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THE REAL ESTATE RECORD ASSOCIATION

C. W. SWEET.....PRESIDENT AND TREASURER

PRESTON I. SWEET.....SECRETARY.

L. ISRAELS.....BUSINESS MANAGER

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Communications should be addressed to

C. W. SWEET,
Nos. 345 AND 347 BROADWAY.

THE CRISIS IN REAL ESTATE.

VI.

We continue our analysis of the existing situation in real estate, and exposition of its causes.

BONDS AND MORTGAGES.

The credit system, as applied to real estate interests, is peculiar and intricate; almost wholly unknown or incomprehensible to the outside public. Bonds and mortgages, those familiar but mystical terms, are the only forms of credit known in the world of real estate transactions. A careful and thoughtful perusal of the printed blanks will furnish some insight into their characteristics; though their real effects may best be studied in times of panic through the decrees of courts and the proceedings at the Exchange Salesrooms. Hundreds have executed and delivered these instruments with only superficial knowledge of their contents and the faintest glimmering of their far-reaching and oppressive legal consequences. The delusion that usually obscures men's minds when thus involving themselves is that these obligations represent a debt more than amply secured by the pledge of the property mortgaged, forgetting that the security lies in the abstract question of values, and that the future weal or woe of the confiding mortgagor and bondsman depends upon the stability or increase of those values. Panics and the shrinkage of depreciation suddenly convert these amply secured obligations into pressing personal debts, wholly irrespective of the intrinsic or supposed value of the land pledged; the bond which accompanies the mortgage, and which is separate and distinct from it, binds the bondsman personally, by its conditions, to the extent of his whole estate, so long as the bond has a legal existence.

The genesis of some of these instruments may be easily traced. The original owners of land are usually corporations, estates, and individuals of ample fortunes; and the tendency, especially during the recurring panics, is for property to revert to such ownership by the process of foreclosure. In such strong hands it rests securely while the storms of disaster rage and the long shadows of depression fall athwart the financial landscape. With the first dawn of prosperity, the whole tribe of speculators is on the alert to catch the flying profits. Some of them have wealth and ready money to back them, but the majority are cursed with

moderate bank accounts. The first move in the game of speculation is to induce the land-owner to accept in payment of his stipulated price the smallest possible amount of cash and the largest possible amount of mortgage. In this way the complacent land-owner too often connives at the risks of speculation. The customary proportions are 30 per cent. cash and 70 per cent. mortgage, sometimes assuming the risky ratios of 10 per cent. cash and 90 per cent. mortgage. Cases have occurred where land has been sold wholly on mortgage. The easy terms thus afforded for speculative ventures in real estate mean in reality the contraction of debt in its harshest and most concrete form—a debt, too, carrying interest, failure to pay which involves the gravest penalties. With the aid of these paper devices, bonds and mortgages, the game of speculation is fostered and promoted. In times of rampant inflation these obligations are lightly regarded, being construed to represent only a fraction of total value. The speculator concerns himself principally about the so-called equity of redemption, being the surplusage of value over the mortgage-sum. This is the real subject-matter of speculation. To augment, to expand, to enlarge, to magnify this mere remnant of value until its colossal proportions quite overtop the purchase-money mortgage, and render a so-called second and third mortgage not only easily attainable, but necessary to the proper expression of the lot value, is deemed the high function and prerogative of the professional operator. For this he toils and strives; in this his energies are spent, until credulity has exhausted its last dollar, or the land groans with the weight of mortgage laid upon it. At length overstimulated values obey a natural law, reaction sets in, undue tension demands relaxation, disaster looms, its grim visage, public confidence in values is withdrawn and the finale is reached. Equity of redemption gradually dwindles, and at last is extinguished. The lot value runs a scrub race with the face of the purchase money mortgage; and being handicapped with taxes, assessments, interest account, lawyers and brokers' fees, it finally succumbs and the land falls an easy prey to the mortgagee.

Persons not familiar with real estate finance can form no conception of the aggravated embarrassment resulting from its peculiar forms of obligation, given usually under the buoyancy of speculative hope, the settlement of them being often enforced in times of depreciation, disaster and panic. Unlike the insolvent merchant, or the failed speculator in stocks, cotton or produce, whose difficulties culminate in a day and are adjusted on the following day, the victim of a collapsed real estate speculation is held in the iron vice of his personal bond, his creditor—proverbially remorseless—ready to pursue him to the ends of the earth with a grotesque claim

called a judgment for deficiency, even though the property pledged for the payment of the original debt has been confiscated and absorbed. We will not dwell on the details of a situation, at the present time, too real and true in the experience of many a man, who has awoken from his dreams and delusions to confront not only loss of fortune and property, but recorded judgments, the terror of which may haunt him all his days. The time must come when sellers of property and lenders of money on real estate will be compelled to accept mortgages without bonds and look for their security to the land value only. Instead of buyer beware, we need the maxim, seller or lender beware, to infuse a proper conservatism into our real estate values. Shrewd operators adopt the plan of letting men of straw—a coachman, a porter or a clerk—take the title to property purchased and give the necessary bonds and mortgages, and subsequently convey, *subject to the mortgages*, to the real owner. A purchaser of property already mortgaged, by agreeing to *assume* the payment of the existing mortgage, becomes thereby a co-obligor with the original bondsman, and, in law, liable to similar penalties.

The purchasing of second mortgages assumes the proportions of a business to which many capitalists and some small investors addit themselves in the halcyon days of speculation—a business, however, which is fraught with imminent peril, and laden with risks altogether disproportioned to the profits likely to be realized therefrom. The second mortgage constitutes a dyke between the first mortgage and the billowy surges of land values, and the holders of such securities incur a responsibility next to that of ownership. During panics and revulsions they have the choice of but two alternatives, either to become owners of the property mortgaged by foreclosure, or to strike colors and sink their investment in the maelstrom of disaster.

The long periods over which mortgages generally extend, covering terms of one, three, five, or ten years, render the question of resumption or non-resumption of specie payments a vitally interesting one to both mortgagors and mortgagees. Unless special provision is made by Congress to cover such cases, the mortgagor runs the risk of having to pay in gold a loan contracted in depreciated paper money, and, *vice versa*, the mortgagee takes the chance of having to accept the repayment of his capital in a currency still more depreciated than the one in which the loan was made. In this view and connection, it will be seen that continued agitation and prolonged delay in settling this question tend to paralyze and hamper all real estate transactions based upon credit.

RIVALRIES.

The continent presents no such configuration, to the beholder's gaze, so adapted and adaptable

to the status and the necessities of an Imperial City as stretches from Sandy Hook to the Palisades, and from the Orange Mountains to the easterly bounds of Long Island. The ship that bore our forefathers to the mouth of our harbor was guided not more unerringly by the magnetic needle than by solid Dutch sense and sagacity. With a broad and capacious double harbor, land locked and perennially navigable; with an arm of the sea until now lying comparatively unused, but which science is rapidly opening as a pathway of Commerce, and with a mighty river laying tributary half the continent; with an island whose shores are washed by alluvial tides, whose undulating surface affords natural drainage, and whose geologic formations contain an abundance of those prime necessities of building—sand and granite—whose hills and dales present most picturesque dwelling sites, whose temperate though variable climate charms with its climatic varieties, where the balmy breezes of summer are laden with the aroma of the sea, and filtered over the waters of the bay, and the harsh blasts of winter are broken and driven back by natural rocky barriers, or the venom of their sting eliminated as they percolate over the sandy tracks of Long Island; with suburbs that can be rendered easily accessible, and have already proved more inviting and attractive as places of plain and comfortable residence and luxurious villa life than any part of the island itself—was ever grander spot chosen by man or fitted by nature for the arena of the intense and concentrated activities of civilized life? And yet we hear on all sides, from San Francisco, Chicago and Boston, taunts of our decaying supremacy, of the failure of our business, of the unsalableness of our real estate.

It behooves us not to regard these taunts too lightly, or to repel them too rashly. As the self-elected and self-asserting champion city of the continent, it is natural that we should excite the envy and enmity of communities that either rank us in age, or threaten to outrank us in population and industrial importance. It behooves us, on the contrary, to examine our fundamental conditions, to try our methods and practices, to analyze our pretensions with the view of eliminating and rejecting the false and unstable, and strengthening and perpetuating that which is real and perduring.

In a city of such rapid and conspicuous growth a source of evil and of good, of weakness and of strength, is its composite population, the smallest portion of which is indigenous. The majority, both American and foreign, are attracted here, as harder natures are drawn to the gold mines in the expectation of winning rapid fortunes, and of enjoying the fruits of them. Hence arises the lack of public spirit in government, in business and social relations, so frequently complained of as characteristic of our citizens. Hence, too, as a people we are bargainers, buyers, sellers, exchangers, and our city is chiefly regarded as an emporium, a marketplace, a depot. The learned professions all bend to the commercial spirit, and find their most lucrative employment in its service. The competitive eagerness of, and concentrated devotion to, selfish and sordid pursuits, however honorable these pursuits may be when moderately followed, are fatal to true manhood, degrading to the intellect, debasing to the affections, and dwarfing to all natural in-

stincts save that of selfish gain. Our stock, gold, cotton, produce, and real estate exchanges, exponents of the loftiest of civilized material interests, have naturally and irresistibly gravitated into mere gambling halls, the percentage of actual transactions being lamentably disproportioned to the numbers of unreal or speculative ones. The spirit of gambling or speculation, as it is called, notably during the past twelve years, has been rife, irresistible, all-pervasive. It has passed over our city like a prolonged epidemic, spreading through all grades of society, embracing the old and young of both sexes, until to be an operator or speculator is deemed to be a title of distinction, implying the possession of talents, credit, or capital, sought after by many but attained by few. Within the memory of a living generation this title of speculator has been regarded as only a little above that of highwayman or bandit. Honest and legitimate commercial enterprises were then the glory and honor of our city, and the chief elements of her strength and greatness. Now these, or such as these, have become cabined, cribbed, confined, scarcely discernible or recognizable. The spirit of speculation has penetrated the sacred recesses of our fiduciary institutions and banking-houses, and taken possession of our mercantile classes. Our steam railroads—these costly but convenient highways, our only dependence when winter locks our interior water ways—have become the favorite footballs of the speculator. With watered stocks, colossal debts, and extravagant management, their tariff of charges—a vested right to levy tribute upon the people—has become almost prohibitory, and hangs like an yoke on the neck of our prosperity. Land and building speculation has carried the purchase-price of even the plainest residence far beyond the means of the average citizen, while fashion and wealth, with aristocratic exclusiveness, monopolize the most desirable dwelling sites and pay for them prices that stagger the prudent man of business. Every product and necessity known to civilized life have been made the subjects of speculative treatment, and being thus loaded with accumulated profits strain and exhaust the purses of all but the wealthy classes. Already the voice of the taxpayer is raised in protest against iniquitous and ruinous taxation; the trader's voice too is heard complaining of discriminating freight charges; the representative banking houses of the past decade are drifting amid the shoals of bankruptcy; savings banks and insurance companies of defaulted trust have passed into the hands of receivers; our merchants are wrestling with the grim spectres of bad debts and depreciated values; our building and land speculators, not by twos and threes, but by hundreds, are hopelessly involved; at the same time poverty, vice and crime render our streets repulsive, and endanger our lives and property; successful official malfeasance stalks boldly forth from the prison doors and defies his accusers, and the foremost abortionist of the city flaunts her wealth on our principal avenue before the eyes and amid the jeweled palaces of our leading citizens. The whole head seems sick, and the heart faint. Is this the picture of our city's grandeur? The question of her supremacy, indeed, becomes a grave one. Consider it, ponder it, study it, citizens of New York, lest, like

over-protected New England and Pennsylvania, who have seen their favorite industries shorn of the feature of monopoly and developed broadly over the country, so, over-prosperous New York, puffed with conceit, and confident of prowess, may live to see her regal traffic parted and divided like the ancient vesture among brother and sister cities.

With the subsidence and indefinite cessation of speculation, which are likely to result from the present revulsion, the commercial and financial skies will be cleared, and the body of our honest citizens will be able distinctly to discern the signs of the times. If we mistake not, they will find the path of our city's future greatness to be simple and plain, and to lie directly over well-established and settled commercial principles. We hold it to be axiomatic, that of all cities in the world New York, properly administered, should be relatively the cheapest and most desirable to dwell in; that each individual of our population should be able here to procure for his money, according to respective tastes and means, more of the comforts, necessities, and luxuries of life than anywhere else. Comparative low cost of living, united with thrift and industry, of which it is the main incentive, are the living corner-stones of true municipal greatness and supremacy. To attain this desired end or beginning we need the genesis of an alert and unfaltering public spirit. The true men of New York must arise from their schemes of aggrandizing wealth and power and lend to our city's crippled government their intelligence, their skill in affairs, and their honesty. Taxation must be reduced to its minimum standard. The body politic must be purified, nourished and sustained, not debauched, distracted and robbed. The spirit of speculation must be curbed and restrained, and the speculator regarded as the enemy not the friend of the commonwealth. Honest stable enterprise must resume its sway over the minds and purses of men. Practicable methods of cheap transportation to the distant parts of the country must be devised and executed, not neglecting a system of rapid transit within our city limits for the conveyance of passengers and freight. Real estate values must be cautiously gauged on the basis of attainable income therefrom, and not on the basis of buncombe and moonshine. Every possible municipal and citizen effort must be used to recall our absentees and involuntary non-residents—the men of capitalized wealth, and the bone and sinew of our middle classes. Thus, with cheap homes, cheap costs of living, and cheap transportation, coupled with a revived citizen dignity and self-respect, the natural advantages of our city will not belie the exalted expectations they are apt to awaken. Then, San Francisco, the incarnation of the gambling spirit, fitly built upon the crust of volcanoes, where financial and physical changes keep pace with and illustrate each other, will send her golden tribute ungrudgingly to the Imperial City; Chicago, the Gourd City, or the Phenix of the Union, will pause in her intense passion of surpassing New York, and take lessons of sterling worth and sound principle from our example; and Boston, quaint, abused, almost forgotten Boston, enthroned on her hills, courting the Atlantic, so often bewildered, baffled, beaten in her puny attempts to dispute the supremacy of New York, will gracefully yield the palm in all the honesty of her

Puritan nature to the locomotive energy and magnetic charms of the Empire City; while conservative and patriarchal Baltimore will cease to envy the plums in our cake, and forego the attempt to pick them out; and Philadelphia, quiet, frugal and laborious, the natural domain of the workman, the overgrown village of laborers' cottages, nevertheless the home of thrift and happiness, will content herself with her well-assorted and seemingly impregnable manufacturing interests, and accord the banking, steamship and commercial supremacy to the champion city of the continent.

CONVEYANCES.

NEW YORK.

December 30, 31, 1875, January 1, 3, 4, 5, 1876.	
BEACH ST., s. s. beginning at n. e. cor. of lot on Map of part of estate of Rector, &c., of Trinity Church as adjoins Hudson square, runs e. 27 x south 83.6 x west 21.10 x south 9.10 x west 5.10 x north 93.8 to beginning. Howard W. Coates to Benjamin P. Fairchild. (Subj. to 2-3 Mort. \$9,720, taxes and assessments.) (2-3 part.) Dec. 1..... nom	
BOULEVARD, e. s. 49.11 n. 151st st., 25x100. Aaron H. Wellington to J. Weed Bell. (Subj. to 1/2 Mort. \$3,000.) (1/2 part.) Dec. 20..... nom	
BOULEVARD, e. s. 74.11 n. 151st st., 25x100. J. Weed Bell to Aaron H. Wellington. (Subj. to 1/2 Mort. \$3,000.) (1/2 part.) Dec. 20..... nom	
BROADWAY, e. s., 30.11 s. 41st st., 22.11x78.9x 22x84.3. Jeremiah Kennedy to James Watson. (Subj. to Mort. \$20,000.) Aug. 17, 1872..... 10,000	
BROADWAY, e. s., 95 s. McComb st., 70.6x100. Joseph H. Godwin to the New York City Church Extension and Missionary Society of the Methodist Episcopal Church. Nov. 1..... 2,500	
BROOME ST., n. w. cor. Ludlow st., 50x87.6. Orville N. Purdy to Melinda R. Purdy. Dec. 29..... 8,000	
CANAL ST., s. e. cor. Baxter st., 20.3x38.10. Thomas Allison (Ref.) to Newman Cowen. (Mort. \$5,000.) Dec. 18..... 11,025	
CANAL ST., s. e. cor. Baxter st., 20.3x38.10. Ann O'Donoghue, William and James O'Donoghue to Newman Cowen. (Q. C.) Dec. 27..... nom	
CHRISTOPHER ST., n. s., 200 e. Waverly pl., 36x90. Edward M. Hedden to William A. Hedden. Dec. 31..... nom	
SAME property. William A. Hedden to Sarah Ann wife of Edward M. Hedden..... nom	
CHURCH ST. (No. 189), e. s., 25.1 s. White st., 25x 75. Meyer Rosenthal, Morris and Harris Poznanski, to Betsy wife of Maurice Levy. Nov. 20..... nom	
CLINTON ST., w. s., 200 n. Stanton st., 25x100. John V. B. Lewis (Ref.) to Jacob Ganter. Jan. 4..... 2,325	
SAME property. Jacob Ganter to John J. Doll. Jan 4..... 2,500	
COMMERCE ST., n. s., 123 w. Bleecker st., 21x40. John H. Sturken to John D. Sturken. (Mort. \$5,000.)..... 6,000	
DELANCEY ST. (No. 235), s. s., 25x87.6. Daniel Owen to Margaretha wife of Christian Alsfield. Jan. 3..... 9,200	
ELIZABETH ST. (No. 236), e. s., 17.2x88. William K. Peyton to William Johnston. Dec. 23..... nom	
ELIZABETH ST. (No. 236), e. s., 17.2x88. Wm. Johnston to Mary Jane Peyton. (Q. C.) Dec. 27. nom	
ELM ST., n. w. cor. Catharine lane, 41.6x37.2x44.9x 20. Bernard McCafferty (Ref.) to Hugh Cassidy and George H. Peck. (Mort. \$3,500.) Dec. 31..... 3,100	
GOLD ST. (No. 102), 22.10x54.11. Albert P. Condit to Charlotte C. Pierson, Newark, N. J. Jan. 1..... nom	
SAME property. Joseph Pierson to Albert P. Condit. nom	
HENRY ST., s. s., 95.3 e. Scammel st., 24 x 1 1/2 blk. David M. Koehler to Barbara Fischer. (Subj. to Mort. \$15,000.) July 8..... 22,500	
Houston ST., s. s., 100 e. Suffolk st., 25x100. George Grunewald to Maria Obenauer. Jan. 3..... 5,000	
KINGSBIDGE road, w. s., extending from 142d to 143d st., and bounded on the west by a line parallel with old line of 11th av., and distant 500 ft. easterly therefrom. Geo. H. Bissell to Chas. G. H. Judson. (Subj. to Mort. \$20,000.) ex. and nom	
LEWIS ST., w. s., 150 n. Delancey st., 25x100. Hugh McMahon to Marcella wife of Nicholas White. (Subj. to Mort. \$9,500.) Dec. 30..... 1,000	
NORFOLK ST., w. s., 51.8 n. Delancey st., 19x26.6. Andrew Powell to Bertha wife of Philip Levy. Aug. 6..... 17,000	
PERRY ST., s. s., 80 w. 4th st., 20x94.7. (Subj. to Mort. \$7,500.) Dec. 18..... nom	
DOWNING ST., Lots 28 and 29 on Map in possession of John J. Astor, 16.8x64.8x17.3x60.5. (Subj. to Mort. \$1,800.) Dec. 17..... nom	
Charles Hall to Jane wife of John Nichol, Sr. nom	
SAME property. John Nichol, Sr., to Charles Hall. Dec. 17..... nom	
PROSPECT PL., w. s., 50.5 n. 42d st., 16.8x54. Daniel Wiesner to Christianna Staps. (Mort. \$8,200.) Dec. 7..... nom	
THOMPSON ST., w. s., 200 n. Spring st., 25x100. William H. Hart (Ref.) to James Kent. Jan. 16, 1874..... 9,000	
WHITE ST. (No. 19), s. s., 146.11 w. Church st., 22x100.2. Ann Olivia wife of Henry M. Humphrey to Henry Lewis. Dec. 22..... nom	
4TH ST., w. s., 57.7 s. Jones st., 44.10x73.1x43x65.1. Deborah Sherwood (Extr. of Charles Sherwood) to James and Charles H. Sherwood and Margaret L. wife of Charles E. Forrest. nom	
SAME property. James Sherwood to Charles H. Sherwood and Margaret L. wife of Charles E. Forrest. (All title.) Dec. 28..... 6,500	
7TH ST. (No. 119), n. s., 222 w. AV. A, 21x97.6. Albert Hermes to Frederick Thilemann. Dec. 21..... 12,000	
10TH ST., s. s., 150 e. Waverly pl., 25x95. Edward M. Hedden to William A. Hedden. Dec. 31. nom	
SAME property. William A. Hedden to Sarah Ann wife of Edward M. Hedden. Dec. 31. nom	
17TH ST., s. s., 68 e. AV. B, 25x102. Wilhelmina Weber and Geo. Gruenewald to John Schmitt. Dec. 18..... 6,100	
18TH ST., s. s., 319 w. 2d av., 18x80. Rutherford Stuyvesant to Margaret S. Rutherford. Dec. 24..... nom	
22D ST., n. s., 100 e. 9th av., 18.9x98.8. Joseph Schultz and Leopold Hecht to Meyer Hecht. (Mort. \$9,000.) Dec. 29..... 23,000	
22D ST., n. s., 156.3 e. 9th av., 18.9x98.8. Joseph Schultz and Leopold Hecht to Rika Schultz. (Mort. \$9,000.) Dec. 29..... 23,000	
22D ST., n. s., 158.4 e. 10th av., 16.8x98.8. Ellen Dougherty to Virginia Isaacs. June 10..... nom	
29TH ST., n. s., 375 w. 10th av., 25x98.9. John Morrison to Ann E. Bell. (Mort \$2,000.) Dec. 24..... 500	
SAME property. Ann E. Bell to Mary Jane Reid. (Mort. \$2,000.) Dec. 24..... 500	
32D ST., n. s., 233.4 w. 6th av., 16.8x71. Elizabeth wife of Richard Rivers to Charles J. Summerson. Dec. 28..... 19,000	
SAME property. Charles J. Summerson to Richard Rivers. Dec. 28..... 19,000	
32D ST., s. s., 200 e. 10th av., 25x98.9. Robert A. Barry to Clara wife of Morris Waitzfelder. Dec. 30..... 14,500	
33D ST., s. s., 100 w. 6th av., 16.8x26.2x17x21.7. Joseph J. and Charles A. Potter to Edwin W. Houghton. (Mort. \$4,750.) Dec. 22..... 6,000	
38TH ST., s. s., 175 w. 11th av., 25x98.9. Peter B. Walsh to William Lookup. Feb. 2, 1869..... nom	
40TH ST., s. s., 260 w. 6th av., 23.6x98.9..... nom	
40TH ST., s. s., 337.6 w. 5th av., 22.6x98.9..... nom	
Cornelius O'Reilly to Thomas J. and Michael J. O'Reilly. (Q. C.)..... nom	
40TH ST., s. s., 233.6 w. 5th av., 18x98.9. Thomas J., Michael J. and Cornelius O'Reilly to Virginia D. wife of Thomas S. Atwood..... 41,000	
40TH ST., s. s., 301.6 w. 5th av., 18x98.9. Thomas J. and M. J. O'Reilly to Robert S. Elliott. Jan. 29..... 38,500	
40TH ST., n. s., 325 e. 8th av., 25x98.9. Wm. E. Sturges to Andrew Enste. Jan. 1..... 1,000	
43D ST., n. s., 150 e. 1st av., 50x100.5..... nom	
44TH ST., s. s., 150 e. 1st av., 50x100.5..... nom	
Caroline wife of Jacob Adler to Adelaide wife of Simon Steinreich. (1/2 part.) Dec. 30..... 5,000	
45D ST., s. s., 115 e. 2d av., 17x100.5. Sigmund Schwartz to Emanuel Levi. (Morts. \$6,930.) Dec. 15..... consid. omit	
43D ST., s. s., 233.4 w. 10th av., 16.8x100.5. Anna wife of Anton Michalek to Jakob Nef. (Mort. \$5,233.) Jan. 3..... 7,500	
45TH ST., s. s., 100 w. 2d av., 25x100. John P. O'Neill (Ref.) to Peter Kerwer. (Mort. \$4,000.) Dec. 31..... 2,000	
46TH ST., n. s., 180 e. 7th av., 20x100.4. Anna M. wife of Samuel Lynch to John Ryan. Dec. 14..... 9,500	
47TH ST., n. s., 300 w. 2d av., 25x100.5. Jacob David to Christian H. Wieboldt. (Mort. \$16,000.) Dec. 31..... 23,000	
48TH ST., n. s., 200 e. 11th av., 24.6x100.5. Owen Murphy to John Ross. (Mort. \$12,500 and assessment.) Dec. 29..... 17,000	
49TH ST., n. s., 112.6 w. 1st av., 18.9x100.5. Elizabeth Schefer to Catharine wife of George Ott. Jan. 1..... nom	
52D ST., s. s., 332 e. 2d av., 25x100.5. Henry Siebert to Justinus Volk. (Mort. \$6,000.) Dec. 30..... 18,000	
53D ST., s. s., 194 e. 1st av., 20x100.5. David M. Koehler to Jacob Lederer. (Mort. \$9,000.) Oct. 8..... 15,000	
53D ST., s. s., 240 e. 3d av., 20x90. Wolfgang Kuffner to Robert F. Teuchler. (All right and title.) Dec. 31..... 283	
53D ST., s. s., 175 e. Lexington av., 25x100.5. Jacob Kessler to George Kessler. Jan. 4..... 24,000	
53D ST., s. s., 175 e. Lexington av., 25x100.5. George Kessler to Marie Antoinette Kessler. Jan. 5..... 24,000	
53D ST., s. s., 175 e. 7th av., 16.8x100.5. John W. Stevens to Robert Morrison. (Mort. \$11,000.) Dec. 31..... 22,000	
53D ST., n. s., 100 e. 8th av., 18.9x100.5. Henry C. Smith to Mary and Caleb R. Lemard and Mary E. wife of G. W. Wheeler..... 15,500	
CENTRE LINE bet. 53d and 54th sts., 175 w. 9th av., 25x37.11. James A. and Ambrose H. Striker to Jacob Deboen..... 1,600	
54TH ST., n. s., 100 e. 2d av., 50x100.5. Mary A. wife of Rafael Vega to Marcus and Seligman Oppenheimer. Jan. 3..... 11,375	
54TH ST., n. s., 175 w. 10th av., 25x100.5. John A. Loehr to John C. G. and Adolph G. Hupfel. (Mort. \$8,000.) Dec. 29..... 12,000	
56TH ST., n. s., 200 e. 5th av., 25x100.5. Sarah J. wife of Abraham Mead to Joseph M. Cooper. Nov. 6..... nom	
56TH ST., n. s., 150 w. 6th av., 175x100.5. Richard S. Treacy to Samuel Zeimer. (Mort. \$42,000.) Dec. 29..... 91,000	
57TH ST., s. s., 294.6 w. Lexington av., 20.6x100.5. Thomas Bruns to George B. Chandler. Manchester, N. H. 35,000	
57TH ST., n. s., 400 w. 5th av., 50x100.5. William A. Stewart to George W. Tucker. Jan. 4..... 56,000	
58TH ST., s. s., 360 w. 2d av., 20x100.5. Bernard Schwartz to Emil Koehler. (Mort. \$9,000.) June 18..... 13,250	
58TH ST., s. s., 425 w. 5th av., 25x100.5. William A. Stewart to George W. Tucker. Jan. 3..... 19,000	
59TH ST., n. s., 145 w. 3d av., 43.9x100.5. William Winslow to Charles and Frank A. Seitz. Dec. 1..... 12,000	
62D ST., n. s., 87.6 w. 2d av., 17.6x50.5. Jacob David to Charles F. Wahlig. Dec. 29..... 11,100	
63D ST., s. s., 130 e. 3d av., 25x100.5..... nom	
63D ST., s. s., 180 e. 3d av., 25x100.5..... nom	
Mary wife of Hugh Blesson to Patrick S. Colton. (Mort. \$23,400, taxes and assessments.) Dec. 30..... consid. omit	
63D ST., s. s., 50.6 w. 4th av., 49.6x25.5. Sarah E. Raynor (Extr. of William H. Raynor) to Melissa C. wife of Richard T. Wilson. Dec. 29..... 9,000	
63D ST., n. s., 150 e. 5th av., 25x100.5. Thomas Boese (Ref.) to Daniel E. Van Valkenburgh. (Mort. \$10,000.) Dec. 30..... 4,550	
63D ST., n. s., 175 e. 5th av., 25x100.5. Thomas Boese (Ref.) to Daniel E. Van Valkenburgh. (Mort. \$10,000.)..... 4,00	
63D ST., n. s., 200 e. 5th av., 25x100.5. Thomas Boese (Ref.) to Daniel E. Van Valkenburgh. (Mort. \$10,000.)..... 4,00	
63D ST., n. s., 225 e. 5th av., 25x100.5. Thomas Boese (Ref.) to Daniel E. Van Valkenburgh. (Mort. \$10,000.) Dec. 30..... 4,00	
63D ST., n. s., 150 e. 5th av., 100x100.5. Daniel E. Van Valkenburgh to David H. McAlpin. Dec. 31..... 54,000	
63D ST., s. s., 125 w. 9th av., 25x100.5. Gilbert E. Dorland to John E. Wright. Brooklyn..... nom	
68TH ST., n. s., 215 e. 11th av., 60x100.5. Edward D. Gale (Ref.) to the Globe Mutual Life Insurance Co. Jan. 3..... 3,000	
69TH ST., s. s., 150 w. 8th av., 50x95.11x53.3x114.5. Hugh Blesson to Patrick S. Colton. (Mort. \$143,000.) Dec. 30..... 5,000	
71ST ST., n. s., 160 e. 4th av., 20x102.2. A. W. Speir (Ref.) to Robert Murray. Dec. 14..... 6,000	
72D ST., n. s., 210 e. 3d av., 15x102.2. Timothy Donovan to Emma A. Streeter. (Mort. \$7,000.) Dec. 30..... 12,000	
73D ST., n. s., 33 w. Madison av., 20x80. Henry R. Beekman (Ref.) to the Universal Life Insurance Co. Jan. 6..... 1,050	
74TH ST., s. s., 100 w. AV. A, 50x102.2..... nom	
74TH ST., s. s., 200 w. AV. A, 50x102.2..... Louis Zeimer to Patrick Farley. (Mort. (\$47,000.) Dec. 31..... 88,000	
77TH ST., n. s., 175 e. 2d av., 50x102.2. William Winslow to Patrick McQuade. Jan. 4..... 8,000	
79TH ST., s. s., 250 e. 10th av., 100x100.2. Maria Algie to Terence R. Reynolds. Dec. 22..... 5,000	
85TH ST., n. s., 100 e. 2d av., 25x104.4. John L. Sutherland (Ref.) to John H. Riker. Dec. 30..... 4,000	
105TH ST., s. s., 74 e. 3d av., 18x100.9. Conrad Kuehn to Adelbert F. G. Kuehn. Dec. 9..... 10,000	
105TH ST., s. s., 110 e. 3d av., 18x100.9. Antonia W. T. wife of Conrad Kuehn to Adelbert F. G. Kuehn. (Mort. \$5,400.) Dec. 9..... 10,000	
112TH ST., s. s., 136.8 e. 4th av., 17.1x100.11. Geo. P. Smith (Ref.) to Elias T. Hopkins. (Mort. \$7,000.) May 17..... 1,000	
113TH ST., n. s., 280 e. 2d av., 20x100.11. Elizabeth wife of Amasa Higgins to Catharine Newschafer. Jan. 3..... 100	

REAL ESTATE RECORD.

