

# RECORDS SECTION

of the

# REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations, in the Borough of Manhattan and Bronx, and the recorded Wills in the Borough of Manhattan.

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## EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impleadly claims to be 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, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

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

## KEY TO ABBREVIATION USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
adm—administrator.  
admtr—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.  
decd—deceased.

e—East.  
exr—executor.  
extr—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
P.M.—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tnts—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torrens System.

## CONVEYANCES.

### Borough of Manhattan.

DEC. 22-23, 26-27-28.

**Beekman st, 36-8**, see William, 171-5.

**Burling sl, 31-5** (1:74-8), nes, 94.10 s Front, runs e58.3xn2.10 xe6.8 xs63.6 xw63.1 to st xn59.10 to beg, 2-5-sty stn office & str bldgs; John F Cullman to Columbian Rope Co, at Auburn, NY; B&S; AL; Dec 19; Dec22'16; A\$48,000-68,000. O C & 100

**Cedar st, 129**, see Greenwich, 156-40.

**Cherry st, 381**, see Gouverneur, 62.

**Cherry st, 386-8**, see Gouverneur, 62.

**Church st, 218** (1:148-20), ws, abt 75 n Thomas, 25x100, 5-sty stn loft & str bldg; Augustus Hemenway et al, TRSTES will Augustus Hemenway, late of Boston, Mass, to Parmelee Realty Corp, 92 William; Dec15; Dec26'16; A\$38,000-50,000. O C & 100

**Clinton st, 188-90**, see Division, 218-22.

**Clinton st, 244** (1:258-39), es, 70.9 n Cherry, 30.1 x 71.11 x 29.10x71.11, 6-sty bk tnt; Harris Schwartz to Militiades Realty Corp, 195 Bowery; B&S; mtg \$34,500; Dec 13; Dec22'16; A\$14,500-30,000. O C & 100

**Division st, 218-22** (1:314-40), nec Clinton (Nos 188-90), 64x67.10x26.10 x 90.4, 6-sty bk tnt & str; Victor Muller, of Bklyn, to Benj Tepper, 367 Vernon av, Bklyn; mtg \$95,000 & AL; Dec19; Dec23'16; A\$55,000-95,000. nom

**Dyckman st, see Vermilyea av**, see Vermilyea av, see Dyckman.

**East Broadway, 90** (1:282-52), ns, 185.6 e Market, 25x65.9x25x65.11, 5-sty bk tnt & str; Hyman S Jacobs, 928 Piedmont av, Atlanta, Ga, to Adeline A Sess, 17 Livingston pl; ½ pt; mtg \$13,000; July25; Dec 28'16; A\$20,500-28,000. (R S \$2). nom

**Essex st, 136** (2:354-3), es, 100 n Rivington, 25x100, 6-sty bk tnt & str & 6-sty bk rear tnt; Harris Schwartz to Militiades Realty Corp, 195 Bowery; B&S; Dec13; Dec22'16; A\$22,000-32,000. O C & 100

**Fletcher st, 16**, see Water, 161-3.

**Gouverneur st, 62** (1:261-77), es, 53.5 n Cherry, 25x99.6x25x98.10, 4-sty bk tnt & str & 4-sty bk rear tnt; A\$12,000-16,000; also CHERRY ST, 386 (1:261-7), nec Scammel (No 50), 23.9x45.6x23.9x47.1, 4-sty bk tnt & str; A\$7,000-9,000; also CHERRY ST, 388 (1:261-8), ns, abt 23.9 e Scammel, 23.9x44, 4-sty bk tnt & str; A\$4,000-5,800; also CHERRY ST, 381 (1:260-66), ss, 25 w Scammel, 24x72.6x24.4x73.7, 2-sty bk stable; A\$5,000-5,500; also SCAMMEL ST, 55 (1:260-64), ws, 56 s Cherry, 25x25, 2-sty bk stable; A\$2,000-2,500; John Russell & Nellie, his wife of Bronx to Nellie Russell, 160 E 179; ½ pt; AL; Dec14; Dec27'16. nom

