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THE REAL ESTATE RECORD ASSOCIATION

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TERMS.

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

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Nos. 345 AND 347 BROADWAY.

THE CRISIS IN REAL ESTATE.

VIII.

CONCLUSION.

It would be safe to say, in the language of mild hyperbole, that one-half of New York island could be sold to-day, provided the sellers were willing to meet the views of buyers. We do not insinuate that any such proportion of our real estate is for sale. On the contrary, were Baron Rothschild, King Kalakaua, or any other potentate bent on acquiring our island by purchase, he would discover, to his chagrin, that, even in these hard times, three-quarters or two-thirds of the premises were not purchasable at any price, and of the negotiable portion a fractional part only was attainable upon his own terms. A large portion of our real estate is owned either by inheritance, or by purchase at low figures, thus making it more than satisfactory as a permanent investment, and, in the case of productive property, incomparable with miscellaneous securities.

The salableness of New York real estate, in the worst or best times is mainly a question of valuations. At low values, buyers are easily found; the lower the rates, the more active the demand. At high values, owners are generally compelled to charge themselves with their property and turn it to the best account possible. The substantial character and desirableness of our real estate render it alluring and attractive as an object of speculation.

The real estate market to-day may be termed a buyer's market—that is to say, the buyer with money has the power to dictate the terms on which he will part with his funds. The seller having property and wanting money is compelled, however reluctantly, to conform to these terms. This statement will sound like a truism to all but those who remember the irrepressible eagerness with which property was sought after from the close of the war until the veto of 1874, and how completely during that period sellers maintained the advantage over buyers. From a moderate experience with recent buyers we are compelled to say, in view of surrounding conditions, that they are not unreasonable. In proof we could quote numerous instances of purchasers who are widely esteemed, shrewd and wise, as they are known to be wealthy, who have steadily and persistently invested in real estate from the early days of the collapse which

followed the veto until the present time. And yet the steady decline in prices during that time (the market being a falling one) has made all purchases of a year ago look like the veriest mistakes. The representative buyer of to-day is discriminating, circumspect, exacting, slow, as the experience of the past twelve months compels him to be; above all, he insists upon hearing in values the true and sharp metallic ring.

In what department of merchandise or financial securities is one tithe of the confidence being exhibited that characterizes the current purchases of real estate at present bed-rock prices?

Having considered the present situation from the standpoint of the several subdivisions of our metropolitan real estate, and as buyers now control the market, we will consider it from the standpoint of the several classes into which they naturally group themselves.

Speculators.—The whole speculative corps *d'armes* is routed and demoralized, the rank and file having long ago deserted, been captured, or fallen by the way; the officers, from major-general to captains and lieutenants, are completely *hors du combat*. No immediate rally can be expected after such a conspicuous Bull Run defeat as they have of late sustained; while it is puzzling to determine whence the new recruits are to be drawn wherewith to organize a fresh army. The speculative sabre lies broken, and its scabbard empty and rusty; the banners, once raised so high, have fallen or are trailing the dust. The non-speculative portion of the community—investors, builders and house-buyers—need no longer apprehend the incursions of raiding and foraging parties. The whole realm of real estate investment is innocent of speculative presence or tactics, and appeals to the purchaser on the sole ground of intrinsic merits. We are wont to hear the cynical remark that men soon forget, and what has once been done will ere long be done again. We will venture to predict that a decade of years will scarcely suffice to obliterate from the minds of recently active speculators the lessons of wisdom, particularly in valuations and indebtedness, which have lately been impressed upon them, and that a like term will elapse ere a fresh growth of credulity will appear to assume similar risks and responsibilities undeterred by recent experiences.

Builders or Manufacturers of Building Products.—During the past two years the volume of speculative building has been reduced to its minimum. The few ventures undertaken have resulted poorly or disastrously. The cost of production, even at the prices of to-day, is found in the end to consume all profit or to leave too small a margin to warrant the risk involved. The temper of the present house-buyer is averse to the payment of any profit on building productions, however cheaply they may be

contrived. Hence, as a purchaser of vacant land, the builder, to-day, is conspicuous by his absence from the market. Failures and death have of late more than decimated the ranks of the craft. The necrology of the past few years embraces such honored and valued names as Churchill, Robins, Sares, Fitzpatrick, Perkins, the younger Hamilton, Buckley, Gardiner and Cochran—each one a tower of strength, representing centres of influence that have heretofore been widely felt in the building improvements of our city. The surviving solvent builders, few and select in number, will be chary of again risking their capital in building ventures, and will patiently await the return of those indispensable conditions of healthy and successful mechanical industry, cheap land, labor and materials, accompanied by a pronounced demand for the manufactured products. The building activity of the city to-day represents the anxiety of private owners to render their vacant property productive, and is mainly carried on at their expense.

Capitalist Investors.—Superficial observers of our irrepressible commercial activity are wont to regard speculative adventurers as the highest exponents of our commercial life, very much as they regard the grotesque representatives of shoddy as real exponents of our social life. The tides of fortune that have successively ebbed and flowed over the business interests of this country have left many noble and ignoble wrecks behind, but have also wafted to secure and strong anchorage many a staunch and sturdy craft, well freighted and ably commanded. No city in the world, with equal ratio of population and wealth, can point to such an array of solid moneyed men as our own—men who have hewn their fortunes and held them in spite of wars and panics, or have inherited wealth and wisely administered it—men of tried experience, of mature judgment and sound sense, whose early discipline and habits have crystallized in sterling virtues, whose mercantile home is the counting-room, whose commercial happiness abounds in enterprises of great pith and moment, whose word is their bond, and whose bond is like gold. It were invidious to distinguish such by name when hundreds would scarcely tell the whole. Hammersley, Livingston, Verplanck-Hoffman, Cossitt, Eno, Sage, Kemp, Keep, Bonner and Vanderpoel will serve to recall a host of names familiar to New Yorkers—names that might be written in golden letters in Real Estate annals, and which pre-eminently fill the rank of capitalist-investors.

Such may be termed the ground-swell of the real estate market. When the natural tide threatens to recede disastrously they counteract its force with a strong flood of capital. Their wise faith and clear gauging of values recently, as often in the past, have broken

the disastrous currents and laid bare the firm bed-rock of confidence. Our record of conveyances indicates that more than a score of these capitalist investors have already begun their characteristic purchases, and sharply defined the basis on which they are prepared to act.

It is idle to prate against or stigmatize the force of capital—its possession now implies more than accident. Enthusiastic enterprise that has run riot and reveled in the past must be content to pay tribute to conservative and self-denying capital.

When these shrewd and cautious exemplars of money power venture out we may conclude the worse effects of the storm are subsiding, and expect to see the breaking clouds with their silver lining.

The favorite stamping-ground of this class of investors appears just now to be on the west side of the Park, on avenues and side streets and on Harlem Plains, north of One Hundred and Tenth street. These sections have borne the brunt of multiplied disasters, and the current values to-day in consequence may be safely deemed to be below intrinsic worth. The margin between present value and real worth constitutes the investor's guaranty, but the indefinite time required to realize that in money admonishes the speculator that his limited resources and peculiar tactics are unsuited to the emergency.

House-buyers.—During the present panic the costliest houses have found the readiest buyers—but at prices that have made ducks and drakes of the builder's bank account. The interest in house-buying seems to have centred in the fashionable quarter, where that unknown quantity, the arbitrary and inexorable decree of fashion, never before has so plainly and forcibly asserted itself. In 1872 over two hundred costly houses, averaging in value over one hundred thousand dollars apiece, were in course of erection in this quarter. To-day scarce any remain unsold of the number then counted. The latest sales of these houses, though ruinous to the builders, have yielded prices that ten years ago would have appeared fabulous, and have elicited an amount of competition among purchasers that might encourage building activity again could the costs of production be gauged within these current prices.

The stock of new and unoccupied houses in builders' hands within this district is still considerable, possibly more than enough to supply the demand for a year. As a matter of interest we append the list, with approximate values:

| | |
|---|-------------|
| One, 254 Madison av.; O'Rielly, builder.... | \$65,000 |
| Two, West 40th st., between 5th and 6th avs.; O'Rielly, builder..... | each 60,000 |
| One, West 40th st., between 5th and 6th avs.; O'Rielly, builder..... | 42,500 |
| Three, West 40th st., between 5th and 6th avs.; O'Rielly, builder..... | each 35,000 |
| One, 234 Madison av.; Rathbone, builder..... | 100,000 |
| One, 623 Fifth av.; Rathbone, builder..... | 100,000 |
| One, 583 Fifth av.; Duggin, builder..... | 75,000 |
| One, 614 Fifth av.; Duggin, builder..... | 50,000 |
| One, 19 East 48th st.; Byrnes, builder..... | 100,000 |
| One, 1 East 53d st.; Hamilton, builder..... | 80,000 |
| Eight, West 54th st., between 5th and 6th avs.; Bradley & Co., builders..... | each 35,000 |
| Five, West 56th st., between 5th and 6th avs.; McManus, builder..... | each 45,000 |
| Three, West 58th st., between 5th and 6th avs.; Phyfe, builder..... | each 40,000 |
| One 7 East 62d st., between 5th and Madi- son avs.; Lynch, builder..... | 60,000 |
| —Thirty, in builders' hands. | |

| | |
|---|-------------|
| One, 537 5th av.; Hilton, owner..... | 140,000 |
| One, 20 West 52d st.; McAlpin, owner..... | 75,000 |
| One, 632 5th av.; Power, owner..... | 100,000 |
| Four, 463, 469 5th av.; Hart, owner.... | each 75,000 |
| One, 17 East 48th st.; Schlesinger, owner.... | 100,000 |
| —Thirty-eight in all. | |

A careful observer of purchasers during the past two years could not have failed to notice the total absence of the buyer of medium-sized houses. The sum of our political and municipal miseries is told in this sentence. The buyers of medium-sized and priced houses are the average citizens, heads of families, leaders of the great middle class. We have driven away this element by our high charges, or reduced them to a condition of vassalage by compelling them to be lessees instead of owners. The fact most conspicuous in the record of the past two years is that houses of \$50,000 value and upwards find purchasers, but those below that limit cannot be easily sold. Do our citizens of wealth and refinement realize that the future political majority of this community is now being reared in the slums and tenements of our back streets, and will they put forth no effort to infuse into our body politic the fresh blood and life force of the powerful middle classes?

Mortgagees.—This class embraces corporations, estates, trustees, and individuals that, by choice or compulsion, seek investments almost solely in real estate mortgages. Such investments are recognized in law and in practice as combining the highest attainable legal interest with the amplest security for capital. An excess of funds might be easily diverted into this channel were the taxes on mortgages repealed or wisely adjusted. As it is, in the face of a three per cent. tax, reasonable loans on real estate are never difficult to negotiate, and during the past year lenders have been perplexed at the scarcity of good applications. A mortgage investment on the basis of present hard-pan values is the surest method that can be devised for carrying over capital to specie times without risk of shrinkage.

The proverbial liberality of our lenders on mortgage, combined with the high favor in which this class of security has ever been held, resulted in compelling a large body of mortgagees to become landowners during the past two years by the process of foreclosure. In many cases these involuntary owners are abundantly able to protect the property thus acquired; the lapse of time, however, will tell how many have been weakened by this change of investment. As a rule, this class is apt to gauge values cautiously, and to invest with intelligent apprehension of revulsions and panics. They constitute no small part of the conservative influences that surround our real estate values like a palladium. We can point to a number of investors who represent millions of capital secured by mortgage who have scarcely known for fifteen years a default in interest or principal.

The abuse of mortgage loans, we are glad to declare, is the exception and not the rule, and as such abuse carries with it a peculiar punishment, its victims deserve pity as much as censure. The owner of New York property, free and clear or lightly encumbered, is the farthest possible removed from disaster, and in the darkest times may safely and surely count upon its mortgage value being easily negotiable; while the holder of approved mortgages on city prop-

erty may congratulate himself on possessing a security that time and change will not impair, but which will be as fresh and crisp after the lapse of ages as when first uttered.

Lessees or Tenantry.—This class represents a constituency of at least ninety-five per cent. of our population—a proportion full of suggestive comment. The time is now rapidly approaching for the discussion and determination of the all-important question of rental valuations. To a less extent than the purchasers of the fee simple, but to a degree they have not known for many years, the lessees, or purchasers of leasehold terms, have the power to dictate conditions to the sellers of such interests, to wit, the landlords. Sheer necessity will compel the vast majority of tenants to take advantage of the situation brought about by the force of circumstances. In all departments of domestic expense, economy and retrenchment are the watchwords, and to these the demands of landlords must conform. The days of fabulous rents have departed, and whoever now attempts to maintain them is supporting a fallen cause. We can point to blocks of stores, and to more than one private dwelling, that have remained empty for over five years as monuments of their owner's perversity. Our shrewd managers of estates will doubtless be wise and not court misfortune during the coming season, but will seek by tact and management to accommodate themselves to the necessities of their clients and lessees. Already we have heard mutterings of the storm that is brewing over the heads of extortionate landlords.

Fortunately the building industry and enterprise of our city have supplied an ample number of flats and hotels as temporary abiding places for families, which are likely to enter largely as mitigating elements in our spring calculation of rents.

The proposition recently made by our Superintendent of Buildings to permit the erection of frame buildings north of Eighty-sixth street, coupled with the assurance on the part of Commodore Vanderbilt that local rapid transit will be completely realized over his line by the 1st of May, are the most pregnant facts of the period to our over-crowded and oppressed tenant class. The indications appear plain that our brick and brown-stone growth is too cumbersome and slow to meet the necessities of landowners or tenants; that Eighty-sixth street will mark the dividing line between brown-stone and wood; that north of this line neat cottages and tasteful villas will be the inexpensive and expeditious characteristic improvements. Thus landowners will make their vacant lots productive, our densely packed population will be more equally distributed over the face of our beautiful island, and New York will possess within her municipal limits suburbs whose main attractions will be comfortable homes at low rents, combined with rapid transit to and from the city. Doubtless such developments at the upper end of the island will arouse the instinct of ownership and convert many lessees into owners, making a market for land now unsalable, and attaching to our city a portion of its present floating element, by the strongest possible tie—an interest in her real estate. The future is full of promise that New York will no longer be distinguished by exorbitant and exhausting rents, but rather by cheap rents, the very corner stone of domestic economy,

CONVEYANCES.

NEW YORK.

January 13, 14, 15, 17, 18, 19.

BROAD ST., w. s., 15.10 s. Wall st., runs n. w. 29.1 x northeast 18.7 to Wall st. x northwest 20 x southwest 63.2 x southeast 21.9 x southwest 5.10 x again southeast 30.1 to Broad st. x northeast 42.4 (known as Nos. 4 and 6 Broad st. and 19 Wall st.) Edward Matthews to Matthew Wilks. Jan. 17. \$285,000

BROOME ST., s. w. cor. Orchard st., 25x87.6. }
 BROOME ST., s. s., 25 w. Orchard st., 25x87.6. }
 Orville N. Purdy, Boston, Mass., to Melinda R. Purdy. (All title.) Jan. 12. 2,500

CHATHAM ST., n. w. cor. Baxter st., 30x92x33.7 x92.6. Emma L. wife of Edwin Parmelee to Davis Finelite. (Morts. \$58,000.) Jan. 17. 58,000

CHURCH ST. (No. 199), 21.2x75. Barbara H. wife of Walter Jones to William W. Hoppin. (Mort. \$35,000.) Jan. 13. 20,000

DRIVISON ST., s. s., 108 e. Montgomery st., 20.6x42. Solomon Levy to Regina Goldschmidt. (Mort. \$3,000.) Dec. 30. 5,000

DUANE ST., n. s. (No. 177), 25x87.6. George Huyler and others to John J. Jenkins. Jan. 15. 15,000

EAST BROADWAY, n. s., 135.6 e. Market st., 75x 65.10x75x66.3. Frank Schaeffler to Joseph Schaeffler. Jan. 13. 15,000

GREENWICH ST. (No. 118), 21x52.10x16.8x50.1. Maurice Yesky to Lewis Ascher. (Mort. \$6,000.) Jan. 13. 8,000

HENRY ST. (Nos. 312, 314, 316), s. s., 311.5 e. Scammel st., 88.9x95.4x88.11x95.9. William L. Shardle and Charles Curtis to Adalbertus Mielcuszy. Jan. 13. 30,000

LUDLOW ST., n. s., 150 w. Grand st., 25x87.6. Rosina wife of Valentine Rink to Christian Ochlers. Jan. 1. 24,000

NORTH MOORE ST., s. s., 42 w. Hudson st., 20x50. Henry J. Cullen Jr. (Ref.) to John Castree. Jan. 18. 7,000

ORCHARD ST. (No. 57), w. s., 150 s. Grand st., 25x 88.2. Charles Peyser to George Peyser. (1/2 part.) Jan. 19. 2,300

SAME PROPERTY. Nathan Peyser to George Peyser. (1/2 part.) Jan. 19. 2,300

RIVINGTON ST., n. s., 25 w. Lewis st., 25x100. Valentine Spahn to Michael Lyon and James Monaghan. (Mort. \$4,500.) Jan. 13. 10,000

RUTHERFORD PL., s. w. cor. 17th st., 20.3x94. Susan Ann Biglow to Lucius H. Biglow (Trustee). Jan. 4. 40,000

SAME PROPERTY. Lucius H. Biglow to Susan Ann Biglow. Jan. 4. 40,000

STANTON ST., n. s., 37.6 w. Sheriff st., 18.9x60. Meyer Baum to Joseph M. Alexander. (1/2 part.) Jan. 13. nom

STANTON ST., n. s., 37.6 w. Sheriff st., 18.9x60. Joseph M. Alexander to Anten Weigl. (1/2 part.) Jan. 14. 2,000

STANTON ST., s. s., 80 e. Norfolk st., 20x50. Adele Repper to George Wiemann. (Mort. \$6,300.) Jan. 11. nom

THOMPSON ST. (No. 27), w. s., 20x80. Jacob David to Frank Wenzel. (Mort. \$11,200.) Jan. 14. nom

THOMPSON ST. (No. 144), e. s., 181.1 s. Houston st., 20.4x98.9. }
 LAURENS ST. (No. 149), w. s., 181.1 s. Houston st., 20.4x98.9. }
 Murray Hoffman (Ref.) to William H. Hurlbut and William J. Hall. Jan. 11. 23,100

THOMPSON ST. (No. 146), e. s., 160.8 s. Houston st., 20.4x98.9. }
 LAURENS ST. (No. 151), w. s., 160.8 s. Houston st., 20.4x98.9. }
 Murray Hoffman (Ref.) to William H. Hurlbut and William J. Hall. Jan. 11. 23,100

THOMPSON ST. (No. 148), e. s., 140.4 s. Houston st., 20.4x98.9. }
 LAURENS ST. (No. 153), w. s., 140.4 s. Houston st., 20.4x98.9. }
 Murray Hoffman (Ref.) to William H. Hurlbut and William J. Hall. Jan. 11. 23,100

THOMPSON ST. (No. 150), e. s., 120 s. Houston st., 20.4x98.9. }
 LAURENS ST. (No. 155), w. s., 120 s. Houston st., 20.4x98.9. }
 Murray Hoffman (Ref.) to William H. Hurlbut and William J. Hall. Jan. 11. 23,100

WATER ST. (No. 656), n. s., 26x86.7x26x85.6. }
 COURTLAND AV., s. w. cor. Gouverneur st., 59.2 x100. }
 Ellen Hallisey to Peter H. Walsh (Trustee). Jan. 13. nom

WHITE ST. (No. 19), s. s., 146.11 w. Church st., 21.11x100.2. Ann O. wife of Henry M. Humphreys to Joseph F. Smith, Philadelphia, Pa. (Q. C.) No date. nom

WILLIAM ST., n. e. cor. Fulton st., 20.5x51.5. Herman H. Brunjes to Peter Brunjes. (Mort. \$43,500.) Jan. 15. 53,000

3D ST. (No. 300), 22.7x106. John G. Attridge and Thomas J. Mooney (Trustees of John A. Harvey) to Caroline Rosenbaum. Jan. 12. nom

8TH ST., n. s., 214.3 e. Av. B, 24.9x69.10x30.1x18.9. Thomas M. and John E. Peck to Maria A. and Catharine J. Peck. Oct. 1866. nom

8TH ST., s. s., 55 e. 1st av., 20x73.2. Anna Paul to Ernst Ohl and Martin A. Furchtenichl. (Mort. \$10,900, and taxes for 1874 and 1875.) Jan. 8. 15,100

10TH ST., n. s., 294 w. Av. A, 25x94.8. Albert M. Schuck (Ref.) to John Schmitt and John Zentel. Jan. 4. 16,100