113TH st., s. s., 395 w. 3d av., 25x100.11. Leopold Heinmann, Milwaukee, Wis., to Ernestine wife of Philip G. Lichtenstein. Dec. 27.....5,000
 115TH st., s. s., 100 e. 10th av., 75x100.11. William K. Peyton to William Johnston. Dec. 23.....nom
 115TH st., s. s., 100 e. 10th av., 100x100.11. Wm. Johnston to Mary J. Peyton. Jan. 3.....nom
 122d st., s. s., 171.8 e. 3d av., 16.8x100.11. Catharine Robinson to Olivia wife of George W. Thompson. (Mort. \$3,000.) Dec. 31.....4,500
 123d st., s. s., 175 w. 7th av., 100x99.11. Edward Openheimer and Henry Hyman to Patrick Brennan. (Mort. \$10,220.) Nov. 16.....16,000
 124th st., n. s., 247 w. 2d av., 20x100.11. Robert B. Roosevelt (Ref.) to Felix Conner. Dec. 27, 8,500
 130TH st., n. s., 325 w. Boulevard, 125x99.11. William B. Whiteman (Exr.) and Elizabeth Jones (Exr. of Edward Jones) to George H. Peck. Dec. 24.....6,500
 131st st., s. s., 85 e. 6th av., 50x99.11. Murray Hoffman (Ref.) to John M. Bruce. Dec. 30. 6,000
 165TH st., n. s., 125 e. 10th av., 25x124.4. George S. Lespinasse to Nicholas A. Lespinasse. Jan. 4.....2,200
 AV. A., w. s., 51.8 n. 13th st., 25.10x100. M. L. Townsend (Ref.) to Elizabeth Spelman. 10,100
 GREENWICH av. (No. 52), e. s., 241.10 s. 11th st., runs e. 7.2 to land of L. Scudder again e. 14.3 x south 20.6 x west 59.2 to Greenwich av. x north 19.7. Jacob Schmitt to Anna wife of Charles Meinhofer. (Mort. \$7,000.) Dec. 24. 18,500
 LEXINGTON av. (No. 364), w. s., 79 s. 41st st., 19.9x87. Watson J. Hildreth to John H. Watson. Jan. 4.....25,000
 MADISON av., s. w. cor. 66th st., 20.5x80. Aaron Van Valkenburg to Jacob Ziegler. Dec. 30. nom
 MADISON av., n. e. cor. 84th st., 62.2x75. Jennie W. McKee (Exr. of James W. McKee) to Franklin Wilkinson. Nov. 9.....24,000
 MADISON av., n. e. cor. 84th st., 62.2x75. Franklin Wilkinson to John W. Warner. (Mort. \$18,000.) Nov. 10.....24,000
 SEAMAN av., n. s., 488.8 e. Bolton road, runs n. w. 135.9 to a point midway bet. Seaman and Prescott avs. x again n. w. 136.2 to s. s. Prescott av. x northeast 150 x southeast 158.5 to a point midway bet. Prescott and Seaman avs. x again s. e. 158.11 to n. s. Seaman av. x west 150.....
 SEAMAN av., n. s., 288.8 e. Bolton road runs e. 100 x north 120.4 x northeast 101.2 x northwest 136.2 to Prescott av. x southwest along Prescott av. 200 x southeast 210.2 to Seaman av.
 Henry W. Vaughan to Edward J. Woolsey. (Mort. \$10,500.) Jan. 4.....24,800
 1st av., s. w. cor. 30th st., runs w. 125 x south 98.9 x west 29.10 to a point where centre line of block is intersected by s. s. of a lot of land called Lot 6 x east 36.6 x southwest 93.8 to n. s. 29th st. x east 131.10 to corner formed by intersection of 29th st. with w. s. 1st av. x north along w. s. 197.6 to 30th st.
 29TH st., n. s., 131.10 w. 1st av., runs n. e. 93.8 to boundary line bet. 2 certain lots of land which on a map made by Charles Loss are called Lots 6 and 7 x northeast 36.6 x northwest 13.8 x southwest 96.10 to n. s. 29th st. x southeast 50.6.....
 Joseph M. Koehler to Herman Koehler. (Mort. \$165,000.)250,000
 1st av., w. s., 74.8 n. 35th st., 25x100. Sophia wife of William Keim to Bernard Amend. (Mort. \$18,666.) Dec. 31.....20,000
 1st av., w. s., 90.4 n. 42d st., 20.2x50. Ambrose Monell (Ref.) to Walter S. Cutting (Exr. of Gertrude Cutting). 5,000
 2d av., e. s., 50.2 s. 52d st., 25x100. Isaac A. Hance to Isaac V. D. Schuyler. (Q. C.) Sept. 24.....nom
 SAME property. John B. Harvey to Elizabeth Ann Stevenson. Jan. 3.....21,000
 2d av., s. e. cor. 123d st., 20.11x80. Mary J. wife of James Meagher to Charles T. Lauterbach. (Mort. \$9,000.) Jan. 3.....18,500
 3d av., e. s., 123.4 s. 30th st., 24.8x110. Ellinor Pittis to William F. Morrison. Jan. 3.....12,500
 4th av., n. w. cor. 62d st., 25.5x60. Jansen H. Anderson to Francis Martin. ($\frac{1}{2}$ part.) (Subj. to $\frac{1}{2}$ Mort. \$7,700, taxes and assessments.) Dec. 30.....nom
 4th av., n. e. cor. 85th st., 102.4x82.6. Russel D. Miner to Julia C. Brown. ($\frac{1}{2}$ part.) ($\frac{1}{2}$ Mort. \$1,000.) March 7, 1870.....nom
 5th av., s. e. cor. 19th st., 84x150 (excepting building). The Fifth av. Presbyterian Church to Aaron Arnold.205,000
 5th av., n. e. cor. 127th st., 24.11x110. Granville P. Hawes (Ref.) to Adolphus Koffman.12,000
 5th av., e. s., 131.2 s. 130th st., 18.8x110. Clara wife of Morris Waitzfelder to Robert A. Barry. (Mort. \$11,000.) Jan. 3.....17,000

5th av., w. s., 79.9 n. 46th st., 20.8x100. Cornelius and Birney Fellows (as Exrs. of Wm. Fellows and individually) to Daniel Lord, Jr. (Mort. \$30,000.) Dec. 28.....65,000
 SAME property. Daniel Lord, Jr., to Cornelius and Caroline S. Fellows. (Mort. \$30,000.) Dec. 29.....65,000
 5th av., e. s., 50.5 n. 66th st., 25x100. Charles L. Cornish to Wm. J. Turrell.nom
 5th av., s. e. cor. 35th st., 48.4x77.4. Charles Sterling to Mary Ann Graham. (Q. C.) May 6, 1874.....nom
 5th av., n. w. cor. 73d st., 52.2x100.nom
 135th st., s. s., 185 w. 5th av., 100x99.11.....nom
 71st st., s. s., 375 w. 8th av., 100x99.11.....nom
 Onderdonk Angevine to William S. Jarvis. (Mort. \$72,500.) Dec. 18.....75,000
 8th av., n. e. cor. 125th st., runs e. 125 x north 99.9 x west 25 x south to a point 75 north 125th st. x east (?) 100 to e. s. 8th av. x south 75 to beginning. (Error.) James McLaughlin to Margaret McElvar. Nov. 1.....27,000
 9th av. (No. 21), w. s., 58 s. 13th st., 19.6x66.10. Christopher Rader (Special Guard. of Mary L. Surrenus) to Lewis Johnston. Jan. 3.....1,400
 9th av., e. s., 25.1 n. 40th st., 24.6x72. Henry Diedrich to Mary Rettenmaier. Oct. 19.....22,500
 9th av., w. s., 93 n. 47th st., 24.11x85. Michael Lorenz to Peter Brunner. (Mort. \$11,000.) Jan. 4.....18,000
 10th av., e. s., 24.11 s. 38th st., 34.5x52.....nom
 43d st., s. s., 216.8 w. 10th av., 16.8x100.5.....nom
 Ann wife of Ernest H. Mears to James O'Connell. (Mort. \$19,500.) Dec. 24.....2,000
 Fort George property. Plots 18, 19 and 20 on Map of 128 acres, part of estate of Isaac Dyckman, beginning at a point in the southeasterly line of 10th av., and northerly corner of Plots 17 on said Map, thence running southeasterly and at right angles to 10th av. 455 ft. to Harlem River x north 300 ft. to land of Wm. Ferguson x northwest 487 ft. to centre line of Fort George av. x southwest 153.10 x southeast at right angles with 10th av. 50 ft. to 10th av. x southwest 147.6 to beginning.....
 57th st., n. s., 230 e. 3d av., 25x102.2.....
 73d st., n. s., 150 w. 2d av., 100x102.2.....
 Segmund T. Meyer to John D. Phillips. May 31.....25,000

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

ELIA st., northerly cor. Walton av., 171x267x164 x265. Samuel A. Lewis to Joseph Bach. Sept. 21.....nom
 JACOB st., No. 360 on Map belonging to S. Cambreling, 25x100. William Callaghan to Ann J. Getty.450
 ORCHARD and High Bridge sts., part of Lot 101 on Map Claremont. Margaret Q. wife of Michael Lennon to Mary wife of Farley Coslow. Dec. 22.....7,000
 RAE st., s. s., 152.3 e. Morrisania Branch Railroad, 50x150. Bernard Reilly to Francis Reilly. Jan. 6.....1,000
 UNION st., Lot 61 on "Map of North Melrose," 25 x100. Michael Scherer to Louisa Edel. Jan. 3.....1,900
 1st st., w. s., 55.1 s. Clinton av., 146x10.10x115.7 x98.5. George Opdyke to Susanna wife of Luigi Bianchi. Jan. 3.....1,800
 AV. C. e. s., 150 s. Cliff st., 25x169.6. Clara wife of Peter P. Decker to George Koenig. (Mort. \$225.) Jan. 8.....650
 MARIAN av., Lot 119 on "Map of part of the farm belonging to Benj. Berrian, Fordham," 50x166. Dennis R. Shiel (Ref.) to Dennis Valentine. Dec. 20.....3,600
 1st av. and Devoe st., Lot 45 on Map of Claremont. Margaret Q. wife of Michael Lennon to Mary wife of Farley Coslow. Dec. 22.....1,000
 135th st., n. s., 148.2 w. Willis av., 16.8x100. Edward W. Kearney to Mary L. wife of David P. Arnold. (Mort. \$4,000.) Dec. 10.....6,500
 139th st., n. s., 181.6 e. Alexander av., 100x100. Francis F. Bussell to Christopher Wray. Dec. 30.....nom
 SAME property. Christopher Wray to Virginia wife of Francis F. Bussell. Dec. 30.....nom
 141st st., n. s., 306.6 e. Alexander av., 50x100. Charles H. Longstreet to Jacob W. M. Gifford. Dec. 30.....5,000
 SAME property. Jacob W. M. Gifford to Sarah wife of Charles H. Longstreet. Dec. 30.....5,000
 PLOT beginning at s. w. cor. of land of George F. Coddington on post road, runs to land of Thomas Sprowell x along said lands to land of Augustus Van Cortlandt, containing 28 317-1,000 acres. Joseph M. Koehler to Herman Koehler. (Mort. \$57,200.) Sept. 23.....70,000
 MACOMB's Dam road, w. s. 200 s. of land owned by Wolf, 25x225. Watson J. Hildreth to John H. Watson. Jan. 4.....2,000
 ROAD leading from Tremont to Fordham, adj. land of John Itter, containing 6 605-1,000 acres. Joseph J. Potter to Charles A. Potter. ($\frac{1}{2}$ part.) (Subj. to half Mort. on premises.) Dec. 29.....nom

Lot 18 on Map of Sunnyside Farm, at Pelham, 250x333.6x220x325. Watson J. Hildreth to John H. Watson. Jan. 4.....1,400

ALPHABETICAL INDEX.

NOTE.—Names in SMALL CAPITALS convey property from husband to wife.

GRANTORS.

Anderson, J. H. (2)—Angevine, Onderdonk—Allison, Thomas (Ref.)—Adler, Caroline, wife Jacob—Algic, Maria.
 Bell, Ann E.—Blesson, Hush, and Mary, wife Hugh—BUSELL, F. F.—Bruno, Thomas—Bell, J. W.—Boese, Thomas (Ref.) (4)—Barry, R. A.—Beekman, H. R. (Ref.)—Bissell, G. H.
 Condit, A. P.—Callaghan, Wm.—Cornish, C. L.—Coates, H. W.
 David, Jacob (2)—Dorland, G. E.—Diedrich, Henry—Decker, Clara, wife P. P.—Dougherty, Ellen—Donovan, Timothy.
 Fellows, William (Exrs. of)—Fellows, Cornelius and Birney.
 Gifford, J. W. M.—Godwin, J. H.—Gale, E. D. (Ref.)—Grunewald, George (2)—Gauter, Jacob.
 Hecht, Leopold (2)—Homan, Henry—Heimann, Leopold—Hall, Charles—HEDDEN, E. M. (2) and W. A. (2)—Hoffman, Murray (Ref.)—Hawes, G. P. (Ref.)—Hart, Wm. H. (Ref.)—Hermes, Albert—Harvey, J. B.—Hance, I. A.—Hildreth, W. J. (3)—Humphrey, Ann O., wife of H. M.—Higgins, Elizabeth, wife of Amasa.
 Johnson, William (2)—Jones, Edward (Exrs. of).
 Kuehne, Conrad and Antonia W. T., wife Conrad—Keim, Sophie, wife of William—Koehler, J. M. (2) and D. M. (2)—Kuffner, Wolfgang—Kearney, E. W.—Kennedy Jeremiah—Kessler, George and Jacob.
 LONGSTREET, C. H.—Lennon, Margaret L., wife of Michael (2)—Lochr, John—Lespinasse, G. S.—Lorentz, Michael—Lynch, Anna M., wife of Samuel—Lewis, J. V. B. (Ref.)—Lewis, S. A.
 Morrison, John—Murphy, Owen—McCarthy, Bernard (Ref.)—McMahon, Hugh—Mead, Sarah J., wife Abraham—Meagher, Mary J., wife of James—Mears, Ann, wife of E. H.—Meyer, S. T.—Michael, Anna, wife of Anton—Miner, R. D.—McLaughlin, James—McKee, J. W. (Exrs. of)—Monell, Ambrose (Ref.)
 NICHOL, JOHN, SR.
 Oppenheimer, Edward—O'Reilly, T. J. (2) and M. J. (2) and Cornelius (2)—O'Neill, J. P. (Ref.)—O'Donoghue, Ann, William and James—Owen, Daniel—Opdyke, George.
 Pieron, Joseph—Peyton, W. K. (2)—Powell, Andrew—Potter, J. J. (2) and C. A.—Poznanski, Morris and Harris—Pittis, Elinor.
 Rosenthal, Meyer—Rivers, Elizabeth, wife of Richard—Reilly, Bernard—Roosevelt, R. B. (Ref.)—Raynor, William H. (Exr. of)—Robinson, Catharine.
 Schultz, Joseph (2)—Summerson, C. J.—Stuyvesant, Rutherford—Sutherland, J. L. (Ref.)—Sturges, W. E.—Striker, J. A. and A. H.—Schwartz, Sigmund—Speir, A. W. (Ref.)—Stevens, S. W.—Siebert, Henry—Schwartz, Bernard—Smith, G. P. (Ref.)—Surenus, Mary L. (Special Guardia)—Striker, J. H.—Smith, H. C.—Schmitt, Jacob—Sterling, Charles—Scheringer, Michael—Stewart, W. A. W. (2)—Scheffers, Elizabeth—Sherwood, Charles (Exr. of)—Sherwood, James—Shull, D. R. (Ref.)
 Townsend, M. L. (Ref.)—Treacy, R. S.—The Fifth Avenue Presbyterian Church.
 Vega, Mary A., wife of Rafael—Van Valkenburg, D. E. and Aaron—Vaughan, H. W.
 Wray, Christopher—Wi-sner, Daniel—Wellington, A. H.—Walsh, P. B.—Weber, Wilhelmina—Waitzfelder, Clara, wife of Morris—Winslow, William (2)—Wilkinson, Franklin.
 Zeismer, Samuel.

GRANTEES.

Amanda, Bernard—Atwood, Virginia D., wife of T. S.—Arnold, Aaron—Aruold, Mary L., wife of D. P.—Alsfield, Margaretta, wife of Christian.
 Brennan, Patrick—Bell, Ann E.—BUSELL, VIRGINIA, wife of F. F.—Bruce, J. M.—Bell, J. W.—Brunner, Peter—Barry, R. A.—Bash, Joseph—Bianchi, Susanna, wife of Luigi—Brown, Julia C.
 Conner, Felix—Cooper, J. M.—Coslow, Mary, wife of Farley (2)—Chandler, G. B.—Colton, P. S. (2)—Cassidy, Hugh—Condit, A. P.—Cowen, Newman (2)—Cutting, Gertrude (Exr. of).
 Debon, Jacob—Doll, J. J.
 Elliott, R. S.—Enste, Andrew—Edel, Louise.
 Farley, Patrick—Fellows, Cornelius and Caroline S.—Fischer, Barbara—Fairchild, B. P.—Forrest, Margaret L., wife of C. E. (2).
 Gifford, J. W. M.—Gedney, W. H., and Charles—Getty, Ann J.—Ganter, Jacob—Graham, Mary A.—Hufsel, J. C. G. and A. G.—Houghton, E. W.—Hecht, Meyer—Hall, Charles—HEDDEN, SARAH A., wife of E. M. (2)—Hedden, W. A. (2)—Hopkins, E. T.
 Isaacs, Virginia.
 Jarvis, W. S.—Johnston, Wm. (2)—Johnston, Lewis Judson, C. G.
 Kuehn, Adelbert F. G. (2)—Koehler, Herrman (2)—Kerwer, Peter—Koenig, George—Koffman, Adolphus—Koehler, Emil—Kent, James—Kessler, George and Marie A.
 Lord, Daniel, Jr.—Longstreet, Sarah, wife of C. H.—Lichtenstein, Ernestine, wife of P. G.—Levy, Bertha, wife of Philip—Levy, Betsey, wife of Maurice—Levi, Emanuel—Lespinasse, N. A.—Lauterbach, C. T.—Lederer, Jacob—Leonard, Mary and C. R.—Lookup, Wm.—Lewis, Henry.
 Martin, Francis—Murray, Robert—Morrison, W. H. and Robert—Meinholtz, Anna, wife of Charles—McAlpin, D. H.—McElvar, Margaret—McQuade, Patrick.
 Nichol, Jane, wife of John, Sr.—Nef, Jakob—Newschaefer, Catharine.

O'Reilly, T. J. and M. J.—Oppenheimer, Marcus and Seligman—Obenauer, Maria—O'Connell, James—Ott, Catharine, wife of George.
 Peck, G. H. (2)—Pierson, Charlotte C.—Potter, C. A.—Peyton, Mary J. (2)—Phillips, J. D.
 Reid, Mary J.—Rettentmaier, Mary—Ross, John—Reilly, Francis—Rutherford, Margaret S.—Riker, J. H.—Rivers, Richard—Reynolds, T. R.—Ryan, John.
 Summerson, C. J.—Schultz, Rika—Spelman, Elizabeth—Staps, Christianna—Steinreich, Adelaide, wife of Simon—Streeter, Emma A.—Sturken, J. D.—Schmitt, John—Sherwood, C. H. (2) and James—Schuyler, J. V. D.—Stevenson, Elizabeth A.—Seitz, Charles and F. A.
 The N. Y. City Church Extension and Missionary Society of the Methodist Episcopal Church—Teuchler, R. F.—Turrell, W. J.—The Globe Mutual Life Insurance Company—Thompson, Olivia, wife of G. W.—Thilemann, Frederick—Tucker, G. W. (2).
 Universal Life Insurance Company.
 Volk, Justinus—Van Valkenburgh, D. E. (4)—Valentine, Dennis.
 Wray, Christopher—Wieboldt, C. H.—Wright, J. E.—White, Marcella, wife of Nicholas—Wilson, Melissa C., wife of R. T.—Wellington, A. H.—Wahlig, C. F.—Wheeler, Mary E., wife of G. W.—Watzfelder, Clara, wife of Morris—Watson, James—Watson, J. H. (3)—Wilkinson, Franklin—Warner, J. W.—Woolsey, E. J.
 Zeimer, Samuel—Ziegler, Jacob.

KINGS COUNTY, N. Y.

December 30th.

BREMEN st., s. e. cor. Monteith st. (formerly Washington and Monroe sts.), 100x150. Burdge P. McClane to William H. Dowd.....\$6,500
 BROADWAY, s. e. cor. 1st st., 29.9x65x17.5x65.11.
 Matilda Weintge, New York, wife of August A., to Richard Ficken. (1-5 part.).....3,000
 BUTLER st. (Nos. 119, 121, 123, 125, 127, 129), n. s., 200 e. Hoyt st., 100x100.....
 BUTLER st., n. s., 125 e. Hoyt st., 50x100, 2 hs. & ls.
 Daniel D. Remsen, Flushing, to William Heissenbuttel. (Morts. \$14,500.).....nom
 DEAN st. (Nos. 29 and 31), n. s., 51.2 w. Boerum pl., 14.0x69.8. Robert Hoerning to Henry Zimmerman, New Brunswick.....2,500
 DUPONT st., s. s., 100 w. Oakland av., 25x100.
 Patrick Duffy to James O'Connor.....1,650
 ECKFORD st., w. s., 125 n. Nassau av., 25x100, h. & l. Henry Demerest to Sarah Ashley.....3,000
 ELLERY st., n. s., 200 w. Tompkins av., 25x100., h. & l. John Topps, Hicksville, L. I., to Geo. Loffier.....7,000
 HICKS st., w. s., 327.6 n. Degraw st., 19.6x97.6.
 Francis T. Prankard, Mamaroneck, to Mary Hildreth.....13,000
 HOPKINS st., n. s., 43.1 e. Delmonica pl., 75x100.
 Francis T. Prankard, Mamaroneck, to Mary Hildreth.....30,000
 MARION st., s. s., 50 e. Ralph av., 25x100, h. & l. George Loffier to John Topps.....5,400
 MOORE st., s. s., 175 e. White st., 175x100. Caroline wife of Jacob Ruger, and Christian and George Spoerl, to John Rueger.....13,808
 SCHERMERHORN st., s. s., 227 e. Hoyt st., 22x100.
 George S. Litchfield to Lillian C. Singer.....18,000
 WARREN st., s. s., 297.6 w. 4th av., 16.8x100, h. & l. Edgar W. Crowell to James B. Johnston.....nom
 WASHINGTON st., s. e. cor. Monroe st., 100x150.
 Catharine wife of Henry H. Schoonmaker to Burdge P. McClane.....nom
 SAME property. Henry Lynch, Buffalo, N. Y., to same. (Q. C.).....nom
 WYCKOFF st., s. w. s., 110 s. e. Hoyt st., 20x100.
 Elizabeth wife of Elias G. Sherwood, Ramapo, N. Y., to Almira Sherwood, Ramapo.....3,000
 North 8th st., n. e. s., 100 n. w. 6th st., 25x100.
 Peter Peterson to Bridget Conner (widow). 1.120
 6th av., w. s., 170.4 n. Prospect av., 18x80. Edgar W. Crowell to James B. Johnston.....nom
 11th av., centre line, bet. 13th and 14th sts., 547.7x721x536.5x760.
 7th av., e. s., 75 n. 15th st. (on old Map), 25x100.....
 11th av., centre line, bet. 13th and 14th sts., runs e. 800 to Patent line x south 58 x west to n. s. 14th st. x west to centre 11th av. x 58. 27th st., n. s., 100 e. 6th av., 100x98.9.
 SCHERMERHORN st., s. s., 44 e. Boerum st., 125x99.10.
 RUTHERFORD pl., s. w. cor. 16th st., 206 to 15th st. x 158.10 x north 103 x east 34.10 x north 103 to 16th st. x east 124.
 Robert R. Willets and Samuel T. Valentine, New York, to Charles Griffen, Brooklyn, Josiah Macy, Jr., Robert R. Willets, Jr., John Howard Wright, New York, Edward Merritt, Brooklyn, and John T. Willets, New York.....nom
 ATLANTIC av., s. e. cor. 5th av., 80x100. Elizabeth wife of Henry G. Powers to George A. Powers.....42,914
 ELDERT av., e. s., 270 s. Union av., 50x100, East New York, Hannah M., wife of Stephen H. Powell to Azubah wife of William Brown, 2,500 Fulton av. (No. 209), Harlus W. Wetherel, to Calvin Page, (All title), 6,000

