THE LIFE INSURANCE HUMBUG.

"Life is uncertain. Death is sure!" says the insurance agent, as he steps into your place of business, like a bird of evil omen, and tries to scare you into the belief that you ought to be insured. How old may you be, sir?"

GENTLEMAN.—"Oh, about thirty-five."

AGENT.—"Humph. Under the most favorable circumstances, you will probably not live to be more than twice that age. Only think of it, half your life gone for a certainty, nay, more than half, for according to the mortuary tables the average age is but forty-five years, so that you may actually be upon the brink of the grave even now."

GENTLEMAN.—"Do you think I look like a dying man?"

AGENT.—"No; but appearances are often deceitful. Why, sir, I insured a gentleman one day, for $20,000, who was the very picture of health, and that day week he was a corpse, and the last words that he spoke were these: 'Do not grieve for me, dear friends; I am contented to die; I have robbed death of its sting by getting my life insured; go thou and do likewise.'"

And with this kind of argument he has succeeded five times out of ten in disposing of his policies. But the eyes of the people are beginning to open. They begin to wonder how it is, that men who were once too poor to pay their grocer, can now ride in one of the Brooklyn cars, said to a neighbor, a year or two ago, had judgments against him to the amount of fifty thousand dollars; he did not own a dollar in the world; he is rich now, however, and has also paid off all his debts. In view of such revelations as these, it is no wonder that such eminent authority upon life insurance as Eliphr Wright should say: "Never since financing became an art or a science has any scheme been invented whereby fraud can be rendered so respectable and secure as this life insurance, with the most noble and indispensable object in the world; its methods are inscrutable to the public, and its ways past finding out. If the government does not, in a thorough, scientific, and comprehensive manner, watch the companies; but in order to get the government to do so, the people must agitate the matter, and the way to do it is to call a meeting at once, and let every policy-holder attend that meeting; and if the report of the committee is not satisfactory, send a delegation to Albany with a petition, calling upon the government to investigate the matter, and to enact such laws as will compel each and every life insurance company to give full and ample security for the payment of all policies that are now and may be hereafter issued by them. A movement like this will shake all the rotten and perverted concerns to their very foundations; and if the earth in reality should gape and swallow them, it would be a fit retribution for all the misery they will cause to thousands of poor families who have and are daily stinging and impoverishing themselves in order to keep their policies paid up, with a full belief that if their natural provider should be taken away from them prematurely, they would have a certain amount of money to assist them in their hour of distress. This is the staff they lean upon. A staff that in majority of instances is sure to break when its help is most needed.

REPORT ON THE NEW POST-OFFICE.

In our last issue we made some remarks about this building, which now appear almost prophetic. We expressed our fears that by the unwise employment of so many architects about the same design nothing satisfactory could result; and what we then treated as only probable has already been fully realized. Since then the report of the supervising architect of the Treasury Department, Mr. A. B. McLETT, has been presented to Congress, and, judging by this report, the builders of Babel were in no greater quandary by the confusion of tongues than the five architects of our Post-Office seem to have been by their confusion of ideas. The report is certainly one of the most scathing criticisms that we have ever seen upon a public structure; and while the very withholding of these plans from public inspection—of which we complained in our last—prevents us from forming any counter opinion, we are sorry to say that Mr. McLETT's objections throughout seem fortified by such irresistible arguments and data as to leave very little doubt that the present design for the Post-Office is a huge blunder, from beginning to end.


According to the report, the building is much larger than was originally called for, or than is at all necessary. It so completely covers the ground belonging to it as to have left no provision at all for light to its whole northern front, in the event of the remainder of the Park being ever built over, against which there is no guaranty. The whole arrangement of the interior courts for receipt and delivery of mails is condemned as inconvenient, expensive in working; bad for the distribution of light, destroying the quietude necessary for the courts above, and even affecting the stability of the building by constant vibration. The rooms for courts and officers of judiciary are described, as equally bad in arrangement, the most ordinary provisions for courts of law having been omitted altogether; without any private entrance or private rooms for judges, a library or consultation room for the circuit or district court, provision for witnesses, or even access from the courts to jury-rooms without passing through the public corridors. Then again the building is made to cost considerably more than a million dollars over what Mr. Muller proved, by elaborate estimates, the same building could be erected for, solid and fireproof, if treated in the usual manner. This inordinate excess of cost is caused by the absurd introduction of iron everywhere, not only for structural, but ornamental purposes, and where it is of no possible use. Thus we have not only iron interior partitions covered with wrought-iron laths, but wrought-iron fencing to all exterior walls, iron panelled ceilings, iron door and window frames, and even iron architraves and surbase. Some idea of the inordinate use of this material may be gleaned from the fact that in a building proposed to cost over three millions and a half, the carpenter's work is estimated at a half million dollars, or less than three per cent., and this including scuffling and centring! If the people of New York already felt themselves sufficiently outraged by the proposed destruction of that invaluable little space about the City-Hall—no matter by how good and beautiful a building—what will be the popular indignation when it becomes generally understood that this space is to be encumbered by a huge pile of malformation, distinguished for nothing but its egregious costliness and want of adaptation to its purpose. There is now but one cure for us, and that is for Congress to strenuously resist all appropriations for the purpose until our Post-Office authorities are able not only to procure us a better building for our money, but—what is of equal importance to the city—a better locality on which to erect it.

