

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XVII.

NEW YORK, SATURDAY, JANUARY 8, 1876.

No. 408.

Published Weekly by

THE REAL ESTATE RECORD ASSOCIATION

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TERMS.

ONE YEAR, in advance...\$10 00.

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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 surpluse 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 awoke 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 addict 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 hardier 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 bargain-ers, 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—those 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-asserted 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 ½ Mort. \$3,000.) (½ part.) Dec. 20. nom

BOULEVARD, e. s., 74.11 n. 151st st., 25x100. J. Weed Bell to Aaron H. Wellington. (Subj. to ½ Mort. \$3,000.) (½ 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 Johnson. Dec. 23. nom

ELIZABETH st. (No. 236), e. s., 17.2x88. Wm. Johnson 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 ½ 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 Gruenewald to Maria Obenauer. Jan. 3. 5,000

KINGSBRIDGE 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. \$20,00.) 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., 61.8 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

TROMPSON 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. 19,030

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. }
 40TH st., s. s., 337.6 w. 5th av., 22.6x98.9. }
 Cornelius O'Reilly to Thomas J. and Michael J. O'Reilly. (Q. C.) nom

40TH st., s. s., 283.6 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. }
 44TH st., s. s., 150 e. 1st av., 50x100.5. }
 Caroline wife of Jacob Adler to Adelaide wife of Simon Steirreich. (½ part.) Dec. 30. 5,000

43D 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 Schefers 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., n. 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 Deboben. 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 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. W. 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. W. 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. }
 63D st., s. s., 180 e. 3d av., 25x100.5. }
 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. 28. 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.) 4,000

63D st., n. s., 200 e. 5th av., 25x100.5. Thomas Boese (Ref.) to Daniel E. Van Valkenburgh. (Mort. \$10,000.) 4,000

63D st., n. s., 225 e. 5th av., 25x100.5. Thomas Boese (Ref.) to Daniel E. Van Valkenburgh. (Mort. \$10,000.) Dec. 30. 4,000

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. }
 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 Terrence 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. 1,100

113TH st., n. s., 285 e. 2d av., 20x100.11. Elizabeth wife of Amasa Higgins to Catharine Newschafer. Jan. 3. 100

113TH ST., s. s., 395 w. 3d av., 25x100.11. Leopold Heimann, 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
222d 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 Oppenheimer 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 (Extr. 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
A. 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 x 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., 20.6x80. Aaron Van Valkenburg to Jacob Ziegler. Dec. 30. nom
MADISON AV., n. e. cor. 84th st., 62.2x75. Jennie W. McKee (Extr. 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. 209 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 Herrman 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., 20.11x89. 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. (3/4 Mort. \$7,700, taxes and assessments.) Dec. 30.....nom
SAME PROPERTY. Jansen H. Anderson to William H. and Charles Gedney. (1/2 part.) (Subj. to 3/4 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. (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
8TH AV., s. e. cor. 35th st., 48.4x77.4. Charles Sterling to Mary Ann Graham. (Q. C.) May 6, 1874.....nom
8TH AV., n. w. cor. 73d st., 52.2x100.....
135TH ST., s. s., 185 w. 5th av., 100x99.11.....
71ST ST., s. s., 375 w. 8th av., 100x99.11.....
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. Surrens) 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 Lorentz to Peter Brunner. (Mort. \$11,000.) Jan. 4.....15,000
10TH AV., e. s., 24.11 s. 38th st., 34.5x52.....
43D ST., s. s., 216.8 w. 10th av., 16.8x100.5.....
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.
75TH ST., n. s., 230 e. 3d av., 25x102.2.....
73D ST., n. s., 150 w. 2d av., 100x102.2.....
Fegmund T. Meyer to John D. Phillips. May 31.....25,000
TWENTY-THIRD AND TWENTY-FOURTH WARDS.
ELLA ST., northerly cor. Walton av., 171x267x164 x265. Samuel A. Lewis to Joseph Bach. Sept. 21.....nom
JACOB ST., No. 300 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 Scheringer to Louisa Edel. Jan. 3.....1,900
1ST ST., w. s., 55.1 s. Clinton av., 146x40.10x115.7 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
MARLAN 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 Iter, containing 6 605-1,000 acres. Joseph J. Potter to Charles A. Potter. (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—Algie, Maria.
Bell, Ann E.—Blesson, Hugh, and Mary, wife Hugh—BUSSELL, F. F.—Bruno, Thomas—Bell, J. W.—Beese, 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. F.—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)—Ganter, Jacob.
Hecht, Leopold (2)—Homan, Henry—Heimann, Leopold—Hall, Charles—HEDDEN, E. M. (2) and W. A. (2)—Hofman, 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)—Loehr, John—Lespiussie, G. S.—Lorentz, Michael—Lynch, Anna M., wife of Samuel—Lewis, J. V. B. (Ref.)—Lewis, S. A.
Morrison, John—Murphy, Owen—McCafferty, Bernard (Ref.)—McMahon, Hugh—Mead, Sarah J., wife Abraham—Meagher, Mary J., wife of James—Mears, Ann, wife of E. H.—Myer, S. T.—Michaleck, Anna, wife of Anton—Miser, 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.
Pierson, Joseph—Peyton, W. K. (2)—Powell, Andrew—Potter, J. J. (2) and C. A.—Poznanski, Morris and Harris—Pittis, Ellinor.
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.)—Surrens, Mary L. (Special Guardian)—Striker, J. H.—Smith, H. C.—Schmitt, Jacob—Sierling, Charles—Scheringer, Michael—Stewart, Wm. A. W. (2)—Scheffers, Elizabeth—Sherwood, Charles (Exr. of)—Sherwood, James—Shiel, D. R. (Ref.)
Townsend, M. L. (Ref.)—Treacy, R. S.—The Fifth Avenue Presbyterian Church.
Vega, Mary A., wife of Rafael—Van Valkenburgh, D. E. and Aaron—Vaughan, H. W.
Wray, Christopher—Wisner, Daniel—Wellington, A. H.—Walsh, P. B.—Weber, Wilhelmina—Waitzfelder, Clara, wife of Morris—Winslow, William (2)—Wilkinson, Franklin.
Zeisner, Samuel.
GRANTEES.
Amanda, Bernard—Atwood, Virginia D., wife of T. S.—Arnold, Aaron—Arnold, Mary L., wife of D. P.—Ailsfeld, Margaretha, wife of Christian.
Brennan, Patrick—Bell, Ann E.—BUSSELL, VIRGINIA, WIFE OF F. F.—Bruce, J. M.—Bell, J. W.—Brunner, Peter—Barry, E. 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)
Deboen, 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.
Hupfel, 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—Meinhofer, Anna, wife of Charles—McAlpin, D. H.—McElvar, Margaret—McQuade, Patrick.
Nichol, Jane, wife of John, Sr.—Nef, Jakob—Newschafe r Catharine.