HARRISON av., n. e. cor. Walton st., 23.3x73, h. & l. Samuel Salt to John Jones, New York. 4,000
 TOMPKINS av., e. s., 60 s. Park av., 20x30, h. & l. Hartman Vaupel to Katharina W., wife of George H. Zeiss.....10,000
 TOMPKINS av., w. s., 56.8 n. Park av., 18.4x85. Bernard J. York to Henry Kratz. (Morts. \$1,000 and interest July, 1875.).....1,670
 172 lots at New Utrecht, May et al. property. E. Louis Lowe (Ref.) to Anna L. Stevenson. 2,058 December 31st.
 COLUMBIA st., n. w. cor. Pineapple st., 25.6x150 to Columbia st. w. Charles W. Scofield to Eliza T. Hall, Portland, Conn.10,000
 DIAMOND st., s. s., 175 e. Schenectady av., 25x190. Thomas J. Gibbons to Marcella wife of Thomas Gibbons.....100
 FULTON st., n. s., 57 w. Reid av., 19x52.6x12.6x55. Edgar Bergen to Peter Lyman. (Foreclos.). 2,500
 HENRY st., w. s., 385.9 n. Degraw st., 21.1x88.6, h. & l. George T. Reed, New York, to Matthew V. Cable. (Morts. \$5,500, taxes, assessments, &c. \$1,000.).....nom
 HERKIMER st., s. s., 305 e. Utica av., 20x185.6. Catharine A., wife of Joseph D. Williams to Francis Halstead.....4,900
 HEWES st., s. s., 240 e. Bedford av., 20x100. Andrew Miller to John H. Burtis.....12,000
 LEFFERTS pl., n. s., 72.10 e. Classon av., 20x90x24.7x90.4. Frank F. Jones to William Boswell. (Mort. \$5,000.).....nom
 SAME property. William Boswell to Marion S., wife of Frank F. Jones. (C. a. G.).....nom
 MACOMB st., s. s., 330 e. 6th av., 20x100, h. & l. The Germania Savings Bank, Kings Co., to George Joost, Staten Island.....8,045
 MACOMB st., s. s., 310 e. 6th av., 20x100, h. & l. Same to same.....8,045
 MADISON st., s. s., 125 w. Tompkins av., 100x100. William J. Halstead, New Castle, N. Y., to Caleb S. Woodhull.....7,250
 PACIFIC st., n. s., 215 e. 4th av., 20x65. Albro J. Newton to Solomon A. Woods, Boston, Mass.....10,500
 QUINCY st., s. s., 200 w. Classon av., abt. 16.8x11.1x16.8x109. (Foreclos.) Philip Reilly to Stephen Baldwin.....2,590
 VAN BUREN st., s. s., 350 w. Patchen av., 20x100. Frederick C. Vrooman to Andrew H. Teesle, Jr. (See De Kalb av.).....1,000
 SACKETT st., n. s., 100 e. Hoyt st., 20x100. Thomas J. Gibbons to Marcella wife of Thomas Gibbons.....600
 STOCKTON st., n. s., 325 e. Throop av., 25x100, h. & l. John Zoellner to Adolph and Anna M. Wandmacher, New York.....5,325
 1ST st., n. s., 250 e. 6th av., 20x100, h. & l. The Germania Savings Bank, Kings County, to George Joost, Staten Island.....8,045
 1ST st., n. s., 270 e. 6th av., 20x100. Same to same.....8,045
 1ST st., n. s., 330 e. 6th av., 20x100, h. & l. Same to same.....8,045
 1ST st., n. s., 250 e. 6th av., 20x100, h. & l. Same to same.....8,045
 1ST st., n. s., 270 e. 6th av., 20x100, h. & l. Same to same.....8,045
 1ST st., n. s., 330 e. 6th av., 20x100, h. & l. Same to same.....8,045
 MACOMB st., s. s., 310 e. 6th av., 40x100, hs. & ls. George Joost, Staten Island, to Mary Jane Schroeder. (Morts. \$32,500.).....40,225
 EAST 5th st., s. w. cor. Av. D., 180x100, Flatbush. Barney Hinckley, Poughkeepsie to John N. Ewell, New York.....3,700
 SOUTH 5th st., n. s., 125 w. 2d st., 75 x abt. 100. (Foreclos.) George L. Fox to the Williamsburgh City Fire Insurance Co. (Subj. to all further instals. for opening South 6th and South 7th sts.).....6,000
 20th st., s. w. s., 100 s. e. 8th av., 20x156.5x—159.11. (Foreclos.) Gerard M. Stevens to Alexander M. White.....550
 40th st., s. s., 100 e. 6th av., 100x100. 2. Stephen P. Tallman, New York, to Ann E. wife of John Clay, Branchburg, N. J.1,500
 S3D st., easterly cor. 14th av., 37.6 to Fort Hamilton and New Utrecht road x 26.8 x 78x112.6x21x41.3x66.1 to 14th av. x 7.2 New Utrecht. E. Louis Lowe to Thomas Martin. (Partition).....102
 BUSHWICK av., n. w. cor. Bleeker st., 25x90.11. Samuel M. Meeker to David E. Meeker. (C. a. G.) (2/2 part.).....2,016
 CENTRAL av., s. s., 25 w. Ralph st., 75x100.....
 RALPH st., w. s., 250 n. Evergreen av., 100x100. BLEECKER st., e. s., 100 s. Central av., 50x100. EVERGREEN av., n. e. cor. Bleeker st., 150x100. EVERGREEN av., s. e. cor. Bleeker st., 75x100. BLEECKER st., e. s., 150 s. Evergreen av., 75x100. Samuel M. Meeker to David E. Meeker. (C. a. G.) (2/2 part.).....2,016
 BUSHWICK av., w. s., 125 n. Debevoise st., 25x100, h. & l. Jacob Mohr to John Schreiber and Catherine Schreiber, New York, (Q. C.) (Correction deed.).....nom
 SAME property. John and Catherine Schreiber to Gustave Alting, (Q. C.).....3,500
 SAME property. Gustave Alting to Catherine Schreiber. (C. a. G.).....3,500
 BUSHWICK av., easterly cor. Covert st., 25x100. Louisa wife of Henry Feltrian to Maria C. wife of Alexander P. Kincaid. (Said lot has been taken for street opening.).....exch
 DE KALB av., n. s., 225 e. Lewis av., 20x100, h. & l. Andrew H. Teessle, Jr., to Frederick C. Vrooman. (See Van Buren st.).....4,500
 GATES av., n. s., 80 w. Yates av., 20x100. James Atcheson to Edwin R. Sheridan.....5,000
 INTERIOR lot, 90 e. Wythe av. and 100 s. Clymer st., runs east 5 x north 66.10 x west—x south 68.7. John T. Runcie to Ole H. Holberg. (Q. C.).....nom
 TOMPKINS av., w. s., 60 s. Stockton st., 20x60, h. & l. Mary J. wife of Robert T. Beaver to Caroline Rosenfeld, New York.250
 OCEAN parkway, w. s., 220 s. Av. D., runs w. 250 to East 5th st. x south 303.4 to Lott's lane x northeast 271.2 to Ocean parkway x north 198.
 EAST 5th st., w. s., 180 s. Av. D., runs w. 100 x north 180 to Av. D. x west 100 to East 4th st. x south 633 to Lott's lane x northeast 217 to East 5th st. x north 368.6.
 Barney Hinckley, Poughkeepsie, to Joseph S. Stout.....29,000
 January 3d, 1876.
 COLUMBIA st., e. s., 262.7 n. Degraw st., 18.9x97.6, h. & l. Augusta wife of Henry C. Morgan to Johannah M. wife of P. H. Smith.....7,650
 DEGRAW st., n. s., 274.2 e. 7th av., 34.10x132.5. Emery M. Van Tassel to Leonard Moody. (Q. C.).....nom
 HART st., n. s., 175 e. Nostrand av., 25x100. Adriana wife of Charles Bush to Folhert R. Boerum.....nom
 HART st., n. s., 200 e. Nostrand av., 25x100.
 HART st., s. s., 323 e. Nostrand av., 50x100. F. Rapelje Boerum to Susan wife of Charles H. Vanderveer.nom
 HART st., n. s., 325 e. Nostrand av., 25x100. F. R. Boerum to Adriana wife of Charles Bush.nom
 HART st., n. s., 150 e. Nostrand av., 25x100.
 HART st., s. s., 250 w. Marcy av., 50x100. Susan wife of Charles H. Vanderveer to F. Rapelje Boerum.nom
 HOOPER st., s. s., 274.7 w. Bedford av., 18x100, h. & l. William Heissenbuttel to Julius Hotchkiss, Middletown, Conn.6,000
 MACON st., s. s., 60 w. Throop av., 20x80, h. & l. Samuel W. Dunscomb, Tarrytown, to Sarah Jane Little. (Morts. \$6,100, taxes, &c.).....8,500
 MADISON st., n. s., 150 w. Yates av., 25x100. Annie M. K. wife of John Flood to Mary wife of James Simpson.....1,200
 RGSH st. (No. 28), s. e. s., 48 s. w. Wythe av., 22x64.4. Jacob Mick to Philippina Glas.5,360
 RUTLEDGE st., n. s., 223.8 e. Bedford av., 20.4x100. Frederick C. Vrooman to Christian C. Wolf.6,210
 RUTLEDGE st. (No. 215), n. s., 403.2 e. Lee av., 20.2x100, h. & l. Albert Hermes to Susannah Hermes. (C. a. G.).....4,000
 STOCKTON st., n. s., 220 e. Tompkins av., 30x100. (Foreclos.) Wm. W. Ladd, Jr., to Rudolph Schoverling.2,450
 SUMPTER st., n. s., 191.8 e. Patchen av., 16.8x100. Dora wife of Joshua Lesbirel to Eliza T. Smith.exch
 2p st., s. s., 160 w. Bond st., 20x100, h. & l. Marianna H. wife of Leonard Moody to Thomas Walin.4,560
 48th st., n. e. s., 300 s. e. 8th av., 300x100.2, New Utrecht.
 48th st., s. w. s., 300 s. e. 8th av., 40x100.2, New Utrecht.
 William Heissenbuttel to Julius Hotchkiss, Middletown, Conn.6,000
 CARLTON av., w. s., 92.7 n. Park av., 24.4x89.6x24.10x94.7. (Foreclos.) Edgar Bergen to John Augus.700
 LAFAYETTE av., s. w. cor. Clermont av., abt. 61x83. Barlow Stevens to Giddings H. Pinney.30,000
 LAFAYETTE av., s. s., 40.9 w. Clermont av., 20.3x83, h. & l. Giddings H. Pinney to Catharine A. wife of Adrian B. Westervelt.17,000
 LAFAYETTE av., s. s., 391.8 e. Reed av., 16.8x100, h. & l. Otto Flemming to Augusta S. Flemming.4,500
 LAFAYETTE av., s. e. cor. Throop av., 25x100. Adriana wife of Charles Bush to William Henry.2,500
 MARCY av., s. w. cor. Hopkins st., 60x100, hs. & ls. Albert Hermes to Susannah Hermes. (C. a. G.).....5,000
 MYRTLE av., s. s., 20.3 e. Duffield st., 20x75, Fanny wife of Lewis Jacobs to George W. Hadfield.14,000
 MYRTLE av., s. s., 25 e. Spencer st., 20x90x20x21.10x40x111.10. John Combes, Long Island City, to Aaron Herzberg, New York.8,250
 SAME property. Aaron Herzberg, New York, to Anna Hertz.10,000
 MYRTLE av., s. s., 50 e. Nostrand av., 25x100, Susan wife of Charles H. Vanderveer to Adriana wife of Charles Bush.nom

MYRTLE av., s. s., 175 e. Nostrand av., 25x100. Adrianna, wife of Charles Bush to Susan wife of Chas. H. Vanderveer..... nom
PARK av., s. s., 325 e. Yates av., 50x100. Frederic L. Dubois to Christina wife of Conrad Guithart..... 3,200
3d av., s. e. cor. Warren st., runs e. 200 x south 100 x west 100 x north 20 x west 100 to 3d av. x north 80. Julius Hotchkiss, Middletown, Conn., to William Heissenbuttel..... 13,000
GRAVESEND Beach to Village road, n. e. cor. highway along w. s. Gravesend Village, 2 28-1,000 acres.....
86th st., adj. Samuel Hubbard, 3 555-1,000 acres; also another plot, 2 357-1,000 acres. Gravesend.....
John R. and Jacobus Lake and Ida Stryker, nom Gravesend, to Elizabeth Lake, (Q. C.)..... nom
GRAVESEND Beach to Village road, 4 694-1,000 acres; same road, e. s. 7.8 s. 86th st., 3 555-1,000 acres; also another plot, 2 357-1,000 acres. John R. Lake et al. to Jacobus Lake, (Q. C.)..... nom
GRATESEND Beach road, centre line, intersection 86th st., 4 694-1,000 acres; same road, s. e. s., 3 555-1,000 acres; also another plot, 2 357-1,000 acres. Elizabeth and Jacobus Lake et al. to John R. Lake, (Q. C.)..... nom
GRAVESEND Beach to Village road, 4 694-1,000 acres; same road, southerly cor. 86th st., 3 555-1,000 acres; another plot, 2 357-1,000 acres. John R. Lake et al. to Ida wife of Cornelius D. Stryker, (Q. C.)..... nom

January 4th.

FRANKLIN pl., s. w. cor. Perry av., centre lines, 455x255 to centre line Jefferson pl. x 455 to centre Perry av. x 285. Flatbush, Charles McCauley to Nathan D. Morgan. Feb. 1874. 49,176
HALSEY st., n. w. cor. Lewis av., 50x100. Edward Eggers to August Freeman, New York..... 5,500
HALSEY st., s. s., 450 e. Reid av., 50x200 to Macon st. Francis M. wife of Charles N. Peet to Augustus H. Tummel..... 4,000
HEYWARD st., s. s., 60 e. Wythe av., runs e. 35 x south 55 x southerly 52 x west along Wallabout st., 29.11 x north to beginning. William Tully to Richard W. Salway..... nom
JACKSON st., s. s., 125 e. Graham av., 25x100. Frederick Thom to William Thom, (2/2 part)..... 800
JEFFERSON st., s. s., 400 w. Lewis av., 25x100, h. & l. John H. Littell to Joseph T. Firth..... 3,850
JEFFERSON st., s. s., 325 e. Stuyvesant av., 25x192.8, h. & l. Joseph T. Firth to John H. Littell..... 2,500
MAUER st., n. e. cor. Waterbury st., 25x100. Jacob Gabriel to Edward Williams..... 4,000
OAKLAND st., w. s., 120 s. Norman av., 25x100, h. & l. Barbara wife of Benedict Brenner to James Brodie..... 9,750
PACIFIC st., n. s., 152.3 w. Classon av., 20x100. William E. Chapman to Henry Faust..... 6,000
RIVER st., s. s., the gore block bounded southerly by Wallabout, easterly by Bedford av. and northwesterly by Lynch st. Agnes wife of Frederic D. Thorns to Richard W. Salway, New York..... exch
TROUTMAN st., n. s., 191 e. Bushwick av., 37.6x100. Thomas Welwood to Elise J. Tummel..... 7,000
BEDFORD av., w. s., 100 n. Lafayette av., 20x100. {
BEDFORD av., w. s., 140 n. Lafayette av., 20x100. { James M. Mills, New York, to Thomas H. Mills. 5,000
FLATBUSH av., s. w. s., indeft., 50x100, Flatlands. John B. Hendrickson to Elias Hendrickson..... nom
JOHNSON av., n. s., 150 w. Bushwick Boulevard, 50x100. Stanislaus R. Blumke to Peter Kroveth..... 15,000
SAME property P. Kroveth to Theresa Blumke..... 15,000
LAFAYETTE av., s. w. cor. Clermont av., 20.6x83, h. & l. Giddings H. Pinney to James E. Kelsey..... 20,000
NORMAN av., s. e. cor. Eckford st., 25x95, h. & l. James Brodie to Benedict Brenner..... 10,000
PUTNAM av., n. s., 61 w. Irving pl., 20x50. Edward H. Babcock to Georgiana G. Leach..... 7,500
TOMPKINS av., w. s., 56.8 n. Park av., 18.4x83. David P. Brush, West Hills, Huntington, L. I., to Amanda Gildersleeve wife of John S. Gildersleeve, (Q. C.)..... nom
TROY av., e. s., 153.9 e. Park pl., 24x100, h. & l. Simeon B. Chittenden, Jr., to Timothy Scarnell..... 8,000
UNION av., w. s., 356.5 n. Van Cott av., 18x100, h. & l. John Murray, New York, to Frederick Buhring..... 3,000
26 ACRES at Flatlands, adj. B. Wyckoff, heirs of Joseph White and the meadows; also 4 acres on the neck adj. B. Wyckoff, J. W. Stoothoff et al.; also piece of meadow adj. last piece above; also another piece of meadow adj.; also two acres of woodland at the Flatlands neck, adj. Barter & Low and Johnson & Voorhees. George R. Lott to William Bennett. 1822... 2,230

26 ACRES in Flatlands, adj. Van Dyke and Emmons and Ryder, &c.; also piece of meadow adj. above on east; also another piece of meadow adj. this. Willard Beard and Bennett et al. (Exrs., &c.) to John White, Flatlands, 9,800 SAME property. John Van D. Emmons, Lyons, Fulton Co., Ohio, to John White..... nom

January 5th.

ELLERY st., s. s., 250 e. Marcy av., 25x106.9x37.2 x 79.3 Sebastian Brown to Barbara Brown. 5,000
SAME property. Barbara Brown to Josephine Brown..... 5,000

ELLERY st., s. s., 275 e. Marcy av., 25x100. Sebastian Brown to Barbara Brown..... 1,200
SAME property. Barbara Brown to Josephine Brown..... 1,200

FORT GREEN pl., w. s., 369.6 n. Fulton av., 20x100, h. & l. Julia A. Hall to Agnes A. wife of Adrian B. Hall..... gift

HUMBOLDT st., w. s., 50 s. Stagg st., 25x75, h. & l. Gersper Dusling to George Loffler..... 1,300

JACOB st., n. w. s., 140 n. e. Evergreen av., 20x100. George Brader to Margaret A. Reetze. 2,000

MADISON st., s. s., 255 e. Nostrand av., 20x100. Francis Wood to Chauncey B. Clark, Jersey City..... 7,000

16TH st., s. w. s., 137.10 n. w. 11th av., runs n. w. 335 x southwest 100 x southeast 50 x southwest 100 to Braxton st. x southeast 285 x northeast 200 to 16th st., point beginning. William H. Scott, New York, to Edward T. Richardson and Edward H. Babcock. (Q. C.) (Mort. \$7,000). nom

DE KALB av., s. s., 275 e. Reid av., 25x100, h. & l. Chas. Castillo to John Knubbel, New York. 4,000

JOHNSON av., s. s., 200 e. Humboldt st., 25x100. (Foreclos.) Samuel S. Hemingway to Peter Kaiser..... 4,300

JOHNSON av., s. w. s., 50 s. e. Jefferson st., 25x100. Franziska wife of Michael Weil to Engelbert Estberg..... 650

KNICKERBOCKER av., s. w. cor. Ralph st., 600 to Johnson av. x 100x600 to Knickerbocker av. x 100. (Foreclos.) Caleb S. Woodhull to John D. Fish..... 5,300

LAFAYETTE av. (No. 4), s. s., 20.6 e. Navy st., 20x85.10x20x86.8. Robert M. Lockwood (Exr.) to Isaiah Stoutsburgh, Sr. (Q. C.)..... nom

SAME property. R. M. Lockwood to Francis Church and Isaiah Stoutsburgh. (Correction deed)

LAFAYETTE av., n. s., 160 w. Stuyvesant av., 20x100, h. & l. Maria J. wife of John McHugh to George Carr..... 1,500

LEWIS av., e. s., 30 s. Halsey st., 38x100, h. & l. Caroline E. wife of Joseph B. King to Margaret M. Birch..... 10,000

MYRTLE av., s. e. cor. Bleeker st., 280.9 to Ralph st. x 304.9 to Knickerbocker av. x 200 to Bleeker st. x 107.8 to beginning. (Foreclos.) Caleb S. Woodhull to John D. Fish..... 5,600

MYRTLE av., n. e. cor. Canton st., 19x72.9x33.1x67.6. (Foreclos.) John Oakey to Angelina T. Dealy..... 6,000

THROOP av., s. e. cor. Wallabout st., 50x75. Joseph Enderlin to John J. Hoeffer..... 4,100

TOMPKINS av., n. w. cor. Hopkins st., 25x100. George Loffler to Christopher Weber, New York..... 11,400

WASHINGTON av., w. s., 78 n. Gates av., 20x113. Wm. J. Rider to Theodore Sanxay..... 14,000

MORTGAGES.

REAL ESTATE.

NEW YORK.

December 30, 31, 1875, January 1, 3, 4, 5, 1876. Accias, William J. and Mary, (widow), to Macpherson and Donald Smith. 64th st., n. s., 250 w. 8th av., 50x100.5. Dec. 27, due Jan. 1, 1877. \$3,000

Aldrich, Mary E., Passaic, N. J., wife of William H. to Joseph L. R. Wood. 60th st., n. s., 275 e. 11th av., 75x100.5. Nov. 9, due Dec. 1, 1875. 1,000

Algie, Maria, wife of Peter, to Jane B. Fox. 79th st., s. s., 300 e. 10th av., 16.8x102.2. Dec. 31, 6 months. 5,500

Algie, Maria, wife of Peter, to Elizabeth M. Cauldwell. 79th st., s. s., 333.4 e. 10th av., 16.8x102.2. Dec. 31, 6 months. 5,500

Allison, Mary E., wife of George H., to the Mutual Life Insurance Co., New York. Morris pl., e. s., extends from 160th to 161st st., 240x100. Dec. 28, due June 1, 1877. 5,500

Alsfeld, Christian, to Daniel Owen. Delancey st. (No. 235.) P. M. Jan. 3, 5 years. 6,200

Andre, John C., to Jacob Weinheimer. West 10th st., n. s., 140 e. Hudson st., 25x100. Dec. 30, 3 years. 1,000

Atwood, Virginia D., wife of Thomas S., to the United States Trust Co., New York. 40th st. (No. 18 West), s. s., 283.6 w. 5th av., 18x98.9. P. M. Dec. 27, due May 1, 1877. 20,000

Ackerman, William G., to John V. Briggs. Riverdale av., n. s., 50 w. Kingsbridge av., 150x100. Nov. 1, 3 years. 5,000

Balleberg, Samuel and Louis, to Jacob and Mary Koenig. Av. B, e. s., 63.3 s. 12th st., 20x82. (Leasehold.) Jan. 3, 2 years. 2,206
Barretto, Julia F., West Farms, to George M. Miller. Hillside av., centre line, intersection centre line Maxwell st., runs n. 205 x west 267.6, &c.; Maple st., centre line, intersection e. s. Meadow av., runs n. 250 x east 832.6, &c.; Eastern Bay av., e. s., 205 s. Prospect st., runs w. 1,419.10 to river x southeast 171.5 x east 1,340.7 x north 150. Dec. 30, due Dec. 1, 1877. 2,000

Bergmann, Elizabeth, wife of John, to Justinus Volk. 2d av., w. s., 60.4 n. 55th st., 20x66. Jan. 3, 1 year. 1,000
Bittel, Mary M., to Heinrich Dickmann. Orchard st., w. s., 178.5 s. Hester st., 24.2x100x24x100. Nov. 27, due Jan. 1, 1877. 1,000

Blackman, Thomas, Ontario Centre, N. Y., to Henry W. Lee, (Trustee), New York. 84th st., s. s., 281.1 w. 3d av., 25x102.2. Jan. 4, 5 years. 4,000

Blauvelt, John J., 23d Ward, to Louisa wife of Francis Bourne. Washington av., w. s., 135 s. 7th st., 42x150. Sept. 27, 2 years. 1,000
Blessom, Mary, wife of Hugh, to Patrick S. Colton. 56th st., n. s., 573 e. 1st av., 20x67.2x20.1x68.7. (Lease.) Dec. 31, 1 year. 1,750

Brennan, Patrick, to Edward Oppenheimer and Henry Hyman. 123d st. P. M. Nov. 16, 1 year. 19,780

Brettell, George, to Esther J. Cornwell (widow). 113th st., s. s., 125 e. 2d av., 16.8x100. Dec. 29, due Nov. 15, 1880. 3,500
Bridge, Edward, Brooklyn, to Edward B. Fellows and Washington L. Cooper (Exrs.) Chambers st. (No. 111). (Leasehold.) P. M. Nov. 23, due Dec. 15, 1880. 9,000

Brown, William H., Waterbury, Conn., and Royal M. Bassett, Birmingham, Conn., to Joseph J. Lawrence, Mifflord, Conn. 46th st. (No. 102 West), s. s., 295 e. 7th av., 15x100.4. Nov. 9, 1 year. 5,000

Brush, Elias, to Jacob Brush. Grand st. (No. 534), n. s., 50 w. Cannon st., 25x75. Dec. 9, 3 years. 3,000

Bell, Jared Weed, to William H. Hewlett. Main-hasset, L. I. 10th av., e. s., 102.2 n. 84th st., 51x100. Jan. 27, due Feb. 5, 1879. 3,000

Bianchi, Susanna, wife of Luigi, Mt. Vernon, N. Y., to George Opdyke. 1st st. P. M. Jan. 3, due Dec. 31, 1878. 1,400

Callahan, Mary A. (widow), to Thomas Kinsley. 26th st., n. s., 260 e. 3d av., 25x97. Dec. 15, due Jan. 1, 1878. 4,000

Cassin, James, to Henry P. Townsend. 64th st., n. s., 175 w. 11th av., runs n. 100.5 w. west 25 x north 100.5 to 65th st. x west 84.11 to Hudson River R. R. x south 208.6 to 64th st. x east 54.4. Dec. 20, demand. 5,000

Cochran, Robert, White Plains, to Ferdinand R. Smith, Anne E. Starbuck, Margaret J. and Catharine E. Cochran, and Caroline M. Hilliard. Grand st., s. w. cor. Chrystie st., 50.6 x 75. (1-5 part.) Nov. 22, demand. 20,000

Same to John Bussing. Beach av., Morrisania, 2 plots, each 50x100. (2/2 part.) Dec. 31, 9 months. 2,350

Creamer, Francis, to Edgar H. Richards and Amanda M. Eckford. Stuyvesant st., s. s., gore (No. 46), 33.4x62.7x—to beginning. Dec. 31, due Jan. 1, 1879. 7,500

Cain, John, to Henry Craft, Queens Co. 11th av., w. s., 75.5 s. 57th st., 50x100. Jan. 5, 1 yr. 1,800

Cogswell, Elizabeth R. (widow), to Christopher Y. Wemple. 24th st., s. s., 80 w. 4th av., 20x49.4. Oct. 1, 2 years. 1,000

Cohn, Isidor, Brooklyn, to George W. Galinger. Cannon st., w. s., 241.8 n. Rivington st., 16.8x100. Sept. 16, 1 year. 4,000

Curry, John, to Felix Thurnauer. 41st st. (No. 329 west), n. s., 375 w. 8th av., 25x98.9. Dec. 31, 3 years. 13,000

Dart, Giles W., to John N. Genin. Furniture, &c., in house No. 201 West 14th st., sold by mortgagor, payable in yearly installments from Feb., 1872. 7,000

Deesle, Andrew, to George Schaaf. 74th st., n. s., 200 w. Av. A, 20.4x102.2, h. & l. Jan. 3, 3 years. 1,700

Demarest, Eliza M., wife of William, to West Side Savings Bank. Barrow st., s. s., 186 w. Bleeker st., 21x40. Dec. 30, due May 1, 1876. 500

Dewender, John, to Christian Glein, E. C. Korner and Henry Schyabeland. 119th st., n. s., 173.4 w. 2d av., 18.4x100.10. Dec. 31, instalts. 842

Dougherty, James E. and William D. Reilly (Committee), to the Seamen's Bank for Savings in the City of New York. Madison st., n. s., 46 w. Montgomery st., 23x88x69 to Montgomery st. x south 20 x west 46 x south 68 to beginning (being No. 293 Madison st. and No. 28 Montgomery st.). Jan. 3, 1 year. 1,100

Douglas, Juliet, Trenton, N. Y., to the Mutual Life Insurance Co., New York. 5th av., s. e. cor. 89th st., 100.11x127.8. Due June 1, 1877. 40,000

