TH ST, from Mermaid av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 31ST ST, from Surf av to Neptune av; in WEST 32D ST, from Surf av to Neptune av; in WEST 33D ST, from Surf av to the north line of Neptune av; in WEST 35TH ST, from Surf av to Mermaid av, and in WEST 39TH ST, from Surf av to Mermaid av. Preliminary work is authorized.

LOUISA ST.—Sewer, from Chester av to 36th st, and AMENDMENT to the drainage plan of MAP T, DISTRICT 40. Modified drainage plan approved and preliminary work on sewer is authorized.

68TH ST.—Sewer, from 13th to 14th av. Preliminary work authorized.

13TH AV, ETC.—Sewer in 13TH AV, from 77th st to 78th st; and, in 78TH ST, from 13th av to 14th av. Preliminary work is authorized.

72D ST.—Sewer, from 10th to 11th av. Preliminary work is authorized.

73D ST.—Sewer, from 10th to 11th avs. Preliminary work is authorized.

SHARON ST.—Sewer, from Olive st to Morgan av. Preliminary work is authorized.

WEST 16TH ST.—Regulating and grading, from Neptune av to Canal av. Preliminary work is authorized.

TILDEN AV.—Regulating and grading from Rogers av to Nostrand av. Preliminary work is authorized.

EAST 13TH ST.—Regulating and grading from Av I to Av J. Preliminary work authorized.

EAST 14TH ST—Regulating and grading from Ditmars av to Foster av. Preliminary work is authorized.

AV X—Regulating and grading from Sheepshead Bay rd to East 14th st. Preliminary work is authorized.

59TH ST—Regulating and grading from 12th av to Fort Hamilton av. Preliminary work is authorized.

SHARON ST—Regulating and grading, from Olive st to Morgan av. Preliminary work is authorized.

WEST 16TH ST, ETC.—Regulating and grading from Surf av to Mermaid av, and paving with asphalt from Surf av to Neptune av. Preliminary work is authorized.

DOBEIN ST—Paving with asphalt from Meserole av to Nassau av. Preliminary work is authorized.

EAST 18TH ST—Paving with asphalt and curbing, from Av K to a point 100 ft south. Preliminary work is authorized.

BAY 29TH ST—Regulating and grading from 86th st to Cropsey av. Adopted.

18TH AV—Regulating and grading from Ocean Parkway to 47th st. Adopted.

74TH ST—Regulating and grading from 10th to 11th av. Adopted.

CHURCH AV—Paving with asphalt, from Stratford rd to Ocean Parkway. Adopted.

GRAVESEND AV—Paving with asphalt, from Foster av to 22d av. Adopted.

NEWKIRK AV—Grading to a width of 22½ ft on each side of the center line, and curbing, flagging and paving with asphalt from Coney Island to the bridge over the Brighton Beach Railroad. Adopted.

GRACE COURT ALLEY—Paving with asphalt, from Hicks st to a line about 300 ft east. Adopted.

LEFFERTS AV—Fixing the sidewalk width from Nostrand av to East New York av, 25 ft. Adopted.

HENDRIX ST—Fixing the roadway width from Dumont av to Livonia av at 24 ft. Adopted.

HIGH ST, ETC.—Request that the city acquire title to the property within the area bounded by High st, Washington and Fulton sts, for the purpose of laying out a more suitable approach to the Brooklyn Bridge. Laid over for three weeks.

MUNICIPAL BUILDING—In the matter of the plans for a new Municipal Building prepared by McKenzie, Voorhees & Gmelin, it was again laid over, for three weeks.

CENTRAL LIBRARY—Form of contract, plans and specifications for the foundation work of the south or Flatbush av wing for the Central Library Building at an estimated cost of \$200,000. Adopted.

QUEENS.

NOTT AV—Laying out an extension of NOTT AV, from high water mark to the pier and bulkhead line of the East river together with a change in the grade of the avenue bet Vernon av and the pier and bulkhead line; in the grade of DIVISION ST, from Vernon av to West av; and in the grade of WEST AV, from Nott av to the canal. Adopted.

FINAL MAP—Establishing the lines and grades of Section 9. Adopted, with the understanding that the width of HAYES AV, later, be reduced.

MAYWOOD (BEAVER) ST—Laying out, from Carlisle to Medford st. Adopted.

FINAL MAPS—Amending the lines and grades of Section 16. Adopted.

13TH ST—Modified area of assessment in acquiring title, from Hunter av to East river, by excluding the block west of Vernon av and the block east of Crescent st. Adopted.

STREET SYSTEM—Change in the grade of the STREET SYSTEM bounded approximately by Gates av, Prospect av, Putnam av, Anthon av, Catalpa av, Woodward av, Putnam av and Fairview av. Public hearing on March 21.

BRADLEY AV—Change in the grade of BRADLEY AV, from Greenpoint av to Howard st; and, of HOWARD ST from Bradley av to Star av. Public hearing on March 21.

FINAL MAPS—Section 62. Public hearing, on March 21.

STREET SYSTEM—Tentative map showing a STREET SYSTEM bounded by Flushing river, Flushing bay, East river, the boundary line of Fort Totten, Little Neck bay, Bayside av, Bell av, Crocheron av, Lonsdale av, Wainscott av, Beechhurst av and Jackson av. Referred back to the Borough President.

NEWPORT AV, ETC.—Acquiring title to NEWPORT AV, from Lincoln av to Adirondack Boulevard; to ADIRONDACK BOULEVARD, from Newport av to Neponsit av; and, to NEPONSIT AV, from Adirondack Boulevard to the east boundary line of Seaside Park. Public hearing on March 7, concerning the proposed area of assessment.

LAKE ST.—Acquiring title to LAKE ST, from Junction av to Alburtis av; to BANTA ST, from Van Dine st to Junction av. Public hearing on March 21.

ALSTYNE AV—Amending proceeding for acquiring title, from Hanover av to Radcliff st, so as to conform with changes made in the street line, and by the inclusion of a short section west of the former location of Hanover av. Public hearing on March 21.

SPRUCE ST—Acquiring title from Liberty av to St. Ann's av. Public hearing on March 21.

NORTH CURTIS AV—Acquiring title to NORTH CURTIS AV, from Metropolitan av to Ridgewood av; to NORTH VINE ST, from Metropolitan av to Ridgewood av; to WAVERLY PL, from Metropolitan av to Jamaica av, and to NORTH VILLA ST, from Metropolitan av to Jamaica av. Public hearing on March 21.

LOCUST ST—Rule map, damage map and profile map in the proceeding for acquiring title from Skillman av to Borden av. Approved.

SYBILLA ST, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to SYBILLA ST, from Metropolitan av to Viola pl; to THERESA PL, from Metropolitan av to Sybilla st; to URSULA PL, from Metropolitan av to Union Turnpike; and to VIOLA PL, from Metropolitan av to Ursula pl. Approved.

DRAINAGE PLAN—Amended drainage plan for sewerage district No. 7. Referred back to the Borough President.

DRAINAGE PLAN—For sewerage district No. 33A. Referred back to the Borough President.

DITMARS AV, ETC.—Sewer in DITMARS AV, from 51st st to 43d st, and in 43D ST, from Ditmars av to the bulkhead line of Flushing Bay, together with a temporary grit and screening chamber in 43D ST, and a temporary sanitary sewer on the line of this street from the bulkhead line to the pierhead line. Preliminary work is authorized.

NOTT AV, ETC.—Sewers in NOTT AV, from Van Dam st to Hulst st; in ANABLE AV, from Van Dam st to Hulst st; and in HULST ST, from Nott av to Anable av. Preliminary work is authorized.

HAMILTON ST—Regulating and grading from Paynter av to Webster av. Preliminary work is authorized.

VAN DAM ST—Regulating and grading from Thomson av to Greenpoint av. Referred back to the Borough President.

9TH AV—Paving with asphalt block, from Jackson av to Graham av. Preliminary work is authorized.

GOODRICH ST—Regulating and grading from Ditmars av to Flushing av and vesting title in the city bet the same points. Both adopted.

NORMAN ST—Grading, etc., from Wyckoff to Myrtle av, and vesting title in the city on Apr. 1. Both adopted.

SUMMERFIELD ST—Regulating and grading, and vesting title in the city on Apr. 1, 1912, from Wyckoff av to Myrtle av. Adopted.

14TH AV—Paving with asphalt, from Broadway to Jamaica av. Adopted.

SEWERS—In HANCOCK ST, from Webster av to the crown north of Pierce av; WASHINGTON AV from Hancock st to the Boulevard; PIERCE AV, from Hancock st to Boulevard. Adopted.

HIGHWAYS—Report of the Committee, consisting of the Presidents of the Boroughs of Queens and Brooklyn and the Comptroller, recommending that the resolution adopted July 27, 1911, relative to the rebuilding and repairing of certain highways in the Borough of Queens and designating the kind of pavement to be used, etc., be amended by substituting upon Broadway a bitulithic concrete upon macadam foundation (Topeka Sterling specifications) and with bitulithic concrete laid under the patents of the Warren Bros. and with bitulithic concrete laid under the patents of the Amiesite Co. Adopted as amended.

RICHMOND.

RIDGEWOOD PL—Laying out, from Castleton av to Forest av, to be 60 ft in width. Adopted.

UNNAMED (BOYD) ST—Proposed area of assessment in the matter of amending the proceeding for acquiring title to an UNNAMED (BOYD) ST, extending from the north terminus of Gray st to Gordon st; and, to GRAY ST, from Hudson st to the unnamed street. Laid over for three weeks.

HANNAH ST, ETC.—Closing and discontinuing HANNAH ST and MINTHORNE ST, and changing the grade of ARRIETTA ST bet the Staten Island Rapid Transit Railroad and the unnamed street west therefrom. Public hearing on March 21.

WADSWORTH AV—Discontinuing the proceeding for acquiring title from Tompkins av to New York av. Laid over for three weeks.

CROCHERON ST—Rule and damage maps prepared in the proceeding for acquiring an easement for sewer purposes in CROCHERON ST, and along NORTHFIELD DITCH, from Richmond av to Blackford av. Approved.

JEWETT AV—Curbing, flagging and guttering the east side, from a point about 350 ft south of Maine av to Richmond turnpike, and constructing a culvert inlet. Referred back to the Borough President with the suggestion that, before the work is carried out, title to the street should be acquired.

GRADE CROSSINGS—Report of the Committee, consisting of the President of the Borough of Richmond, the Corporation Counsel and the Chief Engineer of the Board, to which on December 14, 1911, was referred the report of the Chief Engineer relating to the proposed distribution of the expense of eliminating the grade crossing of the tracks of the STATEN ISLAND RAILWAY CO. and the AMBOY RD, near Huguenot station. Referred to the Corporation Counsel.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Cor-

poration Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

Board of Estimate.

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on Feb. 15, at 10.30 A. M., the following proposed public improvement will be considered:

WEST 8TH ST, CONEY ISLAND—Extend, to the public park about 200 ft south.

By the Board of Assessors.

320 BROADWAY, MANHATTAN,
PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, for examination. All persons whose interests are affected, and who are opposed to the assessments must file their objection, in writing, with the Secretary of the Board, at the above address, on or before March 5, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto:

MANHATTAN.

40TH ST—Reconstructing sewer under pier at the foot of 40TH ST, North River. Area of assessment: Blocks 685, 707 to 711, 733 to 737, 759 to 763, 785 to 789, 811 to 815, 1050, 1069, 1088 and 1107. List 2175.

NORTHERN AV—Sewer, bet 181st and 190th st. Area of assessment: Block 2179. List 2231.

BRONX.

BELMONT AV.—Regulating, grading, etc., bet East 175th and East 177th sts. List 1307.

BECK ST—Paving and curbing bet Prospect and Leggett avs. List 2223.

NOTE—The area of assessment in each of the above Bronx proceedings extends to within half the block at the intersecting streets.

QUEENS.

14TH AV.—Regulating, grading, etc., bet Newtown rd and Grand av, 1st Ward. List 2210.

13TH AV—Regulating, grading, etc., bet Jamaica and Grand avs, 1st Ward. List 2216.

NOTE—The area of assessment in each of the above Queens proceedings extends to within half the block at the intersecting streets.

RICHMOND.

LAFAYETTE AV—Regulating, grading, curbing and paving bet Hatfield av and Hatfield pl, 3d Ward. The area of assessment extends to within half the block at the intersecting streets. List 2217.

TOWN OF GRAVESEND, BROOKLYN.—On Feb. 27, at 11 a. m., at 320 Broadway, Manhattan, the Board of Assessors will meet to make the annual apportionment and assessment required for local improvements in the former town of Gravesend, County of Kings, under the provisions of chapter 118 of the Laws of 1892, as amended by chapter 171 of the Laws of 1893, at which time and place all parties interested in the lands to be affected by any such apportionment and assessment shall be entitled to be heard before said Board upon the questions of such apportionment and assessment. The proposed apportionment and assessment are now open for inspection.

By the Supreme Court.

EXAMINATION OF COMMISSIONERS.

EAST 190TH ST, BRONX—Acquiring title to the lands, etc., required for opening and extending EAST 190TH ST (St. James av) from Jerome av to Creston av, 24th Ward. Edw. J. McDonald, commissioner of estimate and assessment, in place of Timothy E. Cohalan, resigned, will attend Special Term, part 2, Supreme Court, on Feb. 19, to be examined as to his qualifications by any one interested.

LYVERE ST, ETC., BRONX—Acquiring title to the lands, etc., required for opening and extending LYVERE ST, bet Zerega av and West Farms rd, 24th Ward; FULLER ST, bet Zerega av and Seddon st, 24th Ward; BUCK ST bet Zerega av and 7th st, 24th Ward; MACLAY AV, bet Parker st and West Farms rd, 24th Ward; STEARNS ST, bet Glover st and Parker st, 24th Ward; DORSEY ST (Carroll la or pl), bet Zerega av and 7th st, 24th Ward. Max Bendit, commissioner of estimate in the above proceeding in place of Robt. C. Wood, resigned, will attend Special Term, part 2, Supreme Court, on Feb. 19, to be examined as to his qualifications by any one interested.

BRITTON ST, BRONX—Acquiring title to the lands, etc., required for opening and extending from Bronx Park East to White Plains rd, 24th Ward. Ernest Hall, Jas. F. Donnelly and Albert Kraemer, commissioners of estimate and assessment in the foregoing proceeding, will be examined as to their qualifications in Special Term, part 2, of the Supreme Court, on Feb. 16.

HAVILAND AV, ETC., BRONX—Acquiring title to the lands, etc., required for opening and extending HAVILAND AV, from Virginia av to Zerega av; of BLACKROCK AV, from Virginia av to the bulkhead line of Westchester Creek; of CHATTERTON AV, from Virginia av to the

bulkhead line of Westchester Creek; and of WATSON AV, from Clason Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek, 24th Ward. Louis D. Gibbs, commissioner of estimate and assessment in the above proceeding in place of Wm. E. Morris, resigned, will attend Special Term, part 2, of the Supreme Court, County Court House, Manhattan, on Feb. 21, to be examined as to his qualifications by any one interested.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court, Queens County Court House, Long Island City, on Feb. 20, at opening of court, to be examined as to their qualifications by anyone interested:

GRAHAM AV (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Jackson av to Vernon av, 1st Ward. Jas. H. Quinlan, commissioner of estimate and assessment in place of Jas. J. Conway, resigned.

VAN DEVENTER AV (Unofficial name), QUEENS.—Acquiring title from Old Bowery Bay rd to 2d av, 1st Ward. Samuel J. Campbell, commissioner of estimate and assessment in place of Jas. J. Conway, resigned.

FINAL REPORTS.

The commissioners of estimate and assessment in each of the following proceedings will present their final reports, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Long Island City, to-day, at 10.30 a. m.

HARRIS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Jackson av to Vernon av, 1st Ward. Jas. T. Olwell, Geo. W. Pople and Jas. W. Tredwell, commissioners.

HEBERD AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Flushing av to Fresh Pond rd, 2d Ward. Harry R. Gelwicks and Frank E. Losee, commissioners.

The final reports of the commissioners in each of the following proceedings will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Long Island City, on Feb. 10, at the opening of Court:

HIGH ST (unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Bielby st to Maspath av, 2d Ward.

STOCKHOLM ST.—Acquiring title to the lands, etc., required for opening and extending STOCKHOLM ST, bet the borough line and Woodward av, 2d Ward, as amended by an order of the Supreme Court of Sept. 30, 1910, and entered in the County Clerk's office on Oct. 4, 1910, so as to apply to Stockholm st from the borough line to Woodward av, as shown upon Section 15 of the Final Maps of the Borough of Queens, as adopted by the Board of Estimate and Apportionment on May 21, 1909.

VAN ALST AV (unofficial name)—Acquiring title to the lands, etc., required for opening and extending from Hoyt av to Winthrop av, 1st Ward, Queens, as shown on a map or plan adopted by the Board of Estimate and Apportionment on June 23, 1905, and approved by the Mayor July 11, 1905 and as amended by an order of the Supreme Court, Second Department, November 2, 1910, and entered in the office of the Clerk of the County of Queens on December 5, 1910, in accordance with the resolution adopted by the Board of Estimate and Apportionment on April 24, 1908.

MAGENTA ST, BRONX—Unofficial street name. Acquiring title to the lands, etc., required for opening and extending from White Plains rd to Colden av; also, BARTHOLDI ST, from White Plains rd to Bronxwood av; both in the 24th Ward. The final report of J. H. Coggin, Jean Weil and Wm. Garrow Fisher, commissioners, will be presented, for confirmation, to Special Term, part 3, of the Supreme Court, on Feb. 15, at 10.30 a. m.

By Comm'rs of Estimate & Assessment.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

TUESDAY, FEB. 13.

PARKER ST OR AV.—From Protectory av to Wellington av, Bronx. At 4 p. m.

BEACH AV.—Bet Gleason av and Bronx River av, Bronx. At 1 p. m.

CASTLETON AV.—From Richmond av to Jewett av, Richmond. At 3 p. m.

GARFIELD ST.—From West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av, Bronx. At 3.15 p. m.

BRIDGE AT HIGHERIDGE.—Across the Spuyten Duyvil and Port Morris Railroad on the line of Depot pl, Bronx. At 11 a. m.

HAVEMEYER AV.—Bet Lacombe and Westchester avs, Bronx. At 2 p. m.

OAK AV.—From 17th av to West st, Queens. At 12 m.

BROAD ST.—From Pacific st to Borden av, Queens. At 3 p. m.

EAST 210TH ST.—From Jerome av to Wayne av; WAYNE AV and TRYON AV, from Reservoir oval to Gun Hill rd, Bronx. At 3 p. m.

SENECA AV.—From Hunts Point rd to Bronx River. At 3.45 p. m.

WEDNESDAY, FEB. 14.

FORT GEORGE SEWER.—From Amsterdam av to Harlem River, Manhattan. At 2.30 p. m.

WEST 235TH ST.—From Spuyten Duyvil parkway to Riverdale av; WEST 236TH ST, from Cambridge av to Riverdale av; CAMBRIDGE AV, from West 234th st to West 236th st, Bronx. At 3.30 p. m.

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64th Annual Statement United States Branch Statement 31st December, 1911

REAL ESTATE.....	\$1,574,516.12
U. S. GOVERNMENT 4 PER CENT. BONDS.....	228,260.00
STATE & CITY BONDS & R.R. STOCKS & BONDS.....	5,112,480.00
BOND & MORTGAGE LOANS.....	3,337,278.5
BANK BALANCES AND ALL OTHER ASSETS.....	3,531,986.40

Total Assets (value as at 31 December, 1911)..... \$13,784,520.57

UNEARNED PREMIUMS AND ALL OTHER LIABILITIES..... 9,302,531.97

Surplus..... \$4,481,988.60

DIRECTORS IN NEW YORK.

- CHARLES H. MARSHALL..... Chairman
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- EDMUND D. RANDOLPH..... THATCHER M. BROWN.
- HENRY W. EATON, Manager..... GEORGE W. HOYT, Deputy Manager
- J. B. KREUER, Jr., Assistant Deputy Manager.
- T. A. WEED, Agency Superintendent.

BROADWAY.—From its present terminus south of Elizabeth st southwest in a straight line of Mersereau av, joining said avenue at an angle of about 85 degrees. At 2 p. m.

HOUGHTON AV.—From Bolton av to the bulkhead line of Westchester creek; QUIMBY AV, STONY AV, HERMANY AV and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester creek, Bronx. At 9.30 a. m.

THURSDAY, FEB. 15.

ROSEDALE AV, COMMONWEALTH AV, ST. LAWRENCE AV, bet Westchester av and West Farms rd, Bronx. At 11.45 a. m.

EAST 217TH ST.—From White Plains rd or av to Oakley st or av (formerly Ash av), Bronx. At 10.30 a. m.

4TH AV.—From Monroe av to Tompkins av, Richmond. At 3 p. m.

BLONDELL AV.—From Barlow st to Westchester av, Bronx. At 12 m.

THERIOT AV.—From Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd, Bronx. At 1 p. m.

THROGS NECK BOULEVARD.—From Eastern boulevard to Shore drive. At 3 p. m.

WHITE PLAINS RD.—Bet a point near Old Unionport rd and a point near Thwaites pl, Bronx. At 3 p. m.

FRIDAY, FEB. 16.

TARGEE ST.—From Broad st to the junction of Fingerboard rd and Richmond rd, Richmond. At 3 p. m.

By Com'rs. of Estimate and Assessment.

MANHATTAN.

BUENA VISTA AV, ETC.—Acquiring title to the lands, etc., required for opening and extending BUENA VISTA AV, from its junction with Haven av at or near West 171st st to West 176th st; of WEST 172D ST, from Fort Washington av to Buena Vista av, and of WEST 173D ST from Fort Washington av to Buena Vista av, 12th Ward. W. T. Emmet and Abel C. Thomas, commissioners of estimate in the

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11-15 East 24th St., New York

above proceeding, have completed their estimate of damage; and all persons opposed to same must file their objections, in writing, with the commissioners, at 90 West Broadway, on or before Feb. 23; and they will hear all such parties, in person, on Feb. 26, at 2 p. m.

W. T. Emmet, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to same must file their objections, in writing, with the commissioners, at 90 West Broadway, on or before Feb. 23; and he will hear all such parties, in person, on Feb. 27, at 2 p. m.

SEDGWICK AV. BRONX—Acquiring title to the lands, etc., required for opening and extending from Jerome av to a line bet the 23d and 24th Wards, at West 169th st, where not already acquired in the 23d Ward. Peter L. Mullaly, John Gibson, Sr., and B. Hartman, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 23; and they will hear all such parties, in person, at the same address, on Feb. 26, at 3 p. m.

Peter L. Mullaly, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, on or before Feb. 23; and they will hear all such parties, in person, on Feb. 27, at 2 p. m.

EAST 207TH ST. BRONX—Acquiring title to the lands, etc., required for opening and extending from Woodlawn rd to Perry av, 24th Ward. Gerald J. Barry, S. H. Kanner and Philip Emrich, commissioners of estimate, have completed their estimate of damage; and all such parties in person, on Feb. 28, at 11 present their objections, in writing, to the commissioners at 90 West Broadway, Manhattan, on or before Feb. 26; and they will hear all such parties in person, on Feb. 28, at 11 a. m.

Gerald J. Barry, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to same must present their objections, in writing, to the commissioner, at 90 West Broadway, on or before Feb. 26; and he will hear all such parties, in person, on Feb. 29, at 11 a. m.

ELY AV. QUEENS—Acquiring title to the lands, etc., required for opening and extending from Nott av to Grand av, 1st Ward. The commissioners of estimate in the above proceeding have completed their estimate of damage, and all persons opposed to the same must file their objections, in writing, with Harrison S. Moore, Luke Otten and Otto Hessler, commissioners, Municipal Building, Long Island City, on or before Feb. 26; and they will hear all such parties, in person, on Feb. 28, at 2 p. m.

Harrison S. Moore, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to same must file their objections, in writing, with the commissioner in the Municipal Building, Long Island City, on or before Feb. 26; and he will hear all such parties, in person, on Feb. 29, at 2 p. m.

PROSPECT AV. QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Metropolitan av to Putnam av, 2d Ward. Geo. A. Gregg, Edw. Duffy and Edw. de F. Smith, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, Municipal Building, Long Island City, on or before Feb. 28; and they will hear all such parties, in person, on March 1, at 2 p. m.

Geo. A. Gregg, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at the Municipal Building, Long Island City, on or before Feb. 28; and he will hear all such parties, in person, on March 4, at 2 p. m.

(Continued on Page 292.)

THE TARGEET STREET CASE.

The Assessment Area to be Enlarged—Importance of the Improvement.

Taxpayers residing in the Second and Fourth Wards of the Borough of Richmond who have been remonstrating to the Board of Estimate against the heavy assessments that have been laid for the extension of Targee street are in a fair way to get relief. The petitioners, who exceed one hundred in number, alleged that the assessments in some cases amounted to confiscation and asked that the area of assessment be enlarged or else that a portion of the cost be placed upon the city or the borough.

The condemnation proceeding was authorized on July 2, 1909. It relates to a little over 1½ miles of Targee street, which is laid out with a width of 75 feet. The new street includes within its lines streets of lesser width which have been known as Garden street, Simonson place and Danuba avenue, and is planned to extend from Broad street to the junction of Fingerboard road with Richmond road. A new development has just been started at the junction point called "Fingerboard Terrace," by a St. George building and realty corporation. Two frame houses have been finished and four are being completed.

Title to a portion of the new street

was vested in the city last April, in order to provide for a sewer. The preliminary report of the commissioners of estimate and assessment, which was filed on November 21, 1911, shows that the proceeding relates to an area of 689,390.06 square feet, that 29 frame buildings and a number of sheds fall largely or wholly within the street lines, that seven other buildings will be slightly damaged, and that the total awards proposed aggregate \$96,058.18, of which amount \$54,476.64 represents the allowance for buildings.

The assessment district comprises 1,286 parcels, which are to be assessed at rates ranging from about \$400 per city lot fronting upon the new street to about \$5 at the outskirts of the area of benefit, the former rate having been determined on the basis of placing 70 per cent. of the total expense upon the property within a distance of about one-half of the estimated value of the land after the improvement shall have been made.

Chief Engineer Lewis to whom the petition was referred for a report by the Board of Estimate came to the conclusion that the objections of the petitioners to the assessment were in many cases well founded, and in view of this and of the further fact that Targee street is the first to be opened in the territory which it traverses, and therefore benefits a large area, he advised that the area of assessment be made to include all the lands within one thousand feet of the new street.

The Board of Estimate has adopted this recommendation and appointed a hearing for March 7.

Men who signed the petition say that the opening of this street is a general improvement, benefiting the whole of the eastern shore of Staten Island and especially benefiting those parts of the Second and Fourth Wards lying south of the terminus at the Fingerboard road and west of the Richmond road or Van Duzer street. This new road makes a straight driveway for the owners of these properties to Stapleton and to the business centre of the Island and enables them and all drivers of vehicles to avoid the Richmond road from Fingerboard road to Broad street. Richmond road, from Fingerboard road to Broad street is extremely narrow, has sharp turns and is occupied by a trolley line. It has heretofore been the main artery of travel from the eastern shore to the outlying portions of Staten Island, including Dongan Hills, Grant City, New Dorp and Richmond. Targee street will take its place from Fingerboard road to Broad street. The whole of this outlying territory will be highly benefited by the opening of the new highway. The benefit of the same as a highway will be essentially one for the through traffic and to compel property owners owning the adjacent properties to pay the whole expense is extremely unjust.

Bronx Board of Trade Against a Separate County.

A special meeting of the North Side Board of Trade was held on Wednesday evening to discuss Bronx County. The Board, in previous years, opposed the proposition but George Price and other county advocates believed there had been a change of sentiment. After a motion to reconsider the previous action had been adopted, Olin J. Stephens, a former president, offered a motion endorsing the county project. Each speaker was limited to 10 minutes. Before the formal debate former Judge Ernest Hall, who offered the motion to reconsider, said he did so simply to afford a fair hearing. "But," said he, "suppose the board should approve, after having several times gone on record against the proposition—what good will it accomplish. Such a resolution would influence no one and would make us the laughing-stock of The Bronx."

Remarks in favor of the new county were made by Olin J. Stephens, Cornelius J. Early, Arthur Arctander, James A. Donnelly, J. Homer Hildreth, Louis O. Van Doven, J. Phillip Van Kirk, Charles D. Steurer, Edward R. Koch, Julius D. Tobias, Richard Lawrence, George Price.

Those who spoke in opposition were Albert E. Davis, ex-Judge Ernest Hall, John S. Steeves, Wm. Duncan Cameron, William D. Peck, John De Hart, James L. Wells, J. Clarence Davies, J. Harris Jones, William D. Coakley.

The roll call showed 43 against to 39 in favor of Bronx County and the Stephens' resolution was thereupon declared lost.

—The Metropolitan Museum of Art has outgrown its present heating facilities, so a new equipment will be put in at a cost of more than \$300,000. Bids will soon be advertised for.

REAL ESTATE NEWS.

The Week's Brokerage, Sales, Leases and Public Auctions.

Activity in Manhattan Centered Largely in the Midtown District, Where Some Valuable Sites Changed Hands—Suburban Lots First in the Trading in Brooklyn—Small Bronx Budget.

The total number of sales reported in this issue for Manhattan and the Bronx is 48 of which 18 were below 59th street and 13 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 47, of which 17 were below 59th street, 19 above and 11 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 116 and in the Bronx 103. The total amount was \$8,600,694.

The amount involved in auction sales this week was \$788,160 and since January 1st \$4,570,416.

Much Sold House Again Changes Hands.

Dr. G. A. Bonchur, a French physician, has bought from E. L. Davis through S. B. Goodale & Perry, the four-story dwelling at 107 West 69th street on lot 20 x 100. The buyer will occupy the house as a residence and office.

This is the third sale of the property within a short time, it having figured recently in both sales and exchanges.

New Dwelling for Carnegie Hill.

Pease & Elliman have sold for the Ursuline Convent of St. Teresa to a prominent New Yorker the property at the northwest corner of Park avenue and 93d street. The site measures 64 x 100 and is covered with old buildings. The buyer will build two modern residences on the site, one for his own use and one for another member of his family. The parcel has been held at \$175,000.

Luman W. Johnson.

Minutes of a special meeting of the Board of Governors of the Real Estate Board of Brokers of the City of New York, held Saturday, February 3, 1912.

Whereas, It is our sad duty to record the death on February 2d of Luman W. Johnson, a member of the Board; be it

Resolved, That the Real Estate Board of Brokers of the City of New York recognize in the business life of Luman W. Johnson a leader in thought and action, a man of principle and integrity, justly esteemed for his high character and devotion to duty. And be it further

Resolved, That we respectfully present to his family our heartfelt sympathy for her in her bereavement. And be it further

Resolved, That a copy of these resolutions be spread upon the minutes and a copy thereof engrossed and presented to his family and a copy sent to the Record and Guide.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

HENRY ST.—Biloon & Ostroff sold to Henry Cohen 304 Henry st, a 5-sty tenement, on lot 24x96.1, between Scammel and Jackson sts.

PERRY ST.—Francis E. Krueger sold for the Misses Hill the dwelling 36 Perry st, on a lot 20.10x95.

ST. MARK'S PL.—Lowenfeld & Prager resold, through Pierre M. Clear & Co., 105 and 107 St. Marks pl, two 5-sty tenements on plot 37.6x97.10, to Jacob Reitman.

STANTON ST.—David Chenken sold to Emanuel Neuman 36 and 36½ Stanton st, two 6-sty tenements, on plot 57x100.

4TH ST.—Horace S. Ely & Co. sold for the heirs of Dr. Samuel Hall to Maurice and Harris Mandelbaum the southeast corner of West 4th and West 10th sts, twelve 3 and 4-sty old buildings on plot 110x161. The property is directly in the line of the proposed extension of 7th av.

19TH ST.—The estate of Eeely R. Budd sold 323 West 19th st, a 3-sty dwelling, on lot 20.10x92.

25TH ST.—The Rome Metallic Bedstead Company, which recently leased for 21 years the new 8-sty structure at 418 to 426 West 25th st, with an option to purchase, bought the property from the McKeon Realty Co. through Colin M. Eadie, of James N. Wells' Sons. Through the same brokerage firm the bedstead company leased the 4 upper floors in the structure to Isaac H. Blanchard & Co., printers and lithographers, for a term of 21 years, at an aggregate rental of about \$400,000. The Souvenir Post Card Co., a subsidiary to the company, will occupy a portion of the space leased.

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BROOKLYN**

27TH ST.—N. A. Berwin & Co. sold for William S. White and others to Sanford and Green the two flats at 115 and 117 East 27th st, on a plot 33.4x98.9.

29TH ST.—M. & L. Hess sold for Simon Fink to the Realty Holding Co. 158 and 160 West 29th st, an old 5-sty building, on plot 50x98.9, for several years occupied by the Long Acre Athletic Club, for about \$115,000. The buyer will erect a 12-sty loft building on the site.

29TH ST.—Cadler, Nassoit & Lanning sold for Martin H. Offinger the 4-sty loft building 301 and 303 East 29th st, on plot fronting 50.8 ft. and extending back 35.6 ft. to old Maria st. The same brokers also sold for John Isaacs the three 4-sty tenements adjoining on the east, and known as 303, 305 and 307 East 29th st, each on a lot 20 ft. wide. The buyer is eGeorge K. Hinds.

34TH ST.—The Cross & Brown Co. sold for the Bloodgood estate 51 East 34th st, between Madison and Park avs, a 4-sty dwelling on lot 25x100, to the American-Japan Silk Co. The buyer will alter the dwelling for business purposes.

51ST ST.—C. Martin Whitman sold 44 East 51st st, a 5½-sty dwelling, on lot 15x100, to the New York Central Railroad for about \$63,000. The buyer will use this dwelling in connection with the twenty other dwellings recently purchased for the building of a loop for suburban trains at the Madison av side of the terminal.

57TH ST.—Henry D. Winans & May sold for Mrs. Louis Demuth 111 West 57th st, a 4-sty dwelling on lot 20x100.5.

59TH ST.—John Montgomery sold 226 East 59th st, a flat on plot 28.6x100, for Julius Kastner. The property is at the terminal of the Queensboro Bridge.

BROADWAY.—The Willard S. Burrows Co. sold for Felix Isman to the Childs Co. for about \$200,000 1439 Broadway, a 4-sty building, on lot 21x61, adjoining the Broadway Theatre. The property adjoins the plot formed by 1437 Broadway and 143 and 145 West 40th st, which was leased for the Kinney estate to the Childs Co. The Kinney estate plot will immediately be improved with a new building, the lower part to be occupied by the Childs Co. Possession of 1439 Broadway will not be obtained until 1920, when an addition will be built.

BROADWAY.—Leopold Weil and Adolph Meyer sold for the estate of Charlotte M. Goodridge to the Crosstown Realty Co. of Philadelphia the Marlborough Hotel property at the northwest corner of Broadway and 36th st. The property has a frontage of 167.6 ft. on Broadway and a depth of 159.4 on 36th st. The buying company is composed of Samuel Snellenberg, S. M. Bloch and Harry N. Nathanson. The deal also included the sale of the lease held by the Sweeney-Tierney Hotel Co., which has 37 years yet to run. For the present the hotel will be maintained as it now is, under the same management, but additional stores will be installed on the ground floor. It is rumored that the property will eventually be used as a site for a large department store.

THIRD AV.—Pierre M. Clear & Co. sold for Francis A. Gotz 397 3d av, a 3-sty building, on lot 19.6x70, to Alfred and Robert S. Lehman, who own the adjoining property at the northeast corner of 27th st.

5TH AV.—The Martin Holding Co., C. Grayson Martin, president, bought from the est of Mrs. Louis T. Hoyt the northwest corner of 5th av and 36th st, a 4-sty dwelling on a plot with a frontage of 31 ft on the avenue and a depth of 125 ft on the street with a small L in the rear and containing about 5,200 sq ft. The price paid was about \$1,000,000. About 25 years ago Mr. Martin made an offer of \$200,000 for this property. The site will probably be leased

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to one tenant. Clark T. Chambers was the broker. This is one of the few remaining corners in this part of the avenue available for improvement.

Manhattan—North of 59th Street.

63D ST.—Senior & Stout resold for a client 112 West 63d st, a 5-sty flat, on lot 25x100, to Alexander Brennan, represented by the Duross Company. This is the second sale of the property by Senior & Stout within a month.

64TH ST.—Senior & Stout, Inc., resold for Eliphalet Davis 142 West 64th st, a 4-sty dwelling, on lot 18x100.

69TH ST.—H. C. Senior & Co. sold for the Felt Construction Co. the 4-sty dwelling at 107 West 69th st on a lot 20x100, to a Mr. Davis. The property was taken recently in trade by the seller from Aaron Coleman.

74TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Mary Goldberg 157 East 74th st, a 3-sty dwelling, on a lot 17x102.2.

78TH ST.—William Wolff's Son sold for a client to Herman Willeg, a Western investor, 166 East 78th st, a 5-sty double flat, on lot 25x102.2.

107TH ST.—John Reid sold for K. Hildenbrand 10 and 12 West 107th st, two 5-sty flats, on plot 50x100.11.

140TH ST.—Benjamin B. Marco sold to John R. Glead the two 6-sty apartment houses at 59 to 63 West 140th st, on plot 75x100.

158TH ST.—Bert G. Faulhaber & Co. sold for Jacob Aaron to the Lamer Moor Realty Co. the vacant plot, 50x100, on the south side of West 158th st, 275 ft. east of Broadway. A 6-sty non-elevator apartment will be built on the site.

AMSTERDAM AV.—William Cruikshank's Sons sold for Wilhelmina B. Hartung 308 and 310 Amsterdam av, two 5-sty flats, on plot 50x100, to Frank Bradley. The buyer now owns a plot 100x212 at the southwest corner of 77th st and Broadway, upon which he will build an apartment house.

LEXINGTON AV.—Leon S. Altmayer sold the 4-sty flat 1641 Lexington av, between 103d and 104th sts, on lot 25x100.

LENOX AV.—John Jacob Astor sold to Max Marx the 1-sty taxpayer at the southeast corner of Lenox av and 130th st a plot fronting 100 ft. on Lenox av and 80 ft. on 130th st. The parcel is the only holding of John Jacob Astor in this block. A few years ago he put up the building which contains nine stores.

MORNINGSIDE AV.—The Ruland & Whiting Co. sold for John H. Judge, as attorney for Mrs. Cornelia C. Chapin, the 5-sty factory building, on plot 50x100, at the northwest corner of Morningside av and 124th st, to the Amsterdam Grocery Co.

WEST END AV.—Rosamond Woolf sold to Julius Tishman 832 West End av, a 5-sty dwelling, on lot 15.11x100, through Kantrowitz & Levis. The buyer owns the adjoining parcel at the southeast corner of 101st st and now has a plot with a frontage of 116.10 ft. on the avenue and 100 ft. in the street. A 12-sty apartment house will be built on the site.

Bronx.

SIMPSON ST.—W. Wilson and E. Tisch sold for the Podgur Realty Co. 965 Simpson st, a 5-sty flat, on plot 42x110.

TIFFANY ST.—Kurz & Uren sold for Dr. Nelson Smith, Jr., the plot of four lots at the southeast corner of 167th and Tiffany sts.

138TH ST.—Kurz & Uren, Inc., resold to the Helena Realty Co. the two 6-sty apartment houses at 763 and 767 East 138th st, each on plot 37.6x100. The same brokers sold these houses for Adolf Seis 3 weeks ago.

163D ST.—L. M. Mosauer & Co. sold for the Broadway-Cathedral Parkway Co., Johnson & Kahn, the block front in the north side of 163d st, from Kelly to Tiffany st; a plot 200x125, to the Newport Realty Co., Ignatz Roth, president, for improvement, with four 5-sty flat houses. The plot has been held at \$100,000. In addition to this transaction the Broadway-Cathedral Co. sold in the west side of Kelly st, the plot 175x100, 125 ft. north of 163d st, to two builders, each of whom will build two 5-sty apartments. This property has been held at \$50,000.

163D ST.—H. Schmidt resold for the Kovacs Construction Co. to W. J. Coen 892 East 163d st, a 3-sty, 3-family house on lot 20x70, facing Stebbins av.

165TH ST.—J. E. Johnson & Co. sold for the Hadden Realty Co. 316 and 318 East 165th st, two 5-sty new law houses, each on plot 35.8x100.

180TH ST.—Richard H. Scobie sold for Charles Purdy, of Rosedale, N. Y., the block front in 180th st, between Boston rd and Bryant av. The property has frontages of 290 ft. in 180th st, 270 ft. on Boston rd, and 269 ft. on Bryant av and contains about 36 city lots. The residence on the property was erected 100 years ago and has been owned by the Purdy family for about 60 years.

186TH ST.—Grace L. Horton sold 458 East 186th st, a 4-sty apartment, on lot 25x100. Andrew Selkin and B. Lichtig were the brokers.

ANDREWS AV.—Julius Friend sold for Mrs. Annie E. Carroll to William D. Kilpatrick the two private dwellings, on plot 75x100, on the west side of Andrews av, about 345 ft. north of 181st st. The property is in the block immediately north of the New York University grounds.

BRYANT AV.—Harry W. Nelson resold to John H. Gabel the northeast corner of Bryant av and 173d st, a lot 25x100x41x101. The buyer will build a 5-sty flat on the site.

BELMONT AV.—Richard H. Scobie sold for the Storey Realty Co. the 4-sty apartment, on plot 44x108.5x2.6x irregular, at the northeast corner of Belmont av and 176th st.

BROOK AV.—Sharrott & Thom sold for the Beneson Realty Co. 546 Brook av, 100 ft north of 149th st, a 5-sty double flat with stores, on lot 25x100.

BOSTON RD.—J. Clarence Davies sold for Benjamin S. Halsey to the Dyre Avenue Realty Co., Luther D. Garrett, president, the Lane est farm comprising about 8 acres near the Dyre avenue station of the Westchester and Boston rd. The tract is triangular in shape and has frontages on the Boston Post rd, White Plains av and 233d st. The buying company recently acquired the Halsey est holding adjoining and are now building dwellings from plans by Jardine, Kent & Jardine.

BRYANT AV.—John H. Gabel bought from Harry Nelson the northeast corner of Bryant av and 173d st, a vacant plot 25x100x41x101. The buyer will improve the site with a 5-sty apartment house. E. Lowenthal & Sons were the brokers.

CHATTERTON AV.—Martin and Emma Schoemmel sold 2227 and 2229 Chatterton av, 2 two-family dwellings, on plot 37x108.

FOREST AV.—Victor E. Chabert sold Forest Court, a 6-sty elevator apartment house at the northwest corner of Forest av and 158th st, on plot 100x87.5. The buyer, Joseph Zelenko, gave in exchange the 6-sty new law house at 9 and 11 East 107th st, on plot 40x100.11.

KINGSBRIDGE RD.—The S. H. Raphael Co. sold for A. T. Flach the triangular plot, with residence, 163x171x100, for \$18,500, to Mr. A. McNulty.

Brooklyn

BOND ST.—Frank A. Seaver sold for James O'Connell the 6-ftmly tenement 322 and 324 Bond st, on lot 40x75.

REMSEN ST.—The Realty Associates sold 176 and 178 Remsen st, two 4-sty office buildings which adjoin the company's present holdings, to the Brooklyn Union Gas Company. The buyer has a combined plot 100x100 and will probably erect a tall fireproof skyscraper building on the site.

STERLING PL.—William Reitman sold the vacant lot, 25x128, on Sterling pl, 75 ft. east of Franklin av, for Christana Raur to a client for improvement.

STERLING PL.—William Reitman sold the southwest corner of Sterling pl and Albany av, a 4-sty double brick apartment wits stores, for Lucretia Moggerud to an investor for \$36,000.

TROUTMAN ST.—Charles A. Wessell sold 315 Troutman st, a 4-sty double brick cold water flat, on lot 25x100.

EAST 7TH ST.—Frederick Luppens sold for Henry Cordes 6 lots on East 7th st, near Av K.

9TH ST.—G. W. Snyder & Son sold for Mrs. Moller the 2-sty dwelling at 366 9th st, between 5th and 6th avs, on lot 20x100.

BAY 13TH ST.—Frank A. Seaver sold for A. G. Gulliksen to an investor 8637 Bay 13th st, Bath Beach, a 2-family brick dwelling.

BAY 13TH ST.—William G. Morrissey sold for the Cropsey Realty Co. 5 1-family houses on the northeast corner of Bay 13th st and Cropsey av to an investor.

EAST 14TH ST.—Frederick Luppens sold for Harry A. Schmidt 2 one-family cottages on East 14th st, Oak Crest.

55TH ST.—Percy L. Fox resold 147 55th st to Patrick Fox.

S1ST ST.—W. G. Morrissey sold for Edward A. Soper to Nathan Edison the vacant plot 60x100 on the north side of S1st st, 120 ft. east of 20th av.

ATLANTIC AV.—William Reitman sold to Peter Weidig a plot 50.8x112.7x irregular on the south side of Atlantic av, 50 ft. east of Milford st, East New York, for \$7,000, to E. Quigg.

BEDFORD AV.—William Reitman sold for Margaret Lynch the property on the west side of Bedford av, near St. John's pl, a 4-sty double apartment house, on plot 32.9x97, to Charles Goldenberg, of Manhattan.

BEDFORD AV.—William Reitman sold for Emerd Kumpwald, of Kingston, N. Y., to William Rave the 4-sty apartment on the west side of Bedford av, 32.9 ft. north of Degraw st, now Lincoln pl. The buyer gave in exchange property on the south side of St. John's pl, between Troy and Schnectady avs, a 4-sty double apartment house.

BAY RIDGE AV.—Frank A. Seaver sold for George W. Averell 9 lots at the northeast corner of Bay Ridge and Stewart av.

CENTRAL AV.—William Reitman sold for Peter Weidig two buildings on the northwest side of Grove st and Central av, one 3-sty brick and frame and one 2½-sty brick and frame building, on lots 25x100 and 25x75, respectively, to E. Quigg.

EAGLE AV.—William Reitman sold for the Wilks Realty Co. the apartment with stores at the northeast corner of Eagle av and 161st st to a Manhattan investor for \$42,000.

MARCY AV.—Studwell & Burkhard sold 630 Marcy av, a 2-sty frame house for Anna A. Pearce to Marie Decker.

MONTAUK AV.—Ernst & Cahn sold for Nathan Kaplan the one-family dwelling, on lot 17.6x100, at 301 Montauk av.

MYRTLE AV.—William Reitman sold the three 4-sty double brick buildings on the south side of Myrtle av, 250 ft. east of Nostrand av, each on lot 25x100, for M. Lawler and another of Newburgh, N. Y.

NEW KIRK AV.—Leonard D. Hosford bought from the New Kirk Garage and Taxicab Co. the new 50-car garage at the corner of New Kirk av, and Brighton Beach rd.

RUTLAND RD.—Charles A. Wessell sold for Alfred Muller 67 Rutland rd, a 3-sty brick dwelling, on lot 20x100.

WILLOUGHBY AV.—Studwell & Burkhard sold 505 Willoughby av, a 3-sty brownstone dwelling, for the estate of W. Morris to E. Schwartz for occupancy.

3D AV.—Percy L. Fox resold 5014 3d. av for Wolf Abramowitz to Max Klipper.

8TH AV.—Henry Pierson & Co. sold for James Hanan the 4-sty dwelling at 63. 8th av, near Berkeley pl, on lot 22.6x100.

22D AV.—W. G. Morrissey sold for William H. Fleming the southeast corner of 22d and Benson avs, a vacant plot, 200x100, to the Brill Construction Co. The buyer will improve the site with 4-sty apartments.

RUGBY—Wood, Harmon & Co. sold 1 lot on East 40th st, near Church av, to E. L. McClintock; 2 lots on Linden av, near East 37th st, to the same party; 1 lot on East 43d st, near Snyder av, to J. Norman Hunter; 1 lot on East 40th st, near Church av, to James W. Long; 1 lot on Troy av, near Linden av, to Jos. B. Keating; 1 lot on Troy av, near Church av, to Wm. L. Little; 1 lot on Snyder av, near East 46th st, to E. L. Button; 1 lot on East 45th st, near Snyder av, to E. B. Guile; 1 lot on Linden av, near East 42d st, to E. B. McDonald; 2 lots at the southeast corner of Snyder av and East 48th st, to W. B. Edwards.

NORTH RUGBY—Wood, Harmon & Co. sold 1 lot, on Utica av, near Winthrop st to W. H. Argue.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 1 lot on Coney Island av, near Av K, to Harry M. Goldsmith.

KENSINGTON—Wood, Harmon & Co. sold 3 lots on 18th av, near Gravesend av, to B. B. Fowler.

EAST MIDWOOD—Wood, Harmon & Co. sold 2 lots on Mansfield pl, near Av J, to I. L. Davis, and 2 lots on East 26th st, near Av I, to Carl Wachter, and 2 lots on Bedford av, near Av J, to Rufus C. Bowman.

Queens.

LONG ISLAND CITY.—The Uncas Manufacturing Co. bought for William H. Murphy 8 lots forming a plot 100x200 on the south side of Nott av, running through to 12th st. The buyers will build a 4-sty factory on the site.

BAYSIDE.—Richard Mold sold to William F. Fippinger of Whitestone a parcel having a frontage of 102 ft. on the north side of 19th st and 50 ft. on the east side of Bayside av.

ROCKAWAY PARK.—The Rockaway Park Realty Co. sold to George Clos for D. S. Voorhees the plot 100x100 on the southwest corner of Newport and 6th avs. The buyer will build on the plot.

FLUSHING.—John T. Watson sold to Theodore P. Brokaw, Jr., of Flushing, a parcel with frontages of 45 ft. on the east side of Lawrence st and 193 ft. on the north side of Prospect av.

WEST JAMAICA.—John C. Creveling sold to John M. Kerr of Richmond Hill a parcel having a frontage of 101 ft. on the west side of Remington av and 146 ft. on the south side of Broadway.

FLUSHING.—Burt Tueman sold to George F. Marriott of Whitestone a parcel, 50x182, on the west side of 11th av.

MARATHON PARK.—Otto Lange sold to Elizabeth B. Pepper of Douglaston, a parcel having a frontage of 130 ft. on the south side of Bay av, 130 ft. on the north side of Cedar st and 300 ft. on the east side of Regatta pl.

FLUSHING.—Howland Pell sold to John B. Campbell a parcel of several acres having a frontage of 157 ft. on the west side of the Jamaica and Flushing road and 179 ft. on the north side of the Head-of-the-Vleigh road, with a depth of 826 ft. adjoining Pell Chapel, formerly the property of the estate of W. H. Pell.

JAMAICA.—Morgan J. O'Brien and others sold to the Hillside Jamaica Home Building Co. of Manhattan a parcel having a frontage of 403 ft. on Wexford terrace and 999 ft. on Dalny road and 826 ft. on Homer Lee av, containing 6 1-6 acres.

LONG ISLAND CITY.—The Seidel Realty Co. sold for Julius Bleckwenn a parcel of land on the west side of 7th av, near Flushing av. The buyer will build a tenement on the site.

LITTLE NECK.—Congressman Thomas F. Wagner, of Brooklyn, bought from John N. Williamson a beautiful tract of 6 acres on a high wooded bluff on the northwest shore of Little Neck Bay, adjoining the property of Austin Corbin, from which there is an outlook over Huntington Bay and Long Island Sound. The buyer will probably erect a residence on the property.

JAMAICA, L. I.—August Quortrup and others sold to the Borden Condensed Milk Co. a parcel with frontages 70 ft. on the west side of Van Wyck av and 100 ft. on Bath pl.

FAR ROCKAWAY.—The Brown Realty Co. bought from the Elstone Park Realty Co. the Elstone Park Hotel, containing 125 rooms, on plot 200x350, on Mott av. The deal also includes 3 cottages just completed and several plots adjoining the hotel. The hotel was built about 3 years ago.

HOLLIS PARK.—The Hollis Terrace Development Co. sold to Augustus F. Wolf of Luzerne 6 lots at the corner of South st and Luzerne av.

Richmond.

NEW DORP.—Cornelius G. Kolff sold to Christopher and Anna Cannon of New Dorp, two lots on Winham av, for the Mayne estate.

RICHMOND HILL.—Laura E. Sinclair sold to Henry W. Ellison of Brooklyn a parcel having frontages of 150 ft on the south side of Metropolitan av and 86 ft on the east side of Lefferts avenue.

J. STERLING DRAKE sold for Charles P. Weishampel to the Swedish Home for Aged People, Clove Manor, better known as the Vanderbilt House, built over a hundred years ago by Mrs. LaBau, a daughter of Commodore Vanderbilt. This old stone mansion, 66x72, has been a landmark on the west side of the Clove Valley beyond the memory of anyone now living and is in an almost perfect state of preservation.

Suburban.

LAKE KEUKA, N. Y.—The S. H. Raphael Co. sold for Mrs. Alice Drake the Grove Springs Hotel, at Lake Keuka. The grounds include part of the lake and are improved with a 75-room hotel, 3 cottages and numerous out-

buildings. The price paid, including furnishings and equipments, was about \$55,000. The property was sold to a New York hotel syndicate, which will operate an all year round hotel and sanitarium.

MONTECLAIR, N. J.—Ernest C. Hinck, Mayor of Montclair, N. J., sold through F. M. Crawley & Brothers to Miss Eleanor Peregrine, of Montclair, a residence on the south side of Melrose av, near Clinton av, for about \$85,000.

RHINEBECK, N. Y.—William McMurtry Speer, Assistant Corporation Counsel of New York City, bought from the New York State Realty Co., of Kingston, N. Y., the Gold Mine Farm, near Rhinebeck, N. Y., for about \$100,000.

MONTECLAIR, N. J.—L. G. Benzinger, the publisher, bought a residence on South Mountain av from Mrs. E. H. Bennett for about \$75,000 through F. M. Crawley & Bros.

NORTH GREENWICH, CT.—Archibald C. Foss sold for the McGovern Est to Wm. D. Baldwin, president of the Otis Elevator Co., a plot of 50 acres at Quaker Ridge, adjoining the estates of Benjamin T. Fairchild and Dr. Frederick E. Hyde. There are several old buildings on the property which Mr. Baldwin will replace with a modern dwelling and farm buildings. He will make the place his summer home.

MADISON, N. J.—Edward P. Hamilton & Co. sold for F. Hallett Lovell, Jr., 100 acres to Marcellus Hartley Dodge, who owns a large estate adjoining.

TARRYTOWN, N. Y.—The Duross Co. and H. W. Nichols sold the northeast corner of North Broadway and McKeel av, a large residence on plot 100x200, to Dr. Archibald E. Chace, who gave in part payment a 2-family house on Pocantico st, corner Howard st, North Tarrytown, N. Y., on plot 34x130.

LAKEVILLE, L. I.—David Kraus and Louis Dowdney sold for the Penrose Realty Co. the Isaac W. Arthur farm, consisting of 151 acres, with farm buildings. This property adjoins the estates of ex-Mayor Grace, Judge Pendleton and William K. Vanderbilt, and is within a short distance of the Motor parkway.

LEASES—MANHATTAN.

LOUIS BIEL, vice-president of the United Cigar Stores Co., leased for a term of 21 years with 4 renewals the northeast corner of John and Nassau sts. The plot has a frontage of 100.4 ft. on John st and 69.7 on Nassau st, on which are two 3-sty buildings owned by George Ehret, the brewer. The lessee will probably erect a modern skyscraper on the site. The aggregate rental for the first 21 years amounts to \$800,000.

FREDERICK SOUTHACK & ALWYN BALL, Jr., leased the store, basement, 1st and 2d lots in the 12-sty building to be erected by the Fourth Ave. & 32d Street Co., at the south west corner of 32d st and 4th av, to Schwarzenbach, Huber & Co., for a term of 10 years from Feb. 1st at an aggregate rental of \$4,000. The lessees are one of the largest firms of silk manufacturers in the country and are now located at 472 Broome st.

PEASE & ELLIMAN leased for Ex-Governor Levi P. Morton the store, basement and two floors in the new 12-sty building to be erected at 681 5th av to E. P. Dutton & Co., publishers, long located on West 23d st. The property adjoins the home of Cornelius Vanderbilt between 53d and 54th sts. The lease is for a term of 21 years from Feb. 1, 1913. Pease & Elliman have been appointed agents for the new building.

THE UNITED STATES REALTY AND IMPROVEMENT CO. leased the 20th and 21st floors in 115 Broadway to the Lawyers Club, whose quarters were destroyed in the Equitable fire. The new premises will be extensively altered and decorated to meet the needs of the organization.

THE FIFTH AVENUE AND THIRTY-THIRD STREET COMPANY, in which Henry Corn is interested, leased from the estate of John Jacob Astor 1 to 13 East 33d st, old dwellings on plot 125x98.9, for 21 years, with privilege of 4 renewals for like terms. The leasing company will erect a new 12-sty store and loft building on the site. The aggregate rental for the 1st term is about \$1,000,000. Henry Corn has held a lease on the property for some years, but this has now been cancelled. It is understood that James McCutcheon & Co. have arranged to lease a part of the new structure to be used as an annex to their store.

WILLIAM HALL & SONS have leased south half of 6th floor in 634 5th av to O. Hitchins, gowns.

PEASE & ELLIMAN leased for the West Disinfecting Co. to the Knickerbocker Blueprint Co. the top loft in 2 East 42d st for a term of years.

EUGENE J. BUSHER leased for Henry Walenstein the 3-sty brick building at 2787 3d av to Michael Walker and Abraham M. Liebert; also, for the J. M. Hafen Brewing Co. the 2d loft in 2858 3d av.

LOUIS C. SCHLIEP leased the 1st loft in 122 University pl to Charles Kessel and Jules Burnstein.

HENRY TRENKMANN leased the 4th loft in the Cuyler building to E. C. Carter & Son, manufacturers of lace curtains, for a term of years at an aggregate rental of \$50,000; also, the 2d loft in 137 to 141 Madison av to W. W. Bonneau Co. and the parlor store in 29 East 20th st to J. Klaar.

GORMAN H. LENNEY leased the store in 21 West 45th st for 5 years to Mme. Allouise Hendricks; also, the 4-sty dwelling at 107 West 74th st for Mrs. Elizabeth Hafner to Ingersoll Brinkerhoff, and part of the store in 7 West 38th st to the Herbert Millinery Co.

G. W. BARNEY leased the store, basement and sub-basement in 77 Reade st to the Lynn-Beverly Shoe Co.; also to the Eck Dynamo and Motor Co. the store in 31 Warren st; also to the Pama Co. the basement in 30 Sullivan st; also to John H. Somers the 4 lofts in 93 Chambers st, extending through to 75 Reade st; also to the United States Expansion Bolt Co. the base-

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ment in 42 Hudson st; also to the Whately Exerciser Co. the first loft in 36 Vesey st.

JOHN FITZGERALD leased for Alexander Grant to J. J. Tierney the southwest corner of Broadway and 181st st, for a term of ten years, at an aggregate rental of \$46,000.

THE LOFT HOLDING CO., Aaron Coleman, president, leased the store in 143 and 145 West 29th st to A. Newman; also the first loft to Kushner & Co.

THE CHARLES F. NOYES CO. leased the store in 76 Fulton st to L. A. Corcoran & Co.; the store in 59 Broad st to Frank Griffin, and the store in 1½ Cedar st to Sessler & Bazan.

WARREN & SKILLIN leased the 6th floor in the Stock Quotation Telegraph building at 26 and 28 Beaver st to Hogins & Lee; also part of the 5th floor in the New York Law School building at 172 and 174 Fulton st to Long & Miller.

THE CROSS & BROWN CO. leased the 4-sty building at 58 East 34th st to Joseph Schwartz for a term of years. The lessee will occupy the premises for his business after alterations are made.

LEONARD J. MUHLFELDER leased for the East Thirtieth Construction Co. 15,000 ft. to Essendorf & Co. and Michaels Bros. in 129 to 135 West 29th st; also for the Trustees of the Sailors' Snug Harbor 5,000 ft. in 9 and 11 University pl to J. Weinberg & Co.; also for F. & G. Pfomm, as agents, the 3d loft in 738 Broadway; also for Richard Sidenberg 2,500 ft. in 121 Prince st; also for the Bryant Real Estate Co. the 6th loft in 150 Bleecker st to the Manhattan Braid Co.; also for Moritz Safran the 2d loft in 36 Greene st to Stark & Brachfeld; also for Henry Hirsch the 3d loft in 83 Spring st to the Star Leather Goods Co.; and for Lefferts Strebeigh the 3d loft in 96 Greene st to Gold Bros.

TUCKER, SPEYERS & CO. leased for William Waldorf Astor to Ehret & Quigley, haberdashers, a store in the Astor Court building.

MYER BONDY leased for Harry C. Hallenbeck the store and basement in 64 East 11th st to the Federal Paper Supply Co.

S. B. GOODALE & PERRY leased offices in the St. James building to Coleman, Cohen & Co., John J. Lowry, the Heron Manufacturing Co., Eugene J. Rooney, Philip E. Bacon, G. J. McCarthy, Hugo Rosendorf, Dormer & McCready, John Henle, the D. Borgia Studios and the Bronner Manufacturing Co.

DOUGLAS L. ELLIMAN & CO. leased for a term of years 51 West 49th st, a 4-sty dwelling, for George E. Wood to Admiral James E. Tol-free, who recently sold his house at 26 East 49th st; also a large double apartment from the plans in the new building being constructed at the southeast corner of 78th st and Park av by the No. 875 Park Avenue Company, Pease & Elliman agents, to Samuel M. Goldsmith, of the firm of Wm. E. Lauer & Co., bankers.

HENRY D. WIMANS & MAY leased the 4th loft in the new 12-sty loft building 53 to 57 West 36th st for a term of years for the Newtown Creek Dock Properties (Inc.) to the French Feather Novelty Co.; also in the loft building 25 West 57th st the 3d loft for a term of years for John W. Simpson to Nellie Farrell and Anna O'Connor; also the store in 17 East 59th st for Judson Lawson to the Netherland Lunch Co.

THE ERNESTUS GULICK CO. leased the store and basement in 298 5th av, at the southwest corner of 31st st, for the Mauser Manufacturing Co. to George Bernard Co., milliners.

JAMES E. BARRY & CO. leased through J. Romaine Brown & Co. from the estate of Susan B. Livingston, the Fort Tryon, a 6-sty apartment house, with stores, at the northeast corner of 180th st and St. Nicholas av, on plot 100x100.

THE GUARANTORS' REALTY CO. leased to the Mexican Commercial Co. two additional floors in the Donald building, 6th av and 32d st, for a period of 5 years, making in all 4 floors the company has taken in this building. A permanent exhibit of products of the Pan-American States, also the headquarters of the Pan American Club, will be held here.

LOUIS SCHRAG leased for Samuel Bloom the entire 4-sty building at 336 6th av to Conrad & Brooks, dealers in cloaks and suits; also for the District Realty Co. the building at 155 West 18th st to Donald Gow for a term of years.

THE CHARLES F. NOYES CO. leased for E. A. Roos to the American Kitchen Products Co. for a long term of years, from May 1 next, at \$4,000 yearly, the 8-sty building 281 and 283 Water st, corner of Dover. This building is now under lease to Evans Almiral & Co., who removed to the newly constructed building at 1 to 7 Dominick st.

FREDERICK FOX & CO. leased the 12th floor in 692 and 694 Broadway, through to 284 to 288 Lafayette st, to Harris Suspender Co.

H. C. SENIOR & CO. leased for Alice H. Killin the 3-sty dwelling 181 West 88th st to Mrs. Henry Maline, and for Susie Scott Hall the store in 428 West 125th st to Michael Gallo.

FUREY & CO. leased the store in 99 Ninth av for Angeline McElvaine to Hugh Harte for 5 years.

THE DUROSS CO. leased for Philip Rhineland the 5th and 8th lofts, containing 10,000 sq ft. in 48 and 50 West 21st st, to the Maloney Co. for a term of years.

THE CROSS & BROWN CO. leased for Hugh Dougherty, the 2nd floor in 136 West 42d st to Buckner, Inc., for a term of years.

GEORGE NEIMAN leased the 5th loft in 19 and 21 West 36th st for 5 years to Emden & Co., wall paper importers, at a yearly rental of \$3,750. Several wall paper concerns have recently located in the vicinity.

HEIL & STERN leased the 13th floor in 303 and 305 5th av to Morris Kashowitz; also the 5th loft in 14 to 18 East 32d st to M. Schiff & Brother; also the 3d loft in 49 and 51 West 24th st to Joseph Guttentag; also the 3d loft in 130 to 134 West 17th st to F. Neuggass & Co.; also the 3d loft in 682 Broadway to Wolford & Dubois; also the 6th loft in 625 Broadway to

the Nifty Clothing Co.; also the 2d loft in 143 and 145 West 29th st to Shulman & Wagner, and the 5th loft in 72 and 74 Madison av to A. Gershel & Co.

WEBSTER B. MABIE & CO. leased in 106 East 19th st the top floor to the Co-Operative Merchandising Service Co. and an office on the 6th floor to the Fleischer Ring Co.

THE CHARLES F. NOYES CO. leased for Thomas M. Martin the building at 38 Pearl st to the A. Kessel Co. for 5 years from May 1; also a floor at 3 Burling slip to Joseph Matas.

ROYAL SCOTT GULDEN leased the store in 60 West 45th st to "Senegas," hairdresser, for Frederick Fox & Co., agents, for 10 years at an aggregate rental of about \$30,000; also space in 17 and 19 West 45th st to John C. Sims, architect, and office space at the southwest corner of 5th av and 45th st to Mme. Rene, designer.

FREDERICK FOX & CO. leased the 9th loft in 117 East 24th st to William Curtis; the 9th loft in 129 to 133 West 29th st to Max Sternberg; the 8th loft in 133 and 135 West 27th st to S. Blumenthal & Co.; the 4th loft in 22 and 24 West 27th st to Julius Klaber & Co.; the 3d loft in 115 and 117 West 27th st to Fried, Gross & Co.; the 5th loft in 28 West 15th st to the R. & B. Manufacturing Co., of Cincinnati, Ohio, and the top loft in 153 to 159 West 15th st to the Mack Manufacturing Co.

MARK RAFALSKY & CO. were the brokers in the lease of the store, basement and 2 upper floors in the 4-sty building at the southeast corner of Madison av and 29th st to William Openhym & Son, reported recently. The same brokers have also leased 1½ floors in the same building to the Manhattan Shirt Co. for a term of 5 years.

PEASE & ELLIMAN leased the following private houses: 40 East 69th st for Mrs. Frank Winthrop to Orme Wilson, Jr.; 77 East 91st st for Mrs. Frederick Bronson to John W. Lapsley.

THE EST OF DAVID HAIGHT leased additional space in the office building at 156 Broadway to Bryan L. Kennelly to be used as the mailing and advertising departments of Mr. Kennelly's real estate and auction offices.

SENIOR & STOUT, Inc., leased for Ella K. Gillies the 3-sty dwelling at 137 West 63d st to Julia Lancaster for a term of years; and also for the estate of James Doris the plot 632 West 48th st to T. McKeon for a term of years.

THE CROSS & BROWN CO. leased for Phebe A. Underhill the entire building 115 West 48th st for a long term of years; also for a long term of years the entire 6th floor in the Herald Square building, 145 West 36th st, for E. W. Browning, through the Frederick Fox Co. to the Bureau of National Literature.

GOODWIN & GOODWIN leased for H. E. Bindseil the two stores in 149 Lenox av to Morris Gold and J. C. Wood respectively; also for Max Moskowitz the two stores in 27 West 123d st to the Local Laundry and S. Raffaelli respectively; also for Theresa Goldsmith to David and Sadie Bennett the store at the southwest corner of 7th av and 130th st.

OGDEN & CLARKSON leased the 4th floor in 225 to 229 West 39th st to the Kane Press; also with Edgar A. Manning, the 7th and part of the 11th loft to the Electrolytic Process Co.

THE CHARLES F. NOYES CO. leased a portion of the 12th floor of the Smith Gray building, at Broadway and Warren st, to J. B. Snook Sons for a term of years at an aggregate rental of about \$50,000; also space to the Meacham Addressing Machine Co. and Ernest P. Seelman; also offices in the Frankel building, John and Dutch sts, to Isidor Michelson, Bernard Schanfein, Louis Tamis and William Fischer.

THOMAS J. O'REILLY leased for 10 years a store in the Luxor, at the southwest corner of Broadway and 115th st, for the Paterno Brothers Construction Co. to Barrett, Nephew & Co.

DOUGLAS L. ELLIMAN & CO. leased for Robert L. Livingston, of Kountze Brothers, bankers, to Walter Trimble, president of the Bank of Savings, 122 East 80th st, a new 5-sty American basement house, on lot 18.4x100.

JAMES E. BARRY & CO. and Schmitt & Donahue leased for George Ehret to the Interborough Moving Co. Washington Hall and the adjoining buildings at the southeast corner of 167th st and Amsterdam av, on a plot 123x100x irregular.

THE WESTERN UNION TELEGRAPH CO. leased from Brill Bros. for a long term of years 168 and 170 Fulton st, which is owned by the Countess De Talleyrand-Perigord. This gives an outlet to Fulton st for the new building shortly to be erected at the northwest corner of Broadway and Dey st.

HENRY C. BEADLESTON leased the 4-sty dwelling 23 and 25 West 51st st, on plot 33.4x100, for a long term of years to a large dress-making concern. The annual rental asked for the property is said to be \$10,000. This will be the second house on the block to be occupied by business. The other is No. 15 on the same side of the street, which is also under lease to a dressmaker.

THE NEW YORK REAL ESTATE SECURITIES CO. has acquired the leasehold interest of the Pottier & Szymus Co. in the property 487 to 491 5th av, with an "L" at 2 East 42d st. The lease has about 12 years to run, at a comparatively low rental. There is a 7-sty building on the plot, which is between 41st and 42d sts. The lease was recorded this week.

LEASES—BRONX.

EUGENE J. BUSHNER leased for Henry Walenstein the 3-sty brick building with store at 2787 3d av to Michael Walker and Abraham M. Liebert for a retail clothing business; and for the J. M. Haffen Brewing Co. the 2d loft in 2858 3d av for a term of 3 years to a clothing company.

REAL ESTATE NOTES.

ATTENTION IS CALLED to the advertisement in the Wants and Offers Column of this issue for an office manager in a well known real estate company. This is an excellent opportunity for the right man.

THE CHART OF REAL ESTATE ACTIVITY, on the second page of the Records Supplement, is invaluable to broker, buyer and seller. Don't fail to study it and preserve it for future reference.

JULIUS SCOTT, formerly of 124th st and 7th av, has opened an office at 7 West 42d st under the name of J. Scott Co., Inc.; Julius Scott, president, and Morris F. Hochstadter, secretary and treasurer, where a general real estate and insurance business will be conducted.

GOODWIN & GOODWIN have been appointed agents of the Posebury and the Highlands, two elevator apartments at 227 to 233 West 116th st; also the Alvarez, at 501 West 140th st, and the Sarasota, at 512 West 132d st.

THE CHARLES F. NOYES CO. has been appointed agent by the Liverpool and London and Globe Insurance Co. for its 10-story building at 45 to 49 William st, through to 41 and 43 Pine st.

BERT G. FAULHABER & CO. have been appointed agents of the following apartment houses: Franklyn Hall, at 961 St. Nicholas av; the Markeen, 570 West 156th st, and the High-cliff, at Audubon av and 177th st.

FREDERICK FOX & CO. have been appointed agents by the Fifth Avenue and Twelfth Street Co. for the 18-story building just completed at the northeast corner of 5th av and 12th st.

DOUGLAS L. ELLIMAN & CO. negotiated the recently reported lease to Fleitmann & Co. of the store, basement and 1st loft in the new 20-story building to be erected by the Hess Building Co. at the southwest corner of 4th av and 26th st, on plot 98.9x200. The aggregate rental was about \$750,000.

WILLIAM H. LESLIE, at one time connected with the firm of Slawson & Hobbs and later with F. R. Wood & Co., is now associated with Mark Rafalsky & Co., at their west side office, Broadway and 89th st.

INNIS & CENTER have moved to their new offices rooms 201 and 202 in the Gabay building at 30 and 32 East 20th st.

THE ROBARD REALTY CO. has been formed to take over the properties of Burrows, Neely & Co. The officers are Robert T. Neely, Willard S. Burrows and Benjamin Watkins and the offices are at 110 West 34th st. The properties taken over are 499 6th av, and the leaseholds at 104 West 30th st, 122 West 34th st and 144 West 34th st.

THE ESTEY PIANO CO. is the lessee of the building at 23 West 42d st.

THE DUROSS CO. and PIERRE A. GEISS were the brokers in the sale of the 5-story apartment house at 2136 Clinton av for the Hammer Realty Co. Title passed this week.

PEASE & ELLIMAN have been appointed agents for the new apartment house being erected by the Montana Realty Co., at 383 Park av.

Annual Statement, U. S. Branch Liverpool & London & Globe Insurance Company.

The Liverpool & London & Globe Insurance Co., Ltd., a stock company, has issued the 64th annual statement of the United States branch for the calendar year 1911. It shows total assets of \$13,784,520.57, which includes real estate amounting to \$1,574,516.12, United States Government 4 per cent. bonds, \$228,260, State and City bonds and railroad stocks and bonds, \$5,112,480. Bonds and mortgage loans, \$3,337,278; bank balances and all other assets, \$3,531,986.45. The company reports unearned premiums and all other liabilities \$9,302,531.97, leaving a surplus of \$4,481,988.60.

The New York directors are: Charles H. Marshall, chairman; Walter G. Hubbard, John A. Stewart, Edmund D. Randolph and Thatcher M. Brown, Henry W. Eaton is manager; George W. Hoyt, deputy manager. J. B. Kremer, Jr., assistant deputy manager, and T. A. Weed, agency superintendent.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 9, 1912, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

Commerce st, 33 (*), ns, 50 w Bedford, 25x37, 5-sty bk loft & str bldg; due, \$1,187.59; T&c, \$935.30; sub to a pr mtg of \$7,090; Albt Berry. 8,061

16TH st, 518-20 E. (*) ss, 270.6 e Av A, 37.6x103.3, 6-sty bk tnt & str; due, \$8,155.57; T&c, \$1,082.59; sub to a pr mtg of \$35,000; Abr Zadek et al. 38,560

27TH st, 306-12 E. (*) ss, 100 e 2 av, 85x98.9, 2 6-sty bk tnts & str; due, \$50,018.59; T&c, \$1,891.15; sub to pr mtgs aggregating \$82,000; Pincus Lowenfeld et al. 88,077

34TH st, 408 W. (*) ss, 100 w 9 av, 20x98.9, 3-sty bk dwg & 2-sty bk rear bldg; due, \$3,435.66; T&c, \$1,491.60; sub to 1st mtg of \$20,000; Thos Doyle et al. 22,200

148TH st, 310 W. see Bradhurst av, 116

166TH st, nwc Colonial Parkway. see Colonial Parkway, nwc 166.

166TH st, 443-7 E. ns, 222 e Park av, 62x90, 2 2 & 1 3-sty fr dwgs; due, \$6,555.36; T&c, \$315.31; Edw Becker. 9,650

167TH st, 440 W. see Colonial Parkway, nwc 166.

181ST st, 720 W. (*) ss, 218.5 w Bway, 100x129.3x100.6x118.11, 6-sty bk tnt; due, \$23,330.28; T&c, \$1,584.68; sub to pr mtg \$133,000; Pauline P Dinkelspiel. 137,435

229TH st W, nec Bailey av. see Bailey av, nec 229.

233D st E. (*) ss, 155 e Bronxwood av, 50x64, Williamsbridge; due, \$1,266.26; T&c, \$1,228.72; sub to two mtgs aggregating \$4,400; Wm A Cameron. 4,500

Bailey av, nec 229th, 244.4x101.4x246.11x120.8, vacant; due, \$17,052.20; T&c, \$454.87; adjourned to Feb 23.

Bradhurst av, 116 (*) sec 148th (No 310), 25x75, 5-sty bk tnt & str; due, \$5,349.37; T&c, \$240; sub to a first mtg of \$18,000; Stephen Roeser et al. 21,337

Colonial Parkway, (*) nwc 166th (No 451), runs w95.1xn—to 167th (No 440), xe 111.8xs40.8 to beg, vacant; due, \$21,173.19; T&c, \$482.29; E Louise Sands. 18,000

Fordham rd. (*) swc Valentine av (No 2493), 134.5x110x128.2x110.2, 6-sty bk tnt; due, \$167,763.18; T&c, \$2,083.23; Columbia Trust Co. 171,000

Mapes av, 2077, ws, 118.2 s 180th, 22x100, 4-sty bk tnt; due, \$10,560.82; T&c, \$1,000; withdrawn.

Prospect av, 2350, es, 525 n 183d, 18.9x94.3x18.9x94.6, 2-sty bk dwg; due, \$6,728.43; T&c, \$128.40; Withdrawn.

Trinity av, (*) ws, 475.1 s 156th, 74.11x119.7x74.11x116.8, vacant; due, \$799.07; T&c, \$—; sub to pr mtg of \$22,500; Henry H Jackson. 23,000

Valentine av, 2493, see Fordham av, swc Valentine av.

Van Nest av, 868, ss, 165.8 w Bronxdale av, 25x81.1x25.3x84.8, Van Nest; due, \$3,915.31; T&c, \$95.55; H Meyer. 4,300

BRYAN L. KENNELLY.

51ST st, 325 E. ns, abt 256.3 e 2 av, 18.9x100.5, 3-sty & b bk & str dwg; voluntary withdrawn.

2D st E. ss, 119 w Mad av, 26x102.2, 5-sty & b str dwg, 4-sty ext; due, \$104,084.75; T&c, \$7,545.74; Wesley Thorn et al, defts. 125,500

JAMES L. WELLS.

Clinton av, 2006, es, 75 n 179th, 16.8x100, 2-sty fr dwg; partition; Albt H Lins. 3,600

Clinton av, 2008, es, 91.8 n 179th, 16.8x100, 2-sty fr dwg; partition; Ernst & Cohen & J J Pittman. 3,550

CHARLES A. BERRIAN.

52D st, 308 E. see 1 av, 944.
1ST av, 944, (*) sec 52d (No 308), 25.1x74, 4-sty bk tnt & str; due, \$3,074.53; T&c, \$561.84; Henry Kroker. 15,000

SAMUEL MARX.

118TH st, 238-40 E. (*) ss, 110 w 2 av, 50x100.10, 6-sty bk tnt & str; due, \$26,673.58; T&c, \$1,051.68; sub to pr mtg of \$48,000; Doretha S Warsawer. 49,540

JACOB H. MAYERS.

125TH st, 305 E. ns, 50 e 2 av, 25x99.11, 5-sty str tnt & str; due, \$16,216.99; T&c, \$418.32; Wm R Mason. 17,000

DANIEL GREENWALD.

132D st, 7 E. (*) ns, 135 e 5 av, runs n 99.11xe25xs35xe13xs64.11xw263/4, 4-sty str tnt; due, \$10,675.09; T&c, \$918.10; Metropolitan Savgs Bank. 11,750

GEORGE PRICE.

165TH st, 720 E. see Jackson av, 1004-8.
Jackson av, 1004-S, (*) sec 165th (No 720), 100x20, 3-sty fr tnt & str; due, \$1,371.45; T&c, \$400; Marie T Dunn-Rousset. 16,100

Total \$788,160
Corresponding week, 1911.. 1,028,060
Jan. 1st, 1912, to date..... 4,570,416
Corresponding period, 1911.. 4,142,808

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Feb. 7, 1912.

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

WM. H. SMITH.

Beaver st, (*), sws, 40 nw Locust av, 20x91.6, Louis Fink. 4,500

Beaver st (*), sws, 60 nw Locust av, 20x91.6; Louis Fink. 4,500

Herkimer st (*), ss, 660 w Nostrand av, 20x92.9; Chas A Robinson. 14,500

Sterling st, ns, 120 w Bedford av, 20x100; Hannah Parker. 5,832

S 4TH st, sws, 75 nw Hooper, 45x94.9; Adj sine die.

40TH st, (*), ss, 459.10 w 7 av, 20x100.2; Jas N Brown. 4,500

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59TH st. (*), ss, bet 10 & 11 avs, lot 15; Christian C Ruckert. 225
59TH st. (*), ss, bet 10 & 11 avs, lot 16; Christian C Ruckert. 200
60TH st. (*), ns, bet 10 & 11 avs, lot 68; Christian C Ruckert. 200
62D st (*), nes, 386 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,600
62D st (*), nes, 404 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,600
62D st (*), nes, 422 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,600
62D st (*), nes, 440 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,600
62D st (*), nes, 458 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 3,100
62D st (*), nes, 476 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,700
62D st (*), nes, 494 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,700
62D st (*), nes, 512 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,900
62D st (*), nes, 530 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,700
62D st (*), nes, 548 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,750
62D st (*), nes, 368 nw 20 av, 18x100; Fulton Land & Mtg Co of N Y. 2,600
71ST st (*), ss, 140 w 22 av, 40x100; Fulton Land & Mtg Co of N Y. 750
72D st (*), ns, 260 w 20 av, 40x100; Fulton Land & Mtg Co of N Y. 750
73D st (*), ns, 200 w 20 av, 100x100; Fulton Land & Mtg Co of N Y. 2,050
Coney Island av (*), es, 220 s Av I, 40x100; Chas Lichtenstine. 3,500
Franklin av, ws, 225 n Park av, 50.3x113x50.5x112.3; John J Merz. 3,600
Rockaway av, sec Bergen, 27.9x77; Sheriff's sale of all right, title, &c; Franz W Amend. 25
So Portland av, es, 72.7 n Fulton, 20x100; Adj sine die.
Stone av (*), es, 162.6 s Blake av, 20.10x100; Henry F Sammis. 2,000
Washington av, 790 (*), ws, 173 n St Johns pl, runs 99.5xn9.6xw27.3xn23xe122.8xs29 to beg; Herbt J Cornell. 20,000
Washington av 794 (*), ws, 144 n St Johns pl, 29x99.5xirregx93.7; Herbt J Cornell. 20,000
 WM. P. RAE CO.
Grand st (*), ns, 67.6 e Vandervoort av, 25.2x112.6; Welz & Zerweck. 8,500
Quincy st, ns, 123.4 e Classon av, 20.1x100x20.5x100; Lina S Cole. 5,300
Central av (*), nes, 25 se Starr, 25x100; Louis Tavormina. 5,950

JAMES L. BRUMLEY.
Van Brunt st (*), ses, 80 sw Van Dyke, 20x90; also VAN DYKE ST, sws, 90 se Van Brunt, 25x100; Wm Horne. 4,500
Van Dyke st, sws, 90 se Van Brunt, see Van Brunt, ses, 80 sw Van Dyke.
 THE CHAUNCEY REAL ESTATE CO., LTD.
Driggs av (*), ws, 97 n N 3d, 25x100; Wm E Bird, Jr. 1,900
 JERE JOHNSON, JR., CO.
Cook st, nwc White, see Flushing av, nwc Evergreen av.
Flushing av, nwc Evergreen av. —x— to Cook; also COOK ST, nwc White, —x— 100x— to Varet, x—; Adj to Feb 29.
 BRYAN L. KENNELLY.
 (At 14-16 Vesey st, Manhattan.)
Jerome st, es, 150 n Pitkin av, 50x100, vacant; exrs sale; Pincus Malzman. 1,975
 CHARLES SHONGOOD.
Ridge Boulevard (*), es, 90.6 s Bay Ridge av, 20x90; Augusta M Voss. 6,600
 Total\$151,707
 Corresponding week, 1911....\$151,204

.....\$151,707
\$151,204

VOLUNTARY AUCTION SALES
 BRYAN L. KENNELLY.
 FEB. 14.
Convent av, 462-6, nwc 150th, 108.11x68.5x99.11x25, 5-sty & b bk & stn tnt.
St Nicholas av, 880, es, 154.10 n 153d, 90.1x117.5x irreg x106.8, 6-sty & b bk tnt.
 JOSEPH P. DAY.
 FEB. 15.
Broome st, 389, ss, 25.3 w Mulberry, 24.9x106.3, 4-sty & b bk loft bldg.
Eldridge st, 74-6, es, 100.1 n Hester, 50.5x87.6, two 5-sty & b bk & stn tnts with str.
Greene st, 47-9, ws, 122.11 s Broome, 48x100, 6-sty & b bk loft bldg.
16TH st, 261 W, ns, 100 e 8 av, 23x106.5x23.1x irreg, 4-sty & b bk & stn tnt.
18TH st, 334-S W, ss, 345 e 9 av, 60x92, two 5-sty & b bk tnts.
24TH st, 331-7 W, ns, 325 w 8 av, run w100xn98.9xe175xs60.5xsw75.2xs33.1 to beg, three 4-sty & b bk tnts & 2-sty & b bk dwg; Nos 331-3 are leasehold.
47TH st, 41 W, ns, 300 e 6 av, 25x100.5, 4-sty & b bk & stn dwg.
100TH st, 9-11 W, ns, 100 w Central Park W, runs w50xn89xw50xn11.11xe100xs100.11 to beg, 3-sty & b bk garage.
134TH st, 340-2 E, ss, 89.5 e Alex av, 42x100, two 4-sty & b bk tnts.
Av C, 175, ws, 23.8 s 11th, 23.8x65, 5-sty & b bk tnt with str.

Madison av, 1929, sec 124th, 20.6x85, 3-sty & b bk & stn dwg.
So Boulevard, 347-59, ns, 171.6 e Alex av, 140x100, seven 4-sty & b tnts with str.
3D av, 2316-S, ws, 24.11 s 126th, 50x90, two 3-sty & b bk tnts with str.

VOLUNTARY AUCTION SALES
 JOSEPH P. DAY.
 FEB. 15.
Linden st, 79-81, swc Evergreen av (No 450), 84.10x99.1x—x101, three 4-sty & b bk tnts with str.

ADVERTISED LEGAL SALES.
 MANHATTAN AND BRONX.
 The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3156 3d av., unless otherwise stated.

FEB. 10.
 No Legal Sales advertised for this day.
 FEB. 13.
Croton st, nec Audubo av, see Audubon av, 9.
Audubon av, 9, nec Croton, 90x49.9x90.5x49.8, 3 2-sty fr dwgs; Isaac Weil agt Wm F McCarthy et al; Rosansky & Goldberg (A), 41 Park row; W Herbert Adams (R); due, \$3,881.44; T&c, \$501.92; sub to mtg of \$16,000; Joseph P Day.
 FEB. 14.

47TH st, 449 W, ns, 262.6 e 10 av, 18.9x100.5, 5-sty stn tnt; Jno H Rohde agt Geo E Moore et al; Wm M Hoes (A), 119 Nassau; Howard C Lake (R); due, \$8,022.95; T&c, \$439.25; Joseph P Day.
48TH st, 229 E, ns, 300 w 2 av, 12.6x100.5, 3-sty & b stn dwg; Hanchen Strauss agt Clare Jacobson et al; Wm Brunner (A), 220 Bway; Alex Brough (R); due, \$3,024.72; T&c, \$416.57; Danl Greenwald.
66TH st, 233 W, ns, 475 w Ams av, 25x100.5, 5-sty bk tnt; Alex Hadden agt Christopher B Wyatt et al; Reed & Palister (A), 280 Bway; Sidney Newborg (R); due, \$14,926.57; T&c, \$258.37; Joseph P Day.

75TH st, 436 E, ss, 175 w Av A, 25x102.2, 6-sty bk tnt & str; Bank for Savgs in the City of NY agt Isaac D Levy et al; Strong & Cadwalader (A), 40 Wall; Arthur G Stiles (R); due, \$19,672.82; T&c, \$1,112.29; mtg recorded July13'07; Joseph P Day.
115TH st, 73 E, ns, 115 w Park av, 25x100.5, 5-sty bk tnt & str; Betty Davidson agt Leopold Kaufmann et al; Emile A Hassey (A), 302 Bway; Alex Brough (R); due \$16,151.51; T&c, \$1,951.96; Joseph P Day.