O'Reilly, T. J. and M. J.—Oppenheimer, Marcus and Seligman—Obensauer, George—O'Connell, James—Ott, Catharine, wife of Maria—Peck, G. H. (2)—Pieron, Charlotte C.—Potter, C. A.—Peyton, Mary J. (2)—Phillips, J. D.—Reid, Mary J.—Rettnermaier, 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 Picken. (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., 48.10x69.8. Robert Hoerly 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, Hempville, L. I., to Geo. Loffer. 7,000 HICKS st., w. s., 327.6 n. Degraw st., 19.6x97.6. Francis T. Frankard, Mamaroneck, to Mary Hildreth. 13,000 HOPKINS st., n. s., 43.1 e. Delmonica pl., 75x100. Francis T. Frankard, Mamaroneck, to Mary Hildreth. 30,000 MARION st., s. s., 50 e. Ralph av., 25x100, h. & l. George Loffer to John Topps. 5,400 MOORE st., s. s., 175 e. White st., 175x100. Caroline wife of Jacob Ruge, 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., 547.7x21x536.5x760. 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 53 x west to n. s. 14th st. x west to centre 11th av. x 53. 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 south 103 to 16th st. x east 124. Robert R. Willetts 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 ELDBERT av., e. s., 270 s. Union av., 50x100, East New York. Hannah M. wife of Stephen H. Powell to Azubah wife of William Brown, 5,500 FULTON av. (No. 209), Harlus W. Wetherell, 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., 20x80, 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. Charles W. Scofield to Eliza T. Hall, Portland, Conn. 10,000 DIAMOND st., s. s., 175 e. Schenectady av., 25x100. 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. 16.8x111.16x8.109. (Foreclos.) Philip Reilly to Stephen Baldwin. 2,590 VAN BUREN st., s. s., 350 w. Patchen av., 20x100. Frederick C. Vrooman to Andrew H. Teessle, 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 STROCKTON st., n. s., 325 e. Throop av., 25x100, h. & l. John Zoelner 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. 1ST st., n. s., 270 e. 6th av., 20x100, h. & l. 1ST st., n. s., 330 e. 6th av., 20x100, h. & l. 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, Flat-bush. 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 instalts. for opening South 6th and South 7th sts.) 6,000 20TH st., s. w. s., 100 s. e. 8th av., 20x156.5x159.11. (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, Branchburgh, N. J. 1,500 83D st., easterly cor. 14th av., 37.6 to Fort Hamilton and New Utrecht road x 26.8 8x78x12.6x21x41.3x66.1 to 14th av. x 7.2 New Utrecht. E. Louis Lowe to Thomas Martin. (Partition.) 102 BUSHWICK av., n. w. cor. Bleecker st., 25x90.11. CENTRAL av., s. s., 25 n. 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. Bleecker st., 50x100. EVERGREEN av., s. e. cor. Bleecker st., 75x100. BLEECKER st., e. s., 150 s. Evergreen av., 75x100. Samuel M. Meeker to David E. Meeker. (C. a. G.) (1/2 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 Feltran 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 Acheson 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., 150 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 DEGRAV 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 Folbert R. Boerum. nom HART st., n. s., 200 e. Nostrand av., 25x100. HART st., s. s., 325 e. Nostrand av., 50x100. F. Rapelje Boerum to Susan wife of Charles H. Vanderveer. nom HART st., n. s., 325 e. Nostrand av., 25x100. 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 RUSH st. (No. 28), s. e. s., 48 s. w. Wythe av., 22x64.4. Jacob Mick to Philippina Glatte. 5,360 RUTLEDGE st., n. s., 223.8 e. Bedford av., 20.4x100. Frederick C. Vrooman to Christian C. Wolf. 6,220 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 STROCKTON 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 Esbirel to Eliza T. Smith. exch 2d st., s. s., 160 w. Bond st., 20x100, h. & l. Marianna H. wife of Leonard Moody to Thomas Wallin. 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 Angus. 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., 20x90x20x21.10x40x11.10. 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. e., 175 e. Nostrand av., 25x100. Adrianna wife of Charles Bush to Susan wife of Chas. H. Vanderveer.....nom

PARK av., s. e., 325 e. Yates av., 50x100. Frederic L. Dubois to Christina wife of Conrad Gutbart.....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, Gravesend, to Elizabeth Lake. (Q. C.).....nom

GRAVESEND Beach to Village road, 4 694-1,000 acres; same road, s. e. 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

GRAVESEND 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. 455x285 to centre line Jefferson pl. x 455 to centre Perry av. x 285. Flatbush, Charles McCauley to Nathan D. Morgan. Feb. 1874. 42,176

HALEY st., n. w. cor. Lewis av., 50x100. Edward Eggers to August Freemann, New York.....5,500

HALEY st., s. s., 450 e. Reid av., 50x200 to Macon st. Francis M. wife of Charles N. Peed 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. (1/2 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., 25x 192.8, h. & l. Joseph T. Firth to John H. Littell.....2,500

MAUJER 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. Clason 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., 37.6x 100. 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., indett., 50x100, Flatlands. John B. Hendrickson to Elias Hendrickson.....nom

JOHNSON av., n. s., 150 w. Bushwick Boulevard, 50x100. Stanislaus R. Blumke to Peter Krovcereth.....15,000

SAME property. P. Krovcereth to Theresia 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., 18.4x85. David P. Brush, West Hills, Huntington, L. I., to Amanda Gildersleeve wife of John S. Gildersleeve. (Q. C.).....nom

TROY av., e. s., 154.9 e. Park pl., 24x100, h. & l. Simeon B. Chittenden, Jr., to Timothy Scannel.....8,000

UNION av., w. s., 356.5 n. Van Cott av., 18x100, h. & l. John Murray, New York, to Frederick Buhning.....3,000

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 or 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.

ELLYER st., s. s., 250 e. Marcy av., 25x106.9x37.2 x79.3 Sebastian Brown to Barbara Brown.....5,000

SAME property. Barbara Brown to Josephine Brown.....5,000

ELLYER 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 Dusing to George Loffler.....1,300

JACOB st., n. w. s., 140 n. e. Evergreen av., 20x 100. George Brader to Margaret A. Reetz.....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 Knubel, 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., 25x 100. 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., 20x 85.10x20x86.8. Robert M. Lockwood (Exr.) to Isaiah Stoutenburgh, Sr. (Q. C.).....nom

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

LAFAYETTE av., n. s., 160 w. Stuyvesant av., 20x 100, h. & l. Maria J. wife of John McHugh to George Carr.....1,500

LEWIS av., e. s., 30 s. Halsey st., 32x100, h. & l. Caroline E. wife of Joseph B. King to Margaret M. Birch.....10,000

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

MYRTLE av., n. e. cor. Canton st., 19x72.9x33.1x 67.6. (Foreclos.) John Oakley to Angelina T. Dealy.....6,000

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

Ballenberg, 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.....4,010

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

Blesson, Mary, wife of Hugh, to Patrick S. Colton. 56th st., n. s., 573 e. 1st av., 20x67.2x20.1x 68.7. (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, Milford, 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, Manhasset, 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. Tounsand. 64th st., n. s., 175 w. 11th av., runs n. 100.5 x west 25 x north 100.5 to 65th st. x west 84.11 to Hudson River 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 x75. (1-5 part.) Nov. 22, demand.....20,000

Same to John Bussing. Beach av., Morrisania, 2 plots, each 50x100. (1/2 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., 20x 49.4. Oct. 1, 2 years.....1,000

Cohn, Isidor, Brooklyn, to George W. Galinger. Cannon st., w. s., 241.8 n. Rivington st., 16.8x 100. 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 mortgagee to mortgagor, payable in yearly instalments 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. Bleecker st., 21x40. Dec. 30, due May 1, 1876.....500

Dewender, John, to Christian Glein, F. C. Korner and Henry Schwabeland. 119th st., n. s., 173.4 w. 2d av., 18.4x100.10. Dec. 31, instals.....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

MORTGAGES.

REAL ESTATE. NEW YORK.

December 30, 31, 1875, January 1, 3, 4, 5, 1876.

Accles, 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., 240x 100. 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. Riverside av., n. s., 50 w. Kingsbridge av., 150x 100. Nov. 1, 3 years.....5,000