THE TERRIBLE CALAMITY IN CHICAGO.

The accounts which reach us, of the awful occurrence at St. Mary's Church, Chicago, on the night of Good-Friday, by which, owing to some unaccountable panic, the whole crowded congregation rushed for the doors, causing the death and serious maiming of many people, give but another painful example of the little caution used for the provision of proper means of escape in such emergencies. We are told by the Chicago Tribune that "to preserve quiet, the doors of the church, which open inwards, had been closed." When shall we have some law rigidly prohibiting all places built for large accumulations of people, whether theatres, lecture halls, or churches, from being constructed with doors "which open inwards?"

We see that several trades are on partial strikes. The carpenters of Orange, N. J., demand $5.50 per day, and, as a consequence, building is at a stand still in that beautiful town. Masons still get $4.00 per day in the suburban towns, and other workmen in the same proportion. With labor at these prices, and the cost of material still high, there is not much show for cheap houses or moderate rents this year. When all the elements that enter into the composition of houses, are costly, there can be no reduction in prices. A stoppage of the demand for houses or general poverty, may cause a reduction of price; but when that occurs, labor will be unemployed and willing to make concessions not now dreamed of.

FUTURE HOMES OF THE POOR.

A great amount of architectural talent and inventive genius has been devoted to contriving efficient plans for an improved mode of building habitations for the working classes. As long ago as 1861 the subject called so loudly for improvement, that the late Prince Albert himself took up the theme, and invented a new style of building, so constructed, that a number of families might live in the same house without being obliged to come in contact, each having a separate means of egress and ingress. Those of our readers who visited the World's Fair, in Hyde Park, will probably remember that there were several of these buildings erected on the ground. They were called model houses. Since that time there have been hundreds of plans suggested, and a great many new houses have been built, which certainly are very much more comfortable and healthy than the old, particularly those which have lately been erected by the managers of the Peabody fund in the city of London. There is also a system of building tenement houses in vogue in the city of Paris which is very highly spoken of. These houses are called flats, and it is stated that the most fastidious nobleman can dwell in them, surrounded by all the elegance that his taste and station may require, although the occupant of the floor above may be a chimney-sweep or a scavenger.

Our own tenement houses have at present very little to recommend them; in fact it is only lately that they have become at all fit for human beings to live in. The Health Commission has done a great deal towards improving their sanitary condition, and the able and efficient Superintendent of Buildings has done, and is doing, all he can to make them comparatively safe, by compelling the landlords to attach fire escapes to every tenement, as the case requires. These fire-escapes have been the means of saving several lives already; but still there are many frame buildings unprovided with them—buildings which bear all the outward appearance of a private dwelling, but in which, in reality, there are as many families as there are rooms. We refer to such mans-aps as those which were consumed by fire last Tuesday in Rivington street, in which less than four persons were so badly burned and injured that their lives are despaired of, and one little girl, eight years old, was burned to death. Such scenes as these are heart-rending in the extreme, and rank among the leading horrors connected with the present tenement-house system. But not all the plans for model houses or Parisian flats, that are, or may ever be, in existence—be they never so perfect, nor all the fire-escapes that may be applied, however ingenious and practicable they may be, backed up by the most thorough and efficient Health Commission that ever had the sanitary care of mortals—can ever effectually stop the ravages of fire or the spread of pestilence, until the habitations of the working classes of New York are spread over a wider area of ground—to the North, East, and West, not skyward, like so many miniature Babels. The daughters and sons of toll of the present day believe in breathing fresh air, and sleeping in comparative security. The dangers of labor are quite hazardous enough; why should their homes of repose be interrupted by the constant dread of fire, and their lives made short and miserable by diseases contracted through living in the pestilential atmosphere of an overloaded tenement, where live human beings are packed nearly as close as dead herring in a barrel. Why should they be compelled to see their offspring degenerate into slyly, puny beings, and all for the want of that which God ordained should be free to all, when there are thousands of acres lying within an area of twenty miles, upon which suitable homes might be built, and which they would eagerly occupy, if there was cheap, quick, and ready means of transit. This they must have sooner or later, for more reasons than those already enumerated. Before fifty more years shall have been added to the calendar of the past, every foot of ground on the Island of Manhattan will be required for business purposes exclusively, and the hundreds of thousands of operatives that are now domiciled within the city limits, with their increase, will have been added one more to the horrid list of tragedies which have periodically shocked the whole community, from the heart-rendering destruction of the old Richmond Theatre down to the present time.
balance the bad, in comparison with the Bel- 
gian or any other pavement, is a grave question which
must be decided by actual experi-
ment. The public of New York and Brooklyn
have given it a fair opportunity to prove its
merits; it will take time to do this, and the
tax-payers know it; therefore they object, most
emphatically, to being driven, against their
will, into the purchase of any more, until that
which is already down shall have proved satis-
factory. They also object to being confined to
another kind of pavement, especially as that
one seems to be governed by the corrupt rings
of the Aldermanic and Municipal boards of
the two cities. The Nicholson may have some
good points, but the belief is pretty strong that
there are other new methods of paving streets
which are superior to it.

To those who wish to subscribe for and ob-
tain a perfect file of the REAL ESTATE RECORD,
from our first issue, we take the opportunity of
impressing upon their minds the necessity of
sending in their subscriptions immediately,
as we have now left only a few copies of our
first number, and after they are disposed of it
will be impossible to obtain any more. Do not
neglect this, but secure a file immediately.