160TH st, 721 E, see Jackson av, 840-2.
Concord av, 349, ws, 60 s 142d, 20x100, 3-sty bk dwg; Norman L Archer agt Minnie A Blanchard et al; Davis & Kaufmann (A), 51 Chambers; Max S Levine (R); due, \$5,866.76; T&c, \$329.29; Joseph P Day at 3156 3 av.
Jackson av, 840-2, nec 160th (No 721), 48.8x79, 5-sty bk tnt & str; Jacob Wicks, Jr, agt Emma M S Mestanz et al; J B Mitchell (A), 38 Park row; Wm H Loughran (R); due, \$41,232.21; T&c, \$143.75; Joseph P Day at 3156 3 av.
 FEB. 15.

Cleveland pl, 19; es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & str; Josiah H De Witt, gdn, agt Michl Brigante et al; Cary & Carroll (A), 59 Wall; Wm S Bennett (R); due, \$28,638.70; T&c, \$1,404.92; Joseph P Day.
59TH st, 215 E, ns, 180 e 3 av, 25x100.4, 4-sty bk tnt & str & 4-sty bk rear tnt; Christina Esselborn agt Wm Ey et al; Uriah W Tompkins (A), 256 Bway; Sumner Gerard (R); partition; Joseph P Day.

116TH st, 228 W, ss, 425 e 8 av, runs s 103.7xne8.10xe16.10xn100.11xw25 to beg, 5-sty stn tnt & str; Adele Bierig et al agt Moses R Springer t al; Fixman, Lewis & Seligsberg (A), 55 Liberty; Bernhard Rabbino (R); due, \$5,118.92; T&c, \$1,633.71; sub to a 1st mtg of \$30,000; L J Phillips & Co.
117TH st, 304 E, ss, 105 e 2 av, 20x100.11, 4-sty stn tnt; Robt Ferguson, exr, &c, agt Antonetta Faggelle et al; Cary & Carroll (A), 59 Wall; Paul Jones (R); due, \$11,074.02; T&c, \$530.60; Joseph P Day.

170TH st, 412 E, ss, 106.3 e Webster av, 16.3x100, 3-sty fr dwg; Bungay Co of NY Inc agt Jos Zeller et al; Forrest C Hirleman (A), 391 E 149; Warren Leslie (R); due\$2,022.87; T&c, \$131.30; mtg recorded Aug16'07; Joseph P Day, at 3156 3 av.
Audubon av, 390, ws, 89.10 n 184th, runs w60xn10.1xe10xn7.11xn50xs18 to beg, 2-sty bk dwg; Lucius McAdam et al, exrs, agt Chas A Schueller et al; Chas A Flammer (A), 299 Bway; Irwin Kurtz (R); due, \$7,871.13; T&c, \$1,159.82; Danl Greenwald.

Madison av, sec 72d (No 26), runs s102.2xe58.3xn22.2xw18.3xn80xw40 to beg, 5-sty stn dwg; Dime Savings Bank of Bklyn agt Gertrude R Waldo et al; Dykman, Oeland & Kuhn (A), 177 Montague Bklyn; Percival H Gregory (R); due, \$155,376.40; T&c, \$14,611.27; Joseph P Day.
 FEB. 16.
Av B, 228-32, swc 14th (Nos 542-4), 68.11x95, 2 6-sty bk tnts & str; Rosehill Realty Corpn agt B Wolowitch Realty Co et al; Middleton S Borland (A), 31 Nassau; Saml C Herriman (R); due, \$36,142.29; T&c, \$1,096.09; sub to three mtgs aggregating \$96,000; Joseph P Day.

Horton st or av, ss, 204 e City Island av or Main, 219.6x270 to Rochelle or East x 214.6x174.6, City Island; Sadie A Mott agt Robt W Freestone et al; Abr A Kotzen (A); 309 Bway; Lyttleton Fox (R); partition; Bryan L Kennelly at 3156 3 av.

Rochelle or East st, ns, 204 e City Island av, see Horton st or av, ss, 204 e City Island av.

14TH st, 542-4 E, see Av B, 228-22.

49TH st, 337-9 E, ns, 385 e 2 av, 40x 100.5, 6-sty bk tnt & str; Wm H Sands et al trustee agt David Lena Cohen Co et al, Middleton S Borland (A), 31 Nassau; Aaron J Levy (R); due, \$37,021.10; T&C, \$1,918.13; Joseph P Day.

118TH st, 209-11 E, ns, 137.6 e 3 av, 37.6 x100.10, 6-sty bk tnt & str; Public Bk of NY agt Fischel Realty Co et al; C L Marcus (A), 346 Bway; Saml S Koenig (R); due, \$11,392.45; T&C, \$—; sub to a 1st mtg of \$34,000; Joseph P Day.

134TH st, 45-7 W, ns, 385 w 5 av, 50x 99.11, bk church; Jas L Holland agt Mercy Seat Baptist Church et al; Myer Nussbaum (A), 261 Bway; Henry Smith (R); due, \$19,092.10; T&C, \$52; Saml Marx.

162D st, 870 E, ss, 211.7 e Prospect av, old line, 30x—, 5-sty bk tnt; Wm H Sage agt Fred F French Co et al; Wm H Sage (A); Jos D H Adams (R); due, \$2,286.45; T&C, \$—; sub to a 1st mtg of \$27,000; Joseph P Day at 3156 3 av.

2D av, 1449, ws, 78.9 s 76th, 25x105, 5-sty bk tnt & str; Rudolph Weil agt Max Wertheimer et al; Frankenthaler & Kaufmann (A), 35 Nassau; Herman Hoffman (R); due \$2,287.52; T&C, \$511.76; sub to three mtgs aggregating \$23,250; Joseph P Day.

FEB. 17.

No Legal Sales advertised for this day.

FEB. 19.

107TH st, 322 E, ss, 300 w 1 av, 25x 100.11, 5-sty bk tnt & str; Commonwealth Bk Co of NY agt Maria Felicia Caponigri et al; Middleton S Borland (A), 31 Nassau; Saml Herriman (R); due \$16,734.32; T&C, \$2,137.26; Joseph P Day.

163D st, 307-15 E, ns, 100 w Teller av, runs n85xw120 to College av (No 928) xs85 xel20 to beg, 3 4-sty bk tnts; Columbia Constn Co agt Frisco Realty Co et al; J Power Donellan (A), 140 Nassau; Chas N Morgan (R); due \$6,873.10, T&C, \$652.24; Phoenix Ingraham at 3156 3 av.

80TH st, 512-6 E, ss, 223 e Av A, 75x102.2, 2-6-sty bk tnts & str; Sam Vitellaro et al agt J Rumore Realty Co et al; Harry T Weeks (A), 95 Fulton av, Long Island City; Maximus A Lesser (R); due, \$6,898.07; T&C, \$3,111.48; sub to four mtgs aggregating \$64,000; Saml Marx.

Hoe av, 1177, ws, 67.3 s Home, 30x65x30x 68.5, 2-sty bk dwg; Public Bank of NY agt Nathan Passman et al; C Lionel Marcus (A), 346 Bway; Jerome H Buck (R); due, \$1,835.76; T&C, \$—; sub to a 1st mtg of \$9,750; Joseph P Day at 3156 3 av.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to be held at the Brooklyn Salesroom, 189 Montague st, unless otherwise stated:

FEB. 10.

No Legal Sales advertised for this day.

FEB. 13.

No Legal Sales advertised for this day.

FEB. 14.

E 48TH st, es, 472 s Av L, 18x100; Annie C Hill et al agt Jacob D Ranck et al; Herbt N Warbasse (A), 189 Montague; Howard D Hammond (R); Wm P Rae.

E 48TH st, es, 454 s Av L, 18x100; Mary D V Orr agt Jacob D Ranck et al; Herbt N Warbasse (A), 189 Montague; Howard D Hammond (R); Wm P Rae.

Butler st, ns, 90 w 5 av, 20x144.8; Henry C Griffin et al agt Edw A Farrell et al; Edwin Kempton (A), 175 Remsen; Wm M Sullivan (R); Wm P Rae.

19TH av, s cor 63d, 82.6x88; State Realty & Mortgage Co agt Tompkins Realty & Constn Co et al; Albt J Shaw (A), 11 Pine, Manhattan; Marcus B Campbell (R); Wm H Smith.

Coleridge st, ws, 500 s Hampton av, 60x 100; Jos A O'Donnell et al agt Danl W O'Donnell et al; Jas E Duross (A), 100 Bway, Manhattan; Harris G Eames (R); Wm H Smith.

Walworth st, es, 450 s Tillary, 25x100; Herman Schomaker agt Emma Mildner et al; Fisher & Voltz (A), 84 Bway; Thos Downs (R); Wm P Rae.

AV C, ss, 77 e East 7th, 23.6x80; Benj Schwamurzel agt Harry Jacobson Constn Co et al; Jno J Bakerman (A), 5014 5 av; Wm A Moore (R); Chas Shongood.

E 31ST st, ws, 100 n Av L, 120x105; Jas P McManus agt Chester R Dewey et al; Wilmer, Canfield & Stone (A), 49 Wall, Manhattan; Wm Van Wyck (R); Wm P Rae.

Snediker av, ws, 100 s Livonia av, 140x 100; Geo G Reynolds agt Progressive Bldg Co et al; Reynolds & Thomas (A), 2 Rector, Manhattan; Clarence F Corner (R); Wm H Smith.

Fort Hamilton av, nec 75th, 101.8x190.3 x100x208.6; East River Savings Institution agt Josephine Cocheu et al; Ormi F Hibbard (A), 56 Pine; Cornelius Furgueson Jr (R); Wm H Smith.

Georgia av, es, 210 n Liberty av, 40x 100; Dime Savgs Bank of Bklyn agt Rosie Weisman et al; Dykman, Oeland & Kuhn (A), 177 Montague; Albt C Aubery (R); Wm H Smith.

Rutland rd, ss, 122.5 e cl Schenectady av, runs e481.7xs220xw83.11 to E 49th, xn 130xw17.5 to cl Schenectady av, xn40xe 122.5xn50 to beg; Geo Johnston agt Builders Trucking & Material Co et al; Wm H Good (A), 44 Court; Ernest P Seelman (R); Wm H Smith.

Broadway, ss, 175 e Bedford av, runs s 101.6xe2.5xsl01.6 to S 8th, xe22.7xn201.3xn w6.1xw18.11 to beg; Kings County Savgs Institution agt Ada C Heiser et al; Coombs & Wilson (A), 260 Bway; Fredk A Drake (R); Wm H Smith.

FEB. 15.

71ST st, nes, 88.7 se 18 av, 18.6x100; Henry O'Brien agt Caroline C Gouch et al; Foley & Martin (A), 64 Wall, Manhattan; Jacob M Peyser (R); Wm P Rae.

38TH st, sws, 305 nw 12 av, 25x95.2; Cath Hagerty agt Margt J Alexander et al; Caldwell & Holmes (A), 44 Court; Fredk A Drake (R); Wm H Smith.

E 42D st, es, lots 21 & 22, Rugby, 37.3x 100; Chas G Miller et al agt Jno W Reilly et al; Howard C Conrady (A), 204 Montague; B P A McCarty (R); Wm M Smith.

Prospect pl, ns, 50 w Clason av, 30x 100; Gertrude C Goodspeed agt Prospect Place Co et al; Henry S Goodspeed (A), 37 Liberty, Manhattan; Mark S Feiler (R); Wm P Rae.

East New York av, ns, 269.1 e Schenectady av, 20x100; Geo Sang agt Lizzie McDermott et al; Abr A Kotzen (A), 309 Bway, Manhattan; Louis Karasik (R); Wm H Smith.

Lincoln pl, ss, 284.4 w Ralph av, runs s 75xw30xn18xe5xn57xe25 to beg; Chas I Rosenblum agt Francesco Nola et al; Edw E Rosenblume (A), 46 Graham av; Jno S Overnd (R); Wm P Rae Co.

Pierrepont st, nes, 133.3 nw Fulton, runs ne72.6xnw26.10xe80.5 to Fulton, xn21.5xw 100xs4.1xnw.09xsw75.10xse53.6 to beg; Newburgh Savgs Bank agt Martin Engel et al; Edwin Kempton (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

FEB. 16.

E 4TH st, ws, 136 n Av U, 18x100; Henry Loeffler Jr agt Jeanette Harrman et al; Abr Lehman (A), 26 Court; Saml E Maires (R); Wm P Rae.

E 4TH st, ws, 154 n Av U, 18x100; same agt same; action No 2; same (A); same (R); Wm P Rae.

E 2D st, es, 320 n Av Q, 20x100; Aristide V Martin agt Frank D Ketchum et al; Whitmel H Smith (A), 26 Court; Horatio C King (R); Wm H Smith.

22D st, ns, 325 e 6 av, 25x200.4 to 21st; Emily J Dunne agt Hans P Madsen et al; Jno F Stricker (A); 186 Remsen; Anthony F Tuosso (R); Wm P Rae.

Av I, ns, 100 e E 21st, 50x100; Fredk W Holmes agt Herbert S Worthley et al; Chas A Clayton (A), 44 Court; Geo H Harmon (R); Thos Hovenden.

FEB. 17.

No Legal Sales advertised for this day.

FEB. 19.

Kings Highway, ns, 129 e Flatbush Plank rd, 84.1x193x160.6x175; Roscoe C Lawrence agt Margt Zeiner et al; Chas E Fiske (A), 189 Montague; Peter W Ostrander (R); Jas L Brumley.

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A broker having experience in the section between 23d & 42d streets.

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RECORD AND BUILDERS' GUIDE
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The city, it appears from a transfer recorded this week, has bought the property at 510 to 512 Pearl street, which is wanted for the Court House site, at \$235,000. The property is assessed at \$111,000.

It is estimated that the dividend and interest disbursements of the month by railway, industrial and traction companies will amount to some \$96,000,000. A good part of this ought to go into improved real estate in the midtown section, where rents are high and where freeholds are rising in value.

On reading the full text of the Corporation Counsel's recent opinion defining the jurisdiction of the new Fire Prevention Bureau, one is forced to conclude that the bureau will be heard from in the near future by most property owners. The opinion is discussed by Peter Joseph McKeon, consulting engineer in fire prevention and fire insurance, in an article printed on another page.

A \$10,000,000 real estate investment is contemplated by the Continental and Commercial National Bank of Chicago, which took title last week to a \$3,500,000 site in the block bounded by Fifth avenue and La Salle, Adams and Quincy streets. Adjacent property in the block is held under a long-term lease. On the combined plots a twenty-story bank and office building will be erected from plans by D. H. Burnham & Co.

One of the leading articles in the Berlin Grundstucks-Archiv for December 3 is a summary of Elisha Sniffin's paper entitled, "A Real Estate Man's Impression of Berlin," which appeared in the Record and Guide on October 7. Dr. Paul Werthauer, the editor of the Archiv, declares that "this keen observer" sees things familiar to Berliners from a new point of view and is moved to translate a number of passages from the paper.

The Seventh Avenue Association has organized a Civic Conditions Committee to take charge of the avenue's policing, health, and morality. The Chairman of the committee is Thomas Dimond, President of the association. John F. Baber, John G. Thorne, Superintendent of the Twenty-third street Y. M. C. A.; former Sheriff Frank Scherer, Jr., and William Rosenbaum, head of the National Cloak and Suit Company, are among the members. The purpose is to get rid of the Tenderloin element both in the avenue and in the side streets and to further legitimate trade.

Assemblyman Colne, Chairman of the Assembly Cities Committee, has introduced a bill giving the Board of Aldermen, with the approval of the Board of Estimate, power to regulate the height of buildings in New York City. The measure was proposed by the Committee on Congestion of Population and has the endorsement of the Citizens' Union and other civic bodies. Authority to regulate the height of buildings resides now in the Legislature. Evidently the object of the bill is to procure an intelligent handling of an important question, the Board of Aldermen having exhibited legislative capacity of a peculiar order in connection with Building Code revisions.

Increasing Interest in the Real Estate Market.

DURING the past week the real estate market has developed if not a greater amount of activity at least a higher degree of interest in the character of the transactions which have been either consummated or proposed. And if some of the transactions which are proposed should be consummated, the market may well be jolted out of its routine. What it requires, as a preliminary condition of a larger volume of better business are a few conspicuous purchases, which would indicate renewed confidence on the part of buyers and which would encourage other transactions in the same vicinity or to a similar effect. Unless all indications fail, some such development will occur in the real estate market during the next few weeks.

In the first place, it is stated that the Equitable Life Assurance Society proposes to build on its present site a new structure, but one of comparatively moderate height. The Record and Guide predicted immediately after the fire that such would be the decision. So prominent an insurance company must needs have a residence of its own, and after having accumulated such a valuable block of property in the heart of the financial district, its management could not afford to sell its site and either go elsewhere or occupy rented quarters. Its only wise course was to rebuild, and under renting conditions now prevailing downtown, it could scarcely afford to carry out its plan of four years ago. Even if it puts up a twenty or twenty-five story office building it will be making an improvement which not long ago would have seemed colossal, and which will call for the expenditure of many millions of dollars. For the sake of the appearance of the city it is to be hoped that the directors will not abandon entirely the idea of erecting a tower over a portion of its site. With a whole block at its disposal it has a unique opportunity of building an architecturally interesting skyscraper whose air and light will be protected against any possible invasion.

Another interesting rumor concerns Martin's restaurant. The statement has been made that negotiations are under way looking toward the leasing by that business of the new building to be erected on the northeast corner of Broadway and 42d street. The rumor looks plausible, because the management of the restaurant had already decided to move, and because the corner named ought to be more valuable to Mr. Martin than to any other business man in New York. Every year establishes Long Acre Square more firmly than ever as the most available location and for popular restaurants and places of amusement. That class of business is being concentrated in and about the Square to an extent unprecedented in the history of New York, and unequalled, so far as we know, in any other city in the world. In the long run, Martin's must move up from its present location to the neighborhood of the Square, and if it can afford to rent the site mentioned, it will have the best location for its purpose in New York. Madison Square is destined to be the centre of the wholesale district, which will support many good restaurants, depending upon a luncheon business, but it is becoming less and less convenient for a popular cafe, which depends still more upon dinner and supper patrons.

Two other rumors refer to possible changes of location in the sites of club-houses. The Knickerbocker Club, which has remained tenaciously in its old location on lower 5th avenue, has decided to move, and is now seeking a location, so it is said, on the upper part of the same avenue. Still more interesting announcement that the Tennis and Racquet Club is discussing a migration from its home on 43d street, between 5th and 6th avenues. Over twenty years ago this club was one of the first to move into the district north of 42d street and west of 5th avenue—a district which was at that time occupied by stables and was very cheap. Now it is proposing to desert the section which it helped to build up, and, in case it does so, its selection of a new location will be watched with lively curiosity. Its proposed removal does not,

however, enter upon the inconvenience of its present site so much as the need of more room, the impossibility of acquiring such room near its present location, and, perhaps, the desire for a more modern building. In case it does move, it may buy a new site not so very far from its present building. It does not look, consequently, as if the restlessness of the Tennis and Racquet Club indicated that the existing club-house district had become any less available for its purpose. Some of its neighbors may outgrow their sites also, and be obliged to move, in order to obtain more space. It is said that the Yale Club is approaching such a condition. But if these removals take place they do not mean the establishment of a new district, in which clubs will be the dominant feature. The area in which a club-house can be conveniently located is confined to the district south of 59th street, between Park avenue and Broadway. Buildings of this character may gradually be distributed more evenly over the district designated, but nothing more than that is likely to take place.

The transaction of the past week which will naturally arouse most speculation is the purchase of the block front on Broadway, now covered by the Marlborough Hotel, and the lease of the building. Although no definite announcement has been made as to the disposition of the property it is improbable that its new owners have purchased it in order to keep on running a hotel. The building is out-of-date and cannot compete with the newer and better equipped caravansaries which have been and are being built in Manhattan. It is bound to be superseded some time soon, just as so many other old-fashioned hotel buildings have recently been superseded; and presumably its fate will soon be announced. But what will the site be used for? The most plausible guess is that a building devoted to the retail trade will be erected on the property. Of course a modern hotel would be a possibility, but in view of the two new hotels now being erected it is hardly probable that the property will be devoted for any such purpose. On the other hand, this part of Broadway is peculiarly available for retail business and will within the next few years be more and more used for large and popular retail stores. It is a singular fact that the blocks on Broadway from 35th to 42d streets have during the past ten years been almost entirely neglected. Greeley Square to the south and Long Acre Square to the north have undergone a prolonged and momentous process of exploitation until now they are literally transformed. In the mean time not a single new building has been erected on the blocks intervening between the two squares—and this in spite of the fact that these blocks are far from modern or imposing. Part of the backwardness of this district has been due, we believe, to the unenlightened policy, pursued by some of the property-owners on this part of Broadway, but such a handicap cannot continue to be effective. The shallow blocks on the west side of Broadway and fronting on 7th avenue are unmistakably in line for early improvement. The purchase of the Marlborough Hotel may be the first step in that direction.

Final Stage of Subway Negotiations.

So far as one can judge from meagre reports, progress has been made during the past week toward the final adjustment of New York's complicated subway problem. In the first place, a suit has been brought to test the legality of a contract between the city and an operating company, giving the latter preferential treatment in the matter of earnings. Such a suit ought to have been started months ago. It has been evident since last July that the question would never be settled without litigation, and instead of avoiding a test the city should have invited it. In the second place, the negotiations with the Interborough Company have evidently reached a final stage. Indeed, the conferees are said to be practically agreed. The President of the Brooklyn Rapid Transit Company has been called in to the conferences with the intention apparently of announcing at one and the same time

an agreement with both companies which covers the whole situation.

It is sincerely to be hoped that these anticipations prove to be correct. Such a result, if it is accomplished, will be worth the apparently endless delay which has been required to bring it about. New York will obtain a rapid transit system which will promote the free and even distribution of population through all the outlying districts, and which for that very reason will be as beneficial to the central borough as to the marginal boroughs. Brooklyn will not only obtain the additional subways needed for her future development, but its existing elevated roads will be connected by a subway with the centre of Manhattan, and the two boroughs will be united more intimately than ever. Queens will benefit from the early operation of the Belmont Tunnel and the ultimate establishment of a rapid transit service across the 59th Street Bridge. The Bronx will obtain new transit lines on both the east and west sides, and these new lines will be connected with the two main subways on the east and the west sides of Manhattan.

No part of the city will be neglected, and none will be unduly favored; and the result will be increased economy in the transaction of business in New York and increased convenience and health for the majority of the city's inhabitants. All these benefits will not be obtained without heavy expense, and some of this expense will have to be met out of taxation. But the deficit will probably not last very many years, and the taxpayers will be reimbursed by the increased value of real estate. As a result of the operation of the new system the city will be changed during the next twenty years even more radically than it has been during the past twenty years.

The Week in Real Estate.

Quality rather than quantity was the distinguishing feature of Manhattan real estate trading during the past week. Several large and interesting deals involving either sales or leases of well known properties were put through, but miscellaneous trading was extremely limited in volume. The prediction made in this column last fall that long leases would play a prominent part in the market of 1912 seems in a fair way to be fulfilled, as the majority of the important transactions reported of late have been of this character.

The lack of investing buyers and the disinclination of business houses to tie up any considerable amount of capital in the purchase of commercial sites accounts largely for this condition. Many owners of choice parcels who have hitherto refused to consider anything but a sale of their holdings have come to realize that they cannot sell now except at a price below their expectations and consequently, where financially able, are improving their holdings and seeking substantial tenants.

In spite of the daily growing accumulation of money in the savings banks and mortgage loaning institutions the small investor still seems to lack the courage to purchase and trading in tenements and small investment properties is almost at a standstill. Mortgage rates still remain unusually high, considering the sums available, but if the amounts on hand continue to increase as rapidly as in the last few months a drop in interest rates seems almost inevitable. Some mortgages are now being made at 4½ per cent., but the majority are at a higher rate and almost no 4 per cent. money is in sight. If any decided break does occur a buying movement in investment properties will be very apt to result.

The first large sale of Broadway property between 34th and 42d streets in some time was reported this week. A Philadelphia syndicate, headed by Samuel Snellenburg, a prominent merchant, purchased the fee and lease of the old Marlborough Hotel on the west side of the way, between 36th and 37th streets. Several million dollars were involved in the transaction, and while no immediate changes are planned, it is rumored that eventually a department store will be located on the site.

The next most important deal of the week was the sale of the Hoyt residence, at the northeast corner of Fifth avenue and 36th street. The property has been in the market for some time at \$1,200,000, but the present selling price is said to have been close to \$1,000,000. The buyer is an

operating company, and the site will either be resold or leased to one tenant. Further up the avenue a lease was put through which means the replacing of the Levi P. Morton house at No. 681 with a business structure. The property was placed in the market for sale or lease some weeks ago, but Mr. Morton has now decided to improve the site himself and has leased the store and two floors from the plans to E. P. Dutton & Co., publishers, now on 23d street.

Another important lease in the Fifth avenue section was made by the John Jacob Astor estate to a newly formed syndicate headed by Henry Corn. The property involved is at 1 to 13 East 33d street, and a new building will be erected on the site this spring. A part of the new structure has already been leased to James McCutcheon & Co. as an annex to their present store.

The most important downtown transaction was also a lease and if reports are correct, another tall structure will result. The property in question is the northwest corner of Nassau and John streets, and the lessee is the United Cigar Stores Company. The lease is for twenty-one years with four renewals, and the amount involved during the first period is about \$800,000.

The rumor that Stern Bros. are to locate on 42d street near Sixth avenue still persists, and seems to be well grounded. It is said that a lease has been negotiated on the old Harmonie Club property, owned by the Gerry estate, together with adjoining and abutting property. It is understood that the plan is to include the Spalding building, at 29 to 33 West 42d street, and that an offer has been made for the existing lease of this parcel. All parties interested refuse to discuss the matter, but brokers familiar with the transaction seem to think there is little doubt that it will eventually be closed.

Very few sales were reported north of 59th street, and most of these were unimportant. The building department was very quiet and but few plans of any size were filed.

Bronx trading was not nearly as active this week as last, and the selling was chiefly confined to vacant property. The largest sale involved the old Lane estate property near the Dyre avenue station of the Westchester and Boston Road, which was acquired by a development company owning adjoining property. A block front on 163d street, between Kelly and Tiffany streets, was bought for improvement, and a large apartment house at Belmont avenue and 176th street found a new owner.

The Brooklyn market is in a rather peculiar position. Weather conditions are decidedly unfavorable for lot selling in the suburbs and one would expect to find any midwinter activity confined to the business sections or the built up residential districts. Contrary to such expectations there seems to be but little movement in higher priced property but Flatbush and some of the more remote developments are reporting a fair amount of sales each week and brokers say that the buyers are mostly shrewd and careful investors. Properties on or near Utica avenue, along which it is proposed to build an extension of the Eastern Parkway Subway, are most in demand.

The number of buildings being erected is hardly as large as at this time last year but a much greater amount of money is involved. Less frame and more brick dwellings are being erected in the suburbs and a better class of building is coming more into popular favor. For example, during the last week in January, 1911, 45 brick buildings were projected for a total of \$230,350. The same week of this year shows only 19 brick structures but the total amount involved is \$691,300.

Queens building operations fell off this week to the lowest point in some years, the total for the week being but \$114,000. This is mainly due to the continued cold weather which has almost absolutely stopped all outdoor work.

Private sales were few and far between, the districts around Long Island City, Bayside and Flushing being the only ones to display any signs of life. The corner of Jackson and Van Alst avenues in Long Island City was offered at auction this week and was bid in for \$15,000. Several years ago \$25,000 was offered and refused for this corner but for lack of proper transit the value has apparently receded.

Queens brokers and operators predict a good spring market and it is likely that by another month lot selling will again be considerably in evidence.

A feature of the material market is the strength of the leading commodities, such as front brick, steel, lumber and equipment. Portland cement started out strong, probably because of the impetus

given to the department by the cement show of a week ago, but the announcement that the American Cement Company of Philadelphia had passed into the hands of receivers made the market nervous and tended to disrupt large transactions. The trade in general looks upon this latest embarrassment as merely another landmark in the ruinous course of competition which has been waged in the cement industry for the last two years, especially here in the East. It marks another step toward the long expected consolidation of plants. Current prices are \$1.28 to \$1.33.

Common brick is weak, not because the building fabric is basically wrong, but because weather conditions have been so severe during the last five weeks as to practically halt all construction work. Building orders are going ahead, and reservations for materials are being made, but in most cases deliveries are out of the question and even where deliveries are possible, the material could not be laid up.

The outlook, as viewed from the wholesale building material market, is somewhat brighter. It appears now as though prices would remain within easy reach for a few months longer, depending entirely upon the rapidity with which the independent steel mills fill their capacity.

Mythical Franchise Assessments.

Editor of the RECORD AND GUIDE:

Under the heading of "Franchise Assessments Reduced" you print a news report from Albany stating that in the process of equalizing the special franchise tax valuations in New York City the assessments have been reduced some twenty-six million dollars compared with a year ago.

It should be noted that this is only an apparent reduction and not an actual one. Prior to the amendment of the law, which we helped secure last year, the special franchise assessments had to be certified by the State Board at full value and placed on the local roll without reduction. Under the Court of Appeals' decision, the owners of such special franchises were entitled to have them reduced to the percentage at which other real estate was assessed. This reduction was always made by the courts so that the city never got the taxes on the full value anyway; and yet the process of reducing the valuations was cumbersome and tended to mislead the public as to the actual facts of the taxes paid. The ordinary citizen seeing an assessment of \$481,000,000 would infer that taxes were paid on that amount, which never has been the case. The court proceedings dragged out sometimes for several years and the public generally had no information as to the amount of reduction, which was frequently a matter of consent between attorneys.

In addition to the delay in obtaining taxes from these special franchise assessments under the old procedure, there was a further embarrassment to municipal finances from the fact that the full value of such assessments was included with other valuations on the tax roll in making up the total and fixing the tax rate. As about ten or twenty per cent of the special franchise assessment was mythical, the inclusion of that amount made a false tax rate involving a deficit which had to be made up the next year.

The change in the law by which the State Board certifies the special franchise assessments on an "equalized" basis, establishes the taxable value at the time the assessment is placed upon the rolls, instead of leaving it subject to litigation. As the courts usually accepted the percentage table of the State Board, the result, in that respect, is about the same by either method, but the new system has the advantage of letting the public know the facts and giving a true basis for fixing the tax rate.

A. C. PLEYDELL,
Secretary N. Y. Tax Reform Association.
New York, Feb. 5.

Beard the Lion in His Den.

Editor of the RECORD AND GUIDE:

Following your article in the issue of recent date, entitled "Yorkville Needs a Crosstown Subway," may I ask for space to state the views of a suffering Yorkvillite who, as long ago as May, 1911, had written to the Public Service Commission upon this same topic. In that letter, I briefly stated the disadvantages transit facilities for East Side residents living between, say, 70th and 95th streets, who have absolutely no quick access to the present subway or to the very large residential section between the above-mentioned streets west of Central Park.

In view of the very natural and strenuous opposition, some eight years ago, of property owners in West 85th, West 86th and West 87th streets to having the pres-

ent 86th street crosstown line continued as a surface road along either of these thoroughfares, it seems to me unwise to renew such agitation now. It does, however, seem quite feasible to depress the tracks about 100 feet east of the present termination of the road, to disembark the passengers at that point and to continue the tracks as a subway either through 86th street or to have one track through 85th street and one through 87th street as far as Broadway.

It does not require much thought or consideration to see the tremendous advantages to both East Side and West Side residents of such a subway spur. What a boon to think that East Side residents can use the subway, get off at the 86th street station and take a car directly to their homes. And when the projected "L" station at 87th street is completed, what comfort again for us of the East Side to think that the West Side "L" lines are actually convenient for us. And what an increase in revenue such a convenient spur must mean for the present street railway company. Incidentally, depressing the tracks some distance from the present 86th street entrance to the transverse road would considerably lessen the present jumble and confusion of passengers, cars, automobiles, wagons and pedestrians and the entrance would be used for pedestrians and vehicular traffic only.

So much for the ideal. Now for the practical. In answer to my second letter written to the members of the Public Service Commission early in December, 1911, I shall, in part, quote their communication of December 15, 1911:

"Some attention has been given the subject since your letter of last Spring, and I think it can be safely stated there is no prospect of getting any extension from the Metropolitan Street Railway Company so long as it is in the hands of receivers. The receivers informed this commission very recently that the proposed reorganization of the company and discharge of the receivers is expected within a few weeks and that for the remainder of their term of office they would not consider any increased expenditure in the nature of extension to the lines of the Metropolitan Street Railway Company.

"As was stated to you on May 4, this commission has no power whatever to compel companies to extend or build surface street-car lines, so that there remains no ground upon which to base any hope that the extension of the 86th street line can be brought about in the immediate future."

The railroad is now out of the receivers' hands. Its advertised placards announces its willingness to meet and discuss "pros and cons" for the betterment of its facilities and for the convenience of the public that uses its lines.

Do you not think it wise for real estate interests to again take up the matter with the Public Service Commission, now that the railroad has discharged its receivers? If that body still feels its hands tied, would it not be the part of wisdom to "beard the lion in his den," to take up the gauntlet of the much-vaunted advertisements of the now New York Railways Company and to discuss the matter directly with the officers of the company? Let them see that their business and earning capacity depends entirely upon the convenience and comfort of their patrons and that this small projected subway spur would mean real and immediate "rapid transit" to a great portion of the bustling East Side.

SUBWAY EXTENSION.

Merchant's Oppose Sullivan-Shortt Bill.

The Merchants Association at its meeting this week decided to actively oppose the passage of the Sullivan-Shortt bill now pending in the legislature. The measure has been carefully studied for the Committee on Taxation and Finance by Prof. E. R. A. Seligman of Columbia University, Prof. J. F. Johnson of New York University and former Comptroller Herman A. Metz. The adverse finding of the committee was unanimously adopted by the Board of Directors.

The Merchants' Association is a strong organization composed of representative business men and is actively engaged in working for the commercial interests of New York City.

—The State Architects annual report to the Legislature shows \$9,346,280 contracts in force. The report recommends the erection of a "Temple of Justice" at a cost not to exceed \$1,500,000, and a State Hall of Records. The proposed new buildings are part of a plan favored for the architectural development of Capitol Hill by the gradual acquisition of land and properties to the south, east and west of the Capitol.

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 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN

	CONVEYANCES	
	1912 Feb. 2 to 8	1911 Feb. 3 to 9
Total No.....	178	166
Assessed value.....	\$16,379,700	\$7,312,900
No. with consideration..	17	8
Consideration.....	\$641,775	\$518,080
Assessed value.....	\$502,500	\$460,000

	MORTGAGES	
	1912 Jan. 1 to Feb. 8	1911 Jan. 1 to Feb. 9
Total No.....	1,021	1,158
Assessed value.....	\$82,316,200	\$62,001,500
No. with consideration..	96	90
Consideration.....	\$5,113,306	\$5,585,195
Assessed Value.....	\$4,537,300	\$5,183,000

	MORTGAGES	
	Feb. 2 to 8	Feb. 3 to 9
Total No.....	116	140
Amount.....	\$7,732,616	\$3,080,514
To Banks & Ins. Cos.....	34	29
Amount.....	\$4,387,100	\$1,146,450
No. at 6%.....	41	59
Amount.....	\$863,266	\$798,724
No. at 5½%.....	4	6
Amount.....	\$49,000	\$147,500
No. at 5%.....	37	31
Amount.....	\$5,806,500	\$1,016,190
No. at 4½%.....	11	10
Amount.....	\$745,500	\$487,500
No. at 4%.....	.....	1
Amount.....	.....	\$5,000
Unusual rates.....	.....	2
Amount.....	.....	\$185,000
Interest not given.....	23	31
Amount.....	\$268,350	\$440,600

	MORTGAGE EXTENSIONS	
	Feb. 2 to 8	Feb. 3 to 9
Total No.....	707	854
Amount.....	\$25,904,684	\$25,726,209
To Banks & Ins. Cos.....	152	.....
Amount.....	\$12,555,890	.....

	BUILDING PERMITS	
	Feb. 3 to 9	Feb. 4 to 10
New buildings.....	19	9
Cost.....	\$1,844,550	\$741,700
Alterations.....	\$120,275	\$161,865

	BUILDING PERMITS	
	Jan. 1 to Feb. 8	Jan. 1 to Feb. 10
New buildings.....	92	66
Cost.....	\$8,096,825	\$14,848,150
Alterations.....	\$905,675	.....

BRONX

	CONVEYANCES	
	Feb. 2 to 8	Feb. 3 to 9
Total No.....	146	145
No. with consideration..	6	6
Consideration.....	\$149,925	\$35,500

	MORTGAGES	
	Jan. 1 to Feb. 8	Jan. 1 to Feb. 9
Total No.....	830	897
No. with consideration..	73	.....
Consideration.....	\$828,549	\$404,654

	MORTGAGES	
	Feb. 2 to 8	Feb. 3 to 9
Total No.....	103	140
Amount.....	\$868,078	\$1,167,445
To Banks & Ins. Cos.....	10	16
Amount.....	\$256,000	\$324,000
No. at 6%.....	42	58
Amount.....	\$419,512	\$252,870
No. at 5½%.....	7	22
Amount.....	\$38,700	\$238,100
No. at 5%.....	17	26
Amount.....	\$190,410	\$351,000
Unusual rates.....	1	.....
Amount.....	\$2,781	.....
Interest not given.....	36	34
Amount.....	\$216,675	\$325,475

	MORTGAGE EXTENSIONS	
	Feb. 2 to 8	Feb. 3 to 9
Total No.....	25	17
Amount.....	\$413,750	\$229,700
To Banks & Ins. Cos.....	3	8
Amount.....	\$76,500	\$147,500

	MORTGAGE EXTENSIONS	
	Jan. 1 to Feb. 8	Jan. 1 to Feb. 9
Total No.....	112	80
Amount.....	\$1,829,650	\$1,109,279
To Banks & Ins. Cos.....	29	.....
Amount.....	\$730,400	.....

BUILDING PERMITS

	Feb. 3 to 9		Feb. 4 to 10	
	Jan. 1 to Feb. 9	Jan. 1 to Feb. 10	Jan. 1 to Feb. 9	Jan. 1 to Feb. 10
New buildings.....	17	21	.....	.....
Cost.....	\$509,900	\$216,125	.....	.....
Alterations.....	\$57,750	\$10,950	.....	.....

BROOKLYN

	CONVEYANCES	
	1912 Feb. 1 to 7	1911 Feb. 2 to 8
Total No.....	516	524
No. with consideration..	34	26
Consideration.....	\$266,591	\$172,955

	MORTGAGES	
	Feb. 1 to 7	Feb. 2 to 8
Total No.....	337	408
Amount.....	\$1,934,541	\$1,470,954
To Banks & Ins. Cos.....	68	.....
Amount.....	\$1,072,550	.....
No. at 6%.....	169	224
Amount.....	\$415,848	\$569,438
No. at 5½%.....	45	108
Amount.....	\$190,300	\$562,005
No. at 5%.....	95	58
Amount.....	\$448,063	\$255,257
Unusual rates.....	5	1
Amount.....	\$726,700	\$3,000
Interest not given.....	23	17
Amount.....	\$153,630	\$81,254

	BUILDING PERMITS	
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.....	1,867	2,306
Amount.....	\$7,636,914	\$7,792,936
To Banks & Ins. Cos.....	402	.....
Amount.....	\$3,290,603	.....

QUEENS

	BUILDING PERMITS	
	Feb. 1 to 7	Feb. 2 to 8
New buildings.....	44	51
Cost.....	\$364,725	\$909,000
Alterations.....	\$37,716	\$57,700

	BUILDING PERMITS	
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.....	283	276
Amount.....	\$2,529,165	\$2,162,163
Alterations.....	\$275,081	\$240,713

RICHMOND

	BUILDING PERMITS	
	Feb. 2 to 8	Feb. 3 to 9
New buildings.....	6	.....
Cost.....	\$7,650	.....
Alterations.....	\$1,833	.....

	BUILDING PERMITS	
	Jan. 1 to Feb. 8	Jan. 1 to Feb. 9
New buildings.....	70	.....
Cost.....	\$618,825	.....
Alterations.....	\$65,818	.....

The Specific Gravity of Portland Cement

Editor of the RECORD AND GUIDE:

Sir:—I notice in your last issue of Feb. 3d, on page 236, in the course of an article on the subject of cement, that the specific gravity is given as 3.1 for Portland Cement, which is the same as given in many well known books.

The specific gravity coefficients of solids and liquids as I understand, are always a comparison in relation to the density of water at 39° F or 4° C; consequently the weight of any substance per cubic foot can be found by multiplying its coefficient of specific gravity by the weight of water per cubic foot, which is 62.45 lbs. Hence Cement should be 62.45 x 3.1 = 139.59 lbs. per cubic foot.

This we know is not so, because one cubic foot as delivered generally weighs but 95 lbs. or thereabouts and is so quoted by various manufacturers. Reversing the equation, we would get $\frac{95}{62.45} = 1.44$, which is a figure I find quoted in but a few publications such as issued by the International Text Book Co., of Scranton. How are these figures to be reconciled unless properly explained?

Another proof that might be given is this: If Cement had a specific gravity of 3.1 and weighed 194 lbs. it would sink to the bottom if a pail of mortar or grout were stirred up.

As a matter of fact the sand invariably goes to the bottom, as anyone knows who has ever grouted up anything. The cement will also float to the top of any concrete bed if tamped too much under watery conditions.

FRED O. ZUCKER,
General Manager of the Cooper Const. Co.
New York, Feb. 6, 1912.

BUILDING SECTION

JURISDICTION OF THE FIRE PREVENTION BUREAU.

Absorbs Control of Fire-Escapes, Fireproof Construction and Electrical Installations—The Opinion of the Corporation Counsel.

By PETER JOSEPH McKEON,
Consulting Engineer in Fire Prevention and Fire Insurance.

FROM present indications, the owners of buildings in future will have more dealings with the Fire Department than with any other branch of the city government. In the past owners have had to satisfy Fire Department requirements in minor structural matters, such as standpipes, interior fire alarms and small fire appliances. In a small number of cases basement installations of perforated pipes or automatic sprinklers were ordered, and last year a few complete automatic sprinkler systems were ordered in piano factories and storage warehouses. Fire-escapes and fire shutters were handled by the Board of Buildings or the Board of Examiners.

The new Fire Prevention Bureau, established by the Sullivan-Hoey Law, is expected to cause many changes in buildings, most of which will have to be made by the owners. The provisions of the bill were already considered to give the Fire Department very broad powers, but the opinion which the Corporation Counsel has furnished to the Fire Commissioner for his guidance in carrying out the law, almost works a revolution in building practice. Some of the most important duties of the Bureau of Buildings are transferred to the Fire Department, while the Department of Water Supply, Gas and Electricity, the Tenement House Department and the Board of Health also lose jurisdiction in certain matters pertaining to buildings.

At the time when the Sullivan-Hoey bill was pending, there was considerable discussion over the clause which gave the Fire Department control of fire-escapes and exits, which had been in charge of the Bureau of Buildings. The opinion of the Corporation Counsel not only transfers the control of fire-escapes and exits, but fireproof construction and fireproofing as well. The supervision of electrical installation as a cause of fire is also transferred to the Fire Department from the Department of Water Supply, Gas and Electricity; the control of staircases and fire-escapes on lodging houses is transferred from the Board of Health to the Fire Department, and in respect to tenement houses, the Fire Commissioner has authority in regard to the prevention of fires, the storage of combustibles and explosives, and the installation of fire alarms and fire extinguishers, although the orders must be issued through the Tenement House Department.

The Fire Prevention Bureau up to date has been in charge of a deputy chief of the Fire Extinguishing Branch, and a number of firemen have been drafted to act as inspectors. While only a small number of men have been making inspections, nearly one thousand orders have been issued directing the erection of outside fire-escapes and the installation of automatic sprinkler systems. As soon as the new force of sixty inspectors is put to work, the number of orders issued will be increased very considerably.

The fire-escape specifications used by the Bureau of Buildings have been adopted by the Fire Prevention Bureau. The first step towards assuming control of matters formerly handled by the Bureau of Buildings has been taken in the establishment of a Board of Standards. This is composed of Deputy Commissioner George W. Olvany, Fire Chief John Kenlon and Deputy Chief William Guerin. The Board of Standards is to prepare specifications for fire-escapes, elevator enclosures, dumb waiter enclosures, fireproof partitions and their construction.

A few building owners and lessees have appealed from the orders and asked for a survey, as provided by the law, but the result of these surveys have not yet been announced, so the working of this provision of the law is not yet in evidence.

The opinion of the Corporation Counsel is as follows:

Opinion of the Corporation Counsel.

November 13, 1911.

Hon. Joseph Johnson, Fire Commissioner.
Dear Sir:—I am in receipt of your communication dated October 31, 1911, in re-

gard to the confusion that as you state has arisen in the administration of what is known as the Hoey Fire Prevention Bill, which has become Chapter 899 of the Laws of 1911, and went into force October 19, 1911. The material parts of your letters are as follows:

"The Manhattan Building Bureau appears to be causing prosecutions to be made of persons violating the provisions of the new fire law. Also I have a letter from Mr. John Williams, Commissioner of Labor, who evidently desires to find out as to whether his functions in New York City are no longer operative.

"Tenement houses, though excepted from the law, are not, I am inclined to think, to be exempted from our inspections as to fire. Perhaps certain health questions at the same time arise from congestion such as might be corrected by the Fire Department. I think it is necessary to have from you, at your earliest convenience, a definition of your jurisdiction, so that the Fire Department can have clear sailing under the Charter."

Section 774 relates to the "Duties of Fire Commissioner," and is as follows:

"Sec. 774. The Commissioner shall enforce all laws and ordinances in respect of

"1. The prevention of fires.
"2. The storage, sale, transportation or use of combustibles, chemicals and explosives.

"3. The installation and maintenance of automatic or other fire-alarm systems and fire extinguishing equipment.

"4. The means and adequacy of exit, in case of fire, from all buildings, structures, enclosures, vessels, places and premises in which numbers of persons work, live or congregate from time to time for any purpose except tenement-houses.

"5. The investigation of the cause, circumstances and origin of fires and the suppression of arson."

Section 775 relates to "Powers of the Commissioner," but it will be sufficient to quote therefrom only the following:

"Sec. 775. The Commissioner is empowered to

"1. Cause any building, structure, enclosure, vessel, place or premises, or any part thereof, or thing therein or attached thereto, to be examined and inspected by any officer or employee of the department designated for such purpose.

"2. Order, in writing, the remedying of any condition found to exist in, on or about any building, structure, enclosure, vessel, place or premises, except tenement-houses, in violation of any law or ordinance in respect to fires or to the prevention of fires, except the tenement-house law.

"3. Require, in writing, the installation, and prescribed by any law or ordinance, in any building, structure or enclosure of automatic or other fire-alarm system or fire-extinguishing equipment and the maintenance and repair thereof, or the construction, as prescribed by any law or ordinance, of adequate and safe means of exit.

"4. Require any building, structure, enclosure, vessel, place or premises, which, in the opinion of the Commissioner, is inadequately protected against fire perils to be vacated or to be condemned and removed.

"5. Cause any vessel moored to or anchored near any dock or pier in the city to be removed and secured at such places in the harbor as shall be designed by the Commissioner, provided such vessel shall be on fire or in danger of catching fire or is, by reason of its condition or the nature of its cargo, a menace to shipping or to property on the water front of the city.

"6. Cause any order of the Commissioner or department which is not complied with within the time fixed in the order for such compliance to be enforced and to take proceedings for the enforcement thereof.

"The Commissioner or any authorized officer or employee of the department may enter, at any reasonable hour, any building, structure, enclosure, vessel, place or premises, or any part thereof, to make in-

spections or in furtherance of the purpose of any provision of this chapter." * * *

Section 776 relates to "Fire Hazards Are Nuisances; Procedure to Abate Same." One of its most drastic provisions is as follows:

"Sec. 776. Any building, structure, enclosure, vessel, place or premises which is perilous to life or to property in case of fire therein, thereon or adjacent thereto, by reason of the nature or condition of its contents, or its use, or the overcrowding at any time of the persons therein, or defects in its construction, or deficiencies in such fire alarm or fire extinguishing equipment as may be required for, on, or in said building, structure, enclosure or premises, by law, or by ordinance, or order of the Fire Commissioner, is a nuisance within the meaning of this act, the penal law and the code of ordinances. The Fire Commissioner is empowered and directed to cause any such nuisances to be abated." * * *

The remaining provisions of the statute it seems hardly necessary to refer to here. They relate to procedure and to methods of enforcing the Commissioner's orders.

The obvious purpose of this statute is to provide an entirely new governmental system for the prevention of fires and for the diminution of fire perils, based upon the idea of centering responsibility for the enforcement of all laws and ordinances or parts thereof relating to such subjects in one officer, the Fire Commissioner. All laws or ordinances or parts thereof which are repugnant to or inconsistent with this purpose are repealed. This is true under the general rule of statutory construction, to the effect that a later statute inconsistent with or repugnant to an earlier one supersedes or impliedly repeals the earlier one. It is also true for the reason that in section 5 of the act itself it is provided that all acts or parts of acts, in so far as they are inconsistent with this act, are repealed thereby. It is to be observed, however, that the repeal of a law or ordinance extends only to so much thereof as is repugnant to the purposes or inconsistent with the provisions of the later enactment, unless there is a specific repeal thereof in its entirety.

When we examine the situation as it existed previous to the enactment of this statute, we find, as already intimated, that the powers now vested in the Fire Commissioner were distributed among a number of other city officers, bureaus or departments. As to factories, for instance, the Fire Commissioner, the Fire Marshals, the Board of Health and the Superintendents of Buildings of the different boroughs, each had a share of responsibility as to the prevention of fires and the elimination of fire perils. In respect of electrical installations the Commissioner of Water Supply, Gas and Electricity has also had a share of this responsibility. It has been charged, with what truth I do not know, that this division of responsibility brought about a relaxation of vigilance which many times resulted in fatalities, notably in the case of the Washington Square disaster. The intent of the Legislature to avoid so far as possible such calamities by centering responsibility in a single officer is the basis on which we should construe this act.

Returning now to the particular sections which we have quoted above from the act, we find that the primary duty of the Fire Commissioner is to enforce all laws and ordinances in respect to the matters mentioned in section 774. The only exception in that section is tenement houses. I construe section 774 to mean so far as tenement houses are concerned, that the duties of the Commissioner in respect thereto are the same as in respect to other building, except that the means and adequacy of exit, in case of fire, are not to be passed upon by the Fire Commissioner but are left as at present provided for in the Tenement House law. In sub-division 2 of section 775 relating to the powers of the Fire Commissioner, there is another exception as to tenement

houses. I construe this exception to mean that the Commissioner cannot issue an order for remedying any condition found to exist in a tenement house, but that the remedy is as at present provided in the Tenement House Law.

I construe the act to mean that in all other cases the power of enforcement of the laws and ordinances as to the prevention of fires and the elimination of fire perils, is vested solely in the Fire Commissioner; but, by this act, the Fire Commissioner is required to do more than simply enforce the laws and ordinances. He is required to go further by section 775 and other sections and to take the initiative; to discover where fire dangers exist, and to take such means for remedying them as is provided in the statute. He even has power under subdivision 4 of section 775, to require any building, structure, enclosure, vessel, places or premises, which, in his opinion is inadequately protected against fire perils, to be vacated or to be condemned and removed; he has the right of entry, at any reasonable hour, to make inspections in furtherance of the purpose of this act.

I think that the results of my review of the statute may be summed up briefly as follows: All existing laws and ordinances relating to fire prevention and fire perils remain in full force and effect, but instead of being enforced by the officers, bureaus or departments formerly charged with this duty they are to be enforced by the Fire Commissioner. It is to be remembered that the other powers and duties of these officers, bureaus and departments remain to be exercised as before. It need hardly be said that every effort should be made to secure harmony in action.

New powers which hardly existed at all, or if so only imperfectly in any officer, bureau or department, are bestowed upon the Fire Commissioner by Section 775.

I think what I have written will be a sufficient guide upon the construction of the act for the present. I have purposely written generally with the expectation that various subsidiary questions will arise upon which you may need further advice. Perhaps, however, I should refer more specifically to certain matters as to which I have frequently already laid down a general rule.

By sections 406, 410 and 411 of the Charter the superintendents of buildings in the several boroughs are required to enforce laws and ordinances relating to the construction, alteration and removal of buildings or other structures erected or to be erected within their respective boroughs. The Superintendents of Buildings have formerly exercised control of the construction of fire escapes and of all matters relating to the fire proofing pursuant to the provision of the building code. The act which we are considering transfers the jurisdiction as to fire escapes to the Fire Commissioner to the exclusion of the Superintendent of Buildings. The Fire Commissioner is also now charged with the enforcement of all provisions of the building code relating to fire proofing and fire proof buildings.

I have already construed the act as to the exception of tenement houses.

Under section 524 of the Charter the supervision of electrical installations has been a duty of the Commissioner of Water Supply, Gas and Electricity. One of the purposes of this section has been to safeguard against fires due to defective insulation, but to that extent the Fire Commissioner is now charged with the duty of enforcing all provisions of law and ordinances respecting electrical installations and is required to abate as a nuisance any fire peril due to defective insulations pursuant to the provisions of section 776 of the Charter as amended.

Similarly, the Fire Commissioner has succeeded to jurisdiction over the overcrowding of persons in factories and other buildings and structures formerly exercised by the Board of Health, in so far as such overcrowding constitutes a peril in case of fire. He also has succeeded to the jurisdiction of the Board of Health as to the conditions within buildings or structures which may be perils to life in case of fire and to its control of staircases in fire escapes upon lodging houses.

Under section 205 of the General Business Law it was formerly the duty of the Chief of the Fire Department to enforce the law relating to fire escapes upon hotels. That duty must now be performed by the Fire Commissioner pursuant to the act which we are considering.

In so far as the jurisdiction of the State Commissioner of Labor is concerned it is to be observed that it has been determined by the courts that he has no jurisdiction in relation to fire escapes upon factories in this city. The only other provision in the Labor Law that has a bearing upon fire prevention

in addition is section 80, which prescribes that the doors of factories shall open outwardly whenever practicable and shall not be bolted, locked or otherwise fastened during business hours. This section it is your duty to enforce, and in this connection I beg to call your attention to the definition of "factory" in section 1 of the Labor Law. I may also call your attention particularly to the fact that under section 778-c of the act the Municipal Explosives Commission is continued with statutory powers; its regulations to be subject to the approval of the Fire Commissioner.

The procedure prescribed in the new act for the service and enforcement of the orders of the Fire Commissioner supersede all previously existing forms of such procedure and must be strictly followed.

All civil proceedings, including actions for penalties based on the violation of any law or ordinance relating to fire prevention or fire peril, should be instituted upon the complaint of the Fire Commissioner or by the Chief of the Bureau of Fire Prevention.

I shall be happy to furnish you further advice upon the construction and application of this act upon your request.

Very respectfully,

G. L. STERLING,
Acting Corporation Counsel.

COMMISSIONER WALL ON DEPUTIES.

At Mechanics and Traders Dinner He Discusses Those Under Civil Service.

At the annual dinner of the Brooklyn Mechanics and Traders Exchange held at the Montauk Club last Saturday evening, Tax Commissioner Judson Wall, in discussing the appointment of deputy tax commissioners from the civil service list, said:

"The Charter requires the Tax Board as head of the Tax Department to appoint Deputy Tax Commissioners. We are compelled, however, to appoint the deputies from the Civil Service list. While I am a believer in the Civil Service law and believe that deputies should be appointed from a competitive list, I also think the rules of the commissioners governing the examination for Deputy Tax Commissioners could be amended with advantage to the Tax Department.

"Something more is required of a Deputy Tax Commissioner than ability to perform mathematical stunts. He is required by law to go into a district and appraise from 8,000 to 10,000 parcels of real estate at a value in many districts of over \$100,000,000. The law requires that he shall appraise each parcel according to his judgment. What is meant by judgment?"

"The act of judgment—the mental operation by which facts are weighed, comparisons and deductions made, and conclusions reached." (Standard Dictionary.)

"Surely the intent of the law must be to place such grave responsibility only upon men of maturity and large experience."

Commissioner Wall remarked later that he hoped the plan of John Thatcher, Superintendent of Buildings, providing a method of checking unwise building operations, would be adopted, and added that in his opinion stupid building operations in sections already overbuilt and the juggling and gambling in second and third mortgages had done more to injure the real estate market in Brooklyn than high assessments ever did.

The New Park Avenue.

The plans and profiles of the viaducts and bridges required to carry Park avenue from 50th to 56th street, together with the intersecting streets, over the tracks of the New York & Harlem River Railroad Company, as finally approved by the city authorities, provide for a central promenade through the middle of the avenue with planting spaces on either side.

At one stage of the proceedings the plans provided for open spaces in the middle of the avenue, and later plans were submitted which omitted these openings and provided for a solid concrete surface. Property owners thereupon urged that instead of an unbroken concrete surface provision be made for planting spaces. A committee of the Board of Estimate, consisting of Comptroller Prendergast, Borough President McAneny and Chief Engineer Lewis discussed the practicability of such a plan with the railroad officers and also with the landscape architect of the Park Department and came to the conclusion that if eighteen inches of soil could be provided grass and shrubs could be maintained.

THE GNYBCO SUIT.

What the Petitioners and Defendants Have to Say.

Frank M. Patterson, of 27 William st., counsel for the Hudson river brick manufacturers said this week that he will present to Attorney General Carmody on February 14, a brief setting forth the defense of his clients to the allegations raised ostensibly by the consumers in New York City who alleged that the Greater New York Brick Company was a combination in restraint of trade. In his brief, Mr. Patterson will state that his client is not such a combination, but that it is a victim of a combination of construction interests. He points out that such a monopoly as the Building Trust alleges is impossible, because of the vast clay lands along the Hudson River which are unworked and have to be developed. He charges that steel and concrete interests are importing large amounts of brick into the New York market from other States for the purpose of paralyzing the local market and to disrupt the brickmakers' association.

"The statement made in their petition to the Attorney-General that the brick manufacturers are acting in concert to control the clay banks along the Hudson River is silly on its face, and contradicted by the facts," says Mr. Patterson. "Recently on account of the low price of brick and the demoralized condition of the industry, several banks were forced to foreclose their liens on brick plants, which are now being operated by receivers. These facts do not indicate a monopoly.

"The Greater New York Brick Company, which has been made the main defendant in the action, is simply a selling company, acting as a commission agent for the different brick companies, which it keeps informed on market conditions and saves from the oppressive methods adopted by the big contractors in New York in the method of buying their brick."

The position of the petitioners is set forth in a statement by Bert C. Hanson, an attorney, of 45 Broadway, who said:

"Our grievance as builders, is that the makers of brick have combined to cut short the brickmaking season, and have reduced their working forces during the brick-making season to reduce the output of brick. We do not call the selling agent, the Greater New York Brick Company, a trust. We simply say that the brickmakers themselves are conspiring under the state law, and ought to have their corporate charters revoked.

"There is another aspect of the case to which we refer in our petition to the Attorney-General, which petition was drawn by John DeWitt Warner. That is, the labor and commercial situation caused by this combination of brickmakers. A large part of the population of the Hudson river district is dependent upon brick manufacture for its livelihood. The workers get credit during the time when the yards are shut down from tradesmen which they pay back when work starts up. Some of these tradesmen have lost as much as \$7,000 because of the early shut down of the plants last year.

Decrease in January Building.

The building industry does not make a very good showing for January, judging from the preliminary report for that month made to Bradstreet's. Thus, the total expenditures at 100 cities of the United States aggregated only \$36,366,360, as against \$43,491,229 in December, 1911; \$41,869,317 in January, 1911; \$48,154,791 in January, 1910, and \$50,013,109 in January, 1909. There is indicated here a decrease of 16 per cent. from December last year, of 13 per cent. from January, 1911, and of still larger decreases from earlier periods mentioned. It might be noted that the total at New York City in January, which makes up one-third of the entire aggregate, is 21 per cent. smaller than the total in January last year, though 6 per cent. larger than in December. Other decreases from January, 1911, shown are those of 36.3 per cent. at Chicago, 28 per cent. at Philadelphia and 8 per cent. at Portland, Ore. Among the increases are St. Louis, with 152 per cent. gain over last year; San Francisco, 15.6 per cent. gain, and Los Angeles, 16.7 per cent. gain. In all forty-two out of 100 cities show increases, while fifty-eight show decreases from the like month of last year.

THE CITY'S TENEMENTS.

Only Seven School Sinks Left—Rapid Reduction of Violations.

Special interest has been shown by the Tenement House Department in the matter of protection of tenement dwellers from danger by fire. The work of the Department from the beginning has been so effective that practically every tenement house is equipped with fire-escapes and means of exit. Some of the fire-escapes are antiquated and need replacement, but the law as it stands does not give the Department authority to require this. Every tenement house which has been the scene of a fire is carefully inspected immediately thereafter for the purpose of getting hints as to the best measures to take to prevent future fatalities.

Some of the specific things which were accomplished by the Department last year were (a) the final disappearance of the school sink, of which only seven are now known to exist upon actually occupied tenement property. The persistence of these seven is due to legal complications which have prevented effective action; (b) the diminution from 75,000 to 50,000 of windowless rooms; (c) the bringing within the law of a large number of houses which have been occupied without certificates in the Borough of Brooklyn. By the end of the year 1912 it is expected that all remaining houses of this character will have complied with the law so far as their construction makes it possible, and that Brooklyn will be in the same condition as Manhattan and The Bronx in this respect.

In a brief summary of last year's work which Commissioner Murphy has sent to Mayor Gaynor, it is said:

"At the beginning of the present administration it was made a subject of frequent reproach that the large number of violations existing showed that the Tenement House Law was being nullified. One hundred and twenty thousand violations were pending. Towards the close of 1910 a new policy was adopted which seems to have been productive of most salutary results. Instead of the old system whereby a number of violations might be pending against the same property, all orders against any given property were 'bunched' in a single account. A complete statement of the condition of every tenement house in the City was sent to owners. Due notice was given them to at least make a beginning of removing violations. This notice was followed by another notice to the effect that if substantial compliance was not forthcoming the Department would insist upon the collection of a penalty whether the orders were complied with or not. The previous rule had been to remit the penalty when the orders were complied with no matter how long a time had elapsed between the issuance of the order and the doing of the work.

"The present policy seems to be justified by its results. More activity is being shown in complying with the orders of the Department than at any time in its history, and yet a better feeling between the officials of the Department and the public is observable. The pending violations have been reduced by nearly one-half."

THE UPTOWN TREND.

Business Now Supreme South of Central Park—Another Old Firm Migrates.

The removal by the old house of William H. Jackson Co. of their offices and salesrooms from Union Square North to the Fifth avenue section, following or accompanying their old neighbors the Tiffany's, Gorhams and Sloanes, gives a final emphasis to the uptown migration of leading firms. The Jackson company has settled on the south side of 47th street, one door west of Fifth avenue, and adjoining Theodore B. Starr's new building on the southwest corner. The Sloanes' new building is across the avenue at the southeast corner and other great business firms once settled near Union Square are near by.

The Jackson company remained on Union Square for old associations' sake perhaps longer than they would otherwise have done, but now find in their new home that they are again among old associates and at the same time that they have acceded to the wishes of a certain class of customers who were becoming disinclined to go below 23d street any longer. The firm now has two floors and a basement in a fine building just erected, with large and ample spaces for the display of sample lines of ornamental bronze and iron, mantels, fireplaces and tilework. Their factory is in West 28th street.

But few lateral streets south of 59th street retain their residential sovereignty. Even 57th street has surrendered. One shop has already opened in the block between Fifth and Sixth avenues, a second business alteration has just been completed, a third is in progress and signs of to-let for business purposes have been posted on a number of the princely private homes which last year exclusively lined both sides of the block. Business has conquered Fifth avenue itself up to this street, and now is turning the corner, as it were. All the old families which for many years tried to resist the encroachments of commerce on the avenue have finally given up the effort, as signalized by the announcement of Governor Morton's intention to replace his residence with a business building and the evident feeling of hopeless resignation with which other millionaires seem to regard their new commercial neighbors.

It is hardly ten years ago when the prediction that Manhattan Island south of Central Park would be given over to business was put forth with some trepidation.

Not only has this come to pass but there remain scarcely half a dozen exclusive residential sections in the whole borough where business could not enter if it cared to. Gramercy Park is one of these, Murray Hill another and the upper Fifth avenue section a third. Riverside Drive is safe from commerce for economic reasons, irrespective of legal restrictions, and the same is true of other quarters of the borough. They have not been invaded commercially mainly because commerce is not attracted, and not because it can be successfully repelled. From this state of things it follows that families wishing to continue in old New York must learn to tolerate business neighbors with as good grace as possible wherever they may live, and whether in private dwellings, apartments or hotels.

HOTEL FOR CHELSEA.

Demolition of an Old Landmark—Colonial Architecture for New York.

(Subject of illustration.)

The demolition of the old buildings at the southwest corner of Eighth avenue and 22d street marks the removal of one of the old landmarks of the Chelsea section, to make room for a modern fire-proof hotel, this being somewhat of a departure from the heavy loft structures which have been the feature of recent improvements in the Chelsea section.

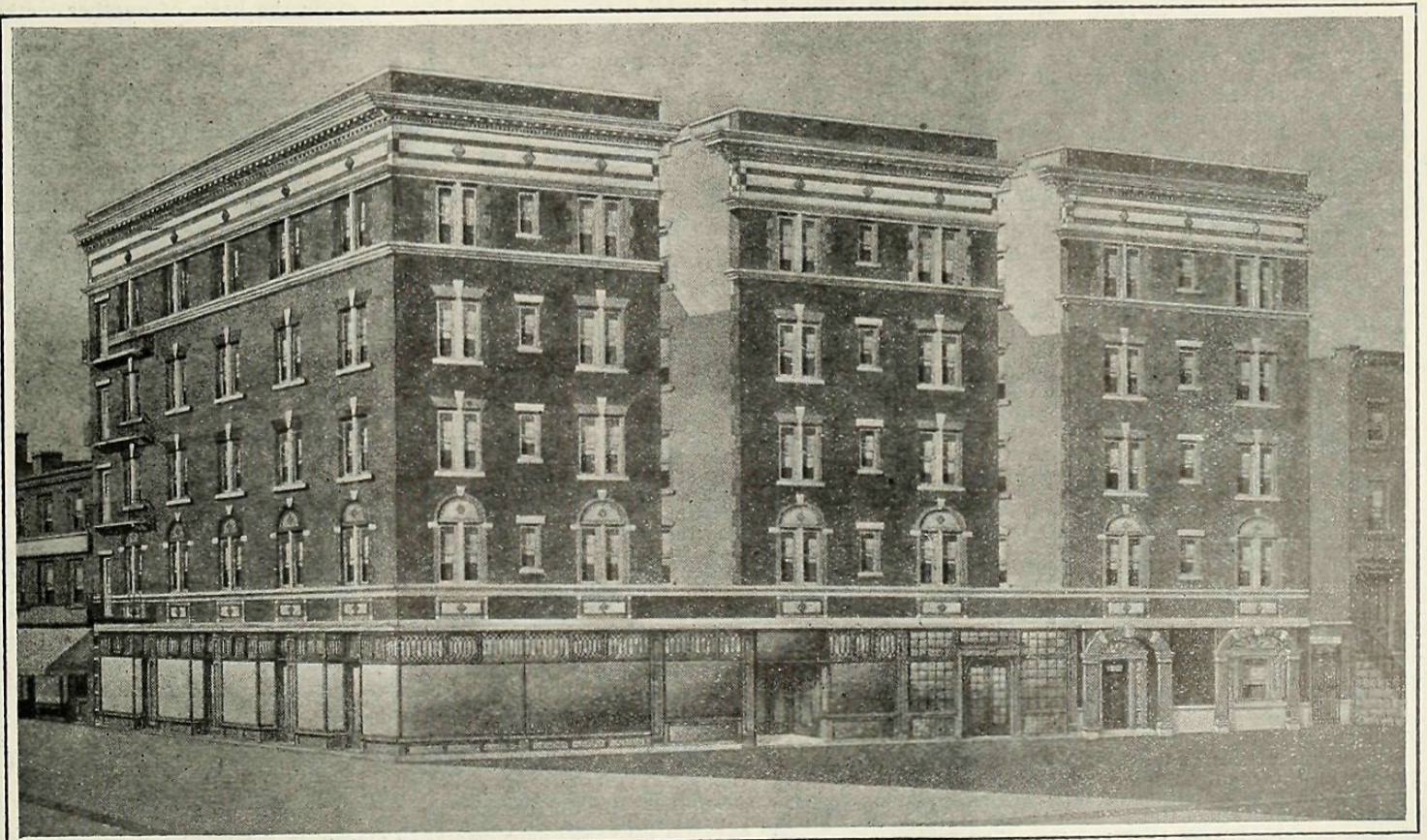
James N. Wells' Sons have leased for Katherine T. Moore to the Allerton Realty Company the plot size 58' x 100' at the southwest corner of Eighth avenue and 22d street for a term of twenty-one years with renewals, and which is to be improved with a five-story fire-proof hotel with stores on the first floor, from the plans of Paul C. Hunter, architect.

The hotel is to be modern in every respect, having elevator, restaurant, billiard and smoking rooms, linen chutes, servants' quarters on roof, and other up-to-date features. The exterior will be of Tapestry brick with marble facings and designed in attractive Colonial effect.

The buildings on the site which are now being removed were erected in 1838 and have long been occupied by "Loman" the Hatter, who will occupy the corner store in the new building when completed.

New Buildings on Fourth Avenue.

The building campaign on Fourth avenue plays no favorites, as between one side of the thoroughfare and the other, or between one block and another. Every block front between Union Square and the tunnel at 34th street seems destined for rebuilding. The latest operations to be started are at the southwest corner of 30th street and at the southwest corner of 32d. A third building is being framed up on an interior site between 30th and 31st street.



Eighth Avenue at 22d Street.

HOTEL FOR THE CHELSEA SECTION.

Paul C. Hunter, Architect.

ACCURATE ESTIMATING ESSENTIAL TO BUILDERS.

How Costs Are Figured—Reliable Cost Data Necessary and How They Are Procured—Meeting Competition—Haste Vs. Quality.

ESTIMATING building construction costs is very largely a mathematical process, but successful estimating often depends upon whether the estimate is made up in a mechanical or in a conscientious way. It requires, in the first place, an analytical mind. In the second place, it demands resourcefulness, while in the third place it calls for a thorough knowledge of a dollar's buying power in the labor and material markets.

It has been said that the ability to estimate is the dividing line between the journeyman and the master builder. This may be true of small communities where residential and typical suburban construction is the rule; but in a great city like New York, the estimator is a very valuable and responsible part of a great machine, called organization, who is important to a great building organization just as the propeller shaft is vital to the propulsion of a steamship.

Here in New York the estimator usually is a man who has studied building construction in an architect's or contractor's office. In most cases he is what is popularly known as a "climber." His salary ranges from \$35 to \$150 a week, but the average estimator, receives a salary of \$65. The estimating desk generally is looked upon as the final step in the builders' or architects' apprentice's course, because he cannot hope ever to be a successful practitioner until he has mastered the art of making reliable estimates of material and labor to be furnished.

It requires more than mere accuracy and deftness in figuring. Experience and judgment are absolutely essential, a working knowledge of building construction, various materials, their market values and the discounts allowed in the trade is vital. Then he must know how to apply them to the peculiar conditions which surround the operation he is working on. But prices and discounts are constantly changing, the cost of labor is higher today than at any time in the history of construction and even construction methods are not proof against revision and reform. Building laws must conform to this progression, and what was lawful last year, may, by ordinance, be entirely unlawful this year. These are only a few of the many departments with which the estimator must keep abreast, because each change in practice or improvement in material or methods, has a tremendous bearing upon the ultimate price of the operation and frequently, in this age of speculation, upon the final decision of the owner as to whether he will go ahead with his plans or postpone.

Sources of Information.

It therefore is apparent that the estimator must keep in constant touch with market conditions. To do this he must depend largely upon his own queries for figures and discounts, but the only way in which he can know that he is getting all the discount he is entitled to is by consulting his trade publication market reports, and by noting the trend of buying or selling in the wholesale market and the conditions governing the sources of supply and shipment.

Despite anti-trust and anti-monopolistic laws, the tendency of the times is to standardize building materials and when materials are standardized, prices naturally will be on a more or less fixed, or stable level. The price for many building materials today seldom, if ever, change, but the discounts on them fluctuate widely and sometimes suddenly. Glass and hardware are notable examples of this kind of price changing. Other materials, such as lumber, cement, common brick, sand, steel, gravel crushed stone and cinders are subject to the primary law of supply and demand and their prices are liable to change without warning. There are other materials, such as front brick, stone, marble and roofing material which seldom report a fluctuation, and there are still other materials, like architectural terra cotta, upon which there is no fixed price, a special figure being given by the manufacturers according to the intricacy of the design.

Because of this wide variation in prices, some estimators figure their whole proposition out on a time basis, estimating materials in quantities and keep a cost data system in their offices upon which they can rely when information of this sort is sought at some future time. This is done whether the bids were successful or not. They afford an opportunity to compare

the estimates of cost of the different items, with the actual cost of execution; and if a bid fails to win the job, satisfaction and experience may be gained by noting the items which may have been priced too high or too low.

Another source of information is the catalogue. If these are properly indexed, for ready reference, they will be found of great value for specific information. For close estimating, bottom prices and full discounts are necessary so that the estimator here consults the prices quoted by the salesman direct, guided, the while, by the current market reports in his specialty publication carrying this kind of service.

Figuring Profits.

It is the practice among small contractors to add a lump sum to the total costs, the size of which depends entirely upon the activity of competition and the circumstances of the operator. If the payments are to be arranged on advantageous installments, so that the bidder can take advantage of the time discounts allowed on all work, he makes his profit a little lower. If long payments (hence heavy interest charges), are specified, then his profit appropriation is apt to be big.

Some estimators base their profits upon a percentage of the estimated cost. This varies, in ordinary cases, from ten to twenty percent., according to the calibre of workmanship stipulated and the selection of materials and the expense of handling it. Therefore, locality counts for much in the high or low cost of the work. The customer is still another factor. Ten percent. used to be the least that could be expected as a profit on construction work in suburban operations, but the quality of work usually required here in New York will increase the minimum level. When the contract is for sums not more than three or four thousand dollars it is customary to put the percentage a little higher than the ten percent. suburban figure previously stated. On all work requiring special skilled labor the cost percentage is about twenty percent. in New York and fifteen per cent. in the suburbs.

Figuring on Duplication.

This is an important item especially if the work is of the suburban residential type, where one building may be duplicated many times. A considerable saving is then possible, because certain kinds of material are purchasable in large quantities, either worked or unworked. This is especially true in manufactured parts, such as doors, windows, columns, ballustrades, trim and flooring. The distance of the work from the material distribution center has much to do with the profit although when materials can be taken direct from car to job on a special order, the cost is materially reduced, because then the material has only one handling and the extent of damage or waste is greatly reduced.

Many contractors keep on file data of haulage costs from different sites on which they have figured for reference, and in this way they sometimes are able to underbid their competitors on this item alone.

Approximating Construction Costs.

We have seen some of the conditions under which estimates are made. Heretofore we have been considering full and final estimates. But there is another kind of an estimate. It is known as the "approximate," and they are obtained with varying degrees of accuracy by several methods.

The most convenient and reliable of these systems is known as "cubing." It is a system of taking the cubical contents of a building and fixing a price upon it. The rate is obtained by a comparison of plans and requirements with similar buildings which have been erected under conditions as near like those of the job in hand as it is possible to find them.

In a previous article, the writer gave a table of cubical costs. There are several methods of determining them, however. One method is to multiply the square feet in the plan of the building by the height from half the depth of the foundation to half the distance to the roof. Another system uses the height from the bottom of the foundation and another obtains the actual cubical contents.

Any of these may be used if the data for comparison is obtained in the same way, but all are subject to important variations which experience and judgment alone will determine. For instance, if the

contour of the building is every uneven, with low portions, such as porches and sheds and high portions, such as towers and cupolas, these must either be omitted from the whole and compare separately, or a lump sum be added or subtracted according to the size and elaboration of these members.

Another variation arises in the size of the rooms, giving a ratio of partitions and division walls which is not constant, and of course, a large building with many duplicate parts will require a different rating from a smaller one, so that the method of estimating by cubing is at best approximate, and its degree of accuracy depends largely upon the experience and judgment of the contractor. Even long experience will afford no safe-guard against unusual feature of the interior, so that the cube rates can only be applied to buildings of ordinary character, and comparisons are only reliable between buildings of like descriptions and uses, as the treatment of even the same materials will vary largely in buildings of varying uses.

The height of a building will not increase the cube rate proportionately, unless the internal voids are alike, although it is certain that the higher one builds from the ground the more time and expense it requires to put the material in place, to say nothing of thicker walls or heavier steel and more expensive equipment, especially in elevators.

Estimating by the Square.

A convenient method of estimating is by the square of one hundred surface feet. This is especially applicable to office buildings, schools, mills, stables, garages and all buildings where the floors are few in number or similar in plan.

For one-story buildings the price per square is taken to include the roof walls, floor, and foundations, but for buildings of two or more stories the price per square should be taken separately for each floor, the lower floors being priced to include the foundations and the top to include the roof.

This method of estimating by the square is not so accurate as by cubical contents, but the results are often more convenient and adaptable, because the tabulation of the square area of the various floors may be easily reduced to terms of accommodation for public buildings or shops. For instance, a given floor area in a school house means accommodation for a certain number of pupils; in a church for a certain number of sittings; in factories for the manufacture of staple goods, a certain number of machines and operatives.

This unit of accommodation is sometimes carried farther and, by the reverse process, is made the basis of another method of estimating the approximate cost of such buildings, i.e., schools, churches, factories, hospitals, mills, etc. This also is used as a method of comparison, the known data being supplied by previous experience or by calculation, and it is often valuable as a means of determining the approximate cost of buildings necessary to accommodate a certain number of individuals or machines, even before any definite plans have been drawn.

All of these methods are approximate, with varying degrees of accuracy. But before using this system as a basis for a contract figure, a sum, governed by the judgment of the estimator of the actual operation, should be added to the total of the original estimate to allow for any possible shortage.

Architects to Award Prizes.

The annual dinner of the New York Chapter of Architects will be held at the Plaza Hotel on next Thursday evening. The awards of medals to be made for the two best apartment houses of the year will be announced at that time. A medal will be given for the best designed house over six stories in height and one for the best design in the class of six stories or less, judged from the basis of street architecture. The jury is composed of President C. Grant La Farge, Secretary Frank H. Holden, Robert W. de Forest, president of the Municipal Art Commission; Oswald C. Herring, James M. A. Darrach, George B. Ford, Walter Blair and D. Everett Waid.

There will be a medal for each class of apartment house and two mentions in each class, six prizes in all. In each case the prize will go to the owner of the house at the time of its erection.

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WHO SAID ALL THIS ABOUT CYPRESS?

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"THE
WOOD
ETERNAL"

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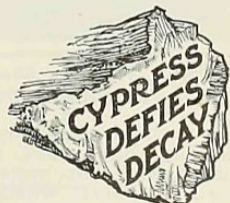
(Here's who said it—) It's a reprint from:

U. S. GOVT. REP., Bulletin 95, June 30, 1911, pp. 44-46.



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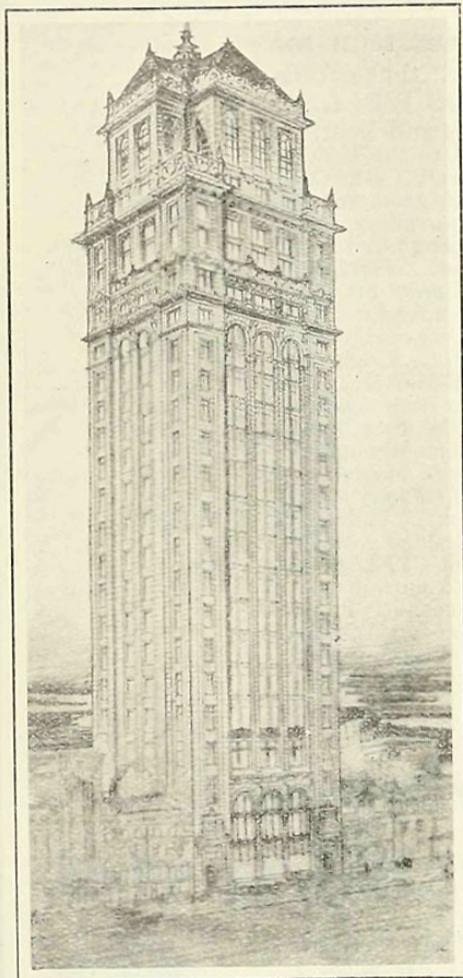
As Exemplified in an Office Building Planned for 42d Street.

Towering above its neighbors, there will rise in Times Square before another year comes an investment monument to the builder of a great business enterprise of the South.

Asa G. Candler, of Atlanta, Georgia, has entered the field of real estate investment in New York, and will build in 42d street a great office and loft building which will be one of the distinctive landmarks of New York, and which will, it is contemplated, become the home of many of the leading Southern firms having headquarters in the city.

Believing that this district is one of New York's great centers of business activity, and as a result of a wide experience in the erection of successful buildings in various parts of the country, Mr. Candler, with a singleness of purpose and full faith in his project, has determined to build a twenty-four story office and loft structure, forming a tower in 42d street 78x100 ft., and having a sixteen story extension through to 41st street, where shipping facilities will be amply provided.

The exterior will be of marble and terra cotta. All four sides of the main building will be treated alike with terra cotta ashlar and ornament carried to the roof, which will be of tile surmounted by a steel staff about 350 feet from the ground. The main structure will thus form a massive tower worthy to take its place by that near neighbor which gives name to the district, the Times Building.



42d Street. Willauer, Shape & Bready, Archts.
CANDLER BUILDING.

The architects, Messrs. Willauer, Shape & Bready, have used large scale architectural motifs or units for the exterior, treated in a style which is an adaptation of the Spanish Renaissance. The purpose of the design is to attain the maximum of glass and lighting surface on all sides so essential to loft floors combined with the dignity and impressiveness expected of an office building, which latter the building in reality is, so far as the upper floors are concerned.

The future may see it wholly devoted to offices as Times Square becomes more and more the actual center of New York, therefore express provision is made in the plans for such development.

Within the lower floors will be lofts of a gross area of 10,000 sq. ft. Above, several floors will be divided into show-rooms and large office spaces, while the upper eight floors will be arranged for offices and suites.

It is in the feature of fire protection that the Candler Building will express the last word. The building will be not only of the most advanced fireproof construction but will also provide, in case of

fire a greater measure of safety for its occupants than any similar structure yet erected in New York.

The open loft floors of the 41st Street extension will be divided from the similar space in the 42d Street section by means of a fireproof partition containing self-closing metal doors. In case of fire in the contents of any open floor or loft the flame and smoke will be confined to that part of the floor in which it originated, and ample time will be given the occupants to escape by means of stairways and elevators from which all smoke and flame are completely cut off.

In addition, another unusual device is employed. For the entire height of the main building a fire tower will be constructed, consisting of an iron stairway enclosed in masonry walls and having no connection with the interior floors except by means of a balcony in the open air, with doors entering the fire tower at each floor level well away from the walls of the building.

These devices will give the most advanced type of fire protection yet provided for a loft and office structure and will carry out the best recommendation of experts who have investigated the subject anew, in consequence of recent disastrous fires in New York City.

The sprinkler installation will cover all offices, corridors and stair halls as well as loft spaces. Among other special features will be the use of plate glass as a continuous face from top to bottom of the three central bays on the 42d Street front, as well as for all windows in the side and rear walls. The plans include a complete power plant for light, heat and power. It is intended to divide the show room and office floors to meet the requirements of tenants.

The contract for construction has been awarded to the Cauldwell-Wingate Company which has already commenced to demolish. The building when completed will be in the hands of O. D. & H. V. Dike which firm has represented Mr. Candler in the consummation of the present project.

NEW BUILDING RULES.

For Dancing Academies and Concert Halls—Hollow Tile Building Blocks.

The several Superintendents of Buildings of the City of New York, in conference, adopted this week important rules for the erection, conversion or alteration of dance halls and public dancing academies for which licenses are required under Chapter 547, Laws of 1910, and also governing the construction, conversion or alteration of concert halls, music halls and other places of public entertainment not governed by the requirements of Section 109 of the Building Code. These rules are the first to be framed and promulgated this year and in the Manhattan Bureau of Buildings will be known as "Bulletin Number One, 1912."

Also promulgated this week were rules and regulations governing the use of hollow tile building blocks, which can now be used for buildings not more than thirty-five feet high within the bounds of Greater New York, as well as for floors and partitions in fireproof construction. They will constitute one more rival for building bricks in addition to marble, stone, concrete and terra cotta. New rules were also promulgated for top floor partitions in fireproof buildings, and for the use of lime in cement mortar. The four bulletins are as follows:

Dance Halls, Concert Halls, etc.

Bulletin No. 1, 1912.—The several Superintendents of Buildings of the City of New York, in conference, adopted the following rules governing the erection, conversion or alteration of dance halls and public dancing academies for which licenses are required under Chapter 547, Laws of 1910, and concert halls, music halls and other places of public entertainment not governed by the requirements of Section 109 of the Building Code.

1. Proper plans must be filed showing arrangements of seats, exits and stage (if any), also bearing capacity of floors (at least 90 lbs. per square foot), also statement of estimated number of persons to be accommodated.

2. No Dancing School or Academy or Dance Hall will be allowed above the second floor in any non-fireproof building, the ground floor being considered the first floor.

3. All rooms must be properly ventilated.

4. Adequate toilet accommodations separate for sexes must be provided.

5. EXITS: The number and width of exits must conform with the requirements of Section 108 of the Building Code.

All exit doors must open outward and in case of doors opening on outside balconies they must be hung to swing flat against the wall.

No windows will be considered as exits. Outside balconies must be of iron or steel, at least four feet in width with stairs leading to ground.

Where stairs lead to yard, proper exits must be provided leading to street without re-entering the building, except through fireproof passage.

Every exit must be indicated by a red light placed on the inside and by a sign with the word "EXIT" painted thereon in legible letters not less than eight inches high.

6. No cinematograph or other apparatus for projecting moving pictures shall be set up for use or used in any building, place of public assembly or entertainment, unless such apparatus shall be enclosed in a fireproof booth built in conformity with the requirements of Chapter 756, Laws of 1911.

NOTE.—In addition to the above requirements, in the Borough of Manhattan, dance halls, dancing academies, etc., will be prohibited in frame buildings above the first floor.

RUDOLPH P. MILLER.

Superintendent of Buildings.

Dated, January 5th, 1912.

Top Floor Partitions in Fireproof Buildings.

Bulletin No. 2, 1912.—In fireproof buildings where the roof beams are sloped, and there is a hung ceiling in the top story, the fireproof partitions, except those enclosing stair halls or elevators, in the top story need not be carried higher than the hung ceiling. This applies to the top story of the building only, it being understood that a so-called pent house, if used for other purposes than the enclosure of elevator machinery, tanks, or forming the bulkhead of stairs, is considered a story of the building.

RUDOLPH P. MILLER.

Superintendent of Buildings.

Dated, January 8th, 1912.

Lime in Cement Mortar.

Bulletin No. 3, 1912.—The use of lime putty or hydrated lime in cement mortar to the extent of not more than ten per cent. is permitted in any case where cement mortar is required by a building permit or by the Building Code, unless the approved application or any amendment thereto calls for pure cement mortar, and provided that no lime of any kind shall be used in cement mortar for foundations or foundation walls.