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 Aid. Dyckman property, in part, 23x 84.9. 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
 Feible, 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
 Gruppentrug, Edward, to Theodore Berteling. Goerck st., e. s., 125 s. Broome st., 25x100. Dec. 15, instalts. 2,500
 Grunewald, Charles, to Catharina Gunkel. 32d st., s. s., 281.3 e. 8th av., 18.9x98.9. Dec. 11, 5 years. 3,000
 Gerding, Charles, to Aaron Van Valkenburgh. Ludlow st., s. s., 300 w. Prospect av., 105.7x100 x104.7x100; Grove st., part Lot 4 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 year. 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, instalts. 4,800
 Hinkle, Jacob to Henry Maas. 7th st. P. M. (Leasehold.) Jan. 3, instalts. 4,000
 Hollacher, Maria, wife of Matthew, to Anton Huppel. 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 Elstner. 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, instalts. 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
 Kirchner, Eugenie E., Hoboken, N. J., to George H. Fletcher. 75th st., s. s., 230 w. 2d av., 20x 102.2. 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
 Koelbe, 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 17 1/2), s. s., 191.3 e. Catharine st., 25 x 2 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 Weck. 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, 5 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 Auffmordt. 54th st., n. s., 170 e. 6th av., 12.6x 100.5. 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. Centies slip, w. s., 53 n. Front st., 23x45x22.6x45. Dec. 23, 1 year. 1,500
 Meinhofer, Anna, wife of Charles, to Jacob Schmitt, Brooklyn. Greenwich av., e. s., 241.10 s. 11th st. P. M. Dec. 24, instalts. 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., 20x100.5x 20.1x100.5. 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., 23.6x 98.9. 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., 25.8x100. 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
 Pettee, 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
 Pottschiek, 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 Cecelia 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, Dennistown Wood, John W. Cross, John Dennistown, 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., 25x100.4. 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
 Rauch, Louisa C., to Borut S. Laforge, Greenwich, Conn. 40th st., s. s., 75 e. 8th av., 25x 98.9. (Lease.) Jan. 3, note. 2,111
 Redmond, Michael, to John Bussing, Jr. Central av., n. e. s., adj. Sheridan estate, Yonkers, 5 1/2 acres; Central av., n. w. cor. Moshulu 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. 300
 Ruppell, Henry, to Mary A. wife of James Neeves. 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. Delancey st. (No. 259), 25x65.6. Dec. 1, 1 year. 1,800
 Schappert, John, to Peter Zapp. 2d av., n. e. cor. 1st st., 81.6x74.9x68x84.4. 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 (1/2 part); 3d av., n. e. cor. 126th st., 99.11x237.6 (1/2 part); 60th st., s. s., 300 e. 11th av., 50x100.5 (1/2 part). Dec. 12, instalts. 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. 27,303

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

Schortemeier, Louis, to John Jacobs. West st., s. e. cor. West 11th st., 20.9x46x17x22.9x57.3. 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., 19.4x 65. May 14, 3 years. 3,850

Schwarz, Jacob, to Christlieb Ochse. 47th st., s. 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

Steinbron, I. George, to Carl Mauereer. 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, Elizabeth, 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 Burtzell, Jersey City. Washington st., s.w. cor. Horatio st., 19.9x69.10. Jan. 3, 3 years. 3,500

Same to same. 17th st., n. s., 344 s. 1st av., 25x 92. 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 Extr.), 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 Flaccus. 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., 16.8x 98.9. Jan. 5, 5 years. 1,000

Vorntrau, Clementine, wife of Christian, to August Freutel. 147th st., e. 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. 6th 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 (Extr.). 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

Waizfelder, 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. 26th 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

Wissemann, 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. 36 av., e. s., 83.3 n. 53d st., 17.2x100. Jan. 3, 1 year. 4,600

Zeimer, 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

Linkin, 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., 16.8x114. Dec. 16, due June 1, 1876. 1,000

Rueffel, Friedrich, to John Kleinlein. Varet st., s. s., 100 e. Morrell st., 25x100. Dec. 29, 2 years. 300

Schneider, Eliza, wife of Edward, to Garret 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. Duyck-inch (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 Von 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 Timmes. 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 Morts.) Dec. 31, 1 year. 13,000

Same to same. 1st st. P. M. (3 Morts.) 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, Margaretha, 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. 560

Schlitz, Jane, wife of Philip, 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 Taft. Eckford st., w. s., 475 n. Colymba 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 x w. Van Sielen av., runs n. e. along road 72.8 to Van Sielen 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

Carlhe, 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

Dohling, Louis, to Henry Fischer. Meeker av., n. e. cor. Graham av., 48x100x31.6x. Dec. 24, 1 year. 500

Guthart, Christina, wife of Conrad, to Frederick L. Dubois. Park av. P. M. Jan. 1, 5 yrs. 3,000

Same to same. Park av. P. M. Jan. 1, 5 yrs. 3,000

Hadfield, George W., to Fanny Jacobs. Myrtle av., s. s., 20.3 e. Duffield st., 20x75. Jan. 3, 4 years. 4,000

Heinrich, John, to Joseph Goeckler. McDougal st., n. s., 75 e. Saratoga av., 25x100. Jan. 3, 3 years. 700

Henry, William, to Adriana wife of Charles Busch. Lafayette av., s. e. cor. Throop av. P. M. Dec. 1, 5 years. 6,500

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

Lamphier, Henry C., to Martha Hilton. Evergreen av., e. s., 50 s. Chestnut st., 50x100. July 13, 2 years. 200

Loughlin, John, to George L. Fox. Hooker st., s. e. cor. Marcy av., 200x114. Dec. 29, 2 years. 3,000

Pinney, Giddings, to Barlow Stevens. Lafayette av. P. M. Jan. 3, 3 years. 10,000

Same to same. Lafayette av. P. M. Jan. 3, 3 years. 10,000

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

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

Slay, John, to John Andrews. 17th st., n. s., 80 e. 8th av., 20x100. (Lease.) Oct. 1, instals. 300

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

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

January 4th.

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

Brenner, Benedict, to Michael and Joseph Seitz. Norman av., s. e. cor. Eckford st., 25x95. Dec. 24, due Jan. 1, 1879. 4,000

Brodie, James, to John H. Miller. Oakland st., w. s., 120 s. Norman av., 25x100. Dec. 24, due Jan. 1, 1877. 350

Same to Andrew Brodie, Hartford, Conn. Same property. Dec. 24, due Jan. 1, 1877. 1,600

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

Donly, William and Stephen L., Flushing, to Robert Voorhies, Gravesend. Plots and houses in Gravesend. Jan. 1, 3 years. 1,800

Faust, Henry, to William E. Chapman, Pacific st. P. M. Jan. 3, 3 years. 1,800

Firth, Joseph T., to Phebe Ann Crook, Rye, N. Y. Jefferson st., s. s., 425 e. Lewis av., 25x100. Jan. 3, 5 years. 1,300

Gordon, Thomas, to William H. H. Childs. Kosciusko st., s. s., 312.6 e. Marcy av., 18.9x103. Dec. 31, 3 years. 2,750

Same to same. Kosciusko st., s. s., 331.3 e. Marcy av. Jan. 1, 3 years. 2,750

Hendrickson, Elias, Flatlands, to Phebe Ann wife of George Lott. Flatbush av., s. w. s. P. M. Jan. 4, 3 years. 2,500

Holcomb, Oscar V., to Joseph A. Cross. Bedford av., s. w. cor. Heyward st., 18.6x72.1, irreg. Dec. 1, 6 months. 740

Jung, Philipp, to Casper Kerz. Dean st., s. s., 275 e. Buffalo av., 25x100x25x104.10. Jan. 3, due Jan. 1, 1879. 200

Kelsey, James E., to Giddings H. Pinney. Lafayette av. and Clermont av. P. M. Jan. 3, 1 year. 4,000

Same to the Atlantic Insurance Co., Brooklyn. Same property. Jan. 3, 1 year. 10,000

Killon, Thomas, to William Rowe, New York. Park av., s. s., 54.1 e. Portland av., 25x88.10x 25.6x93.11. Jan. 1, 1 year. 2,000

Lamb, Bridget (widow), to Francis X. Bill, Jr. Union pl., n. e. cor. Java st., 25x100. Jan. 1, 5 years. 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

Murphy, James, to Michael J. Murphy. Summit st., n. s., 140 w. Columbia st., 20x100. Jan. 3, due Jan. 1, 1877. 590

Prestler, Jacob, to Gustav Hangartner. Bushwick Boulevard, w. s., 25 s. Meserole st., 25x75. Jan. 3, 5 years. 5,000

Rawl, William, to Frank Crooke, Flatbush. Troy av., n. e. cor. Dean st., 40x90. Jan. 1, 5 years. 500

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

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

Seism, 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

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

Switt, 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

Thom, William, to Emil Bottger, New York. Jackson st., s. s., 125 e. Graham av., 25x100. Dec. 31, due Jan. 2, 1877. 500

Totans, Peter, to Michael J. Gilhooly. Suydam st., Myrtle st., Bushwick av. and Myrtle av., the block. Aug. 12, 1 year. 5,000

Tummel, Augustus, to Francis M. Peed. Halsey st. P. M. Jan. 3, 2 years. 2,250

White, John, Flatlands, to Cornelius White. (See Cons.) Plots in Flatlands. P. M. Jan. 3, due Dec. 31, 1878. 2,000

Williams, Edward, to Jacob Gabriel. Maujer st., n. e. cor. Waterbury st., 25x100. Jan. 3, 4 years. 2,000

Williams, Hiram, to John Foley. Penn st., n. s., 231 e. Marcy av., 21x100. Jan. 4, 3 years. 5,000

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

January 5th.