10TH ST., n. s., 145 w. Av. B, 25x94.9. William F. Fassig to Valentine Kornig. Jan. 7. nom

16TH ST., s. s., 350 w. 8th av., 25x48.6. Theodore Wright (Ref.) to Patrick Gray. 10,025

17TH ST., s. s., 275 w. 5th av., 25x92. Sidney De Kay (Ref.) to Catharine A. Schuchardt. Jan. 18. 19,500

26TH ST., n. s., 100 e. 7th av., 20x98.9. Edward Patterson (Ref.) to John Keys. Jan. 10. 11,600

26TH ST., n. s., 120 e. 7th av., 24x98.9. Elliott Sandford (Ref.) to John Keys. Jan. 13. 11,100

33D ST., n. s., 135 w. 3d av., 20x98.9. Julia Ann wife of Stephen O'Brien to Alfred H. Duncombe. (Mort. \$8,000.) Jan. 13. 15,000

33D ST., s. s., 350 w. 6th av., 25x97.6. James A. Clark to Annie wife of John Daly. (Mort. \$3,000.) Dec. 15. 8,000

35TH ST. (No. 52 West), 20x98. Margaret Lent to William Constable. Nov. 10. 1874. nom

36TH ST., s. s., 375 w. 8th av., 100x98.9. Lewis O. Corbet (Ref.) to Thomas Stillman. (Mort. \$6,950.) Jan. 12. 5,000

39TH ST., n. s., 300 w. 9th av., 25x100. Fanny wife of Jacob Cohen to Jacob David. (Mort. \$10,500.) Oct. 8. 22,000

40TH ST., n. s., 143 w. 7th av., 14.3x98.9. Jeremiah Sherwood to Samuel Sherwood. Jan. 6. nom

40TH ST., s. s., 143 w. 7th av., 14.3x98.9. Samuel Sherwood to Caroline M. wife of Jeremiah Sherwood. Jan. 6. nom

40TH ST., s. s., 185.9 w. 7th av., 14.3x98.9. John C. Bushnell (Ref.) to John Lawrence and others (Exrs. of John R. Lawrence). Dec. 17. 9,000

45TH ST., s. s., 360 e. 6th av., 20x100.5. Henry S. Day to John W. Bigelow. (Mort. \$10,000.) Jan. 15. 25,620

49TH ST. (No. 338), s. s., 200 w. 1st av., 25x100.5. Sarah wife of Philip Isaacs to Jette Isaacs. (Mort. \$13,500.) Jan. 12. 24,000

49TH ST. (No. 7), n. s., 181.3 e. 5th av., 18.9x100.5. Mary H. wife of Dickson G. Watts to Andrew N. Selter. Jan. 15. nom

SAME PROPERTY. Andrew N. Selter to Dickson G. Watts. Jan. 15. nom

51ST ST., n. s., 220 e. 3d av., 20x118. Sidney De Kay (Ref.) to Lucretia C. Smith. Nov. 8. 5,000

52D ST., s. s., 225 w. 5th av., 25x100.5. Lewis J. Phillips and Frederick Lewis (Assignee) to Harriet A. Woodbury. Jan. 18. 55,000

54TH ST., n. s., 150 e. 10th av., 25x100.5. George A. Black (Ref.) to Peter L. Buchanan, Bayonne, N. J. (Mort. \$7,000.) Jan. 10. 3,500

57TH ST., n. s., 230 e. 3d av., 100x100.5. John O'Donnell to Terence F. Curley. (Mort. \$45,000.) Dec. 14. nom

57TH ST., n. s., 175 w. 5th av., 32x100.5. Christopher Meyer to Henrietta E. wife of James Talcot. (Mort. \$50,000.) Jan. 17. 100,000

58TH ST., s. s., 65 e. Lexington av., 20x80.5. Mary wife of Hugh Blesson to Richard S. Treacy. (Morts. \$17,500.) Jan. 7. 3,000

58TH ST., s. s., 425 w. 5th av., 25x100.5. Agnes H. Smith to James Rufus Smith. (Morts. \$12,000.) Jan. 5. 19,000

59TH ST., s. s., 225 e. 2d av., 25x100.4. Nicholas Harper to Sylvester Harper. Jan. 12. nom

61ST ST., n. s., 235 w. 2d av., 20x100.5. Joseph B. Wray to Esther M. Stone. Jan. 19. 17,000

61ST ST., n. s., 191 e. 3d av., 18x100.5. Alfred and Samuel D. Bussell to James Meehan. Jan. 13. 16,500

70TH ST., n. s., 675 w. 8th av., 25x100.5. Bernard E. McCafferty (Ref.) to Joseph H. Godwin. Jan. 17. 2,700

70TH ST., n. s., 675 w. 8th av., 25x100.5. Joseph H. Godwin to Bernard E. McCafferty. Jan. 18. 2,700

72D ST., n. s., 375 w. 8th av., 25x102.2. }
 73D ST., s. s., 375 w. 8th av., 25x102.2. }
 Luther W. Emerson (Ref.) to Joel Melick, Rahway, N. J. Jan. 17. 18,000

82D ST., n. s., 117.2 e. 2d av., 17.2x102.2. John Seery to Elizabeth M. O'Neill. (Mort. \$3,000.) Jan. 14. nom

82D ST., n. s., 117.2 e. 2d av., 17.2x102.2. Elizabeth M. O'Neill to Mary Ann wife of John Seery. (Mort. \$3,000.) Jan. 15. nom

88TH ST., n. s., 100 e. Av. B, 150x201.4. Noah Wheaton and Lambert S. Quackenbush (Assignee) to James Woods, Albert Shumway and Lambert S. Quackenbush (Trustees of Noah Wheaton). Jan. 15. nom

105TH ST., s. s., 250 e. 4th av., 100x100.11. Joseph L. R. Wood to Louisa S. wife of William H. Hoover. Nov. 19. 21,000

106TH ST., n. s., 100 w. 1st av., 250x100.11. }
 107TH ST., s. s., 250 w. 1st av., 100x100.11. }
 Lewis J. Phillips to Siegmund T. Meyer. June 8, 1875. nom

112TH ST., n. s., 247.2 w. Av. A, 20.10x100.11. Louisa S. wife of William H. Hoover to Margaret J. McKeachnie. Oct. 16. 16,000

112TH ST., s. s., 175 w. 10th av., 25x100.11. George W. Carr (Ref.) to August Belmont (Exr. of Matthew C. Perry, deceased). Jan. 6. 2,400

112TH ST., s. s., 200 w. 10th av., 25x100.11. George W. Carr (Ref.) to Geo. M. Miller and Stephen D. Marshall (Exrs. of Levin R. Marshall, deceased). Jan. 6. 1,000

114TH ST., s. s., 105 w. 4th av., 100x100.11. Margaret E. Adriance to Henry E. Davies, Jr. nom

SAME PROPERTY. Edward D. Gale (Ref.) to Henry E. Davies, Jr. (Partition sale.) Jan. 15. 10,625

117TH ST., n. s., 130.6 w. 3d av., 19x100.11x22x 95.8. }
 117TH ST., n. s., 187.6 w. 3d av., 19x100.11. }
 Henry Behning and Justus Diehl to Lucas Koening. Nov. 30. 21,850

117TH ST., n. s., 130.6 w. 3d av., 19x100.11x22x 95.8. }
 117TH ST., n. s., 187.6 w. 3d av., 19x100.11. }
 Lucas Koening to Jacob Schoener. (Mort. \$18,500.) Jan. 8. 22,000

119TH ST., n. s., 323 e. Av. A, 25x100.11. Franklin A. Paddock (Ref.) to Annie V. Lee, East Orange, N. J. Dec. 2. 6,275

122D ST., s. s., 100 w. 10th av., 100x90.11. Shepherd F. Knapp (Trustee) to Bernard Smyth. Jan. 11. nom

125TH ST., s. s., 75 e. 1st av., 25x100.11. Herman H. Brunjes to George F. Martens. (Mort. \$9,000.) Jan. 15. 10,000

133D ST., s. s., 335 e. 6th av., 75x99.11. Leonard K. Parker to Esther D. Merwin. Nov. 24. 12,000

147TH ST., n. s., 625 e. 10th av., 75x99.11. }
 110TH ST., s. s., 129 w. 4th av., 42x100.11. }
 ACADEMY ST., w. s., 137.8 n. Vermilyea av., runs w. 3.8 x north 198.3 to Broadway x east 38 x south 196.3. (1/2 part.) }
 ACADEMY ST., e. s., 200 n. Vermilyea av., 136.11 x50x137.9x50. }
 PREMISES beginning at a point 17,748 n. 155th st. and 245 e. 10th av., if extended (containing 22 610-100 acres). (1-10th part.) }
 Philip Stiner to Isaac Sommers (Assignee). Jan. 6. nom

AV. A, n. w. cor. 76th st., 25x75. Frederick Scheele to Leonhard Rubel and Jacob Benner. Jan. 4. 20,000

AV. A, w. s., 25.8 s. 74th st., 76.6x100. Samuel Zeimer to Louis Zeimer. (Mort. \$30,000.) Jan. 14. 90,000

AV. B, premises beginning at a point formed by intersection of centre line of 84th st. with centre line Av. B, thence n. and along Av. B to land formerly belonging to Commodore Chauncey x southeast 160 x south to centre line 84th st. x west to beginning. Charles Sulzer to Thomas Baer. (Mort. \$600.) Jan. 10. 3,500

SAME PROPERTY. Thomas Baer to Augusta Sulzer. 3,750

LEXINGTON AV., w. s., 48.2 s. 35th st., 24.4x61x24.4 x60.1. Jared W. Bell to George W. Raynor. (Mort. \$20,000.) Jan. 6. nom

LXINGTON AV., w. s., 75.5 s. 56th st., 25x90. Adolf Levinger to Guy R. Pelton. (Mort. \$32,000, and taxes for 1874 and 1875.) Jan. 14. 33,000

MADISON AV., s. e. cor. 68th st., 100.5x175. Robert McCafferty to Thomas Pearson. (Mort. \$58,000.) Jan. 3. 14,000

MADISON AV., e. s., 22.2 s. 74th st., 20x80. Benjamin F. Raynor to Sarah E. Raynor (Extr.). (Mort. \$15,000.) Dec. 15. nom

VERMILYEA AV., s. s., 100 e. Hawthorne st., 150x 150. Anne E. Donnelly to Edward E. Searing. (Mort. \$4,500.) Dec. 16. nom

VERMILYEA AV., s. s., 100 e. Hawthorne st., 150x 150. Kate M. wife of Francis Cormac to Edward E. Searing. Dec. 16. nom

1ST AV., e. s., 24.9 n. 24th st., 24.8x100. John Klinger to John Keck. (Mort. \$15,000.) Mar. 1, 1869. 22,000

1ST AV., w. s., 74.8 n. 35th st., 25x100. William Keim to Bernard Amend. (Q. C.) Jan. 10. nom

1ST AV., n. w. cor. 42d st., 20.4x50. }
 1ST AV., s. w. cor. 43d st., 90.4x50. }
 1ST AV., w. s., 110.6 s. 43d st., 52.6x50. }
 Joseph B. Lichtenstein to Solomon Ehrlich. (Mort. \$107,500, taxes & assessments.) Jan. 11. 161,000

1ST AV., w. s., 41.4 s., 45th st., 19.8x70. Andrew Dexter to Helen L. Burdett. (Mort. \$16,000.) Nov. 17. nom

1ST AV., w. s., 41.4 s. 45th st., 19.8x70. Helen L. wife of Alfred E. Burdett to John L. Simmonds (Exr.). 500

1ST AV. (No. 799), w. s., 41.4 s. 45th st., 19.8x70. John L. Simmonds to Theodore M. Lilienthal. (Mort. \$16,000.) Jan. 15. 445

1ST AV., e. s., 75.11 s. 125th st., 25x75. Herman H. Brunjes to Alvah A. Clark, Somerville, N. J. (Mort. \$10,500.) Jan. 15. 10,500

2D av., n. e. cor. 50th st., 20.5x70. Anthony Ellis to Terence Farley. Dec. 14. 23,000
 2D av., w. s., 100.10 s. 111th st., 25.2x100. Leopold Beringer to Moses Ehrenreich. Nov. 1, 1875. 17,500
 4TH av. (No. 255). Margaret Lent to William and Jennie Constable. April 12, 1858. nom
 4TH av., n. e. cor. 91st st., x185. Theodore Martine to Matilda F. and Elizabeth M. Martine. Dec. 24. nom
 5TH av., w. s., 25.2 s. 114th st., 75x100
 114TH st., s. s., 100 w. 5th av., 20x100.10
 Nathaniel Jarvis, Jr. (Ref.), to James E. Martin. Dec. 10, 1875. 17,750
 7TH av., e. s., 40.5 n. 46th st., 20x80
 7TH av., e. s., 60.5 n. 46th st., 20x80
 Vernon K. Stevenson (Special Guard.) to Edmund W. Cole. (3-5 part.) Jan. 7. 31,560
 SAME property. Elizabeth J. wife of Samuel W. Edwards and Addie wife of Lafayette Benson to Edmund W. Cole. 10,000
 8TH av. (No. 328), e. s., 104.1 s. 27th st., 22x100. Margaret Hind and others (heirs at law of William Hind) to Margaret Hind. Jan. 18. nom
 8TH av., w. s., 84.9 s. 30th st., 21x70
 8TH av., w. s., 42.9 s. 30th st., 21x70
 29TH st., s. s., 125 e. 9th av., 25x98.9
 BROADWAY, d. w. cor. Spring st., 25x100
 BROADWAY, w. s., 25 n. Spring st., 25x100
 SPRING st., n. s., 100 w. Broadway, 25x70
 Schuyler Hamilton to Schuyler Hamilton, Jr., and Robert R. Hamilton (1-6 part.) Jan. 1. nom
 8TH av., n. e. cor. 129th st., 49.11x100
 8TH av., e. s., 49.11 n. 129th st., 50x100
 B. F. Raynor to William B. Astor. (Mort. \$13,000.) Jan. 6. 20,010
 8TH av., n. e. cor. 146th st., 99.11x225
 8TH av., s. e. cor. 147th st., 99.11x125
 Benj. F. Raynor to Sarah E. Raynor (Extr.) (Subj. to 1/2 Mort. \$25,000.) Dec. 12. nom
 9TH av., e. s., 44 n. 30th st., 18.6x60.10. Jacob Bardusch to Julia wife of Valentine Spies. Jan. 12. 14,000
 9TH av., s. w. cor. 73d st., runs west 125 x south 102.2 x east 25 x south 76.6 x east 100 to 9th av. x north 177. Susan Spofford (Extr. of Paul Spofford) to Benjamin F. Wheelwright. 75,000
 10TH av., w. s., 50.2 n. 46th st., 50.2x100. Hancke Henchen to Frederick W. Henchen. Jan. 13. 14,000

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

MARBLE st., part of Lot 31 on Map of Morrisania, 100x108. Maria wife of Matthew Hollacher to Anton Hupfel. Jan. 15. 4,100
 RYER st., Lots 417, 418, 419, 420 on "Map of building lots at Fordham, being part of the lands of Charles Berrian" 100x176.2x100x168.10. Ellen wife of Patrick Casey to Maria Rooney. (1/2 part.) Dec. 6. nom
 141ST., s. s., 406.6 e. Alexander av., 25x100. Theodore Throop to Louis Wiethan. Jan. 15. 2,300
 142D st., n. s., 175 e. Willis av., 25x100. Eliza A. Leaycraft to Anna E. wife of Robert J. Leaycraft. (Mort. \$1,500.) Jan. 19. 3,000
 CENTRAL av., w. s., 400 s. Gerard av., 50x200. William Richardson to Mary A. Kelly. Jan. 6. 3,350
 CENTRAL av., w. s., 450 s. Gerard av., 50x200. William Richardson to Mary A. Kelly. Jan. 14. 3,350
 GARDNER av., Lot 60 on Map South Belmont, 50x100. Leonard K. Parker to George E. Morgan. Aug. 19. 500
 OLIVER av., s. s., Lots 27 and 28 on Map building lots belonging to John H. Devoe, Fordham, 212x125. John Beman to Philip Duffy. Jan. 7. 7,500
 PALISADE av., n. e. cor. Washington av., 170x223.5. Albert E. Putnam to David M. Morrison. Jan. 11. nom
 SAME property. David M. Morrison to Margaret E. wife of Albert E. Putnam. Jan. 11. nom
 1ST av., w. s., 150 s. Ridge st., 50x. Patrick M. McGarry to Philip Duffy. Jan. 15. 800
 2D av., Lot 246, Map Village Mount Eden, West Farms. Aaron Collenberger to Amanda wife of Simon M. Siesel. Jan. 4. nom
 2D av., Lot 247 on Map of Mount Eden, West Farms, 50x100. Aaron Collenberger to Hattie wife of Lyman G. Bloomingdale. Jan. 4. nom
 LOTS 1, 2, 24, 25 on Map of John Cromwell's farm, 194x121x196x115.7. Smith Berrien to Abraham B. Blauvelt. Jan. 18. 1,000
 PREMISES beginning on w. s. of Old Albany Post Road, at s. e. cor. of land conveyed by Henry S. Atherton to Charlotte M. Ridder, runs along said land 523 to a stake, thence along other land of George H. Foster's 184x242x125 (655-1,000 acres). George H. Foster to Charlotte M. Ridder. Dec. 7. 1,959
 ROAD from Kingsbridge to Williamsbridge, Lots 67 and 68 on Map 2 of property in Yonkers belonging to Charles Darke, 51.10x91.6x53x105. Richard Clinchy to William Clinchy. Jan. 3. 1,500

LEASEHOLD CONVEYANCES.
 DELANCY st., bet. Eldridge and Allen sts., indef. description. Baldwin W. Unger to Catharine Unger. (1/2 part.) Nov. 26. nom
 ESSEX st. (No. 44). Abiezer Jamieson to Hanna Barnett. 4,000
 ROBINSON st., n. w. cor. Chapel st., 25x130.3. Isidor Wormser and Simon Wormser to Henry Davidson. March 30. 60,000
 7TH st., s. s., 325 e. Av. A., 25x90.10. Franz Pfannenschlay to Joseph Pfannenschlay. Jan. 12. nom
 51ST st., s. s., 454 w. 5th av., 21x100.5. Clark Bell to Edward T. Bartlett. Jan. 1. nom
 Edward T. Bartlett to Helen S. wife of Clark Bell. Jan. 1. nom
 PREMISES bet. 84th and 86th sts., Av. B and East River. Charles Sulzer to Thos. Baer. 31,560
 SAME property. Thomas Baer to Herman and Augusta Sulzer. nom
 1ST av., n. w. cor. 75th st., 76.7x100x93x100. Margaret Fitzgerald to John H. Riker. Jan. 13. nom
 SAME property. Bernhard Mayer to Margaret Fitzgerald. Nov. 6. nom
 6TH av., e. s., 39.6 s. 32d st., 59.3x130.7x63.5x. William Topping to James W. Smith. 35,000

ALPHABETICAL INDEX.