RUDOLPH P. MILLER.

Superintendent of Buildings.

Dated, January 23rd, 1912.

Rules and Regulations Covering the Use of Hollow Tile Building Blocks.

Bulletin No. 4, 1912.—Hollow tile building blocks may be used for buildings not more than thirty-five feet in height under the following conditions: Hollow tile blocks shall be true and square and be of uniform shape and thickness when laid in courses.

No such blocks shall be used until complete and satisfactory tests have been made by the manufacturer under the direction of the Superintendent of Buildings and until an approval for the use of such blocks has been obtained.

No blocks shall be approved that do not develop a compressive strength of at least 2,000 pounds per square inch of net section. In no case shall the hollow spaces of any such blocks exceed 50 per cent. The thickness of walls or webs of such blocks shall not be less than one inch.

The thickness of walls for any building where hollow tile blocks are used shall not be less than is required by the Building Code for brick walls. All such walls shall be laid in Portland cement mortar. All outside walls below grade must be filled in solid with Portland cement concrete.

No wall composed of hollow tile blocks shall be loaded in excess of one hundred pounds per square inch of the gross section of the wall; i. e., no deduction being made for hollow spaces in figuring the area.

Where wood beams or girders rest on such walls suitable templates of either iron, continuous tile, or stone, shall be provided under their ends, or the blocks under them shall be solid.

Hollow tile lintels spanning an opening over three feet six inches wide shall be reinforced with cement and steel bars.

All walls of hollow tile blocks, and beams used in same, must be anchored in accordance with Sections 41 and 60 of the Building Code.

No walls constructed of hollow terra cotta blocks shall be broken to receive pipes, but must be recessed when moulded.

Every block must have stamped thereon the name of the manufacturer or manufacturers' mark.

RUDOLPH P. MILLER.

Superintendent of Buildings.

Dated, January 25th, 1912.

Mechanics and Traders Exchange.

At the annual meeting of the Mechanics and Traders Exchange held January 25th, at 30 West 33d street, the following were elected as officers, trustees and representatives on the Board of Examiners of the Building Department:

President, Francis N. Howland; vice president, Frank E. Conover; treasurer, Isaac A. Hopper; secretary, Charles E. Cheney; trustees, Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Edwin Outwater, Lewis Harding, Francis M. Weeks, Donald Taylor; representative on Board of Examiners, Bldg. Dept., Lewis Harding, William Crawford.



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(Continued from page 274.)

NOTICES TO PRESENT CLAIMS.

RIVERSIDE DR., MANHATTAN—Acquiring title to the lands, etc., required for the widening on the east side, bet West 155th and West 156th st, 12th Ward. All persons having any claim on account of the foregoing proceeding must present same, in writing, to Chas. J. Leslie, A. C. Gildersleeve and Jos. Lang, commissioners, at 90 West Broadway, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 20, at 10 a. m.

EAST 217TH ST, BRONX—Acquiring title to the lands, etc., required for opening and extending EAST 217TH ST, from White Plains rd (av) to Oakley st (av), formerly Ash av, 24th Ward. All persons having any claim on account of the above proceedings must present same, in writing, to Frank A. Spencer, Jr., Maurice S. Cohen and Philip Emrich, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 12; and they will hear all such parties, in person, on Feb. 15, at 10.30 a. m.

WEST 32D ST, ETC., BROOKLYN—Acquiring title to the lands, etc., required for opening and extending WEST 32D ST, from Neptune av to the mean high water line of Atlantic ocean; of WEST 33D ST, from Neptune av to Surf av; of WEST 35TH ST, from Canal av to Surf av, and of WEST 36TH ST, from Canal av to Surf av, except in each case the right of way of the New York & Coney Island Railroad, 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Edw. F. Linton and Jos. A. Guider, commissioners, 166 Montague st, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 19, at 11 a. m.

SNYDER AV., ETC., BROOKLYN—Acquiring title to the lands, etc., required for opening and extending SNYDER AV, bet Canarsie and Ralph avs; and AV A, bet Ralph av and East 98th st, 29th and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Edw. J. Reilly and J. J. Connor, commissioners, 166 Montague st, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 19, at 2 p. m.

AV V, BROOKLYN—Acquiring title to the lands, etc., required for opening and extending from 86th st to Van Sicken st excepting the right of way of the New York & Sea Beach R. R., 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to John M. Zurn, John A. Dillmeier and George J. S. Dowling, commissioners, 166 Montague st, Brooklyn, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 19, at 10 a. m.

THATFORD AV, BROOKLYN—Acquiring title to the lands, etc., required for opening and extending THATFORD AV, from Riverdale av to Stanley av; and OSBORN ST, from Riverdale av to Vienna av, 26th and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Francis J. Sullivan, Morris Cohen and David J. McLean, commissioners, 166 Montague st, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 19, at 11 a. m.

WEST 16TH ST, MANHATTAN—Acquiring title to the lands, etc., required for opening and extending from Amsterdam av to Jumel pl, 12th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jas. W. Hyde, Wm. T. Sabine and Henry Brady, commissioners, 90 West Broadway, on or before Feb. 16; and the commissioners will hear all such parties, in person, on Feb. 21, at 10 a. m.

HOE AV, BRONX—Acquiring title to the lands, etc., required for opening and extending from Aldus st to Whitlock av, 23d Ward. All persons having any claim on account of the foregoing proceeding must present same, in writing, to Frank A. Spencer, Jr., M. S. Cohen and Herbert A. St. George, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 16; and the commissioners will hear all such parties, in person, on Feb. 21, at 1.30 p. m.

AMENDED PROCEEDINGS.

LINDEN ST, QUEENS—Acquiring title to the lands, etc., required for opening and extending LINDEN ST (unofficial name) from the Brooklyn Borough line to Fresh Pond rd, 2d Ward, as amended, so as to conform to the lines of said street, as shown upon the Final Maps of Sections 15, 16 and 29 of Queens, as adopted by the Board of Estimate and Apportionment on May 21, 1909, and approved by the Mayor on June 4, 1909, so as to relate to said Linden st, as shown upon a map or plan adopted by the Board of Estimate and Apportionment on January 26, 1911, and approved by the Mayor on February 3, 1911. The Corporation Counsel will apply to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 21, for an order amending the above proceeding as indicated.

PUTNAM AV, QUEENS—Acquiring title to the lands, etc., required for opening and extending PUTNAM AV (unofficial name) from the Brooklyn borough line to Fresh Pond rd, 2d Ward, as amended, so as to conform to the lines of said street, as shown upon sections 15, 29 and 30 of the Final Maps of Queens, as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909, so as to relate to said avenue, as shown upon a map or plan adopted by the Board of Estimate on Jan. 26, 1911, and approved by the Mayor on Feb. 3, 1911. The Corporation Counsel will apply to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 21, for an order amending the above proceeding as indicated.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

RIVERSIDE DRIVE—Restoring asphalt pavement and resetting curb at the northeast corner of 149th st, 12th Ward. Area of assessment: Lot 17, Block 2096. March 30.

WEST 163D ST—Paving, from Broadway to Fort Washington av, 12th Ward. Area of assessment: Both sides of 163d st, from Broadway to Fort Washington av. March 30.

BRONX.

EAST 162D ST—Paving the roadway and setting curb from Morris av to Sherman av, 23d Ward. Area of assessment: Both sides of East 162d st, from Morris av to Sherman av, and to the extent of half the block at the intersecting avs. March 30.

FOX ST—Paving the roadway, etc., from Intervale av to Barretto st, 23d Ward. Area of assessment: Both sides of Fox st, from Intervale av, to Barretto st, and to the extent of half the block at the intersecting streets. March 30.

SENECA AV—Regulating, grading, etc., from Hunt's Point av to Whittier st, 23d Ward. Area of assessment: Both sides of Seneca av, from Hunt's Point av to Whittier st, and to the extent of 100 ft on each side of Seneca av. March 30.

EAST 162D ST—Paving the roadway and setting the curb from Prospect av to Stebbins av, 23d Ward. Area of assessment: Both sides of East 162d st, from Prospect av to Stebbins av, and to the extent of half the block at the intersecting avenues. March 30.

EASTBURN AV—Paving the roadway, setting and resetting the curb bet 174th and 175th sts, 24th Ward. Area of assessment: Both sides of Eastburn av, from 174th to 175th st, and to the extent of half the block at the intersecting streets. March 30.

TRAFALGAR PL—Regulating, grading, etc., from 175th to 176th st, 24th Ward. Both sides of Trafalgar pl from 175th to 176th st, and to the extent of half the block at the intersecting streets. March 30.

EAST 171ST ST—Paving the roadway, etc., from Webster av to the New York & Harlem R. R. Area of assessment: Both sides of East 171st st, from Webster av to the New York & Harlem Railroad, and to the extent of 100 ft at the intersecting streets. March 30.

EAST 178TH ST—Paving the roadway and setting curb, from 3d av to Hughes av, 24th Ward. Area of assessment: Both sides of 51st East 178th st, from 3d av to Hughes av, and to the extent of half the block at the intersecting streets. March 30.

WEST 234TH ST—Sewer, bet Broadway and Kingsbridge av; and, KINGSBRIDGE AV, sewer bet West 234th and West 232d st, 24th Ward. Area of assessment: Blocks 3405 and 3406. March 30.

BROOKLYN.

51ST ST—Paving, bet 7th and 8th avs, 8th Ward. Area of assessment: Both sides of 51st st, from 7th av to 8th av, and to the extent of half the block at the intersecting and terminating streets. March 30.

55TH ST—Paving, bet 7th and 9th avs, 8th Ward. Area of assessment: Both sides of 55th st, from 7th av to 9th av, and to the extent of half the block at the intersecting and terminating avenues. March 30.

AV D—Paving, bet East 29th st and Nostrand av, 29th Ward. Area of assessment: Both sides of Av D, from East 29th st, to Nostrand av, and to the extent of half the block at the intersecting streets. March 30.

AV D—Paving, from Flatbush av to Rogers av, 29th Ward. Area of assessment: Both sides of Av D, from Flatbush av to Rogers av, and to the extent of half the block at the intersecting streets. March 30.

DITMAS AV—Sewer, bet West st and Gravesend av, 29th Ward. Area of assessment: Both sides, bet the same points. March 30.

OCEAN AV—Sewer, on east side, bet Av G and the summit north of it, 29th Ward. Area of assessment: Lot 6, Block 5241. March 30.

EAST 21ST ST—Sewer, from Regent pl to Beverley rd, 29th Ward. Area of assessment: Both sides, bet the same points. March 30.

KENMORE PL—Paving bet Av G and the end of the macadam pavement 390 ft north. Area of assessment: Both sides of Kenmore pl from Av G to a point 390 ft north and to the extent of half the block at the intersecting streets. March 30.

FOSTER AV—Sewer, from Ocean Parkway to Coney Island av, 29th and 30th Wards. Area of assessment: Blocks 5428, 5429, 6494 to 6498 inclusive. March 30.

4TH ST—Sewer, from end of existing sewer west of 15th av to 17th av, 30th Ward. Area of assessment: Affects Blocks Nos. 5436, 5437, 5442, 5443, 5624 and 5630. March 30.

52D ST—Paving, bet Fort Hamilton and 11th avs, 30th Ward. Area of assessment: Both sides of 52d st, from Fort Hamilton av to 11th av, and to the extent of half the block at the intersecting avs. March 30.

52D ST—Sewer, bet New Utrecht and 13th avs, 30th Ward. Area of assessment: Blocks 5655 and 5662. March 30.

5TH ST AND 13TH AV—Sewer basin at the west corner, 30th Ward. Area of assessment: Block 5697. March 30.

5TH ST—Sewer, bet Fort Hamilton av and 12th av, 30th Ward. March 30.

5TH ST—Sewer, bet New Utrecht and 14th avs, 30th Ward. Blocks 5691 and 5698. March 30.

5TH ST—Paving, bet 12th and New Utrecht avs, 30th Ward. Area of assessment: Both sides of 5th st, from 12th to New Utrecht av, and to the extent of half the block at the intersecting avs. March 30.

61ST ST—Sewer, bet 14th and New Utrecht avs, 30th Ward. Area of assessment: Blocks 5720 and 5727. March 30.

SEWERS IN 7TH AV, west side, bet 78th st and Fort Hamilton av, and in FORT HAMILTON AV, west side, bet 7th av and 79th st. Area of assessment affects Block No. 5972. March 30.

5TH ST—Sewer, from Narrows av to Shore rd, 30th Ward. Area of assessment: Block 6040. March 30.

94TH ST AND GELSTON AV—Sewer basin at the north corner, 30th Ward. Area of assessment: Block 6109. March 30.

SEWER IN BENSON AV, north side, from Bay 22d st to Bay 23d st, and SEWER BASINS on BENSON AV, at the east corner of 18th av, and at the north and east corners of Bay 19th st, and at the east and south corners of Bay 20th st, and north and east corners of Bay 22d st, 30th Ward. Area of assessment affects Blocks Nos. 6369 to 6373, inclusive, and 6405. March 30.

EAST 19TH ST—Sewer, bet Av I and a point about 100 ft. south of Av K, 31st Ward. Area of assessment: Blocks 6711, 6712, 6720, 6721, 6729 and 6730. March 30.

BROOKLYN AV—Paving, from Av I to Flatbush av, 32d Ward. Area of assessment: Both sides of Brooklyn av, from Av I to Flatbush av, and to the extent of half the block at the intersecting and terminating avenues. March 30.

NOSTRAND AV—Regulating, grading, paving, etc., from Flatbush av to the bridge across Long Island Railroad, 32d Ward. Area of assessment: Both sides of Nostrand av, from Flatbush av to bridge across Long Island Railroad, and to the extent of half the block at the intersecting streets. March 30.

SEWER IN EAST 39TH ST, from Long Island Railroad (bet Avs H and I) to Hubbard pl, and in HUBBARD PL and ALTON PL, from Flatbush av to East 40th st. Area of assessment affects Blocks Nos. 7742, 7743, 7764, 7765, 7786, 7787, 7808, 7809, 7811, 7812 and 7813. March 30.

QUEENS.

GREENE (ST) AV—Opening, from Grandview av to Forest av, 2d Ward. Area of assessment obtainable at the Bureau of Assessments, Municipal Building, Long Island City. Feb. 2.

HILL ST—Opening, from Railroad av to Clermont av, 2d Ward. Area of assessment: At Bureau of Assessments, Municipal Building, Long Island City. Feb. 2.

The Bronx Shopping District in 1911.

Many new theatres, such as the Prospect, Loew's, the National and the McKinley Square, have been erected, and several others are in course of construction. Negotiations are pending for Cohan & Harris to produce Klaw & Erlanger productions in a new theatre to be erected. The Lyons & Chabot store has gone into the hands of new owners, who are increasing its size and will carry on a modern retail drygoods store. Adams-Flanigan, the foremost Bronx store, has also increased the capacity of its complete and splendidly conducted establishment. McCrorey, the rival of Woolworth in five and ten cent stores appreciating the importance of the Bronx, opened two large stores. Prospect avenue at 160th street and Southern Boulevard at the junction of Westchester avenue and East 180th street have developed into important commercial centers. The Hegeman and Riker companies have opened many additional branches. A number of our banks have increased their capacity or moved into new buildings erected for their sole occupancy. New churches have sprung up as new centers of population have been created. Our shopping and amusement centers make Bronx residents less dependent upon Manhattan and are attracting thousands of families who otherwise would not come here. As the Bronx is becoming more and more established, capital is being attracted to it in large as well as small sums.—Report for 1911 of the Real Estate Committee of the North Side Board of Trade.

Report of Lawyers Mortgage Co.

The Lawyers Mortgage Company has issued a circular to stockholders calling a meeting on February 26 to take action on a proposed increase in the capital stock of the company from \$4,000,000 to \$6,000,000. Stockholders are offered the privilege of subscribing to one-fourth of the new stock (par \$100) for each two shares of stock in their name on March 2. In a letter accompanying the circular, President Richard M. Hurd points out that the time is most particularly opportune for an increase in capital. The company's present capital and surplus amount to \$6,500,000. The limit placed upon the issue of guaranteed mortgages by the company is twenty times its capital and surplus.

Are Your Hands Tied By a Cumbersome Power Plant?

The sort of power used is an important factor in the efficiency of any commercial institution, whether factory or office building. If it is power generated in a private plant, there is sure to be a great deal of unnecessary waste, besides dangerous risks of fire and explosion. And the results obtained are never entirely satisfactory. Edison Service is the remedy for all power evils. Its cost is decidedly lower and it is productive of the highest grade business efficiency. No one ever abandons

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TRADE LITERATURE.

Mushroom Reinforcement.

Bulletin No. 12 on the "Examples of the Mushroom System of Reinforced Concrete Construction" has just been issued by C. A. P. Turner, M. Am. Soc. C. E., for the Turner Construction Co., 816 Phoenix Building, Minneapolis, Minn. The work consists of about seventy pages, very well illustrated, and reveals the much-talked about system which has recently been perfected by this company.

The work is, in some respects, a text book on reinforced concrete construction. It begins with reasons why an owner should prefer concrete and speaks of the safety of good concrete construction, characteristic increase of strength with age, speaks about different kinds of reinforcement and then proceeds to tell of different tests made upon concrete reinforced under the "mushroom" system.

The story of a fire test in the Railway Building, Denver, Col., is most illuminating and the reductions therefrom are given in extenso. The book is one that every concrete worker and architect should have because of its illuminating qualities. Copies may be obtained by addressing the home office at Minneapolis, Minn.

Varnish That Is Waterproof.

Announcements are being sent throughout the building trades and to architects that Clarence E. Bond, of the old New Jersey firm of Price, Bond & Woolston, has withdrawn from that company, of which he has been the manager for more than twenty years, and has taken his son, C. Leslie Bond, into partnership with him under the name of the Bond Varnish Company. The company has just moved into its new factory at Fanwood, N. J., which has been equipped to manufacture varnishes of all grades. But special attention will be given to the manufacture of spar varnishes for use in interior and exterior work, in both flat and gloss finishes. Mr. Bond represents the third generation in this business, and the name has for years stood as a standard of high-grade varnish. In the old company Mr. Bond controlled all the formulae.

Columbia Extension Courses.

The announcement of the opening of the second half year of the Columbia University extension courses was made this week. The second half of the year begins February 7 and continues until May 30. Students who are qualified may enter any of the courses with the understanding that certain designated courses must have been covered by students in the first half of the year or its equivalent.

These lectures include architecture, building materials, mechanics applied to construction, the elements of architecture, prospection, history of ancient ornamentation, specifications and bookkeeping. The engineering course covers a series of plane surveying and the theory of railroad surveying and a very comprehensive course is given in mechanical drawing.

New York State Master Plumbers.

The twenty-fourth annual convention of the New York State Association of Master Plumbers will be held in the city of Troy, on Tuesday and Wednesday, March 12 and 13. The meetings will be held in Germania Hall, 136 River street, and the first session will be called to order by State President John H. Moran at 10 o'clock a. m. of the first date named. Headquarters will be at the Rensselaer Hotel, corner of River and First streets.

PROPOSAL.

SEALED PROPOSALS, endorsed "Proposals for finishing the crypt under chapel, the tomb of John Paul Jones," will be received at the Bureau of Yards and Docks, Navy Department, Washington, until 11 o'clock a. m., February 24, 1912, and then and there publicly opened, for the completion of the crypt of the chapel at the United States Naval Academy, Annapolis, Md. Plans and specifications can be obtained on application to the Bureau. A deposit of \$25 will be required as security for the return of plans and specifications. WM. M. SMITH, Chief Clerk, in Charge of Bureau, January 23, 1912.

A good house with a poor foundation is a bad investment. So is a good business with a sales department that is not built on method and system. The best foundation for your sales house is a sure knowledge of the market you wish to supply, with such details as will enable you to make your choice of the opportunities presented and to prosecute your canvass with the greatest economy of time and energy. Build your sales department on the solid foundation of timely facts furnished by Dodge Reports.

DODGE REPORTS, 11 E. 24th St., N. Y.

BRICK DEALERS

of the Eastern District will have a Special Headquarters at the CLAY PRODUCTS SHOW.

Their space will be properly furnished and fitted up as a general Rendezvous for Architects and Builders from the East who will be the guests of the New York-New Jersey Exhibitors.

The Participating List, which will be prominently displayed in this Reception Room, is being made up NOW. Can you afford not to protect your own interests?

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of Brick and Clay Products will be represented by a magnificent display of their wares in a nearby space.

IT IS YOUR SHOW, Mr. Clay Worker. No particular interest will be pre-eminent; every exhibitor will have equal display.

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BUILDING MATERIALS.

Steel Reduction Bill in House Puts a Damper on Building Projects.

Money Situation of Paramount Importance in Local Construction Department—Large Amount of Unemployed Funds Coming Into New York—Cement Stronger—Exchange Will Not Move.

THE favorable reaction in building construction as shown by January building fixtures has surprised financial interests as well as material interests. It shows a gain over last year, and for that reason financial pillars are fearful lest the city be overbuilt, as it was last year. On the other hand, contractors and building material men assume the position that there is a good demand for well built structures. With the purpose of getting a close view of the attitude of the financial market upon the building investment situation, certain builders and officials of large financial institutions met informally on Saturday and discussed the year's outlook for building.

The concensus of opinion was that lending interests should be cautious about making new engagements until the strength of the spring building movement could be thoroughly measured. Plans filed in January represented summer and fall engagements, and those which will come out in this and next month will represent loans closed during the last two months of 1911. A very large part of this business was to small operators and therefore largely represents the speculative type of building both in the city and in the suburbs. In view of the heavy losses sustained in suburban construction last year and the political uncertainties of the present year, the general attitude of financiers to-day is that of extreme caution.

This attitude is a matter of recent assumption. It had its inspiration in the Steel Corporation's quarterly statement, which showed a very lenient use of the depreciation account in order to bring the earnings up to anything like dividend expectations. This was reflected in the Stock Exchange quotations on Steel Common, which fell four points last week and eight points since the report was made public. Then followed the action in the House of Representatives which proposed radical changes in the iron and steel schedule of the tariff which further tended to shrink the stability of the building market by infusing into it a feeling of insecurity.

But offsetting these depressing factors was the more cheering one that unemployed Western funds are coming into this market in tremendous volume and that bonds are in better call. Merchants have finished their stock-taking and in the building material markets are shown to be carrying lower stock than usual and are buying as requirements of customers necessitate.

Andrew J. Robinson, the builder, said he was not inclined to feel pessimistic regarding the immediate building future. Well designed and well constructed buildings are almost invariably a good investment. Indiscriminate and ill considered loaning has gone perhaps too far, but so far as well constructed buildings are concerned, he said he believed it entirely unnecessary to alarm owners of property with the vague feeling that something may happen in political matters in the near future of an unsettling character. Considering the conditions which now control in the price of materials and the increased efficiency, if not lower wages of labor, he believed that investments in good buildings would result in satisfaction to the owners who take advantage of the situation. Flimsy speculative construction carried on by persons who know little or nothing about building was certainly not to be commended or encouraged and might prove disastrous to those who loan heavily on such property.

The price for practically all common brick on the Exchange this week was from \$6.75 to \$7 a thousand; English size enamels bring \$70. American sizes, \$65, and seconds, \$60. Front brick, which is in very good demand, now sells at from \$23 to \$28, showing that this department is well sustained despite bad trucking conditions and winter restrictions.

The lumber movement is strengthening, according to wholesalers, particularly in the Queens and Newark districts, where the largest amount of speculative work in the whole section will be carried on this year. Steel is firm and structural iron is in very good inquiry. Prices in these lines have not changed, although concessions are harder to get.

There is a large amount of money coming into this city from the West, but insurance companies and savings banks are

not free with their engagements for the reason that financial interests are determined to prevent overconstruction this year, if they possibly can do so. One company will make no more engagements for any operation that can be completed this year, except in some mid-town loft building operations, and other conservative companies are assuming the same attitude.

Portland Cement.

With Portland cement selling for \$1.28 to \$1.33 and with the general market still uneasy, the tendency is to coax out new business by giving liberal concessions. There was, early in the week a stronger undertone, but this was seriously discounted by the announcement that the American Cement Company of Philadelphia has passed into the hands of receivers who are Robert W. Lesley, President of the Company; Sidney W. Kieth and John Scott, Jr.

The stockholders alleged that because of the "depression of business in the cement trade" the receivers were necessary in order that the property of the company might be conserved. The company did not oppose the receivership. The assets of the concern, according to the petition filed, are placed at \$1,858,000, and consists largely in the company's holdings of stocks of subsidiary concerns. The liabilities are given as \$925,000, which includes a bond issue of \$550,000.

After the receivers had been appointed, President Lesley gave out a statement in which he said that by reason of the recent depression in the cement industry, keen competition and overproduction, which have continued for two years, some of the subsidiary concerns were unable to operate at a profit.

Brick.

Weather conditions have tied up common brick consumption seriously and there have been no incoming cargoes. Therefore there is no change over last week's quotation or demand.

Transactions for last week and the corresponding week in 1911 follow:

1912			
Left over, 22.			
January 27, 1912.			
	Arrivals	Sales	Covered
Monday	0	0	2
Tuesday	0	1	0
Wednesday	0	0	2
Thursday	0	1	3
Friday	0	0	1
Saturday	0	0	1
Total	0	2	9

Condition of the market, dull. Prices \$6.75 to \$7. Raritans, no quotation. (Wholesale, dock, N. Y. Allow for cartage, covering charges, and dealers profits.) Total covered, 52 barges. Reserve, Feb. 3, 20.

1911.			
Left over, Jan. 28, 11.			
	Arrivals	Sales	Covered
Monday	6	4	0
Tuesday	0	1	0
Wednesday	0	2	0
Thursday	0	1	0
Friday	0	0	0
Saturday	0	1	0
Total	6	9	0

Condition of market, dull. Prices asked, \$5.25 and \$5.50. Left over, Feb. 4, 8. Quotations on covered cargoes, \$5.50.

Planning for Clay Products Show.

Every brick manufacturer and every dealer in the entire metropolitan district is being importuned to forget business differences during the week of March 7 to 12th and contribute enthusiasm to the welfare of the brick and clay products industry as a whole. In this exhibition no single company will be given prominence over another, and dealers and manufacturers will represent their wares for the consideration of architects and home builders upon an absolutely equal basis.

The fact remains that the manufacturers of New York and New Jersey are beginning to realize that this show offers them an exceptional opportunity to present the merits of their product to the consumer direct, and some of the dealers, remembering the tendency of business today to eliminate the jobber wherever it is possible to do so, are giving serious consideration to the wisdom of having an equal footing with the producer at the Coliseum, in March.

There is no doubt that the manufacturers are keenly alive to the opportunities afforded them by the first National Clay Products Show of presenting the

merits of their product to the architects and contractors direct. So far the dealers who have the natural advantage of coming into direct touch with the brick buying power of New York and vicinity, have apparently overlooked this point.

The Eastern Clay Commissioners have made two reservations at the big show. One of these will be used for exhibiting the wares of brick manufacturers in the East and the other will be a sumptuously fitted up reception room and rendezvous where eastern dealers will make their headquarters and where they will entertain architects, builders and customers who will be attracted to the show by the \$6,000 in prizes offered for the best designed brick house. The contractors and builders throughout the country will be attracted by the municipal work display. This reception room will be in close proximity to the manufacturers exhibit.

Metals.

Steel is firm. The January sales for fabricated structural material exceeded estimates by 4,000, and in the Metropolitan district contracts for 35,000 tons are still pending. This includes 8,000 tons for subways and 15,000 for the United Electric Company's power house. The remainder is for moderate building work.

The basic strength of the entire building material market rests largely upon the fact that the volume of business secured by the subsidiaries of the steel corporation since the first of January has been close to finishing mill capacity indicating new contracts considerably in excess of 1,000,000 tons. The tonnage reported by the independent interests is now between 600,000 and 700,000 tons.

On this estimate, it would seem as though structural requirements for steel was such as to warrant a firm building material market for the spring and early summer at any rate.

Lead was reduced \$4 a ton and the trade is quiet. Spot, February, March and April deliveries were quoted on the Metal Exchange at 4.30.

Oils.

A further rise in seed prices was reported this week in the linseed oil market and the tone for finished oil was consequently stronger. Card prices were left unaltered and shaded to the same extent as heretofore. For five and ten barrel lots the price continued to rule at \$73 at 74 and purchasers of carload quantities can buy for 72 cents. Consumers are not actively in the market.

Summary.

Building materials are beginning to feel the buying movement for spring delivery. This was apparent here immediately following the publication of building statistics for January, which showed a heavy gain in building plans filed over any recent January. Apparently this was the cue building material interests have been looking for, because wholesalers reported a heavy run of inquiries and a fair run of orders during the last week for March, April and May delivery to suburban yards.

Building Material Exchange Will not Move

At the meeting of the officers and directors of the Building Material Exchange held on Wednesday, the committee on new location reported favorably on retaining the present quarters on the eighth floor of the Evening Post Building in Vesey street. It was decided to renew the present lease for another year. The chairman of this committee was William C. Morton.

There has been talk for some time of bringing the exchange further uptown, because of the recent establishment of 42d street as a common brick center and because of the close proximity of other large building material interests in that part of the city bounded by 23d, Fourth avenue, 42d street and Broadway. It was thought that the scope and efficiency of the exchange might be enlarged by bringing it into a more central location, but other considerations prevailed and the exchange will stay where it is for the present.

Richmond Needs New Court House.

The grand jury of Richmond county has recommended that a site be purchased and a new county court house erected at St. George. The present court house at Richmond village is regarded as inadequate and unsanitary.

—Plans and specifications for the interior fittings of the Municipal Building have been submitted to the Board of Estimate for approval.

GURNEY ELECTRIC ELEVATORS



REMOVAL ANNOUNCEMENT

Following the tendency on the part of Architects and Builders to locate their offices within the district between Twenty-third and Fifty-ninth Streets along the line of Fifth Avenue, we have removed our offices to the new Gurney Building, 62 and 64 West 45th Street.

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CURRENT BUILDING OPERATIONS

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Architect for Asbestos Plant.

The H. W. Johns-Manville Company, 100 William street, Manhattan, has commissioned H. J. Esser, of 211 Clybourn street, Milwaukee, Wis., to prepare plans for the new asbestos plant, which the company is to erect at Funderne, New Jersey, near Bound Brook, on a 200-acre plot, lying a short distance south of the Jersey Central station. The group of buildings will be from one to three stories in height, of reinforced concrete construction, to cost about \$1,000,000. It is said that some 200 houses for workmen will also be erected.

New Oil Refinery at Bayonne.

The American Cotton Oil Company, 27 Beaver street, Manhattan, will commence work this spring on a new oil refinery plant at Bayonne, New Jersey, to cost about \$500,000. C. O. Phillips, engineer for the company, is now preparing plans. There will be three buildings, one four stories, 100x200 feet, and two three-story buildings, 75x125 feet. The construction will be of concrete and steel throughout. Estimates will be received by the owner about April 1.

Contract for Western Union Building.

Marc Eidlitz & Son, 489 5th avenue, received the general contract this week to erect the Western Union Telegraph building at 195 Broadway and 10 to 18 Dey street, from plans by William Wells Bosworth, 527 5th avenue. The company has also added 168 to 170 Fulton street to their holdings.

To Erect New Smelter Plant.

The International Smelting and Refining Company, 42 Broadway, Manhattan, John D. Ryan, president, has completed arrangements for the erection of a new smelter plant at Chicago Heights, Chicago, Ill. George P. Hulst, in care of the company, has prepared the plans. Estimated cost about \$500,000.

Henry Corn's New Building.

Maynicke & Franke, 25 East 26th street, are preparing plans for a loft building, twelve stories, to be erected at 1 to 13 East 33d street, on a plot 125.7x98.9 feet, for the Fifth Avenue and Twenty-third Street Company, organized by Henry Corn, 341 5th avenue.

Seven-Story House for 159th Street.

Moore & Landsiedel, 148th street and Third avenue, are preparing plans for a seven-story fireproof apartment house, 50x86 feet, to be erected at 566 to 568 West 159th street, for William Walker, of 135 West 123d street.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

101ST ST.—Julius Tishman, 299 Broadway, contemplates the erection of a 12-story apartment house, 116.10x100 ft., at the southwest corner of 101st st and West End av, to cost about \$500,000. An architect will be selected in about two weeks.

158TH ST.—The Lamermoor Realty Co., Broadway and 156th st, will erect a 6-story apartment house on plot 50x100 ft., in the south side of West 158th st, 275 ft. east of Broadway. No architect has yet been selected.

WASHINGTON PL.—C. B. Meyers, 1 Union sq, has completed plans for two 6-story tenements, 18.9x84 ft., to be erected on the north side of Washington pl, 181 ft west of 6th av, for Samuel Lippmann, 980 Prospect av. Estimated cost, \$50,000.

105TH ST.—N. Vitacca, Port Richmond, S. I., has made plans for alterations to the 5-story tenement at 401 East 105th st, for Ralph Degrazia, 401 East 105th st, owner, to cost about \$5,000.

BANKS.

GREENWICH ST.—Jardine, Kent & Hill, 32 West 29th st, are ready for estimates for extensive alterations to the old Hazen Building, in Greenwich st, for the Equitable Assurance Society, on premises. Improvements consists of a brick and steel fire tower, iron stairways, fire-proof doors, etc.

DWELLINGS.

5TH AV.—Plans are figuring for the 4½-story residence, 100x42 ft., for William Starr Miller, to be erected at the southeast corner of 5th av and 86th st, from plans by Carrere & Hastings, 225 5th av.

HOTELS.

BROADWAY.—No architect has yet been selected for remodelling the old Marlborough Hotel at the northwest corner of Broadway and 36th st, recently purchased by a Philadelphia syndicate. The ground floor of the hotel will be remodelled for store purposes.

FACTORIES AND WAREHOUSES.

165TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring for the 3-story factory to be erected at 430-432 East 165th st, from plans by Canton & Levington, 29 West 42d st, and desire bids on all subs by Tuesday, Feb. 13. Holtz & Co., 57 Hope st, are the owners.

HALLS AND CLUBS.

169TH ST.—William G. I. Roeder, 1123 Broadway, is preparing plans for remodeling the Crotona Casino in 169th st, east of Boston av, to cost between \$30,000 and \$35,000. The improvements include a 4-story extension, 25x100 ft., and reconstructing the second and third floors for ballroom purposes.

MUNICIPAL WORK.

HEATING AND VENTILATING.—The Department of Education will open bids Feb. 13 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 61, on the southerly side of East 12th st, about 82 ft east of Ave. B, Manhattan.

RECEIVING BASIN AND PAVING.—Bids will be received by the President of the Borough of Manhattan on Friday, February 16, for furnishing labor and materials required for constructing receiving basin on the northwest corner of 166th st and St. Nicholas av; repairing and maintaining the asphalt pavement on streets where the original contracts have been abandoned.

VALVES.—Bids will be received by the Board of Water Supply, 165 Broadway, N. Y. C., until Friday, February 23, for furnishing and delivering 43 pressure-regulating valves, varying in size from 12 to 24 inches, for installation in connection with the city tunnel and the city pipe-lines of Catskill Aqueduct, in New York City.

SCHOOLS AND COLLEGES.

40TH ST.—F. J. Schwarz, 113 Ellison st, Paterson, N. J., is taking estimates this week on the general contract for the new church and parochial school to be erected by St. Clements Polish Catholic Church at 406 to 412 West 40th st. Estimated cost about \$50,000.

STABLES AND GARAGES.

68TH ST.—Thomas F. Devine, 108 West End av, owner, will handle all contracts for the 5-story brick garage, 50x100 ft., to be erected at 230-32 West 68th st, from plans by J. C. Cocker, 2017 5th av. Estimated cost, \$20,000.

81ST ST.—Otto L. Spannake, 233 East 78th st, is taking bids for the erection of a 2-story brick stable, 24x92 ft., at 350 East 81st st.

147TH ST.—The United Electric Light & Power Co., 1170 Broadway, is taking bids on the general contract until February 15 for the new garage and sub-station to be erected on 147th st and Washington Heights.

STORES, OFFICES AND LOFTS.

BOWERY.—No contracts have yet been awarded for the 12-story loft building, 100x90.9 ft., which the William Kramer Sons' Realty Co., 50 Bowery, are to erect on the west side of the Bowery, 50 ft south of Canal st. Estimated cost \$220,000. William H. Gompert, 2102 Broadway, is the architect.

JOHN ST.—The plot measuring 100.4x77 ft., at the northeast corner of John and Nassau sts, will be improved with an office building, probably 18 stys high. No definite plans have yet been considered and an architect has not been selected. The United Cigar Stores Co. is the lessee of the plot, and is owned by George Ehret, the brewer.

7TH AV.—Fleischmann Brothers, 507 5th av, general contractors for the loft building to be erected at 312-14 7th av, are taking bids on all subcontracts.

4TH AV.—Cross & Cross, 527 5th av, are receiving figures for the loft building to be erected at the southwest corner of 4th av and 30th st.

BROADWAY.—F. D. Gheen & Co., 1123 Broadway, are figuring the general contract for the loft building to be erected by the Juilliard Estate at 632-34 Broadway, from plans by Maynicke & Franke, 25 Madison Sq. North, and desire bids on the following subcontracts: iron work, fire alarm system, repairs to dumbwaiter, metal lathing, plastering, sheet metal work, fireproof doors, structural and ornamental iron work and painting.

THEATRES.

BROADWAY.—Plans are ready for bids for the 11-story theatre and office building 40x80, and 100.5x124.8 ft, which the Palace Theatre and Realty Co., 55 Liberty st, is to erect at 1564 to 1566 Broadway, at a cost of \$600,000. J. J. F. Gavigan, 1123 Broadway, and Kirchoff & Rose, of Milwaukee, Wis., are the architects. No contract has yet been issued.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BRYANT AV.—Plans are being prepared for a 5-story apartment to be erected at the northeast corner of Bryant av and 173d st, on a plot 25x100x41x101 ft., for John H. Gabel, owner.

WESTCHESTER AV.—Henry Acker, 2472 Grand av, contemplates the erection of an apartment house at the northwest corner of Westchester av and Tiffany st, on a plot 100x100 ft.

MORRIS AV.—Moore & Landsiedel, 148th st and 3d av, are drawing plans for a 5-story brick tenement, 25x88 ft., for Gaetano Di Figlio, 251 East 150th st, to be erected on the west side of Morris av, 50 ft south of 151st st. Estimated cost, \$25,000.

CROTONA PK.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-story brick tenement, 50x105 ft., for the Frank A. Wahlig Co., 149th st and 3d av, to be erected on the south side of Crotona pk East, 175-ft west of Suburban pl. Estimated cost, \$55,000.

CHURCHES.

140TH ST.—Louis Allmendinger, 926 Broadway, Brooklyn, is receiving estimates for a church to be erected in the north side of 140th st, east of Willis av, the Bronx.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Superintendent of School Buildings until Tuesday, February 13, for the general construction, etc., of additions to and alterations in Public School 39, on the northerly side of Longwood av, between Kelly and Beck sts, Bronx; also for fire-stops in the attics of various schools in the Bronx.

HARDWARE AND PAINT.—Bids will be received by the Park Board until Thursday, February 15, for furnishing and delivering hardware and painters' supplies, 1912, for parks in the Bronx.

SCHOOLS AND COLLEGES.

BRONX.—The School Board opened bids Feb. 5, for item 1, installing heating and ventilating apparatus, and item 2, installing temperature regulation, in new Public School 45, the Bronx. Item 1, The Raisler Heating Co., \$36,590; low bidder; other bidders were: Grimshaw & Sturgis, \$37,434; E. Rutzler Co., \$37,223; William J. Olvany, \$38,866; Blake & Williams, \$39,789; James Curran Mfg. Co., \$38,676; Item 2, National Regulator Co., \$3,573; low bidder.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

9TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment house, 5-stys, 60x100 ft., to be erected in the north side of 9th st, 247.10 ft. west of 7th av, for the Seymour Rosenberg Const. Co., 420 6th av. The owners are ready for bids on various contracts.

MUNICIPAL WORK.

LIGHTING SYSTEM.—Estimates will be received by the Park Board until Thursday, February 15, for labor and materials required for installing complete watchman's night lighting system, outside wiring, including the installation of engine, piping, foundation, dynamo, dynamo leads, switchboard, wiring, panel boards, fixtures, etc., for the Central Museum of the Brooklyn Institute of Arts and Sciences.

BRONZE WORK.—Also on Thursday, February 15, for labor and materials required for the erection and completion of the bronze work at the main entrance of the Brooklyn Institute of Arts and Sciences, Brooklyn.

PAVING AND SIDEWALKS.—Bids will be received by the President of the Borough of Brooklyn until Wednesday, February 14, for regulating and paving with asphalt on a concrete foundation the roadway of Bay 23d st, from Cropsey av to Bath av; Cortelyou rd, from Ocean Parkway to East 5th st; laying sidewalks on Degraw st (Lincoln pl), from Washington av to Underhill av; Union st, from East New York av to East 98th st; 58th st, from 10th av to New Utrecht av; 74th st, from 10th av to 11th av, together with all work incidental thereto.

SMITH ST.—Figures are being received until February 20 for the new fire house to be erected at the southwest corner of Smith and Lorraine sts, from plans by Hoppin & Koen, 244 5th av, N. Y. C.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Feb. 5, for item 1, general construction, also item 2, plumbing and drainage, of new Public School 174, Brooklyn; Item 1, H. C. Stowe Const. Co., \$27,300; low bidder. Other bidders were: Peter Cleary, \$234,576; Charles Wille, \$246,000; John Auer & Sons, \$233,299; Kerr & Krenkle Co., \$251,483; P. M. O'Brien Co., Inc., \$247,275; Cockerill & Little Co., \$264,000; Richard E. Henningham, \$239,950; T. A. Clarke Co., \$241,600; Thomas McKeown, Inc., \$273,700; George F. Driscoll Co., \$241,998; Durkin & Lass, \$237,981; Charles H. Peckworth, \$239,840. Item 2, James Harley Plumbing Co., \$18,431; low bidder; other bidders were: Frank J. Fee, The United Plumbing & Contracting Co., Lassette & Murphy, Inc., John J. Kenney Co.

PENNSYLVANIA AV.—The Board of Education, Park av and 59th st, N. Y. C., will receive bids until Monday, Feb. 19, for the construction of a new public school on Pennsylvania av, Brooklyn.

Queens.

FACTORIES AND WAREHOUSES.

AMITYVILLE, L. I.—The New York Telephone Co., Amityville, L. I., contemplates extensive alterations and improvement to its mechanical plant at this place. Estimated cost, over \$50,000.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Bids will be received by the State Commissioner of Lunacy at Albany, N. Y., T. E. McGarr, secretary, for constructing, including heating, plumbing

and electric work, three cottages and dining room building, extension to Group "G," and bakery at the Central Islip State Hospital, from plans by Franklin B. Ware, Albany, N. Y.

FLUSHING, L. I.—John P. Benson, 331 Madison av, N. Y. C., has completed plans, but will not take bids for some time, for the 2-sty hospital, 75x108 ft, to be erected at Parsons av and Elm pl, at a cost of \$85,000.

MUNICIPAL WORK.

WHITE LEAD AND OIL.—Estimates will be received by the Commissioner of Bridges on Thursday, February 15, for furnishing and delivering white lead and red lead and linseed oil to the Queensboro Bridge.

Richmond.

HOSPITALS AND ASYLUMS.

NEW DORP, S. I.—It is probable that work will not begin before next fall on the additions to the hospital in this city, plans for which are being prepared by E. P. Casey, 149 Broadway, N. Y. C. St. John's Guild, New Dorp, is the owner.

MUNICIPAL WORK.

SEWERS.—Estimates will be received by the President of the Borough of Richmond until Tuesday, February 13, for furnishing labor and materials required to construct a combined sewer with the necessary appurtenances in Targee st, from Clove av to Fingerboard rd; and temporary combined sewers with necessary appurtenances in Clove av, from Neckar av to a point about 200 ft. west of Rhine av; also to construct a system of temporary combined sewers with all the necessary appurtenances as follows: In New York av, from Maple av to Pennsylvania av, and other streets.

Nassau.

DWELLINGS.

LONG BEACH, L. I.—Moore & Landsiedel, 148th st and 3d av, N. Y. C., are preparing plans for a 2½-sty hollow tile residence, 36x39 ft, to be erected in the north side of Beech st, 100 ft east of Riverside Boulevard, for William Robenort, care of architects, to cost \$10,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has prepared plans for a 4-sty flat with store, 44x90 ft, to be erected at the southeast corner of Harrison and Carol sts, at a cost of \$16,000. M. Moskow & Mendelsohn, 12 Bridge st, are the owners.

PASSAIC, N. J.—A. Preiskel, architect, Hobart Trust Building, is making plans for a tenement, 3-stys, 40x100 ft, for Samuel Peter, owner, to be erected next spring. Estimated cost, \$10,000.

MOUNT VERNON, N. Y.—Louis Wiener, 7 Waverly pl, N. Y. C., contemplates the erection of a 4-sty apartment and store at the corner of West Sydney and West 10th sts, on a plot 50x100 ft.

YONKERS, N. Y.—James A. Watson, 34 Warburton av, is preparing plans for two 4-sty brick apartments, at the corner of Bruce av and Rockledge pl, for Mrs. Jeanette Scott, also for a 3-sty frame apartment at Van Cortlandt Park av, for Annie L. Dawson.

CHURCHES.

SPRINGFIELD, MASS.—Kirkham & Parlett, 25 Harrison av, have been selected architects to prepare plans for a new church, to replace the one recently burned, for the building committee of the Olivet Church.

SPRINGFIELD, MASS.—Bids will be received about April 1 for a church and parish house, 150x80 ft, for the Faith Church to be erected at Summer st and Fort Pleasant av.

TROY, N. Y.—M. F. Cummings & Son, 510 State Bank Building, will take bids until Saturday, February 17, for the new 1-sty edifice, 180x80 ft., to be erected for the St. Patrick's Roman Catholic Church, Rev. Fr. Joseph Swift, pastor, 764 River st.

BUFFALO, N. Y.—The M. E. Church, Rev. Frank M. Cole, pastor, contemplates the erection of a new edifice this spring. Estimated cost, \$25,000. Address M. M. Ayers, president of the Board of Trustees, 444 Normal av, for particulars.

SYRACUSE, N. Y.—G. A. Wright, Dillaye Memorial Building, will take bids until March 1 for the new church and dormitory to be erected for the First Baptist Church, Rev. W. W. Dawley, pastor. Estimated cost, \$250,000.

BURLINGTON, N. J.—George E. Savage, Witherspoon Building, Philadelphia, Pa., has prepared plans for a 1-sty and basement church, 70x105 ft, to be erected at this place for the First Baptist Church, to cost \$35,000.

MOUNT VERNON, N. Y.—Contracts will soon be awarded for the new edifice to be erected on Gramatan and East Lincoln avs for the First Congregational Church. The building is estimated to cost \$40,000, and all but \$5,000 has been raised.

DWELLINGS.

RUTHERFORD, N. J.—M. Boon, builder, Hobart Bank Building, Passaic, N. J., who recently purchased ninety-six lots fronting on Carmita and Montross avs, will improve the property with dwellings.

PASSAIC, N. J.—Fred W. Wentworth, 140 Market st, Paterson, is preparing plans and will receive bids about March 1 for the 2½-sty residence, 49x50 ft, for E. E. Rosenheimer, 230 Lexington av to be erected here at a cost of \$25,000.

PASSAIC, N. J.—Charles B. Waterhouse, 257 Main av, owner and architect, contemplates the erection of a 2½-sty residence, 40x42 ft, to cost about \$12,000. It is indefinite when work will be started.

SUMMIT, N. J.—F. B. Grosso, 126 Market st, Newark, is taking bids for the two-family residence, 2½-stys, 30x52 ft, for Effisio Piana, to cost about \$5,000.

CALDWELL, N. J.—H. F. T. Bartlett, Gould pl, Caldwell, is taking bids for a 2½-sty residence, 28x30 ft, for R. C. Dean, Bloomfield av, to be erected here at a cost of \$6,000.

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NEWARK, N. J.—Jordan Green, 16 Clinton st, has prepared plans for a 3-sty stucco dwelling, 46x30 ft., to be erected in South 10th st, near Avon av, for John H. Beger, 375 Springfield av. Estimated cost, \$12,000.

NEWARK, N. J.—The Newark Construction Co., 667 South 10th st, has received the contract to erect two 2-sty frame dwellings, 20x40 ft., at 197 and 201 Sylvan av for J. Lewis Fiacre, from plans by E. E. Sedille.

NEW BRUNSWICK, N. J.—Harvey Iredell, First National Bank Building, contemplates the erection of a new residence this fall.

HASTINGS, N. Y.—Lulu M. MacDonald, 235 10th av, Mount Vernon, N. Y., contemplates the erection of a bungalow at this place. Work will be started in the spring.

OSSINING, N. Y.—Harry Raymond, of Raymond, Pynchon & Co., will improve the property recently purchased on DuBois rd with dwellings.

FACTORIES AND WAREHOUSES.

BRIDGEPORT, CONN.—McClintock & Craig, Springfield, Mass., have prepared plans for a new manufacturing building for the Bias Narrow Fabric Co.

PATERSON, N. J.—Plans are being considered for enlarging the plant of the Manhattan Shirt Co., 207 River st.

BUFFALO, N. Y.—The F. C. LaRue Soap Co. contemplates the erection of a soap manufacturing plant in this city. Address the directors, Frederick C. LaRue, Frank L. Small and Harold E. Hughes, for particulars.

CANISTEO, N. Y.—The Superior Register Co. contemplates the erection of a new plant for the manufacture of cash registers. Address J. P. Langs, M. Cohen, Jr., and F. Chormann, of Niagara Falls, N. Y., for particulars.

MT. HOLLY, N. J.—Ballinger & Perrot, 1211 Arch st, Philadelphia, Pa., are preparing plans for an automobile engine plant for the Otto Gas Engine Co., 30th and Chestnut sts, Philadelphia, to cost about \$100,000.

CAMDEN, N. J.—Lackey & Davis, 307 Market st, are preparing plans for a 3-sty factory and warehouse, 40x70 ft, to be erected in this city for the Hitchener Wall Paper Co., 319 Broadway. Estimated cost, \$15,000.

JAMESTOWN, N. Y.—Plans are being prepared for a new plant for the Empire Case Goods Co., to be erected in the city. For particulars, address F. O. & H. G. Anderson and A. Peters.

NEW BRUNSWICK, N. J.—The Ringwolt Linoleum Works, Bloomhower & Plunkett, proprietors contemplate the erection of a new factory at a cost of \$75,000. No architect has yet been selected.

HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—A. E. Barlow, 3 West 29th st, N. Y. C., has prepared plans for a new clubhouse, 3 stories, 45x90 ft, for the Amrita Club, H. Bartlett, president, Market st; to cost \$75,000.

CAMDEN, N. J.—Bids closed last Monday, for the 2-sty and basement lodge building, 64x128 ft, to be erected for the Masonic Hall Association, from plans by Heacock & Hokanson, Bailey Building, Philadelphia, Pa. Approximate cost, \$50,000.

NEWARK, N. J.—Jordan Green, 18 Clinton st, is taking bids for the erection of a 3-sty temple, 70x40 ft, for the Roseville Masonic Temple Association, Lewis Vanderbilt, president, 825 Broad st, to cost \$40,000.

MONTCLAIR, N. J.—Walker & Chichester, 103 Park av, N. Y. C., will soon be ready for bids for the new clubhouse, 2½-stys, to be erected at this place for the Montclair Country Club. Estimated cost, \$15,000.

DEPEW, N. Y.—Plans are being prepared for the new village hall to be erected for the Village Trustees. Work will begin this summer.

NEWARK, N. J.—Nathan M. Myers, 7 Nelson pl, have taken bids for a 1-sty theatre, 31x100 ft, to be erected in this city, for Julius Koch, 41 Hedden st.

MOUNT KISCO, N. Y.—The Local Fire Department of Mount Kisco are raising funds for the erection of a new firemen's hall, to cost \$17,000. Plans have been drawn by Harvey Dakin, Mount Kisco, N. Y.

HOSPITALS AND ASYLUMS.

PRINCETON, N. J.—Day Bros., 925 Chestnut st, Philadelphia, Pa., are preparing plans for a 2-sty and basement infirmary for the University of Princeton. Estimated cost, \$50,000.

MONTCLAIR, N. J.—The Homeopathic Society of Montclair, contemplates the erection of a new hospital for which \$12,000 has already been raised.

YONKERS, N. Y.—The Trustees of St. Joseph's Hospital, South Broadway, contemplate the erection of an extension on the north side of the hospital. Definite plans have not yet been decided upon.

HOTELS.

BOSTON, MASS.—Fred W. Wentworth, 140 Market st, Paterson, N. J., is preparing plans for an addition to the Boston Tavern Hotel for the "Boston Tavern Management." It is indefinite how soon work will be started.

PATERSON, N. J.—The Totowa Hotel Corporation contemplates the erection of a new hotel in this city. H. B. Crosby, Jr., 1st National Bank Building, will be the architect.

PORT SCHUYLER, N. Y.—The real estate men of Troy are discussing plans for improving the 4-sty office building at the foot of 5th st, for hotel purposes.

MISCELLANEOUS.

WILDWOOD, N. J.—The Wildwood Pier Co. contemplates the erection of an amusement pier in Wildwood to cost \$100,000. Charles F. Brooke, 518 Federal st, Camden, N. J., is the architect. Address L. S. Johnson, Camden, for particulars.

ROCHESTER, N. Y.—The Eastern Mausoleum Const. Co., Benjamin E. Chase, president, Buffalo, N. Y., will break ground about April 1 for the erection of a mausoleum. Estimated cost, \$500,000.

MONTCLAIR, N. J.—The D. L. & W. R. R. Co., F. R. Nies, engineer, are taking bids on the general contract for the \$50,000 passenger station to be erected at this place.

MUNICIPAL WORK.

WATERVLIET, N. Y.—No architect has yet been selected for the new City Hall to be erected at this place for the City of Water-vliet. E. J. Hawratta, is Mayor.

MAMARONECK, N. Y.—The site originally selected for the erection of the new firehouse for the Town of Mamaroneck did not meet with the approval of the committee, so another site will be looked for. Charles T. Oakley, St. Thomas Building, Mamaroneck, is the architect.

SOUTH SALEM, N. Y.—Plans have been drawn by D. Irving Mead for a new town hall to be erected at this place. A definite site has not yet been selected.

PEEKSKILL, N. Y.—The Village of Peekskill is considering plans for the erection of a new police headquarters. It is probable that a plot in Center st will be selected as a building site. Out of Town.

BRONXVILLE, N. Y.—An appropriation of \$3,000 has been approved for alterations to the Village Hall to provide the proper space for the post office and the village offices.

SCHOOLS AND COLLEGES.

HOHOKUS, N. J.—Bids closed on Wednesday, Feb. 7, for alterations to the 2-sty school for the Mahwah Board of Education, L. W. Sargent, from plans by Charles E. Sleight, Romaine Building, Paterson, N. J. Estimated cost, \$16,000.

PROSPECT PARK, N. J.—John F. Kelly and J. S. Struyk Passaic, N. J., are preparing plans for an addition to the Prospect Park School to cost \$24,000, 2-stys, 71x75 ft. Work will be started in the spring.

POUGHKEEPSIE, N. Y.—Wilson Potter, 1 Union sq, N. Y. C., is preparing sketches for a 3-sty school, 125x160 ft, to be erected for the City of Poughkeepsie, H. R. Gurney, chairman of the building committee, 56 Market st. Estimated cost, \$225,000.

MILLBROOK, N. Y.—William J. Beardsley, 49 Market st, Poughkeepsie, N. Y., will be ready for bids about March 1 for the 2-sty school, 65x80 ft, for the Town of Millbrook, P. H. Keaver, chairman of the building committee. Estimated cost, \$12,000.

MAHWAH, N. J.—The date for opening bids for the addition to the Mahwah school has been postponed. Charles E. Sleight, Paterson, N. J., has prepared plans. Cost about \$16,000.

PATERSON, N. J.—The Little Sisters of the Poor contemplate the erection of an addition to the convent at Main and Dey sts, 3-stys, 50x50 ft. William T. Fanning, Colt Building, Paterson, is the architect.

RED BANK, N. J.—Warren H. Conover, Freehold, N. J., is preparing plans for alterations to the school at this place. An appropriation will be voted on.

RUTHERFORD, N. J.—Plans are being discussed for the erection of a new school at Ridge rd and 5th st, for the Board of Education. The estimated cost is \$45,000.

NEWARK, N. J.—Ernest F. Guilbert, City Hall, has completed plans and will soon call for bids for a 3-sty addition, 102x107 ft., to the school in Miller st, this city. The building will be ready for use in about a year and will cost about \$116,000.

PEEKSKILL, N. Y.—Thomas W. Lamb, Mount Vernon, N. Y., has prepared plans for a 2-sty brick and stone school to be erected on Pemart av, at a cost of \$7,000.

STABLES AND GARAGES.

PASSAIC, N. J.—Lambert Strong, of Passaic, has completed plans for a 2-sty garage, 52x105 ft, for the Sheeby Automobile Co., to be erected here at a cost of \$22,000. The Sheeby-Hensel Co., 440 Main av, have the general contract.

STORES, OFFICES AND LOFTS.

JAMESTOWN, N. Y.—James P. Calahane and Augustus F. Allen, Jamestown, N. Y., contemplate the erection of a new business block at 224-226 East 2d st. Work will begin early this spring.

WATERTOWN, N. Y.—D. D. Kieff, Flower Building, is preparing plans for alterations to the Bonadio block on Public sq. Frank A. Bonadio is the owner.

PERTH AMBOY, N. J.—Fraser Brothers, Smith st, contemplate the erection of a store and office building. No architect has yet been selected.

THEATRES.

JAMESTOWN, N. Y.—J. D. Woodward, Warren, N. Y., owner, is having plans drawn for a new theatre, 128x64 ft, in Taylor st, with a capacity of 1,500. Work will begin in the spring.

PATERSON, N. J.—John H. Rowley, owner, contemplates the erection of a 1½-sty theatre, 75x100 ft., with a capacity of 1,400. H. B. Crosby, Jr., 1st National Bank Building, is the architect. Work will be started in the spring. Estimated cost, \$70,000.

YONKERS, N. Y.—A company has been formed by George H. Brennan for the purpose of erecting a new theatre on Getty sq. The cost will be about \$200,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—The Guararria Realty Co., 3 Montclair av, Paterson, has received the general contract to erect a 3-sty tenement, 22x64 ft, for Joseph Pagano, 548 East 18th st, owner.

PASSAIC, N. J.—H. Kuller, Passaic, has received the general contract to erect the 4-sty store and apartment, 50x90 ft, for C. A. Bisczak, owner, from plans by A. Ginsburg, 290 Main av.

CLIFTON, N. J.—Jacob Kulik, Ackerman av, Clifton, has received the general contract to erect the 3-sty tenement, 32x62 ft, at Clifton av and Sherman pl, for Basar & Papernik, 83 Clifton av. Joseph De Rose, 119 Ellison st, Paterson, is the architect.

BANKS.

PASSAIC, N. J.—Swenson Brothers have received the mason work and Roosma Brothers the carpenter work for \$15,000 worth of alterations to the Merchants Bank of Passaic. Jackson & Rosencrans, 1328 Broadway, N. Y. C., are the architects.

KNOXVILLE, TENN.—The Geo. A. Fuller Co., 115 Broadway, N. Y. C., has received the contract to erect the 12-sty bank building at Gay st and Clinch av, for the Holstein National Bank. Estimated to cost \$361,000.

CHURCHES.

TRENTON, N. J.—John A. Maher, 948 Stuyvestant st, Trenton, N. J., has received the general contract to erect the 1-sty church, 61x126 ft for the St. Mary's Greek Catholic Congregation, Rev. C. Laurisin, rector, from plans by George I. Lovatt 430 Walnut st, Philadelphia, Pa. The cost is \$40,000.

FACTORIES AND WAREHOUSES.

LOCKPORT, N. Y.—Charles McDonough & Son, Lockport, N. Y., have received the general contract to erect the 2-sty laundry building, 28x79 ft, for the Lock City Laundry Co., from plans by Harry L. Brickell, 384 Breckenridge st, Buffalo, N. Y. The cost is \$25,000.

WESTERLY, R. I.—Isaac Sherman Co., of Westerly, has received the general contract to erect the new refrigerating warehouse at this place for Armour & Co., 30 Church st, N. Y. C., to cost about \$25,000.

HALLS AND CLUBS.

NORTHFIELD, N. J.—Charles Sheppard, of Northfield, N. J., has the contract for the 1-sty locker building to be erected at this place for the Northfield Country Club from plans by Lindley Johnson, Harrison Building, Philadelphia, Pa. Estimated cost, \$4,000.

ARCOLA, N. J.—W. H. Whyte, Railroad av, Hackensack, N. J., has received the contract to erect the new clubhouse, 2½-stys, 88x73 ft, for the Arcola Country Club, from plans by Floyd Y. Parsons, 1133 Broadway, N. Y. C. Estimated cost, \$35,000.

PORT JERVIS, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., has received the contract to erect the 4-sty Y. M. C. A. Building, 41x110 ft, at this place from plans by C. F. Long, 1 Montgomery st, Jersey City, N. J. Estimated cost, \$30,000. Work will begin in the spring.

HOTELS.

OCEAN CITY, N. J.—Joseph G. Champion has received the contract to erect the 4-sty hotel for the Corinthian Realty Co., on the boardwalk, between 2d and 3d sts, to cost \$40,000.

MISCELLANEOUS.

PARK AV.—The John Peirce Co., 90 West st, has received the general contract to erect the 2-sty stucco signal tower, 58x11.7 ft, for the N. Y. C. & H. R. R. Co., at the southeast corner of Park av and 48th st, to cost about \$10,000.

MUNICIPAL WORK.

HARTFORD, CONN.—The A. E. Stephen Co., 25 East 26th st, N. Y. C., the low bidder at \$298,500, has received the contract to erect the new municipal building in this city from plans by Davis & Brooks, Hartford, Conn. Palmer & Hornbostel, 63 William st, N. Y. C., were the consulting architects.

MADISON, N. J.—The Oswego Bridge Co., Oswego, N. Y., has received the contract to erect the new country bridge at this place. Fred Simons, of Roosevelt, N. J., is engineer.

STABLES AND GARAGES.

150TH ST.—The Theodore Starrett Co., 103 Park av, has received the contract to erect the garage at 545-551 East 150th st, for A. D. Russell, owner, from plans by L. C. Holden, 103 Park av.

WHITE PLAINS, N. Y.—Boyd & Higginbotham, Grand st, White Plains, have received the contract to erect a 2-sty garage in Prospect st for Dr. Samuel B. Lyon.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the waterproofing contract for the 4-sty office building, 200x70 ft, to be erected at Queens Court Plaza, for the Tubes Realty & Terminal Co., owners and builders, 516 5th av, N. Y. C.

BROADWAY.—The Thompson-Starrett Co., 51 Wall st, has received the contract for alterations to the 10-sty store building, 1275-1291 Broadway for the Greeley Square Realty Co., 62 Cedar st, from plans by E. W. Friedman, 90 West st.

DEY ST.—The Thomas J. Steen Co., 30 Church st, has received the general contract to erect the new extension which the Hudson & Manhattan Railroad Co, 30 Church St., is to erect to the Hudson Terminal Building. This is the second extension to the building to be added this one covering 48 Dey St., extending through to Fulton street, the architects are Clinton & Russell, 32 Nassau. The Thompson-Starrett Co., have the contract to erect the new addition between Fulton and Dey streets.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
ST. NICHOLAS AV, s e cor 172d st, 6-sty tenement, 115x95; cost, \$150,000; owner, Paterno & Son Const. Co., 3058 Heath av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 66. Owner builds.

ELIZABETH ST, Nos. 22-28, 6-sty brick tenement, 98.11x88, slate roof; cost, \$85,000; owner, Wm. Kramer's Sons Realty Co., 50 Bowery; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 74.

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PRINCE ST, Nos. 20-22, 6-sty store and tenement, 47.7x115x105, plastic slate roof; cost, \$45,000; owner, Michael Volini, 18 Prince st; architect, C. M. Straub, 147 4th av. Plan No. 81.

25TH ST, No. 329 West, 6-sty tenement, 25x85.9, tin roof; cost, \$28,000; owner, Estate of Herman Kenna, 224 West 52d st; architect, H. Hupfaut, 7 East 42d st. Plan No. 82. Not let.

FACTORIES AND WAREHOUSES.

26TH ST, No. 302 West, 3-sty brick factory, 18x78, slag roof; cost, \$7,000; owner, A. Weinberg, 148 West 23d st; architect, J. L. Tillark, 99 Nasau st. Plan No. 71.

HOSPITALS AND ASYLUMS.

76TH ST, Nos. 105-11 East (rear), 10-sty brick hospital, 46x107; cost, \$250,000; owner, German Hospital & Dispensary, 77th st and Park av; architect, I. E. Ditmars, 111 5th av. Plan No. 67.

22D ST, No. 336 E, 4-sty bk day nursery, 25x58, slate roof; cost, \$15,000; owner, Our Lady of Grace Hospital & Home, 334 E 22d; architects, Reiley & Steinbach, 481 5th av. Plan No. 83.

MISCELLANEOUS.

24TH ST, Nos. 421-423 West, 1-sty frame shed and pipe rack, 44x52.9; cost, \$350; owner, E. E. Hoff, 191 9th av; architect, P. C. Hunter, 191 9th av. Plan No. 70.

1ST AV, Nos. 770-774, 7-sty brick abattoir, 70.5x110, slag roof; cost, \$150,000; owner, Dennis A. Harrington, 770 1st av; architect, A. G. Koenig, 114 East 28th st. Plan No. 76.

PARK AV, s e cor 48th st, 2-sty stucco signal tower, 58x11.7; cost, \$10,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architects, Warren & Wetmore, Grand Central Station. Plan No. 77. John Peirce Co. has contract.

18TH ST, No. 638 East, 1-sty brick scale house, 9.4x14.4; cost, \$200; owner and architect, Consolidated Gas Co., 124 East 15th st. Plan No. 79.

STABLES AND GARAGES.

68TH ST, Nos. 230-232 West, 5-sty brick garage, 50x100; cost, \$40,000; owner, Thomas F. Devine, 108 West End av; architect, J. C. Cocker, 2017 5th av. Plan No. 68. Owner builds.

STORES AND TENEMENTS.

CANNON ST, Nos. 68-74, Rivington st, Nos. 291-293, 6-sty store and tenement, 50x90, slag roof; cost, \$45,000; owner, Abraham Michelson, Coytesville, N. J.; architect, Frank Straub, 18-20 East 42d st. Plan No. 72.

STORES, OFFICES AND LOFTS.

27TH ST, Nos. 254-258 West, 2-sty brick store and loft, 50x12.9x14, slag roof; cost, \$6,000; owner, L. L. Melins, 416 West 154th st; architect, Kreymborg Archt. Co., 1330 Wilkins av. Plan No. 75.

BOWERY, w s, 50 s Canal st, 12-sty loft, 100x90.9, slate roof; cost, \$220,000; owner, Wm. Kramer's Sons Realty Co., 50 Bowery; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 78.

THEATRES.

131ST ST, No. 165 West, 132d st, No. 168 West, 2-sty brick theatre, 75x125; cost, \$90,000; owner, Meyer Jarmulowsky, 165 East Broadway; architect, V. H. Koehler, 489 5th av. Plan No. 65.

100TH ST, No. 107 West, 1-sty brick moving picture show and theatre, 21x46.11; cost, \$3,000; owner, Anna Roberge, 160 West 98th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 69.

48TH ST, Nos. 138-146 West, 3-sty theatre, 75x94; cost, \$100,000; owner, Edward B. Corey, 501 5th av; architect, T. W. Lamb, 501 5th av. Plan No. 73.

BROADWAY, Nos. 1564-1566, 11-sty theatre and office, 40x80, and 100.5x124.8, composition roof; cost, \$600,000; owner, Palace Theatre & Realty Co., 55 Liberty st; architect, J. J. F. Gavigan, 1123 Broadway, and Kirchhoff & Rose, Milwaukee, Wis. Plan No. 80. Not let.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD, w s, 94.3 n Intervale av, two 5-sty brick tenements, gravel roof, 50x88; total cost, \$100,000; owners, Levine & Atlas, 186 East 111th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 72.

HOE AV, s w cor 172d st, 5-story brick tenement, tin roof, 25x90; cost, \$35,000; owner, Adelia Harrington, 1478 Vyse av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 76.

187TH ST, n e cor Crotona av, two 5-story brick tenements, tin roof, 50x90; total cost, \$110,000; owners, Nesta Constn Co., John Nesta, 2511 Hughes av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 77.

CROTONA AV, e s, 100 n 187th st, two 5-story brick tenements, tin roof, 50x88; total cost, \$100,000; owners Nesta Constn Co., John Nesta, 2511 Hughes av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 78.

JENNINGS ST, s w cor So. Boulevard, three 5-sty brick tenements, slag roof, 45x95; total cost, \$115,000; owners, Lederer Const. Co., Norman Lederer, 215 West 137th st, president; architects, Lederer & Schmidt, 1327 So. Boulevard. Plan No. 82.

DWELLINGS.

242D ST, s s, 191.4 e Baker av, 1-story frame dwelling, tin roof, 20x48; cost, \$2,000; owners, Fred and Mary Lachman, 813 Union av; architect, Geo. P. Crosier, 2231 st and White Plains av. Plan No. 75.

HALLS AND CLUBS.

HARLEM RIVER, e s, 125 s Putnam R. R. Bridge, 2-sty frame club house, asbestos shingle roof, 75x80; cost, \$8,000; owners, Nassau Boat

Club, Olin J. Stephens, on premises; architect, Marshall L. Grimes, 29 East 42d st. Plan No. 81.

MISCELLANEOUS.

VAN NEST AV, e s, 53.2 n Adams st, 1-sty frame meeting room, tin roof, 41x30; cost, \$400; owner, Carlo Totaro, 506 Van Nest av; architect, Jos. V. Del Genovese, 1462 Boscobel av. Plan No. 73.

STORES AND DWELLINGS.

WHITE PLAINS ROAD, e s, 125 s 150th st, 2-story brick store and dwelling, tin roof, 25x84; cost, \$10,000; owner, G. Botta, 342 East 165th st; architect, F. P. Richard, 329 East 116th st. Plan No. 79.

FORT SCHUYLER ROAD, s s, 125 e Lading st, 2-story brick store and dwelling, tin roof, 20x48; cost, \$5,500; owner, M. F. McGrath, 2161 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 74.

STORES, OFFICES AND LOFTS.

JEROME AV., w s, 401.74 n 184th st, 2-sty brick stores, slag roof, 25x85; cost, \$6,000; owner, Harry J. Douglas, Fulton av, Mt. Vernon; architect, Chas. E. Miller, 111 Nassau st. Plan No. 80.

171ST ST, n e cor Park av, 4-sty brick loft, slag roof, 50x50; cost, \$18,000; owners, Taxpayers Realty Co., Philip Wattenberg, 1203 Franklin av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 71.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SUMPTER ST, s s, 21 e Saratoga av, three 4-sty brick tenements, 26.4x77.3, tar and gravel roof, 8 families each; total cost, \$43,500; owner, Gustave Kellner, 1546 Union st; architects, Farber & Nurick, 1028 Gates av. Plan No. 448.

EASTERN PARKWAY, n s, 60 w Rochester av, 4-sty brick tenement, 50x91.7, tin roof, 16 families; cost, \$25,000; owners, Oxfeld & Aaron, 361 Stone av; architects, Cohn Bros., same address. Plan No. 506.

EASTERN PARKWAY, n w cor Rochester av, 4-sty brick tenement, 50x91.7, tin roof, 16 families; cost, \$25,000; owner and architect, as above. Plan No. 507.

GLENMORE AV, s s, 50 e Williams av, 4-sty brick tenement, 50x89, tin roof, 20 families; cost, \$25,000; owner, Abraham Kaplan (Inc.), 1462 Eastern Parkway; architects, Cohn Bros, 361 Stone av. Plan No. 508.

GLENMORE AV, s e cor Williams av, 4-sty brick tenement, 50x90, tin roof, 19 families; cost, \$25,000; owner and architect, as above. Plan No. 509.

DWELLINGS.

BAY 31ST ST, w s, 200 s Benson av, six 2-sty and attic frame dwellings, 22.4x34, shingle roof, 1 family each; total cost, \$21,000; owner, Brill Const. Co., 215 Bay 23d st; architects, Slee & Bryson, 153 Montague st. Plan No. 442.

ENFIELD ST, w s, 107.9 n Ridgewood av, 2-sty and cellar brick dwelling, 18x36, tin roof, 1 family; cost, \$3,500; owner, John Hennessy, 267 Railroad av; architect, Fredk. Wonnberger, 3222 Jamaica av, Richmond Hill. Plan No. 443.

12TH AV, w s, 40 n 48th st, 2-sty and attic frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, \$5,800; owner, Richard H. Meehan, 1354 52d st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 445.

STATE ST, s s, 147.4 w Bond st, 4-sty brick dwelling, 23.8x71, tar and gravel roof, 1 family; cost, \$14,000; owner, Penoyer Contracting Co., 576 Quincy st; architect, Jos. W. Lynn, Jr., 35 Elm st. Plan No. 456.

UNION ST, s s, 307 w Schenectady av, two 2-sty brick dwellings, 19x43, tar and gravel roof, 1 family each; total cost, \$13,000; owners, T. & B. Leslie Co., 231 Tompkins av; architect, Dominick Salvati, 19 4th av. Plan No. 474.

79TH ST, s s, 225 w 5th av, 2-sty and attic frame dwelling, 26.8x30, shingle roof, 1 family; cost, \$4,500; owner, John Kaiser, 468 79th st; architects, Koch & Wagner, 26 Court st. Plan No. 479.

EAST 13TH ST, w s, 520 n Av R, three 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families each; total cost, \$16,500; owner, Peter Lindblon, 902 Av C; architect, Benj. F. Hudson, 319 9th st. Plan No. 481.

EAST 53D ST, e s, 145 s Snyder av, two 2-sty brick dwellings, 20x53, tar and gravel roof, 2 families each; total cost, \$8,400; owner, Henry Hofmann, 648 48th st; architect, Chas. Braun, 459 41st st. Plan No. 491.

ATLANTIC AV, n w cor Beach 38th st, 2-sty and attic brick dwelling, 32x34, tile roof, 1 family; cost, \$5,000; owner, John Offerman, 503 Fulton st; architect, Richard Marzari, 2818 West 6th st. Plan No. 488.

ATLANTIC AV, n s, 60 w Beach 38th st, 2-sty and attic brick dwelling, 32x34, tile roof, 1 family; cost, \$5,000; owner and architect, as above. Plan No. 489.

WEST 36TH ST, w s, 400 s Neptune av, 1-sty frame bungalow, 42x21, shingle roof, 1 family; cost, \$800; owner, John A. Altenbach, West 36th st, bet Mermaid av and Neptune av; architect, Geo. H. Suess, 2985 West 28th st, C. I. Plan No. 521.

FACTORIES AND WAREHOUSES.

ORMOND PL, e s, 135 s Jefferson av, 4-sty brick factory, 41x165, tar and gravel roof; cost, \$25,000; owner, Julius Strauss, 178 Remsen st; architect, Benj. Driesler, same address. Plan No. 446.

HUMBOLDT ST, s w cor Meserole av, 1-sty frame factory, 70.6x116.10, tar and gravel roof; cost, \$5,000; owners, Jacob Girnan and Solomon Kahn, 525 East 19th st; architect, O. Reissman, 30 1st st. Plan No. 458.

WEST 36TH ST, e s, 310 n Neptune av, 1-sty frame storage, 12x20, tarpaper roof; cost, \$200; owner, Barney Brady, on premises; architect, S. Barclay McDonald, Surf av and West 24th st. Plan No. 490.

MISCELLANEOUS.

JUNIUS ST. w s, 110 n Glenmore av, 1-sty frame open shed, 16x35, tar and gravel roof; cost, \$275; owner, Max Greenberg, on premises; builders, S. Millman & Son, 1780 Pitkin av. Plan No. 450.

CHRISTOPHER AV. w s, 60 n Belmont av, 1-sty frame open shed, 25x13, tin roof; cost, \$109; owner, Jos. Schlefstein, 248 Osborne st; architects, Cohn Bros., 361 Stone av. Plan No. 468.

SURF AV, s e cor Iron Pier walk, 1-sty frame show enclosure, 60x10, tar and gravel roof; cost, \$2,000; owner, Dreamland Co., 225 5th av, New York; architects, Jas. A. McDonald & Son, Surf av and West 24th st. Plan No. 480.

PITKIN AV, No. 1850, 1-sty frame storage shed, 37x25, tar and gravel roof; cost, \$450; owner, Joseph Spatt, 1848 Pitkin av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 499.

STABLES AND GARAGES.

CHRISTOPHER AV. w s, 60 n Belmont av, 1-sty brick stable, 15x36, tar roof; cost, \$500; owner, Jos Schlefstein, 248 Osborne st; architects, Cohn Bros., 361 Stone av. Plan No. 470.

STORES AND DWELLINGS.

8TH AV, e s, 75.2 s 40th st, 4-sty brick store and dwelling, 25x77, gravel roof, 7 families; cost, \$6,000; owners, Robert Smith & ano, 3822 9th av; architect, Robt. Smith, same address. Plan No. 483.

COMMERCE ST, s e cor Imlay st, 3-sty brick store and dwelling, 23x72, tin or gravel roof, 1 family; cost, \$16,000; owner, James Connihan, on premises; architect, Benj. Driesler, 178 Remsen st. Plan No. 492.

CENTRAL AV, e s, 20 s Madison st, 3-sty brick store and dwelling, 20x49.10, tar and gravel roof, 2 families; cost, \$6,200; owner, Wm. Ulmer Bwy., — Beaver st; architects, Koch & Wagner, 26 Court st. Plan No. 516.

MADISON ST, s e cor Cetnral av, 3-sty brick store and dwelling, 20x52, tar and gravel roof, 2 families; cost, \$14,500; owner, Wm. Ulmer Bwy., — Beaver st; architects, Koch & Wagner, 26 Court st. Plan No. 517.

NOSTRAND AV, s w cor Atlantic av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$8,000; owner, Edw. J. Maguire, 1263 Atlantic av; architect, Axel S. Hedman, 371 Fulton st. Plan No. 520.

STORES AND TENEMENTS.

HINSDALE ST, s w cor Blake av, 3-sty brick store and tenement, 20x90, tin roof, 6 families; cost, \$12,000; owner Anna Lubarsky and ano, 32 Snediker av; architects, Cohn Bros., 361 Stone av. Plan No. 465.

CHRISTOPHER AV, w s, 60 n Belmont av, 3-sty brick store and dwelling, 40x60, tin roof, 2 families; cost, \$5,000; owner, Jos Schlefstein, 248 Osborne st; architects, Cohn Bros., 361 Stone av. Plan No. 469.

THEATRES.

SUTTER AV, n s, 55 e Sheffield av, 1-sty brick moving picture theatre, 35x76, slag roof; cost, \$7,500; owner, Gossie Alperstein, 615 Sutter av; architects S. Millman & Son, 1780 Pitkin av. Plan No. 500.

15TH AV, s s, 97.10 e 5th av, 1-sty brick moving picture theatre, 50x100, slag roof; cost, \$15,000; owner, Patrick J. Carley, 417 62d st; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 501.

Queens.

DWELLINGS.

FAR ROCKAWAY.—Gipson pl, s s, 400 w Mott av, 2½-sty frame dwelling, 24x41, shingle roof, 1 family; cost, \$6,000; owner, George Wollstead, Far Rockaway; architect, Joseph H. Cornell, Far Rockaway. Plan No. 198.

FAR ROCKAWAY.—Sunnyside av, s s, 250 e Upton st, 2-sty frame dwelling, 25x33, shingle roof, 1 family; cost, \$4,000; owners Max Katz & Adolph Hochstein, Far Rockaway; architect, Robert A. Davis, Far Rockaway. Plan No. 199.

ROCKAWAY BEACH.—So. Division av, e s, 210 s Boulevard, 1-sty frame office, 14x16, shingle roof; cost, \$350; owner, Mrs. Mary C. Smith, on premises. Plan No. 200.

ROCKAWAY BEACH.—Dodge av, e s, 96 s Ocean av, 1-sty frame dwelling, 18x48, shingle roof, 2 families; cost, \$800; owners, Myer & Henry Flecker, 44 Wygand pl, Rockaway Beach; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 201.

ROCKAWAY BEACH.—Dodge av, e s, 48 s Ocean av, 1-sty frame dwelling, 18x48, shingle roof, 2 families; cost, \$800; owners, Myer & Henry Flecker, 44 Wygand av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 202.

ROCKAWAY BEACH.—Dodge av, e s, 72 s Ocean av, 1-sty frame dwelling, 18x48, shingle roof, 2 families; cost, \$800; owners, Myer & Henry Flecker, 44 Wygand pl, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 203.

ROCKAWAY BEACH.—Dodge av, e s, 24 s Ocean av, 1-sty frame dwelling, 18x48, shingle roof, 1 family; cost, \$800; owners, Myer & Henry Flecker, 44 Wygand pl, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 204.

ROCKAWAY BEACH.—Dodge av, s e cor Ocean av, 1-sty frame dwelling, 18x48, shingle roof, 2 families; cost, \$800; owners, Myer & Henry Flecker, 44 Wygand pl, Rockaway Beach; architect, J. N. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 205.

FOREST HILLS, Fairfield st, e s, 77 s Goodwood rd, 2½-sty tile dwelling, 25x32, tile roof; cost, \$500; owner, Sage Foundation Homes Co., 47 West 34th st, Manhattan; architect, Grosvenor Atterbury, 20 West 43d st, Manhattan. Plan No. 208.

BEECHURST, 15th av, n s, 100 e 27th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,500; owner Shore Acres Co., 146 East 34th st, Manhattan; architect, Joseph W. Stevens, care of J. J. O'Brien, Cook av, Elmhurst. Plan No. 209.

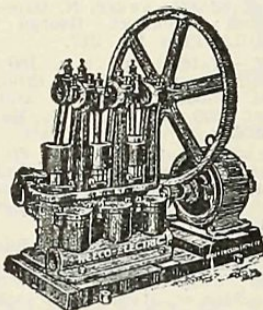
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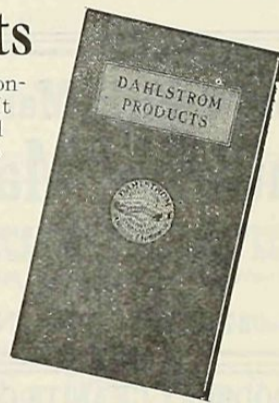
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BEECHURST, 15th av, n s, 260 e 27th st, 2½-sty frame dwelling, 24x30; shingle roof, 1 family; cost, \$4,500; owner Shore Acres Realty Co., 146 East 34th st, Manhattan; architect, Joseph W. Stevens, care of J. J. O'Brien, Cook av, Elmhurst. Plan No. 210.

BEECHURST, 15th av, n s, 70 w Cryders Lane, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,500; owner, Shore Acres Realty Co., 146 East 34th st, Manhattan; architect, Jos. W. Stevens, care of J. J. O'Brien, Cook av, Elmhurst. Plan No. 211.

BEECHURST, 15th av, s s, 242 w Cryders Lane, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,500; owner, Shore Acres Realty Co., 146 East 34th st, Manhattan; architect, Jos. W. Stevens, care of J. J. O'Brien, Cook av, Elmhurst. Plan No. 212.

RICHMOND HILL.—Waverly pl, w s, 137 n Hillside av, four 2-sty brick dwellings, 20x54, gravel roof, 2 families; cost, \$14,000; owner, F. H. Hass, 317 Fulton st, Jamaica; architects, Hass & Co., 317 Fulton st, Jamaica. Plan Nos. 213 and 214.

MORRIS PARK.—Garden st, n s, 40 w Ward st, 2-sty brick dwelling, 20x50, tar and gravel roof, 2 families; cost, \$3,900; owner, N. Grasso, Mineola, Long Island; architect, George E. Crane, Richmond Hill. Plan No. 217.

FAR ROCKAWAY.—Waterloo pl, s s, 100 w Mott av, 2½-sty frame dwelling, 36x22, shingle roof, 1 family; cost, \$3,500; owner and architect, Edgar Lehman, 106 West 32d st, Manhattan. Plan No. 218.

BELLE HARBOR.—Montauk av, w s, 60 n Newport av, 2½-sty frame dwelling, 29x28, shingle roof, 1 family; cost, \$4,500; owner and architect, William J. Hogan, 5th av, Rockaway Beach. Plan No. 219.

FOREST HILLS.—Fairfield st, n e cor Puritan av, 2½-sty tile dwelling, 33x25, tile roof, 1 family; cost, \$4,800; owner, Sage Foundation Homes Co., 47 West 34th st, Manhattan; architect, Grosvenor Atterbury, 20 West 43d st, Manhattan. Plan No. 220.

ROCKAWAY BEACH.—Undine av, e s, 280 n Wainwright av, 2-sty frame dwelling, 16x29, shingle roof, 2 families; cost, \$800; owner, John Wagner, Fairview av and Boulevard, Rockaway Beach; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 223.

ROCKAWAY BEACH.—Undine av, e s, 302 n Wainwright av, 2-sty frame dwelling, 16x29, shingle roof, 2 families; cost, \$800; owner, John Wagner, Fairview av and Boulevard, Rockaway Beach; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 225.

BAYSIDE.—Wright av, e s, 140 s Palace Boulevard, two 2½-sty frame dwelling, 26x30, shingle roof, 1 family; cost, \$9,000; owner and architect, George Harnden, Bayside. Plan Nos. 231-232.

LONG ISLAND CITY.—Flushing av, n s, 130 w 2d av, 3-sty brick dwelling, 25x30, tar and gravel roof, 2 families; cost, \$5,600; owner, Michael Forger, 167 Flushing av, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 228.

LONG ISLAND CITY.—Crescent st, e s, 276 s Jamaica av, 2-sty brick dwelling, 22x54, tar and gravel roof, 2 families; cost, \$4,200; owner, Charles Jirinec, 39 Stevens st, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 229.

WOODSIDE.—Kelly av, w s, 300 s Anderson av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,200; owner, William Heinman, 29 Greenpoint av, Woodside; architect, Jos. Ferland, 220 12th av, Long Island City. Plan No. 234.

WIMAN AV, w s, 931 s Southfield boulevard, New Dorp, two 2-sty frame dwellings, 16x24; cost, \$1,500; owner, H. Barnickel; architect and builder, Wm. Korbach. Plan No. 38.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Steinway av, s w cor Riker av, 2-sty brick warehouse, 100x50, slag roof; cost, \$15,000; owner, Uptegrove & Beckwith, 200 5th av, Manhattan; architect, W. K. Benedict, 1133 Broadway, Manhattan. Plan No. 230.

HOTELS.

ROCKAWAY BEACH.—Undine av, e s, 440 n Wainwright av, 1-sty frame hotel, 40x30, felt and slag roof; cost, \$2,000; owner, John Wagner, Fairview av and Boulevard, Rockaway Beach; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 224.

MISCELLANEOUS.

LONG ISLAND CITY.—Vernon av, w s, 100 n Webster av, erect frame fence 61 ft. long 13 ft. high; cost, \$200; owner, Bottlers' & Manufacturers' Supply Co., 218 East 20th st, Manhattan. Plan No. 197.

JAMAICA CREEK.—Bay av, e s, 500 s Rockaway rd, 1-sty frame boat house, 16x28, shingle roof; cost, \$300; owner, August Thormann, Jamaica Creek, L. I. Plan No. 206.