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

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

Clifford, Timothy, New York, to George V. Brower. 4th av., easterly cor. 28th st., 25.2x 100. Dec. 30, 2 years. 1,000

Crossier, Mary, to G. Brandenstein. Bergen st., s. w. s., 125 n. w. Smith st., 25x73.5. Jan. 3, 3 years. 1,500

Fish, John D., to the Groton Savings Bank, New London, Conn. Myrtle av. and Bleeker st. and Ralph st. (See Cons.) (4 Morts.) Nov. 1, 3 years. 10,000

Lehmann, Bartholomaus, to Jacob Schnautz. River st., s. s., 175 w. Harrison av., 25x100. Jan. 1, 5 years. 4,000

McMannus, Michael, to John and Albert Morton. Flatbush av., e. s., 349.9 n. Lafayette av., 50x 88.9x49.6x78.10. Jan. 4, due July 1, 1876. 5,000

Reetz, Margaret A., wife of Frederick, to Sarah wife of George Brader. Jacob st. P. M. 222

Toner, James, to James A. Degrauw. Court st. (No. 334), w. s., 72.9 s. Sackett st., 18.2x80. Jan. 3, 3 years. 3,000

Weber, Christopher, New York, to George Loffer. Tompkins av. and Hopkins st. P. M. Jan. 3, due Jan. 1, 1879. 1,300

Zull, George, to Kaspar Engert. Graham av., e. s., 50 s. Debevoise st., 25x100. Jan. 1, 2 years. 2,000

ASSIGNMENTS---MORTGAGES
NEW YORK.

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

Anderson, Rahway, N. J., to Sarah Cochran. \$5,000

Bader, Henry, to Edward Boehm. 2,900

Balch, Elizabeth, Plymouth, Mass., to the United States Trust Co. 4,500

Baldwin, Ashbell H., to Mary Reid. 5,000

Bunel, Napoleon, to the New York Life Ins. and Trust Co. nom

Butterfield, Henry J., to Harriet Washburn. 2,000

Coates, Howard W., to George H. Peck and Joseph H. Godwin, Jr. 1,200

Same to Joseph H. Godwin, Jr. 1,500

Cochrane, John, to Benjamin Barton, Alexandria, Va. Gives mort. deed to assignee as security. 1,600

Cochran, Robert (Ref.), White Plains, to Sophia B. Lockwood, New Rochelle. 10,946

Codington, George F., and Peter U. Fowler, (Exrs.), to Elizabeth F. C. Groshon. 3,000

Colton, Patrick S., to Thomas J. Colton. 4,500

Dewey, Josiah E., to Horace E. Dillinghauer. 2,062

Dougherty, Ellen, to Caroline M. Isaacs. gift

Emmet, Laura M., Thomas A. and Charles (Exrs.), to Richard S. Emmet and Julia W. Gumbertat. 5,000

Felt, Mary D. A., to Charles H. Miller. 8,000

Forhan, Bridget, to Thomas Roche. 1,050

Frank, Aron, to Samuel Fuld. 4,000

Gibbons, Josephine, to James Watson. 1,780

Groshon, John P., to Anna C. Wildey. 2,000

Guggenheimer, Samuel, to Henry Eisner. 4,400

Hagan, Thomas, to James Hagan. 2,500

Hambrecht, Albert, Brooklyn, to Christian A. Goetz. 3,000

Higgins, Alvin, Hunter's Island, Pelham, to John Sloane (Exr.). 40,000

Hine, Ethel C., Brooklyn, to Edwin A. Lewis (Trustee). nom

Josephthal, Moritz and Louis, to Samuel Hoffman. 10,000

Kassebaum, Julius, to Louis and Catharine Goldstrom. 4,400

Koehler, David M., to Henry Eisner. 5,000

Kohl, Mary, wife of Adam, to Nicholas Fisher. 15,000

Korn, Fanny, wife of Henry, to Selim Marks. 2,662

Libegott, Adam, to Victor Wolf. 5,000

Lippe, Henry J., to Rufus N. Waller. 1,200

Lockwood, Eliza J., to Henry C. West. 5,175

Maitland, Alexander (Exr.), to Mrs. Mary S. Shepard, Englewood, N. J. 15,000

Manheimer, Bonnet, wife of Lazarus, to Julius Strauss. 3,000

McKeon, Mary, to Charles E. Milbank. 1,000

McNulty, Thomas, to Ellis K. Powers. 3,000

Meirose, Matilde, Middletown, Staten Island, to Sophia Prull, same place. 7,100

Muller, Christian, to John Steiner. 3,000

Mylius, Cornelia K., to Hugo Weil. 1,000

Navarro, Juan F. and Feliciano Latasa (Admrs.), to Vincent Vigoroux. 6,500

Nosser, August S., to Henry Nosser. 5,500

Pemberton, William H., Eastchester, to Hester A. Bertine, Eastchester. 2,250

Rosenblatt, Henry, to Wilhelmine Wiener. 10,000

Rosenfeld, Naftali K., to John D. Phillips. 9,500

Ruppert, Jacob, to Julius Brill. 3,000

Sandford, Charles F. (Guard.), to Laura S. Forbes. (2 Asssts.) nom

Sayres, Gilbert, Jamaica, to Thomas D. Carman, Brooklyn. 1,000

Schachtel, Michael, to Joseph and Pauline Grunhard. 3,000

Schaeffer, Joseph, to George Hausaman. 9,000

Schmitz, John, to Daniel Rummel. 4,325

Schneider, Jacob, to Philipp Miller. 6,000

Schonherr, Barbara, to James H. Havens & Son. 5,000

Schwerd, Margaretha, wife of Adolph and Samuel Rice. 866

Seibel, Charles, Brooklyn, to Adolph Schoneberger. 2,300

Seitz, Charles and Frank A., to Mary A. A. Woodcock, Bedford, Westchester Co. 11,000

Shapter, Richard, to Walter Palmer, Brooklyn. 5,000

Sink, Babette (Trustee), to Alexander Mas-sie. 7,000

Smith, Jonah D. F. and Adon, Jr. (Exrs.), to Jane Ward. 8,000

Smith, Nathan W., to Stephen H. Mapes. nom

Stafford, Miles A., to Thomas Waters. nom

Strauss, Jette, to Baruch Strauss. 4,000

Streeter, Emma A., Brooklyn, to Joseph H. Whitehead, Pompton, N. J. 5,047

The Bowery National Bank to George F. P. Blatt. nom

Blatt, George F. P., to Frederick Hesse. 7,000

The Excelsior Savings Bank, New York, to Richard Sidenberg. 6,000

The German Savings Bank, New York, to John Ross. (2 Asssts.) 6,000

The Mutual Life Insurance Co., New York, to August Besig. 5,000

The Security Savings Bank, New York, to the Homeopathic Mutual Life Insurance Co., New York. 3,000

The United States Trust Co. to Caroline M. Faitoute. nom

The Eleventh Ward Savings Bank to Mrs. Harriet E. Wilmerding (Extr.). 5,000

Thomayer, Theodore, to James Watson. 3,000

Tweedy, Edmund, Fairfield Co., Conn., to Patrick Corbett. 300

Uhl, Herman (Receiver), to Henry Oppenheimer. 5,000

Valentine, Samuel T., and Charles Griffin, Brooklyn, to Stephen Valentine. 5,000

Wagstaff, Alfred (Trustee), to the United States Trust Co. (4 Asssts.) nom

Walsz, John E., to Sarah M. Armstrong. 4,008

Watson, John H., to John A. Halsey, Brooklyn. (2 Asssts.) 14,000

Weber, John, to Harmon W. Hendricks. 11,000

Wolf, Jacob (Exr.), to Jacob Muhlfelder. 7,900

KINGS COUNTY, N. Y.

Table listing real estate transactions in Kings County, N.Y. including names like Anderson, Joseph J., Babcock, Edward H., Beach, John, etc., and their respective property details and values.