BROOKLYN ITEMS.
The Litchfield property will probably soon
be annexed to the Prospect Park. The extention
bill has passed the Senate, and there is no
doubt it will soon become a law.
The contract for the new Pumping-Engine
at Ridgewood, has finally been awarded to
Messrs. Hubbard & Whitallot, of the Burdon
Iron Works, who will commence the work
immediately.

Mr. Roland Oliver Ingersoll, the opponent of
the East River Bridge scheme, has turned up
his surfboard and announced, in which he
states Mr. Roebling estimated the cost of
the entire work to be $3,000,000 two years ago.
Mr. Ingersoll wants the job himself, but he
would prefer to build a tunnel.

DOMESTIC ITEMS.
The real estate sales in Chicago week before
last amounted to $750,000.
By an application two or three times re­
tended of adding to the face of pavements, it
may be made to take a coating of
oil.
During the first quarter of 1867, 1,283
transfers of real estate were recorded in Cin­
cinnati, while for the same period of 1868 there
were 1,107 transfers. For the same period of 1867
were recorded 670 mortgages, while in 1868
the number for the first quarter was 684.

REPORTED FAILURES AND BANKRUPTICES
SINE OUR LAST ISSUE.
NEW YORK CITY.

Name. Business.

Anson, N. C. - F. A. Goodwin.
Avery, W. H. - George S. Peck.
Baker, M. F. - J. B. Rehder.
Barnes, J. H. - J. B. Rehder.
Barney, J. H. - J. B. Rehder.
Baxter, D. S. - J. B. Rehder.
Becker, F. - J. B. Rehder.
Beekman, T. - J. B. Rehder.
Bell, W. H. - J. B. Rehder.
Bennett, J. H. - J. B. Rehder.
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REAL ESTATE RECORD.

April

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### Official Record of Conveyances—New York County

The abbreviations following the descriptions of the property refer to the nature of the deed, and are as follows:

- **B. & S.**—Bargain and Sale
- **C.**—Contract for Property
- **C. A. N.**—Covenant against Nuisance
- **C. A. Q.**—Covenant against Grantor
- **W. F. C.**—Warrentor Full Covenant
- **E. D.**—Executive's Deed
- **S. D.**—Sufficiency's Deed
- **T. D.**—Trustees' Deed
- **R. D.**—Referee's Deed