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

GRANTORS.
 Alexander, J. M.—Adriance, Margaret E.
 Baum, Meyer—Behring, Henry—Benson, Addie, wife of Lafayette—Black, G. A. (Ref.)—Bell, J. W.—Baer, Thomas—Biglow, L. H. and Susan A.—Brunjes, H. H. (3)—Bardnach, Jacob—Beringer, Leopold—Blesson, Mary, wife of Hugh—Bushnell, J. C. (Ref.)—Bussell, Alfred and S. D.—Burrier, Smith—Beman, John—Burdett, Helen L., wife of A. E.
 Carr, F. W. (Ref.) (2)—Cohen, Fanny, wife of Jacob—Csey, Ellen, wife of Patrick—Cinchy, Richard—Corbet, L. O. (Ref.)—Clark, J. A.—Collenberger, Aaron (2)—Cornac, Kate M., wife of Francis—Cullen, H. J., Jr. (Ref.)
 Diehl, Justus—De Kay, Sidney (Ref.) (2)—David, Jacob—Day, H. S.—Donnelly, Anne E.—Dexter, Andrew
 Essig, W. F.—Edwards, Elizabeth B., wife of S. W.—Ellis, Anthony—Emerson, L. W. (Ref.)
 Forster, G. H.
 Godwin, J. H.—Gale, E. D. (Ref.)
 Hallisey, Ellen—Harper, Nicholas—Harvey, J. A. (Trustee of)—Humphreys, Ann O., wife of H. M.—Hoffman, Murray (Ref.) (4)—Hencken, Hancke—Hoover, Louisa S., wife of W. H.—Hamilton, Schuyler—Hollacher, Maria, wife of Matthew—Huyler, George, et al.—Hind, William (Heirs of).
 Isaacs, Sarah, wife of Philip.
 Jarvis, Nathaniel, Jr. (Ref.)—Jones, Barbara H., wife of Walter.
 Keim, William—Koenig, Lucas—Klinger, John—Knapp, S. F. (Trustee).
 Levy, Solomon—Lichtenstein, J. B.—Lent, Margaret (2)—Levyger, Adolf—Leaycraft, Eliza A.—Lewis, Frederick (Assignee).
 Meyer, Christopher—McCafferty, B. E. (Ref.)—Martine, Theodore—McCafferty, Robert—Morrison, D. M.—Matthews, Edward—McGarry, Patrick.
 O'Neill, Elizabeth M.—O'Brien, Julia A., wife of Stephen—O'Donnell, John.
 Pattison, Edward (Ref.)—Purdy, O. N.—Paul, Anna—Peck, T. M. and J. E.—Phillips, L. J. (2)—Paddock, F. A. (Ref.)—Parrise, Emma L., wife of Edwin—Putnam, A. E.—Parker, L. K. (2)—Peysser, Nathan and Charles.
 Quackenbush, L. S. (Assignee).
 Raynor, B. F. (3)—Repper, Adele—Richardson, William (2)—Rink, Rosina, wife of Valentine.
 Seery, John—Sanford, Elliott (Ref.)—Schaeffer, Frank—Stevenson, V. K. (Guardian)—Stiner, Philip—Sulzer, Charles—Shardlow, W. L.—Spain, Valentine—Smith, Agnez H.—Schuck, A. M. (Ref.)—Sherwood, JEREMIAH AND SAMUEL—Selter, A. N.—Scheele, Frederick—Simmonds, J. L.—Spofford, Paul (Ex. of).
 Throop, Theodore.
 Wheaton, Noah (Assignee)—Wood, J. L. R.—Wright, Theodore (Ref.)—Watts, Mary H., wife of D. G.—Wray, J. B.
 Yesky, Maurice.
 Zeimer, Samuel.

GRANTEES.

Amend, Bernard—Alexander, J. M.—Asten, W. B.—Ascher, Lewis.
 Buchanan, P. L.—Baer, Thomas—Biglow, L. H. (Trustee) and Susan A.—Bigelow, J. W.—Bloomingdale, Hattie, wife of L. G.—Brunjes, Peter—Blauvelt, A. B.—Burdett, Helen L.—Benner, Jacob
 Clinchy, Wm.—Cole, E. W. (2)—Constable, Wm. (2) and Jeannie—Curley, F. F.—Clark, A. A.—Castree, John.
 David, Jacob—Daly, Annie, wife of John—Duncombe, A. H.—Davies, H. E., Jr. (2)—Duffy, Philip (2).
 Ehrlich, Solomon—Ehrenreich, Moses.
 Furchtenmilt, M. A.—Farley, Terence—Finelits, Davis. Goldschmidt, Regina—Godwin, J. H.—Gray, Patrick.
 Harper, Sylvester—Hurlbut, W. H. (4)—Hall, W. J. (4)—Hencker, F. W.—Hoover, Louisa S., wife of W. H.—Hamilton, Schuyler, Jr., and R. R.—Hupfel, Anton—Hoppir, W. W.—Hind, Margaret.
 Isaacs, Jette.
 Jenkins, J. J.
 Keys, John (2)—Koenig, Lucas and Valentine—Keck, John—Kelly, Mary A. (2).
 Lyons, Michael—Lee, Annie V.—Lawrence, J. R. (Exrs. of)—Leaycraft, Anna E., wife of R. J.—Lilienthal, T. M.

Marshall, Levin (Exr. of)—McKeachnie, Margaret J.—Melaszy, Adalbertus—McCafferty, B. D.—Monaahan, James—Meyer, S. T.—Martine, Matilda F. and Elizabeth M.—Martin, J. E.—Melick, Joel—Meehan, James—Martens, G. F.—Morrison, D. M.—Merwin, Esther D.—Morgan, G. E.
 Ohi, Ernst—O'Neill, Elizabeth M.—Oehlens, Christian.
 Purdy, Melinda R.—Perry, M. C. (Exr. of)—Peck, Maria A. and Catherine J.—PUTNAM, MARGARET E., WIFE OF A. E.—Pearson, Thomas—Peltou, G. R.—Peysser, George (2).
 Rooney, Maria—Rosenbaum, Carolina—Raynor, E. W.—Ridder, Charlotte M.—Rubel Leonhard—Raynor, Sarah E. (Extr.) (2).
 Smith, J. F.—Stillman, Thomas—Schloener, Jacob—Schaeffer, Joseph—Sommers, Isaac (Assignee)—Smith, Lucretia C.—Sulzer, Augusta—SEERY, MARY A., WIFE OF JOHN—Seisel, Amand, wife of S. M.—Smith, J. R.—Schmitt, John—SHERWOOD, CAROLINE M., WIFE OF JEREMIAH—Sherwood, Samuel—Smyth, Bernard—Spies, Julia, wife of Valentine—Selter, A. N.—Searing, E. E. (2)—Schuchardt, Catharine A.—Simmonds, J. L.—Stone, Esther M.
 Talcott, Henrietta E., wife of James—Treacy, R. S.
 Walsh, P. H. (Trustee)—Weigl, Anton—Wheaton, Noah (Trustees of)—Wiethan, Louis—Wenzel, Frank—Walts, D. G.—Wieman, George—Woodbury, Harriet A.—Wheelwright, B. F.—Wilks, Matthew.
 Zentil, John—Zeimer, Louis.

KINGS COUNTY, N. Y.

January 12th.

CLYMER st., s. s., 75 e. Wythe av., 20.4x100. Ole H. Holbger to Patrick T. Moran, New York. 13,500
 SAME property. Patrick T. Moran, New York, to Margaret A. Holbger. 13,500
 DEAN st., n. s., 460 e. Powers st., 20x100. Chas. J. Triacca to John Otto Hundt. nom
 SAME property. John O. Hundt to Emilie wife of Chas. J. Triacca. (C. A. G.) nom
 FULTON st., s. s., 300 w. Rockaway av., 25x200 to Herkimer st. Cornelius B. Payne and George H. Granniss to Elizabeth C. wife of William G. Morgan. 2,100
 FULTON st., s. s., 325 w. Rockaway av., 25x200 to Herkimer st. Cornelius B. Payne and George H. Granniss to Augusta wife of Henry E. Morgan. 2,100
 GOLD st., e. s., 156.4 n. Tillary st., 22x85. (Foreclos.) George W. Dikeman to William M. Ingraham. 1,000
 HOPKINS st., s. s., 120 w. Tompkins av., 30x100. James W. Lamb to Elizabeth wife of Underhill J. Covert. 4,500
 HOYT st., e. s., 20 n. Wyckoff st., 20x90, h. & l. John McCormick to William H. Nolan. 2,000
 HOYT st., e. s., 40 n. Wyckoff st., 20x90, h. & l. William H. Nolan to John McCormick. 1,800
 HULL st., n. s., 136.5 w. Broadway, runs w. 37.11 x northwest 131.11 x north 0.11 x east 25 x southeast 54.2 x northeast 70.11 x southeast 127.7. (Foreclos.) Isaac H. Platt to Hannah E. wife of Benjamin McCreary, Bedford, Westchester Co., N. Y. 500
 KOSSUTH st. or pl., s. e. s., 265 n. e. Broadway, 20 x100. (Foreclos.) Gerard M. Stevens to the Abingdon Square Savings Bank. 2,500
 MORTON st., n. s., 190 w. Wythe av., 11.5x36.8x34.10, gore. Patrick Walsh to John Mollenhauer. nom
 UNION pl., w. s., 75 s. Freeman st., 25x100, h. & l. Joseph Hindley, Darien, Conn. to Rudolph C. Bacher. 13,800
 WARREN st., n. s., 275 e. Smith st., 50x100
 EAST Warren st., s. s., 350 e. Smith st., 25x100.
 Patrick Lyons to Frank Crooke, Flatbush, 10,000
 NORTH 2d st., s. s., 22 e. Ewen st., 28.1x78.6, irreg., h. & l. Frances E. wife of Samuel D. Simmons, Passaic, N. J., to Benjamin F. Cromwell. 8,000
 3d st., w. s., 40 n. North 7th st., 20x80. Joseph W. Browne to Eliza Lynch. 6,000
 SAME property. Eliza Lynch to Eliza wife of Joseph W. Browne. 6,000
 4TH st., w. s., 50 n. South 10th st., 24.5x96, h. & l. Joanna R. Reid (widow) to Samuel F. Phelps. 300
 11TH st., n. e. cor. South 3d st., 48x64.1. Ann and Adeline J. Laws, San Francisco, and James Laws, Brooklyn, to Mathias Burggraf. 3,050
 17TH st., s. s., 82 w. 6th av., 22.8x75, irreg. Frances E. wife of Cornelius B. Payne and Anna K. wife of George H. Granniss to Elizabeth C. wife of William G. Morgan. 3,000
 ATLANTIC av., s. w. cor. Eldert's lane or av., runs s. e. 255 x southwest 200 x northwest along Grant av. 215 x northeast along Atlantic av. 206.4. New Lots.
 ATLANTIC av., s. w. cor. Grant av., runs s. e. 680 x southwest 100 x northwest 550 x southwest 100 to Sheridan av. x northwest 140 x northeast 206.4.
 Maria E. wife of William H. Adams to Henry M. Adams. (Q. C.) 1865. 1,500
 SAME property. Henry M. Adams, New Lots, to Maria E. Adams, New Lots. 1875. 3,500
 ELBERT av., w. s., 325 n. Liberty av., 25x104.11. (Foreclos.) Edwin More, Jr., to George S. Bedell, San Francisco. 600

GREENE av., n. s., 60 e. Yates av., 20x80. Rose Howe to James Atcheson. (C. a. G.).....4,350
 LIBERTY av., s. s., 19.10 e. Miller av., 20.1x77.11, h. & l. (Foreclos.) Edwin More, Jr., to Mary A. Bedell.....1,800
 MARCY av., e. s., 33.4 s. Lexington av., 16.8x66. Ransom and Edward W. Phillips to Michael F. McDermott.....5,000
 MARCY av., e. s., 90 s. Lexington av., 40x100.11x26.2x100. Michael F. McDermott to Ransom and Edward W. Phillips.....2,500
 PARK av., n. w. cor. Steuben st., 25x50. (Foreclos.) Thomas E. Pearsall to Peter Stallknecht.....500
 TERROF av., e. s., 50 n. Floyd st., 25x100, h. & l. August Achterath to Barbara wife of Philipp Fauerbach.....5,250
 6TH av., n. w. s., 44.4 n. e. Prospect av., 18x80, h. & l. Frances E. wife of Cornelius B. Payne and Anna K. wife of George H. Grannis to Augusta wife of Henry C. Morgan.....6,500
 INTERIOR lot, 190 w. Wythe av. and 34.10 n. Morton st., runs north 39.8 x west 12.5 x south 39.1 to beginning, gore. John Mollenhauer to Patrick Walsh.....nom

January 13th.

BROADWAY, n. w. cor. Thornton st., 30.10x—x30x100.4, h. & l. Otto Mueller to Caroline wife of Philipp Levy.....9,500
 HERBERT st., s. s., 50 w. William st., 50x100, h. & l. (Foreclos.) Frank Reynolds to Jonathan Wyman, Manchester, N. H.....1,150
 JEFFERSON st., s. s., 270 e. Bremen st., 25x100. Moses and Francis Solomon to Geo. W. Snedeker.....1,050
 PACIFIC st., n. s., 400 e. Paca av., 25x100. Henry E. Sackman, Jr., to Marcus L. Byrn.....nom
 PENN st., s. s., 183 e. Bedford av., 20.4x120. Elizabeth B. wife of Benjamin McFarland to Anna Mungee.....4,800
 QUINCY st., s. s., 475 w. Ralph av., 25x100. Frederick Shaw to James B. Marsh. (Mort. \$900.) nom
 STERLING pl., s. w. s., 201.9 s. e. 7th av., 21.6x100, h. & l. George Gillum, Portland, Conn., to William H. Reagan, New York.....12,500
 UNION st., s. w. s., 75 n. w. Bond st., 20.3x100. James D. Rankin to James Ross. (½ part.) (Q. C.).....3,500
 8TH st., n. s., 317.10 w. 7th av., 20x100. Richard C. Speer to Hannah T. wife of George W. Sherman.....9,000
 17TH st., s. w. s., 425 n. w. 5th av., 75x100.2. Amanda B. wife of Francis O. Hotchkiss to Hannah T. wife of George W. Sherman.....13,000
 FLUSHING av., s. s., 275 e. Marcy av., 25x100. Max Hallheimer to Ludwig Levy.....1,455
 FULTON av., n. e. s., 87.3 n. w. Adelphi st., 20.7x79.1x25.4x94. (Foreclos.) Robert Merchants to Gilbert N. Marshall, Jr.....14,000
 LAFAYETTE av., s. s., 120 e. Tompkins av., 19.1x100. Benjamin V. Z. Wemple to Walter Dickson, Charles P. Staats and Benjamin V. Z. Wemple (Exrs.). (Q. C.).....nom
 PARK av., s. s., 420 e. Brooklyn av., 50x255.7, to Butler st. George B. Elkins to Henry C. Place.....8,000
 3d av., southerly cor. Lexington av., 20.6x80x20x85.10, New Utrecht. Isaac Mills to Mary O'Brien, Fort Hamilton. (Correction deed.).....300

January 14th.

BUTLER st., s. s., 125 w. Smith st., 25x100, h. & l. Robert Gruning to John Gruning.....5,000
 GERRY st., s. s., 175 e. Harrison av., 25x100, h. & l. William Reichertz to Joseph Birkel.....5,200
 HAYWARD st., s. e. s., 95.10 n. e. Bedford av., 19x100, hs. & ls.
 HAYWARD st., s. e. s., 133.10 n. e. Bedford av., 57x100, h. & l.
 George F. Stults to Gustav L. Elggren.....28,000
 HUNTINGTON st., s. s., 80 e. Court st., 20x50. Eleanor wife of Cornelius Donnellon to Michael and Johanna Begley.....650
 MOORE st., n. s., 100 w. Morrell st., 25x100. J. Nulton Stearns, Jr., to George Covert, Maspeth, L. I.....3,415
 REMSEN st., s. s., 274 w. Court st., 24x100, h. & l. Howell L. Williams, New York, to Mildred L. Wheatley. 1871.....gift
 ST. FELIX st., e. s., 284.3 n. Fulton av., 20x70. Abijah C. Mount to Ward C. Perrine, South Amboy, N. J.....6,000
 SAME property. Ward C. Perrine to Mary E. wife of Abijah C. Mount.....6,000
 ST. JAMES pl., e. s., 20 n. Greene av., 20x100. Adelaide R. Frankard, Mamaroneck, to Bernard Bergemann, New York.....13,500
 TAYLOR st., n. s., 140 w. Wythe av., 20x100. Warren Munger to Elizabeth B. wife of Benjamin McFarland.....5,600
 NORTH 2d st., s. s., 49.9 e. 9th st., 19.6x93.9 x19.6x84. Ernest Ohl and Martin A. Furchtenicht to Anna Paul (widow).....3,000
 ELBERT av., w. s., indef., 25x187.9 to Monroe st. Peter Kiersted, New Lots, to Jane Becht.....2,350

JOHNSON av., n. s., 125 w. Bushwick Boulevard, 50x100, h. & l. Stanislaus R. Blumke to Peter Krovereth. (Q. C.).....nom
 SAME property. Peter Krovereth to Theresia Blumke. (Q. C.).....nom
 4TH av., w. s., 100 s. Warren st., 16.8x80.10, h. & l. Maria A. Guild, Wenthon, Mass., to Francis B. Foster, New York.....5,000
 4TH av., w. s., 133.4 s. Warren st., 16.8x80.10. Bela M. Farnham to Francis B. Foster, New York.....5,000
 6TH av., s. w. cor. 8th st., runs s. 44 x west 90 x south 46 x west 20.6 x north 90 x east 110.6. Michael Reilly to Martin Dixon. (Morts. \$1,500).....exch
 6TH av., westerly cor. 21st st., 25x100. (Foreclos.).....
 5TH av., e. s., 50 n. 23d st., 25x100. (Foreclos.) Edgar M. Cullen to Edmund Blamey.....4,000

January 15th.

BROADWAY, n. e. cor. Dodworth st., runs north-west 22 x northeast 80 x northwest 22.6 x northeast 15.8 x southeast 45 x southwest 95.10, h. & l.
 Louisa wife of Henry Feltman to Charles Reuschenberg.....8,000
 BROADWAY, n. e. s., 22.6 n. w. Dodworth st., 22.6 x80, h. & l. Louisa wife of Henry Feltman to Samuel M. Meeker.....1,000
 BROADWAY, n. e. s., 75 s. e. Yates pl., 25x100. Louise wife of Joseph T. Schmitt to Andreas T. Fleischman.....4,000
 BROADWAY, n. w. cor. 8th st., 23.4x100, h. & l. James Magill to Frederick Hoeft.....14,000
 FULTON st., s. s., 131 w. Classon av., 20x105. William Sweeney to Henry P. Martin.....3,000
 HALSEY st., n. s., 475 e. Reid av., 25x100. Susan E. wife of John Benney to Frederick C. Ansley. (See Monroe st.).....2,000
 HERKIMER st., n. s., 100 e. Brooklyn av., 20x100. William Schwarzwaelder and Wm. Green to Edward Gorman.....800
 JAVA st., n. s., 350 e. Union pl., 25x100. William B. Russell to Walter Adams. (½ part.).....2,500
 MAUJER st., n. s., 100 e. Humboldt st., 25x100, h. & l. Mathias Joeker to Bertha wife of Joseph Morlock, New York.....6,025
 MCDONOUGH st., n. s., 175 w. Lewis av., 140x100. Theodore Ross to Gullian Ross. (C. a. G.) (All title).....nom
 MCDONOUGH st., n. s., 315 w. Lewis av., 60x100. Gullian Ross to Theodore Ross. (C. a. G.) (All title).....nom
 MONROE st., n. s., 200 w. Nostrand av., 25x80. William Young to Charles J. Fagan, New York.....2,650
 MONROE st., n. s., 200 w. Nostrand at., 25x80. Charles J. Fagan, New York, to Hannah J. wife of William Young. (C. a. G.).....2,650
 MONROE st., s. s., 280 w. Ralph av., 20x100. The Southold Savings Bank, Southold, L. I., to Frederick C. Ansley.....2,200
 MONROE st., s. s., 280 w. Ralph av., 20x100. Frederick C. Ansley to Susan E. wife of John Benney. (See Halsey st.).....3,500
 PACIFIC st., s. s., 79 w. Smith st., 21x71. Hugh Gaynor to John J. McCormick.....5,500
 RALPH st., w. s., 175 s. Evergreen av., 75x100. Benjamin L. Edes to Elizabeth Macray.....400
 UNION st., n. s., 309.4 w. Smith st., 15.8x100, h. & l. Edward F. Raymond to Justus E. Gregory.....8,000
 YATES pl., n. w. s., 130 n. e. Broadway, runs n. w. 70.5 to Flushing av. x east 115.5 to Yates pl., x southwest 91.5. Gustave A. Witte to Ferdinand Hoshch.....2,000
 YORK st., n. s., 135 e. Jay st., 22x90. Mary G. wife of William R. Sands, New York, to Stephen R. Bradley and Addison B. Hall. (Q. C.).....nom
 3d st., n. s., 44.3 w. 7th av., 22x90, h. & l. Abram Wakeman, New York, to Jane A. wife of George Douglas, Oxford, N. Y.....9,000
 NORTH 3d st., n. e. s., 150 n. w. 5th st., 50x122. Peter J. Hughes to Mary Curtis (widow).....1,500
 10TH st., s. s., 342 e. 5th av., 18x100. (Foreclos.) Howard J. Forster, New York, to Joseph B. Nones. (Mort. \$4,000).....100
 66TH st., w. s., 100 s. 5th av., 25x100.2, Bay Ridge. Edward L. Graef to James Ferry, Bay Ridge. 225
 BALTIC av., n. s., 52.6 w. Adams st., 72.6x100. (Foreclos.) Alexander Cameron to Enos Wilder, New York.....2,001
 GATES av., s. e. cor. Bedford av., 125x100. William Young to George W. Brown, New York.....27,500
 GREENE av., n. s., 15 w. Grand av., 15x100, h. & l. Benjamin Linikin to John MacGregor.....10,000
 NEW YORK av., e. s., 167.2 s. Herkimer st., runs e. 100 x south 18.4 x east 100 x south 25 x west 160 x north 1.10 x west 100 to New York av. x north 41.6, h. & l. Mary E. Johnson, wife of Francis T., to Oliver S. Ackley, New York.....10,000

January 17th.