CHATELLETS. BROOKLYN.

Table listing chattel transactions in Brooklyn, N.Y. starting with 'December 30, 1875, to January 5, 1876, inclusive.' and listing items like Adams, Francis J., Anderson, Samuel R., etc.

Table listing real estate transactions in Kings County, N.Y. (continued) including names like Booth, John W., Brokate, John H., Brotherton, Samuel, etc., and their respective property details and values.

BILLS OF SALE.

Table listing bills of sale transactions including names like Bowman, Mary J., Carroll, Elizabeth, Kraft, James H., etc., and their respective property details and values.

JUDGMENTS.

NEW YORK.

Table listing judgments in New York for the month of Dec. and Jan., including names like Archer, Frederick A., Adams, William H., etc., and their respective judgment amounts.

Table listing real estate records with columns for name, address, and value. Includes entries such as Blumenthal, Hannius—Abraham Heller, Berrigan, John F.—Christopher Wiedenmayer, Boylan, Richard—C. J. Murphy, Bartling, Charles—Peter Van Zandt, Buffett, Susan S.—C. E. Crowell, Baebler, Margaret E.—Samuel Ach, Bayersdorf, M.—Gerson Kreiger, Bang, Frederick J.—James Battersby, Blood, Charles S.—Phillip Goldstein, Batcheler, John M.—H. T. Holt, Bayot, Emil and Elise—Babetta Gsell, Brooks, Horace J.—C. T. Harvey, Burke, Michael—Charles Wolff, Bullock, W.—A. B. Hine (as Assignee), Bingay, John G.—The Produce Bank of the City of New York, Brock, James N.—P. T. Ruggles (as Receiver), Brown, Andrew—C. L. Recknagel, Brander, James S., Jr., et al.—W. H. Letchford, Baebler, —Jeremiah Feore, Boomer, Oscar F.—Fergus Cochran, Berg, August—C. N. Finch, Cobb, Joseph L.—H. M. Bailey, Creamer, Thomas J.—Henry Weil, Cook, Eliza—Edward Rock, Coleman, Wm. B.—J. Lynch, Curtis, George B.—O. W. Cook, Curly, James—H. Herman, Clinton, Harry W.—A. Seider, Cushman, Robert M.—J. Odell, Coman, Michael—T. W. Strong, Clapp, Samuel H.—M. B. Sanford, Cassidy, P.—John Hogan, Cozzens, S. D.—P. C. Baker, Conkling, George—M. R. Cook, Carman, Gilson—Royal Phelps, Coleman, Julia—Joseph Moss, Clark, Garrett D. and Edwin—C. O. H. Cocoran, Cummings, Allan—Michael Hicks, Conner, William C. Sheriff—Bertha Merfeld, Cochran, Robert—The First National Bank of Portchester, Cochran, Robert—The Central Bank of Westchester, Carroll, M. L.—W. H. Clark, Cranston, Charles—C. H. Field, Carroll, Charles Emmons—A. W. Godfrey, Collars, James—W. F. Browne, Church, Kendrick—C. A. Schieren, Comaskey, Henry J.—Macpherson Smith, Callan, Ellen J.—Francis Brown, Cooke, R. H.—John Duffy, Cummings, Allan—Henry A. Cram, Cooper, William B., Jr.—William Bergen, Clark, Charles G.—Martha Ellery, Coventry, Marshall and Edward—James Brown, Comaskey, Henry J.—C. T. Reynolds, Campbell, William W.—Jason Cram, Chadborne, Joseph—F. L. Jones, Chambliss, Samuel L.—W. H. Litchford, Cooper, William B.—A. B. Lindsley, Cullen, Michael—W. Pattison, Cowen, Charles—The Gen'l Theological Seminary of the P. E. Church, Doyle, John—Henry McKevitt, Dale, Eli G.—A. O. Headley, Dalton, John—J. D. Garrison, Dankelman, Peter—John C. Meister, Devlin, John E.—John F. Pupke, Dammond, Dedrick—W. Wallace Snyder, Devlin, Charles—The People of the State of New York, Dempsey, John W.—William Rodt, Dubois, Julius M.—J. G. Torrelhon, De Lamater, Charles—M. M. Duval, Dumahaut, Edward G.—The Glens Falls National Bank, Davis, Frank A.—Frederick W. Moss, Dudley, Charles W. and Joseph—J. E. Bloomer, Davenport, J. P.—Horace J. Brooks, Dwyer, Catharine—John Shelby, Dodge, A. T. C.—E. A. Rowland, Doe, John—P. F. Kobbe, Dobbelman, John B.—W. S. McLewee, Doly, James—H. A. Crane, De Lovalette, Adelaide M.—P. Gelfins, Dow, Lorenzo—J. Bowering, Disbrow, E. H.—J. F. Curtis, Debenport, Daniel E.—W. Smith, Denoyelles, John L.—J. Duffy, Dessau, Jacob H.—H. P. Eggleston, Dale, Eli G.—J. P. Bestrup, Eicke, Bernhard—George Pfeiffer, Eigenrauch, William—Phineas Jones, Edmonds, Thomas—J. F. Baylis, Emmens, Charles—A. W. Godfrey, Egan, Richard H. (Exr.)—William Livingston (as Exr.), Friedlander, Johanna—Mabbett Travis, Fretrecht, John—William Young, Friday, Henrietta and Julius—Alexander Henderson, Ferguson, Hiram B.—H. W. Collender, Foran, Thomas E.—D. M. Koehler, Fields, George B.—H. G. Haynes, Fraser, William—J. D. Odell, Flieg, Hannah—David Korn, Fay, Anton, et al.—Abraham Heller, Farley, Cornelius—James Hughes, Faber, Paul E.—G. J. Moore, Fox, Thomas (Exr.)—William Livingston, Field, Walter E.—C. T. Harvey, Fox, Wilson G.—William Fowler, Farrington, Charles W.—John Ferdon, Friday, Julius—F. R. Taylor, Getty, —P. S. Page, Gaynor, John—T. W. Strong, Gardner, Thomas A.—John Scott, Gwyer, George W.—Mary A. Gwyer (as Exr. &c.), Gwyer, Christopher—the same, Griswold, Almon W.—S. F. Dauchy, Getty, Robert J.