- Dowdall, Thomas, to John Murphy. 51st, n. s., 100 e. 11th av., 25x100.5. Dec. 31, 5 years. 8,000
- Dunshee, Henry W., to Maria wife of Ferdinand Welczek, Hudson City, N. J. Mott st., w. s., Lot 15 Ald. Dyckman property, indeft, 23x84.9. Jan. 1, 5 years. 12,000
- Doll, John J., to Philipp Ottmann. Clinton st., n. w. s., 200 n. e. Stanton st., 25x100. Jan. 4, 5 years. 14,000
- Fanning, John H., to Moses G. Baldwin. East 10th st. (No. 360), 25x92.3. Dec. 28, 1 year. 2,000
- Feigle, Caroline, wife of John, to Selina M. Weber (widow). 113th st., n. s., 250 w. 1st av., 25x100.10. Jan. 1, 1875, 2 years. 1,500
- Frankenthaler, Fanny, wife of Lob to Louis Frankenthaler. Av. B, w. s., 24.3 n. 5th st., 24.3x100. Dec. 30, 3 years. 2,000
- Fitzpatrick, Peter E., Westchester Co., to Job C. Brown, Westchester Co. Madison st. (No. 230), s. s., 43.7 e. Jefferson st., 21.1x70—; lot adj. on rear, 8.11x10—. Dec. 30, 5 years. 2,500
- Gallagher, John, to Frederick D. Tappen et al. (Trustees of Ann E. Cairns). 39th st., n. s., 375 e. 11th av., 25x98.9. Dec. 21, due May 1, 1878. 5,500
- Greb, Carl, to John Guth. 1st st. (No. 37). Jan. 1, 1 year. 2,000
- Green, George, Plainfield, N. J., to John W. C. Leveridge. Front st. (No. 319), 20x70. Dec. 30, 3 years. 600
- Grippenfrag, Edward, to Theodore Berteling. Goerck st., e. s., 125 s. Broome st., 25x100. Dec. 15, instals. 2,800
- Gruenewald, Charles, to Catharina Gunkel. 32d st., s. s., 281.3 e. 8th av., 18.9x98.9. Dec. 11, 5 years. 3,000
- Gerdung, Charles, to Aaron Van Valkenburgh. Ludlow st., s. s., 300 w. Prospect av., 105.7x100 x104.7x100; Grove st., part Lot 40 G. L. Morris' farm, 80.6x100x82.6x97.6; Monroe av., n. e. cor. Waverly st., 100x100. Nov. 1, 2 yrs. 5,000
- Gorman, Samuel D., to Mary A. Townsend. Edward S. Hamilton and Henry Nicoll (Exrs.) Canal st., n. s., 43.2 e. Laurens st., 19.3x83x20 x79.3. Nov. 15, 2 years. 8,102
- Halsey, Jeremiah H., Bergen, N. J., to the Bowery Savings Bank. 2d av., e. s., 24.8 s. 24th st., 52x100. Dec. 21, 1 year. 1,000
- Hayes, John, to James L. Bogert. 50th st., n. s., 185 e. 3d av., 20x100.5. Dec. 10, 3 years. 3,000
- Hildreth, Watson J., to John N. Watson. Lexington av. (No. 364), w. s., 79 s. 41st st. P. M. Feb. 1, 1869, 2 years. 4,000
- Hill, August, to Jacob Kronmuller. 47th st., s. s., 73 w. 2d av., 27x75.5. Dec. 31, instals. 4,800
- Hinklein, Jacob to Henry Maas. 7th st. P. M. (Leasehold.) Jan. 3, instals. 4,000
- Hollacher, Maria, wife of Matthew, to Anton Hupfel. Marble st., cor. Washington av., 100x108. Dec. 30, 3 years. 3,000
- Hughes, John, to Michael Hughes. 128th st., n. s., 360 e. 5th av., 25x99.11. Dec. 31, 1 yr. 2,000
- Humphreys, Ella F. and Jennie L. and Francis R. (by Jennie Humphreys, Guard.), to the East River Savings Institution, New York. 68th st., n. s., 100 e. 10th av., 25x100.5. Jan. 4, 1 year. 3,000
- Hagemann, Maria, wife of Franz, Sr., to George Steinbrecher. Eldridge st. (No. 133), w. s., bet. Delancey and Rivington sts., 25.9x100. Dec. 31, 3 years. 6,000
- Hoffmann, Martin and Charles, to Charles Elster. Hester st., s. s. (near Essex st.), 25x100. (Lease.) Jan. 1, 4 years. 5,000
- Ives, David J., to David Dunham. Perry st., s. s., 100 e. 4th st., 51.6x95. Jan. 1, 1 year. 5,000
- Johnson, Simon, Brooklyn, to Alexander Kaitenbach. Duane st. (No. 14). Jan. 1, 1,500
- Johnston, Lewis, to William P. Woodcock, 2d. 9th av., w. s., 58 s. 13th st., 19.6x66.10. Jan. 3, due Jan. 1, 1879. 4,000
- Johnston, William H. and Richard E., to Diedrich Fink. Sullivan st. P. M. Dec. 2, instals. 4,500
- Jones, Rebecca (widow), to the New York Life Insurance and Trust Co. Broadway (No. 688), e. s., 72.5 s. 4th st., 27.3x130. Dec. 29, 1 year. 50,000
- Kennedy, Thomas, to Henry L. Einstein, Raritan, N. J. 3d av., w. s., 50.4 n. 91st st., 25.2x75. Dec. 31, 3 years. 10,000
- Same to same. 3d av., n. w. cor. 91st st., 25.2x75. Dec. 31, 3 years. 12,000
- Same to same. 3d av., w. s., 75.6 n. 91st st., 25.2x75. Dec. 31, 3 years. 10,000
- Kennedy, Thomas, to Henry L. Einstein, Raritan, N. J. 3d av., w. s., 25.2 n. 91st st., 25.2x75. Dec. 31, 3 years. 10,000
- Kennedy, Thomas, to Henry L. Einstein, Raritan, N. J. 91st st., n. s., 75 w. 3d av., 25x100.8. Dec. 31, 3 years. 8,000
- Kircher, Eugenie E., Hoboken, N. J., to George H. Fletcher. 75th st., s. s., 230 w. 2d av., 20x102.2. Dec. 30, due Sept. 1, 1876. 2,000
- Knapp, Alfred, to Alfred A. Sutton, Mount Kisco, N. Y. Washington av., n. w. s., Part Lot 71, Map Morrisania, 26-100 acres. Nov. 15, 3 years. 4,000
- Kirchner, John, to Mathias Marx. East Broadway, s. s., 190 w. Market st., 25x75. Dec. 3, 10 years. 2,000
- Koelble, Joseph, to Christine, wife of Peter A. Hornung. 3d st. (No. 185). (Lease.) Jan. 3, due Jan. 1, 1881. 3,500
- Koehler, David M., to Henry Eisner. Oliver st. (No. 69), 24x100x24.6x100. Nov. 6, 3 years. 7,000
- Same to same. 105th st., n. s., at intersection Harlem River, runs n. 100.11 x west 450 x south 100.11 x east 450. May 15, 2 years. 30,000
- Koenig, David, to Jacob Schneider. 46th st. (No. 235 West), n. s., 250 e. 8th av., 25x100.5. (Leasehold.) Dec. 30, 4 years. 6,000
- Kosek, Wenzl, to Adam Simon. Columbia st. (No. 42), e. s., 66.3 s. Delancey st., 16.10x100, irreg. Jan. 1, 2 years. 1,000
- Kurzman, Heiman and Michael, to William P. Woodcock, Bedford, N. Y. Division st. (No. 17 and 17½), s. s., 191.3 e. Catharine st., 25 x 1½ block. Jan. 5, 5 years. 10,000
- Lange, Gustave, to Alonzo Clark. 2d st., s. s., 80 w. Av. B, 75x105.5. (Leasehold.) Dec. 31, 5 years. 11,000
- Lange, Gustav, to August Week. 2d st., s. s., bet. Avs. A. & B. 3 lots. (Leasehold.) Jan. 1, 1 year. 2,000
- Lange, William H., to Stewart L. Woodford and William H. Sanford, Trustees. 6th av., s. w. cor. 52d st., 23.6x80. Dec. 30, 1 year. 5,000
- Lange, William H., to Gustavus Sidenberg. 6th av., w. s., 23.6 s. 52d st., 22x80. Dec. 3, 5 years. 17,000
- Loew, Edward V. and Charles E., to Mary A. S. Seabury. University pl., w. s., 55.1 n. 10th st., 21.8x105.3x21.7x103.9. Dec. 30, 3 years. 10,000
- Loew, Edward V. and Charles E., to James A. and Theodore Roosevelt (Exrs. &c.) Walker st., s. s., 36 e. Cortland alley, 36x100. Dec. 31, due Jan. 1, 1881. 40,000
- Looram, John, to John James Looram. Av. A. n. w. cor. 18th st., 29x90. Dec. 13, 3 years. 3,000
- Lyons, Patrick F., to Michael Dougherty. Greenwich st., e. s., abt. 145 n. Canal st., 22x90. Jan. 1, 5 years. 4,000
- Lang, Andreas, to Nicholas Seitz, Brooklyn. 6th st., s. s., 325 e. 2d av., 25x97. (Lease.) Jan. 3, 5 years. 4,000
- Leon, Jacob, to John D. Welch. Forsyth st., w. s., 75 s. Delaney st., 25x100. Jan. 1, 3 years. 15,000
- Lynd, James G., to Evelyn wife of William Aufmordt. 54th st., n. s., 170 e. 6th av., 12.6x100.5. Jan. 5, 5 years. 14,000
- Same to same. 54th st., n. s., 182.6 e. 6th av., 12.6x100.5. Jan. 5, 5 years. 14,000
- Marks, Selim, to Edward Ludlam, Brooklyn. Catharine st. (No. 36), w. s., 72.5 n. Madison st., 18.3x98.9, with use of alley. Dec. 30, due Jan. 1, 1881. 8,500
- Matthews, John, to Morris Rindskopf. 26th st. (Nos. 328 and 330 East), s. s., 200 w. 1st av., 50.2x98.9x20.4x98.9. Dec. 23, 3 years. 15,000
- McMullen, Michael, to John Laden. 16th st., n. s., 100 w. 7th av., 17x65. Jan. 4, 5 years. 2,000
- Mead, Samuel H., to H. Caroline Foss, Middletown, Conn. Coenties slip, w. s., 53 n. Front st., 23x45x22.6x45. Dec. 23, 1 year. 1,500
- Meinhof, Anna, wife of Charles, to Jacob Schmitt, Brooklyn. Greenwich av., c. s., 24.10 s. 11th st. P. M. Dec. 24, instals. 9,000
- Metzger, Marx, to Theodor Thomayer. 27th st., s. s., 120 w. 2d av., 20x98.9. Dec. 15, 1 yr. 3,000
- Meyer, Rebecca, wife of Asher T., to Solomon Loeb. 49th st., s. s., 60 e. 6th av., 20x100.5x20.1x100.5. Dec. 8, 1 year. 5,000
- Miltner, Mary, wife of Peter, to Martin and Kath. Hummel. 70th st., n. s., 213 e. 1st av., 25x100. Dec. 29, due Jan. 1, 1879. 700
- Moeslein, Eugene, to Louis Moeslein. Clinton st. (No. 127), w. s., 25x100. Jan. 3, 8 years. 1,000
- Morgan, William C., to Oscar Smedburg (Guard.). 36th st., n. s., 225 e. 11th av., 25x98.9. Dec. 30, 3 years. 3,405
- Morrison, Robert, to George Ruddell and John Ruddell. 3d av., n. e. cor. 60th st., 25.5x75.6. (Leasehold.) April 21, due Nov. 1, 1875. 5,000
- Martin, Alexander R., to Andrew Warwick. 46th st., s. s., 175 e. 11th av., 25x100.5. Jan. 1, 1 year. 500
- McNiff, Peter, to John G. Peck, Brooklyn. Madison st. (No. 82), s. s., 25x100. Jan. 3, due July 1, 1877. 1,000
- McQuade, Patrick, to William Winslow. 77th st., n. s., 175 e. 2d av., 50x102.2. P. M. Jan. 4, 6 months. 4,000
- Meyer, Frederick and John G. H., to John Acker, Jr. Seaman av., s. e. s., 106.8 s. w. Isham st., 79x126.6x75x153.1. Jan. 4, 3 years. 800
- Mulligan, Patrick, to the Home Insurance Co., New York. College av., s. e. s., 50 n. Villa pl., 25x55. Jan. 4, due Jan. 1, 1877. 500
- Oehlers, Christian, to Henry Gutscher. 7th st., s. s., bet. Avs. A and B, 25x90.10. (Lease, all title.) Jan. 1, 1 year. 2,000
- O'Gara, Thomas, and Thomas Holly, (Exrs.), to Ann Brennan and John O'Gara. 35th st., s. s., 250 e. 8th av., 25x98.9. Jan. 1, 1 year. 3,000
- Oppenheimer, Marcus and Seligman, to Mary A. wife of Raphael Vega, Brooklyn. 54th st., n. s., 100 e. 2d av. P. M. Jan. 3, 5 years. 6,000
- O'Reilly, Cornelius and Thomas J. and Michael J., to Andrews Soher. 40th st., s. s., 582.6 e. 6th av., 18x98.9. Dec. 27, 6 mos. 20,000
- Same to same. 40th st., s. s., 636.6 e. 6th av., 23.6 x98.9. Dec. 27, 6 mos. 7,500
- Same to same. 40th st., s. s., 560 e. 6th av., 22.6 x98.9. Dec. 27, 6 mos. 7,500
- O'Reilly, Thomas J. and Michael J., to the United States Trust Co., New York. 40th st. (No. 16 West), s. s., 260 w. 5th av. Dec. 27, due May 1, 1877. 25,000
- Same to same. 40th st. (No. 24 West), s. s., 337.6 w. 5th av., 22.6x98.9. Dec. 27, due May 1, 1877. 20,000
- Olmstead, Frederick, to John H. Olmstead. 21st st., n. s., 125 w. 6th av., 25x98.9. Nov. 1, 1 year. 5,000
- O'Reilly, Edward, to Thomas McNulty. Mulberry st. (No. 167). Nov. 20, 2 years. 5,000
- Peck, William L., New York, and Henry A. Flushing, L. I., to the Dry Dock Savings Institution. 1st av., s. e. cor. 39th st., 25x8100. Dec. 31, 1 year. 7,000
- Pell, Charles E., to Sarah B. Bigelow. Lexington av., w. s., 120.5 n. 65th st., 20x79. Dec. 20, 5 years. 7,500
- Petree, Josephine A., wife of Daniel L., to the Mutual Life Insurance Co., New York. 23d st. (Nos. 219 and 221), n. s., 268.5 e. 3d av., 48.10x98.8. Dec. 28, due June 1, 1877. 17,000
- Pierce, John S., to Francis H. Weeks and George L. Rives (Committee). 129th st., s. s., 35 w. 6th av., 20.6x99.11. Dec. 31, 5 years. 2,000
- Pottschild, Sibilla, to Margaretha Radler. Allen st., e. s., 77 s. Rivington st., 25x87.6. Jan. 1, 5 years. 7,000
- Power, Thomas E. D., and Eliza wife of Thomas A. Vyse, Jr., and Mary Ann, or Marianne Power, to Cecilia Hohnan (widow). Batavia st., s. s., 45.2 e. Roosevelt st., 22x46.9. Dec. 31, 3 yrs. 750
- Purser, George H., to Richard J. Cross, Dennis-town Wood, John W. Cross, John Dennis-town, and Arthur Johnson (Trustees). New av., n. e. cor. 118th st., 201.10 to 119th st. x 95x100.11 x25x100.11 to 118th st. x 120. Dec. 30, 5 years. 5,000
- Rader, Gustavus W., to Louisa D. and Walter L. and De L. A. and Samuel N. Kane (Guards.). 61st st., n. s., 200 e. 10th av., 25x103.4. Jan. 3, 3 years. 2,000
- Rado, Christian, to Otto Wagner. 2d av., e. s., 24.3 s. 6th st., 24.3x100. Jan. 3, due Jan. 1, 1881. 12,000
- Rauh, Louisa C., to Borut S. Laforge, Greenwich, Conn. 40th st., s. s., 75 e. 8th av., 25x98.9. (Lease.) Jan. 3, note. 2,111
- Redmond, Michael, to John Bussing, Jr. Central av., n. e. s., adj. Sheridan estate, Yonkers, 5½ acres; Central av., n. w. cor. Mosholu av., 75-100 acre. Dec. 1, 1 year. 300
- Reid, Mary Jane, to the Union Dime Savings Institution, New York. 29th st. 300 w. 10th av. Dec. 27, due Nov. 1, 1876. 3,000
- Reilly, Francis, to Bernard Reilly. Rae st., s. s., 152.3 e. Morrisania Branch Railroad, 50x150. P. M. Jan. 6, 4 years. 725
- Reilly, James, to Albert Bogert, Jr., Hoboken. 21st st., n. s., 500 e. 9th av., 50x98.9. Jan. 3, 1 year. 6,000
- Rintelen, Adam C., to Frederick Breitenstein. Westchester Railroad st., n. e. s., 155 n. w. Tinton av., 100x125. Jan. 1, due Jan., 1876. 2,000
- Roberts, Emma, wife of William, Brooklyn, to Louisa Buell, Brooklyn. 108th st., s. s., 250 e. 4th av., 25x100. Jan. 1, 3 years. 1,000
- Ross, John, to Owen Murphy. 48th st. P. M. Dec. 29, 2 years. 1,350
- Ruck, Martha, wife of John, to Thomas and Michael Kiernan. 38th st., n. s., 460.9 w. 9th av., 25x98.9. Dec. 30, due May 1, 1876. 1,772
- Ruff, Anselm, to Andrew Lion. 3d st. No. 296. Dec. 30, 1 year. 200
- Ruppell, Henry, to Mary A. wife of James Neves. Mott st., w. s., abt. 220 n. Broome st., 25x100. Jan. 1, 1 year. 10,000
- Samuels, Harriet A., wife of Samuel, to Maturin Livingston. Passage av., n. w. cor. road to St. Ann's av., 854-1,000 of acre. Dec. 30, 3 years. 5,000
- Schaefer, Eva D., to Frank Nicklaus. Delaney st. (No. 259), 25x65.6. Dec. 1, 1 year. 1,800
- Schappert, John, to Peter Zapp. 2d av., n. e. cor. 1st st., s. s., 81.6x74.9x66x84.4. Dec. 29, due Jan., 3 years. 20,000
- Schiffer, Samuel, to Sarah E. Raynor (Extr.). 5th av., e. s., 52.5 n. 74th st., 25x140 (1½ part); 3d av., n. e. cor. 126th st., 99.11x237.6 (1½ part); 60th st., s. s., 300 e. 11th av., 50x100.5 (1½ part). Dec. 12, instals. 11,500
- Spies, Henry, to John Spies, Jr. 5th st., n. s., 343 w. Av. D, 25x97. Jan. 4, 5 years. 3,700
- Stafford, Miles A., to Thomas Waters. 45th st., n. s., 100 e. 11th av., 100x100.5. Dec. 31, due May 1, 1876. 27,369,

- Schmitt, Katharina (widow), to George Dotzert. 5th st., s. s., 287.4 w. 2d av., 20.9x92.4. Dec. 29, due Jan. 1, 1879. 1,500
- Schorfheimeier, Louis, to John Jacobs. West st., s. e. cor. West 11th st., 20.9x146x17x22.9x57.3. Dec. 30, due Jan. 2, 1881. 2,000
- Schwartz, Bernhard, to Henry Eisner. Lewis st., w. s., 58 n. Stanton st., 22.2x49.10x22.2x50.1. May 14, 3 years. 2,850
- Same to same. 1st av., w. s., 30 s. 32d st., 19.4x65. May 14, 3 years. 3,850
- Schwarz, Jacob, to Christlieb Oehse. 47th st., s., 217 w. 2d av., 25x100.5. Jan. 26, due Jan. 1, 1877. 1,000
- Silber, Frederick M., to the Emigrant Industrial Savings Bank. 6th av., n. e. cor. 22d st., 28x62, h. & l. Dec. 29, 1 year. 15,000
- Same to John Laden. 6th av. (No. 360), e. s., 28 n. 22d st., 23.9x62. 22d st. (No. 61 West), n. s., 62 e. 6th av., 33x98.9; strip on w. s. of this, 74.1 n. 22d st., 1x24.8. Dec. 30, 5 years. 30,000
- Spelman, Elizabeth, to the Institution for the Savings of Merchants' Clerks. Av. A. w. s., 51.8 n. 13th st., 25.10x100. P. M. Dec. 29, due Jan. 1, 1877. 5,000
- Stein, Sophia J., to Anthony Wallach. 52d st., s. s., 64.10 e. 3d av., 17.8x100.5. Dec. 29, note. 5,000
- Steinbronn, I. George, to Carl Mauerer. Stanton st. (No. 209), s. s., 60 e. Ridge st., 20x67. Jan. 3, 4 years. 2,000
- Streeter, Emma A., wife of L. V. Brooklyn, to Timothy Donovan. 72d st., n. s., 210 e. 3d av. P. M. Jan. 3, 2 years. 900
- Steinreich, Adelaide, wife of Simon, to Samuel Rosenback and Isaac Lauterback. 43d st. (See Cons.) Dec. 30, 2 years. 17,500
- Schaffner, Elizabetha, wife of Louis, to Jacob Giesser. 1st av., e. s., 24.3 n. 5th st., 24.3x100. (Leasehold.) Jan. 1, 2 years. 2,800
- Schmale, Margaret, wife of Henry, Jersey City, to Josephine Burtsell, Jersey City. Washington st., s. w. cor. Horatio st., 19.9x69.10. Jan. 3, 3 years. 3,500
- Saine to same. 17th st., n. s., 344 s. 1st av., 25x92. Jan. 3, 3 years. 2,500
- Schuster, Susman, to Charles Dorn. Norfolk st., w. s., 100 s. w. Houston st., 25x100. Jan. 5, 5 years. 10,000
- Seitz, Charles and Frank A., to William Winslow (Exr.) 59th st. P. M. Dec. 1, due Oct. 1, 1876. 2,625
- Sherwood, Deborah (widow), (individually and as Exr.), and Charles Henry, New York, and Margaret L. Forrest, wife of Charles E. Forrest, of Fan Wood, N. J., to Mary E. wife of George D. Carroll. 4th st., westerly side, 57.7 s. Jones st., 44.10x73.1x43x65.1. Dec. 30, due Jan. 2, 1879. 9,000
- Sherwood, Deborah (widow), and Charles H., to Ellen Blackburn. 4th st., w. s., 57.7 s. Jones st., 44.10x73.1x43x65.1. Dec. 30, 1 year. 1,000
- The Lee Box and Lumber Co., New York, to Abram Wakeman. 11th av., n. e. cor. 21st st., 98.9x200. (Leasehold.) Dec. 29, due May 1, 1877. 15,000
- The Municipal Oxygen Gas Co., New York, to Peter Gardner and James M. Varnum. 41st st., n. s., 100 e. 11th av., 200x98.9, gas works. Jan. 1, secures bonds. 50,000
- Tooman, Bridget and William, to Jennie Ensign. 7th av., e. s., 25.9 s. 32d st., 25x100. Dec. 18, 3 years. 2,500
- Trustees St. Patrick's Cathedral, New York, to the Emigrant Industrial Savings Bank. Mulberry st., n. e. cor. Prince st., runs n. 319.11 x east 91.7 x south 80.4 x east 93.4 to Mott st. x south 271.4 to Prince st. x west 201. Dec. 31, 1 year. 30,000
- The Beethoven Maennerchor to Friedrich Flaeus. 5th st., s. s., 135 e. Bowery, 50x96.2. Dec. 29, due Aug. 1, 1879. 4,000
- Thomas, Sarissa, wife of Hugh, to Harriet E. Henderson, Addison, Steuben Co., N. Y. 35th st., n. s., 250 e. 9th av., 16.8x98.9. Jan. 5, 5 years. 5,000
- Thomas, Sarissa, wife of Hugh, to Robert Yates, Brooklyn. 35th st., n. s., 250 e. 9th av., 16.8x98.9. Jan. 5, 5 years. 1,000
- Vorntrau, Clementine, wife of Christian, to August Freutel. 147th st., s. s., 175 e. Willis av., 25x100. Jan. 1, 3 years. 900
- Vredenburg, Charles E., to Jessie C., wife of N. A. McBride, Jersey City. 38th st. (No. 254 West), bet. 7th and 8th avs., 25x98.9. Nov. 29, 6 mos. 700
- Vetter, John, to Adam Mohl. Allen st. (No. 207), w. s., 78 s. Houston st., 20x87.6x20.4x87.6. Jan. 3, due Jan. 1, 1878. 1,700
- Ward, Mary M., wife of Charles H., to the United States Trust Co., New York. Broadway (No. 165), 12.6x10.3x12.6x102.6; Broadway (No. 167), w. s., 55 s. Courtland st., 25x103. Jan. 1, 3 years. 36,500
- Weir, James E., to James Weir. 125th st., s. s., 410 w. 5th av., 20.10x100.11. March 6, 1873, 3 years. 2,000
- Werner, Francis, to John Mayer. 9th av., w. s., 75.5 n. 52d st., 25x100. Jan. 5, 1 year. 700
- Weisburger, David, to Louisa Mander (widow). Pitt st. (No. 57), w. s., 168.8 n. Delancey st., 18.7x63. Jan. 1, 5 years. 4,000
- Wilkinson, Franklin, to Jennie W. McKee (Exr.). Madison av., 84th st. P. M. Nov. 9, 5 years. 18,000
- Williamson, John C., New Canaan, Conn., to Mary F. Webb, Winchester, Mass. 38th st., s. s., 80 w. 2d av., 20x72.6. Jan. 1, 1 year. 7,000
- Wade, Hamilton, to James Striker, Charles H. Bailey and Jonas S. Farrington (Exrs.). Lewis st., w. s., 100 n. Houston st., 21.2x100. Jan. 1, 1 year. 1,200
- Waitzfelder, Clara, wife of Morris, to Patrick Kelly. 32d st., s. s., 200 e. 10th av., 25x98.9. Jan. 3, due May 1, 1876. 369
- Same to Robert A. Barry. 32d st. P. M. Dec. 30, 4 years. 10,000
- Wessells, John C., Nyack, N. Y., to Ann E. and Alice L. Lane. 28th st., s. s., 425 w. 6th av., 25x98.9. Dec. 21, due Dec. 1, 1878. 2,400
- Wieboldt, J. Christian H., to Jacob David. 47th st., n. s., 300 w. 2d av. P. M. Dec. 31, notes. 1,050
- Wilson, Henry, to the Home Insurance Co., New York. Division st. (Nos. 82, 84 and 86), n. w. cor. Eldridge st., 74.10x74.4, irreg. Jan. 3, due Jan. 1, 1877. 8,000
- Wissmann, Henry, to Elizabeth wife of Frederick Goepfert. Av. C. w. s., 101 n. 12th st., 25x70. Nov. 30, due Jan. 1, 1879. 1,500
- Zadig, Alexander, to Julia wife of Philip Weiner. 3d av., e. s., 83.3 n. 53d st., 17.2x100. Jan. 1, 1 year. 4,600
- Zeiner, Samuel, to Brenton H. Collins, Great Britain. Av. A. w. s., 51.2 s. 74th st., 25.6x100. Jan. 3, 5 years. 10,000
- Same to same. Av. A. w. s., 76.8 s. 74th st., 25.6 x100. Jan. 3, 5 years. 10,000
- Same to same. Av. A. w. s., 25.8 s. 74th st., 25.6 x100. Jan. 3, 5 years. 10,000
- KINGS COUNTY, N. Y.**
- December 30th.
- Baglin, William A., to Alexander A. Meldrum, New York. Park av., n. e. cor. Hall st. (All title in lease.) Dec. 22. \$2,000
- Baker, Jacob, New York, to Richard F. Carpenter. McDonough st., s. w. cor. Saratoga av., 100x100. Dec. 29, note. 500
- Carman, James, to Thomas A. Gardiner, County Treasurer. Fulton st., w. s., 108.10 n. Clark st., 14.2x59X—x63. Dec. 29, due Jan. 1, 1877. 4,975
- Dowd, William H., to Burge P. McClane. Bremen st. P. M. Dec. 30, 3 years. 4,000
- Same to same. Bremen st. P. M. Dec. 30, 2 years. 2,500
- Fagan, Thomas, to James Brady. Grand av., w. s., 135.6 n. Lafayette av., 20x100. Dec. 29, due May 1, 1879. 6,000
- Same to same. Grand av., w. s., 155.6 n. Lafayette av., 20x100. Dec. 29, due May 1, 1879. 6,000
- Ficken, Richard, to Matilda wife of August A. Wientge, New York. Broadway. P. M. Dec. 30, 5 years. 2,000
- Kupfer, Bernard, to Mary Block. Gates av., s. s., 20 e. Trotter st., 20x100. Dec. 8, 1 year. 2,500
- Lawless, Maria (widow) to James V. Valentine. Orchard st., s. e. cor. Nassau av., 25x75. Dec. 27, 4 years. 1,200
- Limkin, Benjamin, to the Metropolitan Life Insurance Co. Greene av., n. s., 70 w. Grand av., 20x100. Dec. 29, 1 year. 6,500
- Same to same. Greene av., n. s., 90 w. Grand av., 20x100. Dec. 29, 1 year. 6,500
- Same to same. Greene av., n. s., 110 w. Grand av., 20x100. Dec. 29, 1 year. 6,500
- Same to same. Greene av., n. s., 130 w. Grand av., 20x100. Dec. 29, 1 year. 6,500
- Matthew, Lizzie B., to Ann A. Warner. Cambridge pl., w. s., 296.9 n. Fulton st., 25x100. Dec. 28, due May 1, 1876. 1,000
- Plummer, Joseph C., Newburyport, Mass., to Anna P. Flanders. Hudson av., w. s., 250 s. Lafayette st., 25x100. Jan. 1, due Dec. 22, 1878. 1,500
- Powell, Cornelia, wife of James, to James Stewart. Pacific st., s. s., 428.8 w. Nostrand av., 16.8x14. Dec. 16, due June 1, 1876. 1,000
- Ruehle, Friedrich, to John Kleinlein. Varet st., s. s., 100 e. Morrell st., 25x100. Dec. 29, 2 years. 300
- Schneider, Eliza, wife of Edward, to Garrett L. Hardy and John H. Voorhees. Hopkins st., s. s., 100 e. Throop av., 25x100. Dec. 29, 5 years. 1,000
- Smith, Lawrence, to Kunigunda Schlagenhaft. 1st st., n. w. s., 22 s. w. North 11th st., 22x100. Dec. 30, 5 years. 4,000
- Stevenson, Anna L., wife of Vernon K. Stevenson, to Peter C. Cornell and Richard B. Duyckinch (Exrs.). Lots in New Utrecht. P. M. Jan. 8, 1 year. 2,000
- St. George, Rosalie, wife of C. R., to Gilbert L. Haight, New York. Madison st., n. s., 116 e. Bedford av., 40x100. Sept. 25, note. 619
- Stockmann, Christopher, to Claus Vor Thaden. 5th av., s. e. s., 56.8 n. e. 18th st., 18.4x65.9. Dec. 24, 3 years. 2,500
- Topps, John, Hicksville, to George Loffler. Marion st., P. M. Dec. 28, due Jan. 1, 1879. 2,200
- Wilson, Michael K., to the Mutual Life Insurance Co., New York. Nostrand av., e. s., extending from Putnam av. to Madison st., 200x100. Dec. 29, due June 1, 1877. 7,000
- December 31st.**
- Berry, John, to William W. and Garret S. Kowenhoven and Richard Remsen, Jr. (Exr.). De Kalb av., s. s., 117.7 e. Marcy av., 19x100. Dec. 30, 5 years. 4,500
- Bundeck, Sarah A., wife of Elijah B., to Isabella S. King. South 4th st., s. w. s., 145.6 n. w. 11th st., 25x95.10. Dec. 29, 5 years. 2,000
- Burke, Margaret (widow), and Mary and Patrick H. and John (heirs of Patrick Burke), to John K. Underhill, New York. Gold st., e. s., 336.3 e. Concord st., 23.4x70. Dec. 1, 1875. 1,000
- Clay, Ann E., wife of John, Elizabeth, N. J., to Nelson S. Hibbler, Jersey City, 40th st., s. s., 100 e. 6th av., 100x100.2. July 16, 1875. 2 years. 1,000
- Distler, Vitus, Blackstone, Queens Co., to John Timmies. Meeker st., n. s., near William st., 2 gores, abt. 45 front. Dec. 22, 3 years. 1,000
- Dixon, Martin, to Dominick Dixon. Court st., n. w. s., 40 n. e. Huntington st., 20x80. Dec. 22, 1 year. 4,000
- Same to same. Richards st., westerly cor. Rapelyea st., 41.6x60. Dec. 22, 1 year. 6,000
- Forbes, Annie, to Peter E. and Mary J. and James Waters. Bridge st., e. s., 27 s. Concord st., 25 x100.3. Jan. 15, 1875, due Jan. 1, 1880. 3,000
- Gillespie, Mary, New Lots, to Amalia M. G. Hinrich. Madison st., n. w. cor. Atlantic av., runs n. 207 x west 100 x south 140 x again west 20 x south 87 to Atlantic av. x east 121. P. M. Dec. 7, 4 years. 2,546
- Halstead, Francis, to Frances A. Bonner, Wooster, O. Herkimer st. (See Cons.) Dec. 31, 4 years. 2,000
- Joost, George, Staten Island, to the Germania Savings Bank, Kings Co. Macomb st. P. M. (2 Mort.) Dec. 31, 1 year. 13,000
- Same to same. 1st st. P. M. (3 Mort.) Dec. 31, 1 year. 19,500
- Kern, Henry and Phillip, to Thomas C. Moore. Hicks st., n. w. cor. Rapelyea st., 50x75. Dec. 17, 3 years. 4,000
- Kloes, Margaret, wife of Henry, to George Hartmann. Elm st., s. s., 225 e. Central av., 25x92.1x25.7x86.6. Dec. 30, 3 years. 1,200
- Leverich, Gabriel, to Augustus A. Leverich. Such share of mortgagor's interest in Gabriel Leverich's estate as shall suffice to satisfy this. Notes, with interest from 1869. 750
- Lockwood, Mary A., wife of Timothy J., to Carl Meier. Franklin st., w. s., 50 s. Oak st., 25x70. Dec. 30, 5 years. 3,000
- Lovitt, Walter W., to Thomas D. Jones. Kosciusko st., n. s., 375 e. Throop av., 18x100. Dec. 18, 1 year. 600
- Maguire, William, to William M. Ingraham. Dean st., s. s., 173.4 w. 5th av., 20x100. Dec. 27, due Feb. 1, 1879. 2,500
- Same to same. Dean st., s. s., 153.4 w. 5th av., 20x100. Dec. 27, due Feb. 1, 1879. 2,500
- Mencke, Johann B., Philadelphia, Pa., to Theodore P. Hyatt, New York. Prospect st., s. e. s., 150 n. e. Hamburg av., 55x64x55.8x88.6. Dec. 1, 6 months. 300
- Quinn, Madeline, wife of Thomas, to Franklin Cline, Amenia, N. Y. Atlantic av., s. s., 25.4 e. Monroe st., 25.4x85.1x25x81.9. Dec. 20, 2 years. 500
- Reilly, Phillip, to Alice A. Powers (widow). Kent av., w. s., 196 n. Lafayette av., 20x91.5. Dec. 30, due Feb. 1, 1879. 500
- Schlitz, Jane, wife of Phillip, to Peter Eiseman. Graham av., s. w. cor. Withers st., 25x75. Dec. 30, 6 months. 300
- Smith, Frederick B., to Charles Minhof, New York. Clymer st., n. w. s., 130 n. e. Wythe av., 20x100. Dec. 30, 1 year. 1,500
- Smith, John T., and Anna H. (his wife in her own right), to James J. Rogers. Troutman st., s. s., 109.6 e. Bushwick av., 25x50. Dec. 30, 5 years. 1,500
- Squance, Hattie I., wife of Edwin C., to Henry C. Litchfield. 11th st., s. w. s., 428.6 s. e. 5th av., 20x100. Dec. 1, 6 months. 1,000
- Taft, Hugh, to Rebecca Tait. Eckford st., w. s., 475 n. Colydt st., 25x100. Dec. 1, 3 years. 560
- Wandmacker, Adolph, to John Zoellner. Stockton st., n. s., 325 e. Throop av., 25x100. Dec. 28, 5 years. 1,200
- January 3d, 1876.**
- Alfonso, Pedro A., to Joseph Carney. De Kalb av., s. s., 375 w. Lewis av., 25x100. Dec. 31, 1 year. 325
- Best, Lysander T., to John H. Tilford. Fort Green pl., e. s., 110 s. Hanson pl., 20x100. Dec. 31, 5 years. 4,000