BALTIC st., n. s., 200 w. Vanderbilt av., 20.10x131, h. & l. Mary S. wife of Joseph F. Kernochan to Elizabeth Ann Hillyer.....8,800

BAYARD st., s. s., 198 w. Humboldt st., 20.7x100. James M. Baldwin to Charles M. and Jane B. Loud. (C. a. G.).....6,000
 COLUMBIA st., s. e. s., 20 n. e. Woodhull st., 20x80. Philip Manasse to Matilda wife of Abraham Jacobs.....10,500
 FULTON st., w. s., 62.5 s. Henry st., runs w. 48.1 x northwest 21.8 to Henry st x south 25 x southeast 39.10 x east 55.11 to Fulton st. x north 30. (Leasehold.) (Foreclos.) Daniel W. Northup to John N. Eitel. (Morts. \$5,500, and taxes, &c.).....1,900
 FULTON st., s. s., 287.9 e. Bedford av., 19.6x100. James D. Lynch, New York, to Robert Magrath.....1,900
 FULTON st., s. s., 307.3 e. Bedford av., 39x100. James D. Lynch, New York, to Nathan T. Beers.....3,850
 HUNTINGTON st., n. s., 166.6 w. Court st., 22.3x100.
 15TH st., n. s., 122.10 e. 7th av., 18.6x100; also strip on e. s., 35 n. 15th st., 8x65.
 Patrick Fox to Daniel Farley, New York.....7,000
 KOSCIUSKO st., s. s., 66 e. Tompkins av., 34x25. Thomas Leslie to Gaspard Schelker.....1,600
 MACON st., n. s., 125 e. Tompkins av., 25x100. Sabina T. wife of Charles E. Waterman to Thomas E. Bishop.....4,500
 MACON st., n. s., 125 e. Tompkins av., 25x100. Mary C. wife of Henry J. Topping to Sabina T. wife of Charles E. Waterman. 1872.....1,600
 MADISON st., n. s., 170.8 e. Franklin av., 17.2x100, h. & l. (Foreclos.) William E. Godge to Samuel Cahn. (Morts. \$2,500, and interest.) 3,000
 MAUJER st., s. s., 200 e. Union av., 25x100, h. & l. Henry Kuhl to Isaac Treyz.....6,500
 SAME property. Isaac Treyz to Frederic Kuhl.....6,500
 MCDUGAL st., s. s., 105.3 w. Saratoga av., 19.9x100, h. & l. George Guthy to Richard Fritz. 2,400
 MONROE st., s. s., 100 w. Washington st., 28x100. (Foreclos.) David Barnett to Felix Kaufman and William Josephy, New York.....900
 MOORE st., n. s., 100 w. Morrell st., 25x100. Geo. Covert, Newton, L. I., to Jacob Matheis.....4,000
 MOORE st., s. s., 100 e. Humboldt st., 25x100, h. & l. Margaret wife of Nicholas Scholl to John Scholl. (Morts. \$4,300).....nom
 PALMETTO st., s. e. s., 275 s. w. Central av., 25x100. The New York Co-operative Building Lot Association to George Baker, New York.....275
 PENN st., n. w. s., 88.2 n. e. Wythe av., 18.5x100.
 PENN st., n. s., 150 e. Marcy av., 20x100.
 WYTHE av., n. e. s., 109 s. e. Rodney st., 18x60.
 JEFFERSON st., s. s., 340 e. Howard av., 20x100.
 Robert Ferrier to John Corr, Jr.....12,351
 RODNEY st., s. e. s., 190 s. w. Marcy av., 20x100. Charles P. Melleney, Newark, N. J., to Joseph M. Ogden, Chatham, N. J.....6,000
 TILLARY st., n. s., 107.6 e. Jay st., 25x100. (Foreclos.) William E. Godge to Thomas Darling-ton, Newark, N. J.....1,800
 TILLARY st., n. e. cor. Duffield st., 28x60. George McMillen to Kate A. McMillen. (Morts. \$1,900).....gift
 3d pl., n. s., 116.8 w. Court st., 16.8x100. William Taylor to Christiana L. Neesen.....5,625
 12TH st., s. s., 100 e. 3d av., 18.3x100. John F. Kammann to Herman Ahlers.....4,500
 GREENPOINT av., s. s., 120 e. Franklin st., 25x95, h. & l. George Sparrow to Emma J. Sparrow.....10,000
 LAFAYETTE av., n. s., 20.8 e. Waverly av., 20x96. Joseph H. Townsend to Charles R. Abbott.....7,500
 LEWIS av., s. w. cor. Pulaski st., 100x75, hs. & ls. Henry N. Comstock to Wm. G. Pierson.....nom
 SAME property. William G. Pierson to Jane C. Comstock.....nom

MORTGAGES.

REAL ESTATE. NEW YORK.

January 13, 14, 15, 17, 18, 19.

Ahrens, Herman F., to William L. Lindeman, Bergen, N. J. 37th st., s. s., 100 e. 8th av., 16.7 x95.9, h. & l. Oct. 3, 3 years.....\$3,000
 Allen, Josephine, wife of Aaron C., to Morris Rindskopf. 47th st., s. s., 125 e. 8th av., 25x100.5. Jan. 11, 3 years.....5,000
 Andariese, John, to Morris S. Thompson. 40th st., n. s., 300 w. 7th av., 25x98.9. Jan. 1, 1 year.....1,000
 Arras, William, to Louis Dejonge and Augusta Wigand (Exrs.) 32d st., n. s., 300 e. 7th av., runs n. 115.4 x east 75 x south 28.8 x west 51.10 x south 73 to 32d st. x west 25.5. Jan. 1, 3 years.....10,000
 Same to Augusta Wigand. Same property. Jan. 1, 3 years.....6,000
 Beringer, Leopold, to A. M. Dryfoos. Madison av., w. s., 80 s. 74th st., 22.2x95. Dec. 1, 1 year.....15,000

- Birch, Isabelle C., to Amelia V. Wilson. Prospect av., n. w. cor. John st., 150x161.4x50x—x100 to John st. x 62.6. Dec. 23, 1 year. 1,500
- Bonnell, Jonathan, Summit, N. J., to Miss Lucy Kirland, Brooklyn. 5th st., n. s., 137.10 e. Av. C, 20x97. Jan. 15, 1 year. 6,000
- Brunjes, Herman H., to Peter O. Brunjes. 1st av., s. e. cor. 125th st., 25.11x75. Jan. 15, 1 month. 1,000
- Budd, Charles A., and John C. Draper, and Alfred L. Loomis, and William H. Thomson, and John W. S. Arnold, and John T. Darby, and William Darling, and Charles I. Pardee, to The United States Life Insurance Co. 26th st., s. s., 175 e. 1st av., 70x98.9. Jan. 11, due April 1, 1878. 35,000
- Byrne, William, to Patrick McGuire. 33d st., s. s., 325 e. 2d av., 25x98.9. Jan. 15, 1 year. 1,000
- Barreda, Frederick L., to Felipe Barreda. Madison av., s. e. cor. 25th st., 49.4x100; 25th st., s. s., 100 e. Madison av., 25x98.9. Jan. 18, due Jan. 1, 1879. 135,000
- Bosch, Caroline, wife of Balthaser, to Caroline W. Bosch. Hall st., e. s., 22.9 n. 6th st., 22.8x75. Jan. 3, due Jan. 1, 1881. 4,000
- Carber, Charles P., to Rudolph Marthesheimer. 4th st., northerly cor. Washington av., 105x72; 3d st., s. s., part Lot 20, Map of Morrisania, 35x200. Jan. 10, due Jan. 1, 1880. 500
- Clark, Georgia E., wife of Edgar O., New Rochelle, to Marietta A. Clark. 127th st., n. s., 125 w. 6th av., 25x99.11. Nov. 1, 2 years. 1,500
- Clark, Mary, to John H. Riker. Southwest cor. 123d st. and Lexington av., 23.4x100.11. (Building Loan.) Due May 1, 1876. 200
- Cole, Edmund W., Nashville, Tenn., to Elizabeth C. Maghee. 7th av., e. s., 40.5 n. 46th st., 20x80. Jan. 7, 3 years. 12,500
- Same to Edward Colgate. 7th av., e. s., 60.5 n. 46th st., 20x80. Jan. 7, 3 years. 12,500
- Coleman, Michael (Trustee), to Jane Garrard (widow). 31st st. (No. 32 East), s. s., 250 w. 4th av., 25x98.9. Jan. 3, 3 years. 12,000
- Connolly, John, to Bernard Rielly. Hudson st., s. w. cor. Beach st., 25x100. (Leasehold.) Jan. 2, instals. 10,000
- Cook, Johann Joseph, to Aron Frank. 1st av. (No. 174), e. s., 59.2 s. 11th st., 17.9x94. Jan. 15, due Jan. 1, 1881. 6,000
- Corcoran, Catharine O. H., wife of Patrick, to James Dillon. 53d st., s. s., 150 e. 10th av., 25x100.5. Jan. 13, 2 years. 3,000
- Cottlow, Louis, to Abraham Levy. 3d av. (No. 485), e. s., 24.8 s. 33d st., 24.8x85. Oct. 11, 2 years. 6,000
- Cushman, John R., to Albert Bogert, Jr., Hoboken, N. J. Sullivan st., e. s., 63 s. Broome st., 21.4x120; Wats st., n. s., 205 e. Varick st., 21x85, irreg. Jan. 15, due Jan. 1, 1877. 3,000
- Clarke, Caroline M. (widow), to William A. Park. 26th st., s. s., 300 w. 6th av., 25x98.9. Jan. 18, 1 year. 4,000
- Crowe, Eliza, to Joseph Priest, Brooklyn. 22d st. (No. 205 West), n. s., 33.11 w. 7th av., 16.8x49.4. Jan. 19, 3 years. 8,000
- Same to George B. Sanford, Newark, N. J., and Richard A. Terhune, Passaic, N. J. 22d st. (No. 205 West). Same as above. Jan. 19, 1 year. 2,500
- David, Jacob, to Frances wife of Julius Lipman and Max Danziger. 39th st., n. s., 300 w. 9th av., 25x98.9. Dec. 18, 2 years. 10,000
- Same to Frances wife of Julius Lipman. 39th st., n. s., 300 w. 9th av., 25x98.9. Jan. 14, 18 months. 3,500
- Same to John P. Schmol. 41st st., s. s., 320 w. 7th av., 29.9x98.9. Jan. 14, 1 month. 1,312
- Same to John P. and William R. Bell. 41st st., s. s., 349.9 w. 7th av., 29.9x98.9. Jan. 14, 1 month. 1,126
- Davies, Henry E., Jr., to Edward D. Gale (Ref.) 114th st., s. s., 155 w. 4th av. P. M. Jan. 15, 3 years. 1,650
- Same to same. 114th st. P. M. Jan. 15, 3 years. 1,650
- Denner, John, to Joseph Doelger. East Houston st. (No. 385), s. s., 37.3 e. Willett st., 25x65x19.6x65. Jan. 18, 3 years. 6,000
- Dilger, John, to Isaac S. Cruft, Boston, Mass. 24th st., n. s., 122 w. 2d av., 24.5x98.8. Jan. 17, 5 years. 12,000
- Dilger, John, to Jennett wife of John J. Burchell. 24th st., n. s., 122 w. 2d av., 24.5x98.8. Jan. 17, instals. 3,000
- Donaldson, Thomas, to East River Savings Institution. Greenwich av., w. s., 60 n. Troy st., 20x70.10x19.2x75.2, h. & l. Jan. 17, 1 year. 4,500
- Dunscumb, Samuel W., Tarrytown, to James W. Beekman. Beekman pl., e. s., 100 s. 50th st., 100.10x100. Dec. 7, due Jan. 5, 1877. 2,500
- Davidson, Henry, to Isidor and Simon Wormser. College pl. (Leasehold.) P. M. March 30, 3 years. 22,000
- Dierckx, Peter F., Plainfield, N. J., to Fannie E. Wright. 28th st., s. s., 339.3 e. 9th av., 21.5x98.9. Jan. 19, 5 years. 5,000
- Drinnan, William, to William Davison, Fort Washington, New York. Lots 70, 71, 72, 73, Map Fordham, on Prospect av., 240x68x255x101.5. Jan. 1, 3 years. 1,000
- Engel, Jacob and Mary, to Felix Rieger. Av. A, w. s., 61.9 s. 16th st. P. M. (Lease.) Jan. 1, 2 years. 3,000
- Finclite, Davis, to Emma L. Parmelee, Walkill, Orange Co. Chatham st., Baxter st. P. M. Jan. 17, instals. 58,000
- Finnigan, Bridget, wife of John, to Michael Tyghe. Riverdale av., e. s., 85.4 s. Rock st., 50x100. Jan. 7, 3 years. 300
- Fletcher, Maria (widow), to James Falvey. 24th st., n. s., 210.2 w. 2d av., 19.5x98.9. Jan. 17, 1 year. 3,000
- Forman, Annie, wife Herman, Gravesend, L. I., to Conrad Jockel. 126th st., n. s., 425 e. 8th av., 75x99.11. Jan. 15, due Jan. 1, 1878. 3,000
- Fischer, Oswald, to Bernhard Frees. Courtlandt av., w. s., 88.10 s. 151st st., 29.7x100. Jan. 3, 3 years. 2,500
- Goldschmidt, Nathan, to Jacob Stahl. 43d st., s. s., 350 e. 2d av., 16.7x100.5. Jan. 7, due Jan. 1, 1877. 2,500
- Gray, William A. and Edward C., to the Brooklyn Bank. Front st. (No. 202), 23.4x73.6. Jan. 7, 3 years. 14,500
- Gregory, George G., to William H. Sage, Brooklyn. 49th st., s. s., 175 w. 3d av., 25x100.5. Jan. 1, instals. 2,000
- Grinnell, De Witt C., Newtown, L. I., to Fritz Jacoby. Av. A, w. s., 25 s. 78th st., 57.10x94, h. & l.; Av. A, n. w. cor. 74th st., 16.6x—x32.3x100. Jan. 13, note. 1,725
- Hammer, Edward, to Frederick Gore. Av. A, e. s., 62.2 n. 74th st., 20x98.9. Jan. 1, 1874, 16 months. 1,000
- Harmon, Alexander G., to the New York Life Insurance and Trust Co. 24th st., n. s., 225 e. Madison av., 25x98.9. Jan. 28, 1 year. 5,000
- Harrison, John B., to William H. Field. 130th st., n. s., 150 e. 5th av., 16x99.11. Oct. 1, 3 yrs. 800
- Harvey, John B., to Jennette wife of John J. Burchell. 1st av., s. w. cor. 31st st., 24.7x75. Jan. 14, demand. 1,000
- Same to same. 1st av., w. s., 50.5 n. 59th st., 50x100. Jan. 13, 1 month. 5,120
- Hasell, Clemence L., wife of and Louis C. Georgetown, South Carolina, Margaret W., wife of and Daniel F. Boardman and Marinus Willett to John H. Rhoades, Caroline M. Child and Elizabeth G. Wheelwright (Exrs.) 51st st., n. s., 150 W. 5th av., 100.5x100. Dec. 20, due July 1, 1877. 25,000
- Hauck, John to Louisa Mander. Allen st., e. s., 102 s. Rivington st., 25x87.6. Jan. 1, 3 years. 10,000
- Hencken, Frederick W., to Hancke Henken. 10th av. P. M. Jan. 13, 5 years. 12,000
- Herdt, Philip, 23d Ward, to Frederika wife of Jacob F. Fischer. 7th st., s. s., part Lot 110, map Morrisania, 109.6x100x90.6x103. Jan. 1, 3 years. 3,000
- Holburt, Cecilia (widow), and Arrata Payne, Brooklyn, to Elias C. Pendleton. Broome st., s. e. cor. South 5th av., 20.10x82; Property on Hewes st., Brooklyn. Jan. 1, 2 years. 2,500
- Holmes, John F., to Catharine Townsend. 9th st., n. s., 175 w. 1st av., 25x92.3. Jan. 1, 3 years. 9,000
- Hoover, Louisa S., wife of William H., Elizabeth, N. J., to Joseph L. R. Wood. 105th st. P. M. (6 Morts., each \$4,000.) Nov. 19, 3 years. 24,000
- Jenkins, John J., to George and Henry Huyler (Exrs.) Duane st. (No. 177.) P. M. Jan. 15, 3 years. 12,000
- Johnson, George F., to the Mutual Life Insurance Co., New York. 9th st., n. s., 125 e. 2d av., 25x92.3. Jan. 7, due June 1, 1877. 10,000
- Johnston, William H. and Richard E., to Elizabeth M. Cauldwell. 77th st., n. s., 125 e. 2d av., 25x102.2. Jan. 13, 3 years. 7,000
- Same to Ransom Parker. 77th st., n. s., 150 e. 2d av., 25x102.2. Jan. 13, 8 years. 7,000
- Jager, John G., to Gottlieb A. Kunz. 31st st., n. s., 125 e. 8th av., 25x98.9. Jan. 17, instals. 9,000
- Jardine, Kate F., wife of David, to Ignatz Hoff. Lexington av., s. w. cor. 38th st., 24.9x20. Jan. 19, due Feb. 1, 1881. 7,000
- Kahn, Jacob, to Rachel Joseph. 10th st., n. s., 313 e. Av. B, 20x103.3. Jan. 1, 5 years. 2,800
- Karsch, John, to Bernard Karsch. 39th st., n. s., 80 w. 8th av., 20x74.5. Jan. 12, 3 years. 4,000
- Keeley, James, to Eliza Keeley. 112th st., n. s., 425 e. 6th av., (original-line), 25x100.11. Jan. 18, 6 months. 200
- Kessler, Robert, to the Bank for Savings City of New York. 7th av., w. s. 59 s. 31st st., 24x75. Jan. 14, 1 year. 12,500
- Same to same. 7th av., w. s., 73 s. 31st st., 24.6x75. Jan. 14, 1 year. 12,500
- Knapp, Eliza C., to Mary A. Ridal. 25th st., n. s., 228 w. 7th av., 21x98.9. Jan. 18, 3 yrs. 4,000
- Lawrence, Ann E., wife of John, to Phillippa Muller. 140th st., s. s., 185.2 e. Alexander av., 46x100. Jan. 1, 3 years. 4,500
- Lawrence, Cornelius V., Yonkers, to John H. Riker. 123d st., n. s., 200 e. 6th av., 12.6x100. (Additional security.) Jan. 12. 500
- Lawrence, Louise, wife of Charles, to Henry Meuser, Brooklyn. 5th st., s. s., 185 e. Bowery, 25x92.2. Jan. 7, 5 years. 1,000
- Same to Caroline Lang (Extr.) Same property. Jan. 15, 1 year. 1,700
- Lee, Annie V., wife of Samuel, East Orange, N. J., to Caroline H. Baldwin. 119th st., n. s., bet. Av. A and Harlem River, 348 e. Av. A, 25x100.11. Jan. 15, 1 year. 500
- Same to same. 119th st., n. s., same property. Jan. 15, 1 year. 500
- Levy, Anne E., wife of Isaac, to Moriz and Louis Josephal. 38th st., n. s., 200 w. Lexington av., 25x98.9. Jan. 12, 3 years. 5,000
- Lewis, Mary A., or Mary Ann Mulligan, to Oscar Coles, Aiken, S. C. East Houston st. (No. 45), s. s., 21.3 e. Mulberry st., 20.9x68.5x21.1x70.4. Jan. 1, 3 years. 7,000
- Lynch, James, to Henry Hart, Saybrook, Conn. 20th st., s. s., 199.6 e. 1st av., 40x92. Jan. 5, 7 years. 9,500
- McCafferty, Bernard E., to Fannie Bennett, Brooklyn. 70th st., n. s., 675 w. 8th av., 25x100. P. M. Jan. 8, 2 years. 1,000
- McCafferty, Robert, to Matthias Bradley, Connecticut. 89th st., s. s., 100 e. 9th av., 100x100.8. Nov. 13, 1 year. 2,000
- McCoy, James, to Francis Crawford. Lexington av., n. e. cor. 48th st., 20x51.6. Dec. 25, 2 years. 1,600
- McDonald, Michael, to William Potts, Clifton, S. I. 130th st., n. s., 290 w. 4th av., 18.9x99.11. Jan. 1, 1875, 5 years. 350
- McGuire, Patrick, to Sarah B. Smith and Hamilton Blydenburgh (Exrs.) 32d st., n. s., 150 w. 1st av., 16.8x98.9. Jan. 12, 5 years. 4,000
- Same to Patrick McCann. 37th st., n. s., 150 w. 1st av., 16.8x98.9. Jan. 15, 3 months. 275
- Meehan, James, to Edward Clark. 61st st. P. M. Jan. 13, 5 years. 7,000
- Meyer, Hannah, to Simon L. Seeburgher. 85th st., n. s., 101.3 w. Lexington av., 17x102.2. Jan. 4, 5 years. 3,500
- Michelbacher, Abraham, to Sarah Heinemann. 71st st., n. e. cor. Lexington av., 20x100. Jan. 17, 3 years 2 days. 12,500
- Mielcunsky, Adalbertus, to Charles Custiss and William L. Shardlow. Henry st., s. s. P. M. Dec. 1, instals. 29,000
- Mildeberger, Henry D., to Elizabeth W. Kellers. 10th av., w. s., 49.4 s. 26th st., 24.8x72. Jan. 5, 2 years. 3,000
- Moore, Mary E., wife of Edward A., to E. Holbrook Cushman and A. F. and J. H. H. Cushman and Gustavus W. Faber (Trustees.) Av. A, s. w. cor. 117th st., 75.7x94. Jan. 13, 3 years. 12,000
- Morris, Phillis H., wife of Thomas E., to Napoleon Sarony. 32d st., s. s., 140 e. Lexington av., 15x62.2. Jan. 14, 3 years. 6,800
- Muller, Nicholas, to Frederick Becker. 1st av., s. w. cor. 85th st., 102x100. Jan. 3, 3 yrs. 11,500
- Mulvaney, John, to the Trades Savings Bank, New York. Beach st., n. s., 60 w. St. John's alley, 20x68.11x20x69.1. Dec. 15, 5 years. 21,375
- Murphy, Stephen, to the Mutual Life Insurance Co., New York. 122d st., n. s., 275 w. 6th av., 75x100.11. Nov. 11, due Dec. 1, 1876. 7,000
- Myers, Hirsch, to Max Danziger. 48th st., s. s., 182 w. 2d av., 18.8x100.5. Jan. 10, 2 years. 2,000
- Meehan, James, to Alfred and Samuel D. Bussell. 61st st. P. M. Jan. 17, due March 1, 1876. 2,500
- O'Donnell, John, to Samuel F. and George Engs and Henry Snyder, Jr. 35th st., s. s., 233.4 e. 3d av., 16.8x98.9. Jan. 10, 1 year. 719
- Oswald, Maria (individually and Extr.), to John A. Helder. Mulberry st., w. s., 130.3 s. Broome st., 24.11x71.7x24.4x68.6. Jan. 11, 1 year. 1,000
- Otto, Franz, to Conrad Weber. 30th st., s. s., 192.6 w. 1st av., 22.6x98.9. Jan. 12, 1 yr. 1,400
- Palmatier, Judith A., wife of John W., to James B. Vredenburg, Jersey City. 47th st., n. s., 175 e. 9th av., about 25x100.5, irreg. on w. s. Jan. 11, 1 year. 2,000
- Peters, Thomas M., to Clementine wife William Schrader. 10th av., w. s., 50.11 s. 101st st., 50x98.1x50x97.1. Jan. 15, due Jan. 1, 1879. 3,000
- Phillips, John D., to Frederick Lewis. 10th av., e. s., extends from 95th st. to 96th st., 201.5x650. Oct. 28, 1 year. 15,000
- Pinckney, Charles C., to Edgar B. Pinckney. 39th st., n. s., 322.6 w. 5th av., 20.10x98.9. Jan. 1, 3 years. 5,000
- Price, William M., to Robert Hewitt, Jr. 68th st., n. s., 150 e. Madison av., 25x100.5. Jan. 10, 6 months. 20,000
- Rabenstein, John, to Conrad Weisel. 10th st., n. s., 194 w. Av. A, 25x94.10. Jan. 1, 2 yrs. 3,000
- Raberg, Charles H., to Bernardine H. J. E. Noel. Crosby st., n. e. cor. Howard st., 30x25; Howard st., (No. 26), n. s. 25.1x116.6x24.8x116.11. Jan. 31, 10 years. 10,000