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<tr>
<th>Date</th>
<th>Property Description</th>
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<td>20th St., 8, s., 00 0, of 8th av., 20x49,4</td>
<td>Daul, Thompson to Heuriotta Alexander</td>
<td></td>
<td></td>
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<tr>
<td>22d St., n., s., 228.9, o. of 8d av., 18.9x75</td>
<td>Sarah B. Duyos to Edavd, C. Flood</td>
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<tr>
<td>13th st., s., s., 132.2</td>
<td>Cath. Clapp to Georgana Everett and o's. Q, 0. nom.</td>
<td></td>
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<tr>
<td>Mott St., Nos, 2G4, 2GG, 2G8, Wm, and C, H, Watts and F, H, Parker to Frank A. Ferris, 0, 45,000</td>
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<tr>
<td>11th av., e., s., 20.5 s. of 44th St., 20x65.5</td>
<td>Kom-ad Popp to Bryan Kenney</td>
<td></td>
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<tr>
<td>2d av., e. s., (No. 109 Bellevue lots), 24,8x100</td>
<td>Alfred Abrams to Caroline A, Beaihish</td>
<td></td>
<td></td>
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<tr>
<td>2d av., w. s., 100 s. of 52d st., 20x70</td>
<td>Marg Riss to Catharme Goetz</td>
<td></td>
<td></td>
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<tr>
<td>7th av., e. s., 191 n, of 4l8t st., 20,2x76.5</td>
<td>F. W, Coggill to Wm, H, LufE</td>
<td></td>
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<tr>
<td>81st., s. s., n, s., 200 e, of 10th av:, 150x102,2</td>
<td>Warren Brady to Jane Muiray</td>
<td></td>
<td></td>
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<tr>
<td>87th St., n, s., 150 e, of 11th av,, 50x102.5</td>
<td>Rebecca Dunloy to Gubert T. Reeder</td>
<td></td>
<td></td>
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<tr>
<td>112th St., s. s., 537.11 w. of 3d av, 17,10x100.1</td>
<td>F, R, Walker to Adelia Kobb</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80th St., n. s., 290 AV, of 7th av, 20.x98,9</td>
<td>John F, Lauagan to Catharine A, O'Neil</td>
<td></td>
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<tr>
<td>10th av,, and 98th st,, s,</td>
<td>Leary to Geo, Youngs</td>
<td></td>
<td></td>
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<tr>
<td>50th Bt., n. s., 275 e, of 2d av,, 19x100,5</td>
<td>Eugenia Delano to John B, Wetteran</td>
<td></td>
<td></td>
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<tr>
<td>80th St., and Madison av., s, e, cor,, 25,8x100,</td>
<td>John Kergh to T} L, Duryea</td>
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<tr>
<td>112th St., s. s., 537.11 w. of 3d av, 17,10x100.1</td>
<td>F, R, Walker to Adelia Kobb</td>
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<tr>
<td>81st., s. s., n, s., 200 e, of 10th av:, 150x102,2</td>
<td>Warren Brady to Jane Muiray</td>
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<tr>
<td>10th st,, s. s., ,800 e, of 1st Av,, 25x99,7</td>
<td>Augustus P. &amp;Zeiss to Henry Romer</td>
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<tr>
<td>Greenwich st., AV, S,, 20.GS. of Warren st, 17,1x80,</td>
<td>Andrew Blakeley to Branche Hyams</td>
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<tr>
<td>Allen St., e. s., (lot 4 Dunham estate) 25x87,6</td>
<td>Sarah Parker to Wm, Muller</td>
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<tr>
<td>Allen St., e. s., (lot 4 Dunham estate) 25x87,6</td>
<td>J, C, Port to Cath, H, Gates</td>
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<tr>
<td>Madison st., n. s.</td>
<td>Howard Crosby to Phavd F. Fletcher</td>
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<tr>
<td>3rd st., s., n, s., 268 w. of Av. 0, 80x03.8. Louisa Kent to Jedda Eppstem.</td>
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<tr>
<td>Elm St., No. 199, 29.6x78,5. Ann O. Donoghuo to Clans Dosolior nom,</td>
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<tr>
<td>Hester st,, n. s., 05.0 AV. of AUon st., 33x60.</td>
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<tr>
<td>73d av., 150 of 11th av,, 70.1x200.6x200.</td>
<td>G, A. Sacchi to B. F. Beekman</td>
<td></td>
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<tr>
<td>72d and 73rd st., e. s., cor, 24,8x93,9</td>
<td>J. B, Burchell to Jno, Calahan</td>
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<tr>
<td>112th st., n. s., 800 e, of 10th av:</td>
<td>Wm, Smith to Jerre L. Stone</td>
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<tr>
<td>76th St., s, s,, 350 e, of 2d av,, 25x102,3</td>
<td>Martin H, Kavanagh to Conrad Strauss</td>
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<tr>
<td>72d st,, s. s,, 150 e, of 3d av,, 70,1x200x76.6x200,</td>
<td>G, A, Sacchi to Wm, H, LufE</td>
<td></td>
<td></td>
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<tr>
<td>60th St., n. s., 100 s, of 8th av,, 16.8x100,5</td>
<td>Mary and James McCarthy to Mary McBumie</td>
<td></td>
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<tr>
<td>74th St., s. s., 133,4 w, of 8th av,, 10,8x100,5</td>
<td>Isaac L. Brown to George H, Scott</td>
<td></td>
<td></td>
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<tr>
<td>52d st,, n, s,, 116,8 AV, of 8th av,, 33,4x100,5, D. C. Spencer to Mary Ann Henry</td>
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<tr>
<td>52d st,, n, s,, 100 AV, of 8th av,, 25x100,5,</td>
<td>D, C, Spencer to Wm, Gilmor</td>
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<td></td>
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<tr>
<td>52d st,, n, s,, 133,4 w, of 8th av,, 16.8x100,5</td>
<td>Danl, Spencer to Jno, Thompson</td>
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<tr>
<td>52d st,, n, s,, 116.8 w, of 8th av,, 16.8x100,5</td>
<td>Danl, Spencer to Wm, Nichols</td>
<td></td>
<td></td>
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<tr>
<td>52d st,, n, s,, 200 w, of 3d av,, 21x100.4</td>
<td>A, H, Mauns to Geo, F, Steinbrenner</td>
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<tr>
<td>50th St., n, s,, 104 e, of 3d av,, —x21x2,7 (gore),</td>
<td>Tho, McCabe to Bartlett Smith</td>
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<tr>
<td>53d St., n, s,, 200 e, of 2d av,, 21xi00,4, A,</td>
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<tr>
<td>53d St., n, s,, 25 w, of 6th av., 25x+ the blk,</td>
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<tr>
<td>53d st,, s, s,, 133,4 w, of 8th av,, 10,8x100,5</td>
<td>J. H, Ryerson to James Healy</td>
<td></td>
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<tr>
<td>49th st., s. s., 200 of 6th av, 23xx39,9</td>
<td>Sarah J, Neal to Jno, R. Suydam</td>
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<tr>
<td>Property Description</td>
<td>Purchase Price</td>
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<tr>
<td>iBank st., n. s., 121 w. of 7th av., 11x100.5</td>
<td>13,000</td>
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<tr>
<td>Christopher st., No. 100, 25x100.5</td>
<td>18,000</td>
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<tr>
<td>5th av., e. s., 25x100.5</td>
<td>16,800</td>
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<tr>
<td>10th av. and 8th st., n. e. cor., 200x103.3</td>
<td>15,000</td>
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<tr>
<td>129th St., n. a., 125 AV. of 7th av., 75x199</td>
<td>14,500</td>
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<tr>
<td>Lexington av., AV, S., 00,5 s. of 45th st., 20.x80</td>
<td>13,000</td>
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<td>58th St., n. s., 472 AV. of 5th av., 22x100,5</td>
<td>12,000</td>
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<tr>
<td>51st St., n. H., 360 AV. of 5th av., 20,10.x98.9</td>
<td>11,000</td>
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<tr>
<td>91st st., s. a., bet. 3d and 4th avs., 25x100.8</td>
<td>10,000</td>
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<tr>
<td>126th St., s. s., 210 AV. of 3d av., 25x100.5</td>
<td>9,750</td>
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<tr>
<td>90th St., n. s., 250 AV. of Av, A, 25x90.1</td>
<td>9,000</td>
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<tr>
<td>Water st., 048, 20. Gx^ block. Michael Doran to Edward M'Torley</td>
<td>8,500</td>
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<tr>
<td>11th St., s. s., 133 AV. of Av, C, 25x94.9</td>
<td>8,000</td>
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<tr>
<td>37th St., n. 8., 400 AV. of 9th av., 25x98.9</td>
<td>7,000</td>
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<tr>
<td>Madison av, and 79th at., n. e, cor,, 100x102,2</td>
<td>7,000</td>
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<tr>
<td>143a St., n. s., 350 AV. of 7th av., 50x99.1</td>
<td>6,000</td>
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<tr>
<td>135th St., 8, a., 510 e. of Oth av., 25x99.1</td>
<td>5,750</td>
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<tr>
<td>104th St., n. 8,, 87 AV. of Oth av,, 25x100-11. 104th st., n. s., 275 AV. of 9th av., 35x100.1</td>
<td>5,000</td>
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<td>32d St., n. s., 458,4 AV, of Oth av,</td>
<td>4,500</td>
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<tr>
<td>41st St., s. s., 280 AV, of Gth av,, 20x98,9</td>
<td>4,000</td>
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<td>50th av., w. s., 181 AV. of 1st av., 45x100.5</td>
<td>3,500</td>
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<td>43d St., n. s., 425 AV. of 5th av,, 22x100,5</td>
<td>3,300</td>
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<td>53d St., n. s., 300 e. of 6th av., 20x100.5</td>
<td>3,000</td>
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<tr>
<td>58th St., s. s., 05 e. of 2d av., 20x100.5</td>
<td>2,500</td>
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<td>19 St., s. a., 485 AV. of 5th av., 2i&quot;5x!)2</td>
<td>2,000</td>
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<tr>
<td>Bayard st., No. 60, 25x75. James M. Motz, Exc., etc., to Richard Hullman</td>
<td>2,000</td>
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<tr>
<td>14th St., n. s., 225 w. of 9th av., 25x100.5</td>
<td>1,500</td>
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<tr>
<td>33d St., n. s., 250 AV. of 5th av., 20,10.x98.9</td>
<td>1,450</td>
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<tr>
<td>17th st., n. s., 121 AV. of 8th av., 25x100.5</td>
<td>1,250</td>
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<td>2d av., e. s., 21,6x97</td>
<td>1,100</td>
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<td>11th St., n. s., 200 e. 10th av,, 150x102,2</td>
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<td>100th St., n. s., 250 e. of 9th av., 25x100.5</td>
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<td>135th St., n. s., 550 AV. of 9th av., 25x100.5</td>
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<td>104th St., n. s., 275 AV. of 9th av., 35x100.1</td>
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<td>143a St., n. s., 350 AV. of 7th av., 50x99.1</td>
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<td>135th St., 8, a., 510 e. of Oth av., 25x99.1</td>
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<td>104th St., n. s., 275 AV. of 9th av., 35x100.1</td>
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<td>143a St., n. s., 350 AV. of 7th av., 50x99.1</td>
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<td>104th St., n. s., 275 AV. of 9th av., 35x100.1</td>
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<td>104th St., n. s., 275 AV. of 9th av., 35x100.1</td>
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<td>135th St., 8, a., 510 e. of Oth av., 25x99.1</td>
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<td>104th St., n. s., 275 AV. of 9th av., 35x100.1</td>
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OFFICIAL RECORD OF MORTGAGES—NEW YORK COUNTY.