—Augustus Marsh, Goodman, Henry—Henrietta Silberstein, Goldmark, Leo—E. H. Purdy, Gowen, John E.—Wesley Tiffany, Gilmartin, Owen—William Tiffany, Gardner, George W.—C. E. York, Graham, Henry W.—M. K. Burke, Gill, Andrew W.—State Bank of Syracuse, the same—the same, the same—the same, the same (impld. &c.)—the same, Gommenginger, Bartholomew—Wm. McShane, Guyer, Isaac D.—National Bank of Poultney, Glassey, Samuel J.—J. M. Quitean, Green, Wm. B. Nat. Commercial Bank of Albany, Goldman, Philip—M. T. Brennan, Herkimer, Isaac—C. J. Warren, Haslam, William—R. E. Stillwell, Hammel, Alexander—J. Fitzpatrick, Hanks, Charles F.—C. Fanning, Hines, H. A. C.—A. Boynton, Holl, Charles J.—T. D. Kellogg, Howell, William R.—J. M. Galway, Hilger, J. P.—W. H. Jackson, Hallenbeck, Garrett C.—L. G. Roebuck, Hermanspann, William—J. S. Neill, Hamilton, Theodore—J. Bertels, Hinde, Thomas—R. Williams, Hughes, Peter { H. Renhardt, Hayes, Patrick { Hanser, Henry—G. May, Huber, Charles—J. H. Harris, Huebsch, Carl—C. Leyerzopf, Huber, Charles—The Dorchester Union Free Stone Co., Hakoun, S. M.—C. Leiboldt, Hollister, William—J. A. Frazer, Hoffman, Adolph—A. Heller, Hays, Isaac—I. B. Wellington, Hudson, Isaac N.—The Western Methodist Book Concern, Hillhouse, Thomas G.—J. H. Crony, Hoffman, Luther E.—H. Welsh, Harris, Louis—I. Coster, Halle, Freinck E.—C. A. Herpick, Haulenbeck, Peter—The J. L. Mott Iron Works, Hays, Charles W.—J. N. Cornell, Hornfeld, Henry—J. Dunkok, Holpin, James H. { D. H. Hough-Hanrahan, Thomas P. { talling, Hollister, George R.—H. Hall, Hirschbery, Sufried—H. Levy, Hutch, William A.—Butler & Hunting, Jones, Mason—The Sisters of Charity of St. Vincent de Paul, Joy, Horace H.—Frank Leslie, Jessup, Charles W.—C. T. Reynolds, Jacobs, Michael—Isidore Sherrick, Kamak, Aaron—I. B. Brice, Kelly, Patrick—C. H. Evans, Krauth, Ph. H.—Rachel Prowler, Kendall, Joseph P.—W. H. Braisted, Kelso, John M.—Michael Baker, Kirchner, Catharine—P. J. Seiter, Kierstedt, Johnson B.—W. H. Dannatt & Brother, Kettle, Dow S.—T. E. Macy, Kennedy, Daniel—A. J. Colling, Kennedy, Crammond—J. V. Schenck, Kitterer, Fritz—Jacinto Costa, Kuffner, Wolfgang—F. J. Janusch, Knight, Nehemiah—National Commercial Bank of Albany, Lilienthal, Christian H.—G. W. Blunt, Lottick, Daniel—Emal Bloch, Lemp, Adam—Charles Leyerzopf, Lichtenstein, Esther—H. E. Smith, the same—the same, the same—the same, Lissenden, William—C. H. Baxter, Lewis, Andrew J.—H. K. Thurber, Lockwood, B. C.—the same, Leonard, Henry K.—W. M. Gambling, Liebenau, J. Henry—Elihu Root, Lalor, William—J. F. Chesbrough, Miner, Harvey—Wilson Hawksworth, Morris, John H.—Robert King, Mallory, William H.—U. S. Bank, Pittsburgh, Morgan, William F.—Jacob Enler, Meyersberg, A.—E. P. Restein, Middleton, William H.—Royal Phelps, Mock, Rosa—H. B. Claffin & Co., Mabie, Moses T.—Benjamin Bailey, Morris, John H.—Raphael Springer, Martin, H. M.—George Hoffman, May, Moritz—Morris Pollak, Murphy, John—W. A. Caudwell, the same—the same, Meigs, Henry, Jr.—Peter Bruner, Meehan, Edward—A. J. Mead, Maseman, Henry—John Kavanagh, Meyers, Pauline { James F. Curtis, Meyer, N. F. { Meek, Daniel—the same, Meagher, James { Helen Wulging, May, Louis { Mabbett, Truman G.—Daniel Miller, Martin, William R.—R. M. Cushman, Mahoney, John P.—J. M. O'Sullivan, Marx, John—Emery, Ivey & Lee, Menard, August—John Wanner, Maseman, Frank P.—F. Murray, Mortimer, Campbell—C. R. Bramhall, Mathews, Edward—W. H. Letchford, Morrissey, Starr—Townsend & Weed, Maseman, Henry—John A. Biggs, McEvoy, Timothy B. and Peter—Grand Central Bank, McMullin, John—National City Bank, McLeisch, Louis—L. F. Reed, McGregor, Ann—W. H. Allen, McCartney, Robert—Patrick Fitzpatrick, McEnroe, Philip—William Horton, McLean, John—H. A. Merrill, McCarthy, Miss H.—Charles Hamberger, McCandless, John—C. T. Harvey, McKeaney, James—John Murtha (Assignee), McDonald, Peter and James—Herman Stall, Netzer, Joseph—Philip Wentzel, Norton, Francis L.—W. L. Childs, Nelson, George P.—J. N. Galway, Niles, William C.—Henry Welsh, Nolan, James E.—H. C. Gibson, Neilson, Charles H.—George Hoffman, Nolan, James E.—Donald McDougall, Ogden, David S.—Theodore Mateos, Olney, George A.—Louis Dowell, O'Neil, John—Murray Hill Bank, the same—the same, Olmstead, Isaac P.—W. B. Reynolds, Owens, James—Patrick Fitzgerald, Osterwise, Levi—Moses Witz, Orleidorf, G. H.—Hezekiah Kohn, Peugnet, Jacob—New York Roofing Co., Peugnet, Eugene—Hugh Teaney, Poiset A.—J. Oliver, Paulding, Henry—William Dietz, Perrott, Jennie—Edward Kedney, Pfefferman, William—William Kancher, Pullar, C.—J. W. Sterling, Price, W. H. C.—T. M. Wheeler, Pinner, Isaac A. and Michael S.—Henrietta Pinner, the same—Francis Pinner, Peugnet, Eugene—Ferdinand Spangenberg, Paten, J. H.—E. C. Hazard