Renolds, Terence R., to Abram Wakeman. 79th st., s. s., 300 e. 10th av., 16.8x102.2. Jan. 6, 1 year. 2,500
 Rosenbaum, Carolina, wife of Morris, to Sarah H. and William M. Fliess and John A. Johnson (Exrs.) 3d st. (No. 300). Jan. 13, 3 yrs. 5,000
 Sadlier, Dennis, to Mary C. Walsh. 136th st., n. s., 600 w. Home av., 200x210 to 137th st. Jan. 1, 5 years. 10,000
 Schaffer, Henry, to Carl Schindler. New Canal st. (No. 91). (Lease.) Jan. 10, 6 months. 1,000
 Schult, Deidrich, to James S. Bearns, Brooklyn. 3d av., n. e. cor. 39th st., 24.8x79.8. Jan. 18, 5 years. 5,000
 Schulz, John, 23d Ward, to John Freese. Courtlandt av., westerly cor. Findlay st., 25x100. Jan. 1, 2 years. 3,000
 Shannon, Daniel, to James Byrne. 86th st., s. s., 350 w. 4th av., 25x100.8. Jan. 3, due Jan. 3 (no year). 4,000
 Shea, Rose Ann (widow), 24th Ward, to George F. Bristol. Kingsbridge to West Farms road, n. e. s., 71 s. e. Elizabeth st., 78x97x50x140. Jan. 13, 3 years. 150
 Shelton, Charlotte J., wife of William H., Jr., to James Rutherford, Kingston, N. J. 22d st., s. s., 370 e. 6th av., 25x98.9. Jan. 13, 5 yrs. 12,500
 Silberman, Pauline, and Jacob Davis, to Harris Silberman. Delancey st. (No. 240), n. s., 100 e. Willett st., 25x100. Jan. 1, 2 years. 3,000
 Silverstone, Barler, wife of Wolf, and Meyer Petoulski, to Morris Silverstone. Oak st., n. s., 159 e. James st., 36x153. Jan. 13, 2 years. 1,000
 Smith, Mary A., to the Emigrant Industrial Savings Bank. 22d st., s. s., 95 w. Lexington av., 20x98.9. Jan. 13, 1 year. 500
 Smith, Peter T., to James Dunn. 2d av., n. w. cor. 28th st., runs w. 4 x north — x east to 2d av. x south 55.4, h. & l. Jan. 12, 1 year. 1,000
 Spencer, Mary (widow), to Sarah J. wife of John N. Hayward. 12th st., n. s., 243 e. Av. B, 25x103.3. Jan. 1, 3 years. 1,000
 Stevens, John W., to Henry E. Stevens. 53d st., s. s., 403.6 w. 6th av., 18x100.5. Jan. 12, 6 months. 3,000
 Same to Plowden Stevens. 53d st., s. s., 385.6 w. 6th av., 18x100.5. Jan. 12. 1,000
 Stier, Barbara (widow), to Joseph and Julie Baumgartner. 4th st. (No. 73 East), n. s., 25f w. 2d av., 25x100. Jan. 14, 2 years. 1,000
 Tackberry, Sarah L., to Daniel F. and Julius W. Tiemann, John Stevenson, Charles C. Lee, and Albert Horn (Exrs.) 77th st., s. s., 233 w. 2d av., 22x102.2. Jan. 12, demand. 6,000
 Tait, Mary A. (widow), Fordham, to St. John's Savings Bank, Fordham. Kingsbridge to West Farms road, e. s., 85 n. Lorillard st., 69x47 x50x97. Jan. 14, due Jan. 1, 1877. 200
 The Corporation of the United German Evangelical Lutheran Church to Christoph Von Glahn. 6th av., s. e. cor. 15th st., 50x80. Jan. 1, 5 years. 2,100
 The English Evangelical Lutheran Church St. James to the Metropolitan Savings Bank. 15th st., s. s., 367.6 w. 2d av., 75x103.3. Jan. 13, 1 year. 5,000
 The Windsor Hotel Co., John T. and Arabella T. Daly (individually), and John Silsby, William H. and Thomas M. and John T. Daly (Trustees), and John T. and Arabella T. and William H. and Myrilla H. and Thomas M. and William H. Daly et al. (stockholders) to Philip Bissinger and William H. Daly (Trustees, &c.), New York. 5th av., n. e. cor. 46th st., 200.10 to 47th st. x 140x200.10x140. Aug. 10, secures bonds. 150,000
 Thoman, Frank, 23d Ward, to Frederick Dille-muth, 23d Ward. Waverly st., s. s., Lot 114, Map of Melrose, 50x100. Jan. 1, 3 years. 2,000
 Tibball, Martha A., wife of William L., to Frederick Otten. 139th st., n. s., bet. 3d and College avs., 45x61.4x41.6x51.7. Jan. 6, 4 years. 1,000
 Tagliabue, Guiseppe, Mount Vernon, to Rosa Schreiber. Cherry st. (Nos. 370 and 372), n. s., 24.5 w. Gouverneur st., 44.8x72x44.7x72. Jan. 8, 5 years. 8,000
 Urstadt, George, to Nicholas Winkler. 153d st., s. s., 675 e. Courtland av., 50x100. Jan. 11, due Jan. 1, 1879. 800
 Van Tassel, Caleb, 24th Ward, to Thomas E. Thorne. Mosholn av., indef. Jan. 1, 2 years. 2,000
 Volkenning, Henry L., to Augustus T. Gillender. 5th st., s. s., 250 w. 6th av., 75x100.5. (Cor-rection Mort.) May. 1, 1 year. 4,500
 Walsh, John E., to William R. Thurston. Pike st., e. s., 24.4 s. Henry st., 25x111.4. Jan. 10, 3 yrs. 5,500
 Walter, Mary A., wife of William H., to Francisca M. Fontaine. 123d st., n. s., 480 e. 4th av., 35x100.11. Jan. 7, 1 year. 500
 Warren, Elizabeth, Providence, R. I., to George F. Johnson. 1st st. (Nos. 15 and 17), s. s., 103.9 w. 2d av., 46x74.4x46.6x68. Jan. 15, due Oct. 1, 1877. 4,500
 Weigelt, Catharine, wife of August, to Nicholas Seagrist. 53d st., s. s., 125 e. 10th av., 25x100.5. Jan. 7, 1 year. 600
 Weigl, Anton, to Joseph M. Alexander. Stanton st. P. M. Jan. 14, 3 years, 2,000

Wright, William, to Sarah A. Robbins. 22d st., s. s., 125 e. 8th av., 25x98.9. Jan. 13, 3 yrs. 10,000
 Zeimer, Louis, to Samuel Zeimer. Av. A., w. s., 76.8 s. 74th st. P. M. Jan. 14, 2 years. 3,000
 Same to same. Av. A. P. M. Jan. 14, 2 years. 3,000
 Same to same. Av. A., w. s., 25.8 s. 74th st., 25.6 x100. Jan. 14, 2 years. 3,000

KINGS COUNTY, N. Y.

January 12th.

Atcheson, James, to Rose Howe. Greene av. P. M. Jan. 11, due Jan. 1, 1879. 2,500
 Bacher, Rudolf C., to Joseph Hindley, Darien, Conn. Union pl., w. s., 75 s. Freeman st., 25x100. Jan. 1, 5 years. 6,000
 Bedford, Mary A., wife of Charles W., to William H. Harris. Liberty av., s. s., 19.10 e. Miller av., 20x77.11. Jan. 12, 3 years. 1,000
 Bonnell, William F., to Thomas Harward. Garden st., w. s., 218 n. State st., 20x75. Jan. 10, 2 years. 5,000
 Bradshaw, Martha A., wife of Andrew, to William E. Stone, Boston, Mass. Henry st., e. s., 94 n. Degraw st., 22x100. Dec. 1, instalts. 2,500
 Campbell, James, to the Williamsburgh Savings Bank. Lewis av., n. w. cor. Monroe st., 100x100. Jan. 7, 1 year. 4,000
 Case, Emma A., wife of Moses L., to Julia E. Brick. Dean st., n. s., 500 e. Third av., 25x100. Jan. 12, due Feb. 1, 1879. 2,500
 Cleary, Edward, Fort Hamilton, to Isaac Mills. Lexington av. and 3d av. P. M. Jan. 8, 7 years. 300
 Debus, Jacob, to Ratge Bunke, New York. Park av., s. e. cor. Canton st., 27.7x100—x8x102.4. Jan. 11, 3 years. 7,000
 Head, Mary, wife of John W., to Catharine M. Singer. Butler st., n. s., 350 w. Smith st., 25x100. Jan. 8, due Jan. 1, 1879. 2,000
 Henry, Charles H., Long Island City, to Helenah Kouwenhoven, Long Island City. Jefferson st., n. w. s., 100 n. e. Hamburg st., 100x100; Hamburg st., southerly cor. Troutman st., 200 to Starr st. x 100; Troutman st., s. e. s., 425 s. w. Central av., 100x100.9x109.4x144.9; Hamburg st., northerly cor. Starr st., 100x100. Jan. 11, due Nov. 1, 1878. 2,500
 Konig, Jacob, to Mary A. wife of John H. Van Cott, Oyster Bay. Maujer st., n. s., 175 e. Union av., 25x100. Jan. 4, due Jan. 1, 1879. 150
 Ludlow, Samuel, to John Davies. Conservea st., n. s., 100 e. Leonard st., 25x100, irreg. Jan. 8, 3 years. 2,000
 Mahon, Thomas, to Frank L. Barnard (Admr.) William st., n. s., 206.8 e. Van Brunt st., 16.8x100. Jan. 12, 1 year. 100
 McDermott, —, to Ransom and Edw. W. Phillips. Marey av. P. M. Jan. 1, 3 years. 2,500
 Morris, Jane (widow), to Daniel Sherwood, New York. Pearl st., e. s., indef., 2 lots, 50x90. Jan. 10, 3 years. 7,500
 Morris, Stephen, Huntington, L. I., to Michael S. Springsteen, Newtown. Hopkins st., n. s., 268.9 e. Nostrand av., 18.9x100. Jan. 8, 5 years. 1,000
 Phillips, Stephen C., to James Darragh, Willoughby av., n. s., 345 e. Tompkins av., 20x100. Jan. 1, 5 years. 5,000
 Quinlan, Maurice G., to Lorenz Hendrickson, He-boken. Eagle st., s. s., 225 w. Union pl., 25x100. Jan. 1, 5 years. 2,000
 Read, Edwin O., to Lillian C. Singer. State st., s. s., 206.2 e. Court st., 44.3x86.5x44.2x83.6. Jan. 10, due Jan. 1, 1879. 6,500
 Saxton, Phebe M., wife of Daniel Y., to Esther Downs. Flatbush av., e. s., 199.6 s. Atlantic av., 20x67.10x20.11x61.9. Jan. 1, 5 years. 3,000
 Smith, Lewis H., to John Covert, Woodhaven, L. I. Nassau st., s. s., 85 e. Hudson av., at cor. of alley, 50x118.6. May 1, 4 years. 3,500
 Stapf, Thomas, to John Geisler. Jamaica Pike, s. s., 635 e. Bushwick av., 25x100. Jan. 11, due Jan. 1, 1879. 300
 Staigele, Genovefa, to Leonhard Purtzner. Devoe st., n. s., 150 e. Olive st., 20x100. Dec. 2, due Jan. 1, 1881. 1,000
 Wyckoff, Van Brunt, to Jane D. Bennett (widow), New Utrecht. 17th st., n. e. s., 250 s. e. 5th av., 150x100. Jan. 11, 3 years. 2,500

January 13th.

Banks, Frances, wife of Benjamin, to Abby L. Zabriskie, Flatbush. 9th st., n. e. s., 132.10 s. e. 7th av., 20x100. Jan. 1, 5 years. 5,000
 Brevoort, Elizabeth D., wife of James C., to James D. Lynch, New York. Fulton st., s. w. s., 200 s. e. Franklin av., runs s. w. 128 x west 30.8 x south 120.1 x west 100 to Franklin av. x south to Atlantic av. x southeast 251.9 to Bedford pl. x north to Fulton st. x northwest to beginning; Fulton st., s. w. cor. Bedford av., runs n. w. 251.9 to Bedford pl. x south 348.3 x east 230 to Bedford av. x north 245.11; Herkimer st., s. e. cor. Bedford av., runs e. 204 x south 92.9 x east 80 x south 241.10 to Atlantic av. x west to Bedford av. x north to beginning. Jan. 10, due May 1, 1876. 7,000

Beckel, Louis, to Emma Jacobs. 2d pl., n. e. s., 177.7 s. e. Henry st., 20.1x133.5. Jan. 10, notes. 8,500
 Bennett, Eliza, wife of Jacob, to Elizabeth Ker-van. South 8th st., s. s., 96 e. 4th st., 20.8x93.6. Jan. 1, 3 years. 1,000
 Briggs, William J., to George C. Bennett. Gates av. P. M. June 2, 5 years. 3,000
 Byrn, Marcus L., to George Munson, Westchester Co. Pacific st., n. s., 400 e. Paca av., 25x100. Jan. 8, 1 year. 400
 Crehan, Patrick, New York, to Ellen wife of Daniel Hynes. 41st st., n. s., 175 e. 7th av., 25x100.2. July 1, due Jan. 2, 1877. 250
 Dollner, Harold, to Charles Pratt, et al. (Exrs. of James H. Lounsbury). Washington av. (No. 244), w. s., 156.3 s. Willoughby av., 18.9x100. Jan. 6, 7 years. 9,000
 Same to same. Washington av. (No. 244), w. s., 137.6 s. Willoughby av., 18.9x100. Jan. 6, 7 years. 9,000
 Same to same. Washington av. (No. 242), w. s., 118.9 s. Willoughby av., 18.9x100. Jan. 6, 7 years. 9,000
 Same to same. Washington av. (No. 240), w. s., 100 s. Willoughby av., 18.9x100. Jan. 6, 7 years. 9,000
 Donlon, Peter, to Christopher C. Watson. Hamilton av., n. w. cor. Henry st., runs n. 31.10 x west 39.3 x southwest 23.11 to Nelson st. x 50.9 to Henry st. x east 29.4. Jan. 10, 1 year. 1,500
 Drake, Alethea M., wife of John J., to Vachel Williams. Prospect st., n. w. s., 128 n. e. Ham-burgh st., 42 to Flushing av. x — to Prospect st. x 76.9. Dec. 24, 1 year. 250
 Dugano, Antonio, to Domenico Guarrazzi and Henry C. Bauer. Myrtle av., n. s., 63.7 w. Cedar st., 25x60.4. Jan. 11, due Jan. 1, 1879. 400
 Fortune, Eva, to Robert Smith. Woodbine st., s. s., 80 e. Bushwick av., 22.2x100. Jan. 1, note. 200
 Jaffray, Katharine S., wife of Frank M., to John J. A. Bristed, Stockbridge, Mass. Carroll pl., s. s., 38.9 w. Hoyt st., 19.1x96.6. Dec. 3, due Dec. 1, 1876. 3,600
 Kiersted, Peter, to Henry Huttenbocker. Eldert av., w. s., indef., 25x187.9 to Monroe st. Jan. 11, 3 years. 750
 Le Comte, Henry W., to Eliza Le Comte, New York. Central av., s. w. s., 20 n. w. Magnolia st., 40x100. Jan. 3, due July 1, 1880. 1,800
 Maguire, William, to William M. Ingraham. Dean st., s. s., 233.4 w. 5th av., 20x160. Jan. 1, 3 years. 3,000
 Same to same. Dean st., s. s., 253.4 w. 5th av., 20x100. Jan. 1, 3 years. 3,500
 McCormack, Sarah J., wife of Terrence, to James Edgar, New York. Prospect av., n. e. s., 425 s. e. 3d av., 15.6x55.10. Jan. 11, 3 years. 1,000
 Ruth, John J., to Dekia Wunderlich. Union av., e. s., 25 n. Meserole st., 25x100. Jan. 12, due Jan. 1, 1878. 1,000
 Sherman, Hannah T., wife of George W., to Rich-ard C. Spear. 8th st. P. M. Jan. 12, 3 yrs. 1,500
 Same to same. 8th st. P. M. Jan. 12, 6 mos. 2,500
 Same to same. 17th st. P. M. Jan. 12, 3 yrs. 3,250
 Same to same. 17th st. P. M. Jan. 12, 3 yrs. 3,250
 Same to same. 17th st. P. M. Jan. 12, 3 yrs. 3,250
 Same to same. 17th st. P. M. Jan. 12, 3 yrs. 3,250
 Reagan, William H., New York, to George Gil-lun, Portland, Conn. Sterling pl. P. M. Jan. 12, instalts. 3,000
 Snedeker, George, to Moses and Frances Solo-mon. Jefferson st. P. M. Dec. 7, due July 2, 778. 1,000
 Strauz, Johanna M. H., wife of Adolph C. (which name is in fact Strenz), to Preston B. Spring. Livingston st., s. w. cor. Nevins st., 16.7x77. Jan. 13, demand. 2,500
 Waddell, George, Jersey City (Exr.), to Peter Donnelly. King st., n. e. s., 125 n. w. Richards st., 25x—, gore. Jan. 1, 3 years. 750
 Waddell, James, to Hope M. Waddell, Dublin, Ireland. 56th st., southerly cor. 2d av., 350x100.2. Jan. 1, 3 years. (In gold.) 3,465
 Same to same. 56th st., westerly cor. 3d av., 350 x100.2. Jan. 1, 3 years. (In gold.) 7,808

January 14th.