April 7th.

Callaghan, Cornelius to Patrick O'Brien. 32d st., n. a., 143.8 e. of 9th av., 42.8x99.9. 3,000.

Doran, Enoch to E. P. Ellet. 6th st. and 11th av., n. a., 60.1x100. 9,000.

Exner, Edmond to Jacob Miller. 9th av., e. a., 30.1 e. of 43d st., 20.1x99.9. 5,000.

Giesemann, Mary to J. McQueeney's. 9th av. and 10th st., s. w. cor. 49.6x100. 1,000.

Giesemann, Mary to J. McQueeney's. 9th av. and 10th st., s. w. cor. 49.6x100. 1,000.

Hancoke, Hermann to Joseph Senn. 74th st., s. a., 378 e. of Av. A, 204.4x25. 2,000.

Hill, Daniel to S. L. Doocey. 38th st., s. a., 200 e. of 6th av., 60x100. 5,000.

Kehnle, Augusta to Robert Buttle. Sheriff st., e. a., 118.3 e. of Delancey st., 31.1x100. 4,000.

McGee, S. B. & Co. to Sarah Berry. 11th st., s. a., 308 e. of 24th av., 21.6x99.9. 10,000.

McLand, Mary to Dorothea Kegro. 17th st. and 8th av., n. w. cor., 31.3x35. 5.3x100. 11,000.

McQuilton, Geo. W. to David S. Duncombe. 115th st. and 8th av., s. e. cor. 50.0x100. 12,750.100.

O'Brien, John to Galen T. Porter. 1st av. and 116th st., n. a., 75.1x100. 1,000.

Peil, Elias to Cha. Keays. 21st st., n. a., 125 e. of 3d av., 25.0x99.9. 1,000.

Reilly, Henry to Peter Hoffer. 39th st., n. a., 397.6 e. of 9th av., 21.6x99.9. 3,000.