FLUSHING.—Amity st, s e cor Lawrence st, 1-sty frame temporary shed, 20x50, shingle roof; cost, \$300; owner, F. H. Clement Co., 117 Main st, Flushing. Plan No. 207.

RICHMOND HILL.—Oak st, No. 51, 1-sty frame coop, 6x4, paper roof; cost, \$10; owner, Arthur E. Esterbrook, on premises. Plan No. 216.

ROCKAWAY BEACH.—North Pier av, w s, 175 n Boulevard, 2-sty frame dormitory, 24x24, felt and slag roof; cost, \$1,200; owner, Mrs. Kirkmann, on premises; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 222.

CORONA.—Henry st, w s, 300 n Jackson av, 1-sty frame shed for storage, 16x10, rubberoid roof; cost, \$100; owner, H. Faint, 61 Henry st, Corona. Plan No. 226.

LONG ISLAND CITY.—11th st, n s, 100 w East av, 1-sty frame shed, 100x200, gravel roof; cost, \$40,000 (auto repair shop); owner, Stuard Hirschmann, 200 Broadway, New York; architect, F. Y. Parsons, 1133 Broadway, Manhattan. Plan No. 227.

STABLES AND GARAGES.

RIDGEWOOD.—Woodbine st, s s, 93 e Prospect av, 1-sty brick stable, 11x22, tar and gravel roof; cost, \$500; owner, Anton Kluepfel, 1792 Madison st, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridge-wood. Plan No. 235.

STORES AND DWELLINGS.

WOODHAVEN.—Jamaica av, s s, 61 w Canal st, 2-sty brick store and dwelling, 20x57, tin roof, 2 families; cost, \$4,000; owner, Angelo Biondo, 1182 Jamaica av, Woodhaven; architect, Charles W. Ross, 1185 Jamaica av, Woodhaven. Plan No. 215.

MASPETH.—Grand st, n s, 75 w Lexington av, 1-sty frame store and dwelling, 20x38, slag roof, 1 family; cost, \$600; owner, William C. Schmidt, 394 Graham av, Brooklyn; architect, Emil Meissner, 394 Graham av, Brooklyn. Plan No. 233.

STORES, OFFICES AND LOFTS.

FLUSHING.—Madison av, s w cor Wilson av, five 1-sty brick stores, 18x103, paroid roofing; cost, \$8,000; owner, C. W. Copp, Lawrence st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 221.

Richmond.

DWELLINGS.

OAK ST, n s, 79 n St. Mary's av, Rosebank, 2-sty brick dwelling, 20x35; cost, \$3,000; owner, Frank Cornei; architect, Dominick Salvate; builder, Frank A. Marino. Plan No. 36.

UNION AV, w s, 164 n Washington av, Mariner's Harbor, 2½-sty frame dwelling, 14x36; cost, \$1,200; owner, Ernest D. R. Bush, Mariner's Harbor; architect, Edw. Deming; owner builds. Plan No. 34.

WIMAN AV, w s, 881 s Southfield boulevard, New Dorp, two 2-sty frame dwellings, 16x24; cost, \$1,500; owner, H. Barnickel; architect and builder, Wm. Korbach. Plan No. 39.

STABLES AND GARAGES.

RICHMOND TERRACE, n s, 100 w Bard av, Livingston, auto shed, brick, 24x24; cost, \$300; owner, Richmond Light & R. R. Co., New Brighton. Plan No. 35.

VAN DUZER, n w cor Vanderbilt av, Stapleton, 1-sty concrete garage, 26x22; cost, \$150; owner, Gustav Litsche; owner builds. Plan No. 37.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BAXTER ST, No. 111, doors, iron columns to 5-sty store and loft; cost, \$500; owner, Norman Cowen, 14 Wooster st; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 256.

CHAMBERS ST, No. 96, show windows to 5-sty brick store and loft; cost, \$900; owner, A. Reiman, 111 West 104th st; architect, W. Schacht, 445 West 45th st. Plan No. 260.

CROSBY ST, Nos. 45-47, tank to 7-sty factory; cost, \$1,725; owner, H. Lulbenknecht Co., on premises; architect, The Rusling Co., 39 Cortlandt st. Plan No. 275.

DIVISION ST, No. 38, change show windows to 5-sty brick store; cost, \$300; owner, Samuel Rouse, on premises; architect, F. Straub, 18 East 42d st. Plan No. 255.

FRONT ST, Nos. 350-52, columns, posts to 2-sty stable; cost, \$1,200; owner, J. F. Cosgrove, 292 Hancock st, Brooklyn; architect, W. H. Volckening, 116 Decatur st, Brooklyn. Plan No. 251.

FULTON ST, s w cor Broadway, partitions, windows, interior changes to 5-sty store and office; cost, \$15,000; owner, Stewart Duncan, 241 West st; architect, Francis J. Joannes, 25 East 26th st. Plan No. 262.

GOERCK ST, No. 125 (rear), partitions to 6-sty loft; cost, \$250; owner, Chas. I. Weinstein Realty Co., 17 West 120th st; architect, Nathan Langer, 81 East 125th st. Plan No. 247.

GOERCK ST, No. 125, interior changes to 3-sty synagogue and dwelling; cost, \$750; owner, Chas. I. Weinstein Realty Co., 17 West 120th st; architect, Nathan Langer, 81 East 125th st. Plan No. 246.

GRAND ST, No. 290, sky sign to 2-sty store and office; cost, \$200; owner, Klar Bros., 34 East 12th st. Plan No. 279.

GRAND ST, Nos. 345-347, tank to 5-sty bank and loft; cost, \$750; owner, Nathan Abrahams, 239 4th av; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 252.

MONROE ST, No. 277, fireproof ceiling, windows to 5-sty tenement; cost, \$200; owner, Josephine Chedsey, Yorktown, N. J.; architect, Harry Zlot, 230 Grand st. Plan No. 269.

PARK TERRACE, w s, 215th to 217th sts, add 1-sty to 2-sty brick and stone dwelling; cost, \$1,000; owner, Thomas Dwyer, 215th st and Broadway; architect, C. B. Brun, 1 Madison av. Plan No. 254.

SOUTH ST, Nos. 246-247, change columns to 5-sty warehouse; cost, \$1,000; owner, Simon M. Rosenblatt, 325 East 57th st; architects, Gross & Kleinberger, Bible House. Plan No. 271.

SPRING ST, n w cor Varick st, tank to 8-sty factory; cost, \$1,025; owner, Corporation Trinity Church, 187 Fulton st; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 253.

ST. MARKS PL, No. 100, partitions, windows to 6-sty tenement; cost, \$300; owner, M. Spielholz, on premises; architect, O. Reissmann, 30 1st st. Plan No. 240.

WATER ST, No. 340, windows, partitions to 3-sty dwelling and stores; cost, \$150; owner, Frank H. Quinby, 508 Pearl st; architect, M. Conniffe, 508 Pearl st. Plan No. 244.

3D ST, No. 138 East, toilets, partitions to 5-sty tenement; cost, \$250; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 238.

13TH ST, Nos. 408-412 West, new stairs, doors, windows to 6-sty brick loft; cost, \$6,000; owner, G. E. Rafetto, 412 West 13th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 267.

16TH ST, No. 246 West, partitions, windows, to 3-sty dwelling, office and shop; cost, \$500; owner, R. H. Casey, 224 West 49th st; architect, M. J. Curry, 76 Alabama av, Brooklyn. Plan No. 272.

22D ST, No. 334 E, 1-sty bk rear extension, 20x14.6, partitions, stairs, windows to 4-sty day nursery; cost, \$2,000; owner, Our Lady of Grace Hospital & Home, 334 E 22d st; architects, Reiley & Steinbach, 481 5th av. Plan No. 285.

24TH ST, Nos. 147-151 East, 25th st, Nos. 144-148 East, girders, elevators to 1-sty sales-room; cost, \$8,000; owners, Fiss, Doerr & Carroll Horse Co., on premises; architect, E. T. Macdonald, 41 West 33d st. Plan No. 276.

29TH ST, No. 128 West, partitions, show windows, metal ceilings to 3-sty brick dwelling; cost, \$500; owner, Geraldine M. Brosseau, 9 West 29th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 268.

33D ST, Nos 38-40 W, change brk partitions, new marquise, stairs to 7-sty bk loft; cost, \$1,200; owner, Waldorf Realty Co, premises; architects, B. W. Berger & Son, 121 Bible House. Plan No. 281.

33D ST, No. 17 East, 2-sty brick rear extension, 25x5, to 4-sty dwelling; cost, \$500; owner, Astor Estate, 23 West 26th st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 264.

48TH ST, No. 12 E, partitions to 6-sty bk apartments & offices; cost, \$700; owner, 12 E 48th St Co, 100 William st; architect, K. L. Caswell, 47 W 34th st. Plan No. 283.

50TH ST, No. 415 West, partitions, windows to 4-sty tenement; cost, \$100; owner, Chas. Loech, on premises; architect, C. Doerfer, on premises. Plan No. 249.

62D ST, No. 130 East, 2-sty rear extension, 20x43.8, chimneys, partitions, beams to 4-sty dwelling; cost, \$12,000; owner, De Henry S. Patterson, 149 East 62d st; architect, Arthur Nash, 27 East 22d st. Plan No. 270.

67TH ST, No. 102 West, Broadway, No. 1972, extension, etc., to 5-sty storage and warehouse; cost, \$18,000; owner, Amos R. L. Pinchot, 60 Broadway; architect, Walter Haefel, 17 Madison av. Plan No. 237.

108TH ST, No. 228 East, partitions, toilets, windows to 4-sty tenement; cost, \$1,000; owner, Luigi Pastilli, on premises; architect, O. Reissmann, 30 1st st. Plan No. 245.

117TH ST, Nos. 306-308 East, alter floors, ceilings, stairways to 3-sty stable; cost, \$1,800; owner, Borden Condensed Milk Co., 108 Hudson st; architect, Henry Neus, 454 East 116th st. Plan No. 278.

127TH ST, Nos. 443-449, Lawrence st, Nos. 51-57, cellar extension, 130x97.10, to 4-sty storage; cost, \$14,000; owners, Bernheimer & Schwartz Pilsner Brew. Co., 39 West 72d st; architect, Louis Oberlein, 128th st and Amsterdam av. Plan No. 259.

135TH ST, No. 28 West, partitions to 6-sty tenement; cost, \$300; owner, Edward Grensbach, 214 West 122d st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 266.

181ST ST, n w cor Amsterdam av, windows to 1-sty cafe; cost, \$2,000; owner, Frederick Hunter, on premises; architect, Alex. McLeod, 156 West 29th st. Plan No. 250.

BOWERY, No. 68, windows, toilets, partitions to 2½-sty store and loft; cost, \$1,000; owner, Samuel Grossner, 1361 Madison av; architect, Max Muller, 115 Nassau st. Plan No. 243.

BROADWAY, Nos. 1275-1291, new roof, partitions to 10-sty store; cost, \$5,000; owners, Greeley Square Realty Co., 62 Cedar st; architect, E. W. Friedman, 90 West st. Plan No. 277. Thompson-Starrett Co., 51 Wall st, has contract.

COLUMBUS AV, n e cor 95th st, partitions, toilets, windows to 5-sty tenement and store; cost, \$500; owner, Estate Anna Wittshun, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 248.

MADISON AV, s e cor 100th st, partitions, windows, toilets to 5-sty tenement and stores; cost, \$500; owner, Edward Prescott, 146 West 105th st; architect, Harold L. Young, 67 West 125th st. Plan No. 261.

WEST END AV, s w cor 98th st, alter brick walls to 12-sty tenement; cost, \$300; owner, Salisbury Realty Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 257.

1ST AV, Nos. 1325-1327, change brick piers, beams to 6-sty store and tenement; cost, \$600; owner, A. & A. Realty Co., 226 Lafayette st; architect, O. L. Spannake, 233 East 78th st. Plan No. 263.

2D AV, No. 1464, toilets, partitions, windows to 5-sty tenement and store; cost, \$800; owner, Philip Fried, 331 East 84th st; architects, Canton & Levingson, 29 West 42d st. Plan No. 242.


2D AV, s w cor 14th st, staircases, piers to 1-sty church; cost, \$2,000; owner, Trustees Greenwich Presby. Church, 131 West 13th st; architects, Stoughton & Stoughton, 96 5th av. Plan No. 258.

2D AV, No. 58, partitions to 4-sty tenement and store; cost, \$300; owner, Harry Fischel, 38 Park Row; architects, Gronenberg & Leuchtag, 3 West 29th st. Plan No. 280.

3D AV, Nos. 1240-42, partitions, toilets, windows to two 4-sty stores and tenements; cost, \$500; owner, Estate Jacob Bookman, 9 East 62d st; architect, Frank Straub, 18 East 42d st. Plan No. 239.


4TH AV, No. 85, 3-sty bk centre extension, 18x29, store fronts, piers to 2-3-sty bk stores & dwellings; cost, \$1,500; owner, Hyman Fried, 90 E 10th st; architect, A. Balschun, 462 E 137th st. Plan No. 282.

6TH AV, s w cor 30th st, partitions, windows to two 3-sty brick stores and offices; cost, \$3,000; owners, Burrows, Neely & Co., 110 West 34th st; architect, Paul C. Haan, 110 West 34th st. Plan No. 274.



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7TH AV. s w cor 50th st, partitions, windows to two 5 and 6-sty stores and studios; cost, \$6,000; owners, Baer & Bronner, 60 Liberty st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 273.

STTH AV. No. 646, new entrance, toilets, windows to 5-sty bk store & lofts; cost, \$3,000; owner, Elliott Zborowski Estate, 32 Liberty st; architects, Stuckert & Sloan, 1420 Chestnut st, Philadelphia, Pa. Plan No. 284.

STH AV. Nos. 2339-2341, toilets, partitions, show windows to two 2-sty brick stores, offices and dwellings; cost, \$800; owner, Chas. Adrian, 447 2d av; architect, O. Reissmann, 30 1st st. Plan No. 265.

9TH AV. Nos. 630-632, partitions, windows, toilets to two 5-sty stores and tenements; cost, \$375; owner, Anna H. J. Taylor, Philadelphia, Pa.; architects, Canton & Levingson, 29 West 42d st. Plan No. 241.

Bronx

ELIZABETH ST. s e cor Duncomb av, 2-sty brick extension, 48x100, to 3-sty brick bakery; cost, \$25,000; owners, General Bakery Co., 62 Cedar st; architect, C. B. Comstock, 23 East 26th st. Plan No. 52.

TIFFANY ST. w s, 212.11 n 167th st, 5-sty brick extension, 25x125, to 4-sty brick storage; cost, \$20,000; owner, Philippina Kraus, 1133 Tiffany st; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 45.

168TH ST. No. 426, new partitions to 4-sty brick tenement; cost, \$150; owner, Morrisania Const. Co., H. M. Goldberg, 309 Broadway, president; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 55.

180TH ST. s e cor Mapes av, new show windows to 3-sty frame store and dwelling; cost, \$300; owner, Marie Fox, 2082 Mapes av; architect, B. Ebeling, 1136 Walker av. Plan No. 51.

GRACE AV. w s, 251.11 s Boston road, 1-sty frame extension, 22x43, to 1½-sty frame store and dwelling; cost, \$500; owner, D. M. Norstatt, on premises; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 53.

GLEASON AV. No. 1808, new plumbing, new partitions, etc., to 2-sty brick dwelling; cost, \$500; owner and architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 54.

MARION AV. No. 2770, 2-sty frame extension, 12x8, to 2-sty frame dwelling; cost, \$250; owner, Chas. M. McLaren, 2770 Marion av; architect, J. J. McMillan, 237 East 198th st. Plan No. 48.

MORRIS AV. n s, 89 s Belmont av, build 1-story upon present extension of 2-story frame store; cost, \$800; owner, Fredericka McConnell, 1549 Morris av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 50.

ST. ANNS AV. e s, 450 n 156th st, new beams, etc., to 2-sty and attic brick stable and storage; cost, \$3,000; owner, Ebling Brew. Co., Wm. Ebling, 760 St. Anns av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 46.

UNION AV. n w cor 151st st, 1-sty frame extension, 5x21.6, to 3-sty frame dwelling and hall; cost, \$1,500; owners, Gottlieb & Rubin, 64 East 104th st; architect, O. Reissmann, 30 1st st. Plan No. 47.

WHITE PLAINS AV. No. 4653, lower to grade 3-sty brick store and dwelling; cost, \$250; owner, W. H. Field, 96 Broadway; architect, Geo. P. Crosin, 223d st and White Plains av. Plan No. 49.

MOTT HAVEN R. R. YARD, 130 s 158th st and 40 e Sheridan av, new partitions, etc., to 2-sty brick commissary building; cost, \$5,500; owner, N. Y. C. & H. R. Co., Grand Central Station; architect, J. C. Bailey, Golden's Bridge, N. Y. Plan No. 44.

Brooklyn.

BEAVER ST. No. 32, new partitions, etc.; cost, \$300; owner, Giuseppe Scileppi, 30 Beaver st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 452.

BERRY ST. No. 123, new plumbing, etc.; cost, \$30; owner, John W. Hinck, 137 North 7th st; architect, Paul Rosa, 78 Van Sicklen av. Plan No. 487.

DEGRAW ST. Nos. 33-39, new walls, etc.; cost, \$300; owner, International Provision Co., on premises; builder, Jas. Newman, 218 Marcy av. Plan No. 463.

FULTON ST. Nos. 1184-1188, new tank, etc.; cost, \$400; owner, Clarence F. Westin, 600 West End av, New York; architect, E. C. Maxwell, 143 Liberty st, New York. Plan No. 514.

FULTON ST. Nos. 1938-1940, 1-sty brick extension, 25.1x70; cost, \$1,500; owner, Albert Rosen, 416 Park pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 518.

HARRISON ST. No. 241, new partitions, etc.; cost, \$350; owner, John Gaffney, on premises; architect, A. J. Johnson, 43 Court st. Plan No. 467.

HUMBOLDT ST. s w cor Meserole av, 1-sty brick extension, 30x47; cost, \$6,000; owner, Jacob German & Solomon Kahn, 525 East 19th st; architect, O. Reissman, 30 1st st. Plan No. 457.

KENT ST. n s, 100 e West st, new sinks, etc.; cost, \$200; owner, Eberhard Faber Pencil, 37 Greenpoint av; architect, Fritz H. Nelson, 172 11th st. Plan No. 504.

LYNCH ST. No. 226, new windows, etc.; cost, \$300; owner, Michele Di Leosi, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 498.

LEONARD ST. No. 266, new toilet compartment, etc.; cost, \$500; owner, Fred G. Eden, 275 Leonard st; architect, David A. Lucas, 98 3d st. Plan No. 464.

MALTA ST. No. 47, new walls, etc.; cost, \$100; owner, Morris Itzkoff, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 493.

McDOUGAL ST. No. 211, new partitions, etc.; cost, \$1,560; owner, Phillip Shuster, on premises; architect, August Diedrick, 97 Van Buren st. Plan No. 447.

McDOUGAL ST. No. 213, repair fire damage; cost, \$3,000; owner and architect, August Diedrick, 97 Van Buren st. Plan No. 473.

MALTA ST. No. 57, new walls, etc.; cost, \$300; owner, Joe Rosenblatt, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 525.

RAPELYE ST. n s, 200 w Hicks st, new toilet compartment, etc.; cost, \$50; owner, Gemica Scarmardelle, 73 Rapelye st; architect, F. P. Imperato, 356 Fulton st. Plan No. 502.

RODNEY ST. s s, 103.8 e Kent av, new doorways; cost, \$250; owner, Geo. F. Simpson, 1 Madison st, New York; architect, Benj. Finkensieper, 134 Broadway. Plan No. 485.

STERLING PL. No. 82, new walls, etc.; cost, \$100; owner, Annie L. Hastings, 235 President st; architect, W. J. Conway, 400 Union st. Plan No. 476.

1ST ST. No. 285, new walls, etc.; cost, \$500; owner, Michele Montemoromo, on premises; architect, David A. Lucas, 98 3d st. Plan No. 526.

8TH ST. n e cor 7th av, 1-sty and basement brick extension, 19.4x14.11; cost, \$6,500; owner, Dr. Jas. D. Shea, 28 Prospect Park pl; architect, Wm. F. Kleindienst, 1713 East 14th st. Plan No. 527.

46TH ST. No. 1231, new house drain, etc.; cost, \$75; owner, Miles Sweeney, on premises; architect, Jas. Heaney, 108 East 4th st. Plan No. 496.

ATLANTIC AV. No. 322, new windows, etc.; cost, \$125; owner and builder, Barnett Socolow, 315 Atlantic av. Plan No. 461.

BROADWAY, No. 789, alter store front, etc.; cost, \$125; owner, Jacob Herrle, 898 Broadway; builder, Andrew H. Glasser, 403 Hart st. Plan No. 478.

BROADWAY, No. 626, new machine booth, etc.; cost, \$150; owner, Louis Silverman, 57 2d av, New York; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 449.

BROADWAY, No. 1379, new show windows, etc.; cost, \$100; owner, Geo. B. Goodwin, 1070 Bushwick av; architect, Herman Elfers, 1379 Broadway. Plan No. 515.

BROADWAY, w s, 54 s Van Buren st, new window, etc.; cost, \$400; owner, Tompkins Realty Co., 979 Broadway; builder, Fred Weber, 192 Woodbine st. Plan No. 495.

EMMONS AV. n s, 100 e East 21st st, 1-sty frame extension, 46.6x50; cost, \$2,000; owner, Helen E. Rauscher, 231 East 5th st; architect, Jos. C. Rauscher, same address. Plan No. 512.

GRAHAM AV. No. 74, new partitions, etc.; cost, \$156; owner, Sara Garvan, 28 McKibben st; architect, Chas. F. Cannella, 60 Graham av. Plan No. 475.

KNICKERBOCKER AV. e s, 20 s Cornelia st, new toilet compartment; cost, \$300; owner, Baldarsare Livoti, 691 Knickerbocker av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 477.

LIBERTY AV. No. 236, new flooring, etc.; cost, \$50; owner and builder, Abraham Brishaur, 2131 Bergen st. Plan No. 455.

METROPOLITAN AV. s w cor Morgan av, new walls, etc.; cost, \$500; owner, Benj. Boley, 11 Weirfield st; builder, Fred Jung, 316 Evergreen av. Plan No. 462.

MYRTLE AV. No. 350, new partitions, etc.; cost, \$50; owner, Thos. B. Campbell, on premises; builder, —. Plan No. 459.

MYRTLE AV. s w cor Bedford av, 1-sty brick extension, 19.6x16.11; cost, \$4,000; owner, John Clark Estate, 115 Nostrand av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 511.

NEW UTRECHT AV. No. 6515, repair fire damage, etc.; cost, \$150; owner, Pasquale Scalzo, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 497.

NEW YORK AV. STERLING PL. PARK PL, new elevator; cost, \$2,600; owner, Brooklyn M. E. Church Home, on premises; builder, Otis Elevator Co., 17 Battery pl, New York. Plan No. 522.

ROGERS AV. s e cor Carroll st, new gallery, etc.; cost, \$700; owner, Order of the Society of Jesus, 1117 Carroll st; builder, —. Plan No. 460.

TOMPKINS AV. No. 56, new toilet compartment, etc.; cost, \$350; owner, Jos. Fisher, 157 Hopkins st; architect, Phil Grossman, 96 Walton st. Plan No. 494.

3D AV. No. 5014, new partitions, etc.; cost, \$300; owner, Wolf Abramowitz, 206 Bergen st; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 472.

3D AV. w s, 25 s 40th st, new wash tubs, etc.; cost, \$45; owner, Geo. Mordicken, 4002 3d av. Plan No. 503.

5TH AV. No. 711, 1-sty frame extension, 2.6x12; cost, \$700; owner, Felix Lewis, on premises; architects, Hartung & White, 6323 New Utrecht av. Plan No. 444.

5TH AV. w s, 25 s 53d st, 1-sty brick extension, 25x35; cost, \$2,500; owner, Pierce Keefe, 5th av and 53d st; architect, Thos. Burnett, 3d av and 52d st. Plan No. 471.

Queens.

LONG ISLAND CITY.—Hancock st, No. 379, general repairs; cost, \$50; owner, William Pabick, 114 Flushing av, L. I. City. Plan No. 55.

WHITESTONE.—Belle av, e s, 400 s Shore road, general repairs to building removed from another location; cost, \$350; owner, D. A. Shinnell, Whitestone. Plan No. 52.

SPRINGFIELD.—Richfield st, n s, 150 e Dock road, 1-sty frame extension on rear, 12x22, shingle roof; cost, \$225; owner, Mrs. Pollman, on premises. Plan No. 53.

EDGEWATER.—S w cor Grandview av and Sprey View av, close up doors and erect new water closet compartments, new plumbing; cost, \$5,500; owner, Lancaster Sea Beach Improvement Co., 1170 Broadway, New York; architect, William W. Smith, 82 Wall st, New York. Plan No. 54.

WOODSIDE.—5th st, e s, 150 n Howell av, erect new store front; cost, \$200; owner, Chas. Passel, 68 5th st, Woodside. Plan No. 56.

LONG ISLAND CITY.—5th av, e s, 400 s Broadway, 2-sty frame extension on side, 4x20, also 1 sty to be added to top, tar and gravel roof; cost, \$900; owner, John Bischoff, 278 5th av, Long Island City; architect, Frank Sprosser, 297 12th av, Long Island City. Plan No. 57.

FLUSHING.—Grove st, No. 22, cut new doorway and other repairs; cost, \$100; owner, Consumers Brwg. Co., on premises. Plan No. 59.

LONG ISLAND CITY.—Freeman av, s e cor Prospect st, 1-sty frame extension on barn, 6x9, gravel roof; cost, \$25; owner, W. Guensch, on premises. Plan No. 58.

RIDGEWOOD.—Elm av, No. 34, repair after fire damage; cost, \$150; owner, John Bernhard, 38 Elm av, Ridgewood. Plan No. 60.

JAMAICA.—Division st, w s, 75 n Beaver st, erect roof extension out over street 22 ft. long; cost, \$25; owner, Chiel Kitchenberg, Division st, Jamaica. Plan No. 61.

LONG ISLAND CITY.—Lawrence st, n s, 100 w Winthrop av, excavate for cellar and alter to provide for store; cost, \$350; owner, Salvatore Vittellaro, 23 Flushing av, Long Island City; architect, Charles W. Hewitt, 717 Crescent st, Long Island City. Plan No. 62.

RIDGEWOOD.—Myrtle av, w s, 25 n Hooker st, alter partitions to provide for room; cost, \$25; owner, Fred Thompson, 2 Folsom av, Ridgewood. Plan No. 63.

LONG ISLAND CITY.—Hamilton st, e s, 175 n Paynter av, 1-sty brick extension on front, 7x15, gravel roof; cost, \$150; owner, Phillip Vecchiarelli, 91 Graham av, Long Island City. Plan No. 64.

LONG ISLAND CITY.—Grand av, n s, 50 w 11th av, building to be raised and extended on top; cost, \$1,000; owner, Caroline M. Voss, 449 Grand av, Long Island City; architect, Peter N. Voss, 449 Grand av, Long Island City. Plan No. 65.

FLUSHING.—Main st, w s, 25 s Grove st, remove old and replace new store front and other repairs; cost, \$1,350; owners, Rubinfeld & Wald, Main st, Flushing. Plan No. 66.

Richmond.

CHERRY LA, s s, 200 e Jewett av, West Brighton, reshingle and alter dwelling; cost, \$1,000; owner, James L. Neal, Cherry la; builder, E. K. Whitford, Port Richmond. Plan No. 26.

ELM ST, e s, 150 n Grove av, Port Richmond, frame addition to dwelling; cost, \$208; owner, Richard Morgan; builder, J. C. —, 485 Villa av, Port Richmond. Plan No. 25.

SHAUGHNESSY'S LA, 275 n St. Mary's av, Rosebank, alter brick dwelling; cost, \$200; owner, Frank Mangino; owner builds. Plan No. 29.

RICHMOND RD, n e cor Whittaker pl, frame addition to dwelling; cost, \$225; owner, Mrs. Mary Green, 12 Ravitan av; builder, James J. Judge, 141 East 96th st, New York. Plan No. 28.

RICHMOND TURNPIKE, n s, 50 e Montgomery av, Tompkinsville, alter store; cost, \$200; owner, Frank Ciardiello, 13 Richmond turnpike; builder, Emil Delia, 76 Van Duzer st. Plan No. 27.

Personal and Trade Notes.

L. I. VAN NEST has opened an office at 218 East 4th st, Plainfield, N. J., for the practice of architecture.

GRAM, GOODHUE & FERGUSON, architects, formerly of 170 5th av, have moved their offices to 2-4-6 West 47th st.

REMSEN DARLING, 170 Broadway, has just returned from a very successful ten days hunting trip in the South.

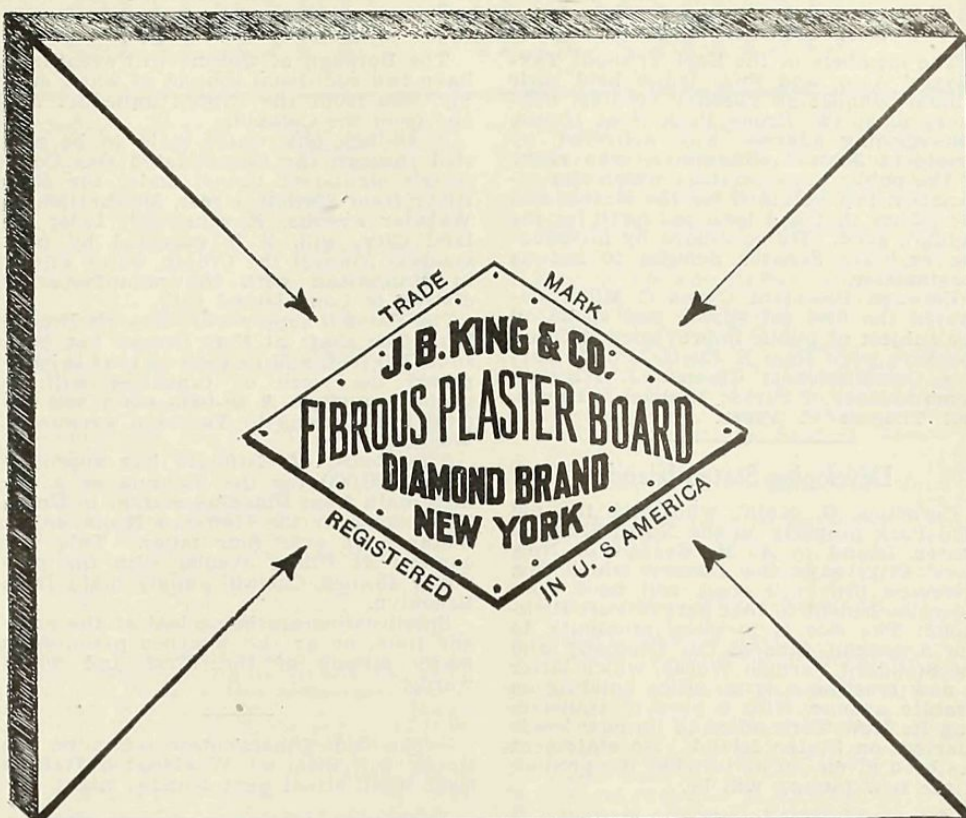
WILLIAM S. VAN CLIEF, prominent in the lumber and building material trade of Staten Island, left this week for a stay in the South until March.

JOHN W. MOORE has been appointed superintendent of the Bureau of Buildings of the Borough of Queens, and John R. Higgins has been appointed superintendent of the Bureau of Sewers.

THERE IS an advertisement in this week's issue of the Record and Guide of a young man exceedingly well known in the building trades, who desires to represent manufacturers of building materials in Greater New York.

A. WILFRED TUTHILL, manager of the common brick department of Sayre & Fisher Co. and his bride, who was Miss May Bedlow Armstrong, of Los Angeles, returned to this city from their wedding trip last evening. Mr. Tuthill is one of the prominent members of the common brick fraternity here in the East, is actively interested in the Suffolk Country Club and is a director of the Building Material Exchange.

IN HONOR of Thomas A. Edison's 65th birthday, Robert A. Bachman, his business manager, is co-operating with Mrs. Edison to give the distinguished wizard a surprise to-night at his home in Llewellyn park, East Orange, N. J., to which a number of prominent local cement and concrete men have been invited. Mr. Edison has been working for some time on the problem of perfecting concrete furniture so that it can be easily moved about the room by a woman or child. To this end Mr. Bachman has been working with him, and as a special tribute to the genius of the great inventor, Mrs. Edison and Mr. Bachman have caused to be built the first concrete armchair ever constructed. This will be richly upholstered and placed at the head of the table for Mr. Edison's use.



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East Tremont Interests.

The members of the East Tremont Tax-payers' Asso. and their ladies held their annual banquet on Tuesday evening, February 6, at the Bronx Park Boat House. The opening address was delivered by President John A. Steinmetz, who spoke of the public improvements which the association had obtained for the section and the efforts that had been put forth for the public's good. He concluded by introducing ex-State Senator Schultz to act as toastmaster.

Borough President Cyrus C. Miller delivered the first set speech and spoke on the subject of public improvements. Other speakers were John E. Eustis, Public Service Commissioner; Thomas J. Higgins, Commissioner of Parks; Michael J. Horan, and Thomas C. Press.

Developing Staten Island.

Cornelius G. Kolff, who sold the old Elm Park property on the North Shore of Staten Island to A. M. Everett of New York City, says the factory which Mr. Everett's firm will erect will be a considerable benefit to that part of Port Richmond. The site is in close proximity to the American Linseed Oil Company and the Standard Varnish Works, which latter is now erecting a large office building on Granite avenue, with a view of transferring its New York office to its new headquarters on Staten Island. No statement has been given out as to what the product of the new factory will be.

Queens Water Supply.

The Borough of Queens will eventually have two additional sources of water supply, one from the Croton aqueduct and one from the Catskill.

A 48-inch city water main to be carried through the Consolidated Gas Company's eight-foot tunnel under the East River from Sixtieth street, Manhattan, to Webster avenue, Ravenswood, Long Island City, will, it is expected by next summer connect the Croton water supply in Manhattan with the manufacturing district in Long Island City.

The Catskill supply will come via Brooklyn. The shaft at Fort Greene has been sunk 130 feet, and as soon as that is completed the work of tunneling will be pushed rapidly. A 48-inch main will extend into Queens to Thomson avenue at Winfield.

The Board of Estimate has appropriated \$150,000 for the building of a 30-inch main from Flushing station to Union Turnpike near the Hoffman Boulevard, a distance of over four miles. This will connect at Union avenue with the proposed 48-inch Catskill supply main from Brooklyn.

Small mains are being laid at the present time, or as the weather permits, in many streets of the First and Third wards.

—The Old Timers' Association of the Bronx will meet at Washington Hall in East 166th street next Monday night.

Rooting For a South Brooklyn Market.

The members of the South Brooklyn Board of Trade will have a banquet at the Imperial on February 20th. The board has decided to start an agitation to obtain a South Brooklyn market, as the proposed Eighth Ward Market is now called. The members of the various other civic associations in South Brooklyn and Bay Ridge will be asked to lend their support to this project. Chairman Maxwell proposes holding a big mass meeting at Prospect Hall some time in the near future in order to show the city officials that the residents of the section are all united and working together for this improvement.

Long Island Planning.

Nassau County is organizing a street-planning movement, as a complement for the city planning movement in Brooklyn. Meetings are being held at the residence of Edward B. Lent, at Freeport. Among those interested are T. R. Cutler, Alvin Seeley, Hiram R. Smith, James S. Cooley, Fred Story and Alfred T. Davison.

Sprinkler Leakage.

Many of the stock companies writing sprinkler leakage insurance report that 50 per cent. of their entire year's premiums have already been consumed in the losses during the first weeks of the year, due to the numerous freeze ups and consequent leakages following the long and general cold snap.—"Insurance Press."

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Moses & Bros., C. G.

Mulligan, J. T.

Murray, J. P. & E. J.

Noyes Co., C. F.

O'Donohue, L. V.

Ogden & Clarkson

O'Hara Bros.

Palmer, E. D.

Payton, Jr., P. A.

Pease & Elliman

Pfomm, F. & G.

Polak, E.

Polizzi & Co.

Porter & Co.

Price, George

Read & Co., Geo. R.

Roome & Co., W. J.

Ruland & Whiting Co.

Schindler & Liebler

Schmuck, A. J. C.

Schrag, L.

Schweger, G.

Schwiebert, H.

Seeligberg, W.

Simmons, E. de Forest

Slawson & Hobbs

Smith, F. E.

Smyth & Sons, B.

Steinmetz, J. A.

Tanenbaum, Strauss & Co., L.

Thomas & Eckerson

Tucker, Speyers & Co.

Tyng, Jr., & Co.

Ullman, C. L.

Varian, Wilbur L.

Ware, William R.

Watson & Son, T.

Weill Co., H. M.

Wells' Sons, J. N.

White & Sons, W. A.

Whiting & Co., W. H.

Wilcox & Shelton

Willard & Co., E. S.

Winton, John, Jr.

Wissman, F. De R.

Zittel & Sons, F.

(Brooklyn)

Chauncey Real Estate Co.

James & Sons, John F.

Tyler, Frank H.

Corwith Bros.

Smith, Wm.

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JUDGMENTS.

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3 Auerhahn, Saml—A L Kass.....	444.55	6 Carples, Jas M—M P Doyle.....	201.22	8 Fawcett, Cassandra—G D Nicholas.....	266.80
5 Augenblick, Saml—A Rubinger.....	272.17	7 Caldwell, Thos J—M Drumond.....	28.72	8 Finkelstein, Harry & Max Rubin—J Bernstein.....	101.54
5 Ascoli, Wm R D—Federal Sign System Electric Co.....	44.57	7 Creamer, Jos M—Royal Art Glass Co.....	168.70	8 Frank, Rebecca—M F Mulvihill et al.....	33.11
5 Arns, Albt—A D Sauer.....	122.97	7 Carney, Thos J—J P Schubert.....	304.53	9 Fellerman, Wm—M Zimmerman Co.....	50.91
6 Atkin, Edgar M—W S Gilman.....	242.20	7 the same—F Williams.....	333.41	9 Felch, Frank W—J T Andrews.....	281.45
6 Adams, Jacob A—H B Claffin Co.....	136.91	7 Cirilla, Jno—U S Tire Co.....	78.59	9 Fromm, Adolph—Italian Swiss Colony.....	112.90
6 Afferiat, Jas—L Rybensohn.....	27.96	8 Cohen, Henry L—J F Shaughnessy.....	32.61	9 Fisher, Geo—Stollwerck, Inc.....	27.43
7 Alther, Fannie A—N Y Tel Co.....	21.32	8 Conwell, Myers C—Class Journal Co.....	250.27	9 Fisher, Jno—Laiblin Co.....	37.32
7 Armstrong, Cyril—the same.....	62.54	8 Chesebro, Frank J—Bowker Fertilizer Co.....	24.50	9 Farwell, Jno L—G C Austin.....	3,060.50
7 Alsteadter, Herman—City of NY.....	405.73	8 Carney, Thos J—Lord & Taylor.....	582.60	9 Filler, Label or Louis—S Lasher.....	42.78
7 Auerbach, Milton—Connecticut Cab Co.....	30.76	8 Callow, Mrs Lena—Bowling Green Distilling Co.....	115.47	9 Farrington, Irving K—Writer Press Co.....	28.59
8 Abramowitz, Lazar—L Rosenzweig.....	147.71	8 Cunningham, Grace J—B Greenstein.....	148.41	3 Gladman, Geo J—Park & Tilford.....	187.85
8 Abramowitz, Yetta admrx—J Ash.....	24.16	8 Cunningham, Jno J—City of N Y.....	298.96	3 Goldstein, Harry & Saml—I Eavens & Son.....	105.03
8 the same—the same costs.....	24.16	8 Craggs, Walter H exr—the same.....	161.96	3 Granville, Taylor—E A Myers.....	348.03
8 Allison, E Claro—E V Baillard Co.....	282.32	8 Cebulsky, Jacob—L Becker et al.....	20.47	3 Goodman, Saml S—Manhattan Hotel Co.....	448.11
9 Arozzo, Raffaele*, Vincenzo* & Claudio—Sheffield Milling Co.....	307.04	8 Casale, Vincent—E Levaggi.....	168.84	5 Gladman, Geo J—C E Matthews.....	27.18
9 Andrew, Nicholas—E Sturman et al.....	625.87	8 Cullen, Edw F—N Y Tel Co.....	76.25	5 Gold, Sol L—M Baer et al.....	18.75
9 Abernathy, Abel B & Cotter M Bacon—N Y Tel Co.....	31.71	9 Carter, Kate H—the same.....	27.15	5 Gittler, Jenny—R Platt.....	47.41
3 Brown, Fredk R—H H Spitz.....	29.72	9 Cappola, Louis, gdn—Interborough Rapid Transit Co.....	171.33	5 Glicksman, Louis & Saml Lefkowitz—S Thau.....	114.63
3 Binder, Abr—I W Schenker.....	879.48	9 Cunahan, Paul & Henry Von Welden—N Y Tel Co.....	52.06	5 Geller, Alter—Victor Neustadt, Inc.....	162.46
3 Babis, Nathan—Levy Dairy Co.....	80.25	9 Chinitz, Barnett—Stancourt Laundry Co.....	32.72	5 Gleason, Edw—S Axel.....	32.12
3 Breen, Matthew—J F Davern.....	0.06	9 Cohen, Abr—J Elfenbein et al.....	68.51	5 Geabeau, Hans E—C Wchoenfield et al.....	137.91
3 Britton, Edw E—M Weingarten et al.....	186.91	9 Deyo, Blanche—Philip Mindil, Inc.....	84.67	6 Guzzette, Antonio—Herman J. Krumberger Co.....	121.41
5 Bryant, Wilson* & Clarence E Bloch—W Scheer.....	2,944.06	3 Dlaury, Chris & Geo Bulbassis—Rudolph Wurlitzer Co.....	229.48	6 Greenberg, Ray—New England Mfg Co.....	425.14
5 Brabson, Tom & Harry—Brass Goods Mfg Co.....	767.38	3 Drew, Walter—J F Davern.....	2,171.63	6 Gould, Harry J & Jno Miller—Holister Bros.....	85.07
5 Brown, Fredk—A A Weigert et al.....	99.42	3 Davis, Ada—Hamburg-Amerikanische Packet Fahrt Actien Gesellschaft.....	126.35	6 Graham, Thos—J N MacLean.....	178.82
5 Baum, Max—E J Healy.....	71.30	3 Davis, Jos H—the same.....	75.84	6 Ginsberg, Chas—B Friedman.....	528.40
5 Same—L Roseman et al.....	71.30	5 Dunn, Simeon B—Owners Syndicate Co.....	134.41	6 Gross, Ferd—H P Rumpel et al.....	152.63
5 Brueck, Philip—S S Carleton.....	35.03	6 Dunn, Henry—I Cohen.....	68.47	6 Goodman, Herman—Metropolitan Tobacco Co.....	121.71
5 Benyak, Jno—Lehigh Coal & Navigation Co.....	138.95	6 Di Benedetto, Nicola—C Realty Co, costs.....	727.52	6 Gross, Ferd—H Schlieff et al.....	150.31
5 Berlowe, Herman—A F Cowen.....	258.21	7 Dougherty, Jno F—R Hawson et al.....	80.66	7 Goldberg, Chas M—N Y Tel Co.....	51.63
5 Brownell, Seely J—K Dick.....	82.41	7 Downs, Thos—Staten Island Rapid Transit Co.....	77.71	7 Granatelli, Vincent—the same.....	19.77
5 Bryan, Jno J—Arzberger & Crum.....	24.91	7 Dahle, Aug—City Credit Co Inc.....	65.00	7 Greenberg, Barnet—the same.....	212.26
5 Bjurstrom, Iver & Carl A Karlson—H Herrmann Lumber Co.....	417.90	7 Dixon, Milton A—A P Leland.....	71.47	7 Goldstein, Chas—P Schwadron.....	83.80
5 Bruno, Jos & Morris Mofte*—J Scheuer & Co.....	167.66	7 Dietrich, Jno—Greenhut Siegel Cooper Co.....	219.99	7 Graves, Edw H—Commercial Press.....	123.36
5 Baltri, Fred—Louis Strasbourger's Sons & Co.....	210.04	7 De Jongh, Abigail—H M Grossman.....	64.91	7 Gibbons, Jno M—A M Skinner, costs.....	80.17
5 Bloch, Eugene H—Binger Co.....	150.71	7 Davis, Glenmore—J E Gignoux.....	264.65	7 Gould, Michl A—Josephson Bros.....	40.55
5 Barton, Nelson E—Union Trust Co.....	1,295.59	7 De Bon, Susie—T Greenbaum.....	133.23	7 Garizi, Mario—S Blitzer.....	44.31
6 Bernitt, Henry C—B Karal.....	71.37	8 Duhan, Morris M—McDowell Constn Co.....	254.31	8 Grimm, Arthur—Stowe & Eddy Co.....	105.41
6 Brown, Jas T—W J Schnaible.....	41.58	8 Dunn, Jno J—Bluthenthal & Bickert.....	169.81	8 Gunst, Jacob—T Proops.....	131.90
6 Braustein, Max—I Butensky.....	32.15	8 Donalby, Shaheen—J Picirillo.....	46.41	9 Geier, Benj—N S Gates Co.....	89.44
6 Bulger, Chas N—B Stern & Son.....	162.57	8 Diller, Andw B—I Niner.....	59.31	9 Guthrie, Chas T—N Y Tel Co.....	26.26
6 Bernstein, A Lincoln—L Costabile.....	868.51	8 DeFranco, Serafino or Sarafino Do Franco & Pietro Muriella—A Zadek et al.....	4,469.43	9 Goldner, Ella—Frank & Frank.....	105.84
6 Bellas, Hugh—J S Piza.....	4,430.82	9 De Bow, Susan—Z H Reakirt.....	1,036.25	9 Goldberg, Maurice—M Friedlander.....	75.35
6 Brown, R Oscar—N A Ritchie et al.....	30.40	9 Deutschberger, C & Saml Kriesel—S Knight.....	50.90	3 Henderson, Chas A—Wm B Riker & Son Co.....	91.39
6 Brellschneider, Saml—N Orgel.....	157.20	9 Damast, Henry* & Meyer Siri—J C Silo.....	389.96	3 Huber, Henrietta I—Wille Constn Co.....	56.50
7 Baker, Fredk A—City of NY, costs.....	27.41	9 Downs, Margt—S Linsenberg.....	154.18	3 Hacker, Emanuel M—Pennsylvania Flexible Metallic Tubing Co.....	93.15
7 Bennicasa, Francisco adm—J H Parker, costs.....	13.28	9 Darrach, J N—Mercantile Finance Co.....	56.50	5 Hultgren, Chas A—S Jacob et al.....	68.86
7 Betts, Saml—S Blick Co.....	59.41	3 Emmer, Rebecca J—J Henig et al.....	73.01	5 Hirschhorn, David—J E Ludwig et al.....	130.71
7 Brennan, Mack P—E Euell.....	514.25	5 Elias, Jos & Bessie Levine—Home for Incurable.....	1,145.18	5 Horrick, Albt B—E O Rockwood.....	2,210.52
7 Brown, Wm R, Justin McAgon & Ernest F Strasse—N Y Tel Co.....	29.56	5 Ellipolous, Antonio—M Jandrof.....	160.19	5 Hough, Jos C—J R McCoy.....	1,797.72
7 Bienenfeld, Norbert—the same.....	32.95	5 Erskins, M Archibald & Geo C*—Premier Engraving Co.....	51.48	5 Hermann, Eugene P—G Manizer.....	38.88
7 Blakley, Harold C & Glenn C—the same.....	36.04	5 Erber, Emil—W R H Martin.....	98.39	5 Harris, Isaac & Max Blanck—Rapid Safety Filter Co of NY.....	206.76
7 Berkman, Felix T—H K Mulford Co.....	79.41	6 Emanuel, Otto W—J Emanuel.....	1,640.97	6 Hoffmeister, Anna—P E Lorenzen.....	170.38
7 Brazier, Angela C—J Wildfeuer.....	280.41	6 Engbrock, Jos R—M Scheiblich.....	203.13	6 Hall, Chas M—C S Busse.....	179.84
7 Baroff, Abr—C Weinberg.....	143.40	6 Econopuly, Louis—Western Film Exchange of N Y.....	74.94	6 Helfer, Jos E & Max Chaykai—L E Ungerich.....	107.81
7 Badolati, Emilia, Maria De Gaiza & Annie D'Ambra—W M Powell Jr.....	926.31	7 Ehrlicht, Michl—A Beher.....	289.41	7 Hynes, Jas Jr—NY Tel Co.....	68.84
7 Brenner, Bennie—T Krakauer.....	145.40	8 Edelson, Jacob & Clara—Bowery Bank.....	975.75	7 Hafleigh, Madame F H—City of NY.....	38.65
6 Binnie, Geo M—A Leone, costs.....	12.85	8 Epstein, Jacob A—Meyer & Lange.....	44.41	7 Hattman, Louis & Jacob F Mann—A Seltzer.....	25.00
8 Bartholdi, Pasquale—R J Hickson.....	68.28	8 Epstein, Alfred & Henry Blitz—F Miller.....	896.77	7 Harting, Ernest & Louis Arnheimer—G A Hobbs.....	252.77
8 Brand, Louis—M Breiner.....	207.86	8 Engeldrum, Geo P—City of N Y.....	201.48	7 Hernden, Anna G & Frank Liston—H Rachmil.....	34.36
8 Branson, Charlotte L—Lawyers Title Ins & Trust Co.....	46.91	8 Eichner, Emanuel A—F Vorneberg & Co.....	147.11	7 Howard, Harry—G M Buttle.....	82.25
8 Brooke, Charlton P—Waldorf Astoria Hotel Co.....	1,354.81	9 Epstein, Isaac & Anna—A W Perry.....	766.40	7 Harris, David J—W M Laszynsky.....	98.08
8 Bruder, Jno E—M Bruder.....	43.65	3 Ferson, Louise O—Park & Tilford.....	187.85	7 Harvey, Dorothy—D R Kennedy.....	389.27
8 Berkowitz, Morris—A Bruder et al, costs.....	357.62	5 Fluckinger, Mary—C Haber.....	84.10	7 Holecck, Chas F—B Holecck, costs.....	42.11
8 Bustanoby, Andre—G H Pavoli.....	1,029.70	5 Fluckinger, Louis—the same.....	77.62	7 Hirsh, Herman—L Kirchhoff.....	790.62
8 Binberg, Bernard K—L Gruner.....	44.61	5 Frion, Longin P—M J Cavagh.....	142.64	7 Hesse, Walther K—Italian American Trust Co.....	533.41
9 Baker, Mattie* & Andw* & Andw P Lane—Batavia & N Y Wood Working Co.....	181.91	5 Farjeon, Jacques—J J McKeon.....	71.51	8 Haines, Edwin H—H C Jordan.....	112.81
9 Bowler, Mary, admtrix—E Battelle et al.....	1,363.46	5 Facompre, Fred—Lang & Co.....	215.67	8 Haberman, Jacob—City of N Y.....	83.67
9 Boyd, Edw R—E L Finley.....	35.21	5 Fierstein, Harry—Steinman & Byck.....	32.02	8 Hamblin, Wm F & Harris H Walker—B J Dillon.....	503.77
9 Bossak, David, Wm Bossak & Marcus Rochinger—W Davis.....	510.93	6 Feiner, Sigmund & Saml*—Manhattan Leasing Co.....	399.60	8 Heidenheimer, Louis—L C H Dyckman.....	199.80
9 Brown, Geo L—N Dippolito.....	4,692.50	6 Finnigan, Arthur A—M B Horton.....	84.64	8 Higgins, Chas—Geo F Hinrichs & Co, Inc.....	120.21
9 Beldoch, Bernard—M Sobotka.....	34.65	6 Franklin, Harold—American Play Co.....	114.06	8 Hinkle, Eugene E & Terry—R Batchelor.....	90.66
9 Brown, Wm C H—W I Kollisch et al.....	202.32	6 Fink, Henrietta—Jas G Johnson & Co.....	307.17	8 Heiber, Max—S Berg.....	29.29
3 Christopher, Geo W—A Christopher.....	89.54	7 Foehrenbach, Peter J—N Y Tel Co.....	18.99	9 Hornstein, Saml—Goldsmith Bros Smelting & Refining Co.....	508.48
3 Chalmers, Jno & Thos F Dougherty—C D Jarratt et al.....	139.78	7 Finna, Mike—the same.....	27.83	9 Himmelblau, Bernard, Abr Steckler & Alfred Urbach*—Evans Bros, Inc.....	164.79
3 Caledrone, Salvatore—J Johnson.....	59.72	7 Fessenheim, Rudolph L & Wm M Rouss—the same.....	19.05	9 Hardie, Geo E—N Y Tel Co.....	33.30
3 Case, Geo W, Jr—A Springer.....	3,009.18	7 Frusher, Tom—Lord & Nagle Co.....	66.41	9 Ife, Walter W—C Carrington, costs.....	12.59
3 Cheris, Sam—A Radin.....	178.67	7 Fuchs, Alice—Hannis Distilling Co.....	115.21	9 Hornbeck, J Irving, Adeline Hornbeck & Jas E Bennett—L Meyer.....	1,591.25
3 Calderone, Salvatore—R Waldo.....	64.72	7 Feigenbaum, Louis I—C Feigenbaum.....	5,066.74	9 Herman, Morris B—Jos Wieler & Co.....	32.41
3 Corn, Paul J—L Davis.....	19.46	8 Fairchild, Geo W—F L Fossume.....	295.20	9 Hammond, Laura B—Knickerbocker Trust Co.....	2,645.11
3 Chabot, Jos C—J M Seidenberg.....	60.09	7 Felt, Abr—Germania Life Ins Co, costs.....	98.90	8 Isaacs, Philip—Z Feldstein.....	35.41
5 Clifton, Edw G—Clark & Roberts Co.....	69.33	8 Fisher, David—M Sommer.....	25.01	9 Isaacs, Phil—B Valverse.....	118.54
6 Cahill, Martin—Geo F Hoeffler Co.....	51.99	8 Fishkin, Philip or Frank or Feibel—B Bapp.....	322.34	9 Isaacs, Philip S & Morris Altman—L Cohen.....	169.40
6 Cleary, Laurence—H Salzberg.....	191.32	8 Friedberg, Jacob—B Gottlieb.....	29.79	3 Jennings, W Smith & Robt L Stedman—J McDonald et al.....	318.35
6 Conklin, Elwood C—S C Carroll.....	72.28	8 Fairchild, Chas admr—J P Leo, costs.....	127.80	3 Jacobs, Moses—S W Denzer, costs.....	128.63
6 Christenson, Louis—Behning Piano Co.....	248.83	9 FitzGibbon, Dollie—N Y Tel Co.....	81.63	3 Jacobs, Arthur D—R Waldo.....	64.72
6 Cevasco, Jno & Jno Doe—L Maggioni.....	296.73			3 Same—the same.....	64.72
6 Cronin, Jos H & Andw J Schmidt—Rudolph Wurlitzer Co.....	81.75			3 Same—the same.....	64.72
7 Cunningham, Beulah—N Y Tel Co.....	62.51			3 Same—the same.....	64.72
7 Connell, Jno F—United Engineering & Contracting Co.....	60.01			5 Jond, Sol—Reliable Arc Light Co.....	27.65
7 Cohen, Isidore—Kugelman, Frank & Foreman.....	298.61			5 Judson, Howard L—N Y Incandescent Lamp Co.....	29.67
7 Clark, Arthur G—H R Roberts Collection Agency.....	108.92				
7 Chapin, Frederic—Greenhut Siegel Cooper Co.....	263.90				

5 Johnson, Geo F—Silverson & Kon- don Constn Co.....196.01	6 Menaguale, Stefano—Paul Elliott Importing Co.....165.29	6 Redbord, Ida—L C Whitfield...119.31
6 Jones, Wm S—Automobile Mfrs Ass'n of America.....270.26	6 Morrison, Jas—Metropolitan Tobacco Co.....87.25	7 Renn, Wm—Hannis Distilling Co.....145.86
6 Justin, Viola or Viola J & A Justin* —M Daly.....135.77	6 Mohnhaupt, Wm—J J Larkin, costs.....12.60	7 Rothberg, Saml—S Elick Co.....33.83
6 Jackson, Abr—F R A Stiefel.....195.61	6 Mackintosh, Eliz—R A Kaecck...63.74	8 Rau, Seymour L—G Y Bauchle...224.21
7 Jones, Saml—Oppenheim, Collins & Co.....71.06	7 Matchett, Mary—T Wit et al, costs.....118.00	8 Reich, Benj or Benj Rich & Saml Braur—A C Brown & Sons...922.48
7 Jaschum, Beck—N Y Tel Co.....35.32	7 Messina, Saveuro—S Weil et al...52.21	8 Rosenhain, Jacob & Otto Nussbaum —H Bauman et al.....233.06
7 Jensen, Wm C—A M K Jensen, costs. .....32.58	7 Muratani, Giuseppe—Italian American Trust Co.....9.91	8 Ratz, Gebhard—G Schiffmayer...48.56
8 Jacobs, Edw A—M F Mulvihill et al.....42.11	7 Miller, Bluma & Abraham—S Blick Co.....47.82	8 Rosborg, Jacob—E F Fettretch.645.97
9 Joffe, Theo & Harry*—Chicago Var- nish Co.....258.15	7 McClurg, Frank R—A Bleyer et al.36.35	8 Rubino, Eugene—F St Gear.....286.68
9 Joline, Adrian H & Douglas Robinson, recrs—M Keenan.....100.00	7 Matter, Gustave—M Elivin et al.205.50	8 Rosenblum, David—F F Lindsay.41.71
9 Same—P Keenan.....179.00	7 Manna, Vilo—L Fried et al.....72.40	8 Rosenfeld, Saml* & Philip Ringel— M Zimmerman Co.....67.71
9 Kennedy, H Milton—J M Quirk...69.05	8 Meyer, Robt—National Nassau Bank of N Y.....322.34	9 Rothberger, Jacob L—Sonn Bros Co.....147.54
3 Kaplan, Minnie—N Kaplan, costs, 60.10	8 Meyer, Benj & Phil—S Silverman.48.95	9 Reaulo, Geo W—E R Beck.....100.42
3 Katz, Anna—J Johnson.....64.65	8 McGrath, Ida—I Feldstein.....93.41	9 Rosenber, Julius—A Miller...8,628.33
3 Same—same.....64.65	8 Maher, Jas—Hannis Distilling Co. .....691.03	9 Rose, Margt E—S Kraul.....37.41
3 Same—same.....64.65	8 Mannion, Thos J—Cook & Haigh, Inc.....343.61	3 Strasburger, Bertha—R J Horner & Co.....437.32
3 Same—same.....64.65	8 Montgomery, Wm & Florence Moore —B A Myers.....346.51	3 Schitackson, Joachim—C Bruno & Son, Inc.....259.13
3 Same—same.....64.65	8 Manisof, Maurice J—Barre Bernard Co.....45.67	3 Steiner, Rose, Jos Kopperl, Henry Steiner, exrs—L Geis et al.....costs, 105.05
3 Kobsa, Christopher J—F Fegandie. .....199.31	8 Max, Wm—J Rashbam.....226.71	3 Spiegel, Henrietta—J H Knubel...29.41
3 Kiesler, Leo—R Waldo.....64.72	8 Melson, Jas C—O Horwitz et al...28.65	3 Schreyer, Jacob—C E Miller.....44.47
3 Kates, Edw & Julius Becker—Beers Realty Co.....41,522.18	8 Moskowitz, Adolph—E M Schwarz & Co.....32.03	3 Special, Diamond—J Muller, costs, 142.50
5 Kingsbury, Chas H—C A Miller.126.44	8 Moran, Daniel A—Broadway Trust Co.....1,714.82	3 Schum, Max—R Waldo.....64.72
5 Kahn, Isaac—Lebanon Hospital of City of NY.....89.81	9 Maples, Jno G—C H Witty.....63.46	3 Same—same.....64.72
5 Kosiner, Henry & Simon Zweifard*— M Jaffe et al.....25.41	9 McMahon, Jno T & Jas Reynolds— Abedbroth Bros.....646.65	3 Seiden, Frank—R Waldo.....64.72
5 Krisheldorf, Louis Von R—M E Boer- icke.....505.63	9 Muller, Jno & Chas Zimmerman—Max Steiner & Co.....707.69	3 Schnur, Max—R Waldo.....64.72
6 Koliniatis, Nicholas & Mrs. Vasilio Koliniatis—L Theophilopolos...267.19	9 Malone, Edw—City of NY.....costs, 12.67	5 Shonburn, Wm—L Davis.....20.16
6 Kassner, Abr—Evans Bros Inc.....47.51	9 Metzger, Saml I—Hazen Confection- ery Co.....46.51	5 Schneiderman, Jacob—S Schnei- derman.....88.00
6 Kaltman, Saml & Max—American Woolen Co of N Y.....1,500.00	9 Murphy, Elisha P—A Vorndran et al. .....91.09	5 Santangelo, Michl & Guiseppina—P Caporalo.....costs, 93.07
6 Kenny, Jno D—W Rich.....368.91	9 Munves, Philip—Armour Co.....31.62	5 Schoen, Martin & Jno Mandl*—L J Kahn et al.....223.56
7 Kling, David—N Y Tel Co.....23.13	9 Marcus, Louis—M Marcus et al...88.21	5 Shenfeld, Max—Z Shenfeld, costs, 87.65
7 Kahn, Arthur, Abr, Isaac & Jos— the same.....20.95	9 Mahler, Herman—F Westjeimer et al. .....272.54	5 Schoen, Martin & Jno Mandl—L J Kahn.....223.56
7 Keljeter, Leon—J Champion et Com- pagnie.....460.41	9 McCauley, Benj—A P Bigelow...1,276.21	5 Smith, Jno F—Connecticut Cab Co. .....45.81
7 Krauter, Sigmund—J C Travis...1,243.12	9 Mason, Nathan L—H Wiener.....113.15	5 Swellow, Isiah* & Morris—Atlas Buehren Co.....138.47
7 Katz, Maurice J—Horace S Ely & Co. .....15.31	5 Nunenfeld, Izak—R Maniello...90.71	5 Shatzkin, Abr—J H Reiher.....68.24
7 Kaufman, Saml—P Fluhr.....92.49	5 Nahas, Sahib—H Phillips.....201.91	5 Strauss, Moses—C Thorley.....93.07
7 Kranz, Max—Hannis Distilling Co. .....159.17	6 Nicholas, Wm G—H D Hotchkiss.125.15	5 Stein, Wm—Empire Trust Co.1,295.59
7 Keneely, Chas—I C Wickes.....70.42	Same—Same.....297.10	5 Steinberg, Jos C—Goodmann Schweis- heimer Co.....256.41
8 Keen, Albt R—Fullerton & Electric Co.....283.20	7 Nussbaum, Benj—H M Toch et al.733.51	5 Singer, Victor J—David D Levy, Inc. .....39.53
8 Kahner, Lazarus & Milton L—H Steiner et al.....238.80	1 Nebling, Edmund R & Geo M Sulver- berg—J Reisenkoenig.....215.40	5 Shea, Jno—Greenwood Supply Co...92.45
9 Kleeman, Abr—L Lamb.....31.38	8 Newberry, Jno W—J D Sullivan.1,261.60	5 Sherman, Fredk W—G Sherman...279.29
9 Kresney, Chas—S Danziger.....74.82	9 Norment, Jas W—E C Wittmann...costs, 139.35	5 Streimer, Jacob—H Rehban Co...80.23
9 Krlin, Luba—Fredk F Ingram Co.25.71	9 Newman, Jos & Leopold Schiller— Kellwood Realty Co.....379.72	6 Schenkel, Jacob—J H Sessions & Sons.....603.58
9 Kaufman, Jos—H Benowitz.....52.95	5 Ortmann, Fritz & Anna M—City of N Y.....107.85	6 Singer, Benjamin—S P Wesky, costs.....110.23
9 Konta, Alex—W Wilson, Jr, costs, 77.17	6 O'Keefe, Rich T J—M B Horton...88.53	6 Singer, Mollie—Nankin Wrapper Co.....151.91
3 Lubinger, Phillip—D Neveloff.....65.41	7 Ortenberg, Jacob—N Y Tel Co...29.14	6 Schenkel, Jacob—James McComb Mfg Co.....1,022.64
3 Leiberman, Eisek & Jacob Leiberman —A Flohr et al.....108.80	1 O'Brien, Jas—the same.....61.58	6 Sutton, Mattie gdn—Interborough Rapid Transit Co, costs.....72.88
3 Landsberger, Benj A—R Waldo...64.72	1 Oehl, Frieda M—Hannis Distilling Co.....302.15	6 Siegel, Max—A R Green.....31.06
3 Same—same.....64.72	7 O'Leary, Cornelius—C Forbach et al.....32.72	6 Simon, Sol & Irving Simon—German Exchange Bank.....4,836.72
5 Lentz, Harry—W B Simonds et al.21.77	8 O'Sullivan, Thos C—E F Sullivan.....2,490.10	6 Siegel, Max—A R Green.....31.06
5 Lifshitz, Nathan—H Krulewitsch.265.41	8 O'Neill, Wm—S Szarka.....1,601.70	6 Sawaya, Raphael A—S Marrash et al.....95.66
5 Ludwig, Theo—G L Glover, Jr...35.91	8 Olster, Sam & Jos*—S M Haas...91.00	6 Simmonds, Mitchell* Leonard Moyse* & Edw J Stowers—H Samuels...182.67
5 Loughborough, Jas M, Barre Phillips & Francis Deuprey—E Casabianco. .....51.10	3 Parlegrecco, Inniccenna P—F Samarco. .....1,051.57	6 Sullivan, Michl G—V Cozubo...395.72
6 Lane, Richd H—Tremper Const Co. .....168.15	3 Potter, Thos A—M J Ruddy.....124.22	7 Strunsky, David—L Rosenberg et al.....17.54
6 Lasker, Hubert—M Unger.....24.72	3 Phillips, Jno Y—B Schlesinger...66.37	7 Strunk, August—G Waetjen...219.08
6 La Blanca, Louis—P Melzer...147.91	5 Palma, Oreste—L Repetti.....2,639.48	7 Scott, Grant C—R Manning...71.11
6 Lerman, Jos—Chicago Varnish Co.61.39	5 Parks, Jno H—Second Natl Bank of N Y City.....70.85	7 Searles, A Clayton—W L O'Connell.....541.01
6 Lerman, Daniel A—Same.....62.58	7 Powers, Charles or Harry Fredericks —N Y Tel Co.....75.65	7 Spence, Saml—M J Drummond...142.22
6 Lane, Maurice T—I Lane.....4,722.66	7 Prentiss, Louise—the same.....22.94	7 Steinberg, Sarah—Clark Mfg Co.26.91
6 Lennon, Jno C & Wm A—H Held.298.73	7 Page, Chas E & Frank I Westervelt —the same.....24.56	7 Schwab, Frank J—M Schwab...costs, 32.96
7 Linderer, Geo W or Geo W Lederer— City of N Y.....115.48	7 Palomba, Agido—Oliver Typewriter Co.....61.41	7 Sanger, Mack W—H E Hartwell.129.72
7 Lanson, Fidele—Hannis Distilling Co. .....373.82	7 Pistocia, Luigi—Hannis Distilling Co. .....126.09	7 Silverman, Nathan—I Gordon...116.58
7 Lavelle, Jno H—Peter H Reilly & Bros Co.....311.08	7 Price, Jos J—O Greenberger...1,679.82	7 Shweitzer, Isidore—J Shweitzer et al.....costs, 77.08
7 Lancer, Jno J—P C Finn.....183.40	7 Pratt, Willis C—E E Thomas...117.30	7 Soffin, Sam & Max Toonkel—L Levy. .....costs, 142.41
8 Lasker, Raphael J, Nathan Epstein* & Jos Epstein* & Morris Lang—H Averback.....482.66	7 Poritz, Jacob H—S M Wallack et al. .....27.41	8 Spearing, Hugh J—J J Schmitt...costs, 23.43
8 Ludwig, Albt—N Y Trust Co...112.30	7 Pinkham, James B—E A Lonergan. .....337.28	8 Schomer, Abr E—J L Gross.....77.58
8 Lubell, Sam—J Bernstein.....173.52	7 Price, Henry E—Herman Grob & Son.....250.00	8 Seggibohn, Louis—S McCormick.138.80
8 Lewis, Louis J—A Lippe et al...68.35	7 Pease, Leon W—S Milbank.....64.31	8 Semansky, Isaac—Champagne Inter- nationale Des Wagonslits et Des Grandes Europeaens.....24.35
8 Lochmann, Jno J & Margt—H Behnke... costs, 80.88	8 Paaberg, Wm F—Mason Financial Co.....92.71	8 Sherkovitz, Rosie—L Solinsky...37.65
8 Lehman, Helen—A R Conversano.28.87	8 Perry, Elias B admr—C W Treadwell costs, 23.08	8 Sanders, Julia L—H Oblas...36.78
9 Lyons, Walter A—E Knowles...132.57	8 Penner, Jacob & Celia—J Kramer et al.....875.18	8 Suegmund, Jos—Bowling Green Dis- tilling Co.....46.27
9 Lichtenfeld, Jos & Saml Schneittacher —Sulzberger & Sons Co.....32.92	8 Pigueron, Geo H—Furlong & Fur- long.....328.21	8 Spence, Jno—Jno Simmons Co...511.24
9 Latrop, Chas—Natl Art Cell Cover- ing Co.....83.40	9 Poerschke, Edw R—E Kennon...costs, 100.28	8 Slutskin, Maxwell—L Becker et al.....20.47
9 Lordan, Jno J—American Bonding Co of Baltimore.....49.81	9 Porter, Edwin S—M Samuels...194.60	8 Sacharoff, Mitchell V—L Becker et al.....16.22
9 Lane, Andw P—Batavia & N Y Wood Working Co.....181.91	9 Paynes, Jno E B—Michelin Tire Co. .....268.19	8 Sandhop, Chas—Frank Contracting Co.....153.60
3 McFerran, Robt G—A H Vilas Co.159.13	9 Pinder, Clara K—J A White...132.46	8 Stinnett, L Jos—F B Lindsay...94.29
3 Marcus, Adolph—L Roberts...419.41	9 Perlmutter, Abraham—J M Chanut & Co.....135.41	8 Stevenson, David L—Jos Stern & Sons, Inc.....939.37
5 Morgenstern, Adolph—J B Lippincott Co.....17.26	9 Pursch, Samuel & David Greenthal A Levy.....638.89	8 Schupper, Josef—I Schneider...118.85
5 Maybury, Jas H—A R Brown...62.15	3 Quinn, Jas A—T D Sullivan et al.108.42	8 Seibold, Louis—I G Burton.....45.21
5 Merrill, S Woodworth—Orange Ad- vertiser Pub Co.....22.42	6 Quinn, Thomas M—Streep Bros...370.47	8 Skidmore, Frank—Hay Foundry & Iron Works.....costs, 108.13
5 Murphy, Jas H—W B Simonds et al. .....20.41	7 Quinn, Jas A—N Y Tel Co...19.98	8 Smith, Mary—S J Bloomingdale...costs, 23.03
5 Manning, Harry G—V Neustadt...50.02	8 Quick, Henry C & Hudson Trust Co— W W Farley.....1,820.97	9 Spinelli, Martin—NY Tel Co...43.29
5 Same—Fredk Hollender & Co.207.82	3 Robins, Edw H—J M Weber...166.33	9 Strunck, August—American Slicing Machine Co.....119.40
5 Marks, Gertrude—S Bang.....86.15	5 Ryan, Danl—Locke & Smith Co...146.59	9 Saun, Joseph and Jacob Schwartz —S Birnbaum.....56.05
5 Meshel, Chas, Hyman Korovsky & Nathan Starr—H A Banks et al...1,099.96	5 Rancour, La Rosa—F P Barber...67.40	9 Smith, Albert—H Stillman...54.89
5 McDonald, Eliz & Josephine Launey— F W Seybal Co.....179.62	5 Rosenheim, Jacob & Otto Nussbaum— H Bauman et al.....233.06	9 Schneider, Jno—W A Spencer et al.....810.58
5 Miller, Isaac L—A Ludlam.....60.58	5 Rothschild, Rudolph—H Harburger. .....450.51	9 Stahl, Saml—M Levy.....68.52
5 Mulvany, Mary C—A Lifson.....101.15	5 Roberts, Abram J* & Jennie F Bur- rell—J J Hayes.....341.41	9 Sophian, Michael—Y Walsh...1,150.58
6 Magiday, Leo—C S Saltzman et al. .....132.70	5 Rosenhain, Jacob* & Otto Nussbaum —E Dobs et al.....126.82	9 Sexton, Patk H—Ventura M Parars.....222.78
6 MacNeil, Danl F—S Lorber.....254.65	6 Ross, Arthur P—H Weschky...30.00	9 Sullivan, Jas R—J W Grayhurst.181.41
6 Meyer, Chas A—Greenhut Siegel- Cooper Co.....73.66	6 Rodriguez, Fausto—S Schnapp.835.22	9 Sanford, Wm W—W A Smyth...99.91
6 Mitchell, Geo—Central Mines De- velopment Co Ltd, costs.....53.24	6 Rosner, Isaac & Louis*—S Ozdoba et al.....528.18	9 Schmitt, Jno—S Mann.....61.65
6 Murray, Wm J—Dimock & Fink Co.....138.78	6 Redfern, Cora B—Slawson & Hobbs.....83.61	9 Siegel, Saml—M Newman...449.93
6 Molloy, Chas F X—Mercantile Fi- nance Co.....94.06	6 Reynolds, Hugh M—Michl Nor- moyle Co.....124.41	9 S-muelson, Theo—Elterman Realty Co.....46.41
6 Murray, Patrick J & Wm A Enge- man*—Empire State Surety Co of N Y.....52.39	7 Romans, Lena & Hudson Trust Co— W W Farley.....1,820.97	9 Steinberg, David J—W M Leavetas & Co.....389.50
		9 Stern, Nathan—Sonn Bros Co...51.91
		9 Sheehan, Wm E—O McNamee...150.22
		9 Spencer, Sam—Lee & McCracken.171.97

9 Smith, Etta—Herman Popper & Bros	91.81
9 Sire, Meyer—J C Sila	389.36
9 Silverman, Gussie—T Bachrach,	casts, 109.90
5 Tiffany, Perry—M Block	195.65
5 Tafter, David—Steinman & Byck	32.03
5 Temple, Edw P—Natl Surety Co.	281.91
5 Tymeson, Victoria A—J G Goodman	et al 129.87
6 Taub, Sarah—J M Lipman	67.95
7 Tracy, Helen—City of N Y	405.73
7 Tyler, Chas G & Jno Mollins—I C	Wickes 74.19
9 Tymoney, Francis J—A M Frizzell	40.15
9 Tarasch, Louis C—Frederick F In-	gram Co 34.81
9 Tames, Peter—A S Daas et al.	235.65
9 Thompson, Jos H Jr—M Havens Jr	324.99
9 Tlusty, Abraham gdn—A J Doyle,	costs, 77.74
9 Tichenor, Walter K—C A Luff	282.39
3 Vanburg, HermanA—Fullerton Elec	Co 47.83
3 Vonyonklis, Anthony—Walter Dunn	Oyster Co 63.91
5 Vanden, Hende, Victor J—A Kennedy	et al 102.01
6 Van Erden, Paul—Jas G Johnson &	Co 269.31
7 Vaillano, Louis D—City of N Y	118.25
7 Vonyenklis, Andw—G F Wagner et	al 136.26
8 Van Orden, Frank M, adm—C Herr-	lich, 790.23
9 Vollkommer, Wm—Sulzberger &	Sons Co 106.39
9 Vermilye, Fredk M—American Water	Still Co 761.27
3 Wright, Gerlad L—Orenstein & Kap-	sinow, Inc 116.35
3 Walkinshaw, Wm B & Fred H Par-	rish—C H Brisal 117.33
3 Wilson, Maude Y B—Howard Ladies	Apparel Mfg Co 203.42
3 Whalen, Jno, Michl J Mahoney* &	Danl F Mahoney—N J Hayes 59.72
5 Wasserman, Nellie—N Wien, costs,	12.83
5 Wilson, Maude Y B—J S Curnow	294.41
5 Weingert, Robt L—D Weissfeld et al.	9.56
5 Woodcock, Danl—W J Orton	951.67
5 Wapnik, Max—J Marks	51.93
5 Washinsky, Louis—H O Levine	244.40
6 Warren, Abr, A Warren Constn Co	& Wm T Hookey, Inc—Security
Bank of N Y 367.68	
6 Watt, Geo J—H Heide	281.60
6 Whitridge, Fredk W, recr—M Mahler,	629.82
6 Wyner, Max & Eva—Columbia Bank	152.91
6 Walcott, Henry F—Western Electric	Co 140.50
6 Woodcock, Daniel & Arthur Keene*	—I Steinberg et al 59.85
6 Walsh, Jno—E E Gillen	57.80
6 Same—Same	32.42
7 Weinig, Fredk A—J Rosenberg	243.18
7 Windom, Laurence & Julius Cohn—	N L Swartwout 170.00
7 Weinberg, Alex—E Klamsky	2,096.91
7 Woline, Leo L—Blickensdorfer Mfg	Co 66.61
7 Werner, Fredk M—City of N Y	405.72
7 Wilson, Maude Y B—D A Clarkson	et al 47.00
7 Weiss, Max—American Lithograph	Co 145.22
7 Wood, Joe—H Baehr et al	177.56
7 Williams, Emma G—A Nesbitt	258.09
7 Wolfson, Jos—G W Clayton	17.51
7 Walling, Geo M—C H Polhemius et al	25.66
8 Wazeter, Leon—M Chrystal	212.12
8 Wells, Chas M—City of N Y	266.68
8 Walker, Thos S—J Levine	582.80
9 Wilner, Albert J—N Dreeben	90.06
9 Worcester, Paul D—Atlas Engine	Works 74.06
9 Weiner, Chas—NY Tel Co	26.67
9 Ward, Fredk—J Schnurmacher	48.15
9 Weisbecker, Arthur W—R M Owen	& Co 1,772.11
9 William, Jno—A Nesbitt	256.50
9 Winkler, Geo H—Semple School	78.89
6 Yatkowsky, Jacob—J Dicker	110.65
6 Yesky, David—E A Davis	349.54
3 Zimmer, Morris—M Brachfield	62.61
3 Zimmerman, Louis & Geo Gotthelf*	R Waldo 59.72
3 Same—same	59.72
3 Same—same	59.72
7 Zagordo, Lorenzo—J Scheuer & Co.	241.63
9 Zeiler, Mendel—S Gross	425.62

CORPORATIONS.

3 B Line—R McAllister	57.41
3 Jones Change Register Co—Mc-	Graw Pub Co 426.13
3 Realty Co—J T Murphy	costs, 82.80
3 Pursell Mfg Co—J T Smith	1,024.74
3 A Bonewur Co, Inc—W Allison et al.	249.41
3 Frank Wynkoop & Co—Silk Import-	ing & Winding Co 98.15
3 Jas O'Dea Trucking & Stable Co &	Matthew J Hansen—W F Donnelly,
1,603.68	
3 West 139th St Realty Co—F Lindsay.	210.39
3 A Warren Constn Co, Louis Winse-	man*, Arthur Warren, Geo Feincke
Wall Paper & Paint Co* & Louis	Leavitt*—H Greenfield 223.11
3 Aeroplane Amusement Co—R Waldo.	59.72
5 Acme Sand & Gravel Co—Conveying	Weigher Co 961.40
3 Wm Morris, Inc—R Waldo	59.72
5 Holiday Paper Box Co—J C Schmeid-	ler 344.82
5 N Y Finance Co—C M Braker	388.03
5 Sanitary Steam Laundry Co—Felber	Engineering Works 27.85

5 Fredk W Evers, Inc—G N Curnew	78.39
5 Jno B Coombs & Co & Jno B Coombs	—G Davidson 1,038.04
5 Metropolitan Mercantile & Realty Co	—A J Cary 329.41
5 Cody Motors Co—Motor Finance Co.	586.92
5 Plympton Constn Co—E Otterson	93.72
5 Newtown Constn Co—E N Malloux	6,528.52
6 M R L Building Co, Wm Axelrod,	Max R Levy & Simon Levy—Michl
Cohen & Co 2,030.34	
6 Board of Education of City of N Y—	M Steinfeld 839.07
6 Same—E McElroy	1,327.03
6 I M Southern & Co—H C Adams	225.59
6 Board of Education of City of N Y—	J Kraus 471.79
6 Same—C A Virion	847.01
6 Atkinson Constn Co, Inc—G Men-	necke 89.63
6 Auburn Constn Co & Albt H Flint	—Russell Car & Snow Plow Co 812.52
6 Dairy Products Co of N Y—Scriba	Center Creamery Co 616.69
6 Mount Gilead Baptist Church—A	Asher 85.91
6 Cassidy, Van Nostrand Chapman	Realty Co—Sierra Press 48.59
6 Thomas Flyer Renting Co—Alfred J	Walker & Co 551.40
6 Board of Education of N Y—W F	Hoelz 2,261.83
6 Same—R F Polhemus	737.90
6 Same—A C Browne	799.60
6 N Y, N H & H R R Co—H R Schaff-	ner 132.60
6 Austro Americana Steamship Co—F	Dobek 2,144.18
6 Vienna Pressed Yeast Co—S H Bleir	12.72
6 Welfare Realty & Constn Co—Philip	Leser Co 75.71
6 M R L Building Co, Wm Axelrod,	Max R Levy, Simon Levy, & Chas M
Bellows Cut Stone Co*—E Bellows,	526.29
6 Realty Iron Works, Inc—Bronx	Iron & Steel Co, Inc 74.60
6 New York & Rockaway Beach Trans	Co—Minnk Bros & Co 154.50
6 Pursell Mfg Co—Hecker-Jones-Jew-	ell Milling Co 203.15
6 International Giant Safety Coaster	Co—G W. Provost 7,627.94
6 Convent Av Const Co—M Joyce	1,134.94
7 Cody Motors Co—N Y Tel Co	163.24
7 Dacorn Realty Co—the same	154.70
7 Lith Realty Co—the same	26.75
7 Magic Dynamo Co—the same	23.04
7 Hamilton Trunk Mfg Co—City of	N Y 80.52
7 Hotel Supply Board of Trade—the	same 20.72
7 Hopkins—Lockwood Co—the same	26.70
7 Hosford & Sons Engraving & Print-	ing Co—the same 22.72
7 Helmuth Co—the same	32.67
7 Hapgoods, Inc—the same	50.59
7 Hardware Jobbers Purchasing Co—	the same 64.52
7 Haberman & Weiss Co—the same	38.65
7 Hahn Mfg Co—the same	22.72
7 Hoist Co—the same	94.37
7 Hygenic Filter Supply Co—the	same 39.34
7 H R & K Mfg Co—the same	26.70
7 Hughes Improved Dial Register Co	—the same 22.72
7 Holst Constn Co—the same	48.60
7 Frank A Hutchinson & Co—the	same 38.65
7 Edwin C Heathcock & Co—the	same 20.74
7 Fred B Henderson's & Co, Inc—	the same 101.11
7 Berg, Lehr & Kronman—the same	25.71
7 National Surety Co—A Pittala	8,158.27
7 Hos Kake Co—Munson Folding Box	Co 150.59
7 Schenck & Schlichte—M Rubin et	al 2,138.45
7 Welfare Realty & Constn Co—Car-	penter & Corcoran 203.55
7 Board of Education of the City of	N Y—G A Elliott 1,852.59
7 Hudson Automobile Co—City of N Y	38.68
7 Hovey Realty Co—City of N Y	38.65
7 Morning Journal Assn—J Ohman	.06
7 R G Howell Co—City of N Y	22.72
7 L & M Hess Co—the same	38.65
7 John T Hall Music Pub Co—the	same 98.35
7 Pelham Park R R Co—J L Morgan	600.00
7 Mutual Taximeter Cab Co—P D Mas-	saline 122.02
7 Borough Cloak & Suit Co—M Arono-	vitch 130.12
7 United States Marine Signal Co—Hill	Pub Co 543.99
7 National Electric Welding Co—Em-	ploymers Indemnity Co of Philadel-
phia 281.62	
7 Jno C Orr Co—City of N Y	28.41
7 New Century Express Co—Royal Art	Glass Co 168.70
7 Interborough Taxi Cab Co—Jonas	Thomas Co 125.59
7 W J Baldwin, Jr, Heating Co—Henne-	bique Constn Co 241.63
7 Greenwood Realty & Constn Co—Robt	Griffin Co 2,047.97
7 Board of Education of the City of	N Y—C C Varian 2,704.21
7 Builders Stone Contracting Co—W	H Baile 318.60
7 Briggs Ave Realty Co—Kaplan Kan-	dra Co 266.96
7 N Y Contracting Co, Penn Terminal	—A Tontorio 6,801.49
7 New York Suburbs Co—P Rizzuto	327.45

7 James Everards Breweries—J J Tal-	ley et al costs, 72.88
7 Board of Education of the City of	N Y—S Landsman 2,185.78
7 the same—F Herzog	2,784.90
7 the same—W Fried	2,503.90
7 Sulzer's Sea Beach Palace—Van	Buren & N Y Bill Posting Co 225.23
7 Casmento Roofing Co—Flynn Bros.	116.18
7 Han Construction Co & Maurice Abel-	man—Empire Door & Trim Co 648.91
7 the same—the same	688.68
8 Menaker Realty Corp—Bronx Roof-	ing & Water Proofing Co 138.47
8 Co-operative Twenty-Five Cent stores	—M J Kraus & Co 405.43
8 Central Park North & East River R	R Co & Jno P O'Neill—F Makowsky,
150.00	
8 Billings-Stevens Co & H Edgar Hart-	well—J R Clarke 434.60
8 Stanley Holding Co—E G Abbott et	al 519.41
8 Manufacturers Lumber Co—Wood	Mfg Realty Co of LL 90.74
8 Lenox Realty Co—Water Supervising	Co 81.41
8 Progressive Supply Co—J H Rourke	et al costs, 47.15
8 Same—same	costs, 69.93
8 Harlem Paper Stock Co—City of NY.	68.50
8 Harlem Press—same	38.65
8 Harlem Cornice & Roofing Co—	same 32.67
8 Heart Novelty Co—same	38.65
8 Haviland & Co—same	68.50
8 Heliochrome Art Co—same	38.65
8 Hygrade Steam Laundry Co—same.	45.60
8 Hermitage Olive Oil Co—same	68.50
8 Hygienic Cleaning Co—same	68.50
8 Homestead Constn Co—same	38.65
8 Houston Stationer—same	38.65
8 Hygeia Chemical Co—same	68.50
8 Home Life Pub Co—same	38.65
8 Highland Terrace Real Estate Co—	same 58.55
8 Hafele Iron Works—same	118.25
8 Hirschman Bros Co—same	20.74
8 Hydrocarbon Petroleum Heat, Light	& Power Co—same 615.79
8 Chas T Henry Co—same	30.69
8 Marble Trucking Co—same	83.51
8 City of N Y—M Sohmer	125.00
8 Fluri Constn Co—I Schneider	118.35
8 Henry A Gould & Co—J Glackner	499.61
9 Greenwich Cold Storage Co—Roes-	ler & Hasslacher Chemical Co 283.16
9 Thomas Flyer Renting Agency—T	Leclair et al 113.71
9 Livingston Trading Co—H Cohen et	al 139.05
9 J W Hughes & Co—J H Hudson Jr	99.67
9 Luce Holmes Fisheries Co—Linen	Thread Co 985.07
9 Manhattan Steam Dye Works—H	Haupt 29.41
9 Amity Constr Co—NY Tel Co	80.49
9 Penn Constr Co—Same	60.35
9 Bay Ridge Amusement Co—Same	26.77
9 Metropolitan Mercantile Realty Co—	C E Toney 556.31
9 Friedland Realty Co & Saml Sche-	man*—S Feldstein 144.77
9 A Feldman Constr Co—Union Fire-	proof Sash & Door Co 226.14
9 Warwick Dairy Co—Wm B Harris Co	74.74
9 N Y Central Storage Co—E W Meh-	ler 77.31
9 Title Ins Co of N Y—G D Hawes	costs 16.91
9 Charles S Merton & Co—Greenwood,	Atkinson Armstrong Co 436.26
9 Wyanoak Co—G A Enste	267.43
9 City of N Y—P Swift	costs 146.02
9 Pelham Impt Co—F X Keil	120.67
9 Harpootlian & Co—Saguenay Realty	Co 170.91
9 N Y City Ry Co—A Scott	500.00
9 McSweeney Realty Co—D Papay	837.48
9 Miller Leather Goods Co—B Hyman	& Shevell Co 22.54
9 Wright Co—Aero Corporation, costs	110.10
9 Irvine Realty Co—Jas A Atwater	Co 2,595.82

Borough of Brooklyn.