Beiffuss, George, to George Krepes. Ewen st., w. s., indefinite locality, 25x100. Jan. 3, 3 yrs. 2,500
 Brady, John A., to Robert A. Robertson. Bed-ford av., southerly cor. Morton st., 27x92. (Jan. 1, 3 years. 8,000
 Brust, Sophia, to John Wills. Grand st., s. e. cor. Humboldt st., 50x100. Jan. 1, 1 year. 2,035
 Carolan, James, to Phebe M. Moore. Penn st., n. s., 86.7 e. Bedford av., 21.7x100. Jan. 13, due May 1, 1879. 5,000
 Colby, Lewis, to the Mutual Life Insurance Co., New York. Wyckoff st., n. e. s., 178 n. w. 3d av., 20x100. Jan. 11, due June 1, 1877. 2,750
 Same to same. Wyckoff st., n. e. s., 168 n. w. 3d av., 20x100. Jan. 11, due June 1, 1877. 2,750
 Same to same. Wyckoff st., n. e. s., 139 n. w. 3d av., 20x100. Jan. 11, due June 1, 1877. 2,750
 Same to same. Wyckoff st., n. e. s., 118 n. w. 3d av., 20x100. Jan. 11, due June 1, 1877. 2,750
 Same to same. Wyckoff st., n. e. s., 78 n. w. 3d av., 20x100. Jan. 11, due June 1, 1877. 2,750

Cuthbert, Margaret A., wife John H. Plainfield, New Jersey, to Thomas Mackenzie, New York. Schenectady av., e. s., 137.9 n. Baltic st., runs s. e. 146.10 to Baltic st. x east 43.11 x north 205.7 x west 100 to Schenectady av. x south 67.9. Jan. 30, 1 year. 6,000

Easton, James T., to Henry R. Jones. Lincoln pl., n. s., 200 w. 6th av., 50x115.8. Jan. 12, 3 years. 8,000

Fanning, Josephine P., wife John. to Daniel Hegeman, Oyster Bay, L. I. Jefferson st., s. s., 200 w. Reid av., 20x100. Jan. 11, due May 1, 1879. 2,500

Jenkins, William H., to Joseph W. Hilyard, Rancocas, N. J. Patchen n. e. cor. Van Buren st., 25x86.10. Jan. 14, 3 years. 3,000

Lambias, Antonio, to David Barnett. Washington av., e. s., 288.5 s. Park av., 20x100. Jan. 1 year. 300

McCormack, Lewis, to John Keyes, New Utrecht. 23d st., n. s., 135 w. 4th av., 20x100.2. Jan. 7. 3,000

McKeon, William, to Elizabeth F. Shepard, Quogue, L. I. Park av., n. s., 60.10 w. Hampden st., 38.7 x irreg. Jan. 6, due Jan. 1, 1881. 2,500

Meehan, Edward, to Benjamin Westheimer. Bergen st., s. s., 325 e. Grand av., 50x262 to Wyckoff st., &c. Dec. 23, 1 year. 6,000

Price, William M., New York, to Robert Hewitt, Jr., New York. Joralemon st., s. e. cor. Sidney pl., 15x100x30.6x99.9; Henry st., e. s., 28.11 s. Congress st., 14.11x80. Jan. 10, 6 months. 20,000

Smith, Maggie, wife of John W., Chatham Village, N. Y., to James McNally. Pacific st., n. e. s., 195 n. w. Hoyt st., 20x90. Jan. 1, 3 years. 2,000

Stone, Daniel H., New York, to Candace V. B. Booram, Brookfield, Conn. Atlantic av. (No. 102 1/2), s. s., 190 e. Grand av., 20x100. Jan. 1, 2 years. 1,000

Same to Candace V. B. Booram. Atlantic av. (No. 1,002), s. s., 170 e. Grand av., 20x100. Jan. 1, 2 years. 1,000

Same to same. Atlantic av. (No. 1,000), s. s., 150 e. Grand av., 20x100. Jan. 1, 2 years. 1,000

Terry, Edmund, to Julia E. Brick (widow). Lexington av., n. s., 245 e. Yates av., 80x100. Jan. 14, due Feb. 1, 1878. 3,500

Same to George Kouwenhoven, Flatlands. Lexington av., n. s., 225 e. Yates av., 20x100. Jan. 14, due Feb. 1, 1878. 1,000

Torrey, Lydia B., to Mary V. Stratton, College Point, L. I. Bushwick av., easterly cor. William st., 100x100. Nov. 23, 1 year. 1,000

Ungerland, Henry, to Henry Whlein. Rochester av., e. s., 80 s. Fuiton st., 20x100. Jan. 1, 1,000

Wheatley, Mildred L., to Shepard Gandy and James H. Wheatley (Trustees). Remsen st., s. s., 274 w. Court st., 24x100. Jan. 1, 5 yrs. 12,000

York, Joseph, to the Germania Life Insurance Company, New York. 3d pl., n. s., 240 w. Court st., 20x100. Jan. 12, due Nov. 30, 1878. 3,000

Same to same. 3d pl., n. s., 260 w. Court st., 20x100. Jan. 12, due Nov. 30, 1878. 3,000

Same to same. 3d pl., n. s., 220 w. Court st., 20x100. Jan. 12, due Nov. 30, 1878. 5,000

Same to same. 3d pl., n. s., 200 w. Court st., 20x100. Jan. 12, due Nov. 30, 1878. 5,000

Young, William, to John A. Merritt, Portchester, N. Y. Bedford av., s. e. cor. Gates av., 50x100; Gates av., s. s., 100 e. Bedford av., 25x100. Jan. 11, 1 year. 10,000

January 15th.

Ackley, Susan V., to Mary E. Johnson, wife of Oliver S. New York av. P. M. Oct. 1, due Jan 1, 1878. 1,400

Ansley, Frederick C., to Henry W. Eastman, Roslyn, L. I. Halsey st. (See Cons.) Jan. 1, 4 years. 700

Same to the Southold Savings Bank, Southold, L. I. Monroe st. P. M. Dec. 30, 3 years. 1,500

Baker, Helen S., wife of D. Kellogg, to Sarah Taylor. Cumberland st., e. s., 347 n. Lafayette av., 25x100. Jan. 14, due Jan. 1, 1879. 5,000

Chase, Jessie H., wife of Alexander S., to William P. Burnham. Madison st., s. s., 280 w. Nostrand av., 20x100. Jan. 15, 1 year. 1,000

Collins, John, to Ellen C. Terry, Orient, L. I. Bergen st., n. s., 100 e. Rochester av., 50x107.2. Jan. 15, 3 years. 555

Dietz, Albert (Exr.), to Philip Kratz. Baltic av., s. e. cor. Schenck av., 25x100; Baltic av., s. s., 25 e. Schenck av., 37.6x100. Dec. 30, 5 years. 2,000

Feltman, Louisa, wife of Henry, to the Williamsburg Savings Bank. Broadway, n. e. s., 22.6 n. w. Dodworth st., 22.6x80. Jan. 14, 1 year. 3,000

Ferry, James, Bay Ridge, to Edward H. Graef. 66th st. P. M. Jan. 14, 2 years. 175

Fleischmann, Andreas, to Louise Schmitt. Broadway. P. M. Jan. 10, 5 years. 3,000

Freel, Edward, to Ann Flood, Flatbush. Ralph av., s. e. cor. Jefferson st., 200 to Hancock st. x 300. Jan. 8, 3 years. 4,000

Haas, Conrad, to Adam Muller. Liberty av., s. e. cor. John st., 25x100. Jan. 10, 5 years. 700

Hoelt, Frederick, to the Williamsburgh Savings Bank. Broadway, n. w. cor. 8th st., 23.4x100. Jan. 15, 1 year. 7,000

Ihne, Henry, to Angus Ross. Penn st., s. s., 302.4 e. Lee av., 20.2x100. Jan. 12, due April 1, 1879. 4,000

Johns, Alexander G., to John McDermott. Clinton av., w. s., indef., 75x200 to Vanderbilt av. Jan. 14, 1 year. 4,000

Matheis, Jacob, to George Covert, Maspeth, L. I. Moore st. P. M. Jan. 1, 5 years. 3,000

McCarthy, Patrick, to William Cochrane. Wyckoff av., s. s., 25 e. Hoyt st., 21.8x100. Jan. 1, 5 years. 2,000

McCormick, John J., to Hugh Gaynor. Pacific st., s. s., 79 w. Smith st. P. M. Jan. 3, due Jan. 1, 1877. 1,400

Same to same. Same property. P. M. Jan. 3, due Jan. 1, 1879. 3,000

McElroy, Hugh, New York, to Daniel B. Stearns. Freeman st., s. s., 125 w. Union av., 25x100. Jan. 10, 3 years. 500

McGrath, William, and Thomas S., to Ida Ben-nem. Ivy st., s. e. s., 180 s. w. Central av., 20x100. Jan. 1, 3 years. 600

Mulledy, Patrick, to Harriet R. Hurd. Sterling pl., n. s., 143.10 e. 5th av., 20x100. Jan. 13, 3 years. 6,000

Newman, Henry J., to Diederick Burfeind. De Kalb av., s. w. cor. Carlton av., 25x66x37.5x60. Jan. 1, 1 year. 3,500

Parker, Sarah (widow), to Robert Wilson. New York. Pacific st., s. s., 560 e. 3d av., 17.10x100. Jan. 14, 3 years. 6,000

Porter, John V., to John Prosser. 6th av., n. w. s., 54 n. e. Union st., 18x92. Jan. 14, 1 yr. 1,750

Quinn, Hugh, to Ebenezer Wiswall, West Troy. Union av., s. e. cor. Sandford st., 25x73.7, irreg. Jan. 1, 1 year. 1,000

Quinn, Hugh, to Frederick Schoneberger. Union av., westerly cor. North 11th st., 25.11x irreg.; Union av., s. e. cor. Sandford st., 25x73.7, irreg. Jan. 1, 2 years. 800

Reuschenberg, Charles, to the Williamsburgh Savings Bank. Kent av., s. e. cor. Penn st., 102.9x104.2x85x119.10. Jan. 14, 1 year. 12,000

Schmidt, Christian, East New York, to Philipp Kratz. New Jersey av., w. s., 125 n. Bay av., 50x100. Dec. 27, due Jan. 1, 1881. 550

Schmidt, Anna, wife of Christian, to Philipp Kratz. Atlantic av., s. e. cor. Washington st., 35x113x35x105. Dec. 27, due Jan. 1, 1881. 550

Taylor, John B., to Agnes Gardner. De Kalb pl., s. s., 145.4 e. Broadway, 18.3x134.6. Jan. 6, 5 years. 2,000

Wilder, Enos, to Felix Effray. Baltic av. P. M. Jan. 10, 3 years. 1,000

January 17th.

Abbot, Charles R., to Joseph H. Townsend. Lafayette av. P. M. Jan. 15, 3 years. 4,500

Beers, Nathan T., to James D. Lynch. Fulton st. P. M. Jan. 7, 3 years. 2,310

Brandt, George W., to Frances J. wife of Alonzo Gutierrez, Bay Ridge. 55th st., s. s., 300 e. 3d av., 25x100.2. Jan. 15, 2 years. 1,000

Calm, Samuel, to Mary E. Swezey. Madison st. P. M. Jan. 15, 1 year. 1,000

Carroll, Catherine S. (widow), to Julius Fried. Hancock st., s. s., 150 w. Patchen av., 50x100. Jan. 17, 3 years. 2,500

Clarke, Thomas, to Margaret Shaffrey; Newark, N. J. Magnolia st., s. e. s., 225 s. w. Central av., 25x100. Oct. 1, 1874, 2 years. 200

Cornell, Catharine, wife of John, to Leander Losea, Hempstead, L. I. Prince st., w. s., 413 s. Willoughby st., 20x85. Jan. 1, 3 years. 1,000

Darlington, Thomas, Newark, N. J., to Julius A. Pease. Camden, N. J. Tillary st. P. M. Nov. 5, 1 year. 725

Dixon, Martin, to Dominick Dixon. Richard st., n. w. s., 41.6 s. w. Rapelye st., 58.6x60. Jan. 6, 1 year. 6,000

Francis, John, to Thomas Skelly. Myrtle av., s. w. cor. Lawrence st., 40x75. Jan. 17, 5 yrs. 8,000

Hamilton, Richard, to John M. Bensingier. Greene av., n. s., 180 w. Throop av., 20x100. Jan. 14, 3 years. 3,000

Hillyer, Elizabeth A., to Mary S. Kermoach. Baltic st. P. M. Jan. 8, due Jan. 15, 1881. 4,000

Loeffler, George, to John L. Williams. Floyd st., s. s., 90 e. Tompkins av., 25x100. Jan. 8, 5 years. 3,000

Lake, Elizabeth, to James Pennyfather, Gravesend. 5 912-1,000 acres, Gravesend, 86th st., s. s. Jan. 1, 2 years. 750

Lake, Jacobus, to James Pennyfather. Gravesend beach to village road, e. s., 5 912-1,000 acres. Jan. 1, 2 years. 750

Lake, John R., to James Pennyfather. Road from Gravesend beach, 5 912-1,000 acres. Jan. 1, 2 years. 750

Land, Charles M., to James M. Baldwin, New York. Bayard st., s. s., 198 w. Humboldt st., 20.7x100. P. M. Sept. 30, due July 3, 1876. 3,000

Neesen, Christina L., to William Taylor. 3d pl., n. s., 116.8 w. Court st. P. M. Jan. 17, instals. 875

Schelker, Gaspard, to Thomas Leslie. Kosciusko st. P. M. Jan. 17, 3 years. 900

Schluchtner, Joseph, to the East New York Savings Bank. Atlantic av., n. w. cor. New Jersey av., 100x175. Jan. 1, 1 year. 2,000

Seward, Elizabeth, wife of Robert, to Robert Smith. Kosciusko st., s. s., 333 w. Stuyvesant av., 14x84.9x25x99.2. Jan. 10, 1 year. 287

Stryker, Ida, wife of Cornelius D., to James Pennyfather. Gravesend Beach road, s. cor. 86th st., 5 912-1,000 acres. Jan. 1, 2 years. 750

The Warren-street Methodist Episcopal Church to Andrew Whitlock. Warren st., n. e. s., 100 w. Smith st., 75x100. Jan. 13, 3 years. 2,000

Waterman, Sabina T., to Mary D. Waterman. Macon st., n. s., 125 e. Tompkins av., 25x100. July 1, 1872, 5 years. 2,500

Zepp, Johann, to Cornelia Van Stavoren. Sump-ter st., n. s., 175 w. Howard av., 25x100. Jan. 12, 5 years. 1,200

ASSIGNMENTS---MORTGAGES

NEW YORK.

January 13 to 19--inclusive.

Adler, Emma, wife of Lewis, to Isaac Hochster. \$3,500

Bandman, Adolph, to William Oothout. 6,428

Berrian, Charles A., to Elizabeth Berrian. 600

Blair, John, Eatontown, N. J., to Andrew Koch. 2,250

Bogert, Henry A., to Mary B. Elliman. nom

Bourzac, Laurencie, Angouleme, France, to Antonio F. Branosio. 10,200

Byrne, James, to Sylvester Murphy. 4,000

Cauldwell, Elizabeth M., to Caroline C. Bishop. 6,084

Chamberlain, William (Trustee), to William L. Chamberlain. 20,389

Crandall, William E. and Charles T., to Pauline Rice. 2,000

Da Cunha, Louis A., to Charlotte wife of Herman Hastorf. 2,000

Davidson, John, Elizabeth, N. J., to M. Donahue & Co. (2 Asssts.) 9,000

Deboben, Jacob, to Anthony Ernst. 5,000

Doyle, James, to Christopher Miller, Brooklyn. 5,000

Same to same. 5,000

Drake, John, to James R. Smith. 1,100

Dunham, Kemble (Exr.), to Mary J. Ellsworth (Admrx.) nom

Ehlers, Diederike, to Charles F. Schmidt, Brooklyn. 5,000

Engelholm, Ferdinand, to Nicholas Weiner. 3,000

Ellis, Charles, Burlington, N. J., to Catharine M. Byles, Ewing, N. J. 5,000

Ferris, Oscar C. and Cath. A. and Aline (Exrs.), to Oscar C. and Cath. A. Ferris and Cath. Kraft (Trustees.) 3,000

Fisher, Nicholas, to John B. Radley. 15,000

Gershel, Adolph, to Christopher Miller. 5,000

Havanagh, Bernard, to Robert Center. 2,500

Hind, Margaret, to Mary E. and Jane A. Hind. nom

Holley, Augustus F., to Mary E. Bleecker. 512

Hollis, David, to Christiana Stuwen. 4,000

Howard, Samuel J., to Francis A. Livingston, Philipsetown, N. Y. 303

Hurd, S. H. (Receiver Third Avenue Bank), to Wm. H. Archer. 1,100

Knickerbacker, Henry, to William Oothout. 6,428

Learned, James, Newark, to Edward H. Learned. 5,000

Lerscher, John, to Anthony Muller, Brooklyn. 5,000

Loos, Conrad, to Martha Loos. 5,000

Matthews, Charles D., to Henry Hilton. 25,000

Matthews, Watson, to Cornelius K. Garrison. nom

Mattison, Shepherd K., to Fritz Fedderke. 3,000

Meeker, Heyward G., to Mary L. Rogers. 2,000

Miller, George M. and Thomas (Trustees), Kinnicut, to George M. Miller and Stephen D. Marshall (Extrs.) 15,175

Mittendorf, William F., to Adolph Schoeneberger. nom

Muhlfeiden, Jacob, to Henrietta Sternberg. 4,000

Philips, Samuel, to Timothy D. Porter. 5,000

Pollenz, Jacob, and Victor Kelly, to John Hess. 500

Reiley, James F., and Peter Kiernan to George Roll. 5,000

Rosenblatt, Henry, to George A. Heinrich. 5,000

Schmidt, Mary E. U. (Extr.) to Henry Hornstein. 5,000

Schmohl, John P., to E. Hudson Ogden. 1,312

Schoolherr, Louis, to Diederike Ehlers. 3,500

Smith, Hugh, to Mary C. Murphy. 10,000

Solinger, David, to Henry Knickerbacker. 6,580

Stone, Leander, to S. Valentine. 3,000

The Mechanics and Traders' Savings Bank to Bertha Goodman. 10,000

The Mutual Life Insurance Co., New York, to Randolph W. Townsend. 4,500

The New Amsterdam Savings Bank, New York, to Ferdinand Sulzberger. 4,000

The Germania Fire Insurance Co. to William B. Foster. 15,000
 The New Amsterdam Savings Bank, New York, to Henry Meuser, Brooklyn. 12,000
 The New York Savings Bank, New York, to Mary L. Livingston, Tivoli, N. Y. 10,000
 The Security Savings Bank, New York, to the Homeopathic Life Insurance Co., New York. 7,000
 Thompson, Morris S., to Harriet wife of John Andariese. 1,000
 Tone, Thomas, to David Valentine, Elizabeth, N. J. 46,000
 Uhl, Herman (Receiver), to Michael O'Keefe, Brooklyn. 1,000
 Uibel, George, to George Uibel, Jr. 1,000
 Valentine, Stephen, Westchester, N. Y., to Frederick Gore. 8,000
 Vogel, Francis, to John C. Wolf, Brooklyn. 5,000
 Wakeman, Abram, to Edward J. Phelps, Burlington, Vt. 2,500
 Walker, Joseph, to Greenwich Bank. 4,000
 White, John, to Jane Rockwell (widow). 5,000
 Winans, Augusta F. A., to Grand Central Bank. 620
 Wood, Mary C., to Joseph Herzfeld. 10,000
 Woolsey, Charles W. and Abby H., and Joseph Howland (Exrs.) to Abby H. Woolsey. 3,052
 Same to Charles W. Woolsey, Sing Sing. 5,083
 Same to Abby A. Woolsey. 4,093

KINGS COUNTY, N. Y.