Smith, George to others and to Ernst Conrades. 9th av. and 107th st., s. w. cor. 100.1x100. 5,000.

Solomon, Harris to East River Sav. Instr. No. 140 Madison st., 25x100. 5,000.

Smith, Henry to W. L. Cochran. 1st av. w. s. cor., 77 e. of 7th av., 25.0x99.9. 10,000.

Treacy, P. F. to Farley to The U. S. Trust Co. 8th av., e. a., 59.11 e. of 129th st., 100.1x100. 8,000.

Wilson, Victoria A. to J. M. Colman. 73d st., n. a., 345 e. of Av. A, 25.1x100. 2,000.

Smith, Mary to others and to Ernst Conrades. 9th av. and 107th st., s. w. cor. 100.1x100. 5,000.

Smith, George to others and to Ernst Conrades. 9th av. and 107th st., s. w. cor. 100.1x100. 5,000.

Smith, Mary to others and to Ernst Conrades. 9th av. and 107th st., s. w. cor. 100.1x100. 5,000.

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Smith, Mary to others and to Ernst Conrades. 9th av. and 107th st., s. w. cor. 100.1x100. 5,000.
MARKET REVIEW.

BUILDING STONE.—In one or two instances we hear of rather more activity, particularly in the free stone yards, but the orders thus far received have been mostly in small lots; and cutters, as a general thing, are not driven. The granite market is quite busy, but attention at the moment is given principally to cemetery work, for which the demand is active, as usual at this season. Attention at the moment is given principally to cemetery work, for which the demand is active, as usual at this season. Prices are without change to note.

BRICK.—The arrivals during the past week have been rather moderate, transportation being interfered with by the stormy weather, and as a consequence, the accumulation of stone is temporarily checked. This has given sellers a slight advantage, though there is no improvement in prices, except on the very best qualities of North River hard; the market closing steady, with a fair trade doing. Our estimates of receipts since the opening of navigation, published in our last (207,000), have been more liberal. Since then, however, there has been at least double that amount, and probably twenty-five million brick landed this spring. The total number is something like thirty million still at sea, and which are now available at any time, will give us an ample supply until the new production commences, and prevent an upward tendency to prices. Since our last, we note additional shipments to New Granada, 2,000,000; Hayti, 200,000; and to the British “West Indies, 8,000.

DOORS, SASH, AND BLINDS.—A large proportion of the business in the articles in hand these remarks refer to contract, and, of course, at prices governed altogether by the thousand and one shapes, sizes, and circumstances of each. Attention is centered on the number of factories who have standard sizes, and are well patronized by city builders, as well as manufacturers of all kinds, for the season, and the surplus stock on hand, and no accumulation looked for during the next two or three weeks.

FOREIGN WOODS.—There has been a fair amount of business doing at the yards; and, as a general thing, prices are steady, firm, some of the better qualities rather upward, working, and some are selling to a fair extent, and the market is steady, at full previous rates.

GLASS.—We hear of only a small jobbing business in the New York market, and that carried on at heavy discounts. The quotations are for No. 7 and No. 8, $2.25 and $3 per cwt. respectively. There is no note of additional exports to New Grenada, or of any importation.

REAL ESTATE RECORD.

Wine, • There is a constant outlay, and when a man having a lumber camp in good running order, finds his funds running low, he can often get a one-quarter or one-half of his products at a rolling freight, by making such contracts, for "new cut" mostly.

The shipments of staves were 87,100 against 202,300 last week. There have been slight variations in the receipts and outgoing of different kinds of wood, and from different ports, and this has been especially the case with the logs, the difference between the two being not so marked as last week.

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as follows:

**REAL ESTATE RECORD.**

under, $15.00@17; de. Coll, 20 to 24 feet, $15.00@17; Coll.

Cedar posts, 15; Lath, $8.25; A. 16-inch Swed

Joists, and Scantling, 18 to 24 ft.- 5 00 i twin.

Reports from Milwaukee indicate an active business

and Scantling, 20 feet or over, $20@25; Lath, per 1000 feet,

16 feet, $10, 48

of the market generally appears steady. The ruling rates are

Stock Boards, $19; Common Boards, $16; 16 feet

$50; Second Boards $40; Third Boards (bo-x), $30; Second

Fencing, $17; Joist and Scantling under 20 feet, $16; Joist

common, dressed 20 uuu®22 00

JOS. C. STANTZ for Scantling and Plank. Timber is also scarce, parti-

spruce, ex

Hard Pine 35 00® 35 00

Supplies, and with quite a brisk demand, prices remained

January 1st, 7,550 bbls.; and for same period last year, 7,304 bbls.

TAR.—The demand has been more active for all de-

When supplies exceeded demand, prices have weakened, wholesale

1872 to 1876.

$50@50, and 500 bbls. Oxide Zinc, value $1.15@1.16 in

DOCKS, I.A.T.H, ETC.

from both Vermont and Pennsylvania, but mostly of inferior quality, and old stock.

BRICKS, TILES, STONE, ETC...