Table listing real estate records with columns for name, address, and value. Includes entries for Phillips, Wells-S. W. Hayt, Peckham, Charles V.-C. H. Field, Purrell, James-Henry Drisler, Jr., Potter, H. W.-Charles Cottier, Prati, Rufus N.-H. T. Holt, Piehatzok, Alois-Jacob Raichle, Quinn, Hugh-John Crane, Reddington, Thomas-J. G. Ambler, Rothschild, Minna-Edward Simon, Rust, John C., Rucker, Henry, Riker, Charles B.-F. W. Moss, Rehm, John-John Ziegler, Rivinius, Charles-J. M. Griggs, Rosenbaum, Abraham-Morris Pollak, Reid, Andrew-H. C. Hoerle, Rosenbaum, Abraham-J. P. Church, Reilly, Charles H.-Theodore Mierson, Rice, William H.-G. F. Langbein, Richards, James J.-L. H. Redfield, Riley, Thomas-Ann Jackson, Rosendale, Isaac-Helene Wulking, Rehberger, Valentine-W. V. Minden, Russ, George P.-A. T. Stevens, Rosenbush, Joseph-F. W. Wagner, Rippes, Mrs.-A. Orth, Rubel, Franz-F. J. Miller, Reich, Lorenz-S. M. Moschwitz, Schroder, Charles-Dennis Sullivan, Sease, John-Frazer, Sherman, Jacob A.-J. P. Huggins, Sinsheimer, H.-David Klein, Sayre, J. N., Jr.-W. C. Peet, Stearns, Jirah-S. S. Rowland, Seymour, George F.-E. A. Rugg, Silberberg, Solomon-Meyer Simon, St. John, Charles A.-B. R. Mayer, the same-B. B. Meyer, Sands, Moses-Louis Fessler, Sturgis, Appleton-Sun Mutual Insurance Co., Sands, Alfred B.-People State New York, the same-the same, Styles, James E.-Adolph Bernhard, Spicer, George-Gleus Falls National Bank, Schoen, John-George Bracht, Schwaertzier, John-A. F. Kirchies, Schaeff, Edward-August Konx, Schloss, Wm. J.-Empire Woolen Co., Simonson, Adra E.-Solomon Simonson (Exr.), Satterlee, Lucina C. and Livingston-Solomon Simonson, Scriber, George H.-J. W. C. Seavey, Sherman, Edward F.-Thomas Hurley, Sandford, Joseph-George Allen, Schumann, Frank C.-Christian Schumann, Schwabe, Charles-David Torrens, Solntger, D.-P. T. Kobbe, Schmitt, Florian-Charles Thyson, Sayre, John N., Jr.-M. H. Good, Schlesinger, Louis-E. H. Purdy, Schmieder, Charles-Adolph Lillan, Stevenson, V. K., Jr.-W. C. Bryant, Stern, William-Isaac Hays, Seaman, F. R.-Nathan Wise, Sage, Russell-G. H. Wooster, Schlesinger, H. W.-S. M. Moschwitz, Stern, Wolf-Sarah May, Schierenbeck, D. A.-Louis Beer, Solinger, David-Ralph Gans, the same-M. H. Good, the same-W. F. Moore, Saloman, Daniel W. B. Dinsmore, Schurmann, August-A. B. Hine, Schluerer, R.-A. B. Hine, Stearn, Ike-Morris Schattman, Sprague, William and Amasa-National Commercial Bank, Albany, Steinhart, Joseph-Henry Elias, Smith, Charles W.-John McBrian, Smith, Thomas-William Tiffany, Smith, Jarvis B.-W. H. Dannat, Tiemeyer, Gerhard H. and Gerhard F.-W. H. Ludlum, Tweed, William M.-T. F. Mason, the same-People State New York, the same-the same, the same-the same, the same-the same, the same-the same, the same-the same, Thurber, George W. (Exr.)-Adam Bentz, Thompson, John-C. H. Kerger, Thompson, George S.-J. G. Fargo, Tuttle, Eliada-W. R. Mitchell, Taggart, George N.-W. A. Hall, Titus, Edward P.-J. D. Wing, Thornton, Chester-T. & G. Evans, Thorns, F. D.-H. and N. E. Solomon, Thompson, Abraham D.-A. J. Mead, Terry, Henry S.-Philadelphia and Reading Coal and Iron Co., Toner, P.-New York Roofing Co., Taylor, John D.-A. T. Stevens, The New York Bridge Company-Charles Devlin, The Savannah Bank and Trust Company-M. T. Brennan, The Rector, &c., Church Redemption-Rector, &c., Grace Church, The Mayor, &c., New York-Eliza Hearsay, The Mayor, &c., New York-E. B. Mead, The Illuminated Tile Company-J. P. Hauschild, The New York Commissionaire Company-G. J. Moore, The Secor Sewing Machine Company-James Wilson, The New York Gold Exchange Bank-Bank-George Fowler, The Davis Manufacturing Company-L. C. Griggs, The Liverpool and Great Western Steam Company-Austin Baldwin, The Baxter Steam Canal Boat Transportation Company-Abram Codrington, Utley, William R.-W. R. Grace, Vignes, John-Adolph Bernhard, Vierling, Anna-Henry Herrmann, Vogt, Henry-Carsten Schriefer, Von Sooster, Louis-Henry Hirick, Van Arsdale, William H.-H. A. Paterson, Vanderhoof, Henry T. and J. T.-National City Bank, New York, Van Doren, Joseph-American Builder Publishing Co., Van Horn, Preston-C. H. Field, Walton, William N.-S. H. Terry, Wood, Calhoun-Asel Lundy, Woodward, Charles R.-A. C. Rand, Wadsworth, Charles D.-C. W. White, Wright, W. W.-John Scott, Wisewell, M. N.-Edward Sturges, Wanmaker, Garrett A.-The National City Bank of New York, Wagner, Alfred J. and Robert C.-M. R. Cook, the same-the same, Wood, Mrs. Arminda-Dietrich Kornan, Wilhelm, August-Moses Straus, White, B. Ogden-G. W. T. Lord, Wells, Mrs. J. A.-the same, Wolf, Dora-Samuel Piehl, Wilhelm A.-Samuel McCready, Wood, G. N.-H. W. Mahland, Wolf, Emanuel A.-The National Bank of the State of New York, Warner, George C., et al.-G. J. Moore, Wines, Walter B.-G. A. Jermiah, Ward, Joseph M. (Trustees, &c.)-Thompson Dean, Wile, Harris-Moses Wile, Wheeler, Frederick-Philip Goldstein, Walton, J. D.-S. K. Large, Weems, James K.-C. T. Harvey, Weil, Emanuel-Alexander Blumenstiel, Young, John N.-Richard Ranft, Young, John N.-A. J. Constantine (as Assignee), Young, J. G.-William Bowen, Zuckschwerdt, Alexander-John Heller, Dec. & Jan., Armstrong, John-E. B. Grant, Adams, William H., Jr.-R. W. Smith, Anderson, Joseph J.-O. H. Smith, Amory, Peter B. (Impld.)-Groton Savings Bank, the same-the same, Burke, Mary-John Shelly, Bernstein, Abraham H.-Ninth National Bank, New York, Braenlich, Herman-I. Herman, Brown, Samuel C.-M. Cross, Booth, Don Alonzo-S. B. Stewart, Barrett, P. T.-J. M. Butler, Brauer, E.-H. B. Clafin, Birdseye, Joseph W.-W. H. Lott, Bacon, Freeman-L. J. Halbert, Buffet, Susan S.-C. E. Crowell, Brock, Philip A.-Cameron, Boylan, Richard-C. J. Murphy, Bound, Frederick W.-E. E. Kirby, Buhrendorf, John C.-E. C. Hazard, Bartling, Charles-P. Van Zandt, Bruce, James J. A.-R. Bell, the same-the same, Cohen, Jacob-E. Harbison, Cortis, Helen J. and Thomas T.-J. Turner, Cantine, John J.-C. H. Clayton, Cole, William C.-Barbara A. Knittel, Cocheu, Frederick-H. Neuman, Cranston, Charles-C. H. Field, Cummings, Jos. and Ann-T. Brydon, Cohn, Jacob-W. Cohn, Coggin, R. R.-A. Nimmo, Craft, Thomas-W. Sparmacher, Clinton, Harry W.-A. Seiler, Cassidy, P.-J. Hogan, Caminade, Susannah M.-G. H. Roberts, Cooper, Wm. B., Jr.-Wm. Bergen, Callen, Ellen J.-F. Brown, Conklin, Israel A.-J. G. Brower, Cooper, William B., Jr.-E. C. Pease, the same-W. D. Bergen, Cassidy, Patrick-G. D. Reigels, Cobb, William A., Jr.-J. Loughran, Conklin, Sarah-J. Loader, Dwyer, Catharine-J. Shelly, Dufraire, John C.-J. Duryea, Ditmars, Abraham-W. H. Lott, Dalzell, Fannie L.-L. O. Snedecor, Ely, George B.-W. C. Bryant, Ehlers, Nicholas-L. Weil, Euler, Martin-H. J. Wills, Evers, Patrick-E. Konemann, Freeman, Luke-W. E. Smith, Fischer, Joseph-A. Vollkommer, Funck, John A.-E. Whelan, Ferris, Hannah L.-J. Ward, Graves, Edmund S.-R. R. Willets, Gooley, Dennis-L. E. Wolff, Goldey, James H.-W. H. Bloomingdale, Glacken, Edward-E. B. Grant, Gilmartin, Owen-W. Tiffany, Graham, Henry W.-M. K. Burke, Haviland, William P.-J. Heitman, Hannahs, William (Exr.)-Della Hannahs, Hotchkins, Frank-W. M. Patterson, Hand, Richard-J. J. Hoepfer, Horney, Henry-H. J. Wills, Hallenbeck, Garret C.-L. G. Roebuck, Houston, Moses B.-W. H. Lott, Hays, Isaac-I. B. Wellington, Hecht, John-Eva Nichols, Harway, John W.-Fulton Bank, Brooklyn, Hambrook, Frederick-E. C. Hazard, Hannigan, James-W. McDermott, Hunt, Francis A.-F. Powell, Juch, William A.-C. H. Reynolds, Jarvis, George H.-G. Beament, Irvin, James C.-E. Williams, Juch, William A.-J. H. Butler, Joyce, William-J. J. Phelan, Kenney, Lawrence-J. Turner, Kelly, Patrick-C. H. Evans, Kane, Lawrence-J. W. Moran, Kuhn, Martin-Eva Nichols, King, C. B.-S. Hieschler, Kiernan, Patrick J.-William McDermott, Lichtenstein, Esther-J. H. Poillon, Logemann, H.-H. W. Cordts, Low, Harry R.-J. C. Perry, Lewitzky, Hannah-Joseph Bels, Lansing, Edward B.-G. F. Gildersleeve, Mack, Chas. W.-Ninth National Bank, New York, Millwater, Ann (Impld.)-J. S. Needham, McGarvey, James M.-W. I. Thayer, McGlincey, John D.-A. C. Jacobson, Millwater, Ann (Impld.)-C. Beam, McDivitt, John R.-D. Deterling, Manson, William-S. Linnington, Myers, Wm. and John-J. H. Jackson, McIlvain, William S.-J. Howell, Jr., Murray, Patrick H.-W. Baker, Mock, Rosa-H. B. Clafin, Minizsek, James H.-Fulton Bank, Brooklyn, the same-the same, McDonald, John R.-Margaret Doyle, McPhillips, Patrick J.-E. E. Kirby, Maguire, William and Mary-W. Westlake, Mitchell, Mrs. A. J.-R. Bayliss, Mann, Cyrrus S.-J. Ward, Molter, Jacob-M. Goldsmith, Nichols, William J.-P. J. Heffron, Nolten, Charles and Marriana-A. Lachwing, Otis, Austin W.-Abby P. Stowell, Owens, Patrick H.-H. Collins, Pearsall, Treatwell M. (Survivor)-J. Thoron, Powell, Hannah M.-Marcy av. Baptist Church, Peckham, Charles V.-C. H. Field