Feb.	
1 Atkins, Clay B—Cath A L Graves	\$32.40
1 Adler, Jacob—R Penstein	155.65
1 Asch, Saml—Geo Lawyer, assignee.	1,542.82
3 Alexander, Bessie—S Atkins	25.61
3 Antonopolo, Costa D—T A Kneale	335.17
5 Andreoli, Peter—Title G & T Co	87.75
6 Alexander, Geo R—Maggie S Marshall	118.42
6 Azara, Alfonso—Fulton Land & Mfg	Co 2,341.95
6 Andreasson, Olans & Augusta—Put-	nam Lodge K of P No 64 111.90
1 Bilsky, Joseph & Philip—L Lurie	74.40
1 Burns, Jas E—S Hoffman	60.05
1 Burke, Thos—S Koppel	15.96
2 Barry, Wm F as marshal, City of N Y	—S Cummins & ano 504.42
3 Burtis, Theo A—N Y Tel Co	20.93
3 Bass, Saml A—M Cerebinsky	264.41
3 Bohanan, Jno—Fialla & Eppler (Inc)	19.67
3 Baron, Gustav—Mail & Express Co.	42.91
5 Barrett, Philip—E Casabianca	50.10
5 Black, Louis & Herman—Mutual Al-	liance Trust Co, N Y 527.83
5 Bell, Morris—A Sandler	138.51
5 Bierschenk, Louisa & Jacob—J J	Forcier 59.90
5 Byrnes, Thos F—Borough Bank	2,911.25
6 Blakeman, Abr—P Schweickert, Jr.	52.19
6 the same—W Haase	197.40
6 Berenson, Alex—C T Strickland	36.80
6 Bursch, Gustavus A—National Guage	Co 137.62

6 Blanck, Max—Collegiate Baptist Church of the Covenant653.99
 7 Blandes, Louis—P Sachs.....441.61
 7 Blier, Chas—Adolph Prince Co.....56.95
 7 Boyer, Isidore—A Hecht.....443.11
 7 the same—the same.....156.67
 7 Britton, Edw E—M & I Weingarten.....186.91
 7 Berlowe, Herman—A F Cowen.....258.21
 7 Bulbassis, Geo—Rudolph Wurlitzer Co.....229.48
 1 Cherkofsky, Sam—S Nager, Jr.....30.90
 1 Capers, Wm W—M Arnheim.....31.58
 1 Cavin, Saml—P J McAuliffe & ano.....48.39
 1 Carney, Marie J—Title G & T Co.....180.62
 1 Christopher, Geo W—Aimee Christopher.....89.54
 2 Conelly, Alfred—Central Consumers Wine & Liquor Co.....1,412.43
 2 Crowe, Cath A—Cath C Fletcher.....379.15
 2 Ciaccia, Elia J—M Coleman.....4,585.47
 3 Cattanio, Antonio—D Longo.....74.96
 3 Cunahan, Paul—N Y Tel Co.....52.06
 5 Covert, Jno W—Manhattan Hardware & Bicycle Co.....40.53
 5 Conroy, Martin H—N Wishny.....35.97
 6 Callahan, Michael—A Blum.....80.95
 6 Catapano, Frank—R Wittman et al.....17.40
 6 Cataldo, Francesco & Maria—N Piro.....289.40
 6 Copoianca, Phillippo—P Schiaffino.....107.96
 6 Christenson, Louis—Behning Piano Co.....248.43
 7 Cohen, Isidor—J G Kugelmann et al.....298.61
 1 Diaso, Rocco—C Meyer et al.....254.41
 2 Donovan, Jas & Peter—Richd E Thibaut (Inc).....45.34
 3 Dixon, Thos I—Buckley, Woodhull & Burns.....319.48
 5 Dempsey, Francis—E Casabianca.....50.10
 5 Deyo, Blanche—Phillip Mindel (Inc).....84.67
 5 Day, Attali B—C Boock.....69.56
 7 Doherty, Patk as exr—W J Elliott.....3,807.57
 7 Difede, Domenico & Manarzella—F Guastella.....214.41
 7 Diaury, Chris—Rudolph Wurlitzer Co.....229.48
 1 Evans, John D—F J Curran.....21.91
 1 Eichner, Emanuel A—A C Weaver.....45.85
 1 Epstein, Jos—C Goobe.....269.86
 1 Egan, Chas E—N Y Dock Co.....105.24
 2 Erdman, M Lawrence—B J Conroy.....97.94
 2 Eckstein, Jos—Barbara Eckstein.....700.22
 2 Econopouly, Louis—L Zentner.....68.30
 3 Emmons, Stephen A—Buckley Woodhull & Burns.....319.48
 3 Emead, Saml F—A M Brown.....102.40
 3 Eissing, Wm F—H J Holterman.....2,417.67
 5 Edwards, Lydia B—Powells (Inc).....101.00
 5 Ertel, Maria—Hattie Schultz.....31.40
 6 Engeman, Wm A—Lichtenstein Millinery Co.....929.26
 6 Econopouly, Louis—Western Film Exchange.....74.94
 7 Esche, Franziska—A Altman.....1,626.43
 7 Erdtman, Max—the same.....1,626.43
 7 Einstein, Isidor—Adolph Prince Co.....56.95
 1 Follert, Anton as admr of Anton, dec'd City of N Y.....120.97
 1 Fiedelman, Max—Edw Ney Sons Co.....188.41
 1 Farrell, Wm F—Kerin & Dunn.....513.40
 2 Faber, Saml H—M & D Levy.....182.25
 2 Falcone, Michael & Eliz—C B Law as trste.....32.40
 5 Fraser, Andw S—Title G & T Co.....87.75
 5 Francisco, Frank—B Taishoff & ano.....156.80
 6 Fleming, Wm H—J Mock.....286.51
 6 Franzese, Frank—M Haubenstock.....114.38
 6 the same—the same.....70.00
 6 Fanning, Harold—F W Kaufman.....28.02
 7 Fleming, Wm H—Brokaw Bros.....59.87
 7 Fordin, Wm—Powell Engine Corp.....189.70
 7 Ferraro, Jos—Schwartz Cafe.....99.90
 1 Glintenkamp, Aug—Reinhardt Ginnerich et al.....36.96
 2 Gunn, Felix—Stewart Distilling Co.....109.34
 2 Grillo, Fortunio—A Balagnesi & Co.....513.67
 3 Goldberg, Leo B—Cuba Cigar Co.....66.96
 3 Graffeo, Antonio—M Lifstein & ano.....44.40
 5 Gans, Geo—David Gilmour Door Co.....879.63
 7 Garvey, Jas—Kerin & Dunn Inc.....205.19
 7 Gunst, Jacob—Theresa Proops.....131.90
 7 Goldstein, Jacob O—A D Matthews Sons.....243.88
 7 Gregory, Geo W—Jno Mulstein Co.....128.92
 1 Hannan, Wilda M—J O Kline.....90.40
 1 Heyman, Nathan—the same.....90.40
 1 Head, Henry—J P McKegney.....204.10
 2 Hunter, Jno A—L F Kappers & ano.....1,074.43
 2 Hughes, Henry, Mary & Jas or H & J Hughes—C B Law as trste.....694.75
 3 Howell, Clara S—Hardman Peck & Co.....26.40
 5 Hamer, Abram—Bklyn Queens Co & Sub R R Co.....111.22
 5 Hall, Stephen—M H Latner.....131.16
 6 Henry, Thomas C—National Cash Register Co.....129.78
 6 Huwer, Peter—Van Buren Amusement Co.....829.01
 6 Harper, Jas—Thos G Knight Co.....500.45
 7 Hall, Wesley F—C Schaefer & ano.....270.16
 1 John Wanamaker—Rachel Dutcher.....9,943.66
 2 Jackson Barney O—Foster Debevoise Co.....229.88
 3 Jackson, Jas A—S Evencheck & ano.....44.91
 6 Jesper, Herman or Nixon Plumbing Co—L A Lewis.....17.40
 7 Jacobson, Jos—G H Stiehl & Co.....95.70

1 Krell, Israel—H Rein.....28.40
 1 Krancer, Herman—I Greenberg.....74.40
 2 Kellogg, Jno K—Broadway Bldg Co.....203.51
 2 Kolb, Geo—H Kreichel.....310.40
 3 Kieb, Aug—Kate Sondericka.....149.13
 5 Kass, Jacob—I Mandel.....40.74
 6 Kemble, Wm H—Antoinette H Beck-er.....44.40
 6 King, Wm E—Nassau Electric R R.....127.14
 6 Korn, Simon—E V Loew Jr as admr.....50.80
 6 Kidd, Geo—J Blenner.....34.99
 7 Kahn, Isaac—Lebanon Hospital, NY.....89.81
 7 Kaplan, Harry—J G Kugelmann et al.....298.61
 1 Liebel, Adam—Marcullar Parker Co.....1,238.96
 1 Lacov, Jos—H W & A M Buckley Co.....119.40
 1 Levine, Albt—C Grobe.....269.86
 1 Lucht, Fred & Laura—Bklyn House Wrecking Co.....186.53
 2 Lucky, Frances—B J Conroy.....27.10
 3 Lakow, Saml—J Cohen.....2,173.07
 3 Lubken, Carl—N Y Tel Co.....22.29
 5 Liebman, Ray J—J Reynolds.....255.20
 5 Loughborough, Jas H—E Casabianca.....50.10
 5 Lindenbaum, Wm—B Bloch.....65.40
 6 Lebers, Wolf or Wm—L Pollack.....29.90
 6 Lane, Richd H—Tremper Constn Co.....168.15
 6 Lung, Jane B by Fredk Ulrich as exr—P C Bascom as exr.....9,412.54
 7 Lancer, Jno J—P C Finn.....183.40
 1 Masone, Giovanni—L F Carroll.....116.00
 1 Mulstein, Jno—Manufacturers Natl Bank.....133.06
 1 Meyer, Louis—B J Frith & Son.....74.54
 2 Mandel, Mina—J H Alexander.....1,356.80
 2 Miller, Abr—Bklyn Heights R R Co.....122.22
 2 McKelvey, Ella B—the same.....122.72
 2 Marcel, Frank L as admr Frank L Jr—Mary A Young.....100.53
 2 Mangold, Henry—Josephine Backhus.....60.28
 2 Marcus, User—B J Conroy.....107.26
 2 Mirel, Leon—C Aronowitz & Bros.....128.37
 3 McGuirk, Martin J—Baker Winter Lumber Co.....165.63
 3 McDonald, Josephine F—J Rutten-Berg.....120.40
 3 McClurg, Frank A—A N Thomson.....83.90
 3 Mosson, David—C Rothenbach.....44.40
 5 Modica, Gaetano—Rich Reinhardt Co.....256.40
 5 Miller, Henry W—B J Conroy.....77.03
 5 Marshall, Edw G—C W Copp.....473.56
 5 Miller, Isaac L—A Ludlam.....60.58
 5 Murray, Edw R—Bank of Suffolk Co.....59.83
 6 Mooney, Edw—W E Morson.....72.77
 6 Murray, Mary—A Van Wagoner as exr.....26.75
 7 McClurg, Frank R—A Bleyer & ano.....36.35
 7 McElrath, Mary—M Hanrahan.....59.87
 7 McCarthy, Wm J & Jno Jr or McCarthy Bros—Natl Casket Co.....162.78
 7 Matter, Gustave—Harriet Elwin & ano.....250.00
 2 Neier, Sherman L—J H Kraut.....58.68
 7 Newberg, Jno W—J D Sullivan.....1,261.60
 2 Ossenfort, Rudolph & *Chas—B B Davis.....23.17
 3 O'Donnell, Edw J—N Y Tel Co.....24.21
 5 O'Hara, Richd S & Ellen T—Title G & T Co.....49.40
 5 Otto, Richard—J E Sheppard et al.....78.30
 6 Oswald, Louis J—Van Buren Amusement Co.....829.01
 2 Pickholtz, Annie—J H Alexander.....1,356.80
 2 Power, Wm J McG—Bklyn Heights R R Co.....124.22
 2 Pisapia, Mattea or Mathew—I Gold-enberg & ano.....163.40
 2 Petrolino, Filippo—A Balagnesi & Co.....513.67
 3 Padula, Jas H—N Y Tel Co.....21.12
 5*Pinis, Jacob—I Mandel.....40.74
 5 Phillips Barrett—E Casabianca.....50.10
 6 Packard, Chismore D as exr—A I Nova.....70.00
 6 Pomerantz, Victor E—A A Silberberg.....107.59
 7 Porter, Edwin S—M Samuels.....194.60
 7 Parks, Wm—Mechanics Bank.....1,590.60
 7 Phillips, Alfred I—Knapp Co.....28.33
 7 Peretzman, Louis—J Youdelman.....166.25
 1 Rosenberg, Mary—B Bindel.....68.35
 1 Reel, Ellen A—S Levin.....111.90
 2 Ransom, Rastus S as surviving partner Ransom & Knevals—F Gillman as Committee.....101.93
 2 Reed, Latham G—the same.....113.33
 2 Resnick, Isaac—Salisbury Bros Furn Co.....52.38
 3 Robertson, Wm L—N Y Tel Co.....18.85
 3 Rubenstein, Harry—M Cerebinsky.....264.41
 2 Riley, Jno J—Crescent Sand & Gravel Co.....513.81
 5 Rubin, Harris—S Kalvar.....245.55
 5 Ross, Arthur P—H Weschky.....30.00
 5 Rverson, Jennie R—J Kalisch.....107.33
 6 Rice, Chas—Bklyn Union Elevated R R Co.....147.93
 6 Rodkin, Max—Jennie Sapiro.....52.16
 7 Reeves, Chas W—J M Hill.....23.93
 1 Schwalbe, Mae E—C S Herowitz.....125.23
 1 Strunck, August—American Slicing Machine Co.....119.40
 2 Stillwell, Jas R—Sanderson Fertilizer & Chemical Co.....269.99
 2 Siefen, Jno G—A W Lemcke.....528.23
 2 Solomon, Sigmund—New England Enameling Co.....25.65
 3*Sutton, McWalter B—S E Bernstein.....245.88
 3 Somerville, Edw L—Buckley Woodhull & Burns.....319.48
 3 Sheelholz, Saml & Sol—L Rosenthal & ano.....411.75
 3 Scharf, Danl—H J Holterman.....2,417.67
 5 Schaffer, Saml—Elsie Scher, an infant, &c.....116.16

5 Sturtevant, Melville H—David Gilmour Door Co.....879.63
 5 Seminelli, Jennie—B Taishoff & ano.....156.80
 6 Sasso, Gennaro—G Gragnano.....26.92
 6 Solomon, Jacob—S Bloomberg.....19.40
 7 Sugarman, Wm—P Sachs.....441.61
 7 Shea, Jno—Greenwood Supply Co.....94.25
 7 Schavrien, Isaac V—E E Hicks.....222.38
 7*Saladino, Anthony—Schwartz Cafe.....99.90
 7 Schultz, Geo—Chilton Co.....25.30
 7*Smoot, Chas H—the same.....25.30
 7 Silverstein, Saml—J Dauber & ano.....123.57
 7 Sias, Jno E—Sage Bros Inc.....201.40
 1 Tolman, Chas—L D Noble—Signs N Y.....33.41
 1 Tomashoff, Harris—J T Stanley.....17.02
 2 Tuozzo, Michl an infant by gdn—J A Jackson.....107.33
 5 Taiber, Edwin E—Selma Tiedemann.....171.36
 6 Tutnauer, Isaac—E V Loew, Jr, as admr.....50.80
 6 Taylor, Clara D P by exr—A I Nova.....70.00
 7 Timmerman, Carl exr Bertha Batterman—F Glauckopf.....297.78
 7 Tripodo, Antonio—C B Law as trste.....177.95
 7 Tillman, Yetta—Nassau Electric R R Co.....108.22
 7 Tillman, Chas—the same.....108.22
 7 Taffer, David—M Davidson.....45.24
 7 Torney, Wilhelmine D by exrs—W J Elliott.....3,807.57
 3 Underhill, Alex—J F McCarty et al.....44.30
 3 Von Welden, Harry—N Y Tel Co.....52.06
 3 Vanburg, Herman C—Fullerton Electric Co.....47.83
 6 Verriest, Oscar—H Prume.....61.40
 1 Walter, Jacob H & Bertha—Anna Froeberg.....39.22
 1 Wyman, Schuyler B—Bklyn Heights R R Co.....113.22
 1 Whiteside, Ford—P J McAuliffe & ano.....46.60
 2 Walsh, Jno—E E Gillen.....32.42
 2 the same—the same.....57.80
 2 White, Florence—D Von Barga.....152.40
 3 Wick, Geo—Franklin Bwg Co.....519.40
 3 Wightman, Hester C—S E Bernstein.....245.88
 5 Weinstein, Morris—I Mandel.....52.75
 5 Winkler, Louis—Crandall Potter Co.....124.53
 5 Wingerath, Annie—W V P Bradley et al.....834.91
 6 Wolz, Peter—Louisa Schutz.....248.41
 6 Wingerath, Wm—D Brane.....82.84
 6 Wyner, Max & Eva—Columbia Bank.....152.91
 7 Wernig, Fredk A—J Rosenberg.....243.18
 7 Werner, Andw F—J Harrington.....860.42
 2 Zeterberg, Hermann—E Freund & Son.....121.46

CORPORATIONS.

1 Browning & Stevenson Co—T W Kiley.....215.92
 1 John Pierce Co—E Miller.....1,582.90
 1 Newport Sash & Door Co—F Eckenroth & ano.....267.06
 1 Perfection Electric Mfg Co—A Johnson.....22.06
 1 Van Dyke Constn Co—M H Gruhn.....704.36
 1 the same—the same.....688.55
 1 the same—the same.....680.95
 1 the same—the same.....698.68
 1 the same—O A Gruhn, Jr.....689.61
 1 the same—the same.....685.78
 1 the same—the same.....678.11
 1 the same—J Gruhn.....679.48
 1 the same—the same.....679.54
 1 the same—the same.....678.96
 1 the same—Emma Gruhn.....679.83
 1 the same—the same.....679.94
 1 the same—the same.....215.92
 1 Wm W Hawkins Engineering Co—N Y Oilless Bearing Co.....21.31
 1 Flatbush Estates—F L Bartlett.....48.58
 2 Bryant Contracting Co—L Fishman.....117.50
 2 Clementine Realty Co—Bklyn Fireproof Sash & Door Co.....112.92
 2 Holmes Express Co—Virginia Bass.....530.40
 2 New York Central Realty Co—G W Rauch.....131.26
 2 Overland Sales Co, N Y—L H Carpenter.....122.90
 3 Cunahan & Von Welden—N Y Tel Co.....52.06
 3 Dixon & Emmons—Buckley Woodhull & Burns.....319.48
 3 Empire Brick & Supply Co—N Levy & ano.....1,349.82
 3 N Y & Cuba Mail Steamship Co—L Juratie.....5,689.04
 3 Penn Constn Co—N Y Tel Co.....60.35
 3 Underhill Mfg Co—J F McCarty et al.....44.30
 5 Balaekofsky & Morris—A Sandler.....138.51
 5 Dyker Heights Country Club—Chas H Brown Paint Co.....45.40
 5 Gans-Sturtevant Co—David Gilmour Door Co.....879.63
 5 Louis Econopouly Co—Rockwood & Co.....53.56
 5 Parkway South Realty Co—State Bank.....1,152.15
 5 Phoenix Development Co—Mary I Cavano.....169.59
 5 Rountree Realty Constn Co—Grossman Bros & Rosenbaum.....536.72
 5 Waisee, Kallman—D Spitzer et al.....62.86
 6 N Y & Rockaway Beach R R Co—J Minck et al.....154.40
 6 N Y Contracting Co, Penna Terminal—A Tontiono.....6,801.43
 7 International Giant Safety Coaster Co—G W Provost as admr.....7,627.94
 7 Daisy Specialty Co—R E J Corcoran.....276.91
 7 International Aero Constn Co—Chelton Co.....25.30

7 Borough Cloak & Suit Co—M Aronovitch.	130.12
7 Van Dyke Constn Co—Levin Kronenberg & Co.	1,523.22
7 Arabo Constn Co—H Miles & Sons.	190.40
7 Blier & Einstein—Adolph Prince Co.	56.95
7 Empire League—Ellen Murphy & ano.	633.15

SATISFIED JUDGMENTS.

Manhattan and Bronx.

FEB. 3, 5, 6, 7, 8, 9.

Abrahams, Nathan—City of NY; 1911.	264.41
*Adler, Clara—Hind & Harrison Plush Co; 1912.	135.69
Automer, Mandel—I Jabor; 1907.	42.33
Bickel, Jno J—N T Brown; 1912.	119.75
Baer, Louis—M Grohs & Sons; 1907.	32.67
Bourgardaz, Louis E—I Goetz; 1911.	111.90
Bruggerman, Chas—G A Beaton; 1911.	109.45
Ballard, Rierd W—Batavia & NY Wood-working Co; 1911.	191.91
*Blair, David H & Myles Goldberg—People, &c; 1911.	300.00
*Bristol, Mary E—S Schactele; 1911.	1,537.89
*Cagliostro, Antonio & Tony Famo—People, &c; 1910.	1,500.00
Case, Franklin O—J Wanamaker; 1903.	76.58
Cox, Chas P—B A Myers; 1906.	134.02
Cox, Chas P—B A Myers; 1908.	45.52
Constantian, Florence M—F Reilly; 1912.	65.55
*Depew, Mitchell—Cooling Lawrence & Son; 1905.	417.17
Dobbs, Jno F—H B Tinker; 1911.	146.36
*Diamond, Wm J—H Cohen; 1911.	534.72
Elliott, Fredk—G L Hassell; 1911.	35.50
Elger, Marguerite A—J Estheiler; 1904.	80.81
Fleischner, Jacob—City of N Y; 1911.	203.35
Farrell, Matthew J—N Y Edison Co; 1910.	33.83
Grimes, Robert H—M A Price; 1911.	254.92
*Horowitz, Max—City of N Y; 1911.	303.11
Hauff, Wm A—E M Klein; 1912.	105.03
Hannigan, Michl—B F Aulthaus et al; 1911.	250.28
Hobbs, Jasper J & Valentine H Van Buren—J J Hite et al; 1911.	1,794.12
Hepner, Wm & Arthur Kershaw—Dongan Investing Co; 1911.	552.29
Imperato, Salvatore—S Strauss; 1911.	388.28
Same—same; 1911.	89.03
*Joline, Adrian H & Douglas Robinson—D Murtagh; 1910.	1,131.97
*Kurtz, Morris—C S Platt; 1896.	286.94
Lieberman, Morris—M Salzman Co; 1911.	505.12
*Lampport, Nathan et al—Public Bank of N Y City; 1910.	475.25
Lichenstein, Otto—S M Katz; 1911.	225.00
Levin, Davis & David Schneiderman—L A Sheinart; 1912.	170.11
Lynch, Wm—J Schnurmacher; 1911.	148.19
Lehr, Isaac J—W J Davidson; 1905.	443.95
Lansburgh, Sol G—S L Landsburgh; 1909.	90.30
Same—same; 1909.	9,500.00
Lamoutte, Alex C—B W Appleton; 1911.	2,799.76
Levi, Chas L & Jos B—A Streitfeld; 1910.	676.18
Lauria, Vincenzo—T Barracano; 1911.	226.36
Mend, Paul—L A Phillips; 1911.	12.41
Miller, Saml A—M H Hoffman; 1912.	530.63
MacFadden, Bernarr—Press Pub Co; 1910.	160.33
Moore, Jno J, Jno D Moore, Anti Monopoly Light & Power Co—Long Acre Electric Light & Power Co; 1910.	193.67
*McCrea, Augustine L—J B Abbott; 1906.	522.18
McCaffrey, Margaret C—J Divisen et al; 1912.	15.41
Magner, John P—F Hirsch; 1912.	109.18
Margarita, Alberto—H Abrams; 1910.	69.28
Natanson, Max N—Memphis Hotel Co; 1910.	65.55
Norrie, Eloise L B—H Schmilowitz; 1912.	95.90
Nathanson, Max N—Memphis Hotel Co; 1910.	65.55
Natanson, Max N—Geo A Fisher Co; 1911.	44.41
Natanson, Max N—Shaw Walker Co; 1910.	60.31
*O'Brien, Mary H—Browning, King & Co; 1912.	678.54
O'Brien, Jno J—R Waldo; 1911.	111.50
Papa, Felix—Jacob Kulla Co; 1911.	80.67
Same—H Hoensberger et al; 1908.	18.73
Pravder, David—M Limer; 1911.	249.65
Peters, Wm H—A M Power; 1911.	2,851.28
*Peters, Wm H—A M Power; 1910.	2,724.67
*Pitney, Chas F—Dunlap Express Co; 1908.	28.10
*Same—D McElravy et al; 1909.	37.03
*Same—N Y Tel Co; 1907.	78.12
*Same—S Moore; 1907.	62.32
*Same—A Casiraghi; 1907.	116.07
*Same—Aeolian Co; 1904.	262.78
*Same—C J Bergold et al; 1904.	284.17
*Same—Wannemacher & Weis Co; 1904.	86.01
*Same—Reedy Elevator Co; 1906.	87.12
*Same—A Harris; 1906.	22.15
*Same—N Y Tel Co; 1908.	91.08
*Same—W P Youngs et al; 1906.	112.37
Pettit, Roland S—A H Colby; 1902.	6,370.54
Pell, H Archie—G Slade; 1911.	272.60
Parker, Jno A & Jno J A Parker & Co—A L Fitzgibbon; 1910.	409.53
Peter Wannemacher Co—L Weissman; 1911.	966.88
Pigueron, Geo H—M Cohen; 1912.	540.48
Pursell Mfg Co—H W Palmer; 1912.	361.49

Pell, H Archie—C L Knoedler; 1904.	204.04
Same—W Pinkus; 1903.	71.12
Rosendorf, Hugo D—J Miller; 1909.	41.87
Rosenberg, Israel & Eva Roses—T Metzger; 1911.	234.41
Raspino, Jno—L Michels; 1912.	67.90
Rose, Robt J, Jno D Van Buren—Dunbar Box & Lumber Co; 1911.	208.82
Stein, Wm—Empire Trust Co; 1912.	147.23
Sulverstone, David—M Fauser; 1910.	30.97
Same—J Henry; 1909.	60.77
Stone, Harlan F—Battery Park National Bank; 1911.	107.55
Strauss, Gustav—C F Dilg; 1912.	289.75
Sefton, Esther H—M B Stern; 1911.	194.34
Seely, Frank—A H Joline et al; 1912.	84.00
Sherman, Fredk W—C Sherman; 1911.	556.87
Thienpont, Constant—C Thienpont; 1911.	41.10
Thomas, Saml E—J B Harris; 1911.	22.27
Tsheppe, Adolphus & Guido Rieck—White Tar Co; 1912.	54.27
Tiffany, Burnett—E S Hosmer; 1907.	343.89
Tewels, Alfred—S Solomon; 1911.	31.01
Todd, Henry H—H T Foote; 1909.	5,910.97
Same—same; 1910.	105.85
Same—same; 1911.	119.35
Van Brunt St & Erie Basin R R Co—City of N Y; 1911.	1,096.97
Van Brink, Hyman—L Van Brink; 1912.	109.00
*Voorhies, Harry—A Samuels et al; 1903.	10,722.16
Vernon, Frank—A H Joline et al; 1912.	27.41
Vernon, Frank—A H Joline et al; 1912.	332.36
*Verlage, Josephine—City of NY; 1911.	384.05
*Same—same; 1911.	408.38
Whitney, Carl E—N Y Tel Co; 1908.	93.86
Walker, Paul J—Dawson Constn Co; 1911.	185.99
Wurtzel, Abr—State Bank; 1908.	43.81
Whitel, Saml & Saml Freeman—Renown Paper Box Co; 1911.	42.41
Weill, Benoit—H Bardes; 1911.	111.59
Willis, Thos B & Alice E—S C Jacobus; 1912.	1,621.10
Wolf, Sam—David Mayer Brewing Co; 1907.	71.27
Westall, Walter W, Chester L Von Spiegel & Edw V Slauson—60 Wall st; 1911.	776.70
Same—Same; 1911.	265.61
Whitridge, Frederick W—C E Meyers; 1912.	250.00
West, Arthur—F A West; 1911.	500.00
Webster, Horace B Jr—E G Webster; 1911.	2,721.87
Wornow, Max H—S Feldman & Co; 1909.	49.21
Weeks, Geo S—A G Imhof; 1911.	619.24
Zeltner, Wm H—P De Matha et al; 1912.	750.88

CORPORATIONS.

Carnegie Trust Co & Geo C Van Tuyl, Jr—E L Lithauer; 1912.	5,388.62
Abingdon Constn Co & Israel Lippman—Empire Door & Trim Co; 1911.	1,026.32
Abingdon Constn Co—Pfothenauer Nesbit Co; 1911.	556.70
Abingdon Constn Co & Israel Lippman—Pfothenauer Nesbit Co; 1911.	560.77
Gingold Realty Co & Harry Ginsburg—J H Werbelowsky et al; 1911.	319.03
*Thos Crimmins Contracting Co—V Frisina; 1912.	1,534.29
Tiger Constn Co & Jacob Cohen—W & R Iron Works; 1912.	450.27
N Y C & Hudson R R R Co—F L Marshall et al; 1907.	211.87
Kingston Realty Co, Ralph Leininger & Jacob A Kohner—J Offerman; 1907.	5,151.54
Navarra Realty Co—M Mufson; 1912.	196.96
Leon Realty Co & Leon Wilner—National Reserve Bank of City of N Y; 1911.	1,533.36
Flat Iron Restaurant Co—People, &c; 1910.	87.98
Park & Tilford—W Corbett; 1912.	505.05
Interborough Rapid Transit Co—J Bruckenstein; 1911.	130.48
Same—F Paolinelli; 1911.	268.88
N Y City Interborough Ry Co—M O'Connor; 1912.	1,633.23
Queens Land & Title Co—P Bensen; 1912.	114.65
Long Island Electric Ry Co—A G Bodine; 1911.	1,134.43
Murtha & Schmohl Co—A L Smith; 1909.	5,909.52
C N Shurman Investing Co—A S Newhouse; 1912.	1,600.03
Latham Realty Co & Ursuline Realty Co—W Peters et al; 1912.	223.10
*American Ice Co—M E V Murphy; 1911.	4,940.83
Latham Realty Co & Ursuline Realty Co—W Peters et al; 1912.	518.05
Bedford Plumbing Co—Kamerman & Co; 1911.	740.45
Cobern Constn Co, Sam Goldin & Barnett Sandler—B Gold; 1911.	91.41
Same—A Chowst; 1911.	61.41
Geron Constn Co—Michael Cohen & Co; 1911.	479.65
Hamburg Amerikanische Packetfahrt Actien Gesellschaft—J H Davis; 1912.	549.16
Hamburg Amerikanische Packetfahrt Actien Gesellschaft—A Davis; 1912.	123.65
Anthony & Scovill Co—G W Miller; 1911.	121.59
*American Bonding Co & Theo J Wieting—People, &c; 1912.	500.00
M E Towne Furn Co—E R Breck; 1911.	2,077.28
Pierce, Butler & Pierce Mfg Co—Cascade Realty & Con Co; 1910.	111.11
Picone Realty Co—M M Menken; 1911.	245.15
Realty Protective Co—J T Murphy; 1912.	127.95
Same—same; 1911.	82.80

T H Simonson & Son Co—L Stiang; 1912.	500.00
Somerville Realty Co—Sheffield Farms Slauson Decker Co; 1912.	347.17
*Metropolitan Mercantile Realty Co—C B Tomey; 1912.	556.31
*Gerard Bldg Co, Emil Erber & Peter N Gardner—S C Master; 1912.	268.32
Waclark Realty Co—J J Brady et al; 1912.	78.35
Same—same; 1912.	78.35
Same—L Purdy et al; 1912.	78.35
Same—same; 1912.	78.35

Borough of Brooklyn.

FEB. 1, 2, 3, 5, 6 and 7.

Anderson, Delia—E A Willcox; 1912.	232.29
Abramson, Saml—I J Potter; 1909.	7,517.65
Bartels, Jno—Friedell Winery Co; 1910.	71.68
Beebe, Leah A—A G Stone et al as exr; 1909.	391.16
*Castellano, Antonio—State of N Y; 1911.	500.00
Capone, Clement—A Cariati; 1910.	234.40
Same—Cropsey & Mitchell; 1910.	177.36
Capone, Clemente—P Parlato; 1909.	68.87
*Capone, Clemens—City of N Y; 1911.	260.00
Collins, Eugene F—R H Haskell; 1911.	104.40
Divorkowitz, Abr—B Goldman; 1904.	121.19
Elgart, Saml—Peoples Trust Co; 1911.	30.22
Fack, Wm H—Abraham & Straus; 1903.	148.05
Fischman, Jos & Rosie—F B Carpenter & ano; 1911.	106.05
Franzese, Frank—L Bossert & ano; 1911.	219.24
Same—same; 1911.	262.79
Frindel, Benj & Max—I Levison & ano; 1911.	660.20
Goldin, Sam—B Gold; 1911.	91.41
Same—A Chorost; 1911.	61.41
Gair, Robt—Thos E Babcock; 1911.	1,491.72
Ginsberg, Harry—J H Werbelowsky; 1911.	319.03
Goodman, Louis—L Sandler & ano; 1911.	383.90
Helman, Max—Peoples Trust Co; 1911.	30.22
Hogan, Denis E—Remson & Wilson Co; 1904.	199.25
Hendricks, Frances C & Philip E—A Goodman; 1911.	774.29
Horgen, Chas J—T Larsen; 1911.	349.40
*Higgins, Mary A V—E J Barber; 1905.	168.65
Hitchings, Jno—Charlotte F Law; 1905.	318.90
Kelly, Delia—Remsen & Wilson Co; 1904.	199.25
Kelly, Jno J—Long Island Electric Railway Co; 1910.	119.91
Kohner, Jacob A—J Offerman; 1907.	5,151.54
Kassel, Jos I—J Levison & ano; 1911.	660.20
Long, "John"—Friedell Winery Co; 1910.	71.68
Leininger, Ralph—J Offerman; 1907.	5,151.54
Lerner, Saml A—J Levison & ano; 1911.	660.20
McMillan, Saml—Kilgore Mfg Co; 1911.	105.96
Michaelson, Morris—Burns Bros; 1911.	593.48
Muren, Geo M—Ridabock & Co; 1911.	86.65
O'Connell, Thos—F P O'Connell; 1912.	1,134.00
Same—M O'Connell; 1911.	931.00
Papa, Felix—Solari & Schiaffino; 1908.	102.09
Polatchek, Isaac & Minnie—L Bossert & ano; 1911.	219.24
Puhl Katherine—Van Alen & Dykman; 1911.	191.81
Same—Huberty & Griefenstein; 1911.	142.06
Papa, Felix—H Hoensberger & ano; 1908.	18.73
Same—J Kulla Co; 1911.	80.67
Potter, Saml A—I J Potter; 1909.	7,517.65
Robert, Ellen A—City of N Y; 1903.	78.83
Riechman, Louis L—Tillie Simon; 1911.	1,711.37
Same—same; 1912.	174.08
Rosenkranz, Max—M Salit; 1911.	96.57
Roses, Eva—Teresa Metzger; 1911.	234.41
Rosenberg, Israel—Teresa Metzger; 1911.	234.41
Slauson, Edw V—Sixty Wall St; 1911.	265.61
Sandler, Barnett—B Gold; 1911.	91.41
Same—A Chorost; 1911.	61.41
Stamm, Ernest—Realty Associates; 1912.	100.08
Sandler, Louis—McElreavy & Hauck Co; 1910.	541.19
*Voorhies, Harry—A Samuels & ano; 1903.	10,722.16
Von Spiegel, Chester L—Sixty Wall St; 1911.	265.61
Westall, Walter W—Sixty Wall St; 1911.	265.61
Washor, Abr—Annie Crawford; 1911.	159.40
Whipple, Ida L—J F Todd; 1911.	62.07
Windblad, Victor S—Edla M W Windblad; 1910.	75.86
*Zoebelein, Margaretha—City of N Y; 1911.	260.00

CORPORATIONS.

Asa Realty Co—Agnes R Kelly; 1911.	145.35
Brewer Building Co—L Baum; 1912.	67.05
Schneider & Hester Bldg & Constn Co—J Bosch & Son; 1908.	497.81
Union Brass Bed Mfg Co—D Macchiarverna; 1912.	200.00
Bartlett-Hayward Co—A Autich; 1911.	1,046.63
Cobern Constn Co—B Gold; 1911.	91.41

Same—A Chorost; 1911	61.41
Camardella & Hettesheimer (Inc)—H Vossnack, Jr, & ano; 1907.....	162.96
Kingston Realty Co—J Offerman; 1907	5.151.54
N Y Tel Co—L Riley as admr; 1912.....	2,200.00
Prudential Ins Co of A—J Donler; 1911	1,337.73

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

FEB. 1.

Bryant av, es, 185 s 173d, 20x100; Daisey E Booss agt Cath A Lavelle et al; Dutton & Kilsheimer (A); M Spencer Bevins (R); due, \$8,287.78.

133D st, 45 E; District Number One of The Independent Order Benai Berith agt Abr Cahn; Simon M Roeder (A); Chas L Hoffman (R); due, \$12,418.34.

FEB. 2.

49TH st, 337-39 E; Wm H Sands et al agt David-Lena Cohen Co et al; Middleton S Borland (A); Aaron J Levy (R); due, \$36,598.60.

FEB. 3.

No Judgments in foreclosure suits filed this day.

FEB. 5.

107TH st, 322 E; Commonwealth Ins Co of NY agt Maria F Caponigri et al; Middleton S Borland (A); Saml S Harriman (R); due, \$16,320.

16TH st, 512 E; Geo P Sanborn agt Vincenzo Ciuti; Baylis & Sanborn (A); Jas Kearney (R); due, \$12,315.00.

FEB. 6.

Van Corlear pl, ns, lots 101 & 102, map of North Marble Hill Bronx; Park Mtg Co agt Jacob Rosborg; Fetretsch & Seybel (A); Chas J Carroll (R); due \$5,321.58.

FEB. 7.

162D st, ss, 160 e Prospect av, 30x109.3; Edw H Burger agt Fred F French Co; Adolph & Henry Bloch (A); Chas A Curtis (R); due, \$3,054.78.

Decatur av, es, 325 s Woodlawn rd, 25x100; Jas B Kilsheimer agt Annie D'Ambra; Jas B Kilsheimer, Jr (A); M Spencer Bevins (R); due, \$9,378.00.

LIS PENDENS.

Borough of Manhattan.

FEB. 3.

Lexington av, es, 48.2 n 83d, 16x62.2; also LEXINGTON AV, es, 64.2 n 83d, 15.6x62.2; also 2D AV, swc 84th, 51.1x101.8x irreg; also 2D AV, nwc 83d, 26.6x73.2; also 2D AV, ws, 26.6 n 83d, 25x73.2; also 2D AV, ws, 51.7 n 83d, 25x73.2; also 83D ST, ns, 73.2 w 2 av, 28.6x152.3; also 2D AV, ws, 76.7 n 83d, 25.6x73.2; also 2D AV, ws, 102.2 n 83d, 25.6x73.2; also 2D AV, ws, 127.8 n 83d, 25.6x52.11; also PROPERTY in Queens County; Mary E Dickerson et al agt Frank P Sheehy et al; partition; Carroll & McCormack, attys.

Maiden la, 126; also BEEKMAN ST, nes, adj land of Jas B Townsend, 25x66.5; also PEARL ST, 230 & 281; also DUANE ST, 60; Jas W Adams agt Leo N Pettit et al; partition; Wood, Cooke & Seitz, attys.

Hudson st, ws, 26.6 n Christopher, 70.2x100; Louis Silverman et al agt Greenwich Investing Co et al; action to foreclose mechanics lien; H G Guttman, atty.

FEB. 5.

Broadway, es, bet 97th & 98th, 25.6x irreg; Borhardt, corpn, agt People of the State of NY et al; action to confirm title; M J Whelehan, atty.

Claremont av, es, 475 n 122d, 150x100x irreg; Thompson W Miller et al agt Robt M Silverman et al; action to restrain foreclosure of mtg, &c; Weschler & Rothschild, attys.

163D st, 549 W; also BROADWAY, nwc 162d, 42.5x175x irreg; two actions; Robt Griffin Co agt Comfort Realty Co et al; actions to foreclose mechanics lien; M H Ellison, atty.

80TH st, 242-4 E; Edw A Orange agt Geo H Orange et al; partition; C Harwood, atty.

FEB. 6.

5TH av, sec 34th, 59.3x100; Hyman Rosenberg agt Emanuel Arnstein et al; action to foreclose mechanics lien; I I Kremer, atty.

Park av, es, 225 n 179th, 50x141; Jas M Scofield agt Mary E Powers; specific performance; G W Simpson, atty.

FEB. 7.

Riverside dr, nec 151st, 103.9x145; Jackson's Mantel & Grate Works agt Pittsburgh Plate Glass Co et al; counterclaim; H S Mack, atty.

51ST st, 225 E; ½ pt; also 46TH ST, 232 E; also AV D, 91; also 7TH ST, 280-82 E; also GREENWICH AV, 123; also HENRY ST, 330; Fredk L Haug agt Walburga Haug; partition; Reeves, Todd & Swain, attys.

Prospect av, 970; Benj J Carr Jr agt Geo Keller Constn Co et al; action to foreclose mech lien; Weschler & Rothschild, attys.

49TH st, 235 E; Emily Giusti agt Carmelo Yanni et al; action to impress lien; A Ferme, atty.

Broadway, es, 51.3 s 95th, 25.3x100; Albt G Richter agt Stevens Constn Co et al; action to foreclose mech lien; G Lang Jr, atty.

71ST st, 259 W; Mary C Lawton agt Jas McClenahan et al; action to determine claim, &c; Leonard & Walker, attys.

FEB. 8.

145TH st, ss, 215 w Brook av, 50x100; Michele Pasquariello et al agt Joel Realty Co; action to restrain &c; D A Montani, atty.

Fulton av, 1469; Robt Griffin Co agt Bethel Constn Co; action to foreclose mech lien; M H Ellison, atty.

71ST st, 60 W; Saml L Waller agt Martin J Scheverria et al; action to foreclose mech lien; I E Miller, atty.

6TH av, ws, 60.9 n 16th, 40.6x100; Pittsburgh Plate Glass Co agt Geo H Dresler et al; action to foreclose mech lien; S G De Kay.

FEB. 9.

Broadway, sec Van Cortlandt Park, runs se581.2 to 238th, xne485.6x—233.7xne465.9x sw707.5 to beg, containing 8.331 acres; also PARCEL OF LAND beg at intersection ss Van Cortlandt Park with es of right of way of N Y & Putnam Ry Co, runs sw 497.5 x—233.4 to 238th, xse211.1 to Albany rd, xne406.5x—379.2xne162.10xne 1.3x—51.10xnw112.3xsw552.5 to beg, containing 5.948 acres; also 238TH ST, sec right of way of N Y & Putnam Ry Co, runs se199.2 to Albany rd, x—334.11xnw 69.3xnw41.7xnw76.4xne302.4 to beg, containing 1.340 acres; also BROADWAY, sec 238th st, runs ne470.11x—4.9xsw272.6xnw 9.6xnw56.9xnw51.6xnw244.3xnw73.5 to beg, containing 1.596 acres; Henry W Hayden agt Jno J Actor et al; amended partition; Philbin, Beekman, Menken & Griscom, attys.

Riverside Drive, 490; Robt Griffin Co agt Kinsella Constn Co et al; action to foreclose mech lien; M H Ellison, atty.

Stanton st, 334-40; Mutual Alliance Trust Co of N Y agt Ludwig Zodikow; notice of attachment; E G Kremer, atty.

170TH st, swc Wilkens av, 105.4x69.1; Patk J Mitchell et al agt Reliant Realty & Constn Co et al; action to foreclose mechanics lien; F X Kelly, atty.

174TH st, ns, 39.5 w Webster av, 25x99.2; Albt L Lowenstein agt Lawrence McGrath et al; action to determine claim; B F Gerding, atty.

Boston av, ses, 221.7 n Perot, 24.6x115; Saml Kupferman agt Theodore Dieterlen et al; foreclosure of transfer of tax lien; E Jacobs, atty.

Boston av, ses, 197.1 ne Perot, 24.6x118.4; Saml H Kupferman agt Isabella Lomax et al; foreclosure of transfer of tax lien; E Jacobs, atty.

Hull av, ws, 150 n Mosholu Parkway North, 81.1x110; Henry G Silleck, Jr, agt G B Raymond et al; counterclaim; P M Crandall, atty.

Borough of Brooklyn.

FEB. 1.

15TH st, ns, 272.10 e 2 av, 100x111.3x100 x112.3; Lawvers Title Ins & Trust Co agt Kraslow Constn Co et al; P S Dean, atty.

Leonard st, ws, 24 n Maujer, 12x56; Maurice E Schaver agt Ernest G A Shaver et al; partition; N Dietz, atty.

East New York av, ns, 54 w Ford, 54x124.9x50x104.4; Ella C Shields agt Ann S Fox & ano; J W Redmond, atty.

St Johns pl, ns, at intersection of ses Eastern Pkway, runs e278.2 to Saratoga av, xn177 to Eastern Pkway, xsw329.9 to beg (a triangle); Harry Goldman agt Masief Bldg Constn Co et al; Benjamin & Chugerman, attys.

Bedford av, es, 72.7 s St Marks av, 17.6x 58.5x17.8x56.8; Rose Diringier agt Katie Arbogast et al; F J Sullivan, atty.

3D av, es, 25.2 s 37th, 25x100; Charlotte Wells as extrx agt Agnes I Cunningham et al; A R Johnson, atty.

59TH st, ns, 300 w 19 av, 60x100.2; Henry W Gaines as substituted trste agt Edgar L Jones et al; Wm J Barker, atty.

Bristol st, ws, 320 n Pitkin av, 25x100; Adolph Kiendl agt Julius Herman et al; Kiendl, Smyth & Gross, attys.

72D st, nes, 325 se 8 av, 150x100; also 72D ST, nes, 325 se 8 av, 75x100; also 72D ST, nes, 400 se 8 av, 75x100; also 72D ST, nes, 100 se 8 av, 200x100; Percy L Rollings for himself & creditors of Grove Constn Co agt Gerber Constn Co et al; to set aside deeds; S F Strongin, atty.

Newkirk av, ss, 1047.4 e Coney Island av, 75x105; Mary E Bond agt Delphin H Spicer et al; Jno Z Lott, atty.

AV P, ss, 43 w East 12th, 30x100; Lillian Schmitt agt Andw Schmitt, Jr, et al; specific performance; Morris Jacobs, atty.

Prospect pl, nwc Franklin av, runs w 224.11xne63.9 to centre line of Classon av, xn33.10xe255 to centre line of Graham, x s16.8 to Franklin av, xs185 to beg; also ST MARKS AV, ss, 53.10 w Franklin av, runs s77xe—xnw— to St Marks av, xe24.2 to beg; also ST MARKS AV, ss, 4 w Franklin av, runs w29xse12.11 to land of Thos Holahan, thence along said land to beg (a triangle); also ST MARKS AV, ss, 166 w Franklin av, runs w62.6xsl62.9xne68.5x

n133.11 to beg (excepting certain premises for widening av); also FRANKLIN AV, ws, 3.9 s St Marks av, runs s73.8xnw 66.8xne30.5 to beg (a triangle); also S 8TH ST, ns, 94 w Berry, runs n 100xw16xs 80xw4xs20 to S 8th, xe20 to beg; also GATES AV, ns, 235 e Tompkins av, 40x100; also BROADWAY, ns, 83.11 e Grove, runs n575 to Bushwick av, xe71.11xs575 to Eway, xw71.11 to beg; also VAN BUREN ST, ns, 207.4 e Reid av, 18.2x100; also DEAN ST, ns, 475 w Franklin av, 75x110; also STUYVESANT AV, nec Quincy, 20x88; Catherine Theiss agt Sarah Kloppenburg et al; partition; Saml Campbell, atty.

Myrtle av, ns, 50 e Lewis av, runs e75 to land of Brooklyn City R R, xn— to division line of farm of Saml Meeker & farm of Wright & Butler xnw to centre of block between Myrtle av & Stockton, xw 43.9xs100 to beg; Minnie V Zechiel as admrx agt Frank Mann as exr et al; Fisher & Voltz, attys.

Myrtle av, ns, 125 e Lewis av, 175x100; Same agt same; same attys.

E 26TH st, es, 120 n Av Z, runs e100xn 80xw— to Voorhies lane, xsw26.1 to E 26th xs69.6 to beg; Annie I Aste agt Sophie Martin et al; M B Campbell, atty.

Osborn st, ws, 140.6 s Riverdale av, runs s59.6xw200 to Thatford av, xn56.10xe200 to beg; Louise Schindler agt Annie Galantz et al; F F Bergenfeld, atty.

39TH st, nes, 290 nw 8 av, 60x100.2; also 39TH ST, ss, 225 e 6 av, 50x100.2; Ida Miller agt Roselle Realty Constn Co et al; (to set aside conveyance); M S Feiler, atty.

20TH st, ns, 138.6 e 6 av, 26.6x100; Alfred G Reeves & ano as exrs agt Anna M Dossing et al; C A Conner, atty.

Cleveland st, ws, 110 n Blake av, 20x90; Jno L Wood agt Frances C Hendrick et al; Coombs & Wilson, attys.

Cleveland st, ws, 130 n Blake av, 20x90; Same agt same; same attys.

Cleveland st, ws, 90 n Blake av, 20x90; Trstes of the Widows & Orphans Fund of the Eastern District of the City of Bklyn agt same; same attys.

Cleveland st, ws, 70 n Blake av, 20x90; Same agt same; same attys.

Cleveland st, ws, 50 n Blake av, 20x80; Maria L Crosley agt same; same attys.

Benson av, e cor Bay 17th, 96.8x71; Bond & Mortgage Guarantee Co agt Frank J Bloomer et al; E Kempton, atty.

Bay 17TH st, ses, 103 ne Benson av, 50x96.8; Bond & Mortgage Guarantee Co agt Frank J Bloomer et al; E Kempton, atty.

Herkimer st, 284; Eleanor L Grimes agt Edna S Gelhardt et al; Walter L Pate, atty.

FEB. 2.

E 31ST st, ws, 60 n Tilden av, 20x80; Geo D Russell agt Jno G Guggiardi; Marcus Schnitzer, atty.

E 31ST st, ws, 80 n Tilden av, 20x100; Same agt same; same atty.

E 31ST st, ws, 100 n Tilden av, 20x100; Same agt same; same atty.

E 31ST st, ws, 120 n Tilden av, 20x100; Same agt same; same atty.

E 31ST st, ws, 180 n Tilden av, 20x100; Same agt same; same atty.

48TH st, ns, 255 w 3 av, 25x100.2; Wesley W Burden agt Orient Development & Constn Co et al; Reed & Pallister, attys.

Coney Island av, es, 100 s Av O, 340x100; Brooklyn Associates agt Kenwood Associates & ano; W T Lindsay, atty.

48TH st, ns, 230 w 3 av, 25x100.2; Wesley W Burden agt Orient Development & Constn Co et al; Reed & Pallister, attys.

St Marks av, ss, 240 w Hopkinson av, 27 x127.9; Citizens Trust Co of Bklyn agt Katie Spiegelglass et al; Jonas, Lazansky & Neuberger, attys.

43D st, nes, 200 nw 16 av, 40x100.2; Alice Anderson agt Carrie W Greenwood & ano; E Kempton, atty.

Nostrand av, es, 80 n Lincoln rd, 20x76; Maria Kraemer agt Ritario Realty Co et al; C A Clayton, atty.

Warren st, ss, 70.3 e Columbia, 27.9x 74.10; Karoline Schuz agt Eugene L Parodi et al; E Kempton, atty.

Washington av, ws, 155.11 s Fulton, 22x 120.5x22x120.4; Ellen P Moffat agt Margt Gallagher & ano; E Kempton, atty.

McDougal st, ns, 250 w Saratoga av, 25x 100; Geo Bonlander & ano agt Wm A Barnewold et al; J C Kinkel, atty.

Webster av, ns, at the intersection of the e line of Section 43 on map of land of United Freeman Land Assn in the Village of Greenfield runs w40x115.2x10x115.1; Lillian Rollins agt Rena G Henry; Dykman, Oeland & Kuhn, attys.

Webster av, ns, 40 w of the intersection of the e line of Section 43 on map of land of United Freeman Land Assn in the Village of Greenfield, runs w100x115.5x100x 115.2; Same agt same; same attys.

S 3D st, ns, 37.6 w Marcy av, 18.9x80; Richd Vom Lehn, Jr, agt Eliza Cooke et al; Van Alen & Dyckman, attys.

Somers st, ns, 200 e Stone av, runs e 25x n29.11xne30 to Jamaica Plank rd, xn25xsw —xw—xs52.3 to beg; also PLOT begins 52.3 n Somers st & 200 e Stone av, runs e 9.9xne— to Jamaica Plank rd, xnw5xsw25 (interior plot); Dorothea M Straub agt Otto Niedner et al; J C Kinkel, atty.

Carlton av, ws, 149 n Atlantic av, 16.8x 104.2; Gustave Girard agt Emma Lewis et al; S J Kent, atty.

FEB. 3.

Walworth st, es, 236.10 s Myrtle av, 25x 100; Ellen A Borgstrom agt Rocco Cope-telo et al; J C Danzilo, atty.

Covert st, nws, 301.9 ne Hamburg av, 19.9x100; Edw F Gundrum agt Jeanette R Martin et al; H C Glone, atty.

71ST st, ns, 422.10 w 18 av, 40x100; Peter A Meagher agt Mary A Meagher; to set aside deed; Chas A Kalish, atty.

Decatur st, 111; Lena Brandenburg agt Jno Hanson et al; Louis Lewin, atty.

Liberty av, nec Van Siclen av, 25x100; Harman Wermann agt Henry Matheson as Pres et al; Kiendl & Sons, attys.

Lots 1044 & 1045 in block 7371 on map of 2d division to Homecrest; Fredericka Von Hull agt Jos P Hayes et al; H J Davenport, atty.

New Jersey av, es, 125 s Sutter av, 25x100; Title Guarantee & Trust Co agt Meyer Heller et al; J L Goodwin, atty.

89TH st, ns, 140 e 2 av, 20x100; Albt Sklarck agt Cresco Realty Co et al B Bloch, atty.

Chester av, sec Tehama, runs e100xs 126.2x again s73.10 to Clara, xw102.3 to av, xn200 to beg; Geo D Gilmore agt Mary L Behrens; W E Buckley, atty.

Hooper st, es, 80.4 s South 2d, 20x50; also JEFFERSON AV, ss, 155 e Stuyvesant av, 20x100; Katherine A Moneypenny agt Isabella Holsten et al; partition; J S & L R Ross, attys.

Bay 23d st, ses, 530 sw 86th, 40x96.8; Chas K Feuer agt David Lichtman et al; M C Levine, atty.

Humboldt st, 716a & 718; Wm J McIntyre & ano agt Annie Baron; to compel reconveyance; E J Reilly, atty.

FEB. 5.

Van Buren st, ss, 218.4 w Patchen av, 21.7x100; Eugene T Trotter agt Mortimer L Hinchman et al; Caldwell & Holmes, attys.

12TH av, es, from 76th to 77th, 200x100; Geo W Averill agt Dyckeridge Land & Improvement Co et al; Geo F Alexander, atty.

Prospect pl, ns, 360 w Saratoga av, 20x127.9; Title Guarantee & Trust Co agt Montague Moskowitz et al; J L Goodwin, atty.

Neptune av, ns, 80 w 17th, 34.6x149.9 x46.9x116.4; Irving J Wenz agt Chas T Katzen et al; to determine ownership; J A Sheehan, atty.

Plot begins at the corner formed by the center line of Av Q & es E 38th, runs w 923.7xsl1643.2xe1093.10 to rd leading to Kimballs Landing, xn1364.3xw208.3 to E 38 xn230.1 to beg; 40 acres; Cornelius Dwyer agt Coleraine Real Estate Assn et al; J Z Lott, atty.

Gates av, ss, 125 w Central av, 25x100; State Bank agt Pauline Newman et al; J A Kohn, atty.

Clinton st, 544; Henrietta Parke as admrx agt Fannie Lutz et al; C S Sinsheimer, atty.

Spencer st, es, 367.10 s Flushing av, 24.5 x100; Leon Birner agt Vincente Rinella et al; J C Danzilo, atty.

Glenmore av, ss, 60 e Ashford, 20x72.8; Title Guar & Trust Co agt Harry Topp et al; J L Goodwin, atty.

Moore st, swc White, 91x100; Title Guar & Trust Co agt Leopold Mayer et al; J L Goodwin, atty.

Jefferson av, ss, 200 w Reid av, 30x100; Victor Gommenginger agt Josephine P Folger & ano; Abr Lehman, atty.

Snediker av, ws, 210 s Sutter av, 18x100; Isaac Saretsky agt Saml Kaplan et al to set aside deed; A H Sarasohn, atty.

Havemeyer st, nec N 7th, 25x88; Chas F Fuchs agt Maria Franzese et al; Fisher & Voltz, attys.

Willoughby av, ss, 190 e Throop av, 60x100; German Savgs Bank of Bklyn agt David Werbelowsky et al; Fisher & Voltz, attys.

Plot begins 100 n Myrtle av & 125 e Lewis av, runs s31.6 to land of Wright & Butler, xnw44.2xe31.3 to beg; inter plot; Minnie V Zechiel agt Pauline Westernacher et al; partition; Fisher & Voltz, attys.

Rockaway av, ws, 125.3 s Livonia av, 25 x100; Bond & Mtg Guar Co agt Harry Silverstone et al; J L Goodwin, atty.

FEB. 6.

74TH st, nes, 286:10 se 4 av, 20x89.5x20x 89.2; Rose Ashmun agt Wm H Fleming et al; K C & M V McDonald, attys.

74TH st, nes, 346:10 se 4 av, 20x90x 20x89.10; Same agt same; same attys.

74TH st, nes, 266:10 se 4 av, 20x89.2x20x 88.10; Flora M Levy agt same; same attys.

Berry st, swc S 1st, 20x75; also N 5TH ST, ns, 140 w Bedford av, 40x100; Philip A Diehl agt Wm F Fricke et al; partition; F DeLisle Smith, atty.

Tilden av, swc Clove rd, runs s208.10xw 111.11 to Bklyn av, xn208.5 to Tilden av, xe103.7 to beg; Albt Berry agt Kathryn A Ryan et al; C S Taber, atty.

Gilmore Court, swc E 12th, 100x100; New York & Cincinnati Realty Co agt Gertrude L Reich & ano; J Z Lott, atty.

Raymond st, 120; Adolph Muhlstein agt Lena Finnan et al; to foreclose mechanics liens; G M Moskowitz, atty.

AV R, swc W 6th, runs w140xs100xe40 xs20xe100 to st, xn120 to beg; also AV R, swc W 6th, 200x100 to W 5th; Chas A Rippman agt Chaffers Constn Co et al; C F Corner, atty.

W 6TH st, es, 60 n Av R, 30x100; also W 6TH ST, es, 90 n Av R, 30x100; also W 6TH ST, es, 150 n Av R, 30x100; Chas A Rippman agt Herman Brohn et al; C F Corner, atty.

41ST st, nes, 220 se 14 av, 19.8x100.2; Marguerite M Henderson agt Ponce Realty Co et al; Gross & Surpluss, attys.

Sackman st, ws, 150 n Dumont av, 25x100; Idene D Denison & ano as trstes agt Saml Sassolsky et al; J L Goodwin, atty.

Watkins st, ws, 370 s Lott av, 20x100; New York Investors Corporation agt Amico Realty Co et al; J L Goodwin, atty.

Kosciusko st, 126; Solomon Wisotsky agt Birdie Kessler; J A Newman, atty.

Lincoln pl, ss, 406 e Schenectady av, 18 x90; Josephine Kulka agt Arah Constn Co et al; A O Bernstein, atty.

Lincoln pl, ss, 424 e Schenectady av, 18 x90; Same agt same; same atty.

Lincoln pl, ss, 352 e Schenectady av, 18 x90; Bertha Rivere agt same; same atty.

Lincoln pl, ss, 370 e Schenectady av, 18 x90; Same agt same; same atty.

Lincoln pl, ss, 442 e Schenectady av, 18 x90; Amalia Tausig agt same; same atty.

Spruce st, ws, at the intersection of the n line of land of the late Garrett V W Eldert, runs nw363.10 to land of Wm P Rae, xsw611.9xw473 to land of L I R R Co, xsw768.10 to land of Smith & Ives, xse 762.11 to land of the Home Co, xse255xse 418.9xse378.6 to land of Eldert, xnw408.11 xne433.10 to the beg (excepting certain premises); Bensonhurst Co agt Yeagley Realty Co et al; A P Hilton, atty.

Maujer st, ns, 46 w Waterbury, runs n100xw45.9xsl100 to Maujer, xe46 to beg; also MAUJER ST, swc Waterbury, runs s 190 to Ten Eyck, xw394.8xn95xe49.6xn95 to Maujer, xe269.1xse95xe24.7xn95 to Maujer, xe49.2 to beg; Home Life Ins Co agt Michael Seitz et al; J P Judge, atty.

Cypress av, ss, 100 w Highland av, 60x100; Sylvester Ross Jr agt Robt W Edgren et al; to foreclose mech lien; H A Ingraham, atty.

Watkins st, es, 166.8 s Liberty av, 33.4 x100; Binghamton Savings Bank agt Morris Kronengold et al; J L Goodwin, atty.

Henry st, nwc Carroll, runs ne50xnw 104x again ne50xnw25xsw100 to Carroll, x se129 to beg; also 5TH AV, es, 79 s St Johns pl, runs e80xs20xe20xsl100xw100 to av, xn120 to beg; also BAIRD ST, ns, 116.6 e Van Brunt, 48.6x100; also KING ST, ws, 100 n Richard, 50x100; Alice C Cunningham agt Mary E McConnell et al; specific performance; J H Regan, atty.

S 2D st, ss, 50 w Wythe av, 25x75; Lester S Hinman & ano agt Jacob Simon et al; E Kempton, atty.

60TH st, sws, 194 e 3 av, 20x100; South Brooklyn Savings Institution agt Jno McCormack et al; E Kempton, atty.

Rockaway av, ws, 142 s East New York av, runs s18.9xw115.8xne193.3xe102.3 to beg; C Henry Magna agt Isidor M Glickman et al; E Kempton, atty.

Franklin av, es, 298.4 s Fulton, 20x100; Leland University agt Ella B Bainbridge et al; C C Suffren, atty.

Plot bounded sw by Beattie, 70.6 nw by land of Andw Emmons, 200 ne by Washington, 70.6 x se200 to beg; Rubsam & Hormann Brewing Co agt Jos Arlotta et al; J A Hardiman, atty.

FEB. 7.

Rockaway av, sec Bergen, 27.9x77; Louisa M Roesch agt Andw Vasold et al; Theo Burgmyer, atty.

Powers st, ss, 100 w Manhattan av, 25x107; Eliza R Large agt Harris Wallerstein et al; W D Teese, atty.

67TH st, ss, 140 w 2 av, 16.8x100; Greater New York Savings Bank agt Julius H Goldberg et al; J E Ruston, atty.

Watkins st, ws, 150 n Belmont av, 48.6 x100; Fannie L Lake agt Meyer Sosnowitz et al; E Kempton, atty.

Broadway 1783; Emilie Huber & ano as exrs agt Simon Stern et al; F Obernier, atty.

Broadway, 1781; Same agt same; same atty.

Broadway, 1779; Same agt same; same atty.

E 39th st, es, 197.6 s Av D, 80x100; Theodore Wentz agt Maurice De Levante et al; Boothby, Baldwin & Hardy, attys.

Warren st, 553, 555 & 557; Bertha Halpron agt Morris J Schindel et al; S N Tuchman, atty.

Bristol st, ws, 340.3 s Dumont av, 20x100; Empire State Surety Co agt Nathan Cornman et al; J L Goodwin, atty.

New Jersey av, es, 25 s Sutter av, 25x100; Karl A Arvison agt Meyer Heller et al; J L Goodwin, atty.

Pitkin av (Eastern Parkway), nwc Cleveland, 20x60; Woltje Kamens agt Barnet Lifshitz et al; J L Goodwin, atty.

Van Siclen av, ws, 300 s Fulton, 25x100; also JEROME ST, ws, 84.11 n Blake av, 20 x100; also JEROME ST, ws, 105 n Blake av, 20x100; Chas A Rehfeldt agt Katie D Mueller et al; partition; David Eilau, atty.

Sumpter st, ss, 345 w Rockaway av, 26.8 x100; German Savings Bank of Bklyn agt Louis Cantor et al; Fisher & Voltz, attys.

Pennsylvania av, ws, 50 s Liberty av, 50x100; Clara L Hickok agt Saml D Davies et al; J L Holtzmann, atty.

Thatford av, es, 125 n Sutter av, 25x100; Max Barr & ano agt Rose Tuchman et al; S S Schwartz, atty.

E 14TH st, es, 200 s Beverly rd, 50x100; Lizzie M Moore agt Annie I Murphy et al; to declare a deed to be a mortgage; H J Davenport, atty.

FORECLOSURE SUITS.

Borough of Manhattan.

FEB. 3.

172D st, ws, 100 s Boston rd, 50x100; Rosie D Otto agt Austin R Newcomb et al; amended; Lese & Connolly, attys.

Dean av, sec Clarence, 100x200; Rose H Cahill agt Clinton Holding Co et al; W C Orr, atty.

Audubon av, swc 191st, 90.2x100x irreg; Patk S Treacy agt Krabo-Ernst Realty Co et al; C W Bennett, atty.

27TH st, ss, 160 w 6 av, 40x98.9; Geo E Coleman agt Felt Constn Co et al; Alexander & Green, attys.

30TH st, 229-31 W; Title Ins Co of NY agt Investors & Traders Realty Co et al; H M Bellinger, Jr, atty.

2D av, 1846; Hahnemann Hospital of the City of NY agt Elias Goodman et al; J H Seymour, atty.

212TH st, ns, 200 w Ams av, 100x99.11; also 213TH ST, ss, 145 w Ams av, 155x 99.11; three actions; Lawyers Title Ins & Trust Co agt Coburn Gahren Constn Co et al; P S Dean, atty.

Av B, nwc 8th, 108x205x irreg, Bronx; Hahnemann Hospital of the City of NY agt Michl E Devlin et al; J H Seymour, atty.

FEB. 5.

7TH st, 291 E; Melvina S Dennett et al agt Jacob S Gluck et al; Man & Man, attys.

Madison av, sec 99th, 50.11x100; Greenwich Savgs Bank agt Henry Steiner et al; De Witt, Lockman & De Witt, attys.

College av, sec 165th, 77.3x28.1x irreg; Alfred Stuve agt Mountain Constn Co et al; W A Gans, atty.

177TH st, ns, 170 w Wadsworth av, 100.2 x91.2x irreg; NY Life Ins Co & Lawyers Mtg Co agt Clara L Belden et al; Cary & Carroll, attys.

95TH st, 307-9 E; Mary B Schwab agt Ludins & Romm Realty Co et al; Schenck & Punnett, attys.

35TH st, 308 W; Empire State Surety Co agt Randolph M Newman et al; Hirsh & Newman, attys.

Davidson av, 2350; East River Savgs Instn agt Mary E Robinson et al; O F Hibbard, atty.

FEB. 6.

Arthur av, es, lot XL map Cedar Hill, Powell Farm, Bronx; Thos McMahon et al agt Wm H Stonebridge et al; Clocke, Koch & Reidy, attys.

Robbins av, ses, 125 ne Fox, 25x104; Adam Rice agt Saml Brener et al; Clocke, Koch & Reidy, attys.

Lot 13 map of Bathgate Estate, Bronx; Horace P Perrin agt Martha G Perna et al; Clocke, Koch & Reidy, attys.

117TH st, 420-4 E; Louis Lese agt Jno Focarile et al; Lese & Connolly, attys.

148TH st, ns, 375 w Morris av, 25x106.6; Isabella Hart agt Eric Borkstrom et al; S Wechsler, atty.

Lots 140 & 140A map of subdivision of portion of Penfield prop, Bronx; Magdalena Lieb agt Christian Georges et al; amended; D S Ritterband, atty.

Boyd av, es, 300 n Jefferson av, 25x100; Chas Hartmann agt Chas E Porteous et al; B Shaw, atty.

52D st, 399 E; Katharina Vetter agt Abr Abrams et al; W A Goodhart, atty.

Bronx & Pelham Parkway, ss, intersection ws lands of N Y, N H & H R R R Co, Harlem Branch, 475.9x100x irreg, except pt released; Annie M Harrison agt Percival E Nagle et al; E Berry, atty.

West st, sws, lot 10 map of Wardsville, Bronx; Mary A Langbein agt A Warren Constn Co et al; L J Langbein, atty.

103D st, ss, 49.6 e Lex av, 26x100.11; Frank Wertz, Jr, et al agt Jos Cohen et al; J T Booth, atty.

111TH st, 69-73 W; U S Trust Co of N Y agt Abr Rothstein et al; Stewart & Shearer, attys.

FEB. 7.

So Boulevard, nwc 142d, 30.10x81.10; Louis M Ebling agt Vincenzo Razzano et al; Leventritt, Cook & Nathan, attys.

137TH st, 348 E; also LEXINGTON AV, 1890; two actions; Mary C Stewart agt People of the State of NY; Butts & Vining, attys.

Tremont av, ns, 100 nw Prospect av, 25x100; Raffaele Marrazzi agt Alex Anderson et al; J H Corn, atty.

Whittier st, es, 258 n Seneca av, 50x 97.5; Warren B Sammis agt Nicholas F Peterson et al; W E Sammis, atty.

Market st, 83; Chas H Meyer agt Hannah Dineen et al; amended; Wesselman & Kraus, attys.

Decatur av, ws, 75.3 n 195th, 25.1x102.6; Saml Campbell agt Amalia Pirk et al; S Williamson, atty.

Decatur av, ws, 50.10 n 195th, 25.1x104.6; Henry Seib agt Amalia Pirk et al; S Williamson, atty.

FEB. 8.

Lots 90 to 93, map of Paul Estate Bronx; Lawyers Title Ins & Trust Co agt Frank M Abbott et al; P S Dean, atty.

46TH st, 64 W; Helen L Booth agt Wm C Spalding et al; O'Brien, Boardman & Platt, attys.

Hudson st, 494-96; also BEDFORD ST, 107 to 115; N Y Trust Co agt Leon Realty Co et al; J B Pine, atty.

54TH st, 317 W; also 54TH ST, ns, 295.10 w 8 av, 29.2x100.5; two actions; United States Trust Co of N Y agt Danl J Rogers et al; Stewart & Shearer, attys.

Arthur av, ws, lot XL, map of Cedar Hill on the Powell Farm; Alfred Barth et al agt Frank Panizzi et al; N A Stancliffe, atty.

Audubon av, nwc 191st, 90.2x100; Patk S Treacy agt Krabo, Ernst Realty Co et al; amended; W Bennett, atty.

FEB. 9.

Madison av, 799; Edith L Cannon agt Richd W Hennessy et al; Cannon & Cannon, attys.

Morris Park av, ss, lot 103, map of portion of Downing Estate, Bronx; Isabella Sprunt agt Fulson Realty Co et al; Clocke, Koch & Reidy, attys.

Freeman st, nec Bryant, 85.7x53.1xirreg; Nelly Henschel agt B Kaplan Plumbing Co et al; R S & I S Isaacs, attys.

Kepler av, es, 40 n 237th, 24x100; Helen M Putney et al agt Fanny Shaw et al; J E Duross, atty.

129TH st, 107 E; Lizzie Van Boskerck agt Abr Gabriel et al; Butts & Vining, attys.

2D av, es, 85.6 s 229th, 28.6x105; Jeremiah N Martin agt Frank H Newton et al; A L Howe, atty.

176TH st, ns, 25 e Walton av, 50x125; Fanny Lomas agt Wm D Cahill et al; Martin & Howe, atty.

2D av, nec 6th, 51.9x87; State Bank agt Philip Horowitz et al; J A Kohn, atty.

107TH st, 205-7 E; two actions; Chas H Young et al agt Henry M Mayper et al; A Ritchie, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

FEB. 3.

No Building Loan Contracts filed this day.

FEB. 5.

2D av, nws, 26.4 sw 13th, 26.4x110; Abr Stein loans Sadie Smith to erect a —sty bldg; 4 payments. 7,000

Elm pl, ws, 165.7 s Fordham rd, 86.3x 106.9; Jas G Wentz loans Wm S Warren, Inc, to erect two 4-sty apartments; 8 payments. 32,000

FEB. 6.

Tremont av, sec Prospect av, 112.5x99.1x irreg; Lawyers Title Ins & Trust Co loans Friedman Constn Co to erect a 2-sty apartment; 8 payments. 120,000

223D st, ns, 447.11 e White Plains rd, 33.7x114.4; Central Mtg Co loans Morris Improvement Co to erect a —sty bldg; 4 payments. 7,000

223D st, ns, 381.4 e White Plains rd, 66.8x114.4; same loans same to erect a —sty bldg; — payments. 18,000

FEB. 7.

Davidson av, ws, 37.6 n North, 39x100; Manhattan Mtg Co loans Davidson Av Realty Co to erect a 5-sty apartment; 13 payments. 20,000

Minford pl, ws, 275 n 172d, 75x100; City Real Estate Co loans Foxvale Realty Co to erect two 5-sty apartments; 7 payments. 56,000

Davidson av, ws, 76.6 n North, 39x100; Manhattan Mtg Co loans Davidson Av Realty Co to erect 5-sty apartment; 13 payments. 20,000

FEB. 8.

No Building Loan Contracts filed this day.

FEB. 9.

No Building Loan Contracts filed this day.

ATTACHMENTS.

Manhattan and Bronx.

FEB. 1 & 2.

No attachments filed these days.

FEB. 3.

Lord Electric Co; U S Wood Preserving Co; \$10,240.27; Niles & Johnson. Cevaer, Danl & Bronislas Gaschtofte; Chas W Booth; \$800; Wood, Cooke & Seitz. Same; Edmond Van Dyk et al; \$2,000; same.

Jaramillo, Alfonso et al; L Restrepo et al; \$15,000; Pavey & Moore. Hayes, Richd; Ely J Rieser; \$564.40; Douglass & Armitage.

Heise, Augustus; Frank H Henry; \$12,- 343.75; Seibert, Paddock & Cochran.

FEB. 4, 5, 6 & 7.

No attachments filed these days.

CHATTEL MORTGAGES.

Borough of Manhattan.

AFFECTING REAL ESTATE.

FEB. 1, 2, 3, 5, 6 & 7.

Averella, V. 230th st, ss, 300 e Barnes av..L Mayer & Co. Chandeliers. 136

Brooklyn & Manhattan Ferry Co..New Jersey Title Guar Trust Co. Franchises, Ferrys, &c. 500,000

Emaaker Realty Co. 605-9 W 142d st.. Eureka Chandelier Co. Gas & Electric Fix. 1,135

Furrier Constn Co. Garden st, ns, bet Prospect av & So Blvd..Hudson Mantel & M Co. Consols. 371

Silverman, A & Wendover B Co. 3d av, nwc 170th..Hudson Mantel M Co. Mantels. 162

Siebrecht, H A. 427 5 av..A B See Electric Elevator So. Elevator. (R) 162

Takis, C. 14 E 23d..Emery Thompson Machine. 400

Zingales (G) Co..Bronx Mutual Gas & of Clinton av..Bronx Mutual Gas & Electric Co. Fix & etc. 1,075

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 1, 2, 3, 5, 6 & 7.

Cuossorat & Co. Kenmore pl nr Woodruff av..Central Chandelier Co. Chandeliers, &c. 520

Elgin Bldg Co. 23d av nr 86th..Wm Kerby. (R) 150

Coogan (Jas W) Constn Co. 44th nr 14 av..Union Stove Wks. Ranges. 990

Martin, Geo J & Wm. New Kirk av nr Rogers av..Hudson Mantel & Morrro Co. Mantels. 1,470

Mass Realty Co. E 32d nr Snyder av.. the same. Mantels. 410

Musti, F. Kings Highway & E 2d.. West End Gas Fix Co. Gas Fix. 180

MECHANICS' LIENS.

Borough of Manhattan.

FEB. 3.

Broadway, nwc 162d, 42.5x175x irreg; Robt Griffin Co agt Comfort Realty Co, Barnet House. (20). 407.68

163D st, 549 W; same agt same. (21). 355.74

Riverside dr, 490; same agt Kinsella Constn Co, C W Kinsella. (22). 284.22

142D st, 605 W; Claremont Iron Works agt Emkaar Realty Co. (23). 1,730.00

124TH st, 157-9 W; Henry M Kahn agt Hotel Viking Co, lessee & contractor, S F Myers Realty Co, Jno E Korndahl. (24). 1,346.00

Audubon av, swc 186th, 160x100; Aug Kampfner agt H G Realty Co, Wm Cartwell & Henry Guttman. (25). 55.00

St Marks pl, 18; Jacob Nordinger agt Barnet Chenkin, David Chenkin, (26). 45.50

11TH st, 128 W; Chas A Bruhus agt Laura V Faile, E W Warfield, (27). 121.42

173D st, 559 W; Chicago Varnish Co agt Latham Realty Co. (28). 676.87

FEB. 5.

Clinton av, ws, 264 n 181st, 112x100; Corbett & Co agt G Zingales Co, J J Bonelli, Gaetano Zingales & Zingales Constn Co. (29). 85.00

103D st, 322 E; Philip H Maher agt Mutual Milk Co. (30). 60.00

142D st, 605 W; Louis Franco agt Emkaar Realty Co & Robt M Silverman, Meyer Frank. (31). 3,400.00

142D st, 605 W; Norfolk Lumber Co agt Emkaar Realty Co & Robt M Silverman. (32). 527.73

Washington av, 1281; J Henry Reiher agt Knepper Realty Co. (33). 60.00

Andrews av, 2202; Hooker & Co agt Jessamine C & Collins P Bliss, Bliss & Griffiths; renewal. (34). 800.00

6TH av, 783-5, & 45TH st, 104 W; C C Bohn Electric Co agt Susie E Fitchett, Emily E Burns & Annie E De Camp, Burns Restaurant & Hotel Co. (35). 410.00

St Nicholas av, 672-4; Richd E Thibaut Inc agt Kirby Constn Co. (37). 300.69

5TH st, 533-5 E; Jos Shanske et al agt Rosie & Gogy Forst, Mandel Silver. (38). 264.00

4TH av, 350; Oriental Fireproof Sash & Door Co agt Jno Doe, Wolf Bros, P J Byrnes. (39). 150.00

Northern av, es, 100 n 180th, 100x100; Richd E Thibaut, Inc, agt Kirby Constn Co. (40). 482.70

FEB. 6.

Fulton av, 1469; Robt Griffin Co agt Bethel Constn Co. (41). 232.70

Clinton st, 80-2; Water Supervision Co agt Martin Grossman, S Agid, (42). 36.00

142D st, 605 W; Louis Franco & Co agt Emkaar Realty Co; Robt M Silverman. (43). \$2,950.00

56TH st, 60 E; Jos Short agt Nora A Rook. (44). 445.00

Monaghan av, es, 425 n Jefferson av, 25x 100; Vincenzo Merendino agt Anna L Balser, Jno Muller. (45). 148.00

58TH st, 308-10 W; Vacuum Engineering Co agt Bernard Reich. (46). 1,000.00

5TH av, sec 107th, 100x100.11; Getler Sand Co agt Geo H Earle, Jr, & Jas F Sullivan, Jas H Lytle Constn Co. (47). 317.00

Hudson st, 503-7; Kalt Lumber Co agt Greenwich Investing Co, Hyman Kantor. (48). 176.52

W Broadway, 381-3; Frank J Tyler agt Birkenfield, Strauss & Co, Walsh Machine Works & P Lanzetto. (49). 31.00

5TH av, 548; Edw J Nevins agt A Alexander, J C Vreeland Bldg Co (51). 575.00

142D st, 605 W; Ferdinand Conforti agt Emkaar Realty Co & Robt M Silverman, Geo Sprickerhoff. (52). 96.00

92D st, 405-7 E; Jno Quinn agt Ambrose Frank & Co, Bartress Vought & Co. (53). 51.45

5TH av, 548; Harris, Silvers, Baker Co agt Andw Alexander, J C Vreeland Bldg Co. (54). 1,365.55

5TH av, 548; Chas Burkelman agt Andw Alexander, J C Vreeland Bldg Co. (55). 288.61

Fordham rd, 38-40; Antonio Spadaccini agt A L Guidone & Co, Silvestri Plastering Co. (56). 141.50

Hoffman st, 2501-9; Guerino Baldi agt Pinnacle Realty Co, Acme Marble Co. (57). 112.00

5TH av, 548; Alonzo B See agt Isabella A Robey Andw Alexander, lessee, J C Vreeland Bldg Co. (58). 2,423.54

5TH av, 548; Manhattan Fireproof Door Co agt Andw Alexander, J C Vreeland Bldg Co. (59). 841.40

FEB. 7.

5TH av, 548; Michl Power agt A Alexander & Isabelle A Robey, J C Vreeland Bldg Co. (60). 645.35

5TH av, 548; Johnson & Morris agt same. (61). 716.00

5TH av, 548; Jas McCullagh agt same. (62). 804.45

148TH st, 457 E; Louis Abromowitz agt Ida Hinrichs. (63). 52.00

5TH av, 548; Empire City-Gerard Co agt Andw Alexander, J C Vreeland Bldg Co. (64). 805.25

Hoffman st, 2501-9; Meyer B Gruzenskie agt Pinnacle Realty Co. (65). 760.00

5TH av, 548; Edwin Shuttleworth Co agt Isabella A Robey, Andw Alexander, lessee, J C Vreeland Bldg Co. (66). 1,154.00

5TH av, 548; Dunbar Box & Lumber Co agt same. (67). 294.32

Wadsworth av, sec 181st, 100x100; Harlem & Morrisania Transportation Co agt Ornstein & Bock, Magnesia Cement Co. (68). 99.98

5TH av, 548; D & A Christie agt Andw Alexander, J C Vreeland Bldg Co. (69). 105.00

Tremont av, ss, 300 w Marmion av, 25x 100; Saml Biderman agt Geo Brown & Benfra Realty & Holding Co. (70). 190.00

Ovington av, es, 225 n Frisby av, 125x 95; Unionport Lumber & Mfg Co agt Pelham Impt Co. (71). 46.42

11TH st, 644 E; Benj Torgownick agt Herman Frisch. (72). 185.00

222D st, ns, 581 e Barnes av, 39x88; Unionport Lumber & Mfg Co agt Chas Ringelstein, Sr, Chas Ringelstein, Jr. (73). 168.82

Prospect av, 970; Benj J Carr, Jr, agt Geo Keller Constn Co. (74). 2,030.00

Burke st, 775-81; Philip Hauser, Jr, agt Madison Constn Co. (75). 60.00

5TH av, 548; Hasbrouck Flooring Co agt Estate of Andw Alexander, J C Vreeland Bldg Co. (76). 80.00

St Nicholas av, nwc 153d, 102.2x219.10; Geo F Moore, Inc, agt M R L Bldg Co (77). 251.51

FEB. 8.

5TH av, 548; Candee, Smith & Howland Co agt Isabella A Robey; Andw Alexander; J C Vreeland Bldg Co (78). 16.50

Same prop; Sutphen & Myer agt Isabella A Robey; J C Vreeland Bldg Co (79). 227.76

Riverside dr, nec 151st, 104x145; Kertscher & Co agt Sillon Constn Co; renewal (80). 9,650.00

Riverside dr, 486 to 92; Dahlstrom Metallic Door Co agt Kinsella Constn Co & C W Kinsella; renewal (81). 7,650.00

5TH av, 901; Justus I Wakeles et al agt Alexander Cados & Wm Lennon (82). 106.00

So Boulevard, nwc Brown pl, 195x100; Jos Venuto agt Doll Realty Co (83). 1,590.96

Amsterdam av, 2185; Saml Aronoff agt Jacob Weintraub & Therese Saxon (84). 36.75

Pinehurst av, nwc 177th, 98.6x125; Jas McBride Co agt Helene Realty Co; renewal (85). 3,600.00

Lexington av, sec 36th, 46x125x irreg; Edw B Jordan & Co agt Packard Commercial School Co & Walter F Barnes (86). 820.61

5TH av, 548; Jos Garry & Son agt Isabella A Robey & Andw Alexander & J C Vreeland Bldg Co (87). 86.00

5TH av, 548; Saml Abraham agt Andw Alexander & J C Vreeland Bldg Co (88). 391.15

Same prop; White Fireproof Constn Co agt Isabella A Robey & Andw Alexander & J C Vreeland Bldg Co (89). 182.80

FEB. 9.

St Nicholas av nwc 153d, 102x219.10x 102x219; Jas McBride Co agt M R L Bldg Co. (90). 6,450.00

5TH av, 548; S H Pomeroy Co, Inc, agt Isabella A Robey, Andw Alexander; J C Vreeland Bldg Co. (91). 95.40

5TH av, 548; General Kompolite Co agt Isabel A Robey & J C Vreeland Bldg Co. (92). 99.83

5TH av, 548; Tiffany Studios agt same; (93). 1,057.64

Riverside Drive, nec 151st, 104x145; Moritz Arnstein agt Sillon Constn Co. (94) 593.33

148TH st, 368 E; Witcoff & Altman Contracting Co agt Geo Markey & Builders Iron Works. (95) 670.00

Lowere pl, swc 229th, 88x105; Geo P Engeldrum agt North Bronx Realty Co & W M Realty Co. (96) 458.60

102D st, 238 E; Morris Mufson agt Meyer H & Harry Schonertz. (97) 4,000.00

4TH av, 248; Geo F Root Co agt 248 Fourth Avenue Co & Crane & Mahoney. (98) 378.31

Borough of Brooklyn.

FEB. 1.