**Greenwich, 136-40** (1:54-19), nws, at nes Cedar (No 129), 54x37x54x41, 4 & 5-sty bk tnts & str; Halsted L Hopping to A Howard Hopping, 523 W 114; QC; Dec1; Dec 28'16; A\$48,000-55,000. O C & 100

**Hamilton ter, 23** (7:2050-101½), es, 221.9 n 141st, 18.6x84.7x18.6x83.3, 4-sty & b bk dwg; G Stanley Shirk, ref, to Germania Life Ins Co, 50 Union sq, plff; FORE-CLOSED, drawn & recorded Dec22'16; A \$6,500-11,500. 11,000

**Hamilton ter, 35** (7:2050-106), es, 328.3 n 141st, 18.6x84.7x18.6x83.3, 4-sty & b bk dwg; Jos P Morrissey, ref, to Germania Life Ins Co, 50 Union sq, plff; FORE-CLOSED, drawn & recorded; Dec22'16; A \$7,700-12,500. 11,000

**Houston st, 196 E**, see 1st, 91 E.

**John st, 79**, see William, 120.

**Scammel st, 55**, see Gouverneur, 62.

**Scammel st, 50**, see Gouverneur, 62.

**South st, 62** (1:37-51), ws, 52.11 n Wall, runs n20.8xw63.6xs16.9xe11.10xs2.4xe50 to beg, 5-sty bk loft & str bldg; Columbian Rope Co to Jos F Cullman, 39 W 71; B&S; Dec20; Dec22'16; A\$18,000-23,000. O C & 100

**Stanton st, 334-6** (2:325-34), ns, 40 w Mangin, 39.8x70, 6-sty bk factory; County Engineering Co, 43 Cedar, to Maiden Lane Savgs Bank, 170 Bway; B&S; Nov 28; Dec23'16; A\$15,000-31,000. O C & 100

**Suffolk st, 169** (2:355-61), ws, 126 s Houston, 24x100, 3-sty bk tnt & str & 5-sty bk rear tnt; Lawyers Mtg Co to Mendel Holtz, 127 Delancey; B&S; Dec26; Dec 27'16; A\$18,000-20,000. O C & 100

**Water st, 142** (1:39-31), nws, 105.9 sw Maiden la, 23.10x99.5x24.8x101.10, 5-sty bk loft & str bldg; A Cohn & Co to Albert S Mortimer, 67 W 71; B&S; mtg \$20,000; Nov 28; Dec27'16; A\$24,000-33,000. O C & 100

**Water st, 142**; Albert S Mortimer to 142 Water St Inc at 111 Bway; B&S; mtg \$20,000; Nov28; Dec27'16. O C & 100

**Water st, 161-3** (1:71-16), see Fletcher (No 16), 35.4x50.6x34.3x50.7, 5-sty bk loft & str bldg; Lawyers Mtg Co to Dodwell and Co, Lim, 50 Broad; B&S; Dec27'16; A \$37,000-49,000. O C & 100

**Water st, 349** (1:110-27), ss, 122.8 w James, 17x75.1x16.4x75.2, 1-sty fr shop; Patk Crane of Bklyn to Michl Crane, 417 Gold, Bklyn; Dec27'16; A\$5,000-5,000. nom

**Waverly pl, 191** (2:611-43), es, 75 s 10th, 22x75, 4-sty & b bk dwg; Jas C McEachen, of Bklyn, to Edw J Moore 247 W 11; mtg \$12,500; Dec8; Dec22'16; A\$8,000-13,000. nom

**William st, 118** (1:77-11), nes, 89.6 n John, runs se101.1 x se 22 x se 22 x ne 27.2 x nw 126.6 to st xsw25.3 to beg, 6-sty bk loft & str bldg; Jos Plaut, at Hotel Bretton Hall, et al, to Lehn & Fink, a corp; Dec 26; Dec28'16; A\$100,000-125,000. O C & 100