The Eastern lumbermen have also suffered from the

clear, 1 to 2 in., per m. 6 00® 7 75

Sawed sashings, A. 1,000, 4 75® 5 00

Sawed Shingles, No. 1, 7 50® 8 25

Sawed Shingles, No. 2, 8 25® 9 00

Sawed Shingles, No. 3, 9 00® 9 75

Lath, 3 75® 4 00

By the car-load, on truck, delivered in any yard where

ports have been as follows: For the Aveek, 835 bbls; since

415,860, 12,000

Sawed sashings, A. 1,000, 4 75® 5 00

Sawed Shingles, No. 1, 7 50® 8 25

Sawed Shingles, No. 2, 8 25® 9 00

Sawed Shingles, No. 3, 9 00® 9 75

Lath, 3 75® 4 00

By the car-load, on truck, delivered in any yard where

ports have been as follows: For the Aveek, 835 bbls; since

415,860, 12,000

Sawed sashings, A. 1,000, 4 75® 5 00

Sawed Shingles, No. 1, 7 50® 8 25

Sawed Shingles, No. 2, 8 25® 9 00

Sawed Shingles, No. 3, 9 00® 9 75

Lath, 3 75® 4 00

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Sawed sashings, A. 1,000, 4 75® 5 00

Sawed Shingles, No. 1, 7 50® 8 25

Sawed Shingles, No. 2, 8 25® 9 00

Sawed Shingles, No. 3, 9 00® 9 75

Lath, 3 75® 4 00

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Sawed Shingles, No. 2, 8 25® 9 00

Sawed Shingles, No. 3, 9 00® 9 75

Lath, 3 75® 4 00

By the car-load, on truck, delivered in any yard where

ports have been as follows: For the Aveek, 835 bbls; since

415,860, 12,000
MARBLE.—Dressed.
SAWED—But not dressed. under 8 feet wide, 36 cents per foot; in length, 3 feet to 3
FIRE BRICK.
DREWSED—
for hanging, 80 cents @ $1.00. Inside Blinds, Rolling
DOORS.
NATIVE STONE, "...
Moulded Steps, . f ... 4 00
Platforms. ^ cubic foot 2 50 ® 3
Door Sills, 12x;> to 14x8, ^lineal foot, 2 50
Architraves, " " ,. 2 00 ® 8 00
su-
3 ft. 6 in. X 6 ft.
No. 1, Arch, Avedge, key, &c., de­
28x8 to 80x8,-
20x8 to 22x8,
8 " " @
4 " " @
6 " " ®
8 6 " " ,.,. 60 00

CLEAN.

FOREIGN WOODS. DUTY free.
CEDAR.
HAIR...DUTY, free.

GLASS.

PLASTER PARIS.—Duty, 20 per cent ad val. on calcined,
Nova Scotia, white, &c, ton, 2 40 ® 2 50
Nov. Scotia, blue, &c, ton, 2 @ 2^<

PAINTS AND OIL.

LIME.
Common, ¥ bbl.

FOREIGN WOODS. DUTY free. 

PAINTS AND OIL.

CHIMER.

FOREIGN WOODS. DUTY free. 

PAINTS AND OIL.

SOIL.

FOREIGN WOODS. DUTY free. 

PAINTS AND OIL.

SAND.

FOREIGN WOODS. DUTY free. 

PAINTS AND OIL.

SALT.
Purple Roofing Slate, Vermont, ¥ square, delivered at New York...
Green Slate, Vermont, ¥ square, delivered at New York...
Red Slate, Vermont, ¥ square, delivered at New York...
Black Slate, Pennsylvania, ¥ square, delivered at New York...
Chemung Slate, ¥ square, delivered at New York...
Michigan Slate, ¥ square, delivered at New York...

TIN.—DUTY: Plates, 25 per cent ad val. on calceled.
Nova Scotia, white, &c, ton, 2 40 ® 2 50
Nov. Scotia, blue, &c, ton, 2 @ 2^<

ALBANY LUMBER MARKET. 

The volume of business has been somewhat less than last week, owing to the very unfavorable weather. Still large number of buyers are engaged in making large, and considerable purchases are made from day to day at full previous figures. The shipments are free, and a large fleet of vessels are actively engaged in loading, causing a great reduction of the stock of lumber. Scarcity, it is anticipated, will be severe during the early part of the season, owing to large sales made in Michigan for the Chicago market.

Freight charges are as follows:

To New York, per 1000... 8 © 9
To Bridgeport and New Haven... 2 © 3
To Brooklyn and New York... 2 © 3
To Hartford... 8 © 9
To Providence and Fall River... 6 © 7
To Philadelphia... 8 © 9
To Baltimore and Washington... 8 © 9
To Richmond and Norfolk... 6 © 7
To Boston, for soft... nominal

ALBANY QUOTATIONS.

lines, % M. ft.

Michigan Box, 2 in., M. ft. 30 00 @ 30 50
Cheemag Box, M. ft. 25 00 @ 25 50
HARLEM PROPERTY, IN 120TH STREET.

H. A. READ & CO., DEALERS IN REAL

ESTATES, 71 Broadway, Room 22.

Several Mortgages, unsecured. Houses, Stores, and

Lands let, and Rents collected.

W. C. ROGERS & CO., MERCANTILE

STATIONERS & PRINTERS, 25 John street.

We are now prepared to estimate for anything embraced

in the following branches of our business:

Blanks of every description, from a Memorial to a

most complicated form of Account Book.

Stationery of every description, Foliadole and Reali.

Wedding Orders particularly solicited.

Libraries, by order of the art.

Copper Plate Engraving and Typing.

Printing all the new branches, from a Business Card to a

Book.

Embossing, or Plain and Fancy Stamping on Paper.