January 5 to 12—*inclusive.*

Arnold, Daniel S., to Fanny L. Harris. \$2,000
 Bailey, Mary E., to William A. Miles and Charles H. Bailey (Exr.). 2,000
 Bassett, Allen L., Irvington, N. J., to Catharine E. Brewster, New Haven, Conn. 1,700
 Belden, John, New York, to Elvira Harbeck. 9,000
 Brevoort, James C., to Margaret Hendrickson, Jamaica, L. I. 2,500
 Same to Elizabeth Gillet. 2,500
 Brown, Charles S., to Nehemiah P. Mann, Jr. (Guard.), and Wm. J. Mann, Boston, Mass. 15,300
 Brown, James C., to the Brooklyn Trust Co. 1,500
 Browning, Wm. G., to Wm. Laytin, Samuel M. Meeker, and John G. Jenkins (Exrs.). 5,000
 Conklin, Frederick A., New York, to Mary J. Conklin, New York. 2,000
 Crehore, Horace C., to Isaac V. French (Receiver). nom
 Crooke, Frank, Flatbush, to Jeremiah L. Lott, New Utrecht. 500
 Eastman, Henry W., Roslyn, L. I., to Daniel Harrison, Roslyn. 5,000
 Faye, Maria, wife of James J., New York, to William Montgomery, Jr., New York. 8,000
 Martin, James E. (Exr.), to Maria L. wife of James J. Faye. nom
 Freeman, Harriet, to James S. Bailey and Charles H. Parson (Exrs., &c.) 3,000
 Friedrich, Albert, to Charles Meier. 4,000
 Frost, Rufus C., to William H. Randel. 4,000
 Gross, J. G., to Charles F. Mahler. 1,500
 Hawkins, William, to Henry R. Mount, Stamford, Conn. 825
 Herr, Frederick, to John Kern. 500
 Holcomb, Tunis Q., to Asahel F. Mitchell, Southbury, Conn. (2 Assts.) 4,600
 Johnson, Alvin J., New York, to William W. Johnson, New York. nom
 Kane, Edward, to Edward Kane & Co. 800
 Kenneth, George, to Emeline E. wife of James C. Brower. 2,000
 Kirby, Joseph S., to Albro J. Newton. 1,200
 Labagh, Isaac M., Morristown, to Maria L. wife of Isaac Labagh. 2,500
 Same to Isaac Labagh. 1,000
 Lamm, Selig, to Susie E. wife of David Barnett. 400
 Levy, Max, and Samuel Oppenheim, to Nathan and Max May. 950
 Meeker, Stephen H., to Cornelia T. Cowles (widow). 3,500
 Meyer, John, and George Ohrt, New York, to Herman and Henry Batjer. 2,000
 Miller, James E., to Emma C. wife of Charles D. Cook. 1,378
 Mitchell, Asahel F., Southbury, Conn., to Tunis Q. Holcomb. nom
 Morris, Evan, Philadelphia, to William P. Jenks, Philadelphia. nom
 Morris, John P., New York, to John Sheridan. 100
 Morris, John P. (Trustee), to Catharine Schoonmaker, New Lots. 1,500
 Stoothoff, Stephen P., New Lots, to John P. Morris (Trustee). 1,500
 Otis, Frederick S., to Hannah Beude. 3,000
 Payne, Cornelius B., and George H. Grannis to Elizabeth C. Morgan. (2 Assts.) 780
 Same to Harry C. Morgan. (4 Assts.) 1,450
 Phillips, Ransom and Edward W., to Robert Hunter. 2,500
 Pringle, Samuel M., New York, to Mary J. Hussey. nom

Quin, Charles, to John Wills. 2,000
 Read, Clement, to Hugh McLaughlin. nom
 Roos, Franz, to Henry Oberhauser. (2 Assts.) 3,000
 Root, Russell C., to Emma B. McEwen. 3,500
 Ruland, Manly A., to George G. Saxe. 1,900
 Sayres, William J., Jamaica, L. I., to Margaret Young. 2,500
 Schermerhorn, Ruth E., Rochester, N. Y., to William M. Little. nom
 Schoonmaker, Henry M., New York, to Ann Welling. 2,500
 Soldwick, Anna M., to Michael Fitzsimmons. 1,500
 Thompson, James, to Timothy Perry. 1,500
 Valentine, Brewster, Piermont, N. Y., and George W. Bergen, Hempstead, L. I., to Andrew Hegeman, New Utrecht. 800
 Same to Thomas M. Hegeman, New Utrecht. 1,000
 Van Wyck, Susan, to Elisha B. Morrell (Exr.). 700
 Van Zandt, Ann (Extr.), to Elizabeth wife of Nathaniel Hillier. 500
 Vogell, Henry C., and Robert H. Johnston (Exrs.), to Henry C. Vogell. (2 Assts.) 6,500
 Welling, Ann, to Catharine Schoonmaker. 3,200
 Westlake, Harriet Y., to Charles Caron (Trustee), New York. 500
 Whiting, H. Joseph and Murray and Robert M., to the Williamsburgh Savings Bank. 3,000
 Williams, Jane, Indianapolis, Ind., to John Stoothoff, Flatbush. 750

January 13 to 18—*inclusive.*

Aner, John, to William Gerland. 400
 Arnold, Daniel S., to John MacGregor. 815
 Baldwin, James M., to Gemima Nichols Baylis, Elizabeth, to Elizabeth Baylis. (2 Assts.) 3,100
 Baylis, Elizabeth, to Elizabeth Baylis. 1,250
 Bradhurst, Thomas C. P., New York, to Charles A. Jackson. 1,500
 Brown, Jane E., New York, to Sarah Valentine, Richmond Hill. 1,500
 Burrill, Joseph H., to Thomas G. Rodwell. 1,000
 Capet, Mary A., to Edwin Vandevater. 1,300
 Colyer, Mary E. W., North Hempstead, L. I., to Sarah Valentine, Richmond Hill. 1,000
 De Medina, Cecilia and Caroline G. Burton, to Benjamin F. Dunning. nom
 Donnelly, Peter, to Susan wife of George Wadell, Jersey City. 750
 Ferguson, Robert B., to Cross, Austin & Co. 1,500
 Ferrier, Robert, to Cecelia D. Ferrier. 3,000
 Fleischmann, Andreas, to Mary Seitz. 6,000
 Gerritsen, Samuel L., to Philip S. Crooke. 525
 Hartjen, Elizabeth, to Deidrich Meyers. 500
 Hobbs, Jane, wife of Charles, New York, to Thomas T. Smith. 6,400
 Hotchkiss, Amanda B., wife of Francis O., to Emma wife of Richard C. Speer. 13,000
 Isbill, Emma V., to John Q. Adams. 1,125
 Jackson, Charles A., New York, to Mary J. Murphy, New York. 1,500
 Jackson, Thomas B., to Epraim S. Force. 2,000
 Kitchen, Zeba H., New York, to Frederick Von Bernuth. nom
 Lockhart, Alexander, to Mary J. E. Reilly. 500
 Loeb, Solomon, to Siegmund T. Meyer. nom
 Loffler, George, to Anthony Wells. 2,200
 MacGregor, John, to Benjamin Linkin. 5,000
 Manchester, A. E., to Edward P. and Mary Orrell. 1,700
 Mann, George, to Henry Mann. 2,900
 Meyer, Siegmund T., to Thaddeus B. Wakeman. 5,000
 Miller, Horace A., to Abraham Underhill. 600
 Miller, John H., to Margaret Lyons. 650
 Mittendorf, William, to Francis Larkin. (3 Assts.) 10,000
 Morgan, James, to Jane O. P. Findlay. 2,800
 Murphy, Stephen, New York, to the Mutual Life Insurance Co., New York. 800
 Newton, Catharine L., to Anna B. Conover. 1,000
 Olsen, Martin, to Nathaniel H. Clement. 1,237
 Pettit, William H., to Francis P. and Ellen Quinn, Whitlock Point, N. Y. 1,510
 Phillips, Jacob, to John Decker. 350
 Powell, Wilson M., New York, to Sarah Valentine, Richmond Hill, L. I. 1,500
 Rolfe, John P., to Charles R. Leverich. nom
 Sayres, Gilbert, to Conkin Baylis. 1,250
 Schellewberg, Theresa, to Joseph Zaengle. 1,000
 Seabury, Edgar R. (Admr.), to David S. Holden (Exr.). 2,500
 Seiter, Philip J., New York, to Jeannette Levy. 750
 Shotwell, Edmund V., Plainfield, N. J., to William W. Pettit. 600
 Skillman, Joseph H., to Moses Drury. 1,300
 Smith, George W., to Deidrick Meyer. 500
 Speer, Richard C., to Amanda B. wife of Francis O. Hotchkiss. 2,500
 Speer, Richard C., to Amanda B. Hotchkiss. 1,500
 The Atlantic National Bank, Brooklyn, to John O. Burnett. 4,143.89
 Topping, Mary C., to Henry Burnett. 1,100
 Travis, William T., to Cornelius Travis. 1,700
 Wright, Charles H., to A. S. Barnes. 2,600

Young, Julia, to Achille P. Duvey. 21,000
 Zabriskie, Abby L., Flatbush, to Abraham Hegeman (Trustee). 2,000

CHATELS.

BROOKLYN.

ADAMS, WILLIAM H. Atlantic st. James R. Adams. Bar Fixtures. \$1,000
 BAINBRIDGE, ADELIA A., wife of Frank S. 281 Pacific st. Mary A. wife of John R. Bainbridge. 500
 BALDWIN, JOSEPH E. AND LUCIUS E. 50, 52, 54, 56 Columbia Heights. Francis E. Hagnmeyer and Julius W. Brunn. Machinery, &c. 3,000
 BENNETT, MR. M. F. Remsen st. George Wilson. Household Furniture. 216 31
 BINNS, GEORGE. Flushing av. near Bushwick av. F. G. Smith, New York. Piano. 475
 BOURKE, JOHN J. 80 and 82 Congress st. Edmund Peppard. Blacksmith Shop. 400
 CASEY, MATILDA. 446 N. 2d st. Jane Finnegan. Piano. 200
 COMBS, WILLIAM H. H. 325 Kent av. Susan W. Parker. Butcher Shop. (All title.) 700
 DAHL, JOHN. Rock st., s. w. cor. Bergen st. Frederick and Philip Dahl. Horse and Wagon. 511
 DIEBEL, JACOB. 602 1/2 Fulton av., cor. Raymond st. Warren Foote & Son. Horse, Baker's Wagon, &c., at 218 Raymond st. 500
 DOWNS, THEODORE. 151 Huron st. Isaac S. Downs. Household Furniture. 300
 DRESSEL, AUGUST. 62 4th st. Louis Mander, New York. Store Fixtures, Horse, Wagon, &c. (1/2 interest.) 1,900
 DREW, CHARLES M. AND CHARLOTTE. 149 Elliott pl. John and Eliz. Shedd. Household Furniture. 400
 EILERS, HERMANN G. 313 South 2d st., cor. 9th st. Wm. B. A. Jurgens. Grocery, Furniture, &c. 570
 EDWARDS, CHARLES. 1,010 Myrtle av. Penry Preston. Horses, Wagons, &c. 250
 EVANS, CHARLES. 618 Broadway. J. B. & J. W. Bland. Furniture. 39 48
 FAGAN, PATRICK. Chapman & Van Wyckes' Dock, Newtown Creek. P. W. Myers. Engine, &c. 1,050
 FREUND, JOHN G. No. 27 Greenpoint av., Greenpoint. Harry A. Urban. Store Fixtures. 125
 FROST, JAMES H. 141 and 143 23d st. Samuel T. and James H. Hendrickson, Red Bank, N. J. Horses and Coaches. 440
 GOTTE, JACOB. 130 18th st. Warren Foote & Son. Bakery, &c. 200
 GRESHAM, GEORGE. Public Carriage No. 120. John Gallagher & Bros. Coach, &c. 230
 GRIGG, MARION. 169 Schermerhorn st. Wm. Bert's Sons. Carpet. 238 24
 SAME to same. Carpets, &c. 358 79
 HARRIS, ROBERT. 10 Broome st., near Graham av. James Baird. Milk Wagon. 215
 HEINS, JOHN H. South 4th st., s. e. cor. 3d st. Hoefft & Ludeman. Stock, Fixtures, Horse, Wagon, &c. 350
 HENKEN, HENRY. 102 Kent av. Eibe H. Gitren. Grocery and Supply Store. 800
 KENNEDY, JOHN, JAMES FLANAGAN, PATRICK F. KEARNEY (Trustees). Lease of ground floor, Atlantic av., s. e. cor. Hoyt and Bar sts.; lease of Smith st., s. e. cor. Dean and Bar sts.; Lease of Court st., s. e. cor. Church and Bar sts. Secures 32 notes, varying from \$60 to \$901
 KLEIN, LEONARD W. 559 Dean st. James H. Cornwell, Jr. Piano. 500
 KLEMMER, CHRISTOPHER, JOHN H. AND HENRY. 440 and 1,082 De Kalb av. George M. and William S., Jr., Richardson. Grocery Stores. 800
 KOLLER, FRANZ. 78 1/2 Grand st. Henry Franz. Bar and Household Furniture. 400
 KRUSCHER, PHILIP. 8 Throop av. Henry Fricke. Lager and Liquor Saloon. 200
 LAMB, ARTHUR T. 297 Myrtle av. Edward Whelan. Fixtures, Horses, Wagons, &c. 105
 LANG, PHILIP. 303 North 2d st. Vigellus & Ulmer. Lager Beer Saloon Fixtures. 50
 LYONS, PATRICK. Warren st., bet. Hoyt and Smith sts. Frank Crooke, Flatbush. Livery Stable. 1,000
 MASURY, J. C. 41 Ryerson st. J. B. & J. W. Bland. Furniture. 48
 MAYER, JACOB J. 78 Broadway. John Becker. Tailor Store. 300
 McAVINUE, OWEN AND BESSEY. 260 18th st. David Jones, New York. Bar Fixtures and Stock. 50 50
 McCABE, ROSA, WIFE OF MICHAEL. 1,048 and 1,050 Atlantic av. Daniel McCabe. Marble Yard Stock. 1,500

Table listing real estate transactions with columns for name, address, and price. Includes entries like 'Rich, William - W. Lipe' and 'Robbins, Alfred A. and Juliana W. - C. A. Hoagland'.

Table listing real estate transactions with columns for name, address, and price. Includes entries like 'Sickert, Caroline - Henry Kensing' and 'Talley, Daniel D. - Thomas W. Smith'.

Table listing real estate transactions in Kings County, N. Y., with columns for address and price. Includes entries like 'Broadway (Nos. 1,219, 1,221, 1,123 and 1,225)' and 'Leonard st., e. s., 225 n. Nassau av.'.

SATISFIED JUDGMENTS, N. Y.

Table listing satisfied judgments in New York, with columns for name, address, and price. Includes entries like 'Bates, Wm. S. - Francis J. Webb' and 'Blem, Louise - Amasa U. Lyon'.

* Vacated by order of Court. † Secured on Appeal. ‡ Released. § Reversed. ¶ Satisfied by Execution.

MECHANICS' LIENS.

Table listing mechanics' liens in New York, with columns for address and price. Includes entries like 'Jan. 14 Thirtieth st., n. s. (Nos. 261 and 263 West)' and 'Thomas Maher agt. W. G. Watkins'.

BUILDINGS.

PROJECTED, N. Y.

PLAN 11—Fiftieth st. (No. 531 West), one two-story brick and brown stone tenement, 30x49.6; cost, \$3,500; owner, Andrew Delancy, No. 525 West 50th st.; architect, George W. Hughes. PLAN 12—Ninety-third st., s. s., 150 w. 2d av., one cellar for storing beer, 69x106; cost, \$25,000; owner, George Ehret, 92d st.; builder, John Weber.

PROJECTED, BROOKLYN.

BROOME st. (Nos. 37, 39, 41, 43), n. s., 100 w. Humboldt st., four three-story frame dwellings, 25x36; owner, John Ilges & Co., 24 Broome st.; architect, Sammis & Bedford; builders, Rooney & Farrell and Post & Doig. HALL st. (Nos. 296, 298, 300) near Lafayette av., three three-story brown stone dwellings, 20x44; owner and builder, Hebert Wilkinson, 165 Cumberland st., Brooklyn.

HART st., n. s., 178 w. Broadway, one three-story frame dwelling, 20x32; owner, Charles Costello, Broadway near Reid av.; architects and builders, Teale & Mason.

MADISON st., 25 w. Johnson av., one one-story frame dwelling, 25x25; owner and builder, John Rueger, 498 Broadway.

WALWORTH st., w. s., 357.9 from Myrtle av., one two-story frame dwelling, 25x25; owner and mason, William Ryan, 106 Walworth st.; architect and carpenter, Wm. Beckford.

WYCKOFF st. (No. 136), s. s., 25 e. Hoyt st., one three-story brick store and tenement, 20x43; owner, Patrick McCarthy, 614 Bergen st.; architect, &c., Wm. M. Cienaban.

SOUTH 1st st. (No. 127), one three-story brick tenement, 26x27; owner, Daniel Becker, 231 East Houston st., N. Y.; architect, C. Scherer; builders, F. Niemann and J. Huebner.

WENTWORTH st. (No. 190), one one-story frame wagon shed, 24x20; owner, John Schaefer, 188 20th st.

ATLANTIC av., s. e. cor. Troy av., five three-story brick stores and dwellings, 20x45; owner, E. J. Beach, Nos. 82 and 84 Warren st., N. Y.; builder, Thomas Robbins.

GATES av. n. s., 220 w. Patchen av., one two-story frame dwelling, 20x40; owner, — Werman, 1,025 Broadway; builders, H. Graman and F. Hilkemeyer.

PARK av., s. s., 300 from Gates av., one three-story frame tenement, 25x50; owner, &c., Conrad Guthart, 43 Yates av.

ST. MARK'S av., n. s., 164 e. Carlton av., three four-story brown stone dwellings, 20x45; owner, &c., John V. Porter, 59 Prospect pl.

THROOP av. (Nos. 74, 76, 78), e. s., 40 n. Gerry st., three three-story frame tenements, 20.9x50; owner and builder, John Rueger, 498 Broadway.

VAN COTT av., n. s., 77 from Newell st., one three-story frame tenement, 25x50; owner, John Droge, 131 Meserole av.; architect, C. A. Doughty.

FOURTH av., bet. 1st and 2d sts., one one-story frame dwelling, 20x17; owner, Timothy Dunn, President st., near Nevins; builder, Robert Hogg.

FOURTH av., n. e. cor. 16th st., five three-story brick stores and dwellings, 20x45; owner, William H. Phillips, 155 Madison av.; builder, Thomas Robbins.

ALTERATIONS, N. Y.

Bowery (No. 306), extension 23x24, front altered; cost, \$2,500; owner, Day Estate; architect, A. J. Boget; builder, J. D. Hilyard.

Broadway, n. e. cor. Canal st., display front; cost, \$4,000; owner, Mrs. Robert L. Smith, Brooklyn; builder, J. L. Baxter.

East Broadway (No. 44), raised one story, interior alterations; cost, \$5,000, owner, Jacob Foss; architect, William E. Waring.

Elm st. (No. 190), front altered; cost, \$300; owner, F. Richter; builder, T. Flanigan.

Fulton st., n. w. cor. William st., extension, 16x19, &c., &c.; cost, \$10,000; owner, F. W. Devoe; architect, W. Wheeler Smith; builder, Thomas Duffy.

Fourth av. (No. 393), new foundation under one pier; cost, \$200; owner, Peter Cooper; builders, P. J. McNamara and J. R. Hunt.

Ludlow st. (No. 138), raised one story, extension 18x41; cost, \$1,200; owner, Mrs. Eichele, 138 Ludlow st.; builder, Thomas Moore.

One Hundred and Fifty-fourth st., s. s., 350 w. Washington av., raised one story; cost, \$600; owner and architect, F. Bohmer; builder, Adam Demler.

Park pl., s. w. cor. Church st., raised two stories, interior alterations, windows changed and added, &c.; cost, \$70,000; owner, Metropolitan Life Insurance Company, 319 Broadway; architect, N. Le Brun.

Prince st., n. e. cor. Crosby st., raised one story, and extension 63x31; cost, \$12,000; owner, Wm. T. Hart; architect, L. J. O'Connor.

Third av. (No. 630), rear, raised one story; cost, \$500; owner, John Kornaren; architect, William E. Waring.

Washington av., w. s., 120 n. Morris st., one story; cost, \$2,000; owner and architect, Patrick Crofty; builders, Michael Connell and John Kirby.

MISCELLANEOUS.

REVIEW OF THE REAL ESTATE MARKET.