Bridges, Sarah, wife of Joseph F., New Lots, to Charles S. McCoun, Springbrook, New York. Brooklyn and Jamaica Plank road, s. e. s., 72.8 s. w. Van Siclen av., runs n. e. along road 72.8 to Van Siclen av., x south 131.1 x west 73.10 x north 20 x northeast 20.10 x north 43.11 x northwest 40.6. Dec. 20, due Jan. 1, 1879. 1,500	Mix, Maria A. and Adaline, and Anna M. wife of Charles Backman to Frances M. wife of Charles N. Peed. Gates av., n. s., 150 w. Reid av., 200 x200 to Quincy st. Dec. 30, 3 years. 8,000	Codington, George F., and Peter U. Fowler, (Exrs.), to Elizabeth F. C. Groshon. 3,000
Carlile, Susan A., wife of James, to Zimri West, Orange, N. J. 5th av., n. w. s., 50 n. e. 14th st. 25x97.10. Sept. 26, due Oct. 1, 1876. 2,600	Murphy, James, to Michael J. Murphy. Summit st., n. s., 140 w. Columbia st., 20x100. Jan. 3, due Jan. 1, 1877. 390	Colton, Patrick S., to Thomas J. Colton. 4,500
Dohling, Louis, to Henry Fischer. Meeker av., n. e. cor. Graham av., 48x100x31.6x—. Dec. 24, 1 year. 500	Prestler, Jacob, to Gustav Hangartner. Bushwick Boulevard, w. s., 25 s. Meserole st., 25x75. Jan. 3, 5 years. 5,000	Dewey, Josiah E., to Horace E. Dillinghauer. 2,062
Guthart, Christina, wife of Conrad, to Frederick L. Dubois. Park av. P. M. Jan. 1, 5 yrs. 3,000	Rawl, William, to Frank Crooke, Flatbush. Troy av., n. e. cor. Dean st., 40x90. Jan. 1, 5 years. 500	Dougherty, Ellen, to Caroline M. Isaacs. gift
Same to same. Park av. P. M. Jan. 1, 5 yrs. 3,000	Scannell, Timothy, to Simeon B. Chittenden, Jr. Troy av., e. s., 153.9 s. Park pl. P. M. Dec. 9, due Jan. 4, 1879. 300	Emmet, Laura M., Thomas A. and Charles (Exrs.), to Richard S. Emmet and Julia W. Gumbernat. 1
Hadfield, George W., to Fanny Jacobs. Myrtle av., s. s., 20.3 e. Duffield st., 20x75. Jan. 3, 4 years. 4,000	Schmitt, Erhard, to Elizabeth Bauer. Bushwick av., s. w. s., 173.5 n. w. Grove st., 275 to centre Central av. x northwest 22.2 x northeast 270 to s. w. s. Bushwick av. x southeast 23. Jan. 4, 3 years. 1,700	Felt, Mary D. A., to Charles H. Miller. 5,000
Heinrich, John, to Joseph Goeckler. McDougal st., n. s., 75 e. Saratoga av., 25x100. Jan. 3, 3 years. 700	Selsam, Anna M., wife of John Oestricher, to Joseph Semle. Eagle st., s. s., 125 e. Union av., 25x100. Jan. 3, due Jan. 1, 1881. 1,000	Forhan, Bridget, to Thomas Roche. 8,000
Henry, William, to Adriana wife of Charles Busch. Lafayette av., s. e. cor. Throop av. P. M. Dec. 1, 5 years. 6,500	Shields, Patrick, to Frank Crooke, Flatbush. Lott st., w. s., 630 n. road, Flatbush to Flatlands neck, or Canarsie lane, 50x130.6. Jan. 1, 4 years. 100	Frank, Aron, to Samuel Fuld. 1,050
Jicinsky, Frank, to Wenzl Peter, Jersey City. Vant Brunt st., s. e. s., 60 s. w. Partition st., 20x90. Jan. 3, 3 years. 1,450	Swift, George F., to William and Abby Laytin. Samuel M. Meeker and John G. Jenkins (Exrs.). Grand st., s. s., 150 w. 11th st., 25x77. Jan. 1, 1 year. 8,000	Gibbons, Josephine, to James Watson. 4,000
Lamphier, Henry C., to Martha Hilton. Evergreen av., e. s., 50 s. Chestnut st., 50x100. July 13, 2 years. 200	Totans, Peter, to Michael J. Gilhooley. Suydam st., Myrtle st., Bushwick av. and Myrtle av., the block. Aug. 12, 1 year. 5,000	Groshon, John P., to Anna C. Wildey. 2,000
Loughlin, John, to George L. Fox. Hooker st., s. e. cor. Marcy av., 200x114. Dec. 29, 2 years. 3,000	Tummel, Augustus, to Francis M. Peed. Halsey st. P. M. Jan. 3, 2 years. 2,250	Guggenheim, Samuel, to Henry Eisner. 4,400
Pinney, Giddings, to Barlow Stevens. Lafayette av. P. M. Jan. 3, 3 years. 10,000	White, John, Flatlands, to Cornelius White. (See Cons.) Plots in Flatlands. P. M. Jan. 3, due Dec. 31, 1878. 2,000	Hagan, Thomas, to James Hagan. 2,500
Same to same. Lafayette av. P. M. Jan. 3, 3 years. 10,000	Williams, Edward, to Jacob Gabriel. Maujer st., n. e. cor. Waterbury st., 25x100. Jan. 3, 4 years. 2,000	Hambrecht, Albert, Brooklyn, to Christian A. Goetz. 3,000
Russell, Susanna E. C., wife of Walter C., to John H. Atwater. Putnam av., n. s., 200 w. Nostrand av., 20x100. Aug. 26, due Nov. 29, 1875. 1,000	Wilmot, William, to Emil Bottger, New York. Jackson st., s. s., 125 e. Graham av., 25x100. Dec. 31, due Jan. 2, 1877. 500	Higgins, Alvin, Hunter's Island, Pelham, to John Sloane (Exr.). 40,000
Schoerling, Rudolph, to Julia G. and George R. Lockwood and William Peet (Trustees). Stockton st., n. s., 220 e. Tompkins av., 30x100. Aug. 9, 2 years. 3,500	Totans, Peter, to Michael J. Gilhooley. Suydam st., Myrtle st., Bushwick av. and Myrtle av., the block. Aug. 12, 1 year. 5,000	Hine, Ethel C., Brooklyn, to Edwin A. Lewis (Trustee). nom
Slay, John, to John Andrews. 17th st., n. s., 80 e. 8th av., 20x100. (Lease.) Oct. 1, instals. 300	Tummel, Augustus, to Francis M. Peed. Halsey st. P. M. Jan. 3, 2 years. 2,250	Josephthal, Moritz and Louis, to Samuel Hoffman. 10,000
Sullivan, James F., to Sarah H. Field, Harrison, Westchester County, N. Y. Classon av., n. e. cor. Wallabout st., 80x71.2x57.2 to Rutledge st. x southwest 58.10 to Wallabout st. x west 18.6. Jan. 3, 3 years. 1,500	Whitne, John, Flatlands, to Cornelius White. (See Cons.) Plots in Flatlands. P. M. Jan. 3, due Dec. 31, 1878. 2,000	Kassebaum, Julius, to Louis and Catharine Goldstrom. 1
Wallin, Thomas, to George F. Rogers. 2d st., s. s., 160 w. Bond st., 20x100. P. M. Jan. 31, due May 1, 1878. 1,000	Williams, Edward, to Jacob Gabriel. Maujer st., n. e. cor. Waterbury st., 25x100. Jan. 3, 4 years. 2,000	Koehler, David M., to Henry Eisner. 5,000
Batchelor, Benjamin L., to Francis X. Bill, Jr. Park av., n. s., 195 w. Yates av., 20x100. Dec. 31, due Jan. 2, 1881. 2,500	Williams, Hiram, to John Foley. Penn st., n. s., 231 e. Marcy av., 21x100. Jan. 4, 3 years. 5,000	Kohl, Mary, wife of Adam, to Nicholas Fisher. 15,000
Brenner, Benedict, to Michael and Joseph Seitz. Norman av., s. e. cor. Eckford st., 25x95. Dec. 24, due Jan. 1, 1879. 4,000	Wilson, Samuel, Travisville, S. I., to Mary E. wife of David N. Melvin, same place. Pearl st. (No. 224), w. s., 289.6 s. Concord st., 22x75. Nov. 30, 4 years. 400	Korn, Fanny, wife of Henry, to Selim Marks. 2,662
Brodie, James, to John H. Miller. Oakland st., w. s., 120 s. Norman av., 25x100. Dec. 24, due Jan. 1, 1877. 350	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Lippe, Henry J., to Victor Wolff. 5,000
Same to Andrew Brodie, Hartford, Conn. Same property. Dec. 24, due Jan. 1, 1877. 1,600	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Lockwood, Eliza J., to Henry C. West. 5,175
De Vries, Maria, to Jacob Pfaff, New Utrecht. 49th st., n. e. s., 375 n. w. 3d av., 100x100.2. Jan. 4, 3 years. 1,000	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Maitland, Alexander (Exr.), to Mrs. Mary S. Shepard, Englewood, N. J. 15,000
Donly, William and Stephen L., Flushing, to Robert Voorhies, Gravesend. Plots and houses in Gravesend. Jan. 1, 3 years. 1,800	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Manheimer, Bonnette, wife of Lazarus, to Julius Strauss. 3,000
Faust, Henry, to William E. Chapman, Pacific st. P. M. Jan. 3, 3 years. 1,800	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	McKeon, Mary, to Charles E. Milbank. 1,000
Firth, Joseph T., to Phoebe Ann Crook, Rye, N. Y. Jefferson st., s. s., 425 e. Lewis av., 25x100. Jan. 3, 5 years. 1,300	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	McNufty, Thomas, to Ellis K. Powers. 3,000
Gordon, Thomas, to William H. H. Childs. Kosciusko st., s. s., 312.6 e. Marcy av., 18.9x100. Dec. 31, 3 years. 2,750	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Meirose, Matilde, Middletown, Staten Island, to Sophia Prull, same place. 7,100
Same to same. Kosciusko st., s. s., 331.3 e. Marcy av. Jan. 1, 3 years. 2,750	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Muller, Christian, to John Steiner. 3,000
Hendrickson, Elias, Flatlands, to Phebe Ann wife of George Lott. Flatbush av., s. w. s. P. M. Jan. 4, 3 years. 2,500	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Mylius, Cornelia K., to Hugo Weil. 1,000
Holcomb, Oscar V., to Joseph A. Cross. Bedford av., s. w. cor. Heyward st., 18.6x72.1, irreg. Dec. 1, 6 months. 740	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Navarro, Juan F. and Feliciano Latasa (Admrs.), to Vincent Vigoroux. 6,500
Jung, Philipp, to Casper Kerz. Dean st., s. s., 275 e. Buffalo av., 25x100x25x104.10. Jan. 3, due Jan. 1, 1879. 200	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Nosser, August S., to Henry Nosser. 5,500
Kelsey, James E., to Giddings H. Pinney. Lafayette av. and Clermont av. P. M. Jan. 3, 1 year. 4,000	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Pemberton, William H., Eastchester, to Hester A. Bertine, Eastchester. 2,250
Same to the Atlantic Insurance Co., Brooklyn. Same property. Jan. 3, 1 year. 10,000	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Rosenblatt, Henry, to Wilhelmine Wiener. 10,000
Killian, Thomas, to William Rowe, New York. Park av., s. s., 54.1 e. Portland av., 25x88.10x25.6x93.11. Jan. 1, 1 year. 2,000	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Rosenfeld, Naftali K., to John D. Phillips. 9,500
Lamb, Bridget (widow), to Francis X. Bill, Jr. Union pl., n. e. cor. Jay st., 25x100. Jan. 1, 5 years. 1,500	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Ruppert, Jacob, to Julius Brill. 3,000
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Sandford, Charles F. (Guard.), to Laura S. Forbes. (2 Assts.) nom
ASSIGNMENTS--MORTGAGES	January 5th.	Sayres, Gilbert, Jamaica, to Thomas D. Carman, Brooklyn. 1,000
NEW YORK.	Bartow, William J., to the Kings Co. Fire Insurance Co. Fort Green pl., e. s., 424.10 n. Fulton av., 20x100. Jan. 3, due May 1, 1876. 4,500	Schachet, Michael, to Joseph and Pauline Grunhard. 3,000
Clark, Nancy A., wife of Chauncey B., Jersey City, to Francis Wood. Madison st., s. s., 255 e. Nostrand av. P. M. Sept. 15, instals. 2,000	Schaeffer, Joseph, to George Hausaman. 9,000	
Clifford, Timothy, New York, to George V. Brower. 4th av., easterly cor. 28th st., 25x2x100. Dec. 30, 2 years. 1,000	Schmit, John, to Daniel Rummel. 4,325	
Crossier, Mary, to G. Brandenstein. Bergen st., s. w. s., 125 n. w. Smith st., 25x73.5. Jan. 3, 3 years. 1,500	Schneider, Jacob, to Philipp Miller. 6,000	
Fish, John D., to the Groton Savings Bank, New London, Conn. Myrtle av. and Bleecker st. and Ralph st. (See Cons.) (4 Morts.) Nov. 1, 3 years. 10,000	Schonherr, Barbara, to James H. Havens & Son. 5,000	
Lehmann, Bartholomaus, to Jacob Schnautz. River st., s. s., 175 w. Harrison av., 25x100. Jan. 1, 5 years. 4,000	Schwert, Margaretha, wife of Adolph and Samuel Rice. 866	
McManus, Michael, to John and Albert Morton. Flatbush av., e. s., 349.9 n. Lafayette av., 50x88.9x49.6x78.10. Jan. 4, due July 1, 1876. 5,000	Seibel, Charles, Brooklyn, to Adolph Schoneberger. 2,300	
Reetze, Margaret A., wife of Frederick, to Sarah wife of George Brader. Jacob st. P. M. 222 Tonner, James, to James A. Derauwa. Court st. (No. 334), w. s., 72.9 s. Sackett st., 18.2x80. Jan. 3, 3 years. 3,000	Seitz, Charles and Frank A., to Mary A. A. Woodcock, Bedford, Westchester Co. 11,000	
Same to Andrew Brodie, Hartford, Conn. Same property. Dec. 24, due Jan. 1, 1877. 1,600	Shapter, Richard, to Walter Palmer, Brooklyn. 5,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Sink, Babette (Trustee), to Alexander Massee. 5,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Smith, Jonah D. F. and Adon, Jr. (Exrs.), to Jane Ward. 7,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Smith, Nathan W., to Stephen H. Mapes. nom	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Stafford, Miles A., to Thomas Waters. nom	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Strauss, Jette, to Baruch Strauss. 4,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Streeter, Emma A., Brooklyn, to Joseph H. Whitehead, Pompton, N. J. 5,047	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	The Bowery National Bank to George F. P. Blatt. nom	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Blatt, George F. P., to Frederick Hesse. 7,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	The Excelsior Savings Bank, New York, to Richard Sidenberg. 6,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	The German Savings Bank, New York, to John Ross. (2 Assts.) 6,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	The Mutual Life Insurance Co., New York, to August Besig. 5,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	The United States Trust Co. to Caroline M. Faitsoute. 3,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	The Eleventh Ward Savings Bank to Mrs. Harriet E. Wilmerding (Extr.). 5,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Thomayer, Theodore, to James Watson. 3,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Tweedy, Edmund, Fairfield Co., Conn., to Patrick Corbett. 300	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Uhl, Herman (Receiver), to Henry Oppenheimer. 5,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Valentine, Samuel T., and Charles Griffin, Brooklyn, to Stephen Valentine. 5,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Wagstaff, Alfred (Trustee), to the United States Trust Co. (4 Assts.) nom	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Walsin, John E., to Sarah M. Armstrong. 4,008	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Watson, John H., to John A. Halsey, Brooklyn. (2 Assts.) 14,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Weber, John, to Harmon W. Hendricks. 11,000	
Winn, Edward, to John H. Miller. 2d st., s. s., 125 w. 11th st., 25x75. Jan. 3, 3 years. 1,000	Wolf, Jacob (Exr.), to Jacob Muhlfelder. 7,900	

REAL ESTATE RECORD.

KINGS COUNTY, N. Y.

Anderson, Joseph J., to Philena A. Howell.	\$500	BOOTH, JOHN W. 550 Broadway....John D. Mountford. Candy Store, &c.	75
Babcock, Edward H., to Hiram W. Betts.		BROKE, JOHN H. 160 4th st....Emeline M. Knight. Confectionery Store.	400
Beach, John, New York, to John S. Dupuy.	1,000	BROTHERTON, SAMUEL Cor. North 11th and 5th sts....Harriet C. Green. Cooper's Shop, &c.	1,100
Bennett, Robert, to Henry C. Mangel.	6,000	BRUNING, HERMAN. 19 Adams st....John B. Meyenborg. Liquor Store.	80
Bennett, Thomas and John Scofield (Exrs.), to Nicholas R. Stillwell, Gravesend.	2,310	BUCHMAN, MICHAEL. 9 Graham av....Maria Mannhardt. Bowling Alleys, &c.	1,000
Chapman, John D., Freeport, L. I., to John W. Chapman, Jersey City.	nom	BURT, MRS. F. E. 96 Orange st....J. F. Mason. Furniture.	70
Durando, Francis P., New York, to John Lamb, Dundee, Scotland.	nom	CAIN, HENRY J. 103 Schermerhorn st....Chickering & Sons. Piano.	281
Gardiner, Thomas A. (Treasurer Kings County), to Mary McKinney.	1,412	CALLAHAN, MRS. M. 58 Newell st....Abraham Silbermann. Furniture.	36
Greenwood, Joseph M., to Thomas A. Firth (Exr.)	2,000	CAUMONT, ADOLPH. 121 2d pl....Francis Burke. Household Furniture.	600
Same to Jackson Tappan and Alfred S. Tappan (Exr.)	1,600	COMONGE, ANNIE. 178 Prospect st....J. F. Mason. Furniture.	79
Hall, Peleg, New York, to D. K. Hall, Glen Cove, L. I.	10,000	COONEY, ROSANNA. 86 Myrtle av....Stillwell & Co. Liquor Saloon.	650
Harned, Mary J., to George A. Wharry.	850	GROH, MICHAEL. 53 Union av....Peter Behlen. Butcher Shop, &c.	200
Heinrich, Philip, to Joseph Simon.	2,100	GSANGER, PAUL. 626 5th av....Ernestine Weber. Saloon.	300
Hibbler, Nelson S., Jersey City, to Jacob G. Fundis, New York.	600	HAGEN, MATTHEW T. 1,110 Pacific st....Henry H. Houston. Household Goods.	1,800
Holcomb, Oscar V., to Asahel F. Mitchell.	8,000	HEINS, JOHN L. 140 Livingston st....Cornelius Desmond. Horses, Wagons, &c.	1,500
Hollis, David, to Amelia A. Farrington.	6,000	KOLLE, F. 232 Bainbridge st....Peter Fischer. Furniture.	1,500
Jackson, Francis D., Hoboken, to Robert F. Westcott, Orange, N. J.	300	KRAUS, CHARLES. 452 Atlantic av....J. F. Mason. Carpet, &c.	65
Kennaday, John R., to Susan A. and Cordelia L. Babcock, New York.	4,000	LADUE, NATHAN W. AND SARAH. 56 5th st....George C. Ladue. Household Goods, &c.	1,000
Kingsland, Ambrose C. (Trustee), to Ambrose C. Kingsland (Exr.)	1,700	LEVY, ISAAC. 424 Grand st....Louis Michael Lamp and Oil Store.	75
Koehler, David M., New York, to Henry Eisner, New York.	1,300	LICHTI, JACOB. 22 Broadway....Augustus M. Leah. Dining Saloon.	550
Same to same.	1,500	LUTTMAN, ALFRED. 455 Gold st....Moriarty & Co. Furniture.	100
Krause, Robert, New York, to Jacob Rieck.	2,000	MACY, EMILY A. 36 Van Buren st....Lucy G. Wray. Household Goods.	1,300
Lee, Robert P. (Exr.), to Ann L. Wiltsie.	3,000	MACY, EMILY A. 36 Van Buren st....Edwin G. Angell. Household Furniture, &c.	2,600
Lindemann, Charles, to Alvah A. Clark, Somerville, N. J.	2,000	MCWADE, JOHN AND HENRY. 364 Bond st....Moriarty & Co. Furniture.	40
Madden, William J., to Rosina Kellington.	1,012	MORRISOE, JOHN, AND THOMAS DOYLE. 288 Washington st....Bernard Leavy. Saloon.	150
Same to same.	1,023	NAISH, JOHN. 96 Court st....Fred. Gennery. Sigar Store.	270
Mahon, George, to the Society Bnair Jischere Lef, New York.	2,500	NAUMER, FRANZ. 78 and 80 Myrtle av....John M. Bayha. Lager Beer Saloon, &c.	1,000
Martense, Jacob V. B., Flatbush, to Henry T. Richardson.	4,000	PARMELEE, MRS. M. G. 358 Macon st....J. B. & W. Bland. Furniture.	37
McClane, Burdge P., to Daniel B. Stearns.	4,000	PEEK, JOSEPH Y. 398 Nostrand av....Ebenezer Willson. Store Fixtures, &c.	840
McLaren, Donald, to James B. Thomson.	2,000	PETERS, BERNARD, AND GEORGE H. FISHER. 24 and 26 Broadway....Geo. C. Bennett. Brooklyn Daily Times newspaper.	10,000
Moore, Thomas C., to Margaret S. Orr.	nom	PROTEAN, THOMAS, AND WILLIAM FALKENBERG. 280 Myrtle av....Chas. H. Burts. Store Fixtures.	
Norris, Daniel B., and Ferdinand Sloat, to William K. Mott.	3,000	RANKIN, SOPHIE, AND MARTIN. 141 Wythe av....John M. Puckhaber. Grocery, &c.	
Pratt, Laura F., wife of John F., South Orange, N. J., to Selleck W. Waterbury.	400	ROGERS, GEORGE W. 44 N. Oxford st....J. F. Mason. Furniture, &c.	500
Quinn, James, to Cornelius Mayer.	250	SCHAFFER, JACOB. 125 Cook st....John Mayer. Lager Beer Saloon.	399
Reinhart, Wilhelmina, Syosset, L. I., to Adam Simon, New York.	3,500	SCHMADEKE, JOHN A. 240 Columbia st....Bernhard Degenkolb. Lager Beer Saloon.	100
Remsen, Peter W., Flatlands, to Tunis Schenck Remsen. (2 Assts.)	4,000	SCHUMM, GEORGE H. 377 Lorimer st....Lewis Greenbaum. Grocery.	107
Remsen, Susan L., Hempstead, to Stephen Halstead, Flatbush.	2,000	SIMMONS, STEPHEN J. 49 and 51 Montrose av....John W. Craig. Stock of Liquors, &c.	1,300
Savage, George W., Rahway, N. J., to Elijah B. Burdick.	2,000	SMITH, JOHN. 270 N. 7th st....Joseph Kuhn. Horse, Wagon and Harness.	125
Sayres, William J., Jamaica, to John and J. Adrian Ditmis.	2,500	STILLWELL, JOEL P. Cor. Flatbush av. and Carroll st....Wm. H. Spear. Horses, Wagons, &c.	1,500
Same to Margaret Hendrickson.	2,500	STRAUSS, JEANNETTE. 398 Sackett st....Samuel Goodstein. Household Goods.	1,000
Scofield, James S., New York, to James H. Weaver, Pelham.	3,500	THIES, PETER AND HENRY EVERDING. 93 Boerum st....Lawrence H. Hinck. Horse, Furniture, &c.	3,000
Scott, William H. (Exr.), to Iwan H. Simonis, Nerviers, Belgium.	7,086	THOMPSON, EDMUND J. 644 Myrtle av....Matthew Robb. Mirrors, Show Cases, &c.	296
Stearns, Oscar H., to Betsey P. wife of Daniel B. Stearns.	1,100	THONECK, JOHN. 205 Myrtle av....Henry Doscher. Horses, Wagon, Harness, &c.	700
Taber, Franklin W. (Exr.), to Mary E. wife of David C. Brown, Orient, N. Y.	500	TUNNIS, MRS. GEORGE. 24 Monroe st....Foster Brothers. Carpet.	700
The Abingdon Square Savings Bank to Absalom D. Nelson, Nanuet, N. Y.	3,613	WALSH, THOMAS, AND JAMES HINKEY. Cor. 3d and Hoyt sts....L. A. McCollum (Exr.). Bakery.	148
Same to same.	3,613	WHITLOCK, ALBERT E. 690 Bedford av....Elizabet Beacham. Piano.	700
Valentine, Samuel T., and Charles Griffen to Stephen Valentine.	1,333	WIEDENMANN, WILLIAM. 314 Atlantic st....Christian Sack. Saloon.	90
Victory, Charles, to John Victory, Sr.	6,000	WITTER, J. S. A. Cor. 5th av. and 18th st....Robt. P. Percy. 2 Horses and 2 Wagons.	200
Waterbury, Lawrence (Admr.) to Mayer and Abraham Gutman.	6,000	WYCKOFF, SOPHIE M. 23 Smith st....Elizur B. Hinsdale. Household Goods.	500

CHATTELS.

BROOKLYN.

December 30, 1875, to January 5, 1876, inclusive.

ADAMS, FRANCIS J. 346 Court st....Thomas Summerfield. Oyster Saloon, &c.	\$651
ANDERSON, SAMUEL R. N. w. cor. Cumberland st. and Greene av....S. N. Penfield. Piano.	50
BAGLIN, WILLIAM. 49 Hall st....Alexander A. Meldrum. Steam Boilers, Presses, &c.	200
BAKER, HENRY. 105 Grand st....Henry Hull. Liquor Saloon.	487
BAKER, RICHARD. 57 Concord st....Sophie Kemp. Household Goods.	1,800
BATCHELOR, ROSABEL F. 397 Myrtle av....Wm. H. Curtis. Fancy Goods, &c.	250
BATCHELOR, ROSABEL F. 397 Myrtle av....Wm. H. Curtis. Store Fixtures, &c.	500
BLACKMAN, HENRY C. 55 Division av....Alonzo Gaubert. Carpet and Furniture.	187
BOERUM, ELIZA AND J. L. 159 Clason av....F. H. Chichester. Piano.	11.

BILLS OF SALE.	
BOWMAN, MARY J. 550 4th av....Robert Beresford. Grocery.	1,000
CARROLL, ELIZABETH. 271 Myrtle av....Mary Brady. Furniture, &c.	800
KRAFT, JAMES H., AND DANIS H. M. 1,108 De Kalb av....Hirsch Mandelbaum. Saloon.	550
LATOURE, OSCAR. 1,661 Fulton av....Charles Latour. Stationery and Fancy Goods Store.	300
MCKENNA, BERNARD. 65 Union pl....James McKenna. Liquor Store.	50
MELOY, THOMAS. 141 Huron st....Michael Meloy. Dies, Tools, Machinery, &c.	2,000
MOUNTFORD, JOHN D. 550 Broadway....John W. Booth. Variety Store.	175
PRENTZEL, CHARLES W. 114 Wythe av....Martin Lemkau. Butcher Shop.	1,000
RICHTER, EDWARD (EXRS. OF). 3 Willoughby st....M. C. Anderson. Lager Beer Saloon.	2,100
SANFORD, CHARLES E. AND KATE L. 198 Carroll st....Richard H. Laimbeer. Household Furniture.	1,000
SPEAR, WM. H. Flatbush av. and Carroll st....Joel P. Stilwell. Horses, Wagons, &c.	2,900

JUDGMENTS.

NEW YORK.