Hicks st, nec President, 60x75; N Ryan Co agt Maryann & Jos Luciano & Jas Kane Co. 238.56

Glenwood rd, ns, 40 e East 39th, 60x95; Jno Morton's Co agt Louis Winckler & Chas L Parker. 149.06

Hicks st, nec cor President, 100x75; Watson & Pittinger agt Guiseppe & Maryann Luciano, Jas Kane Co & Jas Kane. 934.58

E 55TH st, es, 320 s Tilden av, 25x100; Adam Sinisi agt Wm L Smith. 80.00

71ST st, ns, 270.1 e Narrows av, 140x83; Purcell Bros agt Thos Bennetts. 250.00

42D st, nwc 13 av, 80x100.2; Eureka Heating Co agt Oswald Gueth, Rudolph H Kutner & Henry B Levy. 230.00

5TH av, swc 10th, 20x100; Saml Winkel agt Adolph Ohlbaum & Geo & Garrett Moore. 137.50

63D st, ns, 100 e 18 av, 480x100; Bklyn House Wrecking Co agt Norton Contracting Co & Jno Curtin, Pres. 68.75

38th st, es, 176 e 4 av, 100x100; Cranford Co agt F H Beckhop & J Barry. 232.00

FEB. 2.

E 26TH st, es, 100 s Av M, 40x100; Harry Bernstein agt W H Colson. 100.00

E 24TH st, ws, 100 s Av M, 40x100; also E 24TH ST, es, 100 s Av M, 40x100; Harry Bernstein agt W H Colson. 200.00

W 6TH st, —s 260 n Av U, —x—; Morris Chomsky & ano agt Vincent Jaunace & the Pres of Beneventum Realty & Const Co & David Parkin & Jake Bradofsky of the Newport Sash & Door Co. 350.00

Lee av, 168; Sam Miller agt Umberto Polito. 42.00

Same prop; Adolf Wexler agt same. 58.50

38TH st, nes, 175 se 4 av, 100x100; Cranford Co agt Ella Wessel, F H Bookhop & J Barry. 232.00

7TH av, es, 20 n 43d, 40x100.2. Szemko & Gaydica agt Falkenburg Bldg Co. 282.61

FEB. 3.

61ST st, sws, 115 e 15 av, 60x100; Geo C Rubino agt Jos L Burton Constn Co. 107.95

West st, ws, 77.6 n 35th, 144x80; Jno M Hayes agt Humphries Constn Co. 40.00

Hicks st, nec President, 100x75; Audley Clarke Co agt G & M A Luciano, Jas Kane Co, Jas Kane. 1,050.45

40TH st, 1266, sec 13 av, 20x100; Fiske & Co; Inc agt Ray Helman & Muckzitka T Torah. 140.00

Triangular blk bounded by Eastern Pkway, Saratoga av & St Johns pl, 320 on pkway x—; Szemko & Gaydica agt Masief Bldg & Const Co. 1,280.69

West st, nwc 40th, runs n157.4xw100xs 51.5 to 40th, xsel140 to beg; Chas Bennett agt Jos Thomson Real Estate Co & Sidoti Bros. 135.00

E 29TH st, 551; Harry McComb agt Kate T Ogden & Howard J Mandell. 75.00

Atlantic av, 312; Knickerbocker Metal Ceiling Co agt Minnie & Martin Garone. 35.00

FEB. 5.

5TH av, swc 10th, 20x100; Saml Feldman agt Alfred Ohlbaum & George & Garrett Moore. 105.00

East New York av, 1751-53; Wm J Hunt agt Carolina Weckesser. 832.74

West st, nwc 40th, 160x140; Constn Material & Coal Co agt J B Thompson Real Estate Co & Anthony & Nicolas Sidoti. 600.00

Sackman st, 10; Wm H Curtin Mfg Co agt Eliz Goldbach & H J Miller. 250.00

21ST st, 217-19; Jos W Hartung agt Michl A & Raffaele D Angolina. 60.00

St Johns pl, ns, 205 w Albany av, 105x 112.9; Metropolis Lumber Co agt Classon Constn Co. 3,212.25

West st, ws, 131.6 n 35th, 90x80; Coney Island Constn Supply Co agt Humphries Constn Co & R Humphries Jr. 437.75

FEB. 6.

71ST st, ss, 110 e 14 av, 60x100; Wm P McIntyre agt Cornelius E & Mary J Murphy. 127.00

16TH st, ss, 203.10 w 4 av, 40x125.7; Morris Fine agt Himmelstein & Arker Co & Saml Himmelstein (President). 145.60

FEB. 7.

Washington av, swc Prospect pl, —x—; Dave Weintraub agt Howard De Graw Co & Benj Krupsky; Dec18'11. \$20.00

4TH av, nec Degraw, 19x75; Thos G Knight Co agt Bridget McCaulay & Birkett-Pinn Co; Jan30'12. 264.20

Schenectady av, es, 100 n Park pl, 52.9 x100; Brownsville House Wrecking Co agt Johanna & Robt Grafton. 38.00

Hull st, ns, 350 e Stone av, 107x100; Steinberg Steam Cut Stone Co agt Lena & Louis Ratner & Andw A Ayers. 186.30

63D st, ss, 217.5 e 18 av, 482.4x82.6; Otto Dreher agt Muskoka Realty Co & Harry Hewston. 282.90

W 6TH st, ws, 260 n Av U, 35x75; Israel Foxtow & ano agt Beneventum Realty & Constn Co. 290.00

56TH st, ss, 140 e 7 av, 140x100; Antonio Zanghi & Co agt Jas V Cunningham & York Penn Co. 475.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

FEB. 3.

No Satisfied Mechanics Liens filed this day.

FEB. 5.

2Park av, ws, 287.7 s 187th; Mayer Malbin agt Tremont Park Realty Co et al; Jan24'12. \$250.00

26TH st, 153 E; Otis Elevator Co agt Margt T Johnston et al; Jan15'09. 120.89

5TH av, 998; Hall's Safe Co agt Century Holding Co et al; Feb2'12. 1,709.00

FEB. 6.

1Aqueduct av, es, bet Boscobel av & Featherbed la; Frank Nahody agt Towanda Constn Co et al; Feb6'12. 95.00

5TH av, es, 10.11 s tracks of N Y, Westchester & Boston Ry Co et al; Standard Plumbing Supply Co agt Fine & Falk Inc, et al; Jan27'12. 1,000.00

Light st, ss, 50.10 e tracks of N Y Westchester & Boston Ry Co; same agt same; Jan27'12. 650.00

Boston rd, 1321; Chas Essenwanger & Son Inc agt Wm H Weissager et al; Nov 17'11. 107.00

111TH st, 233-35 W; Owen L Smith agt Jos Liebling et al; Jan4'12. 44.25

70TH st, 26 W; Herman Blumenstetter agt Henrietta A Rosenblatt et al; Jan6'11. 36.00

108TH st, 75 E; Saml Stotsky agt Jno H Madden; Nov24'11. 25.00

25TH st, 416 W; Morris Evans agt Betsey Bernstein et al; June3'11. 220.00

Sherman av, 127 to 135; Adolf Smith agt Hanover Realty & Constn Co et al; June 1'11. 692.53

Centre st, 133 to 149; Pietrowski & Konop Co agt Israel Lippmann et al; Sept 20'11. 4,251.00

Same prop; N Hutkoff & Co agt Abingdon Constn Co et al; Sept19'11. 6,720.00

FEB. 7.

1Northern av, es, whole front bet 178th & 179th; Jno Anseloni agt Henry Raabe et al; Dec6'11. 140.00

8TH av, 143; Salvatore Carlo agt Mary Schofield et al; Dec19'11. 523.00

Northern av, es, whole front bet 178th & 179th; Evans Bros, Inc, agt Birch Realty Co et al; Feb5'12. 102.00

Morris av, sec 151st; Ciavanni & Cavaluzzo agt Giovanni Saracino et al; Sept1 '11. 95.00

Bowery 86-S; Colwell Lead Co agt Amelia Herman et al; Sept25'11. 187.75

FEB. 8.

1212TH st, 718 to 27 E; Bartelstone Bros agt Antonio DiAngelo et al; 1911 47.00

108TH st, 255 W; Abr E Bockmann agt Chas E Manus et al; 1910. 860.41

10TH av, ws, 100 s Emerson; Jno Trainor agt Chas Hensle Realty Co et al; 1911. 266.00

Emerson st, ss, whole front bet Sherman & Post avs; same agt same; 1911. 240.50

Rider av, nwc 140th; Jas McAvoy agt NY Edison Co et al; 1912. 32.00

165TH st, ss, whole front bet Findlay & Teller avs; Jas B Ferguson & Co agt Hadden Realty Co et al; 1911. 1,580.00

Same prop; Peter H Reilly & Bros Co agt same; 1911. 465.97

Same prop; Hahn & O'Reilly agt same; 1911. 272.33

Same prop; Bklyn Fireproof Sash & Door Co agt same; 1911. 200.00

Same prop; Leslie Bros Engineering Co agt same; 1911. 450.00

Same prop; Jos Sragow agt same; 1911. 173.93

Same prop; Christopher Fabel agt same; 1911. 372.20

FEB. 9.

Centre st 133-140; American Bar Lock Co agt Abingdon Constn Co et al; Sept21 '11. 152.50

77TH st, 319 W; Peter J Ryan Bldg Co agt Wm M Hoes et al; Dec28'11. 965.50

138TH st, 58-60 W; Clifford J Miller & Co agt J H McMullen et al; Jan12'12. 131.98

Borough of Brooklyn.

FEB. 1.

Washington av, swc Prospect pl, —x—; Dave Weintraub agt Howard De Graw Co & Benj Krupsky; Dec18'11. \$20.00

4TH av, nec Degraw, 19x75; Thos G Knight Co agt Bridget McCaulay & Birkett-Pinn Co; Jan30'12. 264.20

FEB. 2.

E 17TH st, ws, 420 s Av J, 40x100; Chas Rosiello agt Norton Contracting & Supply Co; Jan25'12. 308.50

Same prop; Frank H Pihlman agt Norton Contracting & Supply Co & Jno Curtin; Jan19'12. 409.00

E 17TH st, ws, 480 s Av J, 35x100; Columbia Mantel Co agt same; Dec18'11. 49.00

West av, 201; Wm Pollock agt Clemens Capone; Sept8'11. 115.00

Fillmore pl, ns, 47 e Driggs av, 30x—; Jakob Delinsky agt Mildred Levy & Nass Constn Co; Nov2'11. 100.00

3D av, 4902; Paladino & Bros agt Cath M & Mary E Nolan & Jas O'Hara; May16 '11. 205.00

Driggs av, nec Fillmore pl, —x—; Eastern District Trim & Lumber Co agt Mildred Levy & Nassau Contracting Co; Oct 19'11. 74.92

Driggs av, nec Fillmore pl, 20x100; Szemko & Gaydica agt M Levy & Nass Contracting Co; Aug12'11. 215.00

Same prop; Geo Martin agt same; Oct 25'11. 200.00

Hendrix st, ws, 100 n Livonia av, 100x 100; Simon Holland agt Arbuckle Realty Co & Archibald D Brown; Jan4'12. 25.00

Same prop; Schluchtner Bros agt same Jan20'12. 105.70

FEB. 3.

64TH st, ns, 180 e 14 av, 20x88; H Silverstein agt Carlo Sutura & Home Title Ins Co; Jan23'12. 47.00

FEB. 5.

Georgia av, es & ws, from Hegeman to Vienna avs & New Jersey av, —x—; Pittsburgh Plate Glass Co agt Van Cleave Constn Co; Sept19'11. 1,391.70

61ST st & 20TH av, 63D 64TH, 65TH & 66TH sts & 21ST & 22D avs; same agt same; Sept19'11. 3,136.81

Ocean Parkway, —s bet Neptune av & Av Z, 220x148; Max Reiber agt Penn Constn Co & Saml Bernikow; Feb1'12. 118.60

68TH st, sec 20 av, —x—; R L Williams agt Thos Glacken; July25'11. 25.00

Marey av, ws, 75 s Willoughby av, 47x 100; Houghtaling & Wittpenn agt Clifton Place Realty Co; Feb2'12. 264.00

FEB. 6.

72D st, ns, 100 e 8 av, 200x100; Chas Sirota agt Gerber Constn Co; Nov24'11. 200.00

72D st, ns, 451.8 w Fort Hamilton av, 200x100; Jno H Gault agt Grove Constn Co; July28'11. 50.00

Skillman av, ns, 250 e Union av, 25x100; Simonelli Co agt Alfonso Armellino; Nov 21'11. 800.00

Lee av, 12; Morris Rosenberg agt Ross Kallmann & Jan Brand; Jan22'11. 55.00

Kent av 635-41; Jno C Edmead agt Geo J Simpson & Matthew Smith & Son; Feb1 '12. 12.00

FEB. 7.

Malta st, ws, 256.5 s New Lots rd or av, 60x100; Isidor Forshber & ano agt Paul Levy & David Wolfman; Jan22'12. 170.00

Same prop; Rubin Musicant agt same; Jan2'12. 84.00

Amboy st, es, 100 n Newport av, —x—; Wm G Kinney agt Milford Constn Co; Jan4'12. 66.40

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

FEB. 8.

Malta st, ws, 256.5 s New Lots av, 60x93; Levy & Wolfman on Julius & Herman C Lehrenkrauss to pay Richd Worob. 270.00

Schenectady av, sec St Johns pl, —x—; Chas M Goldstein on R Norick to pay Louis Fishman. 535.00

Schenectady av, es, 100 n Park pl, 52.9x 100; Johanna Grafton on Home Title Ins Co to pay Harry E Shirk. 300.00

ORDERS

Borough of Brooklyn.

FEB. 1.

6TH av, ws, from 73d to 74th, —x—; A W Todebush Co on United States Title G & I Co to pay Robt Getty. \$1,000.00

71ST st, ns, bet Narrows & 1 avs, —x—; E L Quirk on Andw G Guliksen to pay Colwell Lead Co. 240.00

FEB. 2.

W 6TH st, ws, 260 n Av U, —x—; Beneventum Realty & Constn Co on Robt Ward to pay Lazarus Black. 325.00

St Johns pl, ns, 205 w Albany av, 105x 112; Classon Constn Co on Title Ins Co to pay Constn Material & Coal Co. 1,100.00

Ocean Parkway, sws & Webster av, 49x 75; Jno L Lawson on Chas Flor to pay J P Duffy Co. 85.00

Ocean Parkway, sws, cor Webster av, 49 x75; Same on same to pay same. 100.00

FEB. 3.

Malta st, ws, 256.5 s New Lots av, 60x93; Levy & Wolfman on Julius & Herman C Lehrenkrauss to pay Richd Worob. 270.00

FEB. 5.

Schenectady av, sec St Johns pl, —x—; Chas M Goldstein on R Norick to pay Louis Fishman. 535.00

Schenectady av, es, 100 n Park pl, 52.9x 100; Johanna Grafton on Home Title Ins Co to pay Harry E Shirk. 300.00

FEB. 6.

No Orders filed this day.

FEB. 7.

Schenectady av, es, 100 n Park pl, 52x 100; Johanna Grafton on Home Title Ins Co to pay Baruch Miller. 50.00

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS' GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. LXXXIX No. 2291

New York, February 10, 1912

(31) PRICE 20 CENTS

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.

10-34	618-8	1146-12	1572-5 & 9	1985-14
39-24	619-56-58	1154-17	1585-50-51	2010-1
58-3-4	637-77	1162-45	1598-20	2011-45
61-18	640-56	1169-62	1614-42	2012-1
70-28	719-23	1202-59	1617-23, 25, 28-29	2034-48-50 & 61
95-28	736-42-43	1217-6-12 & 50-61	1621-30	2038-5-7
96-8	774-67-68	1230-31	1640-46	2042-52
98-17	802-54	1241-8½-9	1647-18 & 20	2067-34
103-9	804-13-14	1243-62	1650-2	2098-53
111-1	805-17	1289-50	1664-16	2109-55-56
154-6-7 & 21	806-17	1293-51	1667-29	2114-10
166-1, 24-25	826-29	1303-18, 19, 23 & 49-53	1679-11	2130-22
171-27-28	827-12	1307-24	1685-48	2133-84
237-36	839-18 & 34	1336-49	1709-11½	2138-102
255-pt lt 21	849-15-19 & 61-62	1338-22½-24	1711-46	2161-71
259-57	861-1	1340-33	1718-49-49½	2167-32
267-26	871-22	1342-19	1733-56 & 58	2188-1
278-12	914-41	1379-1	1745-63½	2201-1 & pt lt 4
330-25	943-39-41	1414-38	1757-6	2242-33
338-40	954-4	1430-2-3	1776-59	3402-283
349-39	973-38 & 46	1437-26	1790-26	
380-3	1010-61	1439-40	1792-12	WILLS.
382-55	1037-19	1492-50	1807-33½	724-17
385-35 & 63	1041-20½	1510-4	1811-6	735-27
407-36	1050-5 & 5½	1511-50-50½	1831-49-50	777-45
412-8	1054-45	1525-28½-29	1857-22	837-5
415-30	1061-27	1527-46½	1883-57	1161-57½-60
420-6	1078-26	1541-5 & 8-9	1910-33	1162-58
476-45	1082-60½	1556-5	1921-7 & 22	1211-12
488-5	1123-50	1558-30	1936-46½	1515-40½-41½
525-56	1129-59	1561-30	1937-38	1606-37
592-6	1141-29½			1676-25-26

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

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

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

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

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

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

A \$20,000-\$30,000 indicates the 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)—attorney
A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney

bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—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
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—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 \$100

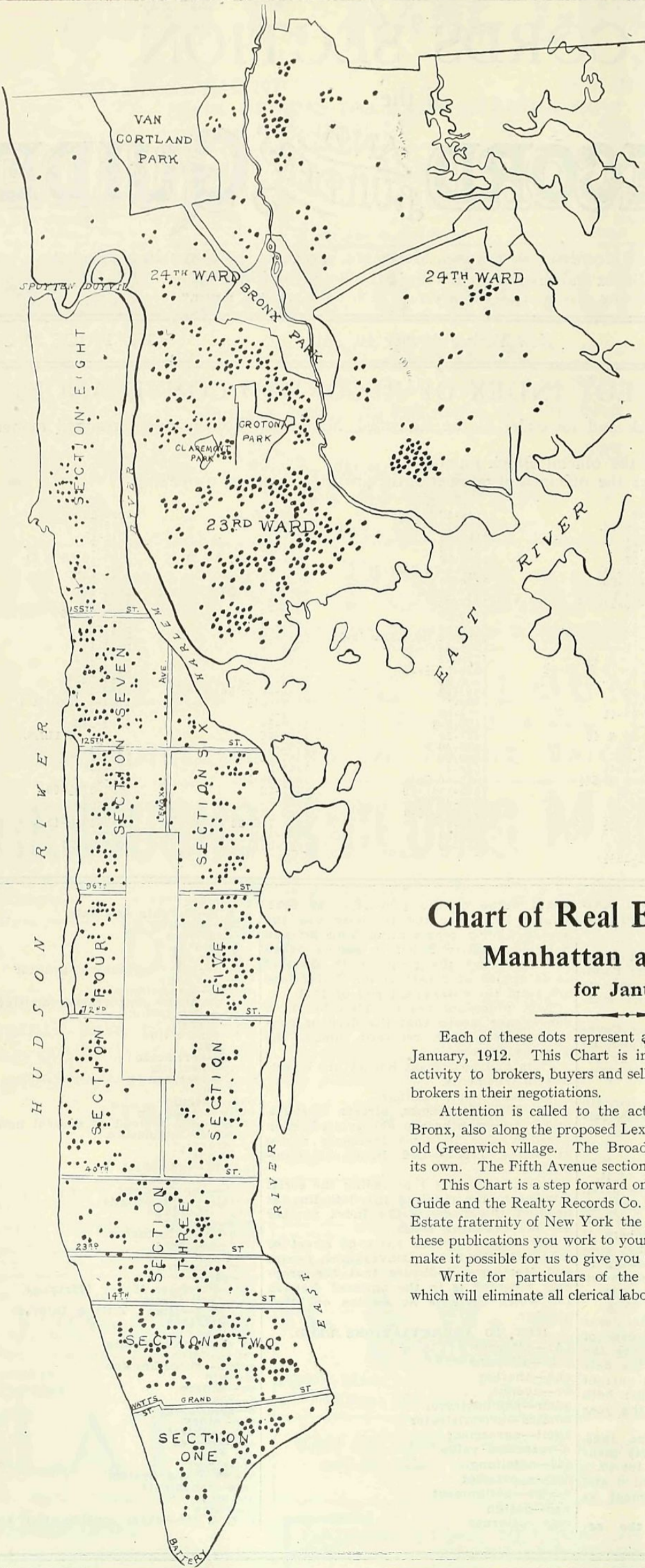


Chart of Real Estate Activity Manhattan and Bronx for January

Each of these dots represent a conveyance recorded during January, 1912. This Chart is invaluable as an indication of activity to brokers, buyers and sellers, and should be used by all brokers in their negotiations.

Attention is called to the activity in the Borough of the Bronx, also along the proposed Lexington Avenue Subway and in old Greenwich village. The Broadway Subway route also holds its own. The Fifth Avenue section shows little activity.

This Chart is a step forward on the part of the Record and Guide and the Realty Records Co. in its plan to give the Real Estate fraternity of New York the best service. By supporting these publications you work to your own advantage, in that you make it possible for us to give you a high grade service.

Write for particulars of the new Realty Records service, which will eliminate all clerical labor in keeping your records.

CONVEYANCES.

Borough of Manhattan.

Feb. 2, 3, 5, 6, 7 & 8.

Allen st, 131, (2:415-30) ws, abt 150 s Rivington, 25x37.6, 5-sty bk stable; Sol Henig et al to Henig Bros, Inc, a corpn, 214-6 E 2; AL; Jan30; Feb8'12; A\$19,000-30,000. O C & 100

Bridge st, 27 (pt of), see Stone, 10. Beekman st, 110-6, see Maiden la, 126. Canal st, 324, see Mad av, 1261.

Cherry st, 70-4 (1:111-1), ns, 55.3 w New Chambers, runs n61.1 to sws New Chambers (Nos 90-4), xse76.4 to ns Cherry, xw 55.3 to beg, gore, except part for New Chambers, 3 4-sty bk tnts & str; Wm H Barnum EXR Saml F Jarvis to Aug Weymann, 299 E 163; Jan26; Feb2'12; A\$24,000-25,500. nom

Cherry st, 70-4, & New Chambers st, 90-4; Lucy C Jarvis et al to same; QC; Feb 2; Feb3'12. nom

Cherry st, 70-4 & New Chambers st, 90-4; Aug Weymann to Rudolph Wallach Co, 68 Wm; Feb3'12. O C & 100

Christopher st, 145 (2:630), nwc Greenwich (No 684), 75x51x—x19; re all claim as to station stairway; Fannie E L'Homedieu, of Islip, LI, to Manhattan Rwy Co, 165 Bway; Oct5'11; Feb3'12. nom

Cortlandt st, 87 (77), see Cortlandt 85 (87).

Cortlandt st, 85 (75), (1:58-4) ss, 79.7 e West, 22x57.10x22x58, 2 & 3-sty bk str; A \$45,500-49,000; also CORTLANDT ST, 87 (77), (1:58-3) ss, 59 e West, 20.10x58x20.4 x58, 3-sty bk tnt & str; A\$43,500-48,000; Edwin Wolf to Wm Cooper, 718 Wythe av, Bklyn; Feb1; Feb5'12. O C & 100

Christie st, 168-70 (2:420-6) es, 150 s Rivington, 49.9x82x50x82, 2-5-sty bk tnts & str; Isaac Cohen to Christie Realty Co, 141 Bway; AL; Jan24; Feb7'12; A\$42,000-55,000. nom

Centre st, 56, see Pearl, 510.

Centre st, 52-4, see Pearl, 510

Centre st, 52-6, see Pearl, 510-2.

Clinton st, 66, (2:349-39) es, 78.10 n Rivington, 21.2x75, 3-sty bk stable; Sol Henig et al to Henig Bros, Inc, a corpn, 214-6 E 2; AL; Jan30; Feb8'12; A\$17,000-22,000. O C & 100

Cherry st, 246, (1:255-pt lt 21) ns, 85 w Rutgers, 21x138x21.6x136.1, pt 5-sty bk factory; also CHERRY ST, 248, (1:255-pt lt 21) ns, 64 w Rutgers, 21x90.1x21.1x89.5, pt 5-sty bk factory; Harris Shapiro to Jacob Richman, 201 W 121, & Frank Lippman, 827 Lafayette av, Bklyn; mtg \$40,000 (this deed given as collateral for notes to secure \$3,645); Feb8'12; A\$25,000-38,000. O C & 100

Cherry st, 248, see Cherry, 246.

Dey st, 55, (1:61-18) ss, 77.11 e Greenwich, 25x89.10, 5-sty stn loft & str bldg; Mary A Van Buren to Hudson Companies, 62 Cedar; QC; Feb2'12; A\$72,000-82,000. nom

Duane st, 60, see Maiden la, 126.

Elm st, 14, see Maiden la, 126.

Emerson st, (8:2242-33) es, 50 s Seaman av, 50x100, vacant; Ringling F Kilpatrick to Fabian Realty Co, 299 Bway; AL; Jan 30; Feb5'12; A\$5,000-5,000. nom

Front st, 205 (1:96-8), ws, abt 85 s Beekman, 20x72.6, 4-sty bk loft & str bldg; Jno H Applegate to Arthur P Browning, 550 W 157; mtg \$13,000; Jan30; Feb3'12; A\$14,500-19,000. O C & 100

Frankfort st, 19, see Wm, 198.

Grand st, 26-34 on map 26-32, (2:476-45) nwc Thompson (Nos 31-3), 100x62, two 6-sty bk tnts & str; Tillie Wacht, to Giuseppe Sabbatino, 190 Spring; mtg \$84,000 & AL; Feb1; Feb2'12; A\$68,000-120,000. O C & 100

Greenwich st, 684, see Christopher, 145.

Greenwich st, 796, see 12th, 328 W.

Hester st, 191, (1:237-36) nec Mulberry (Nos 130-130 1/4), 25x75, 4-sty fr tnt & str & 3-sty bk tnt & str; Thos J Neacy & ano, EXRS Thos J Jourdan to Americus C Stabile, 189 Grand; Feb5'12; A\$23,000-25,000. 35,000

Houston st, 88 W, (2:525-56) nwc W Bway (Nos 490-4), 18.9x98, 4-sty bk tnt & str; Hyman Spektorsky, EXR David Rosenberg to Julie Samuels, 148 W 118; mtg \$26,000; Jan30; Feb6'12; A\$26,000-32,500. 37,300

Houston st, 88 W, (2:525-56) nwc W Bway (No 490-4), 18.9x98, 4-sty bk tnt & str; Bessie Goldstein et al, heirs, &c, David Rosenberg to Julie Samuels, 148 W 118; QC; Feb5; Feb8'12; A\$26,000-32,500. nom

Irving pl, 20 (3:871-22) es, 62 n 15th, 20.6 x80x20.7x80, 4-sty & b bk dwe; Alex P W Kinnan to Wilhelm Harres, 958 Grant av; AL; Feb6; Feb7'12; A\$27,500-31,500. O C & 100

Irving pl, 20; Wilhelm Harres to Aug Eimer, 190 Riverside dr; mtg \$27,000 & AL; Feb6; Feb7'12. O C & 100

Lewis st, 115, (2:330-25) ws, 150 s Houston, 25.1x100, 3 & 5-sty bk loft & str bldg; Theresa Bernstein to Hyman Silberman, 204 Eldridge; AL; Jan31; Feb6'12; A\$16,000-22,000. O C & 100

Leonard st, 117-9 (1:171-27-28) ns, 45 w Lafayette, 45x49.11, with all title to strins adj above on w & n, 2-3-sty bk tnts & str; Alfred C Bachman to Theo B Savre, 469 Washington av, Bklyn; mtg \$25,000; Dec27'11; Feb7'12; A\$35,000-40,000. O C & 100

Montgomery st, 67 (1:259-57), es, 47.6 n Cherry, 21.10x58.7x20.5x57.5, 6-sty bk loft bldg; Edmund J Tinsdale ref to Geo C Kobbe at Short Hills, NJ; FORECLOSED & drawn; Jan26; Feb2'12; A\$9,500-18,500. 17,000

Madison st, 349 (1:267-26), ns, 144 e Scammel, 24x90, 5-sty bk tnt & str; Philip Bachrach to Mirose Realty Co, 141 Bway; mtg \$20,000; Jan24; Feb2'12; A\$15,000-23,000. nom

Mulberry st, 130-130 1/2, see Hester, 191.

Maiden la, 126, (1:39-24) ss, 84.7 w Water, runs w20.5x53.3xw0.11x51.1xe21.2 xn64.10 to beg, 5-sty bk loft & str bldg; A\$19,000-26,500; also BEEKMAN ST, 110-6, (1:98-17) nes, 33.3 nw Water, 66.8x25x66.5x 25, 6-sty bk loft & str bldg; A\$25,000-40,000; also PEARL ST, 230, (1:70-28) ss, abt 40 w Burling sl, —, 4-sty bk loft & str bldg; A\$17,000-21,000; also PEARL ST, 281, (1:95-28) ns, abt 30 w Beekman, 25x100, 5-sty bk loft & str bldg; A\$23,000-33,000; also DUANE ST, 60, (1:154-21) sws, at nws Elm (No 14), 24x49.9, 5-sty bk loft & str bldg; A\$40,000-45,000; Roland S Pettit to Jas W Adams, 1228 Dean, Bklyn; AT; June 23'11; Feb3'12. nom

Maiden la, 77-81 on map 77-9 (1:68-11-13 & pt lt 30) ns, 127.5 e Wm, runs n70.2xw 23.8xn46.8xe43.9 & 34.3 & 7.8x54.2lxw16x s89.4 to str, xw51.5 to beg; 2-3-sty bk loft & str bldgs & 2-3-sty bk loft bldgs in rear; deed of trust; Jno G Wendel to Mary E A Wendel, Rebecca A D W wife Luther A Swope & Ella V von E Wendel all at Irvington, NY in trust, during lives for Georgianna G R & Josephine J S Wendel, sisters of party 1st pt; AL; Feb6; Feb7'12; \$—\$. nom

New Chambers st, 90-4, see Cherry, 70-4.

Orchard st, 186, (2:412-8) es, abt 180 n Stanton, 25x87.6, 5-sty bk tnt & str & 3-sty bk rear tnt; Frank H Hennessy, ref, to Saml Zaleschitz, 164 Stanton; mtg \$30,000; FORECLOS, Jan10; Feb7; Feb8'12; A \$22,500-34,000.

5,100 over & above said mtg

Orchard st, 186; Rachel Gordon & ano to same; QC; Jan30; Feb8'12. nom

Oliver st, 41, (1:278-12) ws, 78 s Mad, 25.5x99.9x25.7x98.11, 5-sty bk tnt & str; Michl Santangelo to Pietro Caporali, 69 James; QC; mtg \$20,000 & AL; May22'11; Feb8'12; \$15,000-30,000. nom

Pearl st, 512, see Pearl, 510

Pearl st, 510, (1:166-24) nes, abt 20 e Centre, 20.9x80x22.6x80, 3-sty fr bk ft shop, 1-sty ext; A\$21,000-24,000; also PEARL ST, 512, (1:166-25) nes at ses Centre (Nos 52-4) 19.3x80.5x30.6x81.4, 2-sty fr bk ft office & str & 1-sty bk ext; A\$55,000-57,000; also CENTRE ST, 56, (1:166-1) ses, abt 80 ne Pearl, 24.6x81.6es&53ws, in rear 42.9, 3-sty fr tnt & str; A\$29,000-30,000; Cedarwold Realty Co to City of NY; Feb8'12. 235,000

Pearl st, 510-2, (1:166-1, 24 & 25) nes, at ses Centre (Nos 52-6) runs e along Pearl 40xne80xe22.9xne22xw81.6 to Centre xsw 105.2 to beg, 3-sty fr tnt & str, 3-sty fr bk ft shop, 1-sty ext & 2-sty fr office & str; Cedarwold Realty Co to City of NY; Feb8'12; A\$105,000-111,000. 235,000

Pearl st, 230, see Maiden la, 126.

Pearl st, 281, see Maiden la, 126.

Perry st, 161-5, (2:637-77) ns, 136 w Washington, 66x100.3, 6-sty bk storage bldg; Jas H Cruikshank et al to Anne E Carroll, 330 W 102; mtg \$90,000 Feb2; Feb6'12; A\$31,000-P\$61,000. O C & 100

Stone st, 10 (1:10-34), ss, abt 200 e Whitehall, and rear part 27 Bridge, 21.11 on Stone, x59.9 on ws, x5.4x8x21.10xn20 xw5.5xn45.3 to Stone, to beg, 5-sty bk tnt & str & pt 5-sty bk tnt & str; Kings Co Trust Co EXR, &c, Jno T Gibby to Wm A White & Sons, 62 Cedar; mtg \$23,000; Feb 1; Feb2'12; A\$27,000-35,000. O C & 100

St Nicholas pl, 55, (7:2067-34) ws, 140.11 n 152d, runs w74.8xn12.9xw2.4xn4.3xe77.1 to nl x81.7 to beg, 4-sty bk dwe; Jas A Reley, ref, to Geo G Belden, 101 Loft av, Union Course E of O, ADMR Henry Belden, decd; ADMRS SALE, Dec28'11; Feb8; Feb5'12; A\$5,900-12,500. 15,050

St Nicholas pl, 55; Geo G Belden, ADMR Henry Belden to Jos G Switzer, 2 Union sq; AL; Feb3; Feb5'12. 10,250

St Nicholas pl, 55; Jos G Switzer to J Baldwin Hand, 53 St Nicholas pl; mtg \$9,000 & AL; Feb3; Feb5'12. O C & 100

Thompson st, 21-3, see Grand, 26-34, on map 26-32.

Thompson st, 58 (2:488-3), es, abt 110 n Broome, 18.9x94, 3-sty bk tnt & str & 4-sty bk tnt in rear; Jacob J Lazareo as TRSTEE in bankruptcy Nicole Galzara to Benediet S Vitale, 1446 46th Bklyn; AT; B&S; Jan 25; Feb2'12; A\$11,000-16,500. 50

Thompson st, 58, Francesco Paolo to Ferdie D'Allesandro, 30 2 av; 1/2 pt; QC; AT; Jan25; Feb2'12. nom

Thompson st, 58; Antonio Montana to same; 1/2 pt; QC; mtg \$3,300 & AL; Jan 25; Feb2'12. nom

Thompson st, 58; Benediet S Vitale to same; AT; C a G; AL; Jan25; Feb2'12. nom

Washington pl, 126 (2:502-6), ss, 80.4 e Barrow, runs s83 to 4th (No 183), x—21.9 x—21.7 to nl, x—20 to beg, 3-sty & b bk dwe; Margt D wife Geo Achenbach to Georgiana B Macfar, 50 W 57; Feb1; Feb 3'12; A\$12,500-15,000. O C & 100

William st, 108, (1:103-9) sc Frankfort (No 10), 27.4x27.4x27.4x29.4, 6-sty loft & str bldg; Nineteen Frankfort st a corpn, to Meyer Abraham, 17 S Elliott pl, Bklyn; mtg \$15,000; Dec27'11; Feb6'12; A\$50,000-60,000. 62,000

Wall st, 37, the business; power of attorney; Chas E Knoblauch to Mary B Knoblauch; Feb5; Feb6'12.

Willett st, 52 (2:338-40) es, 100 n Delancey, 16.8x100, with AT to strip 10 ft wide in rear, over right of way to Sheriff, 6-sty bk tnt; Horowitz Bros & Margaretten to Adolf Moskovitz, 1847 1 av; AL; Jan30; Feb7'12; A\$12,500-21,000. nom

2D st, 214-6 E (2:385-63) ns, 74.9 e Av B, 60x111.10, 3 & 6-sty bk loft str & assembly rooms; Sol Henig et al to Henig Bros, Inc, a corpn, 214-6 E 2; AL; Jan30; Feb8'12; A\$55,000-100,000. O C & 100

4TH st, 183 W, see Washington pl, 126.

10TH st, 208-12 W, (2:619-56) ss, 43.1 e Bleecker, 53.9x94.10x53.8x94.10, 6-sty bk tnt & str; Stein Realty Co to Dominic Gausa, 945 Sherman av, & Paul Cresci, 81 Baxter; mtg \$59,000; Feb1; Feb2'12; A \$25,500-\$. O C & 100

12TH st, 328 W, (2:640-56) swc Greenwich (No 796), 23x44, 5-sty bk tnt & str; Hugh E O'Reilly & Louise C his wife & ano to Sarah A O'Reilly, 125 W 95; confirmation deed, re dower, &c; Jan27; Feb6 '12; A\$8,000-13,000. nom

12TH st, 709 E (2:382-55), ns, 134.1 e Av C, 23.10x103.3, 5-sty bk loft & str bldg; Isaac Berlin to Jos Isaac, 51 E 97; AL; Dec6'11; Feb2'12; A\$9,500-19,000. O C & 100

14TH st, 250 W (2:618-8) sws, 102 se 8 av, 24x101.10x29.9x84.2, 4-sty stn tnt & str, 1-sty ext; Victoria E Manzanedo & ano to Aug Berni, 248 E 60; mtg \$12,500; Feb7'12; A\$19,000-26,000. O C & 100

16TH st, 536 E, (3:973-38) ss, abt 175 w Av B, —, 5-sty bk tnt; Cira & Pasquale Lignante (to secure notes, &c, of Paolo Samengo et al for \$11,200) to Albt Cohn; 1/2 pt; mtg \$19,000; July27'11; Feb6 '12; A\$9,000-20,000. nom

16TH st, 518-20 E, (3:973-46) ss, 270.6 e Av A, 37.6x103.3, 6-sty bk tnt & str; Francis W Pollock, ref, to Abr Zadek, 1242 Mad av; Jacob Zadek, 2 W 129, & Sol Zadek, 865 7 av; mtg \$35,000; FORECLOS Feb7; Feb8 '12; A\$14,000-46,000. 3,000 over & above said mtg

20TH st, 15-21 E, see Bway, 902-10.

21ST st, 431 W, (3:719-23) ns, 364.9 w 9 av, 14.2x98.8, 4-sty stn dwe; Eleanor E Hamilton with Mary F MacDougall, 2348 Aqueduct av; QC; Feb3; Feb5'12; A\$7,000-10,000. nom

21ST st, 18-20 E, see Bway, 902-10.

24TH st, 13-5 W (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Geo Vause to Brunswick Realty Co, 118 E 28; AL; Jan31; Feb3'12; A\$137,000-268,000. nom

24TH st E, nec Mad av, see Mad av, nec 24.

24TH st, 413-5 E, (3:956-10) ns, 200 e 1 av, 50x98.9, 6-sty bk factory; A\$21,000-56,000; also 43D ST, 344 E (5:1235-35 1/2) ss, 416.8 e 2 av, 16.8x100.5, 3-sty & b bk dwe; A\$6,000-8,000; also 1ST AV, 385, (3:928-28) nws, 98.9 ne 22d, 24.8x150, 5-sty bk tnt & str & 3-sty bk factory in rear; A\$19,500-33,500; re dower, QC, &c; Rosemary Kreeb, 455 3 av, formerly wife Edw C Kreeb to Edw C Kreeb, 344 E 43; July7'11; Feb8'12. nom

25TH st, 250-2 W, (3:774-67-68) ss, 300 e 8 av, 50x98.9, 2 3-sty bk dwes, 1-sty exts; Fay Realty Co to Sarah Schlosser, 158 E 95; 1/2 pt; mtg \$50,000; Sept28'11; Feb8'12; A\$31,000-38,000. O C & 100

25TH st, 41-3 W, see 93d, 253-5 W.

25TH st E, nec Mad av, see Mad av, nec 24.

27TH st, 118-20 W (3:802-54), ss, 243.9 w 6 av, 37.6x98.9, 12-sty bk loft & str bldg; A & S Constn Co to Harry M Greenberg, 562 W 113; mtg \$205,000; Feb1; Feb2'12. \$—\$. nom

28TH st, 141-3 W (3:804-13-14), ns, 223.10 e 7 av, 46.7x98.9x46.9x98.9, 2 4-sty bk tnts & 2 4-sty bk rear tnts; Aaron Coleman to 25th Constn Co, 31 E 27; mtg \$75,000; Jan 31; Feb2'12; A\$64,000-67,000. O C & 100

29TH st, 143-9 W (3:805-17), ns, 298.7 e 7 av, 47.6x98.9, 12-sty bk loft & str bldg; 25th Constn Co to Loft Holding Co, 360 7 av; mtg \$200,000 & AL; Feb1; Feb2'12; A \$79,000-\$. O C & 100

30TH st, 133 W (3:806-17), ns, 351 e 7 av, runs n98.9xe21xse60xw12xse35 to st, xw21 to beg, 3-sty bk tnt & str & 4-sty bk rear tnt; Aaron Coleman to 25th Constn Co, 31 E 27; mtg \$19,000; Jan31; Feb2'12; A \$35,000-36,000. O C & 100

30TH st, 549 W (3:702-10) ns, 192.6 e 11 av, 16x21.6, 4-sty bk tnt & str; CONTRACT Mary Siebold, 549 W 30 with Robt Jordan; Sent25'11; Feb7'12; A\$2,000-3,000. 8,000

30TH st, 549 W; assn of above contract; Robt Jordan to Harry B Davis, at Mt Vernon, NY; AT; Dec18'11; Feb7'12. nom

31ST st, 1-3 E, see 5 av, 303-5.

34TH st, 228 E, (3:914-41) ss, 752 w 2 av, 18.3x98.9, 3-sty & b bk dwe; Maurice Myers to Wm Hilton, 100 Main Plushing; AL; Jan19; Feb5'12; A\$14,600-16,500. nom

36TH st, 53-7 W (3:828-19) ns, abt 195 e 6 av, —, 12-sty bk loft & str bldg; general assn of contract dated July—'11 made bet 55 W 36th St Co & Backner-Coates Constn Co et al; Chas B Coates to Annie B Coates, both at 496 Mansfield pl, Bklyn; AT; Aug14'11; Feb5'12; A\$210,000-P\$225,000. nom

37TH st, 5-9 W, (3:830-24) ns, 195 w 5 av, 75x98.9, 12-sty bk loft & str bldg; Realty Holding Co to Edwin Wolf, 1607 N Broad, Phila, Pa; mtg \$572,000; Feb1; Feb5'12; A\$223,000-P\$415,000. O C & 100

37TH st, 30 W, (3:830-18) ns, 205 e 6 av, 20x14, blk 4-sty & b str dwe; Frances C Smith to Fanny A. Alice & Martha T Smith as joint tenants; AL; Jan2'02; Feb 5'12; A\$73,000-79,000. nom

38TH st, 334 E, see 38th, 332 E.

38TH st, 332 E (3:943-40), ss, 200 w 1 av, 25x98.2x—101.1, 5-sty bk tnt; mtg \$23,500; A\$10,500-22,000; also 38TH ST, 334 E (3:943-39), ss, 175 w 1 av, 25x104x 25.2x100.9, 5-sty bk tnt; mtg \$17,000; A\$10,500-22,000; also 95TH ST, 207-9 E (5:1541-6 7), ns, 127 e 3 av, 54x100.8, 2-5-sty bk tnts; mtg \$36,250; A\$19,000-46,000; Isabella wife Isidor Hessberg & ano to Laura Oppenheim, 13 W 88; Jan8; Feb2'12. O C & 100

38TH st, 330 E (3:943-41), ss, 225 w 1 av, 24x95.5x—x98.2, 5-sty bk tnt; mtg \$18,000; A\$10,000-21,000; also 95TH ST, 205 E (5:1541-5), ns, 100 e 3 av, 27x100.8, 5-sty bk tnt; mtg \$18,250; A\$9,500-23,000; also 95TH ST, 211 E, (5:1541-8) ns, 181 e 3 av, 25x 100.8, 5-sty bk tnt; mtg \$18,750; A\$9,000-21,000; also 95TH ST, 213 E (5:1541-9), ns, 206 e 3 av, 27x100.8; 5-sty bk tnt; mtg \$17,000; A\$9,500-23,000; also 127TH ST, 227 E (6:1792-12), ns, 273.6 e 3 av, 27x99.11, 5-sty bk tnt; mtg \$13,500; A \$9,500-23,000. Louis Oppenheim to Isabella & Milton I Hessberg, both at 311 W 138; 44-100 pt; AT; B & S; Jan31; Feb2'12. O C & 100

39TH st, 414 W, see 39th, 412 W.

39TH st, 412 W, (3:736-42) ss, 175 w 9 av, 25x98.9, 5-sty bk tnt; A\$10,000-25,000; also 39TH ST, 414 W, (3:736-43) ss, 200 w 9 av, 25x98.9, 5-sty bk tnt; A\$10,000-25,000; Leo Rovere to Ray B Rovere, 28 St Nicholas av; B&S; AL; Feb5'12. gift

40TH st, 457-9 W, (4:1050-5 & 5½) ns, 100 e 10 av, 40x98.9, 2-4-sty bk tnts & str; Michl Naftal to City of NY; Jan23; Feb 7'12; A\$17,000-21,000. 28,000

43D st, 344 E, see 24th, 413-5 E.

43D st, 344 E, (5:1335-35½) ss, 416.8 e 2 av, 16.8x100.5, 3-sty & b bk dwg; Jno Kreeb, Jr, et al to Marie M Schmidt, 328 E 43; AL; Feb1; Feb8'12; A\$6,000-8,000. O C & 100

44TH st, E, sec 2 av, see 2 av, 822.

45TH st, 422 W, (4:1054-45) ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; Margt Nunan to Chas F de Casanova, 28 Kingsbridge rd E; mtg \$20,000; Jan10; Feb5'12; A\$11,000-26,000. O C & 100

45TH st, 343-5 E, see 1 av, 805-7.

46TH st, 329 W, (4:1037-19) ns, 337.10 w 8 av, 16.8x100.5, 4-sty stn dwg; Sarah A Dunn, wid, to Mary T C Patrick; May7'07; Feb6'12; A\$11,000-14,000. O C & 100

48TH st, 137 E, see Lex av, 523-37.

48TH st, 338 E, (5:1340-33) ss, 150 w 1 av, 25x100.5, 4-sty bk tnt & str & 4-sty bk tnt in rear; Wm Salinger, 2231 2 av, to Sigmund Orbach, 1014 Park av; mtg \$11,000; Jan15; Feb5'12; A\$9,000-16,000. nom

49TH st, 134-8 E, see Lex av, 523-37.

49TH st, 345-7 E, (5:1342-19) ns, 150 w 1 av, 37.6x100.5, 6-sty bk tnt & str; Wm & Julius Bachrach to W & J Realty Corp, 378 Grand; mtg \$51,000 & AL; Nov20'11; Feb6'12; A\$15,000-46,000. O C & 100

49TH st, 509 W, (4:1078-26) ns, 150 w 10 av, 25x100.5, 4-sty stn tnt; Martin B Hofman to Bridget Smith, 509 W 49; mtg \$19,000; Jan23; Feb6'12; A\$9,000-16,500. nom

50TH st, 325 W, (4:1041-20½) ns, 290.10 w 8 av, 19.2x100.5, 4-st ystn dwg; Therese Eldred, wid, to Rudolph Wallach Co, a corpn, 68 Wm; Feb8'12; A\$12,000-13,500. O C & 1,000

51ST st, 409 W (4:1061-27), ns, 125 w 9 av, 25x100.5, 4-sty stn tnt; Mary A Finneran to Jno Finneran & Ellen his wife, 439 W 51; mtg \$15,000; Feb2; Feb3'12; A \$13,000-19,000. O C & 100

52D st, 141 E (5:1307-24), ns, 100 e Lex av, 17x100.5, 3-sty & b bk dwg; Frank J Tyler to Frances H Tyler his wife, 2200 Clarendon rd, Bklyn; 1-9 pt; Jan30; Feb 3'12; A\$10,000-12,500. nom

54TH ST, 560 W (4:1082-60½), ss, 72 e 11 av, 28x100.5, 5-sty bk tnt & 3-sty bk rear tnt; Philip Bachrach to Mirose Realty Co, 141 Bway; mtg \$16,000; Jan24; Feb 2'12; A\$10,000-16,000. nom

58TH st, 174 W, see 7 av, 911-7.

60TH st, 222 E (5:1414-38), ss, 333.4 w 2 av, 19.2x100.5, 3-sty & b stn dwg; Moses Neuburger to Holda Neuburger, 222 E 60; Feb2; Feb3'12; A\$11,500-15,500. nom

62D st, 225 W, (4:1154-17) ns, 375 w Ams av, 25x100.5, 5-sty bk tnt; Star Mtg Co to Mark Cowan, 249 W 73; Jan11; Feb6 '12; A\$6,000-16,000. nom

64TH st, 14 W, see 64th, 12 W.

64TH st, 1 E, see 5 av, nec 64.

64TH st, 12 W, (4:1116) ss, 199 w Central Park W, 26x100.5, owned by parties 1st pt; also 64TH ST, 14 W, ss, 225 w Central Park W, 25x100.5, owned by parties 2d pt; agmt as to encroachment; Sarah C Jacobus et al, EXRS, &c, Nicholas Jacobus, with Thos B Willis et al; Jan29; Feb5'12. 1,621.10

65TH st, 326-8 E, (5:1439-40) ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & str; Wm & Julius Bachrach to W & J Realty Corp, 378 Grand; mtg \$41,350 & AL; Nov20'11; Feb6'12; A\$15,000-45,000. O C & 100

69TH st, 107 W (4:1141-29½), ns, 62 w Col av, 20x100.5, 4-sty & b stn dwg; Aug Oppenheimer to Aaron Coleman, 50 W 68; mtg \$22,000 & AL; June20'07; re-recorded from June21'07; Feb2'12; A\$15,000-25,000. O C & 100

69TH st, 107 W; Aaron Coleman to Ambrose Realty Co, 135 Bway; mtg \$16,000; Jan31; Feb2'12. O C & 100

69TH st, 107 W; Ambrose Realty Co to 25th Constn Co, 31 E 27; B & S; Feb1; Feb2'12. O C & 25

71ST st, 226 W (4:1162-45), ss, 480 e West End av, 20x100.5, 3-sty & b stn dwg; Walter S Edelmeyer EXR Jno H Edelmeyer to Maude Grauer, 330 W 46; Feb2; Feb3'12; A\$16,000-27,000. O C & 100

71ST st, 36 W, (4:1123-50) ss, 415 w 8 av, 20x100.5, 4-sty & b bk dwg; Lawrence O'Brien to Cath O'Brien; Feb16'01; Feb8 '12; A\$18,000-36,000. nom

71ST st, 36 W; Kath A O'Brien et al, heirs, &c, Lawrence O'Brien to Kath A O'Brien & Cecelia G O'Brien, both at 36 W 71; QC; Feb8'12. nom

74TH st, 143 W, (4:1146-12) ns, 510 w Col av, 20x102.2, 4-sty & b stn dwg; Michl H Cardozo, Jr, to Rosalie H Cardozo, 143 W 74; B&S; Feb3; Feb5'12; A\$16,000-31,000. nom

77TH st, 50-8 W, (4:1129-59) ss, 50 e Col av, 100x100.11, 12-sty bk hotel; Montrose Bond & Realty Co to Chas S Barker, at Passaic, NJ; B&S & C A G; mtg \$650,000; Oct'11; Feb8'12; A\$175,000-600,000. O C & 100

77TH st, 50-8 W; Chas S Barker to Improved Property Holding Co of NY, 347 5 av; E&S & C A G; mtg \$650,000; Oct'11; Feb8'12. O C & 100

80TH st, 242-4 E (5:1525-28½-29) ss, 86.10 w 2 av, 40.3x102.2, 2-4-sty bk tnts & str; Edw A & Geo H Orange to Magdalena Orange, 1086 Tinton av, individ & as GDN Jno A & Arthur J Orange & as ADMRX Geo H Orange; QC; Feb2; Feb7'12; A\$17,000-26,000. nom

82D st, 432 E (5:1561-30) ss, 131.6 w Av A, 12.6x102.2, 2-sty & b bk dwg; Florence Barington to Dora Karges, 602 E 84; B&S & C A G; Jan31; Feb7'12; A\$4,000-4,500. omitted

83D st, 144-6 E (5:1511-50-50½) ss, 62.2 e Lex av, 25.6x102.2, 2-4-sty & b bk dwgs; Louis E Frith EXR, &c, Maria L Frith to Chas Moran, 56 E 81, Maria L Hoyt, 46 E 53 & Rosalie M Knapp & Helen D Moran, both at 158 E 64; ¼ pt; Feb6; Feb7'12; A \$13,000-18,000. 4,500

86TH st, 151-63 W (4:1217-6-12 & 50-61), ns, 125 e Ams av, runs n100.8xw27.6xn 100.8 to ss 87th (Nos 144-72), xe272.6xs 100.8xw105xstn100.8 to 86th, xw140 to beg, 7 4-sty & b bk & stn dwgs, & 15 3-sty & b bk & stn dwgs; Arthur H Hartshorn to Alliance Realty Co, 115 Bway; mtg \$450,000 & AL; Feb1; Feb2'12; A\$308,500-547,500. O C & 100

87TH st, 144-72 W, see 86th, 151-63 W.

89TH st, 68 W, (4:1202-59) ss, 120 e Col av, 20x100.8, 4-sty & b stn dwg; Simson Wolf to Lina Weil, 19 E 98; mtg \$20,000; Feb5'12; A\$15,000-30,000. O C & 100

92D st, 403 E, (5:1572-5) ns, 94 e 1 av, 40x100.8, 6-sty bk tnt & str; Wm & Julius Bachrach to W & J Realty Corp, 378 Grand mtg \$43,875 & AL; Nov20'11; Feb 6'12; A\$14,000-45,000. O C & 100

92D st, 409-11 E, (5:1572-9) ns, 179 e 1 av, 40x100.8, 6-sty bk tnt & str; Wm & Julius Bachrach to W & J Realty Corp, 378 Grand mtg \$43,875 & AL; Nov20'11; Feb6'12; A\$14,000-45,000. O C & 100

93D st, 305 E (5:1556-5), ns, 100 e 2 av, 25x100.8, 4-sty bk tnt; Rosa Jackle to Leo Maurer, 218 E 89; mtg \$8,500; Feb1; Feb2'12; A\$8,500-14,500. O C & 100

93D st, 253-5 W, (4:1241-8½-9) ns, 100 w Bway, 37x100.8, 2-5-sty bk dwgs; mtg \$40,000; A\$24,500-55,000; also 25TH ST, 41-3 W, (3:827-12) ns, 225 e 6 av, 50x98.9, 11-sty bk loft & str bldg; mtg \$255,000; A \$138,000-265,000; Jos Meeks to Anna M, Claudius M & Reginald V Meeks, all at Yonkers, NY; Jan29; Feb5'12. O C & 100

95TH st, 207-9 E, see 38th, 332 E.

95TH ST, 211 E, see 38th, 330 E.

95TH st, 213 E, see 38th, 330 E.

95TH st, 205 E, see 38th, 330 E.

96TH st, 340 E, see 1 av, 1855.

97TH st, 235, on map 235A E, (6:1647-20) ns, 100 w 2 av, 25x100.11, 5-sty bk tnt & str; Henry Wollner to Benj Wollner, at Lewistown, Mifflin Co, Pa; AT; mtg \$10,350 & AL; Feb3; Feb5'12; A\$9,000-16,000. nom

97TH st, 231 E, (6:1647-18) ns, 150 w 2 av, 25x100.11, 5-sty bk tnt & str; Morris Brady to Louis Gordon & Jos Edelsack, 890 E 163; ¼ pt; mtg \$9,800; Sept20'11; re-recorded from Sept21'11; Feb5'12; A\$9,000-16,000. nom

102D st, 153 W (7:1857-22), ns, 266.8 w Col av, 25x100.11, 5-sty stn tnt; Alfred J Talley ref to Anna G Van Riper, 150 W 93, & Minerva Mead, 15 W 91; FORECLOS, Jan11; Feb1; Feb2'12; A\$15,000-23,000. 23,400

107TH st, 315-7 E, (6:1679-11) ns, 250 e 2 av, 50x76.10, 6-sty bk tnt & str; David Lion to Antonino Naro, 319-21 E 107; mtg \$35,000; Dec28'11; Feb5'12; A\$14,000-42,000. nom

109TH st, 72 E, (6:1614-42) ss, 136 w Park av, 17x100.11, 4-sty stn tnt; Sarah Taub to Gussie & Jacob Taub, both at 72 E 109; mtg \$8,000; Feb5'12; A\$7,500-11,000. nom

111TH st, 57-61 E (6:1617-23), ns, 70 e Mad av, 50x100.11, 6-sty bk tnt & str; Wm Wolf et al to Dean Holding Co, 378 Grand mtg \$61,600 & AL; Jan31; Feb3'12; A\$22,000-62,000. O C & 100

111TH st, 63-7 E (6:1617-25), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Abr Rothstein et al to Saml Schneider, 326 E 69; mtg \$52,700 & AL; Jan31; Feb3 '12; A\$20,500-58,000. O C & 100

111TH st, 69-73 E (6:1617-28), ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Abr Rothstein et al to Max Sprung, 72 W 92; mtg \$53,300 & AL; Jan31; Feb3'12; A \$20,500-58,000. O C & 100

111TH st, 75-9 E (6:1617-29), ns, 213.6 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Abr Rothstein et al to Nathan Hochron, 383 Cherry; mtg \$53,300 & AL; Jan31; Feb 3'12; A\$20,500-58,000. O C & 100

112TH st, 540-2 W, (7:1883-57) ss, 125 e Bway, 50x100.11, 6-sty bk tnt; Herman M Weaver to Kiltonga Realty Co, 607 8 av; mtg \$78,850; Jan26; Feb5'12; A\$40,000-90,000. O C & 100

113TH st, 158-60 E, (6:1640-46) ss, 220 w 3 av, 50x100.11, 6-sty bk tnt; Julie Samuels et al heirs, &c, David Rosenberg to Annette Cowen, 3671 Bway; QC; Feb5; Feb 8'12; A\$20,000-60,000. nom

114TH st, 544-6 W, (7:1885); agmt as to stoop encroachment, &c; F Stuart Williamson with Richd T Greene; May21'09; Feb8 '12. nom

114TH st, 31 W, (6:1598-20) ns, 435 w 5 av, 20x100.11, 5-sty bk tnt; Jos Wolf to Lena Bennett, 2139 7 av; mtg \$21,500 & AL; Feb8'12; A\$12,000-22,000. nom

114TH st, 235 E, (6:1664-16) ns, 200 w 2 av, 25x100.11, 5-sty bk tnt; Ray Simpson to Abr Uffand, 545 W 111; mtg \$15,300; Jan 22; Feb5'12; A\$9,000-21,000. O C & 100

114TH st, 310 E (6:1685-48) ss, 140 e 2 av, 20x100.11, 4-sty bk tnt; Chas Ehrlinger et al to Maria A Forliano; Aug1'90; Feb7 '12; A\$6,500-10,500. 8,700

115TH st, 71 E (6:1621-30), ns, 140 w Park av, 25x100.10, 5-sty bk tnt; Emil Gans to Anna Lieb at Clinton, Conn; mtg \$18,000; Dec7'11; Feb2'12; A\$11,000-21,000. nom

115TH st, 427 E, (6:1709-11½) ns, 270 e 1 av, runs n58.1xs36.1l&30.1l to st xw25 to beg, gore, 2-sty fr tnt & str; Carmela Rega to Caterina Lubrico, 2263 2 av; Dec9 '11; Feb8'12; A\$3,000-3,500. nom

116TH st, 232-4 W (7:1831-49-50) ss, 350 e 8 av, 50x100.11, 2-2-sty bk tnts & str; Oscar H Sugarman to Hamilton Holding Co, 149 Bway; mtg \$45,000; Jan19; Feb7'12; A\$44,000-50,000. nom

118TH st, 238-40 E, (6:1667-29) ss, 110 w 2 av, 50x100.10, 6-sty bk tnt & str; Chas L Hoffman (ref) to Kate Blank, 997 Union av; FORECLOSED & drawn & recorded Feb7'12; A\$20,000-60,000. nom

500 over & above all liens

118TH st, 400A E, see 1 av, 2294.

119TH st, 20 E (6:1745-63½), ss, 184.5 w Mad av, 15.8x100.11, 3-sty & b stn dwg; Geo W Godward to Israel I Wolf, 1126 Union av; mtg \$8,000; Jan31; Feb2'12; A \$7,500-9,500. O C & 100

120TH st, 32 W, (6:1718-49½) ss, 318.4 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; also 120TH ST, 30 W, (6:1718-49), ss, 300 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; Philip Levey to Carleton S Cooke, 154 E 37; mtg \$36,000 & AL; Feb7; Feb8'12. nom

120TH st, 30 W, see 120th, 32 W.

120TH st, 436 E, (6:1807-33½) ss, 191.8 w Pleasant av, 16.8x100.11, 2-sty & b fr dwg; Wm B Bodge to Wm Bodge, at Nutley, NJ; AT; B&S; July28'10; Feb8'12; A\$4,000-5,000. nom

120TH st, 32 W, (6:1718-49½) ss, 318.4 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A \$12,500-20,000; also 120TH ST, 30 W, (6:1718-49) ss, 300 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; Henry Harburger to Philip Levey, 258 W 34; mtg \$36,000 & AL; Jan17; Feb8'12. nom

122D st, 425 E (6:1810); agmt & contract as to alteration of bldg; Glassman & Stolar, 134 Prince (contractors) with Benj M Goldberger, 110 W 34 (lessee); Jan4; Feb 2'12. 1,000

123D st, 409 E, (6:1811-6) ns, 125 e 1 av, 18.9x100.10, 3-sty & b bk dwg; Isedor Sorkin to Leonard Realty Co, 130 E 110; QC; Dec19'11; Feb8'12; A\$4,500-6,500. O C & 100

127TH st, 227 E, see 38th, 330 E.

128TH st, 124 E, (6:1776-59) ss, abt 80 w Lex av, 18.6x100, 3-sty & b stn dwg; Eliza Schwartz to Abt E Hankinson, at Kings Park, Suffolk Co, LI; mtg \$11,000 & AL; Feb5'12; A\$6,500-11,500. nom

130TH st, 579 W, see Bway, 3240-52.

131ST st, 232 W, (7:1936-46½) ss, 312.6 w 7 av, 12.6x99.11, 3-sty & b stn dwg; Wm Edelman to Emily S Edelman, 232 W 131; mtg \$6,000; Feb1; Feb5'12; A\$6,000-7,500. nom

132D st, 7 E, (6:1757-6) ns, 135 e 5 av, 25x99.11, 4-sty stn tnt; Jno W Remer (ref) to Metropolitan Savings Bank, 59-61 Cooper Sq E; FORECLOS & drawn Feb6; Feb7'12; A\$9,000-15,000. 11,750

132D st, 206 W, (7:1937-38) ss, 108.4 w 7 av, 16.7x99.11, 3-sty & b bk dwg; Isidor Haldenstein to Fredk G Sutton, 201 W 132; B&S; AL; Feb6; Feb7'12; A\$8,000-11,000. O C & 100

133D st, 524 W, (7:1986); asn of rents as collateral for mtg of \$1,200; Edw Lehlbach, 77 Alpine, Newark, NJ, to Alex M Conger, 67 S Manning Blvd, Albany, NY; Feb5; Feb6'12. nom

136TH st, 121 W, (7:1921-22) ns, 493.6 e 7 av, 15.6x99.11, 4-sty bk dwg; Homer Royal to Carrie A Tinelli, 22 Meadow la, New Rochelle, NY; mtg \$10,700 & AL; Jan 31; Feb6'12; A\$6,800-10,000. nom

136TH st, 165 W (7:1921-7), ns, 602 w Lenox av, 27x99.11, 5-sty stn tnt; Clara Meyer to Frieda Hart, 59 W 119; mtg \$20,000 & AL; Dec26'11; Feb2'12; A\$13,000-28,000. nom

136TH st, 174 W (7:1920); asn rents; Irving Simon, 150 5 av, Bklyn, to Geo W Weill, 365 W 118; Jan31; Feb2'12. nom

136TH st, 38 W (6:1733-58), ss, 255 e Lenox av, 38.9x99.11, 6-sty bk tnt; Isaac Edelson to Max Shapiro, 424 Sackman, Bklyn; ½ pt; B&S; mtg \$37,625, on whole; Jan30; Feb2'12; A\$16,500-46,500. nom

136TH st, 36 W (6:1733-56), ss, 293.9 e Lenox av, 38.9x99.11, 6-sty bk tnt; Max Shapiro to Isaac Edelson, 2301 Bedford av, Bklyn; ½ pt; B & S; mtg \$37,625 on whole; Jan30; Feb2'12; A\$16,500-46,500. nom

136TH st, 607-13 W (7:2002-40-41) ns, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts; Blakstone Realty Co to Bleecker N Leggett, 621 W 179; mtg \$131,700; Feb8; Feb 7'12; A\$67,500-130,000. O C & 100

141ST st, 173 W, see 7 av, 2415-7.

141ST st, 300 W, see 8 av, 2641.

143D st, 167 W, see 7 av, 2461-3.

143D st, 118-20 W (7:2011-45), ss, 266.8 w Lenox av, 41.8x99.11, 6-sty bk tnt; Geo Rosenzweig to Max M Schwarz & Arthur D Wolf, 137 Riverside dr; AL; June 21'11; Feb3'12; A\$18,000-51,000. nom

149TH st, 298 W, see 8 av, 2800-2, on map 2800.

149TH st, 224-30 W (7:2034-48-50), ss, 340 e 8 av, 80x99.11, 2 6-sty bk tnts; Standard Plumbing Supply Co to Our Realty Co, 814 St Anns av; AL; Feb2; Feb 3'12; A\$26,000-90,000. nom

152D st, 259-65 W, (7:2038-5-7) ns, 100 e 8 av, 100x99.11, 2 6-sty bk tnts & str; Wm & Julius Bachrach to W & J Realty Corp, 378 Grand; mtg \$93,000 & AL; Nov20'11; Feb6'12; A\$34,000-110,000. O C & 100

152D st, 622 W, see Riverside dr, 745-9.

156TH st, 560 W (8:2114-10), ss, 100 e Bway, 125x99.11, 6-sty bk tnt; Carrie J Weil to Saml Glass, 512 W 122; mtg \$218,000; Feb1; Feb2'12; A \$60,000-P70,000. O C & 100

160TH st W, nec St Nicholas av, see St Nicholas av, nec 160.

169TH st, 600 W, see Bway, swc 169th.

173D st, 551 W, see Aud av, 160.

177TH st W, (8:2133-84) ns, 100 w Audubon av, 150x94.11, vacant; Jno K McAfee to Jas Murray, 540 W 165; mtg \$30,000 & AL; Feb6; Feb7'12; A\$42,000-42,000. O L & 100

191ST st, W, swc Aud av, see Aud av, s wc 191st.

203D st W, nec 10TH av, see 10 av, nec 203.

207TH st W, nes, at ses 9TH av, see 9 av, ses, at nes 207.

Av A, 205, (2:440-33) ws, 51.9 s 13th, 25.9 x100; asn rents; Abram Salkin of Bklyn to The Royal Co, 95 Nassau; Feb6; Feb7 '12; A\$20,000-27,000. 500

Av A, 1688-90, (5:1585-50-51) es, 20 s 89th, 40x60, 2 4-sty stn tnts & str; Sig-mund Orbach, 1014 Park pl, Bklyn, to Wm Salinger, 2231 2 av; mtg \$17,000; Jan15; Feb5'12; A\$12,000-20,000. nom

Av B, 218, (2:407-36) ws, 19.3 n 13th, 26.8 x65, 4-sty bk tnt & str; Clarence W Gay-lor to Mamie Bietsch, 896 Tinton av; B&S & C a G; mtg \$16,000 & AL; Feb7'12; Feb 8'12; A\$15,000-20,000. O C & 100

Av C, 166, (2:380-3) es, 119.9 s 11th, 25x 83, 5-sty bk tnt & str; Bessie Goldstein et al, heirs, & David Rosenberg to Julie Samuels, 148 W 118; QC; Feb5; Feb8'12; A 14,000-20,000. nom

Av C, 29 (2:385-35), ws, 26.5 s 3d, 26.5 x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Louis Salzberg to Jennie Salzberg, 193 2 av; B & S; AL; Feb1; Feb3'12; A\$21,000-27,000. O C & 100

Av C, 166, (2:380-3) es, 119.9 s 11th, 25x 83, 5-sty bk tnt & str; Hyman Spektor-sky, EXR David Rosenberg, to Julie Samuels, 148 W 118; mtg \$17,000; Jan30; Feb6 '12; A\$14,000-20,000. 22,100

Audubon av (8:2161-71), swc 191st, 90.2 x100.2x95.9x100, vacant; Krabo-Brnst Realty Co to Alfred C Junker, 503 E 165; AL; Feb1; Feb2'12; A\$31,000-31,000. nom

Amsterdam av, 464 (4:1230-31), ws, 53.5 n 82d, 27x100, 5-sty bk tnt & str; Isaac Mansbach to Albt H Niehaus, 219 W 83; ½ pt; AT; mtg \$49,500 & AL; Feb1; Feb2'12; A\$24,500-40,000. O C & 100

Audubon av, 160 (8:2130-22), nwc 173d (No 551), 100x100, 6-sty bk tnt; Latham Realty Co to Bertha, Christian & Eliza-beth Golla, 3242 Bway; mtg \$150,000; Feb 1; Feb3'12; A\$42,200-\$. O C & 100

Audubon av, 160; Christian Golla et al to Fletcher Court Co, 3242 Bway; mtg \$157,000; Feb1; Feb3'12. O C & 100

Adrian (Jansen) av, (13:3402-283) ns, 318 w Terrace View av, 33x100, 2-sty fr dwg; Thos Conroy to Anna V Conroy, 600 W 169; mtg \$5,500; Feb6 Feb7'12; A\$4,600-7,200. O C & 100

Broadway, es, abt 60.2 n 185th, see Wadsworth av, ws, 60.2 n 185th.

Broadway, 902-10 (3:849-15-19, 61-62), n ec 20th (Nos 15-21), runs n96.1x65.9x92 to ss 21st (Nos 18-20), x65.0x92.0x65.0x18x e20x74 to ns 20th, xw113.5 to beg, 4 5, 6 & 7-sty bk hotel (Continental) & 3-sty bk loft & str bldg, 1-sty ext; Anna F Her-ter et al to Clarence S Herter, 32 E 26; ¾ pt; AT; Dec5'11; Feb2'12; A\$775,000-825,000. O C & 100

Broadway, 902-10 & 20th st, 15-21 & 21st st, 18-20 E; Clarence S Herter to Sutherland Realty Co, 505 5 av; B & S & C a G; Feb1; Feb2'12. O C & 100

Broadway (8:2138-102), swc 169th (No 600), 90x150, 6-sty bk tnt & str; Lawrence W Trowbridge ref to Fredk T Street, 1464 Union, Bklyn; mtg \$225,000; FORECLOS, Jan30; Feb1; Feb2'12; A\$97,000-267,000. 7,000

Broadway, 3240-52 (7:1985-1-4), nec 130th (No 579) 149.10x100, 3-sty bk stable, 2-sty bk office & fr bldgs of coal yd; Christian Golla et al to Latham Realty Co, 530 E 80; mtg \$43,000; Feb1; Feb3'12; A\$106,000-111,000. nom

Broadway, es, abt 64.5 n 185TH, see Wadsworth av, ws, 60.2 n 185.

Bloomingdale rd, (7:1869-pt lot 44) w ½ of rd (closed), being an interior lot in blk bounded by Ams av, 97th, Bway & 98th & abutting lot 205 on Stryker Bay farm on es of Bway at cl blk bet 97th & 98th, be-gins 135.2 e Bway, runs e29.10 to cl said

rd xn25.6xw30 to ws said rd, xsw25.6x—xs—xn—xw— to beg, being rear part court yard of the Borchart Apartment on sec Bway and 98th; notice of pendency of action; Borchart, a corp, plff vs People of State NY, The Metropolitan Life Ins Co & et al; Feb5'12; A\$—\$. T S

Columbus av, (4:1199) es, bet 85th & 86th; consent to station platform; Still-well Co to Interborough Rapid Transit Co; Feb5'12.

Columbus av, (4:1199) es, bet 86th & 86th; consent by mortgagee to station at 86th; City Investing Co, 165 Bway, to In-terborough Rapid Transit Co & ano, 165 Bway; Feb5; Feb6'12. nom

Greenwich av, 22, (2:606-6) es, 31.4 n 10th, runs n15.4x60.8x5.9xsw20.5xw41.2 to beg, 3-sty bk tnt & str; re mtg; Cath Jones to Edw L Jones, 542 73d, Bklyn; ¼ pt; AT; QC; Jan30; Feb5'12; A\$5,500-7,500. nom

Lexington av, 523-37 (5:1303-18, 19, 23 & 49-53), es, 60.5 n 48th, runs n140.5 to ss 49th (Nos 134-8), xel20xsl131xsw30.1x 67.5 to ns 48th (No 137), xw20xn60.5xw70 to beg, 9 3-sty bk tnts & str & 4-sty stn tnt; Maze Realty Co to Centrefield Co, 50 Church; mtg \$180,000; Jan31; Feb2'12; A \$186,000-235,000. O C & 100

Lenox av, 450, (6:1730) es, 75 n 132d, 24.11x84; asst rents; Pauline Levy to Flora E Solomon, 17 E 97; Jan31; Feb5'12. 1,200

Lenox av, 311, (7:1910-33) ws, 80 s 126th, 19.11x75, 4-sty & b stn dwg; Jas D Platt to Caroline M Platt, 201 W 55; Feb5; Feb6 '12; A\$25,000-32,000. nom

Madison av, 1261 (5:1502), also CANAL ST, 324 (210); re asn of rents; David Is-raels to Colonial Holding Co, 501 5 av; Feb 2; Feb3'12. nom

Madison av, (3:854) nec 24th, the court-ward of which extends to cl of blk bet 24th & 25th, —, owned by party 1st pt; also 25TH ST, (3:854) ss, adj courtyard of above, owned by party 2d pt; agmt per-mitting party 2d pt to remove rear court-yard wall, &c; TRSTES of the Madison Sq Presbyterian Church in City of NY with Musgrave Realty Co, 55 Liberty; Jan31; Feb5'12. nom

Madison av, 605 (5:1293-51) es, 50.5 s 58th, 25x100, 4-sty & b bk school; Helen M wife Chas A Valentine to Mary E Pin-chot, 1655 Rhode Island av, Wash, DC; Jan25; Feb7'12; A\$65,000-75,000. nom

Madison av, 1069, (5:1492-50) es, 20 s 81st, 16.7x85, 4-sty & b stn dwg; Chas B Bogart to Ida B Cook, 1069 Mad av; QC; Feb6; Feb8'12; A\$26,000-30,000. nom

Madison av, 527 (5:1289-50) es, 40.5 s 54th, 20x80, 4-sty & b stn dwg; Helen Wil-son to Wm Duncan, 154 Noble, Bklyn; mtg \$45,000; Feb8'12; A\$42,000-47,000. O C & 100

Park av, 949 (5:1510-4), es, 82.2 n 81st, 20x80, 2-sty bk tnt & str; Jos McNamara to David Werdenschlag, 1143 Lex av; Feb 1; Feb2'12; A\$21,000-23,000. O C & 100

Riverside dr, 745-9 (7:2098-53), see 152d, (No 622) 104.8x110x99.11x140, 6-sty bk tnt; Chas F O'Donnell to Onondaga Bldg Co, 745 Riverside dr; mtg \$280,000 & AL; Feb 2; Feb3'12; A\$80,000-P225,500. nom

St Nicholas av, (8:2109-55 & 56) nec 160th, 50.10x100, vacant; Jno P Leo to City of NY; Jan29; Feb6'12; A\$35,000-35,000. 38,000

Wadsworth av (8:2167-32), ws, 60.2 n 185th, runs n154.5xw150xn2.1xw176.4 to es Bway, xsl149.5x306 to beg, vacant; Edw Fagan to Alanson P White, 54 Linwood, East Orange, NJ; AL; Feb1; Feb2'12; A \$96,000-96,000. nom

West End av, 736 (636) (4:1243-62), es, 26.4 s 96th, runs e75.5x80.6x637.7xsl15.11xw 95 to av, xn16.5 to beg, 3-sty & b bk dwg; Fredk W Folk to Johanna Schlosser, 138 W 118; mtg \$15,000 & AL; Feb1; Feb2'12; A\$12,500-15,000. nom

West End av, 376, (4:1169-62) es, 26.2 s 78th, runs e32.6x55.10xell.6xse4.6x6.2x21 xsl13xw17xw9.10xw44 to av xn21 to beg, 5-sty bk dwg; Kate C Tallock to Minnie T Brown, 344-6 W 72; AL; Feb3; Feb5'12; A \$15,500-26,500. nom

Wadsworth av, (8:2167-32) ws, 60.2 n 185th, runs n154.5xw150xn2.1xw176.4 to es Bway xsl149.5x306 to beg, vacant; Alanson P White to Edw Fagan, 949 Ams av; AL; Feb3; Feb5'12; A\$96,000-96,000. O C & 100

W Broadway, 490-4, see Houston, 88 W.

W Broadway, 490-4, see Houston, 88 W.

1ST av, 805-7 (5:1338-22½, 23 & 24), nwc 45th (Nos 343-5), runs w100xn80xe20xs 39.7xe80 to av, xs40.5 to beg, 3-sty & b bk dwg & 2 4-sty bk tnts & str; Julius Dahl-man et al EXRS, &c, Jacob Fleischhauer decd et al to Jno H Hoppe, 805 1 av; 2-3 pts; mtg \$45,000; Jan16; Feb2'12; A\$26,000-37,500. 1,666.67

1ST av, 805-7, & 45th st, 343-5 E; Saml K Johnson to same; 1-3 pt; mtg \$45,000; Jan16; Feb2'12. nom

1ST av, 384 (3:954-4), es, 73.7 n 22d, 24.2 x96, 4-sty bk tnt & str & 1-sty bk rear bldg; Jno Heil to Jos Kruppenbacher, 338 2 av; mtg \$8,000; Feb1; Feb2'12; A\$14,000-17,500. nom

1ST av, 1135-7, on map 1137 (5:1437-26), ws, 68.5 n 62d, 32x64, 5-sty bk tnt & str; Wm S Bennet to Stephen G & Belden Roach both at 701 Mad av; FORECLOS Feb1; Feb2; Feb3'12; A\$12,500-26,000. 23,000

1ST av, 2294, (6:1711-46) sec 118th (No 400A), 18.11x75, 4-sty bk tnt & str; Anna Westerkamp to Annie Rosenberg, 932 Myr-tle av, Bklyn; mtg \$13,000 & AL; Feb2; Feb6'12; A\$11,500-16,500. O C & 100

1ST av, 385, see 24th, 413-5 E.

1ST av, 1855, (5:1558-30) swc 96th (No 340), 25.8x80, 5-sty bk tnt & str; Jos N Patch to Claude S Stephens, 2461 Grand av; mtg \$12,000; Feb8'12; A\$14,000-20,000. O C & 100

2D av, 822, (5:1336-49) sec 44th, 20x82, 4-sty bk tnt & str, 2-sty ext; Henry L Liebmann & Jos Obermeyer to Obermeyer & Liebmann, 59 Bremen, Bklyn; AL; Jan 12; Feb7'12; A\$16,000-27,000. nom

2D av, 2453, (6:1790-26) ws, 74.11 s 126th, 25x105, 6-sty bk tnt & str; Wm & Julius Bachrach to W & J Realty Corp, 378 Grand; mtg \$25,000 & AL; Nov20'11; Feb6 '12; A\$12,000-32,000. O C & 100

3D av, 1803 (6:1650-2), es, 25.3 n 100th, 25.3x100, 5-sty stn tnt & str; Elias Rog-gow to Gottlieb Marks, 39 East Bway; mtg \$25,500; Jan31; Feb2'12; A\$15,000-25,000. nom

3D av, 1447, (5:1527-46½) es, 42 s 82d, 20x70, 4-sty stn tnt & str; Hyman Green-stone to Gisela Dreyfus, 723 E 160; mtg \$22,000; Feb3; Feb7'12; A\$13,000-19,000. nom

3D av, 1313-5, (5:1430-2-3) es, 27.2 n 75th, 56.3x105, 2 5-sty bk tnts & str; Jos L Bittenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; Feb8'12; A\$40,000-76,000. nom

5TH av, 305-5 (3:861-1) nec 31st (Nos1-3) 56.9x150, 20-sty bk office & str bldg; Fifth Av Investing & Impt Co to Chas S Barker, 76 Paulison av, Passaic, NJ; mtg \$2,200,000; Oct1'11; Feb8'12; A\$820,000-1,500,000. O C & 100

5TH av, 303-5; Chas S Barker to Im-proved Property Holding Co of NY, 347 5 av; B&S & C a G; mtg \$2,200,000; Oct1'11; Feb8'12. O C & 100

5TH av, (5:1379-1) nec 64th, (No 1), 30.7 x110, 5-sty & b stn dwg; Nelson C Thrall et al, EXRS Geo Crocker to Jas B Haggin, 587 5 av; AL; Jan8; Feb5'12; A\$350,000-500,000. O C & 1,000

7TH av, 2461-3 (7:2012-1) nec 143d (No 167), 42.11x100, 5-sty bk tnt & str; Geo N Bohlkten to Henry A Kroger, 50 Buchanan pl; mtg \$65,000 & AL; Feb6'12; A\$40,000-78,000. O C & 100

7TH av, 2415-7, (7:2010-1) nec 141st (No 173), 39.11x100, 6-sty bk tnt & str; Alan-son P White to Crystal Realty & Constn Co, 1133 Bway; mtg \$80,000 & AL; Feb6; Feb7'12; A\$38,000-82,000. O C & 100

7TH av, 911-7, (4:1010-61) sec 58th (No 174), runs s100xe83.4xs0.5xe41.8xn100.5 to 58th xw125 to beg, 12-sty bk tnt; 58th St & 7th Av Co to Chas S Barker, at Passaic, NJ; B&S & C a G; mtg \$1,500,000; Oct1'11; Feb8'12; A\$375,000-950,000. O C & 100

7TH av, 911-7; Chas S Barker to Im-proved Property Holding Co of NY, 347 5 av; mtg \$1,500,000; Oct1'11; Feb8'12. O C & 100

8TH av, 2641 (7:2042-52), swc 141st (No 300), 24.11x100, 5-sty bk tnt & str; Jacob Kortlang to Lola M Otten, 701 W 178th; mtg \$25,000; Feb1; Feb2'12; A\$25,000-43,000. O C & 100

8TH av, 2641; Lola M Otten to Jacob Ruppert, a corp, 1639 3 av; mtg \$39,000; Feb1; Feb2'12. O C & 100

8TH av, 2800-02, on map 2800 (7:2034-61) sec 149th (No 298), 37.5x100, 6-sty bk tnt & str; Michl Scanlon to Chas Cohen, 404 W 72; mtg \$60,000 & AL; Feb1; Feb2'12; A\$27,000-65,000. O C & 100

9TH av, 208, (3:746) consent to erection of stair way from Elevated R R; Anthony C Lembeck to Manhattan Railway Co, 165 Bway; May16'11; Feb3'12.

9TH av, 208, consent to erection of stair-way from Elevated R R; Henry Tonjes to Manhattan Ry Co, 165 Bway; May16'11; Feb3'12.

9TH av, (8:2188-1) ses, at nes 207th, 89.11x100, vacant; Harry J Sophian to Fa-bian Realty Co, 299 Bway; AL; Feb2; Feb5 '12; A\$22,500-22,500. nom

10TH av, (8:2200-1 & pt lt 4) nec 203d, runs e92.2xw6— on curve to es of av xs66.9 to beg, vacant; Moritz L & Carl Ernst to Walter J M Donovan, 302 W 105; AT; B&S; AL; Feb1; Feb5'12; A\$—\$. 2,125

Asst of A H, T & I in real & personal estate under will of Yetta Gross; Lena Kaufman to Geo C Demarest, of Bklyn; Mar9'11; Feb8'12. 2,500

Copy of last will Wm Alex Smith; May 17'11; Feb3'12.

Exemplified copy of will of Mary G or Mayme G Schoenberger; June14'06; Feb 3'12.

General Release; Claus E J Jurgstorff to Carl Wittmann & National Surety Co; Feb3; Feb7'12. 4,344.87

Power of attorney; Henry F Shoemaker to Blanche Q Shoemaker, his wife; Feb5; Feb6'12.

Power of attorney; Rebecca Magner to Morris A Magner; Feb2; Feb6'12.

Power of attorney; Henry M Flagler, of St Augustine, Fla, to Wm H Beardsley, 26 Bway; Jan26; Feb6'12.

Power of atty; Fredk Schwarz of Brook-line, Mass, to Henry F Schwarz, of Green-wich, Conn; June5'11; Feb7'12.

Power of attorney; Robt S Clark, of Cooperstown, NY, to Edw S Clark, of Cooperstown; Oct31'99; Feb5'12.

Power of atty; Henry B Kellner to Chas L Kellner, 11 Merill rd, Far Rockaway, B of Q; Sept30'11; Feb2'12.

Power of attorney; Antonie Rathke to Ricnd M Bruno, 20 Broad; Nov21'11; Feb8 '12.

Power of attorney; Charlotte Landshoff to Ricnd M Bruno, 20 Broad; Nov18'11; Feb 8'12.

Revocation of power of attorney; Irene M Bartlett to Wm G Young; Feb7; Feb8 '12.

WILLS

26TH st, 439 W (3:724-17) ns, 382.6 e 10 av, 27.6x98.9, 5-sty bk tnt; Mary G Schoenberger Est, Fred J Schoenberger, EXR, 260 W 71; atty, Felix A Donnelly, 55 Liberty; A\$10,000-15,000; Will or Letter of Adm filed Jan25'12.

28TH st W, swc 7 av, see 7 av, 320.

30TH st W, nwc 8th av, see 8th av, 403.

37TH st, 411 W (3:735-27) ns, 150 w 9 av, 25x98.9, 5-sty bk tnt (1/2 int) Wm L Beris Est Louisa Beris, EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A \$10,000-24,000; Will or Letter of Adm filed Jan 19'12.

70TH st, 276 W (4:1161-57 1/2) ns, 160 e West End av, 15x100.5, 4-sty bk tnt; Jas Van Dyck Card Est Margaretta Card, EXTRX, 248 W 73; attys, Cannon & Cannon, 135 Bway; A\$7,000-15,000; Will or Letter of Adm filed Jan25'12.

70TH st, 278 W (4:1161-58) ns, 145 e West End av, 15x85.5, 4-sty bk tnt; Jas Van Dyck Card Est, Margaretta Card, EXTRX, 248 W 73; attys, Cannon & Cannon, 135 Bway; A\$7,000-15,000; Will or Letter of Adm filed Jan25'12.

70TH st, 280 W, (4:1161-58 1/2) ns, 130 e West End av, 15x85.5, 4-sty bk tnt; Jas Van Dyck Card Est, Margaretta Card, EXTRX, 248 W 73; attys, Cannon & Cannon, 135 Bway; A \$7,000-15,000; Will or Letter of Adm filed Jan25'12.

70TH st, 282 W (4:1161-59) ns, 115 e West End av, 15x85.5x100.5x irreg, 4-sty bk tnt; Jas Van Dyck Card Est, Margaretta Card EXTRX, 248 W 73; attys, Cannon & Cannon, 135 Bway; A\$7,000-15,500; Will or Letter of Adm filed Jan25'12.

70TH st, 284 W (4:1161-60) ns, 100 e West End av, 15x100.5, 4-sty bk tnt; Jas Van Dyck Card Est Margaretta Card EXTRX, 248 W 73; attys, Cannon & Cannon, 135 Bway; A\$7,000-15,500; Will or Letter of Adm filed Jan25'12.

71ST st, 260 W (4:1162-58) ns, 189.4 e West End av, 16.8x100.5, 3-sty bk dwg; Mary G Schoenberger Est Fred J Schoenberger EXR, 260 W 71; atty, Felix A Donnelly, 55 Liberty; A \$10,000-20,000; Will or Letter of Adm filed Jan 25'12.