Prince st. (No. 93), front alterations on Prince and Mercer sts.; cost, \$2,000; owner, Richard E. Ellis; 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 & Winans. 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.

Table with columns for months (January to December) and years (1873, 1874, 1875, 1875-3). Rows show sales figures for various months.

\$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. M. Ripley. Harrison, William J. ... Assigned to W. B. Sofield. Angell, George C. and William G. ... Assigned to W. B. Sofield. Bartlett, 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. Byner, Thomas B. ... Assigned to Daniel F. Appleton. Smith, Robert W. ... Assigned to Samuel Jamison, Jr. Baldwin, Theron. ... Assigned to Alden Solmans. Whitman, William E. ... Assigned to Alden Solmans. Mecabe, John H. ... Assigned to C. P. Mecabe. Lindeman, Henry and Ferdinand. ... Assigned to Adam Ostreich, Henry L. ... Assigned to Frederick Lewis. Simpson, Solomon L. ... Assigned to Frederick Lewis. Grabosky, Aaron. ... Assigned to Marks Laski. 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. Cahm, Moses } Referred to Register Allen. Salmon, Adolphe } Referred to Register Allen. Friburgh, Max } Referred to Register Dwight. Levy, Robert } Lewis, Jacob } Bুদ্ধենစ်, Charles A. ... Referred to Register Ketchum. Obreight, Emanuel M. ... Referred to Register Williams. Carey, John. ... Referred to Register Fitch. Buchstein, Emanuel. ... 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. 45.6x99.4. Wilson G. Hunt and Nahum Sullivan to the Metropolitan Life Insurance Company. Dec. 30. nom. Seventh st., s. s., 100 w. 2d av. A., 25x90.10. Henry Mass to Jacob Hinkley. 6,150. Twenty-ninth st., n. s., 225 6th av., 50x98.9. J. J. Richards to Stanley Williamson. nom. Forty-sixth st. (No. 239), 250 e. 8th av., 25 x 1/2 blk. Andrew Decker to David Koehnig. 200. July 24. Forty-eighth st. (No. 68), s. s., 778.10 w. 5th av., 20.10x100.5. Luther Redfield to Louise C. wife of Amasa A. Redfield. 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. Third-third st., from 1st av. to East River, paving. Fifty-fifth 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., s. s., opp. 61st, 62d and 63d sts., basins. Eighth av., s. s., opp. 64th, 65th and 66th sts., basins. Eighth av., n. e. cor. Central Park road, at 66th st., basins. Eighth av., from 69th 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.

REFERREES' 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., 206.3 e. Lexington av., 18.9 x100.5, by E. A. Lawrence & Co. (Foreclos. sale.) Jan. 10. Reade st., 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, 18.8x100.5, by E. H. Ludlow & Co. Jan. 10. One Hundred and Twenty-fifth st., s. s., 103.9 e. 6th av., 18.9x100.11, by E. H. Ludlow & Co. (Foreclos. sale.) Jan. 10. Eleventh av., n. w. cor. 23d st., 98.8x225. ... } Eleventh av., s. w. cor. 24th st., 98.8x225. ... } by Wm. Kennedy. (Foreclos. sale.) Jan. 10. Sixty-first st., n. s., 100 e. 5th av., 50x100.5, by A. J. Bleeker. (Foreclos. sale.) Jan. 10. Fourth av., e. s., 60 s. 22d st., 20x70, by E. H. Ludlow & Co. (Foreclos. sale.) Jan. 11. 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., 261.6x195x38x318.4, by Rich. V. Harnett. (Foreclos. sale.) (1/2 part.) Jan. 12. Cedar st. (No. 141), n. s., 40.4 e. Washington st., 29.6x64, 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. One Hundred and Twenty-second st., n. s., 187.11 e. 1st av., 16.8x100.11, by A. J. Bleeker. (Foreclos. sale.) Jan. 12. Sedgwick av., e. s., 186 n. 205th st., runs e. 314 to Ridge av. x north 105 x west 286 to Sedgwick av. x south 108, by E. A. Lawrence & Co. (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. } Seventy-third st., s. s., 375 w. 8th av., 25x102.2. } 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., 19.4x88, by Steele & Carter. (Foreclos. sale.) Jan. 15.

BROOKLYN.

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.

FORECLOSURE SUITS.

NEW YORK.

Fifth av., e. s., 75.5 n. 63d st., 25x100. Peter Moller agt. William Moller. Dec. 31. Fifth av. and 63d st., n. e. cor., 50.5x100. Same agt. same. Dec. 31. Fifth av., e. s., 50.5 n. 63d st., 25x100. Same agt. same. Dec. 31. Third st., s. s., 263.9 e. Av. B., 24.9x100. Mary C. Burdick agt. George Klement. Dec. 31. Twelfth st., n. s., 183 w. Av. C., 25x103.3. The Bowers Savings Bank agt. Levy Loewenstein. Dec. 31. Third st., s. s., 663.9 e. Av. B., 24.9x100. Bernhard Wiedmann agt. Katherine Klement. 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., 125 n. 4th av., 25x102.2. Alphonse Kahischer agt. Matthew Leary. 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 A. Willis. Jan. 4. 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 Fortieth st. and 11th av., n. w. cor., 199.10x125. ... } } One Hundred and Forty-first st. and 11th av., s. w. cor., 199.10x125. ... } } William H. Florence agt. Margaret Rogers. Jan. 4. Ft. 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 Goelet agt. Terence Farley. Jan. 4. Fifty-sixth st., n. s., 234 e. 1st av., 20 1/2 x91.11. 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. Nossor 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., 27x89.3. Wm. H. Kirby agt. Stephen V. 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., w. s., 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. Jette Isaacs agt. Henry Behning..... Jan. 5
 One Hundred and Seventeenth st., n. s., 137.6 w. 3d av., 19x100.11. Same agt. same..... Jan. 5
 One Hundred and Twenty-first st., n. s., 225 w. Av. A., 17.1x100.11. John E. Haskin agt. Michael Dunne..... Jan. 5

LIS PENDENS.

KINGS COUNTY, N. Y.

Boerum st., s. e. cor. Lorimer st., 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 Hild. Dec. 24
 Tenth st., n. e. s., 179.1 n. w. 6th av., 16.8x100. Ida Berry (Admr.) agt. Benjamin Banks Dec. 27
 Tenth st., n. e. s., 95.9 n. w. 6th av., 16.8x100. Sarah E. Hubbard agt. Benjamin Banks Dec. 27
 Twentieth st., n. s., 20 w. 10th av., 20x75. Emily R. Lyon agt. Patrick Keegan Dec. 28
 Quiny 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., Lot 1 257, Alm. Meserole property, 25x100. George Zimmermann agt. Ernest Schoen Dec. 29
 Patchen av., n. w. cor. Putnam av., 100x75. William F. Conklin 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., 187.6 e. Schnecktdy 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 Riicks Dec. 30
 Bedford av., w. s., 60 n. Taylor st., 20x90. John M. Quackenbos 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. Augustus O'Neill 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 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., 25x100.2 Albert Woodruff agt. Walter H. Hooking 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

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 50@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 hard 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, 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 has been quite irregular. At the opening, under mild open weather and a pretty full arrival, 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 at 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 not very large stock offering. We quote: Pale, \$ M, \$2@3.50; Jersey, \$5.50@6; Long Island, \$6; Upriver, \$—@—; Haverstraw Bay, \$6@6.50; Croton, \$—@—; Haverstraw, \$9@10; dark, \$10@11; red \$11@12; Philadelphia, \$28@30; Baltimore, \$47@50. Yard prices, delivery included, \$2@3 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 grades 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 tacks 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 contemplate 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 evidences 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 on 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 proffers 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 fright 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 ill-earned 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 1/2 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 furrles 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 box-boards 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

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.