Dec. and Jan.	
29 Archer, Frederick A.—William Renick.	\$5,546 26
29 Adams, William H., Jr.—R. W. Smith	388 04
29 Alton, C. R.—J. E. Nichols.	218 64
29 Abraham, B.—Philip Weiner.	574 61
29 Armstrong, John—E. B. Grant.	412 47
29 Andrews, Isaac C.—J. B. Smith.	122 91
30 Alten, Henry—Melchior Ulmer.	135 73
30 Andrews, Ariadne—H. J. McCormick.	579 93
31 Ackerman, Bernard—The Bank of the Metropolis.	1,766 76
31 Angell, George C.—Oscar Strasburger	184 16
31 Allen, W. A.—Samuel McCready.	310 12
3 Ahrens, William—Henry Hinck.	107 14
4 Alden, De Witt—C. A. Schiele.	101 83
4 Algie, Maria—G. G. De Witt, Jr.	327 53
4 Almy, William T.—A. T. Otis.	180 88
4 Arnold, William—Charles Cottier.	480 14
4 Angell, George C. and William G.—J. E. Gardner.	361 82
4 Altens, Henry—Theophile Kick.	84 19
5 Allen, Daniel P.—William McShane.	213 86
5 Ahrenholz, Henry—John Dunkak.	725 34
5 Anderson, R. B.—Townsend & Weed.	119 59
5 Arnstein, Joachim—M. T. Brennan.	1,841 10
5 Ahrens, Martin—Jacob C. Winans.	963 60
5 Ahrens, Wilken—James G. Powers.	436 72
28 Bross, Newell W.—The Mechanics and Traders' Insurance Co.	331 47
29 Bastgen, Francis and Joseph—Anna Zulauf.	4,335 23
29 Bird, William Edgar—Daniel Soles.	117 80
29 Bernstein, Abraham H.—The Ninth National Bank.	530 09
29 Beaumet, Elizabeth—Jos. Sulzbacher.	237 01
29 Biegert, H.—John Roemmelt.	424 15
29 Berdell, Thomas B.—R. H. Berdell.	4,183 96
29 Butterfield, Edwin L.—Union National Bank of Troy.	7,132 83
29 Braeunlich, Herman—Isaac Herman.	212 8
29 Bellmer, Louis—Abraham Heller.	195 09
30 Bastgen, Joseph and Francis—Fred. Kohrbetz.	12,530 59
30 Bruce, James J. A.—Richard Bell.	561 02
30 the same—the same.	476 02
30 Bigelow, William D., et al.—Adam Bentz.	9,251 19
30 Breanann, James—Charles Van Riper.	92 36
30 Burnham, Zeno—Henry Hermann.	538 79
30 Butterfield, Edwin L.—United States Bank of Pittsburgh, Penn.	1,206 37
30 Brown, Edward E.—Aaron Arnold.	240 08
30 Bloss, Newell W.—The Mechanics and Traders' Insurance Co.	329 70
30 Beard, George M.—S. S. Baldwin.	429 67
30 Becker, Louis A.—Nicholas Teater.	48 11
30 Bung, Fred. J.—William Murphy.	107 94
31 Brauer E.—H. B. Claffin.	88 59
31 Best, George W.—S. P. Conover.	1,437 78
31 Bogert, Peter—W. R. Mitchell.	199 75
31 Brady, Joseph C.—John Hogan.	178 05
31 Broughton, John G.—National Bank of the Commonwealth.	238 36
31 Burke, Mary—John Shelly.	212 39
31 Bradley, James S.—Maria Kiliane.	116 41
3 Barrett, Clarence T.—J. M. Thorburn.	249 58
3 Bissinger, Charles—Adolph Lillian.	59 12
3 Brundage, Robert F.—The First National Bank of Portchester.	304 36
3 the same—the same.	1,284 33
3 Bergen, William G.—Patrick Fitzpatrick.	118 21
3 Burrell, John J. F. Baylis.	414 06

3 Blumenthal, Hannius—Abraham Heller.....	31 Davenport, J. P.—Horace J. Brooks..	174 69	4 Jessup, Charles W.—C. T. Raynolds..	147 75
3 Berrigan, John F.—Christopher Wiedenmayer.....	31 Dwyer, Catharine—John Shelby.....	212 39	4 Jacobs, Michael—Isidore Sherick.....	427 50
142 32	31 Dodge, A. T. C.—E. A. Rowland.....	597 35	30 Kamak, Aaron—I. B. Brice.....	11,358 81
106 13	31 Doe, John—P. F. Kobbe.....	419 23	30 Kelly, Patrick—C. H. Evans.....	120 87
152 76	31 Dibbleman, John B.—W. S. McLeewe	76 90	30 Krauth, Ph. H.—Rachel Prowler.....	197 35
145 01	31 Doly, James—H. A. Crane.....	1,137 16	30 Kendall, Joseph P.—W. H. Braisted..	369 53
106 19	31 De Lavalette, Adelaide M.—P. Gelfins	340 40	30 Kelso, John M.—Michael Baker.....	3,237 97
165 70	3 Dow, Lorenzo—J. Bowering.....	221 92	3 Kirchmer, Catharine—P. J. Seiter.....	421 81
494 61	3 Disbrow, E. H.—J. F. Curtis.....	83 10	4 Kiersted, Johnson B.—W. H. Dannatt	
598 71	3 Debenport, Daniel E.—W. Smith.....	97 76	& Brother.....	547 89
92 39	4 Denoyelles, John L.—J. Duffy.....	131 40	4 Kettle, Dow S.—T. E. Macy.....	1,460 35
69 41	4 Dessau, Jacob H.—H. P. Eggleston..	2,720 26	4 Kennedy, Daniel—A. J. Colling.....	148 53
343 80	5 Dale, Eli G.—J. P. Bestrum.....	60 90	4 Kennedy, Crammond—J. V. Schenck..	359 16
46 58	29 Eicke, Bernhard—George Pfeiffer..	252 03	4 Kitterer, Fritz—Jacinto Costa.....	112 50
109 00	3 Eigenrauch, William—Phineas Jones.	88 57	5 Kuffner, Wolfgang—F. J. Janusch..	42 76
71 00	3 Edmonds, Thomas—J. F. Baylis..	414 06	5 Knight, Nehemiah—National Com	
	3 Emmens, Charles—A. W. Godfrey..	193 09	mmercial Bank of Albany.....	11,511 97
729 78	4 Egan, Richard H. (Exr.)—William Livingston (as Exr.).....		31 Lillenthal, Christian H.—G. W. Blunt.	500 00
148 80	30 Friedlander, Johanna—Mabbett Travis	3,631 63	31 Lottick, Daniel—Email Bloch.....	47 43
111 94	30 Fettretch, John—William Young.....	409 12	31 Lemp, Adam—Charles Leyzerzopf..	219 79
	30 Friday, Henrietta and Julius—Alexander Henderson.....	568 35	31 Lichtenstein, Esther—H. E. Smith..	124 37
1,375 80	31 Ferguson, Hiram B.—H. W. Collender	108 17	31 the same—the same.....	119 93
264 12	31 Foran, Thomas E.—D. M. Koehler..	94 15	31 the same—the same.....	141 04
210 35	31 Fields, George B.—H. G. Haynes..	437 65	3 Lissenden, William—C. H. Baxter..	251 60
145 15	31 the same—the same.....	128 29	4 Lewis, Andrew J.—H. K. Thurber..	122 00
173 02	3 Fraser, William—J. D. Odell.....	128 87	4 Lockwood, B. C.—the same.....	89 00
10,990 17	3 Flieg, Hannah—David Korn.....	819 00	4 Leonard, Henry K.—W. M. Gambling.....	327 88
138 30	3 Fay, Anton, et al.—Abraham Heller..	222 87	4 Liebenau, J. Henry—Elijah Root..	121 14
732 49	3 Farley, Cornelius—James Hughes..	142 32	4 Lalor, William—J. F. Chesebrough..	761 41
855 94	3 Faber, Paul E.—G. J. Moore.....	338 61	30 Miner, Harvey—Wilson Hawksworth	267 83
49 24	4 Fox, Thomas (Exr.)—William Livingston.....	30 45	30 Morris, John H.—Robert King.....	119 25
985 51	31 Gardner, Thomas A.—John Scott ..		30 Mallory, William H.—U. S. Bank, Pitts	
702 85	31 Gwyer, George W.—Mary A. Gwyer (as Exr., &c.).....		burgh.....	1,206 37
196 94	4 Field, Walter E.—C. T. Harvey.....	46 58	30 Morgan, William F.—Jacob Enler..	525 67
136 43	5 Fox, Wilson G.—William Fowler..	624 72	31 Meyersberg, A.—E. P. Restein..	437 73
41 75	5 Farrington, Charles W.—John Ferdon	80 75	31 Middleton, William H.—Royal Phelps.	2,600 48
245 00	5 Friday, Julius—F. R. Taylor.....	144 21	31 Mock, Rosa—H. B. Cliftin & Co..	72 48
126 31	30 Getty, ——P. S. Page.....	84 44	31 Mabie, Moses T.—Benjamin Bailey..	4,930 59
2,600 48	30 Gaynor, John—T. W. Strong.....	144 34	31 Morris, John H.—Raphael Springer..	124 19
331 65	30 Gardner, Thomas A.—John Scott ..	109 87	31 Martin, H. M.—George Hoffman.....	463 01
	31 Gwyer, George W.—Mary A. Gwyer (as Exr., &c.).....		31 May, Moritz—Morris Pollak.....	560 81
219 75	31 Gwyer, Christopher—the same..	768 86	3 Murphy, John—W. A. Cauldwell.....	1,202 87
69 30	31 Griswold, Almon W.—S. F. Dauchy ..	2,806 84	3 the same—the same.....	1,814 42
692 04	31 Getty, Robert J.—Augustus Marsh..	146 28	3 Meigs, Henry, Jr.—Peter Bruner..	89 96
	31 Goodman, Henry—Henrietta Silberstein.....	246 12	3 Meehan, Edward—A. J. Mead.....	46 81
304 36	32 Goldmark, Leo—E. H. Purdy.....	562 98	3 Maseman, Henry—John Kavanagh..	484 15
1,284 33	32 Gowen, John E.—Wesley Smith.....	281 22	3 Meyers, Pauline } James F. Curtis...	77 45
	32 Gilmartin, Owen—William Tiffany..	97 76	3 Meek, Daniel—the same.....	184 41
793 69	32 Gardner, George W.—C. E. York..	4,167 18	3 Meagher, James } Helen Wulfing...	456 40
586 03	32 Graham, Henry W.—M. K. Burke..	330 22	3 May, Louis }	
248 90	32 Gill, Andrew W.—State Bank of Syracuse.....	524 15	4 Mabbett, Truman G.—Daniel Miller..	135 92
193 09	32 the same—the same.....	2,577 89	4 Martin, William R.—R. M. Cushman..	117 66
20 15	32 the same—the same.....	2,590 81	4 Mahoney, John P.—J. M. O'Sullivan..	512 04
101 83	32 the same (impld., &c.)—the same.....	2,592 62	4 Marx, John—Emery, Ivey & Lee..	562 37
590 87	33 Gommenginger, Bartholomew—Wm. McShane.....	2,621 99	4 Menard, August—John Wanner.....	125 74
1,033 84	33 Guyer, Isaac D.—National Bank of Poultney.....	213 86	4 Mortimer, Campbell—C. R. Bramhall..	95 35
131 40	33 Halsey, Samuel J.—J. M. Quitean ..	392 25	5 Mathews, Edward—W. H. Letchford..	1,375 80
35 99	33 Green, Wm. B.—Nat. Commercial	508 06	5 Morrissey, Starr—Townsend & Weed..	119 59
	33 Gallup, Albert S.—Bank of Albany.		5 Maseman, Henry—John A. Biggs.....	80 37
95 58	33 Goldman, Philip—M. T. Brennan.....		31 McEvoy, Timothy B. and Peter—Grand Central Bank.....	527 70
152 10	33 Herkimer, Isaac—C. J. Warren.....		31 McMullin, John—National City Bank..	808 92
101 98	33 Haslam, William—R. E. Stilwell..		31 McLeisch, Louis—L. F. Reed.....	297 33
147 75	33 Hammel, Alexander—J. Fitzpatrick..		31 McGregor, Ann—W. H. Allen.....	102 50
133 23	33 Hanks, Charles F.—C. Fanning.....		31 McArthur, Robert—Patrick Fitzpatrick.....	118 21
315 70	33 Hines, H. A. C.—A. Boynton.....		4 McEnroe, Philip—William Horton.....	99 04
1,375 80	33 Holt, Charles J.—T. D. Kellogg..		4 McLean, John—H. A. Merrill.....	486 32
432 99	33 Howell, William R.—J. M. Galway..		4 McCarthy, Miss H.—Charles Hamberger.....	236 10
1,091 65	33 Hilger, J. P.—W. H. Jackson.....		4 McDonald, Peter and James—Herman Stall.....	46 58
351 27	33 Hallenbeck, Garrett C.—L. G. Roebuck		29 Netzer, Joseph—Philip Wentzel.....	123 25
	33 Hermanspaan, William—J. S. Neill..		29 Norton, Francis L.—W. L. Childs.....	205 37
1,236 68	33 Hamilton, Theodore—J. Bertels.....		30 Nelson, George P.—J. N. Galway.....	378 61
450 23	33 Hinde, Thomas—R. Williams.....		31 Niles, William C.—Henry Welsh..	99 06
359 35	33 Hughes, Peter } H. Renhardt.....		31 Nolan, James E.—H. C. Gibson.....	268 30
306 23	33 Hayes, Patrick } H. Renhardt.....		31 Neilson, Charles H.—George Hoffman.....	1,160 35
79 48	33 Hauser, Henry—G. May.....		3 Nolan, James E.—Donald McDougal..	463 01
77 00	33 Huber, Charles—J. H. Harris.....		29 Ogden, David S.—Theodore Mateos..	627 13
67 60	33 Huebsch, Carl—C. Leyzerzopf..		30 Olney, George A.—Louis Dowell.....	171 57
	33 Huber, Charles—The Dorchester Union Free Stone Co.....		31 O'Neill, John—Murray Hill Bank.....	150 82
1,000 00	33 Hakoun, S. M.—C. Leoboldti.....		3 the same—the same.....	261 23
	33 Hollister, William—J. A. Frazer ..		3 Olmstead, Isaac P.—W. B. Reynolds..	258 97
1,000 00	33 Hoffman, Adolph—A. Heller.....		3 Owens, James—Patrick Fitzgerald.....	472 58
1,000 00	33 Hays, Isaac—I. B. Wellington..		3 Osterwise, Levi—Moses Wile.....	118 25
3,000 00	33 Hudson, Isaac N.—The Western Methodist Book Concern.....		31 Peugnet, Eugene—Hugh Teaney.....	465 09
6,000 00	33 Hillhouse, Thomas G.—J. H. Croney..		29 Poiset A.—J. Oliver.....	68 25
3,000 00	34 Hoffman, Luther E.—H. Welsh.....		29 Paulding, Henry—William Dietz.....	44 37
3,000 00	34 Harris, Louis—I. Coster.....		29 Perrott, Jennie—Edward Kedney.....	174 78
197 48	34 Halle, Frelinck E.—C. A. Herwick..		30 Pfetserman, William—William Kaucher..	52 91
	34 Haulenbeck, Peter—The J. L. Mott Iron Works.....		30 Pullar, C.—J. W. Sterling.....	75 62
329 70	34 Hays, Charles W.—J. N. Cornell.....		30 Price, W. H. C.—T. M. Wheeler.....	402 10
326 03	35 Hornfeld, Henry—J. Dunkok ..		31 Pinner, Isaac A. and Michael S.—Henrietta Pinner.....	2,406 69
682 67	35 Holpin, James H.—D. H. Hough-		31 the same—Francis Pinner.....	2,406 69
203 68	35 Hanrahan, Thomas P.—taling.....		31 Peugnet, Eugene—Ferdinand Spangenberg.....	188 99
484 38	35 Hollister, George B.—H. Hall.....		31 Paten, J. H.—E. C. Hazard.....	666 89
324 41	35 Hirschberg, Sugfried—H. Levy.....			
	35 Juch, William A.—Butler & Hunting.			
458 96	35 Jones, Mason—The Sisters of Charity of St. Vincent de Paul.....			
99 16	35 Joy, Horace H.—Frank Leslie.....			

REAL ESTATE RECORD.

3 Phillips, Wells—S. W. Hayt.	148 52	3 Thompson, Abraham D.—A. J. Mead.	46 81	29 Cortis, Helen J. and Thomas T.—J. Turner.	288 62
3 Peckham, Charles V.—C. H. Field.	218 90	4 Terry, Henry S.—Philadelphia and Reading Coal and Iron Co.	312 18	29 Cantine, John J.—C. H. Clayton.	134 11
4 Purcell, James—Henry Drisler, Jr.	124 94	4 Toner, P.—New York Roofing Co.	115 45	30 Cole, William C.—Barbara A. Knittel.	545 61
4 Potter, H. W.—Charles Cottier.	140 14	4 Taylor, John D.—A. T. Stevens.	41 22	30 Cocheo, Frederick—H. Neuman.	531 50
4 Pratt, Rufus N.—H. T. Holt.	69 41	30 The New York Bridge Company—Charles Devlin.	11,800 63	30 Cranston, Charles—C. H. Field.	248 90
4 Piehatzok, Alois—Jacob Raichle.	270 00	30 The Savannah Bank and Trust Company—M. T. Brennan.	208 01	31 Cummings, Jos. and Ann—T. Brydon.	84 61
4 Quinn, Hugh—John Crane.	108 62	3 The Rector, &c., Church Redemption—Rector, &c., Grace Church.	194 06	31 Cohn, Jacob—W. Cohn.	17,733 92
29 Reddington, Thomas—J. G. Ambler.	439 43	3 The Mayor, &c., New York—Eliza Hearsay.	451 28	31 Coggan, R. R.—A. Nimmo.	82 62
29 Rothschild, Minna—Edward Simon.	86 41	3 The Mayor, &c., New York—E. B. Mead.	125 71	3 Craft, Thomas—W. Sparmach.	41 72
29 Rust, John C.—Charles Hauselt.	2,134 75	3 The Illuminated Tile Company—J. P. Hauschild.	1,517 72	3 Clinton, Harry W.—A. Seiler.	985 51
29 Raucke, Henry.	324 41	3 The New York Commissionnaire Company—G. J. Moore.	30 45	3 Cassidy, P.—J. Hogan.	41 75
30 Riker, Charles B.—F. W. Moss.	46 00	3 The Secor Sewing Machine Company—James Wilson.	585 28	4 Caminade, Susannah M.—G. H. Roberts.	656 69
30 Rehm, John—John Ziegler.	659 22	4 The New York Gold Exchange Bank—George Fowler.	149 10	4 Cooper, Wm. B., Jr.—Wm. Bergen.	95 58
31 Rivinus, Charles—J. M. Griggs.	560 81	4 The Davis Manufacturing Company—L. C. Griggs.	3,031 31	4 Callen, Ellen F.—F. Brown.	1,033 84
31 Rosenbaum, Abraham—Morris Pollak.	76 79	4 The Liverpool and Great Western Steam Company—Austin Baldwin.	1,754 10	4 Conklin, Israel A.—J. G. Brower.	120 22
31 Reid, Andrew—H. C. Hoerle.	451 58	5 The Baxter Steam Canal Boat Transportation Company—Abram Codington.	2,344 51	4 Cooper, William B., Jr.—E. C. Pease.	777 57
31 Rosenbaum, Abram—J. P. Church.	743 79	4 Utley, William R.—W. R. Grace.	282 95	4 the same—W. Bergen.	95 58
31 Reilly, Charles H.—Theodore Mierson.	27 50	30 Vignes, John—Adolph Bernhard.	123 45	5 Cassidy, Patrick—G. D. Reigels.	75 73
31 Rice, William H.—G. F. Langbein.	353 07	31 Vierling, Anna—Henry Herrmann.	124 68	5 Cobb, William A., Jr.—J. Loughran.	177 65
31 Richards, James J.—L. H. Redfield.	617 25	31 Vogt, Henry—Carsten Schriefer.	245 79	5 Conklin, Sarah—J. Loader.	31 66
31 Riley, Thomas—Ann Jackson.	456 40	3 Von Soester, Louis—Henry Hirick.	107 14	5 Dwyer, Catharine—J. Shelly.	212 39
31 Rosendale, Isaac—Helene Wulffing.	38 46	31 Van Arsdale, William H.—H. A. Patterson.	215 63	30 Defraine, John C.—J. Durvea.	207 64
31 Rehberger, Valentine—W. V. Minden.	94 35	31 Vanderhoof, Henry T. and J. T.—National City Bank, New York.	1,381 72	3 Dismars, Abraham—W. H. Lott.	1,998 41
4 Russ, George P.—A. T. Stevens.	2,988 39	31 Van Doren, Joseph—American Builder Publishing Co.	179 31	5 Dalzell, Fannie L.—L. O. Snedecor.	568 24
4 Rosenbush, Joseph—F. W. Wagner.	154 05	3 Van Horn, Preston—C. H. Field.	248 90	30 Ely, George B.—W. C. Bryant.	134 82
4 Rippa, Mrs.—A. Orth.	169 52	29 Walton, William N.—S. H. Terry.	260 73	31 Ehlers, Nicholas—L. Weil.	2,209 42
4 Rubel, Franz—F. J. Miller.	1,117 69	29 Wood, Calhoun—Asel Lundy.	352 45	31 Euler, Martin—H. J. Wills.	60 93
4 Reich, Lorenz—S. M. Moschwitz.	303 54	30 Woodward, Charles R.—A. C. Rand.	628 03	31 Evers, Patrick—E. Konemann.	262 68
29 Schroder, Charles—Dennis Sullivan.	142 64	30 Wadsworth, Charles D.—C. W. White.	205 66	30 Freeman, Luke—W. E. Smith.	20 00
29 Sease, ——John Frazer.	511 63	30 Wright, W. W.—John Scott.	109 87	31 Fischer, Joseph—A. Vollkommer.	674 58
29 Sherman, Jacob A.—J. P. Huggins.	646 34	31 Wisewell, M. N.—Edward Sturges.	15,310 52	31 Funk, John A.—E. Whelan.	91 50
29 Sinsheimer, H.—David Klein.	90 13	31 Wanmaker, Garrett A.—The National City Bank of New York.	808 92	31 Ferris, Hannah L.—J. Ward.	102 58
29 Sayre, J. N., Jr.—W. C. Peet.	1,015 94	31 Wagner, Alfred J. and Robert C.—M. R. Cook.	230 95	27 Graves, Edmund S.—R. R. Willets.	1,297 50
29 Stearns, Jirah—S. S. Rowland.	371 97	31 the same—the same.	303 06	28 Gooley, Dennis—L. E. Wolff.	24 80
29 Seymour, George F.—E. A. Rugg.	261 21	31 Van Doren, Joseph—American Builder Publishing Co.	106 56	29 Goldey, James H.—W. H. Bloomingdale.	124 77
29 Silberberg, Solomon—Meyer Simon.	117 29	31 Van Horn, Preston—C. H. Field.	343 76	31 Glacken, Edward—E. B. Grant.	412 47
29 St. John, Charles A.—B. R. Mayer.	146 43	29 Walton, William N.—S. H. Terry.	309 45	31 Gilmartin, Owen—W. Tiffany.	4,167 18
29 the same—B. B. Meyer.	209 93	29 Wood, Calhoun—Asel Lundy.	156 34	4 Graham, Henry W.—M. K. Burke.	524 15
30 Sands, Moses—Louis Fessler.	610 08	30 Woodward, Charles R.—A. C. Rand.	213 23	29 Haviland, William P.—J. Heitman.	90 26
30 Sturgis, Appleton—Sun Mutual Insurance Co.	3,000 00	30 Wadsworth, Charles D.—C. W. White.	172 37	30 Hannahs, William (Exr.)—Delia Hannahs.	14,306 82
30 Sands, Alfred B.—People State New York.	1,000 00	30 Wright, W. W.—John Scott.	139 93	31 Hotchkins, Frank—W. M. Patterson.	104 07
30 the same—the same.	123 45	31 Wisewell, M. N.—Edward Sturges.	696 99	31 Hand, Richard—J. J. Hoepfer.	251 00
30 Styles, James E.—Adolph Bernhard.	484 38	31 Wanmaker, Garrett A.—The National City Bank of New York.	30 45	31 Horney, Henry—H. J. Wills.	60 93
30 Spicer, George—Glens Falls National Bank.	48 25	31 Wagner, Alfred J. and Robert C.—M. R. Cook.	100 89	31 Hallenbeck, Garret C.—L. G. Roebuck.	140 52
30 Schoen, John—George Bracht.	95 48	31 the same—the same.	5,186 24	3 Houston, Moses B.—W. H. Lott.	1,998 41
30 Schwaertzler, John—A. F. Kirchies.	271 38	31 Van Doren, Joseph—American Builder Publishing Co.	6,707 82	3 Hays, Isaac—I. B. Wellington.	1,186 38
30 Schaaf, Edward—August Ronx.	473 79	31 Van Horn, Preston—C. H. Field.	92 39	3 Hecht, John—Eva Nichols.	990 96
30 Schloss, Wm. J.—Empire Woolen Co.	77 85	31 Wilhelm, August—Moses Straus.	258 47	3 Harway, John W.—Fulton Bank, Brooklyn.	4,388 80
30 Simonson, Addra E.—Solomon Simonson (Exr.).	80 35	31 White, B. Osgood—G. W. T. Lord.	46 58	4 Hambrock, Frederick—E. C. Hazard.	227 24
30 Satterlee, Lucina C. and Livingston—Solomon Simonson.	128 91	31 White, B. Osgood—G. W. T. Lord.	106 56	5 Hannigan, James—W. McDermott.	26 44
31 Scriber, George H.—J. W. C. Seavey.	280 83	31 Weils, Mrs. J. A.—the same.	343 76	5 Hunt, Francis A.—F. Powell.	64 15
31 Sherman, Edward F.—Thomas Hurle Sandford, Joseph—George Allen.	3,235 11	31 Wolf, Dora—Samuel Plehl.	309 45	29 Juch, William A.—C. H. Reynolds.	652 07
31 Schumann, Frank C.—Christian Schumann.	6,260 93	31 Wolf, Emanuel A.—The National Bank of the State of New York.	156 34	30 Jarvis, George H.—G. Beament.	126 73
31 Schwabe, Charles—David Torrens.	348 36	31 Warner, George C., et al.—G. J. Moore.	213 23	3 Irwin, James—C. E. Williams.	83 90
31 Solinger, D.—P. T. Kobb.	419 23	31 Wines, Walter B.—G. A. Jeremiah.	172 37	4 Juch, William A.—J. H. Butler.	420 98
31 Schmidt, Florian—Charles Thysen.	718 71	31 Ward, Joseph M. (Trustees, &c.)—Thompson Dean.	139 93	5 Joyce, William—J. J. Phelan.	157 50
31 Sayre, John N., Jr.—M. H. Good.	173 92	4 Wile, Harris—Moses Wile.	696 99	29 Kenney, Lawrence—J. Turner.	288 62
31 Schlesinger, Louis—E. H. Purdy.	281 22	4 Wheeler, Frederick—Philip Goldstein.	30 45	30 Kelly, Patrick—C. H. Evans.	120 87
31 Schmieder, Charles—Adolph Lillian.	59 12	4 Walton, J. D.—S. K. Large.	100 89	31 Kane, Lawrence—J. W. Moran.	708 98
31 Stevenson, V. K., Jr.—W. C. Bryant.	651 00	4 Weems, James K.—C. T. Harvey.	214 19	3 Kuhn, Martin—Eva Nichols.	990 96
31 Stern, William—Isaac Hays.	109 22	5 Weil, Emanuel—Alexander Blumenthal.	42 51	4 King, C. B.—S. Hieschler.	35 53
31 Seaman, F. R.—Nathan Wise.	95 40	31 Young, John N.—Richard Ranft.	1,053 63	5 Kiernan, Patrick J.—William McDermott.	26 14
31 Sage, Russell—G. H. Wooster.	131 09	31 Young, John N.—A. J. Constantine (as Assignee).	910 65	31 Lichtenstein, Esther—J. H. Poillon.	525 02
4 Schlesinger, H. W.—S. M. Moschowitz.	1,117 69	4 Young, J. G.—William Bowen.	212 39	3 Logemann, H.—W. W. Cordts.	155 93
4 Stern, Wolf—Sarah May.	567 14	3 Zuckschwerdt, Alexander—John Heller.	1,077 27	4 Lewitzky, Hannah—Joseph Bels.	2,517 39
4 Schierenbeck, D. A.—Louis Beer.	150 24	Dec. & Jan.	1,200 72	5 Lansing, Edward B.—G. F. Gilder-sleeve.	253 08
4 the same—M. H. Good.	138 31	31 Armstrong, John—E. B. Grant.	530 09	30 Mack, Chas. W.—Ninth National Bank, New York.	595 30
4 the same—W. F. Moore.	345 18	31 Adams, William H., Jr.—R. W. Smith.	212 39	30 Millwater, Ann (impld.)—J. S. Needham.	1,871 89
4 Salomon, Daniel.	1,508 38	4 Anderson, Joseph J.—O. H. Smith.	530 09	30 McGarvey, James M.—W. I. Thayer.	1,569 38
4 Schurmann, August—W. B. Dinsmore.	177 58	5 Amory, Peter B. (impld.)—Groton Savings Bank.	72 54	30 McGlincey, John D.—A. C. Jacobson.	92 38
4 Schlueter, R.—A. B. Hine.	71 00	5 the same—the same.	868 07	30 Millwater, Ann (impld.)—C. Beam.	42 62
5 Stearns, Ike—Morris Schattman.	48 16	29 Burke, Mary—John Shelly.	1,200 72	31 McDivitt, John R.—D. Deterling.	619 38
5 Sprague, William and Amasa—National Commercial Bank, Albany.	11,511 97	31 Bernstein, Abraham H.—Ninth National Bank, New York.	212 39	31 Manson, William—S. Linnington.	421 53
5 Steinhart, Joseph—Henry Elias.	311 31	31 Braeutlich, Herman—I. Herman.	530 09	31 Myers, Wm. and John—J. H. Jackson.	88 69
31 Smith, Charles W.—John McBriar.	88 51	31 Brown, Samuel C.—M. Cross.	212 68	31 McIlvain, William S.—J. Howell, Jr.	216 71
31 Smith, Thomas—William Tiffany.	4,167 18	31 Booth, Don Alonzo—S. B. Stewart.	66 22	31 Murray, Patrick H.—W. Baker.	79 69
4 Smith, Jarvis B.—W. H. Dannat.	547 89	31 Barrett, P. T.—J. M. Butler.	154 43	31 Mock, Rosa—H. B. Claffin.	72 48
29 Tiemeyer, Gerhard H. and Gerhard F.—W. H. Ludlum.	138 57	31 Brauer, E.—H. B. Claffin.	56 31	3 Miniszek, James H.—Fulton Bank, Brooklyn.	4,338 80
30 Tweed, William M.—T. F. Mason.	5,945 61	31 Birdseye, Joseph W.—W. H. Lott.	88 59	3 the same—the same.	7,096 26
30 the same—People State New York.	3,000 00	3 Bacon, Freeman—L. J. Halbert.	224 00	4 McDonald, John R.—Margaret Doyle.	401 10
30 the same—the same.	1,000 00	3 Buffet, Susan S.—C. E. Crowell.	106 19	4 McPhillips, Patrick J.—E. Kirby.	83 00
30 the same—the same.	1,000 00	4 Brock, Philip—A. Cameron.	48 30	5 Maguire, William and Mary—W. West-lake.	291 38
30 the same—the same.	1,000 00	4 Boylan, Richard—C. J. Murphy.	152 76	5 Mitchell, Mrs. A. J.—R. Bayliss.	119 68
30 the same—the same.	1,000 00	4 Bound, Frederick W.—E. E. Kirby.	83 00	5 Mann, Cyrus S.—J. Ward.	63 04
30 the same—the same.	1,000 00	4 Buhrendorf, John C.—E. C. Hazard.	227 24	5 Molter, Jacob—M. Goldsmith.	4,273 66
30 the same—the same.	3,000 00	4 Bartling, Charles—P. Van Zandt.	145 01	3 Nichols, William J.—P. J. Heffron.	275 57
30 Thurber, George W. (Exr.)—Adam Bentz.	9,251 19	5 Bruce, James J. A.—R. Bell.	224 00	4 Nolten, Charles and Marriana—A. Lachwing.	94 95
30 Tracey, John—C. H. Kerner.	671 71	5 the same—the same.	106 19	31 Otis, Austin W.—Abby P. Stowell.	610 14
31 Thompson, George S.—J. G. Fargo.	104 75	29 Cohen, Jacob—E. Harbison.	48 30	31 Owens, Patrick H.—H. Collins.	419 35
31 Tutte, Eliada—W. R. Mitchell.	199 75	30 Peckham, Charles V.—C. H. Field.	152 76	29 Pearsall, Treadwell M. (Survivor)—J. Thoron.	4,579 88
31 Taggart, George N.—W. A. Hall.	210 13	30 the same—the same.	83 00	30 Powell, Hannah M.—Marcy av. Baptist Church.	104 72
31 Titus, Edward P.—J. D. Wing.	426 31	30 the same—the same.	227 24	30 Peckham, Charles V.—C. H. Field.	248 90
31 Thornton, Chester—T. & G. Evans.	111 87	30 the same—the same.	145 01		
31 Thorns, F. D.—H. and N. E. Solomon.	388 66	30 the same—the same.	551 02		
		29 Cohen, Jacob—E. Harbison.	476 02		
		30 the same—the same.	170 28		

3 Phillips, Jacob L.—Security Bank, New York.....	2,217 42	Shafer, Isaac—Letitia Gordon, (1865).....	5,064 36
3 Phillips, Wells—S. W. Hoyt.....	148 52	(1875).....	430 36
3 Pinner, Isidor—G. A. Powers.....	1,866 86	Worth, Judson G.) Edward A. Phelps, Jr.	2,698 37
5 Pollock, James—W. McDermott.....	26 44	Watson, Clark R.) (1875).....	34,218 11
5 Remsen, William—C. R. B. Krogsgaard.....	183 04	*Young, James—The People of the State of New York. (1875).....	300 00
29 Scherick, Isaac—B. N. Watts.....	178 31		
31 Smith, William H.—The Pennsylvania Coal Co.....			
31 Schaefer, Peter—M. Cross.....	571 48	* Vacated by order of Court. † Secured on Appeal. ‡ Released. § Reversed.	
31 Sandahl, Frank—E. Whelan.....	126 77		
31 Schnaufer, Charles C.—S. M. Beard.....	91 50		
3 Smith, Thomas—W. Tiffany.....	249 13		
3 Schumann, Frank C.—C. Schumann.....	4,167 18		
4 Sherman, Sylvester J.—R. T. Merwin.....	6,260 93		
5 Seaman, F. R.—N. Wise.....	1,134 56		
5 Shea, Walter—J. J. Phelan.....	95 40		
5 Schleier, Charles S.—W. A. Pearsall.....	157 50		
5 Schlitz, John—C. Horn.....	473 23		
29 The Survivor of T. M. Pearsall—J. Thornton.....	505 18		
30 The Exr., &c., of W. C. Hannahs— Delia Hannahs.....	4,579 88		
31 The International Curing Lard, &c., Co.—Eliz. Starbuck.....	14,306 82		
31 The New York Bridge Co.—C. Devlin.....	126 99		
31 Tuthill, Isaac S.—G. N. Gardner.....	11,800 63		
3 The Campbell Printing Press Novelty Co.—R. G. Phelps.....	128 00		
3 The Secor Sewing Machine Company —J. Wilson.....	232 80		
4 The City of Brooklyn—W. S. Ross.....	585 28		
5 Tully, Owen and Eliza M.—W. West- lake.....	66 31		
5 Toplitz, Augusta—J. Callahan.....	291 38		
5 Terry, Henry S.—Philadelphia and Reading Coal Company.....	79 81		
5 Tackabury, Robert—Rosanna Davis.....	312 81		
5 Thiel, William—W. M. Hawkins.....	295 81		
30 Von Soiron, Charles—Hanover Fire Insurance Company.....	566 97		
30 Vogt, Henry—C. Schriefer.....	388 48		
30 Van Horn, Preston—C. H. Field.....	245 79		
31 Vanderhoof, H. T. and J. T. (first names unknown)—Philadelphia and Reading Coal, &c., Company.....	248 90		
30 Williams, V.—E. H. Strickland— Wood, Helen P.....	869 81		
31 Weeks, Washington W. } Henrietta (impld.) } Griscom.....	100 93		
1,628 63			
31 the same—A. Parsons.....			
31 Wahlburg, G. A.—M. Cross.....	1,628 63		
31 Wagner, Henry—John Ott.....	22 57		
31 Wilhams, David—G. N. Gardner.....	174 36		
3 Welwood, Thomas—Nassau Bank.....	128 00		
3 the same—the same.....	108 96		
3 Weld, Francis M.—Fulton Bank, Brooklyn.....	712 44		
3 Whitaker, John N.—J. C. Perry.....	7,096 26		
4 Wallace, Susannah M.—G. H. Roberts.....	2,517 39		
5 Walker, Jerome—W. Campbell.....	659 69		
5 Welwood, Thomas—J. Morrissey.....	78 40		
29 Yerby, George W.—C. H. Clayton.....	219 68		
	134 11		

SATISFIED JUDGMENTS, N. Y.