80TH st, 155 W (4:1211-12) ns, 275 e Ams av, 20x102.2, 5-sty bk tnt (1/2 int); Wm L Beris Est, Louisa Beris, EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A\$11,500-25,000; Will or Letter of Adm filed Jan19'12.

87TH st, 176 E (5:1515-41 1/2) ss, 115 w 3 av, 20x79.1x irreg, 4-sty bk tnt (1/2 int); Wm L Beris Est, Louisa Beris EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A \$7,500-11,000; Will or Letter of Adm filed Jan19'12.

87TH st, 178 E (5:1515-41) ss, 95 w 3 av, 20x79.11, 4-sty bk tnt (1/2 int); Wm L Beris Est, Louisa Beris EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A \$8,500-11,000; Will or Letter of Adm filed Jan 19'12.

87TH st, 180 E (5:1515-40 1/2) ss, 75 w 3 av, 20x79.11, 4-sty bk tnt (1/2 int); Wm L Beris Est, Louisa Beris EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A\$8,500-11,500; Will or Letter of Adm filed Jan19'12.

Park av, 1330 (6:1606-37) ws, 100.11 n 100th, 25x90, 3-sty fr dwg; Eliza Gray Est, Andw Gray EXR, 632 Taroop av, Bklyn; attys, K C & M V McDonald, 189 Montague Bklyn; A \$6,000-7,000; Will or Letter of Adm filed Jan25'12.

1ST av, 2023 (6:1676-25) ws, 50.11 n 104th 25x75, 4-sty bk tnt (1/2 int) Wm L Beris Est, Louisa Beris EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A\$9,500-15,000; Will or Letter of Adm filed Jan19'12.

1ST av, 2025 (6:1676-26) ws, 75.11 n 104th, 25x75, 4-sty bk tnt (1/2 int); Wm L Beris Est, Louisa Beris EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A\$9,500-15,000; Will or Letter of Adm filed Jan19'12.

6TH av, 604-6 (3:837-5) es, 94 n 35th, 29.4x100, 5-sty bk tnt & str (1/2 int); Wm L Beris Est, Louisa Beris EXTRX, 155 W 80; attys, A & H Bloch, 99 Nassau; A \$118,000-128,000; Will or Letter of Adm filed Jan19'12.

7TH av, 320 (3:777-45) swc 28th, 19.8x 56.6, 5-sty bk tnt & str; Mary G Schoenberger Est, Fred J Schoenberger, EXR, 260 W 71; atty, Felix A Donnelly, 55 Liberty; A\$27,000-34,000; Will or Letter of Adm filed Jan25'12.

8TH av, 403, (3:754-36) nwc 30th, 24.8x 100, 4-sty bk tnt & str & 4-sty bk tnt in rear; Mary G Schoenberger Est, Fred J Schoenberger, EXR, 260 W 71; atty, Felix A Donnelly, 55 Liberty; A\$45,000-57,000; Will or Letter of adm filed Jan25 '12.

CONVEYANCES

Borough of the Bronx.

Burnet pl, (10:2737), ss, 95 e Barry, 25 x100, vacant; Caroline H Kayser to Eliz Kratz, 132 Greenwich av; mtg \$1,500 & A L; Jan31; Feb6'12. O C & 100

Catharine st, swc 239TH, see, 241st E, nec Bronx Blvd.

Clarke pl, 16, (11:2839) ss, 214.6 e Jerome av, 25x95.9, 1-sty & b fr dwg; CON-TRACT; Patk F Goff to Lina Weil, 19 E 98; June7'11; Feb6'12. 1,000

Dock st, (*), see Thomas, 50x80, Westchester; Jno Thompson to Baisley & Watson, Inc, a corp, 2614 Aqueduct av; mtg \$2,500; Feb5'12. O C & 100

Dean st, (*) ws, 150 s Town Dock rd, 50x100; Emma A Cornwall to Lillian C Cornwall, at Arlington, NJ; mtg \$3,500 & AL; Feb3; Feb5'12. O C & 100

Elm pl, ws, abt 170 s Kingsbridge rd, see Tiebout av, 2494.

Fairmount pl, nwc Marmion av, see Marmion av, ws, from ss Bismere pl to ns Fairmount pl.

Fulton st, (*) sec Nereid av, 55x105; Heien van C de P Young et al to Russell D Smith, 4440 Richardson av; Feb5; Feb8 '12. nom

Gilbert pl, 1219, (10:2761 & 2762) ns, 50 w Fane, 25x100, 2-sty bk dwg; Broad Realty Co to Carrie Lazar, 724 Beck; mtg \$8,000 & AL; Dec11'11; Feb'12. O C & 100

Gilbert pl, 1215, (10:2761 & 2762) ns, 100 w Fane, 25x100, 2-sty bk dwg; Lewis B H Adams to Carrie Lazar, 724 Beck; mtg \$8,000 & AL; Dec11'11; Feb6'12. O C & 100

Hoffman st, 2410, (11:3066) es, 77.7 n 187th, 16.8x117, 3-sty fr tnt; Duncan Smitn & ano, TRSTES Wm M Prichard to Rocco Paolino, 618 Pelnam av; C a G; Jan27; Feb2'12. 5,700

Hoffman st, (11:3058) swc 189th (No 560), 30x93.11, 5-sty b ktnt; Meyer Markowitz to Wm H Giegerich, 1218 Tinton av; B&S; AL; Feb8'12. O C & 100

Johnson st, (*) es, 644 s Kingsbridge rd, 25x100; Jacob Haas to Fredk Trott, 675 E 223; Feb1; Feb7'12. O C & 100

Macy pl, 850, see Prospect av, see Macy pl.

Minford pl, ws, at es Boston rd, see Boston rd, see Minford pl.

Minford pl, see Boston rd, see Boston rd, see Minford pl.

Minford pl, 1545, (11:2977) ws, 241.9 n 172d, 33.3x100, 4-sty bk tnt; re mtg; Margt Knox to Sandow Realty Co, 198 Bway; Q C; Jan30; Feb7'12. nom

Minford pl, 1545; Sandow Realty Coto Unico Realty Co, 162 E 53; mtg \$16,500 & AL; Feb6; Feb7'12. nom

Minford pl, (11:2967 & 2977) ws, 275 n 172d, 75x100, vacant; Alfd J Sporborg to Unico Realty Co, 162 E 53; mtg \$8,500; Feb2; Feb7'12. nom

Minford pl, (11:2967 & 2977) ws, 275 n 172d, 75x100, vacant; Unico Realty Co to Foxvale Realty Co, 198 Bway; mtg \$8,500 & AL; Feb6; Feb7'12. O C & 100

North st 1, see Jerome av, 2345.

Oliver pl, ns, 100 e Decatur av, see Decatur av, 2826.

Oliver pl, 381, see Decatur av, 2826.

Seabury pl, (11:2967 & 2977) es, 25 n 172d, 50x100, vacant; Hugh Breslin to Abr Levenstein, 200 W 111; mtg \$7,300 & AL; Feb1; Feb6'12. O C & 100

Simpson st, 956-68, (10:2725) es, 140 n 163d, 160x107.6, 4 5-sty bk tnts; American Real Estate Co to Annie R Spratley, 500 W 111; mtg \$124,000 & AL; Feb2; Feb3'12. O C & 100

Seddon st, (*) sws, 79.6 nw Fuller, a strip, 8x100; Krabo-Ernst Realty Co to Mary Krabo & Johanna R Ernst, both at sec 180th & Daly av; AL; Feb1; Feb2 '12. nom

Seabury pl, (11:2967) nec 172d, 25x100, vacant; Wm H Kephart to Abr Levenstein, 200 W 111; mtg \$9,750 & AL; Feb1; Feb2 '12. O C & 100

Tiffany st, 1039, (10:2716) ws, 162.3 n 165th, 44x100, 5-sty bk tnt; 182d St Realty Co to Adam Schaefer, 1910 Morris av; mtg \$34,000; Feb1; Feb2'12. O C & 100

Thomas st, see Dock, see Dock, see Thomas.

Tiffany st, 1066 (1046), (10:2717) es, 304.3 s 167th, 25x100, 2-sty fr dwg; Eliz McPhillips to Sarah Gluck, 442 W 164; mtg \$2,000; Jan30; Feb5'12. O C & 100

Tiffany st, ws, at ns Westchester av, see Westchester av, 977.

133D st, 696 E, (10:2561) ss, 275 e Cypress av, 25x100, 2-sty fr dwg; Irving Goldman to Anna Schoneweg, 702 E 133; mtg \$3,000; Feb1; Feb2'12. O C & 100

139TH st E, (9:2333) ns, 63.11 w Morris av, —, owned by party 1st pt; also 139TH ST E, (9:2333) ns, adj above on e, owned by party 2d pt; boundary line agmt; Mott Haven Co, 2122 5 av, with Frank A Carr, 1018 E 163 (Dollar Savgs Bank, 2808 3 av, mortgagee, consents); Jan25; Feb6 '12. nom

142D st, 797 E, see So Boulevard, 359.

147TH st, 733-5 E, (10:2579) nes, 117.6 se Robbins av, 37.6x79, 4-sty bk tnt; Michelina S Cullo to Frank C Van Tassel, Jr, 299 13th, Bklyn; mtg \$20,000; Jan20; Feb2'12. O C & 100

147TH st, 548 E, see St Anns av, 481.

151ST (Beck) st, 750 E, (10:2642), sec Concord av, 94x173, vacant; Oscar Tausig to Martin B Hofman, 161 W 36; Jan 29; Feb2'12. nom

151ST st, 750 E; Martin B Hofman to Benj Grabisch, 1999 Bergen, Bklyn; mtg \$28,500; Feb1; Feb2'12. O C & 100

153D st E, swc Morris av, see Morris av, 651-5.

158TH st, 323 (Milton) st E, (9:2418) ns, 100 w Courtlandt av, 25x100, 2-sty & a fr dwg with 2-sty fr rear dwg with AT to strip bet new line 158th & Milton, old line Caroline Pohl to Philip J Vetter, 622 Adams av, Scranton, Pa; AT; Jan20; Feb 8'12. O C & 100

158TH st 323 E (9:2418; Caroline Krus to same; AT; Feb7; Feb8'12. O C & 100

158TH st, 323 E; Lillie Kirchner to same; AT; Jan20; Feb8'12. O C & 100

158TH st, 323 E; Theo F Herrmann to same; AT; Jan22; Feb8'12. O C & 100

161ST st, 750-64 E, see Forest av, sec 161.

162D st E, see Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 162.

165TH st, (9:2432) ss, 35 e Findlay av, —, re mtg of all land lying e of said point; Henry Simmons to Hadden Realty Co, 1101 Findlay av; Feb6; Feb7'12. nom

165TH st, 316-8 E, (9:2432) ss, 35 e Findlay av, 71.4x101.1x71.5x96.11, 2 5-sty bk tnts; Hadden Realty Co to Jos T Dallas, 505 W 14 or 141; mtg \$45,500; Feb1; Feb7'12. O C & 100

165TH st, 316-20 E, (9:2432) ss, 35 e Findlay av, 107x104.4x107.1x96.11, 3 5-sty bk tnts; re mtg; Wm V Simpson to Hadden Realty Co, 1101 Findlay av; Feb5; Feb 7'12. nom

165TH st, 316-20 E, (9:2432) sec Findlay av, 142x104.4x142.2x94.7, 4 5-sty bk tnts, str on cor; re mtg; Prospect Investing Co to Hadden Realty Co, 1101 Findlay av; Feb5; Feb7'12. nom

165TH st, 320 E (9:2424) ss, 106.4 e Findlay av, 35.8x106, 5-sty bk tnt; re jdgmt; Iroquois Door Co to Hadden Realty Co, 1101 Findlay av; Dec30'11; Feb8'12. nom

165TH st, 316-8 E, (9:2432) ss, 35 e Findlay av, 71.4x106x71.5x101, 2 5-sty bk tnts; re jdgmt; Iroquois Door Co to Hadden Realty Co, 1101 Findlay av; Jan30; Feb8'12. nom

167TH st E, (10:2691) ss, 69.1 e Stebbins av, 50x146.11x53.4x161.8, vacant; Otto Lippmann to Carmine Choin, 1116 Intervale av; mtg \$5,000; Feb7; Feb8'12. O C & 100

168TH st, 460 E, see Washington av, swc 168.

169TH st W, (9:2530) ws, 55.11 nw from monument 25 on Lind av, runs sw132.3 to pt 100 e Sedgwick av xne34x again ne 111.3xse25.1 to beg; perpetual underground right, &c, for tunnel or aqueduct; Jere F Whalen to City of NY; Aug30'11; Feb2'12. O C & 300

169TH st W, (9:2530); same prop; consent to re & asn of award, &c, by mortgagee; Arnot Ogden Memorial Hospital of Elmira, NY, to same; Aug18'11; Feb2 '12. nom

169TH st W, (9:2530); same prop; similar consent, &c, as above; Anna O West to same; Jan3; Feb2'12. nom

169TH st, 912 E, (10:2718) ss, 107.2 e Tiffany, runs e39xs79.7xw6.6&34.5xns4.6 to beg, 5-sty bk tnt; Adam Happel to Helene M Kiehl, 407 W 146; mtg \$18,000; Dec20'11; Feb8'12. O C & 100

171ST st E, nec Park av, see Park av, nec 171.

171ST st E, (*), ws, 256.8 s Gleason av, 50x183.4x—x166.8; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Mary E Carroll, at Wappingers Falls, NY; Dec11 '11; Feb8'12. 850

172D st E, nec Seabury pl, see Seabury pl, nec 172.

173D st E, swc Fulton av, see Fulton av, 1669.

173D st E, nec Bryant av, see Bryant av, nec 173.

174TH st E, (11:2890) ns, 39 w Webster av, runs w25 to cl Worth av (abandoned) xn—xe25 to es said av xs— to beg, vacant; Wm W Penheld to Albt L Lowenstein, 12 W Fordham rd; QC; Nov18'11; Feb6'12. nom

174TH st E, (11:2983) ss, 25 w Hoe av, 50x100, vacant; Ferd Hecht to H W & B Realty Co, 2796 3 av; mtg \$10,000; Jan29; Feb2'12. O C & 100

176TH st, 816 E, (11:2953) ss, 62 w Marmion av, 50x100, 2-sty fr dwg; Melvin G Palliser (ref) to Geo K Mathewson, 4131 Prairie av, Chicago, Ill; (FORECLOSED Jan10); Feb2; Feb7'12. 7,400

178TH st, 161 E, (11:2808) ns, 181.11 w Grand Blvd & Concourse, 25x100, 2-sty fr dwg; Jno D Arthur to Charlotte Geissler, 175 W 95; mtg \$4,000; Feb5; Feb7'12. O C & 100

180TH st E, (11:3127) sec Daly av, 51.8 x100x38.9x100.10, 5-sty bk tnt & str; Krabo-Ernst Realty Co to Jno A Steinmetz, 1009 E 180; AL; Feb1; Feb2'12. nom

180TH st, (11:3127) ss, 51.8 e Daly av, 40x100, 5-sty bk tnt & str; Krabo-Ernst Realty Co to Alfred C Junker, 503 E 165; AL; Feb1; Feb2'12. nom

180TH st, (11:3127) ss, 91.8 e Daly av, runs e40xs110xw25.9xnl10xw14.2xnl10 to beg, 5-sty bk tnt & str; Krabo-Ernst Realty Co to Alfred C Junker, 503 E 165; AL; Feb1; Feb2'12. nom

181ST st, 960 E, see Vyse av, 2126.

181ST st E, nec Arthur av, see Arthur av, 2130.

182D st E (11:3099) nws, abt 100 e Crotona av, 100x100, except pt for Clinton av & 182d (Elm av) 2-sty fr dwg & vacant; Jos Vergara to Cath Vergara, his wife, 2306 Prospect av; mtg \$6,000; Feb8 '12. O C & 100

187TH st, 764 E, (11:3114) ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Jno R Peterson to Herman Benz, 219 E 57; mtg \$15,000; Jan2; Feb5'12. O C & 100

189TH st, 560 E, see Hoffman, swc 189.

221ST st E, (*) ns, 155 e White Plains av, 25x114, Wakefield; Jessie H Schlichting to Ralph J Mercer, 717 E 221; AT; B&S; mtg \$1,200; Feb8'12. nom

223D st, E, (*) ns, abt 375 w Laconia av, 25x109.6; re mtg; J Romaine Brown to Antonio Ebrante, 224 E 223; Jan24; Feb7 '12. O C & 100

225TH st E, (*) ns, abt 100 w Laconia av, 75x109; Jacob Shongut to Abr J Shongut, 1010 E 224; Jan30; Feb5 '12. O C & 100

226TH st E, (*) ns, 230 e Barnes av, 50x114, wakeneid; Arden Realty & Mtg Co to Geo H Janss, 533 E 168; mtg \$1,200; Feb1; Feb5 '12. O C & 100

230TH st E, nec Barnes av, see Barnes av, nec 230.

235TH st, 630 E, see 235th, 634 E.

235TH st, 634 E, (*) ss, 623 w White Plains rd, 20x114.6; also 235TH ST, 630 E, (*) ss, 603 w White Plains rd, 20x114.6; Geo H Tremeyer to Anthony Kunn, 447 W 50; mtg \$1,500; Feb2; Feb3 '12. O C & 100

235TH st W, (13:3414) ns, 200 e Waldo av, runs s15 to cl st x— to ws Spuyten Duyvil rd x— to ns st xwp5.10 to beg, being land in bed of st; deed of cession; Arthur H Soul & ano, EARL HENRY A Soul at Mt Vernon, NY to City of NY; Nov1 '10; Feb3 '12. nom

235TH st W, (13:3414); same prop; re mtg; Aidus Realty Co to same; Dec3 '10; Feb3 '12. nom

235TH st W, (13:3414) ss, 203.1 e Waldo av, runs n15 to cl or st x— to ws Spuyten Duyvil rd x— to st xw7.11 to beg, being land in bed of st; deed of cession; Arthur H Soul, at Mt Vernon, NY, to City of NY; Nov1 '10; Feb3 '12. nom

235TH st W, (13:3414); same prop; re mtg; Aidus Realty Co to same; Dec3 '10; Feb3 '12. nom

235TH st W, (13:3414) ss, 80 w Fieldston rd, runs n30 to cl st x— to es riverdale av x— to st xell.11 to beg, being land in bed of st & AT to Dahn's ia; deed of cession; Edw Friedman et al to City of NY; Dec3 '10; Feb3 '12. nom

235TH st W, (13:3414) cl, at cl Fieldston rd, runs w along cl st — to ss Dahn's ia xne— to cl of rd x— to beg, being land in bed of st, gore, & AT to Dahn's ia; deed of cession; Aidus Realty Co to City of NY; Mar12 '11; Feb3 '12. nom

235TH st W, (13:3414) ss, at ws Waldo av, runs w12.10xns0 to cl st x— to cl of av x— to ss st xw23.8 to beg, being land in bed of st; deed of cession; Edw Friedman et al to City of NY; Dec3 '10; Feb3 '12. nom

235TH st W, (13:3414) ss, at es Waldo av, runs w30 to cl of av xnl5 to cl of st xel33.1xsl5 to ss of st xw103.1 to beg, being land in bed of st; deed of cession; Edw Friedman et al to City of NY; Dec3 '10; Feb3 '12. nom

239TH st E, swe Catharine, see 241st E, nec Bronx Blvd.

241ST st E, (*) nec Bronx Blvd, 50x100; also BRONX BLVD, (*) W 100 n 241st, 17x210; also 239TH ST, (*) swe Catharine, 100x100; Wm W Fenheld to Frank B Doughty, 175 W 88; AL; Jan30; Feb2 '12. O C & 100

Aqueduct av, (11:2875) swe Plympton av, runs s13.1xw75xnw7.6 to Aqueduct av xel.1 to beg, vacant; Jos H Jones to Hillcrest Bldg Co, 950 Ogden av; AL; Jan16; Feb3 '12. O C & 100

Andrews av, 2217-9, (11:3224) ws, 287.7 s 163d, 75x100, 2 2-sty ir dwgs; Anne E Carroll to St Johns Park Realty Co, 50 Pine; mtg \$5,000 on n 25 ft; Feb2; Feb3 '12. O C & 100

Arthur av, 2130, (11:3070) nec 181st, 46.8 x90x70x33, vacant; David Kraus to Lena Manassa, 279 E Burnside av; mtg \$7,500; Feb3; Feb6 '12. O C & 100

Andrews av, (11:3218) es, 348.1 s Fordham rd, 112x100, vacant; Henry H Vought et al to Jos N Paten, 489 Stuyvesant av, Bklyn; AL; Feb7; Feb3 '12. exch

Andrews av, (11:3218); same prop; Jos N Paten to Edw C Dusenbury, at Lake Mahopac, NY; mtg \$14,500; Feb3 '12. O C & 100

Belmont av, (11:3078) nws, 272.4 sw Pelham av, 100x87.6, vacant; Michl Santangelo to Antonio Degino, 218 E 113; Jan5; Feb3 '12. nom

Bryant av, (11:3001 & 3002) nec 173d, 24.7x101.6x41.7x100, vacant; Harry W Nelson to Jno H Gabel, 1316 Boston rd; Feb1; Feb7 '12. O C & 100

Belmont av, nec Pelham av, see Pelham av, nec Belmont av.

Bronx Blvd, ws, 100 n 241st, see 241st E, nec Bronx Blvd.

Bronx Blvd, nec 241ST, see 241st E, nec Bronx Blvd.

Brook av, 1372, (11:2894) es, 73.4 s 170th, 24.4x100, 4-sty bk tnt; Curtiss P Byron to Mary A Wallace, at Montrose, West Co, NY; mtg \$13,000; Feb1; Feb2 '12. O C & 100

Brook av, 300-2, (9:2267) es, 131 s 141st, runs s22x99.6x48xw11.11x87.9 to beg, 6-sty bk tnt; Julius Harburger, Sheriff, to Jennie Weill, 8 Van Nest pl; AT of Jos Wolkenberg as deft; SHERIFF'S SALE, July29 '10; Jan18; Feb3 '12. 35

Bailey av, 2522, (11:3239) es, 295.8 n Heath av, 16.8x100, 2-sty bk dwg; re mtg; Paragon Mtg Co to Tessier Bldg Co, 37 E 28; Feb2 '12. nom

Boston rd, es, at ws Minford pl, see Boston rd, see Minford pl.

Boston rd, (11:2978) sec Minford pl, runs e29.8xse64.10 to ws Southern Blvd xs440.1 xw204.5 to es Minford pl xn233.9 to beg, vacant; also BOSTON RD, (11:2967) es at ws Minford pl, runs s170.4x81.1 to ws Minford pl xn132.7, gore, vacant; Annie R, wife Henry Spratley to American Real Estate Co, 527 5 av; mtg \$100,000 & AL; Feb1; Feb3 '12. O C & 100

Bailey av, (12:3266) ws, 107 s 231st late Macombs, 125x100.2x121.2x116.7, vacant; Chas Cohen to Michl Scanlon, 243 W 126; mtg \$5,000; Feb1; Feb2 '12. O C & 100

Barnes av, (*) nec 230th, 64x105, Wakefield; Eugene Lichtenberg to Wm H Christian, 777 E 225; Jan20; Feb3 '12. O C & 100

Barnes av (*) nec Burke av, runs n 100 xel52.1xse51.5xsw70.8xw200 to beg; Francis V S Oliver, ref to Robt T Crossen, 523 Dean, Bklyn; FORECLOS, June19 '11; Feb7; Feb3 '12. S.475

Belmont av, nec Pelham av, see Pelham av, nec Belmont av.

Belmont av, (11:3075) es, 120 n 187th, 50x100, vacant; Anita Stefaniny to Alida Amabile, 2316 Hughes av, & Teresa Lauritano, 2318 Hughes av; mtg \$5,000; Jan10; Feb5 '12. O C & 100

Burnside av, (11:2813 & 2808) ss, 104.9 w Grand Blvd & Concourse, runs nell.3 to ss said rd, xw— to cl rd from Tremont to Fordham, xs111.10 to ns land Thos Ludlow x— to beg, being part of said rd, now abandoned, vacant; David Kraus to Bertram L Kraus, 1896 Monroe av; Jan30; Feb '12. O C & 100

Burnside av, (11:2813 & 2808); same prop; United Real Estate & Trust Co to same; QC; Jan27; Feb6 '12. nom

Burnside av, (11:2813 & 2808); same prop; also BURNSLIDE AV (11:2808) swe Grand Blvd & Concourse, 104.10x111.3x106.7x110.1, vacant; Bertram L Kraus to Roman Catholic Church of the Holy Spirit, 1940 Aqueduct av; mtg \$8,500; Jan31; Feb3 '12. O C & 100

Clay av, es, abt 25 s 171ST, see Webster av, 1465-75.

Concord av, see 151ST (Beck), see 151st (Beck), 750 E.

Cedar av, (*) es, 100 s Bartholdi av, 25x132x20.11x138.11, Wmsbridge; Rosamaria, wife Vincenzo Zoccardo to Vito Corrado, 2443 Dawson, & Giuseppe Parrillo, 265 W 144; mtg \$540; Nov9 '11; Feb2 '12. nom

College av, 1043, (9:2437) ws, 238 n 165th, 22x92.6, 3-sty bk dwg; Bertha Hirschfeld to Hilda Tompkins, 51 E 108; mtg \$9,300 & AL; Nov16 '11; Feb3 '12. O C & 100

Clinton av, (11:3097) es, 79.2 n 181st, 53x104.8, 5-sty bk tnt; Hammer Realty Co to Anna T Duross, 2850 Marion av; mtg \$35,000; Feb3; Feb3 '12. O C & 100

Crotona (Washington) av, (11:3091) nws, 90 ne 189th, 120x112x131x138, except pt for av, vacant; Simon Adler to Wahlg & Sonsin Co, 1344 Bristow; mtg \$10,000; Jan31; Feb2 '12. O C & 100

Creston av, 2262 (11:3163) es, 176.4 s 183d, 16.8x89.6, 2-sty bk dwg; Ada Silon to Charlotte D Meisel, 113 Montague, Bklyn; Jan11; Feb7 '12. nom

Creston av, 2307, (11:3172) ws, 115.9 n 183d, 18.8x117.6, 3-sty bk dwg; Mary A Langbein to Henry W Ruppert, 121 E 89; mtg \$8,000 & AL; Feb6; Feb7 '12. nom

Castle Hill av, see Westchester av, see Westchester av, sec Castle Hill av.

College av, (9:2435, 2436 & 2439) es, 200 n 165th, runs e100xnl15x100 to ws Findlay av xnl5xw200 to College av xs270 to beg, vacant; re mtg; Moses & Sigmund Mendelsohn to Yorktown Realty Co, 3436 Bway; Nov9 '11; Feb3 '12. 5,000

College & Findlay avs, (9:2436 & 2439); same prop; Yorktown Realty Co to Conroy Bros, Inc, a corpn, 217 W 125; AL; Feb3; Feb3 '12. O C & 100

Daly av, see 180TH, see 180th E, sec Daly av.

Davidson av, (11:3198) ws, 37.6 n North, 78x100, vacant; Henry Cleland to Davidson av Realty Co, 1849 Anthony av; Feb6 Feb 7 '12. O C & 100

Davidson av, (11:3198) ws, 37.6 n North, 78x100, vacant; re mtg; Geo Dieckmann to Henry Cleland, 1849 Anthony av; Feb6; Feb7 '12. 700

Decatur av, 2526, (12:3279) nec Oliver pl (No 381), 100x100, 1 & 3-sty bk studio; also OLIVER PL, (12:3279) ns, 100 e Decatur av, runs nl90xw100 to es Decatur av xnl.3 xel20xsl00.5 to pl xw20 to beg; Mina M, wife of & Thos A Edison to Thos A Edison, Inc, a corpn, at West Orange, NJ; B&S; Jan27; Feb6 '12. nom

Fulton av, 1199, (10:2609) ws, 103.1 s 168th, 49.11x194.5x49.11x194.4, 5-sty bk tnt; Wahlg & Sonsin Co to Simon Adler, 9 E 97; mtg \$38,000; Feb1; Feb2 '12. O C & 100

Findlay av, see 165th, see 165th, 316-20 E

Fulton av, 1669, (11:2929) swe 173d, 95.1 x28.7x92.3x28.5, 4-sty bk tnt; Lena Manassa to David Kraus, 246 W 129; mtg \$13,000; Feb5; Feb7 '12. O C & 100

Findlay av, ws, 300 n 168TH, see College av, es, 200 n 168.

Forest av, (10:2657) sec 161st (Nos 750-64), runs e148.6xsl101.2xw48.6xns90xw100 to av xn51.2 to beg, 2 6-sty bk tnts; Jos Wolf to Mary Schaffer; May28 '08; Feb6 '12. O C & 100

Grand Blvd & Concourse, (9:2457) es, 75 n 167th, 308.6x204.10 to ws Sheridan av, vacant; West Side Constr Co to Plough & Fox Co, 385 E 149; B&S; mtg \$40,000; Feb1; Feb2 '12. O C & 100

Grand Blvd & Concourse, (9:2460) sec 162d, 118.5x99.11x117.4x100, vacant; Frank C Buckhout to Wm B Nesbitt, 170 W 82; mtg \$11,250; Feb2 '12. O C & 100

Glebe av, (*) ws, 37 s Starling av, 25x90.1x25x88.9; Wm Buhl, Inc, a corpn, to Axel G Fallon, 1435 Glover; mtg \$7,150; Jan24; Feb2 '12. O C & 100

Grace av, (*) ws, 676.2 s Boston rd, 25x95; re mtg; Crawford Real Estate & Bldg Co to Irving Realty Co, 50 Church; Jan10; Feb3 '12. 375

Grace av, (*); same prop; Irving Realty Co to Ellen Carton, 441 W 34; AL; Nov1 '11; Feb3 '12. O C & 100

Grand Blvd & Concourse, swe Burnside av, see Burnside av, ss, 104.9 w Grand Blvd & Concourse.

Hughes av, 2336, (11:3074), owned by party 2d pt; also HUGHES AV, adj above on n, owned by party 1st pt; agmt as to encroachment; Frank Deegan with European Constr Co, 541 E 182; Jan29; Feb3 '12. nom

Haviland av (10TH st), (*) ns, 205 e Havemeyer av, 50x108, Unionport; Ellen Caswell, heir, & Jas E Stattery, to Wm M Trow, 1602 Zerega av; Feb1; Feb2 '12. O C & 100

Jones av, (*) es, 220.10 s Kingsbridge rd, 50x100, Edenwald; Wm H Christian to Eugene Lichtenberg, at St Remy, Ulster Co, NY; mtg \$400; Feb2; Feb3 '12. O C & 100

Jackson av, 700, see Westchester av, 695-7.

Jerome av, 2345, (11:3198) nwc North (No 1), 18x19.11, 5-sty bk tnt & str; Chas H Potter to Mabel Goodwin, 107 Hamilton pl; mtg \$14,000; Feb1; Feb3 '12. O C & 100

Kingsbridge rd, (*) swe Monticello av, 30.8x100x23x29, Edenwald; Mary A McManus to Helen McManus, 391 E 149; Oct9 '09; Feb6 '12. O C & 100

Longfellow av, 1409-11 (11:2999) ws, 25 n Freeman, 75x100, 2-5-sty bk tnts; Wm P Houghton to Adolph Trube, 889 E 169; AL; Jan29; Feb7 '12. O C & 100

Longfellow av, 1144, (10:2758) es, 239.5 n Westchester av, 20x122.3x21.6x130.2, 3-sty bk tnt; Benenson Realty Co to Anna Junker & Anna K Schmidt, both at 421 Wendover av; mtg \$7,450; Feb1; Feb3 '12. O C & 100

Marion av, 2780, (12:3283) ses, 282.5 s 198th, 25x97.1x23.7x98.11, 2-sty fr dwg; Antonia T Vogel, wid, to Estelle M Maguire, 110 E 88; mtg \$5,000; Aug9 '11; Feb 8 '12. O C & 100

Morris av, 651-5, (9:2442) swe 153d, 75x100, 2-sty ir tnt & str & 3 1-sty ir str; Michl Santangelo to Antonio Degino, 218 E 113; 2-5 pts R, T & L; Jan5; Feb3 '12. nom

Marmion av, (11:2955) ws, from ss Eismere pl to ns Fairmount pl, 200x25, vacant; Geo W Godward to Israel I Wolf, 1126 Union av; mtg \$7,000; Jan31; Feb2 '12. O C & 100

Marmion av, nwc Fairmount pl, see Marmion av, ws, from ss Eismere pl to ns Fairmount pl.

Monticello av, swe Kingsbridge rd, see Kingsbridge rd, swe Monticello av.

Nereid av, (*) sec Fulton, see Fulton, (*) sec Nereid av.

Ogden av, (9:2522) es, 200 n 170th, 100x111.2x100x110.6, vacant; Anna T Duross to Hammer Realty Co, 3924 Park av; Feb3; Feb3 '12. O C & 100

Ogden av, (9:2522) es, 200 n 170th, 100x111.2x100x110.6, vacant; Anna T Duross to Hammer Realty Co, 3924 Park av; Feb3; Feb5 '12. O C & 100

Prospect av, 1912-4, (11:2955) es, 100.11 n Fairmount pl, 50x142.3x50.9x150.11, 5-sty bk tnt; Plough & Fox Co to West Side Constr Co, 322 W 100; B&S; mtg \$36,000; Feb1; Feb2 '12. O C & 100

Park av, 3042, (9:2416) ses, 41.2 ne 156th, 62.11x49.4x53.9x81.8, 6-sty bk tnt; Reid L Carr, ref, to Wm Engel, 38 W 92; FORECLOS, Jan31; Feb1; Feb2 '12. 2,500 over & above mtg for 35,000

Public rd to Clasons Point, (*) sws, lot 5 map Clasons Point, except pt for rd, contains 1.51 acres, Clasons Point; Oscar H Baumann to Henry Baumann, 101 E 14; B&S; mtg \$8,400; Jan30; Feb2 '12. O C & 100

Public rd to Clasons Point, (*); same prop; Selma I Ehler to Wm R Ehler, 793 Hewitt pl; B&S; mtg \$8,400; Jan30; Feb2 '12. O C & 100

Prospect av, (10:2688) sec Macy pl, (No 850), runs e125.7x80x25xne63.1 to pl xnw 108.11 to beg, 1 & 3-sty bk church; N Y City Church Extension & Missionary Society of the Meth Epis Church to Prospect Av Meth Epis Church in Borough of the Bronx, 762-70 Prospect av; mtg \$25,000; Feb1; Feb3 '12. 90,000

Pelham av, (12:3273) nec Belmont av, 50.11x120.1x50x135, vacant; all R, T & I to all & every lot not already conveyed or released by them on map of S Cambreleng et al at Fordham; Augustus S Nicholson & Jane J, his wife, to Jas B Nicholson, all at Washington, DC; B&S; Oct29 '09; Feb5 '12; re-recorded from Aug3 '10. nom

Park av, (11:2903) nec 171st, —x—, vacant; re jdgmt; Milton I Levy to Taxpayers Realty Co, 1203 Franklin av; Feb5; Feb6 '12. 274.97

Park av, old line, (11:2903) sec Wendover av, strip 1.5x150x0.3x150, with that pt included bet new line Park av & old line Railroad av; Fulton Wendover Constr Co to Louis E Kleban, 1130 Union av; correction deed; mtg \$18,000; Feb3; Feb5 '12. O C & 100

Park av, 3832, (11:2903) sec Wendover av (Nos 438-42), 100x75.1, 2 1-sty bk str; re mtg; Chas B Hill to Louis E Kleban, 1130 Union av; Feb5 '12. 2,500

Plympton av, swe Aqueduct av, see Aqueduct av, swe Plympton av.

Pelham av, (12:3273) nec Belmont av, 50.11x127.11x50x137.10, vacant; Jas B Nicholson to Esther E Cohen, 11 Cavendish rd, St Johns Wood, London, Eng; QC; Jan30; Feb5 '12. nom

Pelham av, (12:3273); same prop; Kath P, wife & Jas S Williams & ano to same; QC; Jan24; Feb5 '12. nom

Pelham av. (12:3273); same prop; Esther E Cohen to Rudolph Wallach Co, 68 Wm; Jan24; Feb5'12. O C & 100

Pelham av. (12:3273) nes, 100 se Hoffman, 28.1x83x27.4x83, vacant; Esther E Cohen to Richd R Massen, 2312 Aqueduct av; Jan24; Feb5'12. O C & 100

Prospect av. (11:3110) ses, 46 ne 181st, 66x150, vacant; Frank C Van Tassel, Jr, to Michelina S Cullo, 215 E 112; mtg \$6,250; Jan18; Feb2'12. nom

Road from Westchester to West Farms. (*) ss, at we said lot hereby described & runs along rd ne 200 to land Jas P Sanders xs151 to land Thos Daly xsw140 to land Wm Smith xw 265 to beg, Westchester, except Seddon st ws, 83.8 s Walker av; 50.8x100; also except pt for Walker av; Krabo-Ernst Realty Co to Alfred C Junker, 503 E 165; AL; Feb1; Feb2'12. nom

Sheridan av, ws, abt 75 n 167TH. see Grand Blvd & Concourse, es, 75 n 167.

Sheridan av. (9:2457) ws, 75 n 167th, 308.6x102.5, vacant; re mtg; Title Ins Co of NY to West Side Constn Co, 322 W 100; Feb1; Feb2'12. 15,000

Sherman av. (9:2455) ws, 207.6 n 163d, 90x100, vacant; Adam Schaefer to 182d St Realty Co, 220 Bway; AL; Feb1; Feb2'12. O C & 100

So Boulevard, S59-63. (10:2722) nws, 75 sw Tiffany, 85x100, 2 5-sty bk tnts & str; Eberhardt & Podgur to Ariel Realty Co, 55 Liberty; mtg \$73,000; Feb1; Feb2'12. O C & 100

So Boulevard, ws, at es Boston rd, see Boston rd, sec Minford pl.

So Boulevard, 359. (10:2575) nwc 142d (No 797 E), runs w81.10xn72.11 to sws Port Morris Branch R R xse96.1 to So Blvd xs30.10 to beg, 5-sty bk tnt & str; Pasquale Curzio to Filomena Curzio, his wife, 280 Pleasant av; 1/2 pt; mtg \$38,000; Feb1; Feb5'12. O C & 100

Seneca av. (10:2762) ss, 75 w Faile, 50x100, vacant; Burkam Realty Co to Morris Zimmerman, 87 Mad; B&S; Dec18'11; Feb6'12. nom

Seneca av. (10:2764); same prop; Morris Zimmerman to Zarland Realty Co, 813 Westchester av; AL; Dec18'11; Feb6'12. O C & 100

St Anns av, 481. (9:2273) swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; Henry Greenberg to Wm L Cahn, 817 West End av; mtg \$31,500; Jan30; Feb8'12. O C & 100

Teller av, 1354. (11:2782) ses, 474.1 ne 169th, 25x80.9x25x80.11, 2 & 3-sty bk dwg; Benj Friedland to Toney Honig, 800 Cauldwell av, & Lizzie Bogen, 1402 Bristow; mtg \$8,500 & AL; Feb1; Feb8'12. nom

Tibbett av. (13:3406-3414) at intersection 236th, runs ne to 240th, being 1,075 ft long x width of said st; Louisa Dash to City of NY; AT; B&S; C a G & correction deed; Aug2'11; Feb8'12. nom

Teller av, 1055. (9:2433) ws, 139.5 n 165th, 20x100.1, 3-sty bk dwg; also TELLER AV, 1065, (9:2433) ws, 239.5 n 165th, 20x100.1, 3-sty bk dwg; Martin B Hofman to Fredk W Folk, 735 West End av; mtg \$18,500; Jan31; Feb2'12. O C & 100

Teller av, 1057. (9:2433) ws, 159.5 n 165th, 20x100.1, 3-sty bk dwg; Johanna Schlosser to Fredk W Folk, 735 West End av; mtg \$8,750 & AL; Feb1; Feb2'12. nom

Teller av, 1061. (9:2433) ws, 199.5 n 165th, 20x100.1, 3-sty bk dwg; Johanna Schlosser to Grace E Folk, 736 West End av; mtg \$8,750 & AL; Feb1; Feb2'12. nom

Teller av, 1063. (9:2433) ws, 219.5 n 165th, 20x100.1, 3-sty bk dwg; Johanna Schlosser to Grace E Folk, 736 West End av; mtg \$8,750 & AL; Feb1; Feb2'12. nom

Teller av, 1065. see Teller av, 1055.

Tiebout av, 2494. (11:3023) es, 247.6 s Fordham rd, late Highbridge rd, old line, runs e260.6 to Elm pl xne76xknw98x34.4xw 196 to av xs65 to beg, 2 2-sty fr dwgs & vacant; Isabella, wife Wm S Warren to Wm S Warren, Inc, a corpn, 2485 Elm pl; mtg \$6,000; Feb2; Feb5'12. O C & 100

Teller av 1037 (9:2424 & 2432) asn rents; Hadden Realty Co to Prospect Investing Co at Purchase, NY; Feb6; Feb7'12. nom

Unionport rd. (*) ws, 249.11 s Morris Park av, 25.5x98.6x25x93.7; Jas R Tisdale to Arthur Hodge, 1733 Unionport rd; mtg \$5,300; Jan3; Feb5'12. O C & 100

Vyse av, 2126. (11:3133) see 181st (No 960), 50x99.5x49.11x100.8, vacant; re mtg; Knickerbocker Trust Co to Jos Fried, at Lawrence, LI; Feb2; Feb3'12. 4,500

Vyse av, 2126; Jos Fried to Arc Realty Co, 15 Wm; B&S; Feb1; Feb3'12. O C & 100

Vyse av, 1219. (11:2986) ws, 210.1 n Home, 18.9x100, 3-sty bk dwg; Henry Wollner to David Wollner, at Lewistown, Mifflin Co, Pa; mtg \$7,500 & AL; Feb3; Feb5'12. nom

Wales av, 624-6. (10:2653) es, 204 s 152d, 52x100, 5-sty bk tnt; Fanny Gruen to Wales Constn Co, 230 Grand; mtg \$33,000; Jan20; Feb2'12. O C & 100

Webster av, 1465-75. (11:2887) ws, abt 25 s 171st, 100x64.2 to es Clay av x100.6x 54.7, ss, 6-sty bk tnt & str; Andw Gangloff & ano to Security Mtg Co, 76 Wm; mtg \$65,000 & AL; Jan23; Feb2'12. O C & 100

Whitlock av, 982. (10:2734) es, 124.4 s Hunts Point av, 25x141x25.1x143.4, 3-sty bk dwg; Henry Morgenthau Co to Ray Magid, 309 E 10; B&S; Jan24; Feb2'12. O C & 100

Washington av. (9:2389) swc 168th (No 460), strip, 9.7x91.11, 2-sty bk str; CON-TRACT; Model Constn Co to Taxpayers Realty Co, 1203 Franklin av; Jan22; Feb3'12. 4,500

Westchester av, 695-7. (10:2645) ws, at es Jackson av (No 700), runs ne39.8xnw 31.3 to es Jackson av xsw53.11 to beg, 4-sty bk office & str bldg; Sarah Gluck to Eliz McPhillips, 1200 Franklin av; mtg \$12,000. O C & 100

Wendover av, 438-42, see Park av, 3832.

Wendover av, sec Park av, see Park av, 39 w Webster av.

Waterbury av. (*) ws, 175 n Layton av, 25x100; Lohbauer Park; Annie Dushin to Jno V Judge, 7 E 87; AL; Jan31; Feb5'12. nom

Waterbury av. (*); same prop; Jno V Judge to Fredk Dushin & Annie, his wife, tenants by entirety, 4320 Park av; B&S; AL; Jan31; Feb5'12. nom

Westchester av, 977 (10:2715) ns, at ws Tiffany, runs n96.11xw100x860xw0.8x10.9x w25 & 12.1x85.8 to av, xei103 to beg, 2-sty fr dwg & vacant; Edw Hirsh to Henry Acker Co, 2472 Grand av; mtg \$28,000; Feb 6; Feb7'12. O C & 100

Walton av, 2112. (11:3180 & 3185) es, 75 s 181st, 25x100, 3-sty fr tnt; Palher Realty Co to Annie M Meyer, 872 Gerard av; Feb2; Feb7'12. O C & 100

Worth av, cl at ns 173d, see 174th, E, ns, 39 w Webster av.

Washington av, 1481. (11:2902) ws, 40 s 171st, 50x100, 5-sty bk tnt; Pelham & Hoffman Realty Co to Abr Kaplon, 11 Shady-side av, Summit, NJ; mtg \$41,000 & AL; Dec29'11; Feb8'12. O C & 100

Wendover av, 421. (11:2897) ns, 184.5 e Webster av, 37.6x83.7x37.6x83.5, 4-sty bk tnt; Anna Junker & ano to Benenson Realty Co, 407 E 153; mtg \$20,000; Feb7; Feb8'12. O C & 100

Westchester av. (*) see Castle Hill av; asn of assignment of rents; Danl D Tomback to Charwyn Realty Co, 135 Bway; Feb2; Feb3'12. nom

Willis av, 443. (9:2307) ws, 25 n 145th, 25x106, 5-sty bk tnt & str; Chas H Zumbuehl to Jno Ulrich; mtg \$26,000; Apr 27 '06; Feb6'12; re-recorded from Apr28'06. O C & 100

Washington av, 2043-5. (11:3036) ws, 225 n 179th, 50x145, 5-sty bk tnt & str; Sol & Minnie Keppler to Milton Hirshfeld, 743 West End av; QC; Oct25'10; Feb6'12. nom

Washington av, 2043-5; Anthony Deutsch to same; QC; Oct20'10; Feb6'12. nom

Washington av, 2043-5; Milton Hirshfeld to Anthony & Adolph Deutsch, 319 E Houston; B&S; mtg \$60,000; Feb3; Feb6'12. nom

2D av, ws, pt lt 1132 map Wakefield, see 4 av, es, 110 n Briggs av.

3D av, 3861-3903. (11:2919) ws, 115.4 n Wendover av, 200.11x109.6x200x90, 2 & 3-sty bk bldgs with str; Burkam Realty Co to Morris Zimmerman, 87 Mad; B&S; mtg \$50,000 & AL; Dec18'11; Feb6'12. nom

3D av, 3861-3903; Morris Zimmerman to Zarland Realty Co, 813 Westchester av; mtg \$50,000 & AL; Dec18'11; Feb6'12. O C & 100

3D av, 3754-6. (11:2927) es, 225 s 171st, 50x100, vacant; Jos T Dallas to Nora Constn Co, 1037 Teller av; mtg \$8,000; Feb 1; Feb7'12. O C & 100

4TH av, es, lot 33 map Briggs Estate, see 4 av, es, 110 n Briggs av.

4TH av. (*) es, 110 n Briggs av, 50x95.6 x50x97, being lot 34 map Briggs Estate; also 4TH AV, (*) es, lot 33 same map, 60.9 x94.3x54.6x95.6, ss; also 2D AV, (*) ws, pt lt 1132 map Wakefield, begins at line bet lots 1132 & 1133, 60x105; Chas J Mooney to Isadore Steinberg, 19 1/2 Pitt; AL; Feb3; Feb6'12. O C & 100

4TH av & 2D av. (*); same prop; Isadore Steinberg to Isabella Williamson, 105 E 116; AL; Feb6'12. O C & 100

Interior lot. (10:2711), begins 100 n Intervale av & 115 w Beck, runs n20 to pt 48.3 e Kelly xsl7.5xe9.10 to beg, vacant; Henry Morgenthau Co to Obsar Realty Co, 919 Fox; B&S; Feb8'12. nom

Chambers st, 111 (1:145), ns, 25x75; asn Ls; Ellz H Merrell heir Edw Bridge to Julia Moore of Bklyn; 1/2 of all title being 1-18 pt of whole; Nov12'09; Feb6'12. 450

Canal st, 219 (1:206), all; Newman Cowen to Antinetta & Jos Figgelle, 219 Canal; 9 8-12yf Jan1'12; Feb8'12. 2,400-2,700

Division st, 47 (1:281), str & b; Saml Kaufman to Max Walowinsky, 64 Montgomery, & ano; 4y & 2 1/2 mos, f Feb15'12; Feb6'12. 2,000 & 2,500

Delancey st, 168. (2:348) str & b; Herman Leiman & ano to Sol Neuville & ano, firm Neuville Bros, 630 Bedford av, Bklyn; 3yf Feb1 (3y ren); Feb2'12. 1,800

Front st, 205. (1:96), all; Arthur P Browning to J Applegate & Co, 205 Front; f Feb1 to May1'22; Feb5'12. taxes, &c, & 1,500

Fulton st, 138 (1:79), str, b & sub b; Geo Powers to H T Dewey & Sons Co, 138 Fulton; 5yf May1'12; Feb8'12. 8,000 & 8,500

Grand st, 265. (1:305) asn Ls; Louis Rosenberg to Louis Rosenberg, Tailor Inc, 265 Grand; Jan5; Feb3'12. nom

Grand st, 243 (1:304) all Oliver J Wells to Saml Fischer, 243 Grand; 5yf May1; Feb7'12. 4,433.40

Hudson st, 512 (2:619); asn Ls; Adolph S Popper to Wm Johnston, 896 Main, Paterson, NJ; Feb6; Feb8'12. nom

John st, 33-9 (1:78) & Nassau, 76-8, all; Geo Ehret to United Cigar Stores Co, 44 W 18, from Feb5 to May1; Feb7'12. monthly 3,100

John st, 33-9 (1:78) nes, at ses Nassau (Nos 76-8) runs se77.1xnel00.10xw76.9 to Nassau, xsw99.10 to beg, all; Geo Ehret to United Cigar Stores Co, 44 W 18; 21yf May1; option of ren; Feb7'12. taxes, &c, & 30,000 & 33,000

Mott st, 137. (1:237); re-asn Ls; Davies J Marshall to Tony Ferrocchio, 143 Mott; mtg \$350; Jan30; Feb2'12. nom

Mott st, 307 (2:521) str & b; Raffaele D'Agostino & ano to Antonio Andosca, 309 Mott, 4 11-12 yf Apr1; Feb7'12. 960

Nassau st, 76-S, see John, 33-9.

Norfolk st, 106 (2:353), n str & b; Max J Krumer Co to Albt Grossberg, 106 Norfolk; 3 5-12yf Dec1'11; Feb8'12. 660

Prince st, 23 (2:508), str; Chas R Faruolo to Vincent Montalto, 23 Prince; 3y f Feb1'12; Feb8'12. 720

Reade st, 30. (1:154), 1st fl, b & sub b; Adolph G Austin et al to Cleveland Twist Drill Co, 1242 E 49, Cleveland, Ohio; 5yf May1'13; Feb2'12. 3,600

South st, 195 (1:251) all above str fl; Morris Weinstein to Annie Carr on premises; 3yf Feb1; Feb7'12. 840 to 960

Thompson st, 105. (2:503), all; Katie Duffy to Rosina Del Re, on premises; 10yf May1; Feb5'12. 3,300

Vesey st, 98 (1:84) asn Ls; Francis J McCooney to Jos McElhone, 739 Washington; Feb2; Feb3'12. nom

Worth st, 125-7. (1:168), 6th loft; Fredk C Woehr et al to Chas S Jonas, 1157 Putnam av, Bklyn, & ano, firm Chas S Jonas & Bro; 10yf Feb1; Feb5'12. 2,000

West st, 258 (1:218), str; Johanna M Moller et al to Kathe Raedel, 409 Bleecker; 3yf Jan1'1912; Feb8'12. 960

6TH st E, cor Av B, see Av B, 91.

10TH st, 457-63 E. (2:367) ns, 120 e Av D, 80x189.6 to ss 11th (Nos 810-6); agmt as to ext of Ls for 15yf Nov1'21 under same conditions as Ls recorded Oct11'01; Edw V Z Lane, of Lewisboro, NY, with Dochtermann Realty Co, 465-71 E 10; Jan 3; Feb3'12. nom

11TH st, 810-6 E, see 10th, 457-63 E.

11TH st, 635 E. (2:394), all; Rachel Weiss to Geo Sandberg, 209 E 7; 3yf Feb1; Feb5'12. 3,690

15TH st, 31-5 W. (3:817), 2 fl; Augusta & Rosa Katz to Arthur Hinds, 234 St Anns rd, Richmond Hill, B of Q, & ano; firm Hinds & Noble; 4 9-12yf; May1'12; Feb8'12. 2,500

15TH st, 31-5 W (3:817), 1st fl & b; Augusta & Rosa Katz to Arthur Hinds, 234 St Anns rd, Richmond Hill, B of Q, & ano, firm Hinds & Noble; 4 9-12yf May 1; Feb8'12. 4,500

18TH st E, see 4TH av, see 4 av, 215.

18TH st, 162 W (3:793) all; Elise Dowd to Max Rosenthal, 275 Grafton, Bklyn & ano; 10 3-12 yf Feb1; Feb7'12. 1,700 & 1,900

23D st, 202 E, see 3 av, 297.

25TH st W, nec 7TH av, see 7 av, 263.

25TH st, 418-26 W. (3:722); agmt modifying Ls; McKeon Realty Co with Rome Metallic Bedstead Co, at Rome, NY; Jan 29; Feb2'12. nom

25TH st, 418-26 W. (3:722); agmt as to conditions, &c, in Ls; McKeon Realty Co with Isaac H Blanchard Co, 268 Canal; Jan31; Feb2'12. nom

25TH st, 418-26 W. (3:722), all of 5th, 6th, 7th & 8th fls, rear pt of 4th fl & pent house on roof; Rome Metallic Bedstead Co, at Rome, NY, to Isaac H Blanchard Co, 268 Canal; 20 10-12yf May1; Feb2'12. 19,100

29TH st, 30 W, see Bway, 1195.

29TH st W, swc Bway, see Bway, 1195.

30TH st, 57 W. (3:822), str & b; Isabella Jex to Henry Hartmann, 1740 W 8, Bklyn; 4yf May1'11; Feb2'12. 800 & 900

31ST st E, swc 1ST av, see 1 av, 529.

33D st, 1-13 E. (3:863); power of atty to accept sur of Ls; Jno J Astor to Lewis C Ledyard Jr, 64 E 73; Jan23; re-recorded from Feb2; Feb7'12.

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.

Feb. 2, 3, 5, 6, 7 & 8.

Baxter st, 17. (1:161), str, b & pt of yard; Barler Silverstone to Lorenzo Castelli, 60 Mulberry, & ano; 5 7-12yf Oct1'11; Feb5'12. 960

Bond st, 4. (2:530); asn Ls; Julius Seif & ano to Phil Dressner, Inc, a corpn, 28 Bond; Feb2; Feb3'12. nom

Beach st, 12 (1:190), w str & b; Alfred Hutter exr Leopold Hutter to Gustav Wild, 12 Beach; 3yf Sept1'11; Feb6'12. 600

Columbia st, 60 (2:333) all; Edw Gottlieb to Pincus Steiner, 60 Columbia; 3yf Feb1; Feb7'12. 3,200

Columbus Circle, 45 (4:1049), tobacco privilege in restaurant & roof garden; Eugene Schleip to D A Schulte, Inc, a corp, 41 Park row; 1yf Feb1; option of ren to Feb1'21; Feb6'12. 2,500

Chambers st, 111 (1:145), ns, 25x75; asn Ls; Harriet B wife Whitefield Sammis to Wm Bridge, 178 St Johns pl, Bklyn, & Julia Moore, of Bklyn; 1-18 pt; AT; June 24'01; Feb6'12. 900

Chambers st, 111 (1:145), ns, 25x75; asn Ls; Fredk W Bridge to same; 1-18 pt; AT; Feb9'07; Feb6'12. 900

133D st, 1-13 E, (3:863) ns, 95 e 5 av, 125x98.9; power of attorney to execute Ls; Jno J Astor to Lewis C Ledyard, Jr, 64 E 73; Jan23; Feb2'12.

133D st, 1-13 E; power of attorney to accept, asn or sur of Ls from Improved Property Holding Co as tenant; same to same; Jan23; Feb2'12.

133D st, 1-13 E; sur Ls; Improved Property Holding Co to Jno J Astor, 840 5 av; Jan31; Feb2'12.

133D st, 1-13 E, (3:863) ss, 95 e 5 av, 125 x98.9; power of atty to make & execute Ls; same to same; Jan23; re-recorded from Feb2; Feb7'12.

134TH st, 163 W, (3:810) ns, 100 e 7 av, 25x98.9; sur Ls; Yorkshire Grill Room to W L Sutphin, 483 West End av; Feb5; Feb7'12.

141ST st W, nwc 7TH av, see 7 av, 582.

142D st, 2 E, see 5 av, 487-91.

143D st, 236-S W (4:1014), ss, 350 w 7 av, 33.4x100.4, all; Geo Evans to Geneva Soc of Hotel & Restaurant Employees in America on premises; 21yf Oct1'11; 21y ren; Feb8'12. taxes, &c, & 5,000 & 5,500

144TH st 243 W (4:1016); asn Ls; Jas Devlin to Jno D Peabody, 224 Mad av; Feb8'12.

144TH st, 247 W (4:1016); asn Ls; Jas Slater to Jno D Peabody, 224 Mad av; Jan31; Feb8'12.

157TH st W, see Bway, see Bway, sec 57.

157TH st, 327 W, (4:1048), 4-str & b dwg; Henry Moeller to Nellie B Taft, 327 W 57; 3yf Dec1'11; Feb5'12. 3,500

160TH st, 7 W, see Bway, 1841.

164TH st, 420-4 E, (5:1458) ss, 231.5 w Av A, 75x100.5, all; Agnes Norton to D'Aquila Bros, 420 E 64; 5yf Feb1; Feb2'12. 1,680

169TH st W, nwc Bway, see Bway, Ams av, 69th & 70th, the block.

169TH st W, nec Ams av, see Bway, Ams av, 69th & 70th, the block.

170TH st W, see Ams av, see Bway, Ams av, 69th & 70th, the block.

170TH st W, swe Bway, see Bway, Ams av, 69th & 70th, the block.

171ST st, 406 E (5:1465) w str; Hermine Beck to Jno Mihalek, 406 E 71; 5yf Feb 1; Feb7'12. 540

183D st W, see Ams av, see Ams av, 477.

184TH st E, nec Park av, see Park av, nec 84.

189TH st, 103-9 W (4:1220); sur Ls; Harry Silverman to Rose Dankowitz, 1231 Park av; AT; Feb2; Feb8'12. 916.66

196TH st (7:1887), ns, 51 e Riverside dr, runs e100xn95xw58.10xn5.11xw41.1xs 100.11 to beg, the land with new bldg to be erected; Louise F Mahoney to Geo S Aufrecht, 244 Riverside dr; 5yf Jan1; 5y ren; at \$5,500; Feb8'12. 4,000 to 5,000

199TH st, 224-6 E, (6:1648), all; Isaac Weil to Louis Zuckerman, 224 E 99; 5yf Jan1; Feb5'12. 2,900

199TH st, 226-S E, (6:1648), all; Ray Weil to Louis Zuckerman, 224 E 99; 5yf Jan1; Feb5'12. 2,900

101ST st W, see Manhattan av, see Manhattan av, sec 101.

106TH st, 234 E, (6:1655), all; Giuseppe Stella to Carmine & Lulu Mazziati, 240 E 109; 5yf Feb1; Feb2'12. 2,100

113TH st, 342 E, (6:1684); asn Ls & bill of sale; Guiseppa Arnone to Francesco Martucci, 342 E 113; mtg \$1,470; AT; Jan 31; Feb2'12. 200

115TH st W, (7:1825) ns, 375 w Lenox av, 125x100.11, all; also 116TH ST, 132 W, (7:1825) ss, 278.6 e 7 av, 32x100.11, all; landlord to erect a theatre; Theatre Realty Corp, 14 W 14, to Laurel Amusement Co, a corp, 37 Liberty; 21yf Sept1; Feb5'12. taxes, &c, & 30,000 for each of 1st 10 yrs & thereafter per annum 27,500.

116TH st E nec 3 av, see 3 av, 2125.

116TH st, 132 W, see 115th W, ns, 375 w Lenox av.

118TH st, 166-S E, (6:1645), asn Ls; David Apple to Philip Schiffman & Sam Sacks, 140 E 112; Jan23; Feb5'12. nom

125TH st W, (7:1931) ns, bet 7 & 8 avs; Hurtig & Seamons Music Hall, all of bldg above ground fl, including entrances, the roof & ground fl of Music Hall & str formerly leased to Benj Hurtig but excluding any pt leased to Keith & Proctor Co, &c; Sarah Lichtenstein et al as TRSTES Benj Lichtenstein to Hurtig & Seamons Theatrical Enterprises, 1545 Bway from Jan31'12 to Junel'17; Feb3'12. 16,000 & 20,000

125TH st W, (7:1931) same prop; asn Ls; as collateral for \$20,000; Hurtig & Seamons Theatrical Enterprises to Henry Rosenberg, 175 W 72; Jan31; Feb3'12. nom

129TH st W, nwc Old Bway, see Old Bway, nwc 129.

129TH st E, swe Park av, see Park av, 1898.

146TH st W, nwc 8TH av, see 8 av, 2741.

148TH st W, swe Ams av, see Ams av, 1774-6.

Av B, 91 (2:388), cor 6th, all; Welz & Zerweck to Ignatz Kraus, 36 Av C; 15yf Feb1; Feb8'12. 2,100

Av B, 91, (2:388) cor 6th sur Ls; David Zerman to Ignatz Kraus, 36 Av C; AT; Feb7; Feb8'12. nom

Amsterdam av, nec 69TH, see Bway, Ams av, 69th & 70th, the block.

Amsterdam av, see 70TH, see Bway, Ams av, 69th & 70th, the block.

Amsterdam av, 2110, (8:2125), str & pt b; Henry O Heuer to Henry Boehm, 2110 Ams av; 5yf May1'11; Feb2'12. 1,400

Amsterdam av, 1774-6, (7:2079) swc 148th, 5-sty bldg; Herman Suesens & ano, TRSTES Fredk Heimsoth to Henry M Bach, 229 W 105, & ano, firm Bach & Co; 10yf Oct17'11; Feb2'12. 9,250

Amsterdam av, 477 (4:1213), sec 83d; asn Ls; Wm Schmidt to Henry Kohlhoff, 183 E 95; mtg \$6,350; Feb5; Feb8'12. nom

Broadway, swe 70TH, see Bway, Ams av, 69th & 70th, the block.

Broadway, nwc 69TH, see Bway, Ams av, 69th & 70th, the block.

Broadway, Amsterdam av, 69TH st & 70TH st, (4:1141), the block, all; Curtiss Securities Co to Nevada Realty Co, 115 Bway; 21yf Feb1 (privilege 21y ren); Feb2'12. taxes, &c, & 55,000

Broadway, 641, (2:523) asn Ls; Thos Sheehan to Alfred M Hearn, 210 W 121; Jan29; Feb3'12. nom

Broadway, (4:1028) sec 57th, 2d, 3d & 6th fls; A T Demarest & Co to International Motor Co, 30 Church; 5yf Jan1; Feb 5'12. 22,000

Broadway, 2289, (4:1230), str; Ben K Brinberg to Madison Laundry, a corp, 1200 3 av; 3yf Aug1'11; Feb5'12. 1,400 to 1,500

Bowery, 350-2, (2:531), all; Peter A Hegeman, ATTY, to Bernhard Susser, 102 E 103, & Max Katz, 75 E 4; 3yf May1; Feb 5'12. 3,300

Bowery, 223 (2:426), all; Annie W Gould to Eugene J Fleischer; 15yf Oct1'10; Feb6'12. taxes, &c, & 1,200

Broadway, 1195 (3:830), swc 29th, s str; also 29TH ST, 30 W, all of; Selig Seligman to Wallach Brothers, 1195 Bway; from July15'07, to Apr30'17; Feb6'12. 19,000

Broadway, 1841 & 60th st, 7 W, str & b (4:1113); Peter Vogler to Martin Healy, 329 W 58; 5 4-12yf; Jan1; Feb7'12. 7,500

Columbus av, 65, (4:1115), str & c; Louis Jacobs to Arthur Ugo, 364 W 36; 4 3-12yf Feb1'11; Feb2'12. 675

Lexington av, 1691, (6:1634), fl above st fl; Wm C Davidson & ano, EXRS Jno Davidson, to Watson B Estes, on premises; 4yf May1; Feb2'12. 480 & 504

Lexington av, 1738, (6:1636), all; Simon Bleier to Max Blumenthal, 113 E 108; 3yf Feb1; (1y ren at \$1,800); Feb2'12. 1,700

Lenox av, 128 (6:1600) str & c; Sophie Rothschild indiv & Hattie Kallman et al EXRS Victor Kallman to Wm B Sorsby, 59 W 46th, from Dec8'11 to Sept30'16; Feb 7'12. 3,600

Lenox av, 128, (6:1600) asn Ls; Wm B Sorsby to Bernard Shumann, 64 St Marks pl; Feb7'12. nom

Manhattan av (7:1836), sec 101st, str & b; Isaacs Specter to Danl Lupo, 318 E 34; 5yf Feb1; Feb6'12. 900 & 990

Madison av, 1580, (6:1612), c str; Lizzie F Brady to Jno J Mahon, 463 So Blvd; 3yf Oct1'14; Feb2'12. 1,500

Old Broadway, (7:1984) nwc 129th; asn Ls; Michl J Woods to Timothy J Sullivan, 2331 Old Bway; mtg \$—; Jan26; Feb7'12. nom

Park av, 1540 (6:1617) cor str; Saml Friedman & ano to Sol Rosenbluth, 2039 Bath av, Bklyn; 4 10-12 yf July'11; Feb 7'12. 720 to 840

Park av, (5:1513) nec 84th, str & b; Ellen Bigham to Henry J Koster, 1015 Park av; 5 3-12 yf Feb1; Feb5'12. 1,800

Park av, 1898 (6:1753), sec 129th, str; Gustave R Fries of Cincinnati, Ohio, to Sarah L Mullally, 2028 Mad av; 5yf Feb 1; Feb8'12. 1,200

1ST av, 529, (3:936) swc 31st, str; Emma Wells to H Koehler & Co, 501 1 av, 5yf May1; Feb5'12. 960 to 1,200

3D av, 2188, (6:1768), b, str & 2d fl; Herman Kahn to Edw Friedman, 103 W 120; 8yf May1'13; Feb5'12. 3,250

3D av, 207, & 23d st, 202 E (3:903); asn Ls; Albt Henninger with consent of Fredk W Seybel to Julius Davidson, 224 E 11; Feb6'12. nom

3D av, 742, (5:1301); also 3D AV, 1581, (5:1534); asn two Ls; Jas Trakas, 742 3 av to Jno Perdikes, 522 Willis av; 1/2 pt; Jan3; Feb7'12. nom

3D av, 1581, see 3 av, 742.

3D av, 125 (6:1666), nec 116th; re asn Ls; Davies J Marshall to Fredk Oehl, 615 Fairview av, Ridgewood Heights, B of Q; AT; mtg \$3,000; Feb7; Feb8'12. nom

4TH av, 215 (3:873), sec 18th; 5th fl; Eufasia Leland & Emma L Wesson to F A Poster & Co, Inc, on premises; 10yf Feb 1; Feb6'12. 8,500

4TH av, 456-60, (3:860), 5th loft; Quondam Land Holding Co to Isaac Leubrie, 320 Central Park W, & Abr M Elkus, 54 W 70, firm Leubrie & Elkus; 5yf Feb1; Feb5'12. 5,250 & 5,500

4TH av, 120-2, (2:564), str & bs; Wm M Chesebrough, EXR estate Chas A Chesebrough to Aug & Henry Wegener, both at 24-6 Charles; 5yf Feb1; Feb2'12. 3,600

5TH av, 487-91 (5:1276), es, 73.3 n 41st, runs e50xs13.6xe50xn64.6xw100 to av, xs 51 to beg, all, except part in rear; also 42D ST, 2 E (5:1276), ss, 100 e 5 av, 22x 98.9, all; Pottier & Stymus Mfg Co & Impt Co to N Y Real Estate Security Co, 42 Bway; 11 5-12yf; Feb1; Feb8'12; net \$10,000 for 1st 4 1/2 y & \$20,000 net for balance of term & in addition to above to pay to owners of fee the yearly rental of \$10,000 & \$2,825.

6TH av, 259-61, (3:792) all; Geo H Dressler et al to Elias May at Cinn, Ohio & Isadore L Mossler, 259 6 av; 10yf Oct1'11; Feb 3'12. 15,000 & 15,500

7TH av, 582, (4:1013) nwc 41st, asn Ls; Chas S Levy to Jas Beattie, 128 33d, Woodcliff, NJ; mtg \$4,000; Jan31; Feb2'12. nom

7TH av, 263, (3:801) nec 25th, re-asn Ls; Wm Zoll to Jas McCann, 171 W 25; AT; mtg \$2,700; Jan29; Feb2'12. nom

7TH av, 756, (4:1021); agmt & permission to remove & connect n wall on ground with bldg adj above on n, party 2d pt to pay additional rent of \$1,200 per annum f Feb1 to July31'21; Benj J Falk with Chelsea Hotel Co, 758 7 av; Feb3; Feb5'12. nom

7TH av, 756, (4:1021), privilege to remove pt of n wall; agmt as above & Ls; Morris B Baer & Morris B Bronner to Benj J Falk, 756 7 av, f Feb1 to July31'21; Feb5'12. additional rent 1,200

7TH av, 2472 (7:2029), s str; Carl Eichhorst to Michl Kern, 183 E 100, & ano; 3 yf Feb1; Feb8'12. 480 to 660

8TH av, 2741, (7:2045) nwc 146th, asn Ls; Jno W Dewald to Grover C Burck, 250 W 128, & ano; mtg \$—; Feb1; Feb2'12. nom

9TH av, 249-51, (3:723), all; Thos Lynch to Reuben P Douglass, in Fox Chase, Phila Co, Pa; 8y&9 1/2 mos f Jan15; Feb2'12. 3,600 & 3,700

9TH av, 322 (3:752), ses, 98.9 ne 28th, 20x100, the lot; Soc of N Y Hospital to Corlears Realty Co, 35 Nassau; 21yf Dec1'11; Feb8'12. taxes, &c, & 650

LEASES

Borough of the Bronx.

Freeman st, 920 (11:2975) swc Southern Blvd, str & c; Fredk C & Philip H Fischer to Chas Adams at Darien, Conn; 10 3-12 yf Feb1; Feb3'12. 2,100 to 2,700

143D st E, nwc Willis av, see Willis av, 393.

150TH st E, swe Melrose av, see Melrose av, 569.

152D st, 400 E (9:2374), sec Melrose av, all; Wm H Kruse to Julius Katz, 220 E 89; 5yf; Feb1; Feb8'12. 1,500

156TH st, 834-6 E, (10:2675), all Harry Buchalter to Salvatore Sciuto, 834 E 156; f Feb1 to Aug1'16; Feb5'12. 4,350

162D st, 372-4 E (9:2408) 1st & 2d stories & b; Ulrich Schock GDN Ida Buchler to Leo Reisch & Albt Scherrer, 668 Melrose av; 3 4-12yf Jan1'12; Feb7'12. 1,200

169TH st, 928 E (10:2718), str fl & rear b; Pauline Francesconi to David Juroff, 928 E 169; 2yf May1'12; Feb6'12. 432

Brook av, 561-3 (9:2294); asn Ls Patk Noonan to Jas McDonough, 2216 5 av; mtg \$2,000; Feb8'12. nom

Creasant av, swe Hughes av, see Hughes av, swe Creasant av.

Intervale av, see Westchester av, see Westchester av, sec Intervale av.

Hughes av, (11:3072) swc Creasant av, c str & 6rs in rear; Tesoro Constan Co to Sol Beringer, 2960 3 av; 5yf Mar1; Feb2'12. 1,000

Melrose av, 569 (9:2328) swc 150th, str; American Real Estate Co to Nathan Lewis, 236 W 122; 5yf May1'11; Feb7'12. 900 to 1,500

Melrose av, see 152d, see 152d, 400 E.

So Boulevard, swe Freeman, see Freeman, 920.

Westchester av, (10:2703) sec Intervale av, bootblack house; Thos F Morris to Raphael Reda, 1046 Intervale av; 6yf Aug 1'11; Feb2'12. 240 to 360

Willis av, 232, (9:2282), str & pt c; Adolph Steiner to A F Beckmann & Co, 460 Greenwich; 5yf May1; Feb5'12. 1,800

Willis av, 393 (9:2306), nwc 143d; asn Ls; Ellen Rock to Geo C Clark, 542 E 142; mtg \$5,300; Feb6; Feb 8'12. nom

Webster av, 2521 (11:3026), str; Jno Noonan & ano to Great Atlantic & Pacific Tea Co, on premises; 5yf May1; 5y ren at 2,350; Feb8'12. 1,800 & 2,000

3D av, 2787, (9:2327), sur Ls; Dora Rosenstein to Henry Wallenstein, 73 E 92; Jan31; Feb2'12. nom

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.

Feb. 2, 3, 5, 6, 7 & 8.

Clinton st, 25, (2:350) ws, 75 n Stanton, 25x75; Feb1; Feb2'12, due, &c, as per bond; Moritz or Morris Markowitz to Kath L Meuser, at Hoboken, NJ. 20,000

Clinton st, 25; sobrn agmt; Jan23; Feb 2'12; same & Marks Kirshbaum, 113 E 91, with same. nom

- Canal st, 324** (1:210) ss, 153.6 e Church, 25x99.5 to Lisperard (No 43), x 25 x 100.9; pr mtg \$40,000; Feb2; Feb3'12, due & c as per bond; Colonial Holding Co to David Israel, 61 E 86. 10,000
- Canal st, 324 & Lisperard st, 43**; certf as to above mtg; Feb2; Feb3'12; same to same.
- Canal st, 324 & Lisperard st, 43**; asn of rents to secure \$10,000; Feb2; Feb3'12; same to same. nom
- Columbia st, 55**, (2:333) nws, 100 ne Delancey, 25x100; Jan22; Feb3'12; 3y5%; Chas W Hunter of Caudwell, NJ to Jas W McDermott, 75 Macon, Bklyn. 8,500
- Cherry st, 70-4** (1:111) ns, 55.3 w New Chambers, runs n61.1 to sws New Chambers (Nos 90-4) xse 76.4 to ns Cherry, xw 55.3 to beg; gore, except part for New Chambers; PM; Feb3'12; 5y5%; Rudolph Wallace Co to American Mtg Co, 31 Nassau. 15,000
- Cortlandt st, 87**, see Cortlandt, 85.
- Cortlandt st, 85**, (1:58) ss, 79.7 e West, 22x57.10x22x58; also CORTLANDT ST, 87, (1:58) ss, 59 e West, 20.10x58x20.4x58; Feb 1; Feb3'12, 3y5%; Wm Cooper, Bklyn, to Edwin Wolf, 1607 S Broad, Phila, Pa. 67,000
- Clinton st, 230**, (1:269) es, abt 25 n Monroe, 25x93.5; ext of \$25,000 mtg to Decl'16 at 4 1/2%; Feb2; Feb3'12; Seaman's Church Institute of NY with Isidor I Pottlitzer, 11 W 113. nom
- Crosby st, 38**, see 5 av, 315.
- Canal st, 219**, (1:206); sal Ls; Jan22; Feb 8'12, demand, 6%; Jos Feggelle to A Huppels Sons, 442 St Anns av. 3,900
- Elizabeth st, 295**, (2:521) ws, 162 n Houston, 27x81.11x27x82; also ELIZABETH ST, 293, (2:521) ws, 135 n Houston, 27x82.8x27x83.1; pr mtg \$54,000; Feb7; Feb3'12, 3y 6%; Maud B Barclay to J Lawrence Degnan, 211 Carlton av, Bklyn. 12,000
- Elizabeth st, 293**, see Elizabeth 295.
- Elizabeth st, 184-8**, see Spring, 11.
- Frankfort st, 19** (1:103), sc Wm (No 19), runs se29.4xsw37.4xnw27.4 to Wm, kne37.4 to beg; pr mtg \$25,000; Dec27'11; Feb3'12; 1y5%; Meyer Abraham, Bklyn, to Emigrant Industrial Savings Bank. 21,000
- Grand st, 26-34** (on map 26-32), see Thompson, 21-3.
- Grand st, 478**, (2:336) ns, 25 w Willett, 25x100; certf as to mtg for \$2,500; Jan31; Feb3'12; Nina Realty Co to Harry Freeman. nom
- Grand st, 478**, (2:336) ns, 25 w Willett, 25x100; pr mtg \$33,000; Feb7; Feb3'12, 2y —%; Nina Realty Co, 99 Nassau, to Harry Freeman, 354 E 50. 2,500
- Houston st, 346 E**, (2:384) ns, abt 145 w Av C, 25x65.9x25.1x67; also 2D ST, 249 E, (2:384) sws, abt 125 w Av C, 25x66.6x25.1x 68.4; pr mtg \$ —; Feb7'12, due Aug'13, 6%; Rubin Stillman to Rebecca April, 59 E 117. 1,600
- Irving pl, 20**, (3:871) es, 62 n 15th, 20.6 x80x20.1x80; PM; Feb6; Feb7'12, 3y4 1/2%; Wilhelm Harres to Alex P W Kinnan, 320 W 78. 27,000
- Lisperard st, 43**, see Canal, 324.
- Lafayette st, 232-6**, see Spring, 63-5.
- Ludlow st, 126**, see Rivington, 101-3.
- Macombs pl, 7:2038** ws, 85.1 s 153d, 28.4 x73.1x28x66.6; Jan30; Feb7'12, 5y5%; Thos L Feinsohn to Marie F Powell, 10 E 96. 3,500
- Mott st, 307**, (2:521), sal Ls; Jan31; Feb 7'12, demand, 6%; Antonio Andosca to Lion Brewery, 104 W 108. 1,000
- Madison st, 414**, (1:265) ss, 400.5 e Jackson, 25.3x99.4x25x100.1; Feb6; Feb7'12, 5y 5%; Jas E Burke to Emigrant Industrial Savgs Bank, 51 Chambers. 10,000
- New Chambers st, 90-4**, see Cherry, 70-4.
- Oliver st, 41**, (1:278) ws, 78 s Mad, 25.5 x99.9x25.7x98.11; pr mtg \$ —; Feb7; Feb 8'12, demand, 6%; Pietro Caporali to Frank Matone, 898 Crescent, B of Q, 4,600
- Orchard st, 186**, (2:412) es, abt 180 n Stanton, 25x87.6; PM; Feb7; Feb3'12, in-stalls, 6%; Saml Zaleschitz, 157 Rivington, to Benj Obigenheart, 487 Dekalb av, Bklyn. 2,500
- Perry st, 161-5** (2:637), ns, 136 w Washington, 60x100.3; PM; pr mtg \$90,000; Feb 2; Feb3'12, due, & c, as per bond; Anne E Carroll to Jas H Cruikshank, at Freeport, LI, & ano. 10,000
- Perry st, 161-5**; pr mtg \$100,000; Feb6 '12, due, & c, as per bond; same to same. 3,000
- Rivington st, 101-3**, (2:410) see Ludlow (No 126), 34x100; certf as to payment of \$1,000 on account of mtg of \$36,500; Feb1; Feb3'12; Israel Schneittacher to Esther Riedler. nom
- Rivington st, 259-61**, (2:333), ext of 2 mtgs for \$26,000 each to Feb5'17 at 5%; Jan30; Feb3'12; Lawyers Mtg Co with Isack Greenman & Isidor Lorberbaum. nom
- St Nicholas pl, 55**, (7:2069) ws, 140.11 n 152d, runs w74.8xnl2.9xw2.4xn4.3xe77.1 to pl xsl7 to beg; PM; Feb3; Feb5'12, 3y5%; Jos G Switzer to Wm Minrath, White Plains, NY. 9,000
- Spring st, 63-5**, (2:496) nwc Lafayette (Nos 232-6), 48.5x77.10x29x77.10, except pt for Elm (Lafayette); Feb5'12, 5y5%; Emily C Thole, of Bklyn, to Geo E Chisolm, comm Mary A Chisolm, at Morristown, NJ. 46,500
- Spring st, 11**, (2:492) nec Elizabeth (Nos 184-8), 25.3x90x25.3x89; AT; Feb3; Feb5'12, 2y6%; Madeleine Balfour to Loretto E Cosgrove, 252 W 72. 1,000
- St Nicholas pl, 38-42** (7:2054), es, 174.1 s cl 153d (if extended easterly), 75x100; Feb3'12; 5y5%; Bavarian Realty Co to Title Ins Co of NY. 90,000
- St Nicholas pl, 38-42**; certf as to above mtg; Feb3'12; same to same.
- St Nicholas pl, 38-42**; sobrn agmt; Feb 6'12; Chas M Rosenthal with same. nom
- Spring st, 113-7** (2:499) ns, 75 w Mercer, 75x100; pr mtg \$128,000; Feb3'12, due, & c, as per bond; Wm C Runyon, of Newark, NJ, to Jane B Bernard, 777 West End av. 2,500
- Thompson st, 21-3**, (2:476) nwc Grand (Nos 26-34, on map 26-32), 62x100; Feb1; Feb2'12, in-stalls, 6%; Giuseppe Sabbatino to Tillie Wacht, 130 W 122. 6,000
- Thompson st, 58**, (2:488); agmt that party 1st pt agrees to ext payment of balance of mtg amounting to \$1,628.60 so same shall be payable in installts of \$100 per month; Feb1; Feb2'12; Antonio Montana with Isidoro Oshlag & Egidio D'Alessandro. nom
- Vesey st, 98** (1:84) ns, abt 110 w Washington, —x—; Leasehold; Feb2; Feb3'12; demand; 6%; Jos McElhone to Saranac Realty Co, 50 Pine. 2,000
- Walker st, 61-7**, see 5 av, 315.
- William st, 198**, see Frankfort, 19.
- 2D st, 249 E**, see Houston, 346 E.
- 2D st, 42 E**, see 2 av, 38.
- 3D st, 227.9 E**, (2:386) ext of \$48,000 mtg to Jan25'17 at 5%; Jan2; Feb7'12; Lawyers Mtg Co with Mattie Miller. nom
- 5TH st, 429 E**, (2:433); ext of \$22,000 mtg to Feb5'15, at 5%; Jan11; Feb6'12; Lawyers Title Ins & Trust Co with Simon Grun & Morris Davidowitz. nom
- 6TH st, 750 E**, (2:375) ss, 111 w Av D, 21.10x97; pr mtg \$14,000; Feb2'12, 3y6%; Sol Wallach to Hattie Herbst, 323 E 4. 1,000
- 6TH st, 710 E**, (2:376) ns, 253.6 e Av C, 25.4x94.10; pr mtg \$21,000; Feb7; Feb3'12, 2y6%; Abr Gollinger & Israel Seide to Jacob Schlamp, 181 Prospect Park W, Bklyn. 2,500
- 6TH st, 710 E**, (2:376) ns, 253.6 e Av C, 25.4x90.10; Feb7; Feb3'12, 5y5%; Abr Gollinger & Israel Seide to Emigrant Indust Savgs Bank. 21,000
- 6TH st, 702 E**, see Av C, 84-6.
- 9TH st, 416 E**, (2:436) ss, 200 e 1 av, 37.6x77.10; Feb5'12, 5y4 1/2%; Michel Real Estate & Mtg Co, 227 E 117, to Metropolitan Savgs Bank, 59 Cooper Sq E. 20,000
- 9TH st, 416 E**; certf as to above mtg; Jan15; Feb5'12; same to same.
- 9TH st, 637-9 E**, (2:392) ns, 183 w Av C, 30x92.3; pr mtg \$30,000; Feb1; Feb5'12, in-stalls, 6%; David Wasser to Jacob Reisman, 428 New Jersey av, Bklyn. 8,000
- 9TH st, 741 E**, (2:379) ns, 168 w Av D, 25x92.3; Feb6; Feb7'12, 3y6%; Nathl J Neely of Hempstead, LI, to Deborah Marsland, 258 E 23, Bklyn, & ano. 2,637.78
- 10TH st, 363 E**, (2:393) ns, 268 e Av B, 25x94.9; ext of \$27,000 mtg to Jan30'17 at 5%; Jan30; Feb3'12; Maud B Barclay with Wilson M Powell, 324 W 58. nom
- 11TH st, 227-9 W** (2:614); ext of \$40,000 mtg to Feb4'17, at 5%; Jan31; Feb3'12; Lawyers Mtg Co with Parker K Deane trustee Jean G Deane. nom
- 12TH st, 609 E**, (2:395) ns, 142.7 e Av B, 24.7x103.3; Feb2; Feb3'12; 3y5%; Dean Holding Co to Wm A Spencer on Eastern Blvd Troggs Neck & ano trstes Lorillard Spencer for Lorillard Spencer & ano. 14,000
- 12TH st, 609 E**; certf as to above mtg; Jan20; Feb3'12; same to same.
- 12TH st, 609 E**; sobrn agmt; Feb1; Feb 3'12; same & Maud H Goetz, 40 W 52 with same. nom
- 12TH st, 15 W**, (2:576), ns, 175 w 5 av, 25x123.8x25.10x130.4; all R, T & I in will Anne L Zeller; Jan15; Feb3'12, demand, 6%; Mary M Horton, Good Ground, LI, to Sophie M Rasch, 559 E 32. 3,000
- 13TH st, 527 E**, (2:407); ext of \$40,000 mtg to Jan8'17 at 5 1/4%; Jan25; Feb7'12; N Y Life Ins Co with City Boroughs Realty Co. nom
- 13TH st, 125 W** (2:609) ns, 286.6 w 6 av, runs n90xsw—xs69 to st, xel2.6 to beg; Feb2; Feb3'12; 3y4 1/2%; Salvation Army, a corpn to German Savgs Bank, 100 E 14. 10,000
- 14TH st, 506 E**, (2:407) ss, 121 e Av A, 25x103.3; Jan29; Feb3'12, due, & c, as per bond; Francesco Amanti to Carmelo Micciano, 637 Shepherd av, Bklyn. 5,000
- 14TH st, 1 W**, see 5 av, 315.
- 16TH st, 1 W**, see 5 av, 315.
- 20TH st, 15-21 E**, see Bway, 902-10.
- 20TH st, 18 E**, see 5 av, 315.
- 21ST st, 18-20 E**, see Bway, 902-10.
- 23D st, 202 E**, see 3 av, 297.
- 24TH st, 117-9 E** (3:880) ns 204 e 4 av, 46x98.9; ext of \$180,000 mtg to Feb2'17, at 5%; Feb2; Feb3'12; Lawyers Title Ins & Trust Co with 117 E 24th St Co. nom
- 24TH st, 332 E**, (3:929) ss, 200 w 1 av, 25x75; ext of \$14,000 mtg to Feb7'15 at 5%; Feb7'12; N Y Trust Co with Saml Halperin, 159 2 av. nom
- 25TH st, 231 W** (3:775), ns, 354 w 7 av, 21x98.9; ext of \$3,000 mtg to Feb1'17 at % as per bond; Feb3'12; Francis Morris with Celine M Decomps. nom
- 25TH st, 122 W**, (3:800) ss, 250 w 6 av, 25x81.4x25x81.6, ext of \$1,000 mtg to Nov 6'12 at 5%; Nov6'11; Feb6'12; Fredericka R del Armitage with Wm N Reed & Saml Keller. nom
- 26TH st, 23-5 E**, see 5 av, 315.
- 26TH st, 1-9 E**, see 5 av, 315.
- 27TH st 18-20 E**, see 5 av, 315.
- 27TH st, 2-4 E**, see 5 av, 315.
- 27TH st, 23-5 W**, see 5 av, 315.
- 28TH st, 8 W**, (3:829) ss, 152.8 e Bway, 25x98.9; Feb5'12, 5y4 1/2%; Olivia P Hoe to Lawyers Title Ins & Trust Co, 160 Bway. 40,000
- 29TH st, 162-4 W**, see 7 av, 333-5.
- 29TH st, 26 E**, see Mad av, 89-95.
- 30TH st, 427 W**, (3:728) ns, 300 w 9 av, 25x115.3x25x117.2; Feb2'12, 3y4 1/2%; Ann S Greacen, 253 W 132, to North River Savgs Bank, 31 W 34. 10,000
- 31ST st, 42-6 E**, (3:860) ss, 115 w 4 av, 55x98.9; given as collateral security for mtg of \$46,000 covering 40 E 31; pr mtg \$105,000; Feb2; Feb5'12, due, & c, as per bond; Emile J & Martha S Wittnauer to Lawyers Title Ins & Trust Co, 160 Bway. 46,000
- 31ST st, 1-3 E**, see 5 av, 315.
- 31ST st, 40 E**, (3:860) ss, 235 e Mad av, 20x98.9; ext of \$46,000 mtg to Aug 5'14; at 5%; Feb2; Feb7'12; Lawyers Title Ins & Trust Co with Emile J & Martha S Wittnauer. nom
- 32D st, 1-3 W**, see 5 av, 315.
- 32D st, 2-4 E**, see 5 av, 315.
- 32D st, 306-8 E** (3:937); ext of \$40,000 mtg to Feb5'15, at 5%; Jan18; Feb3'12; Jno Lindley trste for Anna B Warner with Harry Levy & ano exrs Barnet & Pauline Levy. nom
- 33D st, 45-7 W**, see 5 av, 315.
- 34TH st, 2-6 E**, see 5 av, 315.
- 34TH st, 216 W** (3:783) ss, 599.5 e 8 av, 16.5x98.9; Feb5; Feb6'12, due, & c, as per bond; Harold T Leake of Jersey City, NJ to Title Guarantee & Trust Co. 33,000
- 36TH st, 163 E**, (3:892); ext of \$18,000 mtg to Feb26'17 at 5%; Jan20; Feb3'12; Soc of St Johnland with Lulu A Carter. nom
- 40TH st, 237 W**, (4:1012) ns, 325 e 8 av, 25x98.9; pr mtg \$ —; Feb1; Feb5'12, 3y 5 1/2%; Andw Rohr, of Monroe, NY, to Chas A Flammer, 247 W 102. 4,000
- 42D st, 47-65 W**, see 5 av, 315.
- 42D st, 213 W**, see 43d, 214-26 W.
- 43D st, 214-26 W**, (4:1014) ss, —x— to 42d (No 213) "Lyric Theatre"; agmt changing interest days Feb7; Reginald de Koven with East River Savings Instn. nom
- 45TH st, 35-9 W**, (5:1261) ns, 425 w 5 av, 50x100.5; agmt as to share ownership in mtg for \$50,000 to extent of \$20,000; Dec 4'11; Feb2'12; Nellie F Kilgore with Mollie Ottenberg, 38 W 76. nom
- 45TH st, 35-9 W**, (5:1261); agmt as to share ownership in mtg for \$50,000 to extent of \$5,000; Jan29; Feb2'12; same with same. nom
- 45TH st, 343-5 E**, see 1 av, 805-7.
- 45TH st, 422 W**, (4:1054) ss, 300 w 9 av, 25x100.4; PM; pr mtg \$20,000; Jan10; Feb 5'12, 3y5%; Chas F De Casanova, 28 Kingsbridge rd E, to Margt Nunan, 65 E 92. 7,000
- 48TH st, 137 E**, see Lex av, 523-37.
- 49TH st, 134-8 E**, see Lex av, 523-37.
- 50TH st, 417 E**, (5:1362) ns, 155.7 e 1 av, 19.5x100.5; Feb3; Feb7'12, demand, —%; Jacob Vogelfanger of Bklyn to Massachusetts Bonding & Ins Co, 77-81 State, Boston, Mass. 1,100
- 50TH st, 325 W**, (4:1041) ns, 290.10 w 8 av, 19.2x100.5; PM; Feb3'12, due, & c, as per bond; Rudolph Wallach Co to Title Guar & Trust Co. 12,000
- 51ST st, 5 E**, (5:1287); ext of mtg for \$50,000 to May1'15 at 4%; Jan29; Feb7'12; Jno S Melcher with Henry A C Taylor on East rd, South Portsmouth, RI. nom
- 52D st, 102 W** (4:1004) ss, 80 w 6 av, runs s113xw20xn18.9xw20.4xn91.7 to st, x e40 to beg; Feb6'12; 3y5%; Edgar Swain to Excelsior Savings Bank, 46 W 24. 37,500
- 52D st, 259 W**, (4:1024); ext of \$13,000 mtg to Dec31'13 at 5%; Dec30'11; Feb5'12; Max Moses, trste for Fannie Moses will Samson Wallach with Jane C Long. nom
- 56TH st, 247 E**, (5:1330) ns, 75 w 2 av, 25x100.5; Jan31; Feb2'12, 5y5%; Jas T Nevin to Francis Speir, 276 Ridgewood rd, S Orange, NJ, & ano, trstes for Kath F Kip. 14,000
- 56TH st, 247 E**; sobrn agmt; Jan31; Feb 2'12; Julius Levy with same.
- 57TH st, 340 E**, (5:1349) ss, 241.8 w 1 av, 16.8x66.11x16.8x68.5; pr mtg \$5,000; Feb3 '12, 3y % as per bond; Francis McSwegan to Farmers Loan & Trust Co, 22 Wm. 1,000
- 58TH st, 133 E**, see Lex av, 723.
- 58TH st, 124 W**, (4:1010) ss, 250 w 6 av, 16.8x100.5; Jan20; Feb5'12, 4y4 1/2%; Georgina A & Florence Merritt to U S Trust Co, 45 Wall. 7,000
- 58TH st, 174 W**, see 5 av, 315.
- 60TH st, 7 W**, see Bway 1841.
- 61ST st, 236 E**, (5:1415); ext of \$12,000 mtg to Marl'15 at 4 1/2%; Feb5; Feb3'12; Bankers Trust Co, trste Oliver S Carter, with Jessie F Gatens, 236 E 61. nom
- 64TH st, 1 E**, see 5 av, nec 64.
- 64TH st, 420-4 E** (5:1458); agmt that parties of 2d pt agree to waive the provision in mtg of \$20,000 of 20 days after default in payment of any install of interest before beginning foreclosure proceedings, & c; Feb3; Feb6'12; Flora N Brown & Helen N Spraker with Mary E & Agnes Norton, 154 E 61. nom

67TH st, 216 E, (5:1421); ext of \$40,000 mtg to Jan11'15 at 5%; Dec26'11; Feb8'12; Wm S Mason et al, trstes Jas H Smith for Geo P Smith, with Rachel, Louis, Maurice & Jos Hyman, exrs Gerson Hyman & ano. nom

69TH st, 107 W (4:1141), ns, 62 w Col av, 20x100.5; certf as to mtg for \$5,000; Feb1; Feb6'12; Ambrose Realty Co to Aaron Coleman. nom

69TH st, 107 W, (4:1141) ns, 62 w Col av, 20x100.5; PM; pr mtg \$16,000; Feb1; Feb2'12, 3y6%; Ambrose Realty Co, 135 Bway, to Aaron Coleman, 50 W 68. 5,000

69TH st, 360 E, (5:1443) ss, 491.8 e 2 av, 16.8x77.4; pr mtg \$6,000; Feb5'12, 1y6%; Albt J Rifkind, East Orange, NJ, to Simon Rothstein, Newark, NJ. 1,000

71ST st, 406 E, (5:1465), sal Ls; Feb3; Feb7'12, demand, 6%; Jno Mihalek to Central Brewing Co, 533 E 68. 729

77TH st, 50-8 W, see 5 av, 315.