Cutting Dies for Credit, specimens, &c.

Logo Presses of all kinds.

Cancelling Stamps on hand or made to order at Manu­

facturers’ Prices.

BRADLEY & CURRIER,

Wholesale and Retail Dealers in

DOORS, SASHES, BLINDS, WINDOWS, BUILDING

MATERIALS, &c.

46 DEY STREET, NEW YORK.

E. A. Bradley, G. C. Currier.

A. F. SMITH & BRO., REAL ESTATE

AND INSURANCE, 186 Broadway, running

to the Equitable building, on 27th street, near 50th st.,

44 Pine street, from 12 to 2 P.M., New York.

A. F. Smith, Notary Public.

Edward Green,

Wholesale and Retail

LUMBER DEALER,

521 West, cor. 5th Avenue, New York.

BELL BROTHERS, DEALERS IN TIMBER,

foot of 25th and 26th streets, New York.

Bell, Bell, & Co.

Thomas Bell, Jas. Bell, Wm. Bell.

Thomas Crimmings & Son, Contractors,

Office, 30 Broad street, New York.

Box 142 Mechanics and Traders’ Exchange.

B.F. McCarthy, Attorney and

Counselor-at-Law and Commissioner of Debts, 605 Third Avenue and 446 Sixth Avenue.

Tites carefully examined, and Law business in general attended to.

Loans negotiated, and Mortgages bought.

Robert McGinnis, Attorney and

Builder.

Surveys and plans drawn to suit.

JAMES M. MILLER,

3 Pine street.

Auction Sale of Valuable Property

in CHATHAM STREET, BY ORDER

of the SUPREME COURT.

James M. Miller, under direction of Daniel P.

Ingraham, Jr., Reformer, on Tuesday, the 21st day of April, 1865, at 12 o’clock noon, at the Exchange Salesroom, No.

111 Broadway, the valuable property known as Nos. 100,

101, 102, 103, 104, and 108 CHATHAM STREET, NEW YORK.

For maps and particulars inquire of

JAMES M. MILLER,

Auctioneer,

28 Pine street.

Marbleized Slab and Decorated Marble Mantels.

A large stock always on

hand.

T. B. Stewart,

605 Sixth avenue, bet. 50th and 56th streets.

MCAHILL & CO.’S REAL ESTATE EXCHANGE,

404 Sixth Avenue, bet. 27th and 29th streets.

262 Third Avenue, corner 4th street.

City and Country Property Bought, Sold, and Rented.

Money Loused on Mortgaged. Mortgages Bought.

Fire and Life Insurance effected.

EPGAR TUCKER, REAL ESTATE BROKERS,

606 Fulton street, Brooklyn.

Other Real Estate, Lafayette Insurance Co., opposite City Hall, Brooklyn.

REFERENCES:

Geo. S. Stephenson, Esq., H. Freeland, Esq., President

Lafayette Insurance Company; Wm. Cripps, Esq., Presi­

dent Standard Insurance Company.

Money loaned on city property.

George L. Ayers, Real Estate Agent.

Cor. Court and Pine streets, oppo­

site City Hall, Brooklyn.

Money loaned on Bond and Mortgai.e.

Houses rented, and rents collected.

Houses and lots bought and sold.

DUNKIN & CO.,

256 Broadway, near Twenty-third street, New York.

REAL ESTATE AGENTS.

Houses for Sale and to Let

in New York and Brooklyn.

COUNTRY RESIDENCES, FARMS, ETC.

LOANS NEGOTIATED.

JOHNSTON & MILLER, AUCTIONEERS,

AND REAL ESTATE BROKERS, No. 23 NASSAU STREET,

City and Country Real Estate at Public and Pri­

vate Sales.

Loans on Mortgage negotiated.

Auction Sales of Furniture, Stocks, Merchandise, &c.

JESSE S. CARMAN, REAL ESTATE AND INSURANCE

AGENT, 128 Montague street, near Court street, Brooklyn.

Fire and Life Insurance effected.

Loans procured on Bond and Mortgage, Stocks, &c.

SPECIAL ANNOUNCEMENT.

The “REAL ESTATE RECORD AND BUILDERS’ GUIDE” is published every Saturday at No. 57 Park Row, Room 81. It furnishes the following information:

1. All the Real Estate Conveyances during the week in New York and Kings Counties, with the names of buyer and seller.

2. All the Mortgages entered for the same period in New York and vicinity.

3. The Judgments entered in the two counties against delinquent or unfortunate debtors.

4. A list of the recent bankrupts throughout the United States.

5. Full information respecting the local real estate market.

6. A complete and accurate report of the market for building materials.

With one exception (real estate) all the above are new features in the newspaper business. It is a singular fact that so far the great building interest of the nation has been so inadequately represented in the periodical press.

This Record, therefore, is indispensable to the following occupations:

Architects, Lumber Dealers, Real Estate Owners.

Auctioneers, Lime Dealers, Slate Dealers.

Builders, Merchants, Mill Dealers.

Brick Makers and Dealers, Plumbers.

Metal Workers, Marble Dealers.

Cement Dealers, Paint Merchants.

Bankers, Plumbers.

Contraction, Painters.

Cement Dealers, Plumbers.

Bankers, Paint Merchants.

Concrete, Plumbers.

Plasterers.

Glas Dealer, Plumbers.

Paint Merchant, Plumbers.

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