December 29, 1875, to January 4, 1876—inclusive.

Andrew, Elvira L.—Francis J. Hotop. (1875)	\$487 65	5	Clinton st. (No. 103). William H. Brown agt. Rufus L. Martin and C. C. Pinkney. 44 00
Blood, Oliver H.—Solomon Berge. (1875)....	97 51	6	Forty-fifth st., n. w. cor. 10th av. William Noble agt. Henry Naas and Mary A. Staf- ford. 2,250 00
Blood, O. Howard—John C. Bushnell. (1875)....	204 00	7	Second av. (Nos. 1,019, 1,021, 1,023 and 1,025), w. s. Owen Fitzpatrick agt. Reilly & Kiernan 766 44
Burchard, Catharine A.—Henry Hill. (1875)....	2,600 65	8	Clinton st. (No. 103). William H. Brown agt. Rufus L. Martin and C. C. Pinkney. 44 00
Bernhard, Joseph—John C. Vrohlaat. (1875)....	540 01	9	Forty-fifth st., n. s., 5 hs., 200 e. 2d av. Philip Smith agt. E. P. Briggs and J. W. and K. Chisholm. (Continued to 1876).... 655 49
Bernhard, Siegel—H. B. Clafin. (1875)....	374 93	10	Same location, 2 hs. James Foley agt. same owners. (Continued to 1876).... 85 00
Cohen, Jacob—James Boulard. (1875)....	146 58	11	Same property. Albert Herbert agt. same. 100 00
Clay, Ann E. and John—Augustin Reger. (1875)....	296 77	12	Fifty-second st., n. s., 100.5 e. 10th av., 75x 100. James Brooks agt. Henry Naas. 112 75
Crawley, Daniel—John Curtin. (1870)....	122 55	13	Tenth av., w. s., 25.1 n. 45th st., 25x100. Crane & Clark agt. Henry Naas and Mary Stafford. 825 00
Same—same. (1869)....	226 45	14	Fifty-second st., n. s., 100.5 e. 10th av., 75x 100. Same agt. Henry Naas and Mr. Nat- ter. 820 00
Conkin, Abram G.—Edward P. Dickie. (1875)....	430 36	15	Madison av., s. w. cor. 66th st., 7 hs. Wat- trous & Wilson agt. Abram Wanmaker and Daniel Noonan and Thomas Keller and Hugh Meehan. 1,832 91
Delaware, Lackawana and Western R. R. Co.— Martha F. Adams. (1875)....	119 94	16	70th st., n. s., 100 e. 4th av. Anthony Kirn agt. Little & Tripp and John Steinmetz. 28 69
Barnum's Universal Exposition Co.—Sylvester M. Crissey. (1876)....	139 28	17	45th st. (Nos. 336, 338 and 340 East). Judson Lawson agt. David Jones and N. W. Smith. 480 00
Dole, Nathaniel—Edward H. Ludlow. (1874)....	147 67	18	Suffolk st. (Nos. 25, 27 and 29). H. G. Havens & Son agt. Anthony Dugrow. (Continued to 1876).... 3,587 93
Same—same. (1873)....	540 01	19	74th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and others. (Continued to 1876).... 600 00
Doty, John—John Curtin. (1870)....	120 62	20	Madison av., s. w. cor. 66th st., 7 hs. Wil- liam Adams, Jr., agt. Hugh Meehan and Thos. Keller, Jr. 3,568 37
Einstein, Elias—John C. Vrohlaat. (1875)....	122 55		
Fairchild, Benjamin P.—Catherine M. Jones (Admtr., &c.). (1875)....	179 48		
*Feurich, George—The People, &c., of New York. (1875)....	4,987 13		
Gebhardt, William—George Richert. (1868)....	2,000 00		
Hazlett, James W.—The Ninth Ward Bank. (1874)....	211 18		
Hutchings, Robert C.—Catherine M. Jones (Admtr.) (1875)....	179 48		
Holladay, Benjamin—Herman T. Winter. (1875)....	179 48		
*Knight, Jacob—The People of the State of New York. (1874)....	417 30		
La Cour, Mary E.—Frederick M. Devoe. (1875)	1,000 00		
Lowwerre, Frederick H.—Francis J. Hotop. (1875)....	413 29		
Same—William H. Harvey. (1875)....	487 65		
Marvin, William R.—The Ninth Ward Bank. (1874)....	95 68		
*McDowell, John H.—The People of the State of New York. (1874)....	780 04		
Sherwood, Charles H. and Deborah—Marcus Berliner. (1874)....	201 77		

MECHANICS' LIENS.

NEW YORK.

Dec. and Jan.

31 Fourth av., s. e. cor. 114th st., 6 hs. Thomas Daly agt. Patrick B. Bonner. \$211 38	31	74th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Fifty-second st. (Nos. 447, 449 and 451), n. s., 100 e. 10th av. D. Esdohr agt. Henry Naas and James Natter. 662 00	32	75th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Fourth av., s. e. cor. 104th st., 9 hs. Lee Box Lumber Company agt. C. M. Ederson, Jr., and W. H. Gebhard. 1,126 83	33	76th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Second av., w. s., 25 s. 54th st., 4 hs. Ed- ward McGuinness and Reilly agt. Reilly & Kiernan and Marks Rinaldo. 440 00	34	77th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Same property. Nolan & McGrath agt. same. 220 00	35	78th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Seventy-sixth st. (No. 230), s. s., 175 w. 2d av. Patrick McQuade agt. Burns & Dey and P. Montague. 202 00	36	79th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Madison av., n. w. cor. 63d st., 5 hs. Timo- thy Lyons agt. Clapp & Gill. (Continued to 1876).... 1,050 00	37	80th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Tenth av., e. s., 50 s. 125th st. James Pet- tit agt. Mrs. O'Meara. (Continued to 1876).... 131 00	38	81st st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Thirty-eighth st. (No. 317 East). Philip Goldman agt. Michael Gavin. (Continued to 1876).... 417 87	39	82nd st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Tenth av. (No. 639), w. s., 25.5 n. 45th st. D. Esdohr agt. Henry Nass and Mrs. Staf- ford. 410 00	40	83rd st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Forty-fifth st. (Nos. 336, 338 and 340 East). Jacob Kirner agt. David Jones and N. W. Smith. 37 50	41	84th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
31 Forty-fifth st., n. w. cor. 10th av. William Noble agt. Henry Naas and Mary A. Staf- ford. 2,250 00	42	85th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Second av. (Nos. 1,019, 1,021, 1,023 and 1,025), w. s. Owen Fitzpatrick agt. Reilly & Kiernan 766 44	43	86th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Clinton st. (No. 103). William H. Brown agt. Rufus L. Martin and C. C. Pinkney. 44 00	44	87th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Second av., w. s., 25 s. 54th st. John Mc- Loughlin agt. Reilly & Kiernan and M. Rinaldo. 300 00	45	88th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Second av., w. s., 25 s. 54th st., 4 hs. Mc- Kinley & Smack agt. J. F. Reilly and Peter Kiernan and Rinaldo. 1,000 00	46	89th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Avenue A, s. e. cor. 81st st., 2 hs. David Roche agt. Owen J. Donohue and James Devlin. 595 00	47	90th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Eighty-fifth st. (Nos. 24, 26 and 28 East). Adam and Louis Brandt agt. John E. and John Fitzgerald. 200 00	48	91st st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Seventy-fourth st., n. s., 5 hs., 200 e. 2d av. Philip Smith agt. E. P. Briggs and J. W. and K. Chisholm. (Continued to 1876).... 655 49	49	92nd st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Same location, 2 hs. James Foley agt. same owners. (Continued to 1876).... 85 00	50	93rd st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Same property. Albert Herbert agt. same. 100 00	51	94th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Fifty-second st., n. s., 100.5 e. 10th av., 75x 100. James Brooks agt. Henry Naas. 112 75	52	95th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Tenth av., w. s., 25.1 n. 45th st., 25x100. Crane & Clark agt. Henry Naas and Mary Stafford. 825 00	53	96th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Fifty-second st., n. s., 100.5 e. 10th av., 75x 100. Same agt. Henry Naas and Mr. Nat- ter. 820 00	54	97th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Fifty-second st., n. s., 100.5 e. 10th av., 75x 100. Same agt. Henry Naas and Mr. Nat- ter. 820 00	55	98th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Madison av., s. w. cor. 66th st., 7 hs. Wat- trous & Wilson agt. Abram Wanmaker and Daniel Noonan and Thomas Keller and Hugh Meehan. 1,832 91	56	99th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 70th st., n. s., 100 e. 4th av. Anthony Kirn agt. Little & Tripp and John Steinmetz. 28 69	57	100th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 45th st. (Nos. 336, 338 and 340 East). Judson Lawson agt. David Jones and N. W. Smith. 480 00	58	101st st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Suffolk st. (Nos. 25, 27 and 29). H. G. Havens & Son agt. Anthony Dugrow. (Continued to 1876).... 3,587 93	59	102nd st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 74th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and others. (Continued to 1876).... 600 00	60	103rd st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00
3 Madison av., s. w. cor. 66th st., 7 hs. Wil- liam Adams, Jr., agt. Hugh Meehan and Thos. Keller, Jr. 3,568 37	61	104th st., n. s., 200 e. 2d av. William W. Webb agt. Elizabeth J. Briggs and J. W. Chi- sholm. 21,750 00

KINGS COUNTY, N. Y.

Dec. and Jan.

3 Hamilton av., w. s., 68.1 s. Bush st., 25x48.9 x35x73.3. Philip J. Cooteey agt. Wm. and Frederick Bradenburgh. \$568 98	3	165 w. 3d av., 20x100. William Dowd agt. John Flin. 89 00
29 Bergen st., 165 w. 3d av., 20x100. William Dowd agt. John Flin. 89 00	4	Madison st., n. s., 134 w. Patchen av., 100x 100. John McCue agt. Thomas Hale. 46 50
29 Madison st., n. s., 134 w. Patchen av., 100x 100. John McCue agt. Thomas Hale. 46 50	5	Jefferson st. (No. 712), s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50
30 Bushwick av., n. w. s., 50.6 on Bushwick av. and 97.5 on Cedar st. John Mazeen agt. Anthony Warner and Marius and Julius Lang. 323 04	6	Jefferson st., s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50
5 Bushwick av., n. w. s., 50.6 on Bushwick av. and 97.5 on Cedar st. John Mazeen agt. Anthony Warner and Marius and Julius Lang. 323 04	7	Jefferson st., s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50
5 Bushwick av., n. w. s., 50.6 on Bushwick av. and 97.5 on Cedar st. John Mazeen agt. Anthony Warner and Marius and Julius Lang. 323 04	8	Jefferson st., s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50
5 Bushwick av., n. w. s., 50.6 on Bushwick av. and 97.5 on Cedar st. John Mazeen agt. Anthony Warner and Marius and Julius Lang. 323 04	9	Jefferson st., s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50
5 Bushwick av., n. w. s., 50.6 on Bushwick av. and 97.5 on Cedar st. John Mazeen agt. Anthony Warner and Marius and Julius Lang. 323 04	10	Jefferson st., s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50
5 Bushwick av., n. w. s., 50.6 on Bushwick av. and 97.5 on Cedar st. John Mazeen agt. Anthony Warner and Marius and Julius Lang. 323 04	11	Jefferson st., s. s., 160 e. Reid av., 20x100. Martin Healy agt. Harrison H. Lent and George McNut. 22 50

REAL ESTATE RECORD.

Prince st. (No. 93), front alterations on Prince and Mercer sts.; cost, \$2,000; owner, Richard E. Ells; architect, Michael Dooley; mason, Patrick Childs.

Between Madison and 4th av. and 26th and 27th sts.; alterations for place of worship for Moody & Sankey; cost, \$10,000; owner, W. H. Vanderbilt; architect, — Renwick; carpenters, Herden & Wins.

Third av., n. w. cor. 91st st., extension, 15x25; cost, \$300; owner, J. Kennedy; architect, William Jose.

MISCELLANEOUS.

REVIEW OF THE REAL ESTATE MARKET.

The real estate sales during the first week of the new year were nearly all held by the order of the courts. Still, they were not over-numerous; but, from all we can hear, they were the forerunners of what may be expected during the next three months. A not very common occurrence attracted the attention of frequenters of the Exchange Salesroom on Wednesday, when, at a foreclosure sale of some property forming part of the Dyckman estate, the auctioneer could not get a single bid, notwithstanding his repeated attempts to obtain some sort of an offer from the bystanders, and these were quite numerous. Even the "plaintiff in the suit," always ready to buy when the property on which he has loaned money is going a-begging, refused, in this instance, to make a bid, and under the circumstances the auctioneer had to report the result of the sale to the court, and await its further order.

In our review of last week's market it ought to have been stated that the Seventieth street lots, sold at auction by Mr. Harnett to Mr. S. V. Hoffman, plaintiff, were in the immediate rear of the avenue lots, hence the "rather fair" prices obtained for them, as we then termed it. We call the attention of investors to Col. Miller's sale at the Exchange Salesroom on Thursday next, 13th inst., when he will offer, by order of executors, No. 391 Greenwich street, and also a large number of lots and houses in Hoboken, N. J., for which see advertisement in another column. The Colonel assures us that the property must be sold, bring what it may, and will be disposed of without reserve.

We annex our annual compilation of transfers of property, recorded in the city of New York during 1875, showing a total of \$90,025,562.

COMPARATIVE SALES OF REAL ESTATE.

	23d and 24th Wards.		
	1873.	1874.	1875.
January ..	\$10,702,264	\$9,323,030	\$8,650,295
February ..	10,267,120	8,351,513	8,436,201
March ...	14,441,560	9,485,900	7,982,125
April	15,990,500	10,586,900	10,103,077
May	24,125,000	12,410,600	12,362,844
June	14,069,600	11,015,066	8,102,151
July	11,890,000	11,519,400	6,354,947
August	7,996,500	7,683,410	5,437,425
September ..	7,129,059	7,530,950	7,163,413
October ..	6,794,000	8,926,400	7,775,975
November ..	10,832,300	8,926,800	9,418,286
December ..	11,047,850	8,437,550	7,178,823
	\$145,285,753	\$114,197,609	\$99,025,562
			\$3,641,240

BUSINESS CHANGES.

ASSIGNMENTS—BENEFIT CREDITORS.

Hitchcock, James R. } Assigned to D. L. O. Knowlton.
Palfrey, George W. } Assigned to D. L. O. Knowlton.
Harrison, William J. } Assigned to D. M. Ripley.
Angel, George C. and William G. } Assigned to W. B. Sofield.
Barlett, Emma } Assigned to Josiah Fletcher.
Guggenheim, Samuel } Assigned to Edmund Thompson.
Benedict, Ovington and Samuel W. } Assigned to Peter L. Cortelyou.
Linnington, Cornelius G. } Assigned to C. F. Lockhart.
Newman, Adele } Assigned to Mann Magnus.
Hunting, James H. } Assigned to John P. Fellows.
Earle, Ralph D. } Assigned to John P. Fellows.
Laurie, Peter W. } Assigned to R. G. Cornell.
Chase, George H. } Assigned to R. G. Cornell.
Rosenbaum, Charles } Assigned to Jacob Brush.
Bynum, Thomas B. } Assigned to Daniel F. Appleton.
Smith, Robert W. } Assigned to Samuel Jamison, Jr.
Baldwin, Theron } Assigned to Samuel Jamison, Jr.
Whitman, William E. } Assigned to Alden Solmans.
McCabe, John H. } Assigned to C. P. McCabe.
Lindeman, Henry and Ferdinand } Assigned to Adam Ostreich, Henry L. } Brattigam.
Simpson, Solomon L. } Assigned to Frederick Lewis.
Grabsky, Aaron } Assigned to Marks Lash.
O'Neill, Ellen } Assigned to Patrick Lyman.
Stiner, Philip } Assigned to Isaac Sommers.
Irving, Mary and Benjamin H. } Assigned to John Pullman.

IN BANKRUPTCY.

Willard, John S.	Referred to Register Close.
Cahn, Moses }	Referred to Register Allen.
Fribourg, Max }	Referred to Register Ketchum.
Levy, Robert }	Referred to Register Dwight.
Lewis, Jacob }	Referred to Register Fitch.
Buddensick, Charles A.	Referred to Register Williams.
Obreight, Emmanuel M.	Referred to Register Dayton.

LEASEHOLD CONVEYANCES.

NEW YORK.

Chambers st. (No. 599), on Church Farm, 25x75.	
Edward B. Fellows (Exr. of Archibald A. Peterson) to Edward Bridge.	\$15,000
Church st., s. w. cor. Park pl., 45x699.4.	nom.
Wilson G. Hunt and Nahum Sullivan to the Metropolitan Life Insurance Company.	6,150
Dec. 30.	nom.
Seventh st., s. s., 100 w. Av. A., 25x90.10.	nom.
Henry Mass to Jacob Hinkel.	200
Twenty-ninth st., n. s., 225 e. 6th av., 50x98.9.	nom.
J. J. Richards to Slantey Williamson.	nom.
Forty-sixth st. (No. 235), 250 e. 8th av., 25 x ½ block.	nom.
Andrew Decker to David Kohnig.	nom.
July 24.	nom.
Forty-eighth st. (No. 68), s. s., 778.10 w. 5th av., 20.10x100.5.	nom.
Luther Redfield to Louise C. wife of Amasa A. Redfield.	nom.
Nov. 17.	nom.

BOARD OF ASSESSORS.

Assessment lists affecting the property below have been received by the Board of Assessors from the Commissioners of Public Works.

Broadway, s. w. cor. 31st st., basin.

Broadway, n. w. cor. 31st st., basin.

Third and Wooster sts., s. w. cor., basin.

Thirty-third st., from 1st av. to East River, paving.

Fiftieth st., bet. 10th and 11th avs., flagging.

Fifty-sixth st., s. e. cor. 9th av., fencing vacant lots.

Fifty-fifth st., bet. 4th and Madison avs., paving.

Fifty-eighth st., bet. 7th and 8th avs., fencing and paving.

Fifty-sixth st., from Madison to 5th av., paving.

Sixty-fifth st., bet. 4th and 5th avs., fencing vacant lots.

Eighty-fourth st., bet. 8th and 10th avs., flagging.

Eighty-eighth st., n. e. cor. 4th av., fencing lots.

Eighty-eighth st., n. s., bet. Lexington and 4th avs., fencing lots.

Ninety-second st., bet. Bloomingdale road and Boulevard, grading.

Ninety-second st., from 4th to 5th avs., regulating, &c.

One Hundred and Fifth st., bet. 1st and 3d avs., paving.

One Hundred and Eleventh st., from 4th to 5th avs., grading &c.

One Hundred and Twelfth st., s. e. cor. 2d av., basin.

One Hundred and Twentieth st., from 1st to 2d avs., paving.

One Hundred and Twenty-second st., from 1st to 2d avs., fencing lots.

One Hundred and Twenty-seventh st., s. s., bet. 6th and 7th avs., fencing lots.

One Hundred and Eighth st., bet. 3d and 5th avs., sewers.

One Hundred and Thirty-eighth st., bet. Boulevard and 12th av., basins.

Fourth av., opp. 68th, 69th and 70th sts., basins.

Fifth av., from 90th to 120th st., flagging.

Fifth av., from 86th st. to Mount Morris sq.

Eighth av., e. s., opp. 61st, 62d and 63d sts., basins.

Eighth av., e. s., opp. 64th, 65th and 66th sts., basins.

Eighth av., n. e. cor. Central Park road, at 66th st., basins.

Eighth av., from 59th to 122d st.—third section from 100th to 122d st., grading.

Eleventh av., bet. 36th and 37th sts., curbing, &c.

Little 12th st., from 10th to 13th av., grading.

Thirteenth av., n. w. cor. Little 12th st., basin.

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, 111 BROADWAY.

NEW YORK.

Fifty-sixth st., n. s., 433.4 w. 6th av., 20.10x100.5.	
by William Kennedy. (Foreclos. sale).	Jan. 10
Bayard st., n. s., 100.7 e. Chrystie st., 25x75, by E. A. Lawrence & Co. (Foreclos. sale).	Jan. 10
Fifth st., s. s., 204 w. 2d av., 21x96.2, by V. K. Stevenson, Jr. (Foreclos. sale).	Jan. 10
Fifty-fifth st., s. s., 203.6 e. Lexington av., 18.9 x100.5, by E. A. Lawrence & Co. (Foreclos. sale).	Jan. 10
Readst. n. s. (No. 92), 100 w. Church st., 25x61, by Rich. V. Harnett. (Foreclos. sale).	Jan. 10
Forty-sixth st., s. s., 216.4 w. Broadway, 18.8 x100.5, by E. H. Ludlow & Co.	Jan. 10
One Hundred and Twenty-fifth st., s. s., 103.9 e. 6th av., 18.9 x100.1, by E. H. Ludlow & Co. (Foreclos. sale).	Jan. 10
Eleventh av., n. w. cor. 23d st., 98.8x225.	Jan. 11
Eleventh av., s. w. cor. 24th st., 98.8x225.	Jan. 11
by Wm. Kennedy. (Foreclos. sale).	Jan. 10
Sixty-first st., n. s., 100 e. 5th av., 50x100.5, by A. J. Bleeker.	Jan. 10
Fourth av., e. s., 60.2 22d st., 20x70, by E. H. Ludlow & Co. (Foreclos. sale).	Jan. 10
Seventy-sixth st., s. s., 230 e. 3d av., 25x102.2, by E. A. Lawrence & Co.	Jan. 11
Eighth av., s. e. cor. 61st st., 261.6x195.8x184.	Jan. 11
by Rich. V. Harnett. (Foreclos. sale.) (½ part). Jan. 12	Jan. 12
Cedar st. (No. 141), n. s., 40.4 e. Washington st., 29.6x4, by Rich. V. Harnett. (Foreclos. sale).	Jan. 12

Fifty-fourth st., s. s., 75 w. 1st av., 2 lots, each 25x100.5, by A. H. Muller. (Foreclos. sale).	Jan. 12
One Hundred and Twenty-fifth st., n. s., 250 e. 10th av., runs n. 72.7 to Manhattan st. x south east 56.4 x south 46.7 to 125th st. x west 50, by William Kennedy. (Foreclos. sale).	Jan. 12
Eleventh av., w. s., 25.11 s. 102d st., 25x100, by A. J. Bleeker. (Foreclos. sale).	Jan. 13
Third av., e. s., 51.11 n. 133d st., 25x83x25x90, by P. F. Meyer. (Partition sale).	Jan. 13
Seventy-second st., n. s., 375 w. 8th av., 25x102.2.	Jan. 13
Seventy-third st., s. s., 375 w. 8th av., 25x102.2.	Jan. 13
by D. M. Seaman. (Foreclos. sale).	Jan. 13
One Hundred and Second st., s. s., 175 w. 11th av., 25x100.11, by A. J. Bleeker. (Foreclos. sale).	Jan. 13
Thirty-fourth st., n. s., 100 e. 4th av., 20.6x98.9, by A. J. Bleeker. (Foreclos. sale).	Jan. 13
One Hundred and Twenty-third st., n. s., 235.6 w. 4th av., 19.5x100.11, by Blackwell & Riker. (Foreclos. sale).	Jan. 14
St. Ann's av., n. e. cor. 138th st., runs n. 562 to Division av. x east 694.4 to land of John J. Crane x south 647 to 138th st. x west 644 to beginning, by Steele & Carter. (Foreclos. sale).	Jan. 15
Thirty-fourth st., s. s., 20 e. 10th av., 19.4x58, by Steele & Carter. (Foreclos. sale).	Jan. 15
Douglas st., n. s., 50 w. Bond st., 50x100, by G. M. Stevens (Ref.), at Commercial Exchange.	Jan. 10
Madison st., s. s., 170 w. Franklin av., 20x100, by G. M. Stevens (Ref.), at Commercial Exchange.	Jan. 10
Monitor st., e. s., 125 n. Herbert st., 25x100, by Isaac H. Pratt (Ref.), at Court House.	Jan. 10
Pacific st., n. s., 125 w. Boerum st., 25x100, by William E. Goodge (Ref.), at Commercial Exchange.	Jan. 13
Seventeenth st., s. s., 270.6 w. 6th av., 20.6x100, by G. M. Stevens (Ref.), at Commercial Exchange.	Jan. 13
Withers st., s. s., 225 e. Lorimer st., 50x100, by A. G. Williams (Sheriff), at Court House.	Jan. 15
Atlantic st., n. s., 40 w. Hicks st., 20x70, by Wm. B. Davenport (Ref.), at Commercial Exchange.	Jan. 15
Ryerson st., e. s., 140 n. Willoughby av., 20x190, by A. G. Williams (Sheriff), at Court House.	Jan. 15
Hamilton st., e. s., 177.7 n. Gates Av., 14x75, by William E. Goodge (Ref.), at Commercial Exchange.	Jan. 15
BROOKLYN.	
James' av., 50.5 n. 63d st., 25x100, by G. M. Stevens (Ref.), at Commercial Exchange.	Jan. 13
Third st., s. s., 263.9 e. Av. B, 24.9x100, by Mary C. Burdick agt. George Clement.	Dec. 31
Twelfth st., n. s., 183 w. Av. C, 25x103.3. The Bowery Savings Bank agt. Levy Loewenstein.	Dec. 31
Third st., s. s., 563.9 e. Av. B, 24.9x100, Bernhard Wiedmann agt. Katherine Clement.	Dec. 31
Seventy-first st., n. s., 470 w. 9th av., 20x102.2. James R. Smith agt. Emeline M. Michelletti.	Dec. 31
Seventy-ninth st., n. s., 175 n. 4th av., 25x102.2. Alphonse Kahischer agt. Matthew Ley.	Dec. 31
Thirty-fifth st., s. s., 118 e. 6th av., 17.6x98.9. Cornelia A. Eells agt. Josephine Otard.	Dec. 31
Fifty-seventh st. and Broadway, s. w. cor., 30.6 x182. William Lawrence agt. Benjamin J. Willis.	Dec. 31
Greene st., e. s., 222 s. Amity st., 70x82.10. Jas. A. Roosevelt agt. Aaron Kamak.	Jan. 4
One Hundred and Twenty-eighth st., n. s., 173.8 w. 2d av., 18.8x99.11. Joseph Agate agt. Ann E. Mawbey.	Jan. 4
Houston and Laurens sts., s. e. cor., 65x50. One Hundred and Forty-first st. and 11th av., n. w. cor., 199.10x125.	Jan. 4
One Hundred and Forty-first st. and 11th av., s. w. cor., 199.10x125.	Jan. 4
William H. Florence agt. Margaret Rogers.	Jan. 4
Fifth av. and 77th st., s. e. cor., 27.2x100. John H. Watson agt. Uriah F. Rogers.	Jan. 5
Fifty-sixth st., n. s., 214 e. 1st av., 20x93.3. Peter Goetz agt. Terence Farley.	Jan. 4
Fifty-sixth st., n. s., 234 e. 1st av., 20 ½ x 91.1. Same agt. same.	Jan. 4
Fifty-sixth st., n. s., 274 e. 1st av., 20x98.4. Same agt. same.	Jan. 4
Fifty-sixth st., n. s., 254 e. 1st av., 20x90.7-4.5. Same agt. same.	Jan. 4
Mott st., w. s., 150 n. Grand st., 25x100. August L. Nosser agt. William Kinn.	Jan. 4
Seventy-fourth st., s. s., 175 e. 2d av., 25x102.2. John G. Burrough agt. James Monahan.	Jan. 4
West st., e. s., 93.6 n. Morris st., 27x93.8. Wm. H. Kirby agt. Stephen A. Hunter.	Jan. 4
Eighteenth st., n. s., 135 e. 6th av., 25x92. Henry Meigs, Jr. agt. Justus Cooke.	Jan. 5
Sixty-fifth st., n. s., 225 e. 2d av., 25x100.4. James Gumbie agt. John D. Taylor.	Jan. 5
Prince st., s. s., 25 w. Crosby st., 25x110.6. U. S. Life Ins. Co. agt. Sarah Bellows.	Jan. 5
Brook av., s. w., 75 s. 143d st., 25x100. Matilda Davis agt. Michael O'Neill.	Jan. 5

One Hundred and Seventeenth st., n. s., 130.6 w. 3d av., 19x100.11. Jetta Isaacs agt. Henry Behning.....	Jan. 5
One Hundred and Seventeenth st., n. s., 187.6 w. 3d av., 19x100.11. Same agt. same.....	Jan. 5
One Hundred and Twenty-first st., n. s., 225 w. Av. A, 17.11x100.11. John B. Haskin agt. Michael Dunne.....	Jan. 5

LIS PENDENS.