78TH st W, see West End av, see West End av, 376-8.

78TH st, 432 E, (5:1472); ext of mtg for \$5,000 to Dec1'12 at 5½%; Nov21'11; Feb5'12; Grenville Clark et al, trstes Le Grand B Cannon, with Lester S Abberley. nom

79TH st, 115 E, (5:1508) ns, 145 e Park av, 20x102.2; pr mtg \$15,000; Feb1; Feb2'12, due, &c, as per bond; Anna L Ricketts to Mathilde L Ricketts, 115 E 79. 10,000

81ST st, 155-9E (5:1510) ns, 199.8 w 3 av, 56.6x102.2; Feb2; Feb6'12; 5y5%; Jno M Slattery Bldg & Constn Co to Brooklyn Savings Bank, 141 Pierrepont, Bklyn. 130,000

81ST st, 155-9 E; certf as to above mtg Feb2; Feb6'12; same to same.

84TH st, 271 W, (4:1232) ls, 84.6 e West End av, 16x80.2; Feb3; Feb5'12, due Dec1'13, 6%; Hannah Lynch to Isabel B Wachter, 713 Knickerbocker av, Bklyn. 5,000

84TH st, 153 E, (5:1513); asn of rents to extent of \$2,000; Feb1; Feb5'12; Jno J Fleming, 410 Riverside dr, to Annie T L Atterbury, on Baraud rd, New Rochelle, NY. nom

84TH st, 15-7 W, (4:1198) ns, 500 e Col av, 2 lots, each 37.6x102.2, 2 mtgs, each \$3,000; Jan30; Feb2'12, 5y5%; Helen J Erickson, 220 W 59, to N Y Life Ins Co, 346 Bway. gold, 6,000

85TH st W (4:1233), ns, 250 w Ams av, 114.6 to Bway (No 2340), x— to 86th, x100.1 x204.4; ext of \$335,000 mtg to Aug1'21, at 5%; Jan24; Feb6'12; Gwendolen Haughton indiv & as extrx Richd L Howell & ano exrs same with Anderson & Price Co. 2354 Bway. nom

85TH st W, nec Bway, see 85th W, ns, 250 w Ams av.

85TH st W, (4:1233) ns, 250 w Ams av, runs n204.4 to ss 86th xw100.1 to es Bway (No 2340) xsw— to 85th xell14.6 to beg; ext of \$1,250,000 mtg to Mar1'16 at 5%; Feb3; Feb7'12; Anderson & Price Co with Met Life Ins Co, 1 Mad av. nom

85TH st W, (4:1233); also 86TH ST & BROADWAY; same prop; ext of \$1,250,000 mtg to Mar1'16 at 5%; Feb3; Feb7'12; Anderson & Price Co with Met Life Ins Co, 1 Mad av. nom

85TH st W, (4:1233); also 86TH ST & BROADWAY; same prop; ext of \$75,000 mtg to Dec2'12 at 5%; Jan26; Feb7'12; Henry C Irons & Jno R Todd with Anderson & Price Co, 2354 Bway. nom

86TH st W, see Bway, see 85th W, ns, 250 w Ams av.

86TH st W, see Bway, see 85th st W, ns 250 w Ams av.

87TH st, 55 W, (4:1201) ns, 145 e Col av, 21x100.8; Feb2'12, 3y4½%; Wm H Davidow to Emanuel-El Congregation of City NY, 515 5 av. 27,500

87TH st, 55 W; sobrn agmt; Feb2'12; same & Meyer Vesell with same. nom

96TH st, 208 W (4:1243) ss, 117.6 e Bway mtg reads Old Bloomingdale rd, sec 96th, 100.9x30.7x100.9x31.11; Feb2'12; 5y5%; Frank E & Wm F Gillies to American Mtg Co, 31 Nassau. 26,000

96TH st, 208 W, sobrn agmt; Feb2'12; Adolph Benn with same. nom

98TH st st, 50 E (6:1603) ext of \$20,000 mtg to Dec 24'16, at 5%; Jan30; Feb6'12; Lawyers Mtg Co with Anna Becker & Martin & Hyman Marks. nom

100TH st W, sve Bway, see Bway, 2637-9.

100TH st, 168 E (6:1627) ss, 125 w 3 av, 25x100.11; pr mtg \$12,500; Feb1; Feb6'12; 2y6%; Mary Smith, Edgewater, NJ, to Abr A Silberberg, 63 E 93. 1,000

102D st, 116 E (6:1629) ss, 205 e Park av, 25x100.11; ext of \$16,500 mtg to Jan 1'15 at % as per bond; Jan25; Feb2'12; Francis Huber with Richd W Gerken, 114 E 102. nom

102D st, 153 W, (7:1857) ns, 266.8 w Col av, 25x100.11; PM; Feb1; Feb2'12, due, &c, as per bond; Anna G Van Riper & Minerva Mead to North River Savgs Bank, 31 W 34. 12,000

103D st, 43 W, (7:1858) ns, 350 w Col av, 16.6x100.11; pr mtg \$—; Feb5'12, due, &c, as per bond; S Dana Hubbard to Mutual Life Ins Co of NY, 32 Nassau. 1,000

106TH st, 160-2 E, (6:1633) ss, 250 w 3 av, 2 lots, each 25x½ blk; ext of 2 mtgs for \$17,000 each to May23'14 at % as per bond & consent to same; Jan22; Feb2'12; Wm C Renwick et al, trstes Wm R Renwick, with Baruch Israeli & Henrietta Bachrach. nom

107TH st, 315-7 E, (6:1679) ns, 250 e 2 av, 50x76.10; PM; pr mtg \$—; Dec28'11; Feb5'12, 4y6%; Antonino Naro to David Lion, 349 Central Park W. 5,000

112TH st, 540-2 W (7:1883), ss, 125 e Bway, 50x100.11; Feb6'12; 5y5%; Kiltonga Realty Co, 607 8 av, to Fannie F Einstein, 45 E 72, et al trstes Emanuel Einstein. 75,000

112TH st, 540-2 W; certf as to above mtg; Feb6'12; same to same.

112TH st, 248 W, (7:1827); ext of \$33,000 mtg to May1'16 at 5%; Feb3; Feb5'12; Henry F Schwarz, trste for Anna C F Schwarz will Fredk A O Schwarz, with Hyman Realty Co, 121 W 27. nom

114TH st, 52 W, (6:1597) ss, 361 e Lenox av, 17.8x100.11; ext of \$10,000 mtg to Feb5'17 at 5%; Feb5'12; Clergymen's Retiring Fund Society of the Prot Epis Church in the U S with Henrietta G Krakower. nom

115TH st, 282 & 282½ W, see 8 av, 2120-8.

116TH st, 235 E, (6:1666) ns, 193.4 w 2 av, 16.8x100.10; pr mtg \$—; Feb5'12, 3y 6%; Cath, wife Nicholas Celia, 235 E 116, to Margherita Galotta, 2289 1 av. 3,000

116TH st, 228 E, (6:1665); ext of \$41,000 mtg to Dec28'14 at 5%; Dec28'11; Feb5'12; Wm S Mason et al, trstes Jas H Smith for Geo P Smith, with Lazarus & Bernard Margulies. nom

116TH st, 129 W, (7:1901); agmt as to share ownership in bond & mtg for \$5,000; Feb6; Feb8'12; Lloyd W Seaman, 2153 Bway, with Chas Jaeger, 893 Morris av. nom

116TH st, 15-7 W, (6:1600); ext of \$48,000 mtg to Feb19'17 at 5%; Jan18; Feb5'12; Kingstn Savgs Bank with Abr Miller. nom

117TH st, 408 E, (6:1710) ss, 127.4 e 1 av, 16.8x100.11; pr mtg \$5,500; Jan30; Feb5'12, 2y5%; Pasquale Colio to Maria G Picaracelli, 242 E 116. 500

117TH st, 501-7 E, (6:1716) ext of \$40,000 mtg to Feb1'17 at 5%; Feb1; Feb3'12; East River Savgs Instn, 291 Bway with Martha Lipman, 960 Prospect av & Bertha Nartolowitz, 134 W 20. nom

118TH st, 200-4 W (7:1923) ext of installment of \$3,500 on account of mtg of \$36,500, from Dec1'11, to Oct1'12, at 6%; Jan12; Feb6'12; Solomon G Rosenbaum with Country Land & Mtg Co, 140 Nassau, & Abr I Spiro, 7 E 94. nom

122D st, 100 E, see Park av, 1753-5.

124TH st, 438 W, see 8 av, 2479.

125TH st, 228 E, (6:1792) ss, 311.3 e 3 av, 18.9x99.11; Feb1; Feb5'12, 3y5%; Jane Ryan to Title Ins Co of NY. 3,500

130TH st, 265 W, (7:1936) ns, 100 e 8 av, 25x99.11; Feb2'12, 5y5%; Franz Heuer to Title Ins Co of NY, 135 Bway. 17,000

130TH st, 579 W, see Bway, 3240-52.

131ST st, 208 W, (7:1936) ss, 125 w 7 av, 16.8x99.11; Feb7'12, 5y5%; Mary E McCormick to American Mort Co. 7,000

132D st, 56 E, (6:1756) ss, 75 w Park av, 25x99.11; Feb2'12, 3y5%; Jos Bogner, 443 W 47, to German Savgs Bank, 157 4 av. 13,000

132D st, 56 E; sobrn agmt; Jan29; Feb 2'12; same & Anna Ulrich with same. nom

132D st, 4 E (6:1756), ss, 99 e 5 av, 26 x99.11; Jan29; Feb6'12; 3y6%; Class Realty Co to Philip Bachrach, 1239 Mad av. 3,600

132D st, 4 E; certf as to above mtg; Jan30; Feb6'12; same to same.

133D st, 524 W (7:1986), ss, 275 w Ams av, 17.6x99.11; pr mtg \$—; Feb5; Feb6'12; 2y6%; Edw Lehlbach to Alex M Conger, 67 South Manning Blvd, Albany, NY. 1,200

134TH st, 512 W, (7:1987) ss, 270 w Ams av, 40x99.11; ext of \$34,000 to Mar1'17 at 5%; Feb8'12; Anna E Donald with Jos Rosenthal Realty Co, 49th & Nicholas ter & Jos Rosenthal of same place. nom

134TH st, 516 W, (7:1987); ext of \$36,500 mtg to Jan9'17 at 5%; Feb7; Feb8'12; Wm Jay, trste Isaac Bell, Jr, with Jos Rosenthal Realty Co, 49 St Nicholas av. nom

134TH st, 516 W, (7:1987); sobrn agmt; Feb6; Feb8'12; Jos Rosenthal Realty Co & Louis J Frey with Wm Jay, at Bedford, West Co, NY, trste Isaac Bell, Jr, decd. nom

135TH st, 601 W, see Bway, 346.

136TH st, 165 W, (7:1924); ext of \$18,000 mtg to Nov23'14 at 5%; Nov15'11; Feb2'12; Clara Meyer with Gustavus Sidenberg, exr Gottlieb Dessauer, 48 W 56. nom

137TH st, 323 W, (7:2041) ns, 84 e Edgecombe av, 16x92; Feb5; Feb8'12, due, &c, as per bond; Jennie A, wife of & Henry Rosenberg to Nellie A Kaliske, extrx Estate I Saxe Kaliske, 4 W 14. 5,250

141ST st, 300 W, see 8 av, 2641.

147TH st, 500 W, (7:2061); ext of \$160,000 mtg to Feb1'15 at 5%; Feb1; Feb2'12; Title Ins Co of NY with Saranac Constn Co, 500 W 147. nom

147TH st W, (7:2061) ss, 100 e Ams av, 125x99.11; pr mtg \$160,000; Feb1; Feb2'12, 3y6%; Saranac Constn Co to Emily M Roemer, 494 Greene av, Bklyn. 25,000

147TH st W, (7:2061); same prop; certf as to above mtg; Feb1; Feb2'12; same to same.

149TH st, 508 W, (7:2080) ss, 158.4 w Ams av, 16.8x99.11; Feb6; Feb7'12, 3y5%; Jessie A Burke, 508 W 149 to Jno J Mahony, 51 W 94. 2,500

150TH st, 466 W, (7:2064); ext of \$6,000 mtg to Feb26'17, at 5%; Jan20; Feb7'12; Robt T Varnum trste for Mary Falkland with David Greene. nom

150TH st, 470 W, (7:2064); ext of \$7,000 mtg to Feb26'17 at 5½%; Jan20; Feb8'12; Warwick Savgs Bank with David Greene. nom

156TH st, 560 W, (8:2114) ss, 100 e Bway, 125x99.11; participation agmt as to mtg for \$30,000; Feb2; Feb5'12; Karnack Realty Co, 570 W 156, with Maryland Mtg Co, 145 Av D. nom

163D st, 434 W, (8:2110) ss, 300 e Ams av, 50x112.6; Feb8'12, 3y5%; Realty Co of Fort Washington, 25 Broad, to N Y Life Ins Co, 346 Bway. gold, 46,000

163D st, 434 W; certf as to above mtg; Feb6; Feb8'12; same to same.

173D st, 551 W, see Audubon av, 160.

173D st, 551 W, see Audubon av, 160.

179TH st, 657 W, (8:2163) ns, 115.1 e Bway, 16.8x100; ext of \$5,000 mtg to Apr5'15 at 5%; Dec19'11; Feb7'12; Mamie L Snyder with Alex H Burgess, 657 W 179. nom

180TH st, 815 W, see Pinehurst av, nwc 180.

183D st, 559-61 W, (8:2154) ns, 225 e St Nicholas av, 50x99.11; Feb1; Feb2'12, 5y 5%; Eliz A Daly to Emigrant Indust Savgs Bank. 40,000

184TH st W, nec Bway, see Bway, 4320.

217TH st, W, (8:2243-304) ns, 75 w Park ter E, 50x100; also 217TH ST W, or PARK TERRACE N, (8:2243-303) nes, 125 w Park ter E, 25x100; pr mtg \$—; Feb1; Feb6'12, 3y6%; Henry H Dreyer to Caroline Langschmidt at 7 av, nwc 132. 5,000

217TH st W, nes, 125 w Park ter E, see 217th W, ns, 75 w Park ter E.

225TH st W, (13:3402) nec Marble Hill av, 86.11x99x85x117; agmt as to share ownership in bond & mtg for \$125,000; Feb3; Feb7'12; American Real Estate Co, 527 5 av, with Mamie E Cohn, 64 E 66. nom

Av B, 218, (2:407) ws, 19.3 n 13th, 26.8x 65; Feb7; Feb8'12, 5y5%; Mamie Bietsch to Lawyers Mtg Co, 59 Liberty. 12,000

Av C, 84-6, (2:375); also 6TH ST, 702 E, (2:375); ext of \$44,000 mtg to Dec19'16 at 5%; July2'11; Feb8'12; Lena wife of & Julius Stoloff & Morris Kronovet with Lucy Lee Van Rinkhuysen, Paris, France. nom

Av C, 54, (2:374); ext of \$24,000 mtg to Feb20'17 at 5%; Jan26; Feb5'12; Anna G DuBois with Fannie Cohen. nom

Av C, 29, (2:385) ws, 26.5 s 3d, 26.5x100; ext of \$26,000 mtg to Feb1'17 at 5%; Feb 1; Feb6'12; Lawyers Title Ins & Trust Co with Louis Salzberg. nom

Amsterdam av, 464, (4:1230) ws, 53.5 n 82d, 27x100; PM; pr mtg \$46,500; Feb1; Feb2'12, due, &c, as per bond; Albt H Niehaus to Isaac Mansbach, 208 W 83. 3,000

Amsterdam av, 464, (4:1230); asn rents to secure \$3,000; Feb1; Feb2'12; Albt H Niehaus to Isaac Mansbach. nom

Amsterdam av, 1993-5, (8:2108); ext of 2 mtgs for \$10,000 each to Feb1'14 at 6%; Feb1; Feb2'12; Viola Hahn with Meyer Singer, 697 West End av; Danl D Singer, 12 Hamilton ter, & Sophie & Saml J Singer, 519 W 142. nom

Audubon av, 160 (8:2130) nwc 173d, (No 551) 100x100; PM; pr mtg \$150,000; Feb1; Feb3'12; 7y6%; Bertha, Eliz & Christian Golla to Latham Realty Co, 530 E 80. 7,000

Amsterdam av, 1967, (8:2108) es, 100 s 158th, 24.5x100; ext of \$25,000 mtg to Mar 1'17 at 5½%; Feb7; Feb8-12; Chas A Briggs with Maxwell Kalisk, 51½ W 151. nom

Audubon av, 160 (8:2130) nwc 173d (No. 551), 100x100; ext of \$150,000 mtg to Jan 29'17 at 5½%; Feb1; Feb8'12; Lawyers Title Ins & Trust Co with Latham Realty Co. nom

Audubon av, 160 (8:2130) nwc 173d (No 551), 100x100; agmt as to share ownership in mtg; Feb1; Feb8'12; Margt Schworer with Lawyers Title Ins & Trust Co, 160 Bway. nom

Broadway, 902-10, (3:849) nec 20th (Nos 15-21), runs n96.1xe45.9xn92 to 21st (Nos 18-20) xe05x92xe— to pt 120.9 e Bway xs18xe20xs74 to 20th xw113.5 to beg; AT to any strips or gores adj above; Feb1; Feb2'12, due Feb1'23, 5%; Sutherland Realty Co to Clarence S Herter, Manhattan Club, 32 E 26. 1,800,000

Broadway, 902-10, & 20TH st, 15-21, & 21ST st, 18-20 E; certf as to above mtg; Feb1; Feb2'12; same to same.

Broadway, 3240-52 (7:1985) nec 130th (No 579) 149.10x100; PM; Feb1; Feb3'12; 5y5%; Latham Realty Co, 530 E 80 to Metropolitan Savgs Bank, 59 Cooper Sq E. 60,000

Broadway, 3240-52; certf as to above mtg Feb1; Feb3'12; same to same.

Broadway, (7:1871) ws, 100.11 n 99th, 60.3x219x69.5x222.4; Jan29; Feb5'12, due Mar1'15, 5%; Wm E D Stokes to American Mtg Co, 31 Nassau. 115,000

Bway, see 86th, see 85th W, ns, 250 w Ams av.

Broadway, 2340, see 85th st W, ns, 250 w Ams av.

Broadway, 1841 (4:1113) nwc 60th (7 W); sal Ls; Feb5; Feb6'12, demand, 6%; Martin Healy to Geo Ehret, 1197 Park av. 4,000

Bowery, 223 (2:426), es, 96.9 n Rivington, 14x100; leasehold; Jan31; Feb6'12; 3y 6%; Eugene J Fleischer to Josef Fleischer, 226 E 53. 2,000

Broadway, 2340, see 85th W, ns, 250 w Ams av.

Broadway, see 86TH, see 85th W, ns, 250 w Ams av.

Broadway, 894-900, see 5 av, 315.

Broadway, 1161-75, see 5 av, 315.

Broadway, 395-9, see 5 av, 315.

Broadway, 474½-6, see 5 av, 315.

Broadway, nec 85TH, see 85th W, ns, 250 w Ams av.

Broadway, 4320, (8:2167) nec 184th, 25.1 x119.9x24.11x116.4; Feb5; Feb8'12, due, &c, as per bond; F M Burgess Constn Co to Jno Whalen, extr, &c, Thos Fenton, 458 W 155. 12,000

Broadway, 4320; certf as to above mtg; Jan31; Feb8'12; same to same.

Broadway, 2637-9, (7:1871) swe 100th, leasehold; sobrn agmt; Feb8'12; Paul Salvin & Carlton Terrace Restaurant Co with Bernheimer & Scherrwitz Pilsener Bwg Co, at Ams av & 128. nom

Broadway, 346, suite 1237; also APARTMENT at 601 W 135th, occupied by Harry D Pflum; certf as to chattel mtg for \$3,100; Feb5; Feb8'12; Stephen T Williams & Staff to London Realty Co. nom

Lexington av, 523-37, (5:1303) es, 60.5 n 48th, runs n140.5 to 49th (Nos 134-8) xe 120xsl31xsw30.1xs67.5 to 48th (No 137) wx 20xn60.5xw70 to beg; PM; pr mtg \$180,000; Jan31; Feb2'12, 3y6%; Centrefield Co, 50 Church, to Maze Realty Co, 148 E 49. 65,000

Lexington av, 447, (5:1299); asn Ls by way of mtg as collateral security for payment of 8 notes aggregating \$640; ½ pt; Jan25; Feb2'12; Morris Goldman to Aaronson Mercantile Co, 230 Grand. nom

Lexington av, 723 (5:1313) nec 58th (No 133) 32x75.8; ext of \$50,000 mtg to Feb 20'15 at 4%; Jan22; Feb2'12; Israel O Blake with Alice H Reimer, 255 W 85. nom

Madison av, 89-95, (3:858) sec 29th (No 26), 98.9x100; Jan29; Feb5'12, 5y6% until completion of bldg & 5% thereafter; Thos A Emmet Realty Co to N Y Life Ins Co, 346 Bway. 600,000

Madison av, 1851 (6:1747), es, 84.11 s 121st, 16x83; PM; pr mtg \$—; Aug29'11; Feb2'12, 2y6%; Bendet Nelson to Julius Halpern, 51 E 91. 2,500

Madison av, 605, (5:1293) es, 50.5 s 58th, 25x100; PM; Jan25; Feb7'12, 3y4½%; Mary E Pinchot, 1615 Rhode Island av, Wash, DC, to Helen M wife Chas A Valentine at Chappaqua, NY. 50,000

Madison av, 1069, (5:1492) es, 20 s 81st, 16.7x85; Feb8'12, due, &c, as per bond; Ida B Cook to Rebekah Kohut, 254th & Independence av. 23,000

Marble Hill av, nec 225TH, see 225th W, nec Marble Hill av.

Madison av, 56-60, see 5 av, 315.

Park av, 1753-5, (6:1770), see 122d (No 100), 75x18; pr mtg \$— Feb7'12, 5y5%; Herman Breiting to Rachel Levy, 185 Varlick. 11,000

Pinehurst av, (8:2177) nwc 180th (No 815), 53.5x109.1x53.6x106.9; pr mtg \$62,500; Feb8'12, due Aug8'14, 6%; Solow Constn Co to Mina Efinger, 545 W 144. 9,000

Pinehurst av, (8:2177); same prop; certf as to above mtg; Feb8'12; same to same.

Pinehurst av, 65, (8:2177) ws, 53.4 n 180th, 46.6x109.1x46.6x111.2; pr mtg \$44,000; Feb8'12, due July1'15, 6%; Solow Constn Co to Mina Efinger, 545 W 144. 7,000

Pinehurst av, 65; certf as to above mtg; Feb8'12; same to same.

Park av, 949, (5:1510) es, 82.2 n 81st, 20x 80; PM; Feb1; Feb2'12, 5y5%; David Werdenschlag, 1143 Lex av, to Jos McNamara, 120 E 85. 30,000

Sherman av, 135, (8:2224) ns, 100 w Academy, 40x150; pr mtg \$32,000; Feb2; Feb5'12, 5y5½%; Hanover Realty & Constn Co to Equitable Trust Co, 115 Bway. 9,000

Sherman av, 135; certf as to above mtg; Feb2; Feb5'12; same to same.

Sherman av, 135; sobrn agmt; Feb2; Feb 5'12; Andw E Foye with Equitable Trust Co, 115 Bway. nom

St Nicholas av, 945-9, (8:2108) ws, 51.9 s 158th, —x82.7x74.10x61.11; ext of \$65,000 mtg to Mar14'15 at 5%; Jan30; Feb3'12; Empire City Savgs Bank with Chas F Smith, 945 St Nicholas av. nom

Sherman av, 135 (8:2224), ns, 100 w Academy, 40x150; ownership agmt as to mtg for \$15,000; Feb3; Feb5'12; Gustavus M Roden, at Spuyten Duyvil, NY; with D L Griffin & Andrew E Foye. nom

Sherman av, 135 (8:2224); agmt by assignor reducing mtg from \$44,000 to \$32,000 & ext with owner of same to Jan1'15, at 5% & owner agrees that mtg for \$9,000 is sub to above & consents to asst of mtg for \$32,000 to assignee; Feb2; Feb5'12; Jas Devlin, 327 W 45, assignee, with Hanover Realty & Constn Co, 20 Broad owner of premises, & Equitable Trust Co of N Y, 115 Bway, assignor. nom

Sherman av, 133 (8:2224); agmt by assignor reducing mtg from \$44,000 to \$32,000 & ext with consent of owner of same to Jan1'15, at 5½%, & owner agrees that mtg for \$9,000 is sub to above & consents to asst of mtg of \$32,000 to assignee; Feb2; Feb6'12; U S Title G & T Co, 201 Montague, Bklyn, assignee, with Hanover Realty & Constn Co, 20 Broad owner of premises, & Equitable Trust Co, 115 Bway, assignor. nom

Sherman av, 133 (8:2224), ns, 140 w Academy, 40x150; pr mtg \$44,000; Feb2; Feb6'12; 5y5½%; Hanover Realty & Constn Co to Equitable Trust Co, 115 Bway. 9,000

Sherman av, 133; certf as to above mtg; Feb2; Feb6'12; same to same.

Sherman av, 133; sobrn agmt; Feb2; Feb 6'12; Andw E Foye with same. nom

Sherman av, 127-31, (8:2224) ns, 180 w Academy, 3 lots, each 40x150, 3 mtgs, each \$9,000; 3 pr mtgs, \$44,000 each; Feb2; Feb 8'12, 5y5½%; Hanover Realty & Constn Co to Equitable Trust Co, 115 Bway. 27,000

Sherman av, 127-31; 3 certfs as to above mtgs; Feb2; Feb8'12; same to same.

Sherman av, 127-31; 3 sobrn agmts; Feb 2; Feb8'12; Andw M Foye with same. nom

Sherman av, 127-9, (8:2224); 2 agmts as to ext of 2 mtgs for \$32,000 each to Jan31'15 at 5% & assgmt of said mtgs to assignee & that mtg of \$9,000 is sub to said mtg of \$32,000; Feb2; Feb8'12; Helen M Kelly, 44 E 42, assignee, & Hanover Realty & Constn Co, 20 Broad, owner, with Equitable Trust Co, 115 Bway, assignor. nom

Sherman av, 131, (8:2224); agmt as to ext of mtg for \$32,000 to Jan31'15 at 5% & assgmt of said mtg to assignee & that mtg of \$9,000 is sub to said mtg of \$32,000; Feb2; Feb8'12; City Real Estate Co, assignee & Hanover Realty & Constn Co, 20 Broad, owner, with Equitable Trust Co, 115 Bway; assignor. nom

Vermilyen av, (8:2227) ss, 100 w Isham, 150x150; pr mtg \$44,000; Jan31; Feb2'12, due Mar6'12, 6%; Allen Constn Co to Prospect Investing Co, at Purchase, NY. 9,000

Vermilyen av, (8:2227); same prop; certf as to above mtg; Dec21'11; Feb2'12; same to same.

West End av, 376, (4:1169) es, 26.2 s 78th, runs e32.6x51.10xe11.6xse4.6xse2.2xe21 xs13xw17xnw9.10xw44 to av xn21 to beg; PM; Feb5'12, due, &c, as per bond; Minnie T Brown to Title Guar & Trust Co. 24,000

West End av, 376-S, (4:1169) sec 78th, runs e36x52.7xe20x54xe12xsl3xw17 x n w 9.10xw44 to av xn47.2 to beg; pr mtg on No 376 \$24,000; Feb5'12, 1y6%; Minnie T Brown to Jno Ingle, Jr, 176 Berkeley av, Bloomfield, NJ. 5,000

1ST av, 805-7, (5:1338) nwc 45th (Nos 343-5), runs w100xn80xe20xs39.7xe80 to av xs40.5 to beg; PM; pr mtg \$—; Jan16; Feb2'12, due Feb1'12, 6%; Jno H Hoppe, 805 1 av, to Julius Dahlman, 304 Garfield pl, Bklyn, et al, exrs Jacob Fleischhauer. 18,000

1ST av, 132 (2:435); ext of \$25,000 mtg to Jan23'17 at 5%; Jan23; Feb3'12; Anna E Kidd with Belle Bloch, 14 Morningside av E. nom

1ST av, 2021, (6:1676) ws, 25.11 n 104th, 25x74; Feb7; Feb8'12, due, &c, as per bond; Salvatore Imperato, of Leonia, NJ, to Title Guar & Trust Co. 10,000

2D av, 1924-30, (6:1671); ext of 2 mtgs for \$33,000 each to Jan23'15 at 5%; Jan23; Feb2'12; Thos Graham with American Savgs Bank, 115 W 42. nom

2D av, 205, (2:468) nws, 26.4 sw 13th, 26.4x110; Feb3; Feb5'12, installs, 6%; Sadie Smith to Abr Stein, 73 W 116. 7,000

2D av, 1146, (5:1435) es, 60 n 60th, 20x 75; Feb1; Feb5'12, 5y5%; Max Wortmann to Saml Einstein, 545 Lenox av. 12,000

2D av, 1710, (5:1551); ext of \$17,000 mtg to Mar30'14 at 4½%; May8'11; Feb5'12; Jno Shea with Bank for Savgs, 280 4 av. nom

2D av, 1152, (5:1435) es, 60.10 s 61st, 20x75; ext of \$10,000 mtg to Feb7'17 at 5%; Feb2; Feb6'12; Lawyers Title Ins & Trust Co with Moses Oppenheim. nom

2D av, 38 (2:444) nec 2d (No 42), 21.6x 75; ext of \$7,500 mtg to Apr1'15 at 6%; Feb3; Feb8'12; Thos Rothmann with Frank Rothmann, 40 2 av. nom

3D av, 1105, (5:1419) es, 50.5 s 65th, 25x 105; pr mtg \$21,000; Feb5'12, 3y6%; Ray Levy, 139 W 113, to Saml L Wolff, 311 W 94. 5,000

3D av, 297 (3:903) es, abt 25 s 23d, —; also 23D ST, 202 E (3:903), ss, abt 85 e 3 av, —; leasehold; Feb6'12, due Apr15'13; 5%; Julius Davidson to Albt Henninger, 454 Graham av, Bklyn. notes 4,500

3D av, 1949, (6:1657); ext of mtg for \$12,000 to Mar1'17 at 4½%; Jan24; Feb7'12; Harry Parker, 21 E 46, with Louisa Minturn at Dark Harbor, Me. nom

3D av, 1313, (5:1430) es, 27.2 n 75th, 28.1 x105; Feb8'12, 5y4½%; Julius B Fox to Cornelius F Kingsland, Babylon, LI, trste for Mary H Tompkins, will Ambrose C Kingsland. 27,000

3D av, 1315, (5:1430) es, 55.3 n 75th, 28.1 x105; Feb8'12, 5y4½%; Julius B Fox to Cornelius F Kingsland, Babylon, LI, trste for Albt A Kingsland will Abram C Kingsland. 27,000

5TH av, 2169, (6:1757) es, 74.11 s 133d, 25x90; Feb2'12, due Jan1'17, 5%; Emma Fried, 2169 5 av, to Geo Vassar, Sr, 433 W 22. 18,000

5TH av, 2158, (6:1729); ext of \$14,500 mtg to May1'15 at 5%; Jan31; Feb5'12; Herbert F Schwarz with Gevert Wendelken, 435 Washington av. nom

5TH av, (5:1379) nec 64th (No 1), 30.7 x110; PM; Feb5'12, 3y4½%; Jas B Haggin, 587 5 av, to Nelson C Thrall, at Larchmont, NY, et al, exrs Geo Crocker. 500,000

5TH av, 320-2 see 5 av, 315.

5TH av, 341-7, see 5 av, 315.

5TH av, 315, (3:861) sec 32d (Nos 2-4), 28.9x150, leasehold pr mtg \$50,000; also 33D ST, 45-7 W, (3:835) ns, 192.11 e Bway, 63.4x 98.9, leasehold; pr mtg \$150,000; also BROADWAY, 894-900, (3:848) sec 20th (No 18), 96.1x97.2x92x125.7, leasehold; also 5TH AV, 341-7, (3:863) es, 59.3 s 34th, runs e100 xs39.6xw5xs39xw95 to av xn79 to beg, leasehold; pr mtg \$346,897.11; also 5TH AV, 320-2, (3:834) nwc 32d (Nos 1-3) runs w123.6xn98.6xe23.6xs32.11xe100 to av xs 65.10 to beg, leasehold; also 5TH av, 84-90, (3:816) nwc 14th (No 1), 103.3x100, leasehold; pr mtg \$350,000; also BROADWAY, 1161-75, (3:829) nwc 27th (Nos 23-5), runs n135.10xw78.11xs25xe17.2xs25xs58.6 to 27th xe87.7 to beg, leasehold; also 6TH AV, 736-44, (5:1258) nec 42d (Nos 47-65), 100.5x208, leasehold; also 5TH AV, 110-2, (3:818) nwc

16th (No 1), runs n91.6xw89xn0.6xw69.4xs 92 to 16th xel58.4 to beg, leasehold; also 5TH AV, 213-31, (3:856) nec 26th (Nos 1-9), 197.6 to 213 (Nos 2-4) x157.6, leasehold; pr mtg \$2,800,000; also 34TH ST, 2-6 E, (3:863) ss, 100 e 5 av, 52.11x98.9, leasehold; pr mtg \$80,000; also 5TH AV, 505, (5:1277), es 27.5 n 42d, 37x108, leasehold; pr mtg \$300,000; also 26TH ST, 23-5, (3:856) ns, 30 w Mad av, runs n98.9xe30 to Mad av (Nos 56-60 xn98.9 to 27th (Nos 18-20) xw90xsl97.6 to 26th xe60 to beg, leasehold; pr mtg \$900,000; also BROADWAY, 395-9, (1:193) swe Walker (Nos 61-7), runs s50.11xw100.3 xs50.11xw24.3xn100.8 to Walker, xel27.7 to beg, fee; pr mtg \$750,000; also 5TH av, 303-5, (3:861) nec 31st (Nos 1-3), 56.9x150, fee; pr mtg \$2,200,000; also 7TH AV, 911-7, (4:1010) sec 58th (No 174), runs s100xe83.4 xs05xe41.8xn100.5 to 58th xw125 to beg, fee; pr mtg \$1,500,000; also 77TH ST, 50-8 W, (4:1129) ss, 50 e Col av, 100x102.2, fee; pr mtg \$650,000; also BROADWAY, 474½-6 2; 473) es, 127.11 s Broome, runs e134.7xe65.4 to Crosby (No 38) xs25xw100xs24.9xw99.11 to Bway xn49.9 to beg, fee; pr mtg \$475,000; also ALL OTHER PROP now owned or hereafter acquired, sub also to 2 mtgs aggregating \$1,414,000; Oct1'11; Feb8'12, 30y5%; Improved Property Holding Co of NY to N Y Trust Co, 26 Broad, trste. gold bonds, amount advanced 3,000,000

5TH av, &c, (1:193, &c); same prop; consent of stockholders to general mtg of Improved Property Holding Co to N Y Trust Co as trste, dated Oct1'11; Dec4'11; Feb8'12.

5TH av, &c, (1:193, &c); same prop; certf of consent as above; same to same; Dec4'11; Feb8'12.

5TH av, 505, see 5 av, 315

5TH av, 303-5, see 5 av, 315.

5TH av, 84-90, see 5 av, 315.

5TH av, 110-2, see 5 av, 315.

5TH av, 213-31, see 5 av, 315.

6TH av, 662-4, (3:840); ext of mtg for \$135,000 to Feb1'15 at 4½%; Feb5; Feb8'12; Bankers Trust Co with Thos A Sperry, at Cranford, NJ. nom

6TH av, 736-44, see 5 av, 315.

7TH av, 279, (3:801); ext of mtg for \$20,000 to May 14'13 at 4½%; Jan30; Feb8'12; Bankers Trust Co as trste with Madison Square Mtg Co, 265 7 av. nom

7TH av, 911-7, see 5 av, 315.

7TH av, 2330 (7:1942), ws, 32.5 s 137th, 26.11x100; ext of \$4,000 mtg to Jan20'14, at 5%; Jan8; Feb5'12; Anna Frieling with Sarah Newark, 309 W 99. nom

7TH av, 333-5, (3:804) sec 29th (Nos 162-4), 97.6x49.4x98.5x49.4; ext of \$50,000 mtg to Feb1'14 at 4½%; Feb1; Feb3'12; Aug Eckel, 243 W 99, with Franklin Savgs Bank. nom

7TH av, 238, (3:773) ws, 29.4 s 24th, 20x 55.5; Feb5'12, due, &c, as per bond; Henry M Moeller, Elise M Alexander & Philip & Hannah Moeller to Title Guar & Trust Co. 20,000

8TH av, 2120-S (7:1830), sec 115th (Nos 282 & 282½), 100.11x80; Feb5; Feb6'12; 2 y6%; Florence B D Reynolds & Alice M Dike exrs, &c; Lizzie M Dike to Fredk A Schermerhorn, 101 University pl. 10,000

8TH av, 2783 (7:2045) ws, 25 s 148th, 25x75; ext of \$21,000 mtg to Mar22'16, at 5%; Jan23; Feb5'12; Chas Martin & Jno F Schmonsees with Mina Nordlinger, 97 Central Park W. nom

8TH av, 2479, (7:1958) ws, 25 s 133d, runs w83.3xsw20.11xs12.4xe100 to av xn25 to beg; given as collateral security for mtg for \$2,000 covering 438 W 124; pr mtg \$26,000; Feb1; Feb2'12, demand, —; Lena Wilson, 2328 Morris av, to Saml F Mead, 332 W 47, & ano, exrs Henry Matenfeldt, & Saml F Mead, individ. 2,000

8TH av, 2641, (7:2042) swe 141st (No 300), 24.11x100; PM; pr mtg \$25,000; Feb1; Feb2'12, due May9'14, 5%; Lola M Otten, 701 W 178, to Jacob Kortlang, at Brielle, NJ. 14,000

8TH av, 2641, (7:2042) swe 141st (No 300), 24.11x100; ext of \$25,000; mtg to May9'14 at 4½%; Apr30'09; Feb2'12; Title Guar & Trust Co with Jacob Kortlang. nom

9TH av, 583, (4:1050) ws, 49.6 s 41st, 24.7x100; pr mtg \$25,000; Jan2; Feb3'12; 3y6%; Jos M Ledwith Realty Co to Jno Zimmerman, 534 9 av. 5,000

Certf as to chattel mtg for \$1,500; Feb 1; Feb7'12; Geo Stoehr a corp to Chas Hansen.

Certf as to mtg for \$5,000 covering land in Kings Co, NY; Jan20; Feb2'12; Hopkinson-Bergen Co to Title Guar & Trust Co.

Certf as to mtg for \$1,350; Feb1; Feb2'12; National Electrotpe Co to Lilla I Doolittle.

Certf as to mtg for \$30,000 covering land at Rockaway Beach, NY; Jan31; Feb 2'12; Rockaway Bldg Co to Title Guar & Trust Co.

MORTGAGES

Borough of the Bronx.

Coster st, 656, (10:2764) es, 200 s Spoford av, 20x100; Feb1; Feb5'12, 3y5%; Hunts Point Estates, a corp, to Sarah E King, 103 E 65. 6,000

Coster st, 656; certf as to above mtg; Jan9; Feb5'12; same to same.

Catharine st, swe 238TH, see 238th E, swe Catharine.

Dock st, sec Thomas, see Thomas, sec Dock.

- Fairmount pl.** (11:2951) nes, 68.6 se Clinton av, 21.6x100; Feb5'12, 5y5%; Kath J Lynch to Lawyers Mtg Co, 59 Liberty. 4,200
- Fairmount pl.** (11:2951); same prop; sobrn agmt; Feb5'12; same & Edw D MacMannus with same. nom
- Garfield st, swc Morris Park av.** see Morris Park av, swc Garfield.
- Hoffman st, 2410** (11:3066), es, 77.7 n 187th, 16.8x117; PM; Jan27; Feb2'12; 3y5%; Rocco Paolino, 618 Pelham av, to Duncan Smith, Yonkers, NY, & ano trstes Wm M Prichard. 4,500
- Jefferson st, nwc Van Nest av.** see Van Nest av, nwc Jefferson.
- Jefferson st, nec Van Nest av.** see Van Nest av, nwc Jefferson.
- Lorillard pl.** (11:3054) es, 271.7 n 3 av, 50x100; Bldg loan; Feb2; Feb7'12; demand; 6%; Pierce Constn Co, 663 Crescent av to Philip Rhineland, 16 E 55, exr & Cornelia B Kip. 38,000
- Lorillard pl.** (11:3054) same prop; certf as to above mtg; Feb7'12; same to same.
- Minford pl, nec 173d.** see So Blvd, nwc 173.
- Macy pl, 870.** (10:2688 & 2695) ss, 208.11 e Prospect av, 25x94.9; Feb5; Feb6'12, due, &c, as per bond; Mayme Wagnette to Title Guar & Trust Co. 6,500
- Macy pl, 870;** sobrn agmt; Feb5; Feb6'12; Kate V Dalrymple with same. nom
- Minford pl, 1545.** (11:2977) ws, 241.9 n 172d, 33.3x100; PM; pr mtg \$16,500; Feb6; Feb7'12; 2y6%; Unico Realty Co to Sandow Realty Co, 198 Bway. 1,500
- Minford pl** (11:2967-2977) ws, 275 n 172d; two lots, ea 37.6x100; 2 bldg loan mtgs, ea \$28,000; Feb6; Feb7'12; 1y6%; Foxvale Realty Co to City Real Estate Co, 176 Bway. 56,000
- Minford pl.** (11:2967 & 2977) ws, 312.6 n 172d; 2 lots, ea, 37.6x100; certf as to two mtgs for \$28,000 ea; Feb6; Feb7'12; Foxvale Realty Co to City Real Estate Co.
- Seabury pl.** (11:2967-2977) es, 25 n 172d, 50x100; PM; pr mtg \$4,000; Feb1; Feb6'12, due, &c, as per bond; Abr Levenstein to Hugh & Mary Breslin, 1091 Union av, 3,300
- Thomas st. (*)** sec Dock, 80x50, Westchester; Feb5'12, 3y % as per bond; Baisley & Watson, Inc, 2614 Aqueduct av, to Alice V Conklin, 723 Union av. 3,500
- Thomas st. (*)**; same prop; certf as to above mtg; Feb5'12; same to same.
- Tiffany st, 1066.** (10:2717) es, 304.3 s 167th, 25x100; PM; Feb5'12, 5y5½%; Sarah Gluck to Lawyers Mtg Co, 59 Liberty. 3,000
- Taylor st (*)** ws, 150 s Van Nest av, 25x100, except part for Taylor; Feb6; Feb7'12, due, &c, as per bond; Gertrude Gerlach to Eliz C Muller, 316 E 120. 4,000
- Tiffany st.** (10:2715) nwc Westchester av (No 977) runs n96.11xw100x80x60x80x80x10.9xw25xw12.1xs85.8 to av, xe103 to beg; PM; pr mtg \$—; Feb6; Feb7'12, due Nov 1'12; 6%; Henry Acker Co to Edw Hirsh, 53 E 60. 20,000
- Tiffany st.** (10:2715) same prop; certf as to above mtg; Feb6; Feb7'12; same to same.
- Washington pl, nec Greene av.** see Greene av, ns, 60 e Washington pl.
- 133D st E, ss, 300 e Cypress av.** see 133d 696 E.
- 133D st, 606 E** (10:2561), ss, 275 e Cypress av, 25x100; also 133D ST (10:2561), ss, 300 e Cypress av, 50x105; PM; pr mtg \$11,000; Feb1; Feb2'12, due, &c, as per bond; Anna Schoneweg, 702 E 133, to Jacob Bluestein, 771 Beck. 3,500
- 133D st E.** (10:2562) ns, 500 e Cypress av, 100x103.5, given to secure indebtedness set forth in an agmt; Jan15; Feb7'12; 1y without interest Fanny Bornstein of Bklyn to Mary Minevsky, 5 E 112. 1,200
- 136TH st E.** (10:2549) ns, 491.11 w Cypress av, 50x100; Feb8'12, 3y6%; Jacob Kauffman, of Bklyn, to Josephine M Crow, 107 Park, Montclair, NJ. 3,000
- 138TH st, 923 E.** (10:2553), ns, 38.8 w Cypress av, 37.6x100; ext of \$25,500 mtg to Feb1'17 at 5%; Feb5; Feb8'12; Albany Savgs Bank with Sykes Realty Co, 165 Bway. nom
- 138TH st, 915 E.** (10:2556) ns, 113.8 w Cypress av, 37.6x100; ext of \$25,500 mtg to Feb1'17 at 5%; Feb5; Feb8'12; Albany Savings Bank with Sykes Realty Co, 165 Bway. nom
- 138TH st, 919 E.** (10:2553) ns, 76.2 w Cypress av, 37.6x100; ext of \$25,500 mtg to Feb1'17 at 5%; Feb5; Feb8'12; Albany Savgs Bank with Sykes Realty Co, 165 Bway. nom
- 139TH st E, nwc Morris av.** see Morris av, nwc 139.
- 146TH st E.** (9:2272) ss, 125 w St Anns av, 25x100; pr mtg \$16,000; Jan30; Feb5'12, 1y6%; Caroline F Sheehy to Eliz A Bor-man, 233 E 122. 1,000
- 148TH st E.** (9:2329) ss, 251.7 e Morris av, 25x100; Dec27'11; Dec28'11, due, &c, as per bond; Anna M Buhler to Therese P Taupier, 542 W 112. Corrects error in issue of Dec30'11 when description of prop was 148th st E, ss, 251.7 e Melrose av. 5,000
- 149TH st.** (9:2331-54) ns, bet Morris & Courtlandt avs; transfer of tax lien for yrs 1883 to 1908; Feb6; Feb8'12, 3y12%; City of NY to Harry Lippmann, 215 W 101 & 198 Bway. 2,781.97
- 151ST st, 750 E.** see Concord av, sec 151.
- 151ST st E, sec Concord av.** see Concord av, sec 151.
- 158TH st, 381 E** (9:2405) ns, 268.9 e Courtlandt av, 18.9x100; AT to strip lying bet ns Milton, & ns 158th as legally opened 2-sty & b fr dwg; Feb1; Feb2'12, due, &c, as per bond; Mary Nobienky, 381 E 158 to Jno T Lally, 385 Chauncey, Bklyn, 2,000
- 160TH st, 375 E.** (9:2407) ns, 192 e Courtlandt av, 25x101.4; Jan30; Feb6'12, due, &c, as per bond; Henry Wienand to Christopher Moller, 2 E 45, et al, exrs Peter Moller. 10,000
- 162D st E, sec Grand Blvd & Concourse.** see Grand Blvd & Concourse, sec 162d.
- 165TH st E, swc Teller av.** see Teller av, swc 165.
- 165TH st E.** (9:2424) swc Teller av, 43.1x 104.4x18x108.11; sobrn agmt; Feb5; Feb8'12; Hadden Realty Co & Prospect Investing Co, at Purchase, NY, with Jacob Wicks, Jr, 701 Mad av. nom
- 165TH st E.** (9:2424) swc Teller av, 43.2x 104.4x18x108.11; sobrn agmt; Dec30'11; Feb8'12; Iroquois Door Co & Jacob Wicks, Jr, 701 Mad av, with Prospect Investing Co, 63 Wall. nom
- 167TH st E.** (10:2691) ns, 69.1 e Stebbins av, runs s161.8xe53.4xne146.11 to 167th xnw 50 to beg; PM; pr mtg \$5,000; Feb7; Feb8'12, due Aug7'12, 6%; Carmine Cioffi to Otto Lippmann, 1467 Minford pl. 2,000
- 173D st E, nec Bryant av.** see Bryant av, nec 173.
- 173D st E, swc Fulton av.** see Fulton av, 1669.
- 173D st E, swc So Blvd.** see So Blvd, nwc 173.
- 173D st, nec Minford pl.** see So Blvd, nwc 173.
- 173D st E, nwc So Blvd.** see So Blvd, nwc 173.
- 176TH st, 816 E.** (11:2953) ss, 62 e Marmion av, 50x100; Feb2; Feb7'12; 3y5½%; Geo K Mathewson of Chicago, Ill to Lawyers Mtg Co, 59 Liberty. 5,000
- 177TH st, 35 W.** (11:2862); ext of \$10,500 mtg to May1'15 at 5%; Feb3; Feb5'12; Emily E Schwarz with Saml Schenkein, 35 W 177. nom
- 178TH st E.** (11:3135) see Bryant av, 50x 133, except pt for 178th & Bryant av; pr mtg \$—; Feb2; Feb3'12, due July18'13, 6%; Lillian M Williams to Mary C Daly, 483 Central av, Bklyn. 3,000
- 180TH st E.** (11:3128) ns, 66.6 e Daly av, 42x109.1x42x100.4; pr mtg \$32,000; Feb3; Feb5'12, due, &c, as per bond; Arc Realty Co to Alex S Blumenthal, Maywood, Bergen Co, NJ, & ano. 7,500
- 180TH st E.** (11:3128); same prop; certf as to above mtg; Feb3; Feb5'12; same to same.
- 181ST st, 960 E.** see Vyse av, 2126.
- 183D st E.** (11:3038) ns, 99.7 w Washington av, 70x100; sobrn agmt; Jan15; Feb6'12; Chas H Friedrich with Edw R Stehl, 240 W 112. nom
- 184TH st, 30 W.** (11:3198) ss, 33.4 w Davidson av, 16.8x80; Feb1; Feb5'12, due, &c, as per bond; Eliz W, wife Morrison Rogers to Cornelia M Adams, 62 Chestnut, East Orange, NJ. 5,000
- 184TH st, 30 W;** pr mtg \$5,000; Feb1; Feb5'12, due, &c, as per bond; same to Wm E Rabell, 1824 Arthur av. 1,000
- 211TH st E, nec Maple av.** see Maple av, nec 211.
- 221ST st E. (*)** ns, 155 e White Plains av, 25x114; Feb8'12, due, &c, as per bond; Eleanor L & Ralph J Mercer & Jessie H Schlichting to Chas J Wolfe, 717 E 221. 1,200
- 223D st E. (*)** ns, 447.11 e White Plains rd, 33.8x114.3; Nov1'11; Feb5'12, 3y5½%; Morris Impt Co to Central Mtg Co, 60 Wall. 7,000
- 223D st E. (*)** ns, 381.3 e White Plains rd, 2 lots, ea 33.4x114.3; 2 mtgs, ea \$9,000; Nov1'11; Feb5'12, 3y5½%; Morris Impt Co to Central Mtg Co, 60 Wall. 18,000
- 223D st E. (*)** ns, abt 375 w Laconia av, 25x109.6; Jan31; Feb7'12; 3y5%; Antonio Errante, 224 E 111 to J Romaine Brown, 340 Convent av. 310
- 225TH st E. (*)** ns, 286.4 w Paulding av, 50x109.6; Jan20; Feb2'12, due, &c, as per bond; Chas Ringelstein Jr to Margt McGill, 2328 Andrews av. 3,700
- 225TH st E. (*)** ns, 261.4 w Paulding av, 25x109.6; Jan20; Feb2'12, due, &c, as per bond; Chas Ringelstein Jr to Margt McGill, 2328 Andrews av. 3,600
- 230TH st E. (*)** nec Barnes av, 105x30, Wakefield; PM; Feb2; Feb3'12; 3y6%; Wm H Christian to Eliza Morton, 311 W 133. 1,250
- 234TH st E. (*)** ns, 124.11 w Kingsbridge rd, 25x114.6; ext of mtg for \$4,000 to June 11'17 at 6%; Jan3; Feb7'12; Francesco D Russo, 824 E 234, with Ellen Power, 306 Ams av. nom
- 238TH st E. (*)** swc Catharine, 25x125; Feb5'12, 3y5½%; Annie Prochaska to Esther B Strong, 770 Bellevue av, Plainfield, NJ. 1,200
- 239TH st E.** (12:3373) ss, 100 w Kepler av, 50x100, except part for Mt Vernon av; Feb 1; Feb2'12, due, &c, as per bond; Helen G Rolf to Jennie E C Baker, 475 W 158. 1,500
- 240TH st, 425-7 E** (12:3394) ext of \$12,000 mtg to June1'15 at 6%; Jan31; Feb3'12; J C Vreeland Bldg Co with Van Cortlandt Development & Co-Operative Co to Ogden & Aqueduct avs. nom
- 240TH st, 425-7 E** (12:3394) ext of \$11,000 mtg to June1'15 at 6%; Jan31; Feb3'12; same to same. nom
- 241ST st E. (*)** nes, 50 e Matilda av, 50x 100; ext of \$2,000 mtg to Mar5'15 at 5½%; Jan17; Feb7'12; Chas R Strong with Helen F Casey, 32 North, Bronx. nom
- Aqueduct av.** (11:3212) es, 551.4 from ns 183d, runs s113.2xe98.4xn113.2xw98.4; Feb 3; Feb5'12, 3y5%; Jno Fleming to Harriet A Anderson, 164 Waverly pl. 10,000
- Andrews av.** (11:3224) ws, 345.5 n 181st or University av, 50x100; Feb6'12, 3y5%; St Johns Park Realty Co to Alice C Holden, 323 Riverside dr. 12,000
- Andrews av.** (11:3224) same prop; certf as to above mtg; Feb5; Feb6'12; same to same.
- Aqueduct av, sec Fordham rd.** see Croton Aqueduct av, swc Fordham rd.
- Aqueduct av, nec Fordham rd.** see Fordham rd, swc Croton Aqueduct.
- Andrews av.** (11:3218) es, 348.11 s Fordham rd, 112x100; PM; Feb7; Feb8'12, 3y6%; Jos N Patch to Henry H Vought, at Lester pl, Beachmont Park, New Rochelle, NY, & ano. 14,500
- Bailey av, 2522.** (11:3299) es, 295.8 n Heath av, 16.8x100; Jan31; Feb2'12; 3y5½%; Tessier Bldg Co, 37 E 28, to Agnes G W Bertiero, 16 Victoria rd, London, Eng. 4,500
- Bailey av, 2522;** sobrn agmt; Feb1; Feb2'12; Hinkle Iron Works with Tessier Bldg Co, 37 E 28. nom
- Bailey av, 2522** (11:3239), es, 295.8 n Heath av, 16.8x100; certf as to mtg for \$4,500; Feb1; Feb2'12; Tessier Bldg Co to Agnes G W Bertieri. 1,250
- Barnes av, nec 230th.** see 230th E, nec Barnes av.
- Barnes av. (*)** es, 30 n 230th, 34x105, Wakefield; PM; Feb2; Feb3'12; 3y6%; Wm H Christian to Eugene Lichtenberg St Remy, Ulster Co, NY. 1,250
- Bryant av, sec 178th.** see 178th, sec Bryant av.
- Belmont av, nec Pelham av.** see Pelham av, nec Belmont av.
- Boston rd, ses, at ws Minford pl.** see So Blvd, nwc 173.
- Boston rd, ses, abt 136 s So Blvd.** see So Blvd, ws, 25 n 173.
- Belmont av, 2316.** (11:3088); ext of \$3,750 mtg to Feb1'17 at 5%; Feb5; Feb6'12; Louisa Holzinger, 257 W 122, to Andw Wendling, 2316 Belmont av. nom
- Bryant av.** (11:3001-3002) nec 173d, 24.7 x101.6x41.7x100; Feb7'12; 3y6%; Jno H Gabel, 1316 Boston rd to Josephine Hertz, 108 W 90. 3,500
- Burnside av, swc Concourse.** see Burnside av, ss, — w Concourse.
- Burnside av, 282 E** (11:2814) sws, 305.3 w Concourse, 25x136.11x29.6x152.7; Feb2; Feb8'12; due, &c, as per bond; Jno B Dunn & Raymond A & Lillian A Sweeney to Title Guar & Trust Co. 5,000
- Burnside av, ss. — w Concourse & being plot.** (11:2813-2808) begins on nw prop line of Old Croton Aqueduct lying 44.10 sw from first pt of a curve s from ss Burnside av, xsw124.2xw188.1 to ses Burnside av, x ne42.1xne79xe204 to beg; also BURNSIDE AV, approach to Grand Blvd & Concourse, swc Blvd & Concourse, runs s110.2xw125.7x n3.7xn108.2 to approach, xe130.7 to beg; pr mtg \$12,000; Feb5; Feb6'12; 2y5%; Roman Catholic Church of Holy Spirit, a corpn to Emigrant Ind Savgs Bank, 51 Chambers. 60,000
- Boscobel av, late 2d.** (9:2506) nws, 80.4 n 168th, runs nw125xne50xe125 to av, xsw 50 to beg; pr mtg \$2,000; Feb6; Feb7'12, due Jan1'14, % as per bond; Jane A Merrill to Jno H MacCracken, 15 E 83. 200
- Concord av** (10:2642), sec 151st (No 750), 175x94; Feb1; Feb2'12, due, &c, as per bond; Martin B Hofman to Murray Kanner, 70 W 118. 18,500
- Concord av** (10:2642), sec 151st (No 750), 173x94; pr mtg \$18,500; Feb1; Feb2'12, due, &c, as per bond; Martin M Hofman to Murray Kanner, 70 W 118. 10,000
- Crescent av, nws, abt 100 ne Hughes av.** see Hughes av, es, 100 s Wm or 186th.
- Crotona av, late Washington av** (11:3091) nws, 90 ne 189th, 120x112x131x138, except pt for av; ext of \$10,000 mtg to Jan2'13; at % as per bond; Jan29; Feb2'12; Simon Adler with Peter Herche, 26 Manhattan av. nom
- Concord av.** (10:2642) sec 151st, 175x94; agmt as to share ownership in mtg of \$18,500 to extent of \$11,000; Feb1; Feb3'12; Title Guar & Trust Co with Murray Kanner. nom
- Clinton av.** (11:3097) es, 79.2 n 181st, 53 x104.8; pr mtg \$—; Feb3; Feb5'12, 1y6%; Anna T Duross, 2850 Marion av, to Hammer Realty Co, 3924 Park av. 2,000
- Carter av.** (11:2892) ws, 26.9 n 175th, 31.3 x150.3x31.6x148.6; ext of \$2,500 mtg to Jan 30'17 at 5%; Jan30; Feb5'12; Josephine & Louise Hammer with Wm A Cameron, 50 E 196. nom
- College av.** (9:2436-2439) es, 200 n 168th, runs e100xn115xe100 to Findlay av xn155 xw200 to College av xs270 to beg; PM; pr mtg \$—; Feb5; Feb6'12, due May9'13, 6%; Conroy Bros, Inc, to Yorktown Realty Co, 3436 Bway. 25,500
- Croton Aqueduct.** (11:3212) swc Fordham rd, runs s88xw77.3 to Aqueduct av, xe 118.8 to beg; pr mtg \$—; Feb7'12; 3y6%; Juliette Constn Co, 128 West Fordham rd to Albt E Hartcorn, Atlantic Highlands, NJ. 10,000
- Croton Aqueduct** (11:3212) same prop certf as to above mtg; Feb7'12; same to same.
- Croton Aqueduct, swc Fordham rd.** see Fordham rd, swc Croton Aqueduct.
- College av.** (9:2436-2439) es, 200 n 168th, runs e100xn115xe100 to Findlay av, xn155xw200 to College av, xs270 to beg; agmt as to share ownership in mtg; Feb5; Feb8'12; Yorktown Realty Co with Moses Mendelsohn, 462 W 142. nom
- College av.** (9:2423) ws, 112 n 163d, 38x 100; Feb8'12; 5y5%; Bertha Spangenthal to American Mtg Co, 31 Nassau. 5,000
- Davidson av.** (11:3198) ws, 37.6 n North, 2 lots, ea 39x100; 2 mtgs, ea \$20,000; 2 pr mtgs \$— ea; Feb6; Feb7'12, due &c as per bond; Davidson Ave Realty Co to Manhattan Mtg Co, 200 Bway. 40,000

Davidson av. (11:3198); same prop; 2 certfs as to above mtgs; Feb6; Feb7'12; same to same.

Eastburn av, late 1 av. (11:2796) es, abt 338 n 174th, 100x100; pr mtg \$5,000; Feb2; Feb6'12; demand; 3 mos 6%; Jos C Rinds-kopf & Rosalie Loeb to Lazarus Rubenstein, 214 Parkwood Blvd, Schenectady, 6,500

Ellis av (*) ss, 205 e Castle Hill av, 100 x216 to Gleason av, Unionport; pr mtg \$2,000; Feb2'12, due, &c, as per bond; Katharina Weigand to Caroline Haffen, 654 Courtlandt av, 2,000

Fulton av, 1199 (10:2609), ws, 103.11 s 168th, 49.11x194.5x49.11x194.4; PM; pr mtg \$38,000; Feb1; Feb2'12; 3y6%; Simon Adler to Peter Freess, 1148 Park av, & ano, 10,000

Findlay av, 1266; ext of \$3,000 mtg to Jan26'15 at 5%; Dec8'11; Feb5'12; Lawyers Mtg Co with Rose M Kurr, nom

Findlay av, 1264, (9:2436); ext of \$3,000 mtg to Jan26'15 at 5%; Jan2; Feb5'12; Lawyers Mtg Co with Rose M Kurr, nom

Findlay av, ws, abt 300 n 168TH, see College av, es, 200 n 168.

Fordham rd, swc Croton Aqueduct av, see Croton Aqueduct, swc Fordham rd.

Fordham rd, see Aqueduct av, see Croton Aqueduct, swc Fordham rd.

Fulton av, 1669, (11:2929), swc 173d, 95.1 x28.7x92.3x28.5; PM; pr mtg \$13,000; Jan 5; Feb7'12, 2y6%; David Kraus to Lillie N Sternberg, 1111 Mad av, 4,000

Fordham rd, nec Aqueduct av, see Fordham rd, swc Croton Aqueduct.

Findlay av, ws, abt 315 n 168th, see College av, es, 200 n 168.

Fordham rd, (11:3212) swc Croton Aqueduct runs s88xw77.3 to es Aqueduct av, xne along av, & rd, 118.8 to beg; ext of \$55,000 mtg to Jan15'15 at 5%; Feb7'12; Philip Rhinelandt exr, &c, Cornelia B Kip with Juliette Constn Co, 128 W Fordham rd, nom

Gun Hill rd (12:3358), see Webster av, 26.6x73x26x77; bldg loan; Jan15; Feb2'12; 1y6%; Maria wife of & Jno B Armanino to Eliz K Dooling, 179 E 80, 8,000

Grand Blvd & Concourse (9:2460), sec 162d, 118.5x99.11x117.4x100; PM; Feb2'12; 2y6%; Wm B Nesbitt to Frank C Buckhout, at swc Burnside & Ryer avs, 13,750

Glebe av (*), ws, 37 s Starling av, 25x 90.1x25x88.9; PM; pr mtg \$—; Feb1; Feb 2'12, due, &c, as per bond; Axel G Fallon to Wm Buhl Inc, 2167 Glebe av, 2,150

Grand Blvd & Concourse (9:2457), es, 75 n 167th, 308.6x102.5; PM; pr mtg \$—; Feb1; Feb2'12; 3y6%; Plough & Fox Co to West Side Constn Co, 322 W 100, 7,500

Gleason av, ns, 205 e Castle Hill av, see Ellis av, ss, 205 e Castle Hill av.

Greene av, (*) nec Washington pl, see Greene av, ns, 60 e Washington pl.

Greene av, (*) ns, 60 e Washington pl, 50x170; also GREENE AV, (*) nec Washington pl, 60x170x60x187; Jan30; Feb5'12, 3y6%; Bernard Campbell to Julia Laumann, 1218 Havemeyer av, 1,000

Gleason av, (*) ns, 75 e Hammond av, 25x100; Feb7'12, 3y6%; Edw L Rosse to Louise J Bourgard, 977 Decatur, Bklyn, 500

Grand Blvd & Concourse, swc Burnside av, see Burnside av, ss, — w Concourse.

Gleason av (*), ss, 355 e Olmstead av, 25x100, Unionport; ext of \$4,000 mtg to July1'14 at 5%; Jan25; Feb8'12; Eliz B Stone to East Borough Impt Co, 148th & Willis av, nom

Hughes av. (11:3074) es, 100 s Wm or 186th, runs e87.6x82.3 to nws Crescent av, xsw34.9xw65.6 to Hughes av, xn50 to beg; ext of \$28,000 mtg to Feb1'17, at 5%; Feb 2; Feb3'12; European Constn Co with Stephen O Lockwood, 17 E 57, nom

Haviland av (*) ns, 205 e Havemeyer av, 50x108, Unionport; Feb1; Feb2'12; 3y6%; Wm M Trow to Emma M Schumann, admrx 530 E 188, 1,000

Hoe av. (11:2980) ws, 258.7 n Freeman, 50x100; pr mtg \$37,000; Feb6; Feb8'12; due &c as per bond; Kay Co, 2796 3 av to Edw Greenebaum, 151 W 121, 3,250

Hoe av (11:2980) same prop; certf as to above mtg; Feb6; Feb8'12; same to same.

Intervale av, 1135 (10:2692) ws, abt 400 n 16th, 25x123.9x25x125.2; Feb8'12; 3y6%; Jacob Streifer Co 1340 Wilkins av to Stuart Crockett, 160 W 72, 4,000

Intervale, 1135; certf as to above mtg; Feb8'12; same to same.

Jackson av, 700, see Westchester av, 695-7.

Jackson av, 1050, (10:2650) es, 246.4 s 166th 17.4x87.6; Feb7'12 3y5%; Thos Lowrie, 338 W 56 to Abbie M Peppers at Westport, Conn, & ano, 5,000

Morris Park av (*) swc Garfield, 25x100; pr mtg \$12,000; Feb2; Feb3'12, due July 2'14; 6%; Felix Ferago to Jas J Tully, 1888 McGraw av, 3,000

Morris Park av (*) ss, 87.3 w Unionport rd, 25.7x115.4x25x120.10 ws, except part for av; pr mtg \$4,500; Jan31; Feb3'12; 1y6%; Robt Adelman to Eugene H Eckert, 320 E 83, 1,500

Minford pl, ws, at ses Boston rd, see So Blvd, nwc 173.

Minford pl, es, at ses Boston rd, see So Blvd, ws, 25 n 173.

Morris av, (9:2323) nwc 139th, 52.10x37.3 x60.11x63.10; Feb6'12, due June1'15, 5%; Frank A Carr to Dollar Savgs Bank, 2808 3 av, 28,000

Morris av, 1541, (11:2820) ws, 89.2 s Belmont St Pkway, 25x75; Feb6'12; due &c as per bond; Fredericka McConnell to Title Guar & Trust Co, 1,500

Morris Park av, (*) ns, 50 w Unionport rd, 50x113.3x50.6x106.4, ws, except pt for Morris Park av; Feb5; Feb6'12, due, &c, as per bond; Jno J Powers, 834 E 218, to Jas Wilson, 730 E 229, 1,500

Maple av, (*) nec 211th, 35x100x—x104; Jan2; Feb6'12, 1y5%; Nicola Veneto & Leonardo Palumbo to Concesio De Simone, 171 Thompson, 2,000

Marion av, (12:3283) ses, 256.4 s 198th, 26.1x99.11x26x102.11; Jan26; Feb7'12, due, &c, as per bond; Jas W Hallock, 2782 Marion av to Richd C Valentine, 2557 Marion av, 5,000

Morris Park av (*) ss, 25 e Garfield, 25 x100; given in lieu of the legacy to said Carmela Rega under will Antonio Liguori; Jan19; Feb8'12, due upon death of party first part without interest; Catarina Lubrico, extr, Antonia Iguori to Carmela Rega, 27 Oak, 2,000

Morris Park av (*) ss, 25 e Garfield, 25x 100; given in lieu of the legacy to said Consiglia Liguori under said will; Jan19; Feb8'12, due upon death of party first part without interest; same to Consiglia Liguori, 2263 2 av, 2,000

Marion av, (12:3283) ses, 282.5 s 198th, 25x97.1x23.7x98.11; pr mtg \$—; Aug9'11; Feb8'12; 3y6%; Estelle M Maguire & Eliz L Hogan to Antonio T Vogel, 2780 Marion av, 2,000

Olmstead av, (*) sec Starling av, 105x 50; also STARLING AV, (*) ss, 50 e Olmstead av, 25x105; certf as to two mtgs for \$1,600 each; Jan25; Feb7'12; Starling Realty Co to Annie F Mackenzie, —

Olmstead av, (*) sec Starling av, 105x 50, Unionport; Jan20; Feb7'12; 4y6%; Starling Realty Co to Annie F Mackenzie, 2110 Starling av, 1,600

Prospect av, sec Tremont av, see Tremont av, sec Prospect av.

Pelham av, (12:3273) nes, 100 se Hoffman, 28.1x83x27.4x83; PM; Jan24; Feb5'12, 3y5%; Richd R Maslen to Esther E Cohen, 11 Cavendish rd, St Johns Wood, London, Eng, 1,400

Pelham av, (12:3273) nec Belmont av, 50.11x126.11x50x135.8; PM; Jan24; Feb5'12, 3y5%; Rudolph Wallach Co to Esther E Cohen, 11 Cavendish rd, St Johns Wood, London, Eng, 4,400

Park av, 3832, see Wendover av, 438-42.

Park av, sec Wendover av, see Wendover av, sec Park av.

Robbins av, 509-11, (10:2557) ws, 101.5 s 149th, 48.6x109; Feb3; Feb6'12, due, &c, as per bond; Henrietta Krakower & Rita & Geo C Lamline to Title Guar & Trust Co, 4,000

Sheridan av (9:2457), ws, 75 n 167th, 308.6x102.5; Feb1; Feb2'12; 3y6%; West Side Constn Co, 322 W 100, to Title Ins-Co of NY, 15,000

Sheridan av (9:2457); same prop; Feb1; Feb2'12; same to same.

Sheridan av (9:2457); same prop; pr mtg \$—; Feb1; Feb2'12; 3y6%; Plough & Fox Co to West Side Constn Co, 322 W 100, 4,500

So Blvd, swc 173D, see So Blvd, nwc 173.

So Boulevard (11:2967) nwc 173d, 25x 200 to Minford pl; also SO BOULEVARD, 11:2977) ws 173 runs s77.8xw204.6 to Minford pl, xn120.3 to Minford pl, xe200 to beg; also MINFORD PL, (11:2978) ws, at ses Boston rd, runs s132.7xw81 to rd xne 170.4 to beg; ext of \$46,000 mtg to June 21'14 at 5%; Dec28'11; Feb5'12; Montgomery S Sandford et al, exrs Saml K Nester with Annie R Spratley, 500 W 111, nom

So Boulevard, (11:2978-2977) ws, 25 n 173d, runs n277.5xw68.10 to ses Boston rd xsw293.8 to Minford pl xsw28.6xe200 to beg; ext of \$54,000 mtg to June21'14 at 5%; Dec28'11; Feb5'12; Robt S Clark with Annie R Spratley, 500 W 111, nom

Starling av, (*) ss, 50 e Olmstead av, 25 x105, Unionport; pr mtg \$4,000; Jan20; Feb7'12, 2y6%; Starling Realty Co to Annie F Mackenzie, 2110 Starling av, 1,600

Starling av, ss, 50 e Olmstead av, see Olmstead av, sec Starling av.

Starling av, sec Olmstead av, see Olmstead av, sec Starling av.

Tremont av (11:2956), sec Prospect av, 72.5x98.11x72.4x99.1; bldg loan; Feb2'12, due May 1'13 6%; Friedman Constn Co to Lawyers Title Ins & Trust Co, 80,000

Tremont av (11:2956), ss, 72.5 e Prospect av, runs s98.11xe35.1xsl.1xe4.8xn100 to Tremont av, xw40 to beg; bldg loan; Feb2'12, due May1'13, 6%; Friedman Const Co to Lawyers Title Ins & Trust Co, 40,000

Tremont av (11:2956), sec Prospect av, 72.5x98.11x72.4x99.1; also TREMONT AV (11:2956), ss, 72.5 e Prospect av, runs s 98.11xe35.1xsl.1xe4.8xn100 to Tremont av, xw40 to beg; certf as to two mtgs aggregating \$120,000; Feb2'12; Friedman Constn Co to Lawyers Title Ins & Trust Co, —

Tremont av, ss, 72.5 e Prospect av, see Tremont av, sec Prospect av.

Tinton av, (10:2661) ws, 150 n 166th, 40x 127.3x40x127.4; ext of \$30,000 mtg to Feb5 '17 at 5%; Feb5'12; Fanny Leopold with Leon A Rains, 1118 Forest av, nom

Town Dock rd, (*) at foot Hutchinson River at Eastchester; leasehold; also bowling alleys, &c; Feb3; Feb7'12, demand, 6%; Ellen Pearson to Obermeyer & Liebman, 59 Bremen, Bklyn, 500

Teller av, (9:2424) swc, 165th, 108.11x18 x104.4x43.2; Jan31; Feb7'12, due, &c as per bond; Hadden Realty Co to Jacob Wicks, Jr, 701 Mad av, 32,000

Teller av, (9:2424) same prop; certf as to above mtg; Jan31; Feb7'12; same to same.

Teller av, (9:2424) same prop; sobr agmt; Feb5; Feb7'12; same & Wm V Simpson with same, nom

Theriot av, 1219 (*), ws, 175 n Gleason av, 25x100; Feb5; Feb7'12; installs; 6%; Jas Cleary to Bronx Security & Brokerage Co, 258 E 138, 600

Teller av, swc 165th, see 165th E, swc Teller av.

Tremont av E, (11:3034) ns, 50.6 e Park av, 25.3x95x25x95; Nov2'11; Feb8'12; 5y5%; Jacob F Paulsen to Mary Nielsen Deep River, Conn, 5,000

Union av (10:2666), ws, 170.9 n 158th, runs w169.1xn29xe48.4xsl.9xe123.3 to av, xs24.6 to beg, except part for av; pr mtg \$10,000; Feb1; Feb2'12, due, &c, as per bond; Wm Thompson, 317 Union av, & T Jennie Buffington, 1544 Bryant av, to Ella M Corke, 512 17th, Bklyn, 1,500

Undercliff av, (9:2538) ws, 200 s Boscobel av, being lot 22, parcel 26, map Wm B Ogden at Highbridge; ext of mtg for \$4,000 to Jan30'15 at 5%; Jan27; Feb7'12; Julia C S Grant at Tarrytown, NY with Francis W Pollock, 3121 Kingsbridge av, nom

Vyse av, 2126 (11:3133) sec 181st (No 960) 50x99.5x49.11x100.8; Feb2; Feb3'12; 3y6%; Arc Realty Co, 15 Wm to Kyrán Dunne, 2349 2 av, 7,000

Vyse av, 2126; certf as to above mtg; Feb2; Feb3'12; same to same.

Van Nest av, nec Jefferson, see Van Nest av, nwc Jefferson.

Van Nest av, (*) nwc Jefferson, 50x100; also VAN NEST AV, (*) nec Jefferson, 50x 100; Jan31; Feb6'12, 3y6%; Range Realty Co to Philip Bachrach, 1239 Mad av, 1,162.92

Van Nest av, (*); same prop; certf as to above mtg; Feb2; Feb6'12; same to same.

Webster av, sec Gun Hill rd, see Gun Hill rd, sec Webster av.

Whitlock av, 982 (10:2734); ext of \$7,500 mtg to Dec6'15, at 5%; Jan19; Feb2'12; Frank Vanderpoel with Henry Morgen-thau Co, 165 Bway, nom

Whitlock av, 982 (10:2734); ext of \$3,000 mtg to Dec6'15, at 6%; Jan24; Feb2'12; Malvina Weil with Ray Magid, 309 E 10, nom

Washington av (*) ws, 126.7 se Halsey pl, 25x94.10x25x90.10; pr mtg \$—; Mar 11'10; Feb3'12; installs, without interest; Wm W Waddell to Martin L Henry, 475

Westchester av, 695-7, (10:2645) ws, at es Jackson av (No 700), runs ne39.8xw31.3 to es Jackson av xsw53.11 to beg; Feb5'12, 5y5%; Sarah Gluck to Alice S Baldwin, 96 Crafts rd, Chestnut Hill, Mass, 12,000

Wendover av, 438-42, (11:2903) sec Park av (No 3832), 100x75.1; Feb3; Feb5'12, 5y 5%; Louis E Kleban to American Mtg Co, 31 Nassau, 30,000

Wendover av, 438-42; sobr agmt; Feb5 12; Louis E Kleban with same.

Westchester av, (10:2751) nws, 70.4 w Bryant av, 50x100; Feb7'12; 3y; 6%; Hudson Ter Realty Co to Cath Paris at Charlestown, New Hampshire, 10,000

Westchester av, (10:2751) same prop; certf as to above mtg; Feb7'12; same to same, nom

Westchester av, 977, see Tiffany, nwc Westchester.

Wendover av, (11:2903) sec Park, 150x 85.3x150x85.5; ext of \$6,000 mtg to Feb15 '14 at 6%; Feb5; Feb6'12; Chas B Hill with Louis E Kleban, nom

Wendover av, 421 (11:2897) ns, 184.5 e Webster av, 37.6x83.7x37.6x83.4; PM; pr mtg \$20,000; Feb7; Feb8'12, due, &c, as per bond; Benenson Realty Co to Anna Junker, 521 Wendover av & ano, 2,100

Zerega av, (*), ws, 75 s Lyon av, 25x100; pr mtg \$3,500; Feb1; Feb2'12; 3y6%; Norbert Robillard to Frieda A Doll, 92 Court, Newark, NJ, 900

3D av, 3855 (11:2919), nws, 37 ne Wendover av, 25.2x99.3x24.11x96.10; Feb2'12, due, &c, as per bond; Sol Dornberger & Lena Kahn to Title Guarantee & Trust Co, 16,000

3D av, (11:3048) ws, 231.6 n 181st, 150x 127.11; Feb7'12, due &c as per bond; Valentine Constn Co, 4435 3 av to Pinkus Nathan, 35 W 86, 10,000

3D av, (11:3048) same prop; certf as to above mtg; Feb7'12; same to same.

3D av, (11:2927) es, 225 s 171st, 50x100; pr mtg \$—; Feb5; Feb8'12; due Apr 1'12; 6%; Nora Constn Co to Emma L Simpson at Matawan, NJ, 6,000

3D av, (11:2927) same prop; certf as to above mtg; Feb5; Feb8'12; same to same.

3D av, (9:2520) nws, 15.3 n 170th, 100x 100; except part for Shakespeare av; also JESUP AV, (11:2872) ws, 109 s Jesup pl, 100x97.6; pr mtg \$3,500; Feb6; Feb7'12; 3y 6%; Emma Devoe to Agnes O Mayer, 112 W 73, 6,000

3D av, (11:3061) es, 255.2 n 178th, 50x 108.1x49.11x106.1; ext of mtg for \$35,000 to Feb7'17, at 5%; Feb7'12; Central Trust Co of NY, 54 Wall with Emanuel M Cline, 155 W 143, nom

College Point, B of Q (File); also prop in 3d Ward, B of Q; certf as to mtg for \$60,000; Colno Realty Co of Queens Co to Jno W McKinnon; Jan31; Feb8'12, —

Plot (*) begins 340 e White Plains rd at point 925 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; ext of \$3,500 mtg to Jan1'13 at 5%; Jan1; Feb6'12; Phillipine Kraus with Mary Reiling, nom

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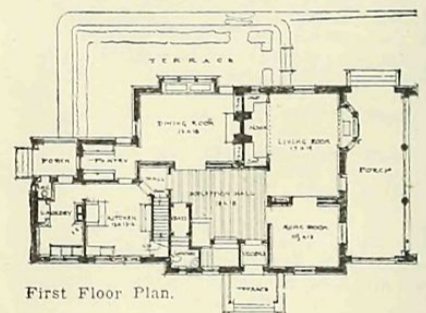
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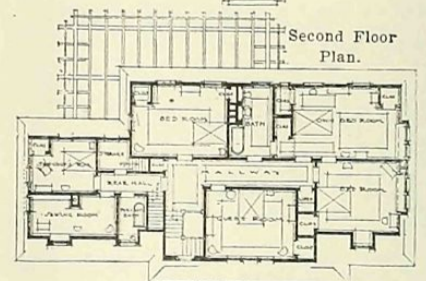
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