KINGS COUNTY, N. Y.

Boerum st., s. e. cor. Lorimerst., 100x75. John M. Stearns agt Henry Goldstein.....	Dec. 24
Lorimer st., e. s., 91.6 s. Stagg st., 21.6x100. Ann R. Prescott agt. Catharine Hill.....	Dec. 24
Tenth st., n. e. s., 179.1 n. w. 6th av., 16.8x100. Ida Berry (Admrx.) agt. Benjamin Banks.....	Dec. 27
Tenth st., n. e. s., 95.9 n. w. 6th av., 16.8x100. Sarah R. Hubbard agt. Benjamin Banks.....	Dec. 27
Twenty-ninth st., n. s., 20 w. 10th av., 20x75. Emily R. Lyon agt. Patrick Keegan.....	Dec. 28
Quincy st., s. s., 205 w. Marcy av., 20x100. Amelia M. Judson agt. Elmer Chapman.....	Dec. 28
Wilson st., n. s., 175 w. Wythe av., 15x100. William P. Johnston agt. William Johnston.....	Dec. 29
Graham av. e. s. s., Lot 1,257, Abm. Meseroe property, 25x100. George Zimmerman agt. Ernest Schoen.....	Dec. 29
Patchen av., n. w. cor. Putnam av., 100x75. William F. Coulin agt. William E. Johnston. Dec. 29	
Atlantic av., s. s., 100 w. Underhill av., 20x100. Daniel Morrison agt. Ellen J. Dowd.....	Dec. 29
Fulton st., s. s., 197.6 s. Schenectady av., 37.6x100. Eli Beard agt. H. G. Rhoades.....	Dec. 29
Schermerhorn st., n. s., 350 e. Smith st., 18x83. Edward Whelan agt. A. M. Antoinette Riecks. Dec. 30	
Bedford av., w. s., 60 n. Taylor st., 20x90. John M. Quackenbush agt. Emma J. Bartlett.....	Jan. 3
Greene av., s. s., 119.7 e. Franklin av., 21.6x100. Donald McLaren agt. Andrew Smith.....	Jan. 3
Sigourney st., n. w. cor. Columbia st., 225x100. Edward L. Howard agt. Samuel Townsend.....	Jan. 3
Broadway, w. s., bet. Bartlett and Gerry sts. Lot 4,124, Block 118, Austin D. Moore est. Leopold Michael agt. Augustine O'Neil.....	Jan. 3
Property in Kings and Queens Counties of East New York and Jamaica R.R. Co. Aaron A. Degraw (Trustee) agt. East New York and Jamaica R.R. Co.....	Jan. 3
Hamilton av., s. w. s., 254 s. e. Columbia st., 18.9x114.6x20.4x106.8. Valentine G. Hall agt. Sarah J. Bywater.....	Jan. 3
Fifty-fifth st., s. s., 400 w. 2d av., 25x100. Albert Woodruff agt. Walter H. Hocking.....	Jan. 4
Nostrand av., w. s., 20 s. Putnam av., 20x100. Edmund Titus (Exr.) agt. John Stafford.....	Jan. 4
Dean st., n. s., 275 e. New York av., 37.6x114.5. The Brooklyn Life Insurance Co. agt. John J. Lowden.....	Jan. 4
Fulton av., s. e. cor. Hoyt st., 25x100. George R. Turnbull agt. Lewis Beach.....	Jan. 4
Fourth av., s. e. cor. 37th st., 75.2x100. Peter Bergen agt. Sarah D. Van Brunt.....	Jan. 4
Fourth av., s. e. cor. Thirty-eighth st., 50.2x100. Peter Bergen agt. Stephen P. Tallman.....	Jan. 4
Bergen st., s. s., 226.7 w. Franklin av., 40x131. Susan M. Murray agt. Thomas Harrigan.....	Jan. 4
Lafayette av., s. w. cor. Reid av., 50x100. Charles D. Adams agt. Hiram H. Smith.....	Jan. 4

MARKETS.

The general markets during the week have been extremely dull, and few new features are recorded in our reports. The reviews of markets for the past year, and comparative prices published in last week's RECORD, have afforded a rich field for other journals during the week from which to manufacture second-hand articles on the "State of the Building Trade," etc. We should feel better pleased, however, if the appreciation shown for our figures was occasionally accompanied by a word of credit. A leading evening paper of this city published a leaded article on Tuesday made up almost entirely of a rehash from our columns, and containing about all our comparative prices, without as much as a thank you.

BRICK.—There has probably been as much business doing in common hard brick during the past year as in 1874, some think more; but the position of affairs has proven far from satisfactory to the selling interest. Taking our previous estimate of the productive capacity of the North River yards (600,000,000), and allowing 25 per cent. reduction in the manufacture, and we have a supply of some 450,000,000 brick. These figures are considered by our leading receivers as about as nearly correct as can be obtained, possibly a little extreme if anything. The great bulk of this stock has come to New York, though once or twice during the season there was considerable shipping to the Eastward, especially when our market was over supplied. As to the amount left on hand, we have been enabled to arrive at some pretty close figures through the courtesy of one of our leading dealers. A careful canvass of the yards in the "Bay" proper was made about the middle of December, resulting in showing a total of some 44,115,000, with about 20,000,000 at Verplanks, Cugers, George's Island, etc. Within the past week we have later advices, from which it would appear that the supply in the "Bay" has run down to about 35,000,000. It is also estimated that about 4,000,000 are available on Staten Island, and that the Long Island yards can furnish probably 7,500,000 more.

While, as noted above, business has been very good, so far as the aggregate movement is concerned, the advantage was sufficiently with the buyer to result in a very easy range of values during a larger portion of the time. This was particularly the case when supplies were moving off with the greatest freedom; and it is noted among the Trade as a very remarkable occurrence that, in the face of the close of navigation, values rather weakened, if anything, with no positive recovery until the last week in December, and this not fully sustained. One of our principal merchants in this line informs us that he has had quite a number of contracts during the year requiring from one to two million brick each, besides the usual average of smaller calls, and the majority of dealers have had much the same experience. Not the least hurry, however, has been shown to anticipate wants, buyers merely coming forward as they could use stock to immediate advantage, and allowing the bulk to be carried in first hands. Of course, this has been disastrous to the manufacturer, who, already crippled by the operations of the preceding year, found it a most extremely difficult matter to pull through. Indeed, many have been obliged to succumb, and though the failures were as a rule among the small and weak houses two or three of considerable magnitude were reported. A number, if not the major portion of the manufacturing interest is still more or less embarrassed, and it is thought that nothing but the aid extended by commission houses, etc., prevents a more general break-up. Among our own dealers two failures were about all that took place worth noting. On prices the points touched were \$0@75c. per M below the preceding year, some sales of Haverstraw fair going at \$5, while the average is very materially lower, \$6 proving a top figure for a long time. Winter stocks were accumulated to a less extent than usual, but remain intact as yet, the fresh arrivals satisfying most calls. Pale brick have not labored under quite so much depression as common, and, indeed, when the last named were dull, it was no uncommon thing to find pale selling freely and at comparatively full prices. There is a law against the use of pale brick for building purposes in this city, but it does not appear to be strictly observed, which, coupled with a good demand from Brooklyn, has offered an outlet rather in excess of the supply, if anything. The price ranged mostly from \$2.50 up to \$3, but at the close was rather stronger. No Long Island brick have been sold here this fall and winter that we can learn of, though since the slight advance manufacturers have commenced watching the market. The Jersey production has not even been hinted at as coming this way, \$5 per M at the yards being considered much more remunerative. Taken as a whole, the market for the ordinary grades of brick at the close of the year was dull and flat, and the entire trade in doubt as to the future.

Croton fronts have been dull throughout the entire year, and the range of prices easy, mostly within \$9@12 per M, according to quantity and shade. This class of stock has call principally for gable ends, rears, etc., but does not meet with that exclusive sale noticeable in former years. This is due to the much higher grade of common hards now available, and which are used as a direct substitute for Crotons. The finer grades of fronts have sold fairly but not freely, although rates were somewhat modified. We venture to predict, however, a gradual and possible sudden improvement in demand for this class of stock. This idea is based on the disposition to economize closely on all building operations; and as a good substantial front can be made from first-class brick, the tendency is, we think, to adopt it whenever practicable, in preference to iron and stone, which, frequently more fancy, will not in nine cases out of ten prove as enduring. Some large, fine stores on Broadway, Fulton street, etc., are now under way, or about completed, on this principle, which was also embodied in the leading buildings constructed last year. During the past week business has been fair, but the tone of the market on North River hards quite irregular. At the opening, under mild open weather and pretty full arrivals, the tone was slack and sellers willing to shade a little on price. About the best bid, however, was \$6 for some little time, when suddenly buyers came forward and paid \$6.37 1/2, closing up pretty much all the really desirable offering. Hints of a combination to resist an advance, and of broken faith by some of the parties thereto, have been heard on the market. Advices from the "Bay" indicate that all who can do so propose holding their stocks, but that many others are inclined to improve every opportunity to send off cargoes, in order to realize funds for which they are solely pressed; and as it takes nearly double the number of brick to bring the same amount of money as a year ago, the outlook is not a pleasant one on either side of the question. Should the weather turn cold and prevent masonry work, but fail to entirely close the river, the result must prove weakening. Pales have been in good demand and are firmer, the rates now standing at \$3@3.50 per M. Fronts dull, but no very large stock offering. We quote: Pale, \$M, \$3@3.50; Jersey, \$5.50@6; Long Island, \$6; Upper, \$—@—; Haverstraw Bay, \$6@6.50; Fronts, Croton—brown, \$9@10; dark, \$10@11; red, \$11@12; Philadelphia, \$28@30; Baltimore, \$47@50. Yard prices, delivery included, \$203 higher.

CEMENT.—We understand that scarcely anything now remains in first hands, and wholesale values may be considered as largely nominal. From dealers' stocks there has been a fair distribution during the week in small lots, at a more or less irregular range of values, but mostly with an easy tendency, owing to strong competition. We quote at \$1.20@\$1.40, but there is seldom anything sold above \$1.35 per bbl. Foreign grade moderately active and steady on all descriptions. We quote from pier and yard, and according to brand, as follows: Portland, \$3.50@4; Roman, \$3.50@4; Keene, \$8@8.50 for coarse, and \$12@12.50 for fine; Martin's, \$7@7.50 for coarse, and \$11@11.50 for fine.

HARDWARE.—Business is without much animation, the operations being mainly of a jobbing character. Occasional encouraging advices are received from the

interior, however, and dealers feel hopeful. Price lists are undergoing gradual revision. It is reported that an increased discount is to be made on half and full weight tasks after the 1st prox. The Old Colony Rivet Works have increased the cost of Norway iron rivets somewhat, and the new rates are as follows: black and tinned, in M packages, 40 per cent. discount; rivets in bulk, 20 per cent. discount; to jobbing and commission houses, 7 1/2 per cent. additional. The American Screw Company contemplates making a further reduction on the cost of gimlet pointed screws.

LATH.—The position remains nominally unchanged up to the present writing, owing to the absence of testing sales. About \$1.60 appears to be the highest price paid, except small lots to go out of town, but nothing is available at the above figure, either on spot or to arrive. The demand in a quiet way is quite good, and a number of dealers are in want of stock.

LIME.—About the same old story will cover the condition of affairs on this market. The arrivals of Rockland have been fair, and all were sold, with a cargo in transit also finding customers at unchanged rates. A few lots went from the accumulation of State. Taken as a whole, the market may be called firm, but with no indications of immediate improvement.

LUMBER.—A look back through our reports for the past year shows a steady record of dull markets from week to week, with values at all times barely supported, and in many cases undergoing a still further shrinkage. The same state of affairs has prevailed at all other localities of distribution, consumption and export, and setting back upon the points of production, has thoroughly demoralized the entire lumber business of the country. The West in particular has suffered severely—so much so, indeed, as at last to reluctantly admit that lumber was too plenty, trade slow and unremunerative, and that nothing but a decided reduction of the future cut would afford the sought for relief. A convention was held at Chicago at which a large number of leading lumbermen were in attendance, and the general expression was strongly in favor of bringing work in the woods during the present winter down to the lowest possible limit, with apparent evidence for a time that such a result would follow. Yet since the logging season has commenced, there has been a gradual accumulation of indications, until now it is almost a certainty that, barring some totally unexpected intervention, the cutting and slashing among the pines will go on in the same reckless style as ever. We have not the least doubt that a great many operators in the woods will contract their work within much smaller compass than usual. Some, through a faith in the policy of such action, and some through necessity, but far too many, attracted by the lower cost of labor, provisions, etc., are likely to cut freely, and we predict that upon the present stock, cut and uncut, a run of logs will come with the spring freshets sufficient to pile up a supply far in excess of any hopes of remunerative sale.

One thing is pretty certain in regard to our lumbermen. They are not likely to be inveigled into assuming the burden of carrying stocks through profilers of apparently cheap lumber now, accompanied by hints and open assertions of a light supply ahead. Such lumber as they know they can use to early advantage; they will buy, but fight over the usual cry of a shortage of logs is not likely to occur along this seaboard, and producers would do well to make a note of it at once. It would also be well to remember that cost has not by any means been the cause of the slow trade, but an absolute and general falling-off of the consumption; and, on the principle that goods not wanted are dear at any price, our dealers have gauged their purchases so closely to the ability to handle to quick and good distribution as calculations would admit of, with a very fixed determination to adhere to the same policy in future. We are miserably short on statistics for this market, and our most earnest efforts to obtain reliable data have proven futile. It is therefore impossible to arrive at a positive comparison of the movements. The estimates of the Trade, however, generally place the falling-off in the volume of business at 25@33 1/3 per cent. as compared with 1873 and the early portion of 1874, after which the dull tone became more decided, while about the same reduction is claimed in the gross amount of stock now on hand as compared with this time last year, and the accumulation said to contain a smaller proportion of fine lumber.

White pine has again suffered, as in 1874, through an absence of export orders; and, though one or two little furies took place, they only served to make the quietness of the balance of the season more apparent. Some cargoes were taken for South America, one or two during the fall for the West Coast, and occasional jobbing orders from the West Indies came to hand, or odd lots were sent out to fill up freight room, but handling lumber on foreign account was by no means an attractive business during 1875. The home demand has been light and fitful, with about all buyers operating closely on the hand-to-mouth policy, and coming often rather than operate beyond known wants. The general slow movement of all classes of merchandise, drygoods, etc., had a direct effect upon this market, as the demand for boxboards was very materially reduced. During the past week there has been little doing, and the close is nominally unchanged in values. We quote at \$20 per M for shippers, 10-inch and upwards; \$17@18 do. for do., 10 and 12 inch; and \$15@16 for box, 8 and 12 inch.

Eastern spruce, some few years ago, according to reports from interested sources, was about exhausted, and one or two more seasons' cutting was to number it among the things of the past. That it is becoming scarce and less attractive there can be no doubt, but still enough was offered during the past year for all wants, and we have every reason to believe that, by strict economy and close attention to business, producers will be enabled to spare us sufficient to carry on trade during the Centennial year at least. In fact, the "short crop" theory has been tried and found wanting on this as well as other grades. Opening at

about \$17 for randoms, the market has shown some irregularity, but gradually favored the buyer, and at one time during the summer \$12 was all that could be depended upon, with some pretty good stock quietly sold at \$10, and even lower hinted at where a prompt settlement could be obtained. With the close of the season, however, there was again a natural reaction as supplies became reduced, and cost went up to about \$12@14 per M for good to choice randoms; and \$14@17 for specials, the latter rather extreme and difficult to realize. At these figures the year closed, and they still remain the market quotations, though somewhat nominal, as most of the recent arrivals were sold previously and have not been offered. Through the courtesy of Wilson Godfrey, Esq., we are enabled to publish below a table showing the number of cargoes received by months during the past year. From these it would appear that 46 cargoes more are reported for 1875 than for 1874; but Mr. Godfrey thinks this is in part due to an overlooking of a portion of the arrivals on the short year, and that the increase is more apparent than real.

Yellow pine has been exempt from the general claim of continuous inactivity, as quite a little business at times took place, but has been unable to resist the declining tendencies current, and values generally are lower. Timber of good size and length is, or has supplanted spruce, and a fair trade was done on orders, the consumption being mostly for large warehouses, factories, etc., local or at near-by towns. Random cargoes, however, were neglected by the average buyer, and had to be sold low, if at all, but this alternative was in most cases accepted, as cash was preferable to stock. Flooring boards did not show much change until along late in the summer, when a very good demand sent values up somewhat, especially on dry stock. The demand, however, was soon satisfied, and having, in the meantime, started forward a considerable supply down went the cost again, and the year closed on a flat market. The exports have been moderate on all points, and there is now a fleet of vessels offering at the Southern ports, with rates low, but no cargoes offering for want of a port to which to consign. The week's business has been light, with prices remaining about as before. We quote random cargoes at \$18@20 per M; ordered cargoes, \$22@24 do.; green flooring boards, \$22@24 do.; and dry do., do., \$25@26 do. Cargoes at the South, \$14@16 per M.

Hardwoods, on the whole, have been fairly active as compared with the supply, but this has been graded to suit the outlet as near as it could be. As before, black walnut has been the favorite grade, selling quickly wherever quality was good, and there is now little accumulation of stock in first hands. Other kinds dragged somewhat, but kept a uniform range of values. The economy of buyers and consumers has marked influence upon the sale of hardwoods. "Fancy fixings" in the trimming of dwellings, offices, etc., have been giving place to something plainer and less costly, which, of course, has checked the home demand, while exporters were without anything more than an occasional jobbing order. We quote: Wholesale values by car load at about \$75@80 per M for the finest walnut; \$50@60 do. for common do.; \$38@40 do. for ash; \$38@40 do. for whitewood; \$38@40 do. for oak; and \$55@60 for cherry.

The yard trade has been conducted with much caution as a rule, and, though some few failures took place, no houses of magnitude have succumbed. Indeed, all things considered, dealers have worked through very nicely, and, though suffering more than the preceding year as to the volume of business, are still hopeful. Stocks are somewhat smaller to carry, and this, with the reduced investment necessary to form an accumulation, now that rates are down, forms a strong point. An extremely close scrutiny of credits has at all times been going on, and the prompt cash buyer, even on jobbing amounts, could always obtain decided favors. Western producers and wholesale operators have been hurting the yard trade to a considerable extent by entering into contracts direct with the consumer at rates just about as low as they would sell to dealers. This is against all business usages, and appears to us suicidal beside, and no doubt many sellers will find it so some fine day, especially where they have been giving credit. Values without important change just now.

The following table has been compiled, and kindly placed at our disposal, by Wilson Godfrey, Esq.

Ports of Shipments.	Arrivals of Spruce, Timber, Lath and Car-Piling, at New York.													
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.		
Portland.....	2	1	7	35	6	10	16	8	4	5	4	6	104	83
Bath.....	1	2	4	5	3	2	1	5	4	16	16	16	85	35
Gardiner.....	...	2	5	16	45	16	26	8	20	8	4	144	141	30
Bangor.....	...	2	5	16	45	16	26	8	20	8	4	144	141	30
Ellsworth.....	...	2	5	16	45	16	26	8	20	8	4	144	141	30
Machias.....	...	2	5	16	45	16	26	8	20	8	4	144	141	30
Calais.....	3	1	6	7	5	10	3	2	6	8	11	2	54	63
Other Ports in Maine.....	1	1	6	11	21	19	10	2	13	17	13	3	155	173
St. John.....	1	9	9	13	10	21	13	8	10	5	3	102	70	14
Other Ports in Br. Prov.	1	1	2	2	4	...	1	7	6	2	25	14	25	14
Total Ship'mnts of Lumber...	7	2	21	69	63	95	169	93	85	67	83	34	788	742
Spruce Piling	7	2	21	79	101	103	186	109	10	18	10	128	125	125
Total Cargoes...	7	2	21	79	101	103	186	109	95	85	93	35	916	876

By taking the tonnage of the above vessels and averaging the amounts, the total number feet carried would amount to 103,386,000 feet for 1874, and 149,696,000 feet in 1875.

From the *Timber Trade Journal* we obtain the following report on the Liverpool markets:

"The bare appearance that the docks and quays now present show a marked contrast to the life and bustle so lately apparent, the prevalence of easterly winds keeping what remains of the 'fall fleet' wind-bound in the Channel, and, consequently, the imports have been very small. The Brunswick and Nova Scotia dealers show little if any change in value from the quotations current a

fortnight ago; and very few vessels have now to arrive before the season for these goods finally closes, and, therefore, prices may be taken as being at their lowest until next spring's importation. The stock of birch of all kinds is less than half of that of last year, and the few parcels that have yet to arrive will command high prices for averages of good size and quality. In Quebec goods, pine of all kinds is very scarce, stocks being less than one-third of last year. With an average consumption, we have therefore only stock enough for the requirements of less than three months. In the face of this high prices are the rule, and they must increase as stocks become depleted. Quebec pine deals show a present stock of about one-third less than last year at this time, and they will, in a great degree, follow the upward movement of square and waney timber. Oak and elm are still rising rapidly, and as each sale is made higher prices are demanded. In oak the latest sales have been at about 3s. 2d. for an entire parcel, and by auction from 3s. to 3s. 4d., according to size; and in elm a few transactions have been made at very full prices, say 2s. 5d. to 2s. 9d. per foot. Pitch pine remains without alteration at present, but it would seem an obvious conclusion to arrive at that, since the scarcity of yellow pine is so marked and such high prices demanded for it, and this wood is the only substitute, it will be more in request, and consequently will be affected in price. Teak and greenheart are very light in stock, and are held for stiff prices, especially the latter. Contracts for next year's supply of Baltic and White Sea deals have been entered into, and also for Norway prepared flooring, for which consumers will have to pay high rates."

EXPORTS OF TIMBER AND LUMBER FROM THE PORT OF SAVANNAH FROM SEPT. 1 TO DEC. 31.

Coastwise.	Timber.	Lumber.
Baltimore.....	11,268	855,744
Boston.....	11,268	490,147
Philadelphia.....	11,268	1,423,713
New York.....	11,268	3,047,232
Providence.....	11,268	1,152,462
Bath.....	11,268	141,088
Rhinebeck.....	11,268	188,641
Camden, N. J.	11,268	161,952
Wilmington, Del.	11,268	344,771
Freetown, Me.	11,268	300,000
Georgetown, D. C.	11,268	380,920
Portland, Me.	11,268	170,273
New Haven.....	11,268	198,000
Total coastwise.....	11,268	8,982,395
Foreign.....	11,268	3,618,438

Report on the Canada Lumber Trade of 1875.

BY CARBRAY & ROUTH OF QUEBEC AND MONTREAL.

January 1, 1876.

The lumber plethora has now been lasting so long that the trade are wondering where will be the end of it and when the long-hoped-for active demand will spring up. All the usual signs of an increased inquiry have apparently, so far, not been able to influence it. Cheap money, low prices, rumors of the large consumption and decreasing stocks at all points—all have failed to attract buyers, and though many times in the course of the past eighteen months; prophecies have been freely made of bottom being at last reached, it still seems as far off as ever.

This, however, must cure itself. Few mills can continue losing money for two seasons, and prepare a third time for the same experiment and the banks who furnished the means could not in safety to themselves prolong what seemed to them indefinitely, operations of such a losing character to manufacturers. This winter a new departure was made, by the banks advising their clients not to look to them for advances, as none could be given for new lumber operations, and as few can carry along unaided, especially since the losses of the past two years, it is evident future operations must be small. Of course, having shut down early, many mills have some logs on hand, but if there is no demand for lumber next season, we think that there will at least be no excessive supply as in past years.

PINE.—Deals.—Opened last spring very dull—in fact no business at all. The Quebec houses had heavy stocks, from which they made their spring shipments, and had some to spare, so the mills had to pile up their productions. At the beginning of summer some sales were made as low as \$50, \$54, and \$27 per Quebec standard 2,750 feet B. M. for first, second and third quality respectively, and even as low as \$72, \$48 and \$24 was accepted for irregular specifications, but by the end of summer prices stood at \$90, \$56 and \$28, at which rate they ruled to the close of navigation. The season ends with more inquiry, and some speculative purchases at about last named figures to hold over till spring. There is no doubt a good portion of the wintering stocks would have been shipped if tonnage could have been got for it, as there were many orders in the market, but the small arrivals of open tonnage was the great difficulty the whole season, and toward the end especially, freights went up very high. Though the bulk of the deal shipments are still made from Quebec, the manufacturers above Quebec are filling orders direct from the mills, and the quantity is yearly increasing, the Ottawa mills making their shipments from Montreal, a thing unheard of a few years ago. The culling is done at the mills by sworn cutters from the Quebec Government Supervisor's office.

Boards.—Have been heavy of sale the whole season. The American markets were only buyers at very low figures, and not eager at that, the Michigan cut being ample for all their requirements. The Montreal market usually receives some 100,000,000 feet per annum, which tells principally on the Ottawa district, the chief source of supplies, but last season the demand has been very dull,

and fallen off to about 60,000,000, many retail dealers having to winter a second time a good portion of their stocks of 1874. Shipments to River Plate have fallen off very considerably, as will be seen by reference to our table of exports.

SPRUCE.—Deals.—On account of the heavy shipments from Lower Provinces, and low prices ruling there and in the Baltic, this article met with very little demand, except extraordinary specifications, and those at low figures. The encouragement to manufacture it this winter will be indeed small, as the stocks were last season literally slaughtered, and many manufacturers have assured us of their determination not to cut a stick of it. We can hardly base a quotation on the sales made, being particular orders as to qualities and sizes which had to be picked out at great expense. We would, however, quote \$34, \$26 and \$18 per Quebec standard for first, second, and third qualities respectively as about current rates.

Boards.—Were worse than deals, the spruce section in U. S. having a very large cut, and sales were only possible in that section at prices some 20 per cent. or more below rates of 1873, so that very little was cut in Canada, except for local consumption.

Hemlock.—There was nothing done. This wood is not yet appreciated at its value. It can be made rather cheaper than spruce, and for some purposes is very far its superior.

Though the review of the past season is thus full of gloom, the appearances for the future seem more hopeful; the inquiry is steady, and buyers willing to pay higher prices, and the production must inevitably be very much curtailed this winter. The cry of a short cut has no doubt been raised before, and it may be said that such is the case again, but we think that those who take in a general view of the whole field will see differently. In the first place such a depression has probably never been witnessed in the lumber trade, and immense losses have fallen on both shippers and manufacturers. The latter especially feel it very severely, and with the heavy losses they have made, the comparatively speaking full stocks, sawn and in the log, none are in a position of their own resources to go into the woods this fall, even if such were a wise proceeding.

Secondly, the position of the banks makes it impossible for them to assist in new operations, as they are already carrying over such large amounts on lumber which it was impossible to realize last season at anything like cost price, and also because they see that any assistance encouraging additional production would be positively damaging to trade and to their own interests.

We do not intend to say that no logs will be made—that would be impossible—as manufacturers have inevitably on hand a certain staff of men and horses, &c., which must be employed; but these alone would make a very small production, for the bulk of the logging business is usually done by outside people called jobbers, with whom the mill men contract, and these are this winter, comparatively speaking, idle. We can, therefore, we think, feel justified in repeating that the outlook for the future on all sides is more hopeful.

PRICES CURRENT.

Pine boards and plank stocks and sidings, fair run of log, shorts, strips and all culs out.....	\$15 00@18 00
Stocks, board and plank.....	14 00@16 00
Sidings, according to quality.....	19 00@21 00
Strips and shorts.....	9 00@10 00
Shipping culs.....	7 50@ 8 00
Third quality, 3-inch deals.....	5 00@ 10 00
Good cul, 3-inch deals.....	5 00@ 10 00
Dimension timber, according to size.....	18 00@22 00
River Plate, choice shippers.....	15 00@16 00
River Plate, common shippers.....	13 00@14 00
West India shippers.....	12 00@13 00
Sugar box shooks, each.....	@ 40
Pickets and palings, M.....	10 00@12 00
Lath, 1,000 pieces.....	1 00@ 1 25
Spruce boards and plank stocks and sidings, merchantable run of the log.....	8 50@ 9 00
Deal sidings, promiscuous lengths and widths.....	7 50@ 8 00
Hemlock boards and plank, merchantable run of the log.....	8 00@ —
Ash, elm, birch, basswood, maple boards and plank.....	Deals.—Pine, at Quebec, 1st quality
Deals.—Pine, at Quebec, 2d quality	13 00@100 00
Pine, at Quebec, 3d quality	60 00@ 65 00
Spruce, at Quebec, 1st quality	Pine stand, 2750 ft. B. M.
Spruce, at Quebec, 2d quality	36 00@ 38 00
Spruce, at Quebec, 3d quality	28 00@ 30 00
Timber—White pine waney board, per cubic foot.....	20 00@ 22 00
White pine, square.....	28@ 31
Red pine.....	16@ 20
Oak, Canada.....	11@ 21
Oak, Michigan.....	35@ 36
Elm.....	40@ 42
Ash.....	22@ 25
Tamarac.....	25@ 27
Birch, 16-inch.....	15@ 17
Staves, per stand, mille.....	24@ 25
Staves, per stand, mille.....	250 00@260 00
Staves, puncheon, per stand, mille.....	65 00@ 66 00

FREIGHTS.

	Spring, 1875.	Fall, 1875.
Sugar box shooks to West Indies.....	Nothing done.	
Lumber to West Indies, M feet.....	Nothing done.	Offered \$13
Lumber to Montevideo, f. o. M feet.....	\$16 00@17 00	\$20 00
Lumber to Peru and Chili, M feet.....	\$15 00@16 00	
Lumber to Melbourne, Aus., M feet.....	\$18 offered.	
Quebec to United Kingdom, Timber, per load 50 cubic feet, stg.....	265,00@275, 0d.	35s, @40s