There were several sales worthy of note at the Exchange Salesroom during the past week, especially the business property disposed of by the Messrs. Ludlow. They sold Nos. 62 and 64 Leonard street, corner of Church, 50x75, for \$263,000. The property now rents for \$39,000, and remains in the family of Mr. Gardner Brewer, its former owner. Three warehouses on Water street were also sold the same day for \$60,000. There was some lively bidding for the Leonard street property, which was started at \$175,000, and no bid less than a

thousand dollars was made. The case was different with the Water street stores, which were knocked down to the first and only bidder.

Some lots on Eighty-ninth street, north side, west of Ninth avenue, and some on Ninetieth street, south side, were sold by Mr. Kennelly, on Thursday, under fore closure, of course, for \$1,500, \$1,600 and \$1,700.

At private contract we hear of the sale of a plot of land, 150x228, on the Grand Boulevard, southeast corner of One Hundred and First street, by Lespinasse & Friedman, for \$60,000. Apropos of Mr. Friedman, his plucky offer to Mr. Sherwood in reference to a letter published in a morning paper has been the talk of the street. It is understood that the end of the controversy is not yet.

Mr. M. A. J. Lynch has sold for Mr. Andrew J. Kerwin six stores recently erected on the Collegiate Dutch Church property (brick church), on William, Ann, and 1 Fulton streets. Messrs. F. W. Devoe & Co. have bought four of these stores, each 24x60; Messrs. Frasse & Co. one adjoining, 21x50, and J. M. C. Martin & Sons another, 20x60. The total amount realized for the six stores thus sold is \$100,000 cash. By reference to our advertising columns, it will be seen that only very few of these stores are left. They are either for sale or to lease.

THE KNICKERBOCKER.

One of the most prominent corners in New York—the southwest corner of Fourteenth street and Fifth avenue, once the residence of Myndert Van Schaick, for years the President of the Croton Aqueduct Board—has been recently reconstructed in a manner, making it one of the most eligible apartment houses in the city. Workmen are still engaged in placing the finishing touches upon the interior of the building, but everything indicates that it will be thoroughly completed and ready for occupancy on or about the first of March. Ever since the first of August last the work has been progressing with remarkable zeal, under the personal superintendence of Mr. August T. Gillender, of the firm of Van Schaick, Gillender & Thompson, the well-known lawyers of 50 and 61 Liberty street, and this gentleman, representing directly the owner of the property, has left nothing undone to satisfy all those interested in the early completion of the building. The Knickerbocker has been rebuilt from designs made by Messrs. D. & J. Jardine, architects, and embraces in each apartment everything requisite for housekeeping in the most convenient style.

The mason work has been conscientiously done by Linus Scudder, of West Eleventh street, and Messrs. Jennings and Brown, the carpenters, have laid all the floors double, with deafening between, so that rugs may be used instead of carpets, if tenants desire it. The Knickerbocker has been constructed for nine families only, and each family is provided in the upper story with a separate laundry, with all conveniences, including a dryer, and on this upper floor is a servants' bedroom for each family, in addition to the one in the apartment.

Each floor, with the exception of the fifth, contains two suites of rooms, and each suite has a private hall; a dining room, 12.8x19; a parlor, 12.8x18.2; two chambers, 13.6x13.9 each; a bath room, kitchen, servants' room, and numerous closets. One of these suites fronts on the avenue, the other on Fourteenth street. The parlors, dining rooms, principal and private halls will be heated without extra charge to tenants by a low pressure steam apparatus of the most approved kind, put in by Messrs. Baker, Smith & Co. The principal rooms are also furnished with handsome mantels and grates.

The water will be heated in the cellar, thus giving occupants an abundant supply without the objectionable feature of a kitchen boiler. Another advantage of this being that, should families prefer to have their meals supplied from neighboring restaurants, they will not be deprived of their warm baths, laundry conveniences, etc., through disuse of the kitchen range.

The elevators and dumb waiters connecting the kitchen, the dining-room and the other apartments of the various suites are from Murtaugh's well-known establishment, 1,370 Broadway. They are worked by bevel gear of a superior pattern, and are secure against any accident. In fact, the word "accident" is unknown in the long catalogue of dumb waiters furnished by Mr. Murtaugh in the leading residences and prominent apartment buildings of this city; and as they have stood now the test of years without being surpassed, if at all equalled, the elevator work in "the Knickerbocker"

may be relied upon as staunch and solid. There are also ash-drops from the kitchen ranges to the vaults in the cellar. The plumbing and sewerage have been done under the personal supervision of Messrs. Locke and Monroe, of Broadway and Thirty-fifth street. These gentlemen are experts in this particular line of business, and in "the Knickerbocker," as well as wherever their workmanship has been made use of, the question of healthful ventilation has been uppermost in directing all this work. The gasfitting has also been done under their personal superintendence, and, taken altogether, this firm has left nothing undone to make this new apartment house perfect in a sanitary point of view.

Located as is "the Knickerbocker," with 43 feet on the avenue and 170 on Fourteenth street, in a district of the city most convenient to those who prefer healthful exercise when going down town to being crammed in a horse-car, we are not surprised to hear from Mr. Gillender that, even now, he has already rented several suites, and by the time the building will be open for tenants, on March 1, no doubt every room will be occupied, thanks to the persevering energy which, since August last, has presided not only over the remodeling of Mr. Van Schaick's old residence, but also over the various harassing details connected with the renting of such an apartment house. The rents range from \$1,500 to \$2,750, and everything will be done to make tenants feel that they are occupying a private residence. In addition to the regular superintendent of the building, there will always be a servant in constant attendance at the door; the stairways will be handsomely carpeted, and the main hall on Fourteenth street will be tiled with Italian marble.

BUSINESS CHANGES.

ASSIGNMENTS.—BENEFIT CREDITORS. Dickinson, Platt K. } ... Assigned to F. H. Carter. Dickinson, Howard C. } Townsend, Charles R. } ... Assigned to Gershom B. Moore, Henry A. } Smith. Phyllis, Leonard. } Assigned to Leon S. Keller. Kavanagh, John. } Assigned to John G. Cary. Rice, Solomon. } Assigned to Solomon Mark. Streecklin, August. } Assigned to Peter Lenk. Johnston, John J. } Assigned to John J. Adams. Lewis, Asabel H. } Assigned to Cicero Campbell. Hyams, David. } Assigned to William Chuek. Hoole, John R. } Assigned to Charles E. Larned. Phillips, John D. } Assigned to W. K. Kitchen, Jacob Campbell and Joseph Seligman. Kiernan, Peter. } Assigned to W. C. Flanigan. Reilly, James F. } Pinner, Michael S. } ... Assigned to David Wolf. Pinner, Isaac A. } Van Dyck Peter. } Assigned to Edwin H. Crandell. McCafferty, John and Daniel. } Assigned to Robert Irwin. McConnell, Henry. } Assigned to James Chambers

IN BANKRUPTCY.

Reuck, Joseph W. } Referred to Register Williams. Bruen, Andrew H. } Rose, Salmon and } Referred to Register Fitch. Emanuel S. } Wilson, Henry. } Referred to Register Dayton. McIntyre, Jacob N. } Referred to Register Allen. Murphy, Hugh. } Referred to Register Williams. Ferdon, John J. } Referred to Register Fitch. Stevens, James J. } Referred to Register Dayton. Solinger, David. } Referred to Register Allen. Behrich, Bernhard. } Referred to Register Williams.

RECORDED LEASES.

Table with columns: NEW YORK, PER YEAR. Rows include: Beekman st. (No. 70), Angelo L. } 5 years.. \$4 000; Myers and others to the Union } 2 years.. 4,500; Stone Works, 7 years. } 3,500; Beekman st. (No. 96), Mary Hallett to Walfilar, Dayster & Co., 3 years. } 1,200; Broadway (East No. 41), store and floor above, Mary Ling to S. Rosenzweig, 3 years. } 25,000; Broadway (Nos. 575 and 567), 51x100, Henry Ball and James Back to Max Stadter, 4 years. } 540; Cherry st. (No. 137), store and part of cellar, James H. Sackett to John Eckhoff, 3 years. } 1,20; East Broadway, n. e. cor. Catharine st., 27 x 1/2 blk., William Remsen to Virginia P. Kelly, 21 years. } 7,000; Fulton st. (No. 114), Ed. Walker to Charles H. Jones, 7 years. } 1,000; Greenwich st. (No. 10), John Woods to Nicholas Muller, 10 years. } 1,500; Hester st. (Nos. 54 and 56) } T. Francis Gibbens to M. T. Gibbens, Jr., 5 years and 4 months. } 720; Houston st. (No. 228), Amanda Senior to Joseph and Richard Lamb, 5 years and 5 months. } 4,000; South st. (No. 76), Anthony Barclay (Trustee) to Philip Ketterer, 8 years and 4 months. } 550; Stanton st. (No. 145), Adele Repper to Fred Repper, 2 years. } 1,500; Washington st. (Nos. 11 and 11 1/2), Robt. E. Livingston to John J. Murphy, 10 years. } 600; Weehawken st., w. s., 60.6 s. Amos st., 28.3x28.10 (now known as No. 393 West st.), 10 years. } 600

Table of real estate sales with columns for address, price, and agent. Includes entries like 'Third st. (No. 250), store, floor and basement...' and 'Fifth av., s. w. cor. 51st st., 36.1x131...'.

Table of real estate sales with columns for address, price, and agent. Includes entries like 'Bushwick av., e. s., 122.9 s. e. Moore st., 75x141...' and 'North 2d st., s. s., 178.9 e. 8th st., 25x100...'.

Table of real estate sales with columns for address, price, and agent. Includes entries like 'Suffolk st., w. s. (No. 161). John Bohnet agt. George Reiting...' and 'Vanderbilt av., w. s., 40 s. St. Mark's av., 20x95...'.

ADVERTISED LEGAL SALES.

Table of legal sales and foreclosures with columns for address, price, and agent. Includes entries like 'Fifty-sixth st., s. s., 250 w. 2d av., 100x100.4...' and 'Sixty-fourth st., n. s., 130 e. Madison av., 20x100.5...'.

FORECLOSURE SUITS.

Table of foreclosure suits with columns for address, price, and agent. Includes entries like 'Sixty-fourth st., n. s., 130 e. Madison av., 20x100.5...' and 'Seventy-first st., s. s., 216.3 w. 3d av., 16.3x100.5...'.

LIS PENDENS.

Table of lis pendens with columns for address, price, and agent. Includes entries like 'Union av., e. s., 50 s. Ten Eyck st., 50x100...' and 'South 9th st., n. s., 146 e. 6th st., abt. 24.6x80...'.

Table of real estate sales with columns for address, price, and agent. Includes entries like 'Wallabout st., s. s., 65 e. Bedford av., 20x60...' and 'Putnam av., n. s., 100 w. Tompkins av., 25x100...'.

Table listing real estate transactions with columns for name, address, date, and price. Includes entries for Vanderbilt av., North 3d st., Daniel Kraus agt. Allen F. Hand (Exr.), Putnam av., Sigel av., Samuel S. Cortis agt. De Witt C. Hough, Cheever pl., Anna M. Billings agt. Jeannette Schubert, Greene av., Mills P. Baker agt. Jane A. Mills, Grand av., Grand av., Grand av., Same prop., Clermont av., Jeremiah Mundell agt. Martha Piper, Bergen st., Brooklyn Savings Bank agt. Elizabeth Stayner, Bedford av., Christian S. Sloane agt. Christian B. Morrison, Jefferson st., Maria L. Spader agt. Thomas Little, Bridget Ryan agt. James Ryan, Myrtle av., William Montgomery, Jr., Bond st., Downing agt. Edgar A. Hutchins, Jefferson st., Maria L. Spader agt. Thomas Little, Van Buren st., Robert Smith agt. John Fagan, Dean st., The Brooklyn Life Insurance Co. agt. John J. Lowden, Franklin av., Samuel B. H. Judah agt. Henry C. Webb, Cedar st., Albert N. Chapman agt. David C. Cannon, Eighth st., A. Clinton property, 22d, late 8th Ward, Lydia C. Endall agt. James Gough.

with the exception of the fine qualities somewhat nominal. We quote: Pale, M, \$3.25@3.50; Jersey, \$6; Long Island, \$6.50@7; Up-river, \$-@-; Haverstraw Bay, \$6.25@7; Fronts, Croton-brown, \$9@10; dark, \$10@11; red, \$11@12; Philadelphia, \$28@30; Baltimore, \$47@50. Yard prices, delivery included, \$2@3 higher.

CEMENT.—Rosendale is still selling entirely from second hands in lots from yards. Some dealers report business as a little dull, others as fair, and none speak of any unusual animation. Prices range mostly at \$1.25@1.40 per bbl., according to quantity, quality, etc., and some of the best brands reach \$1.50 in a small way. Foreign descriptions without much demand of an open character, but most offerings are sold at former rates, the market ruling steady. We quote, from pier and yard and according to brand, as follows: Portland, \$3.50@4; Roman, \$3.50@5; 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.

GLASS.—From all quarters the demand is at present moderate and confined principally to such small job lots as may be required for some special want. The trade, however, seem to speak hopefully of future, and are generally steady. Discounts remain at 50 and 5@50 and 7 1/2 per cent. for French, and 60 and 15 and 5 per cent. on American.

HARDWARE.—Business does not pick up much as yet, but still there is an order now and then received for standard goods, and advices from the interior indicate the probability of a further increase. As books become straightened out, the result on last season's business is fairly gratifying, and, in a general way, the hardware trade is probably in better shape than any other at the moment. Price lists are still under revision, but not many changes have of late been reported of interest for this column. The "Novelty" barn-door hanger has been reduced to 40 per cent. discount, and it is hinted that boxwood rules are lower. The manufacturers of cordage have adopted the following rates:

Manila cordage, sizes above 12-thread, 1 1/2¢; do. 6-thread and 9-thread (1 1/2-inch and 5-16-inch diameter), 1 3/4¢; do. 12-thread (3/4-inch diameter), 15¢; do. hay rope, 14 1/2¢; do. cordage, bolt rope yarns, 15¢; do. do. 6-thread and 9-thread, 17¢; do. whale lines, 16¢; tarred Manila, 14¢; fine tarred Manila lath yarn, 15¢; Sial rope, sizes above 12-thread, and hay rope, 11¢; do. 6-thread and 9-thread, 12¢; do. 12-thread, 11¢; New Zealand cordage, sizes above 12-thread and hay rope, 11¢; do. 6-thread and 9-thread (1 1/2 and 5-16 inch) 12¢; do. 12-thread (3/4-inch), 1 1/2¢; do. lath yarn, tarred, 10 1/2¢; Russia hemp, tarred cordage, 14¢; American hatched hemp, tarred cordage, 13¢.

LATH.—The demand continues good, and everything known to be available, either on spot or to arrive, is sought after at full rates. Indeed, it is said that some of the leading jobbing dealers have absolutely no stock at all with which to satisfy their regular distributive wants, and they naturally are anxious to get hold of a cargo, or even part of a cargo, as soon as possible. Yet, withal, the actual outlet for fresh supplies is not remarkably large, and the moment buyers secure what they require for early wants they are sure to withdraw. Receivers evidently appreciate this, and while fully aware that the balance of power lays in their favor, they also understand that matters must be managed with such caution as to prevent an advance to a figure calculated not only kill the demand, but to draw out additional supplies from unexpected quarters. We retain \$1.70@1.75 as the current quotation, but do not learn that prompt cash buyers have been compelled to pay the outside figure as yet.

LIME.—A very uninteresting condition of affairs prevails on this market, values ruling about the same as before noted, and the demand showing no life. It is possible a little more stock might be placed, desirable parcels of finishing in particular, but there has not been sufficient scarcity as yet to form a basis for an advance. Since our last a few arrivals of Eastern have taken place, but receivers found a market for them, and there is now nothing of consequence in first hands except the comparatively light accumulation of State. Prices remain as before. We quote at \$1 per bbl. for common, and \$1.50 do. for finishing.

LUMBER.—The market as a whole remains extremely dull at this point, and we find few of the Trade who have anything of interest to communicate for the current week. The offerings from first hands naturally are moderate, yet, so far as the demand is concerned, there is enough, and any important increase would cause considerable trouble. A few dealers seem to think there is a fair chance for an increased call on export account, but no positive indications of such relief have as yet been shown. As the month progresses books and accounts are being gradually settled up on last year's operations, with no very brilliant results, as may be supposed. In a great many cases figures show fairly, as compared with general expectations on the excessively stupid season through which the market has passed, and thus far the croakers who were predicting so many failures with the turn of the year have had no opportunity to shout their self-congratulatory cry of "didn't we tell you so?" As to the future, no plans seem to have been laid as yet, and, indeed, few of our dealers have any fixed opinion. Great caution must in natural prudence guide all movements, and the disposition is to thoroughly scan all outlets and weigh well the probable demand for distribution before turning toward the points of supply. Consideration of the state of affairs on the producing markets is thus made of secondary importance, mainly because very few people believe that, notwithstanding the effort made to reduce the cut, logging will run behind last year so far as human agency has anything to do with the matter. There is a possibility that the weather may prove disastrous to the calculations of the lumbermen, but past experience teaches many operators down this way to accept stories about want of snow, camps abandoned, no

water in stream to run logs, etc., with many grains of allowance. Eastern spruce has been in moderate supply and the market without any material variation from the ruling condition of affairs for a week or two past. Buyers are not particularly plenty, but receivers claim that the open attendance is small simply because it is known that no stock could be obtained if called for, and that an increased supply would find a ready market. We quote at \$12@14 M for random cargoes and nominally \$15@17 do. for specials, the latter having no positive market at present.

White pine has met with some demand for local consumption on small jobbing orders, and there is also said to be some little stock either sold or under treaty for export, though on the latter point we were unable to ascertain anything authentic. The drain upon the accumulation here has been small thus far this winter, and any reasonable selection can still be made, though the supply is not remarkably full. Values without notable variation. We quote at \$20 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.

Yellow Pine is about steady on price, with probably a somewhat better tone shown in a few cases. An ordinary random offering would not find much favor, except at pretty well down to inside figures, but for good flooring boards dealers have occasionally met a better demand, and bids have also been called for on several special cuts of timber. On an average, cost is about as before, with a shade steadier feeling for really good and attractive stock. The offering about is small, but supplies can be obtained from the mills without much difficulty, while freight accommodation is available on comparative easy terms. We quote random cargoes at \$18@20 M; ordered cargoes, \$22@24 do.; green flooring boards, \$22@24 do.; and dry do. do., \$25@26 do. Cargoes at the South, \$14@15 per M.

Hardwoods are without change. Not many are selling from yards, and few lots arrive by rail, though some interior owners are said to have been endeavoring to contract direct with manufacturers at this point. Values nominally unchanged on all grades. We quote: Wholesale values by car load at about \$75@80 M for the finest walnut; \$50@60 do. for common do.; \$38@40 do. for ash; \$38@40 do. for whitewood; \$38@40 do. for oak; and \$55@60 for cherry.

The yard trade has been a little irregular, some dealers "doing very well," others "fairly" and others "scarcely anything." Stocks, however, have in no case been much reduced by the amounts taken from them, and there is a most excellent opportunity for a larger attendance of buyers. Values are steady in a general way, but some variations from quoted figures take place on matters of credit.

Table showing ravages by fire during the year 1875 among various interests, directly or indirectly connected with the lumber trade. Columns include United States, Canada, and Total.

From the Bay City Lumberman's Gazette we make the following extracts, under date of Jan. 13:

The market is perfectly quiet. We hear of some sales, but the parties do not care to have them reported in detail. One transaction of 2,000,000 feet fair run is reported at \$5.50, \$11 and \$33, cash. In this case the money is available for winter operations. Quotations range from \$5, \$11 and \$30 for poor, to \$6, \$12 and \$35 for fair run, with buyers more anxious than sellers, who feel sure of a speedy advance. On all hands we are assured that a firmer feeling prevails. No snow is yet enjoyed in the lumber woods, and camps are rapidly breaking up. The amount on the skids, we learn, will in many localities exceed our estimates of last week. From all directions we hear complaints of open winter, and a more buoyant feeling on the part of holders of old stock.

CHICAGO, Jan. 11, 1876. Lumber is quiet and prices unchanged. The continued soft and mild weather has militated against heavy retail operations, country and prairie roads being almost impassable. A strong interest is felt in the operations in the forests, reports from all directions indicating large endeavors, with unfavorable prospects of success. The statistics of Michigan operations, published in the last issue of the Gazette, have created a profound sensation among the lumbermen here, and lead to a more anxious watching of the weather.

BUFFALO, Jan. 13, 1876. Since our last letter there is nothing of particular interest to report. Lumber dealers are as a rule holding stock at its value, and, although sales are slow, are waiting patiently the time when not only the demand but the extirpation of the few hard-up ones will enable them to get for their lumber what it is worth. The developments of the past few weeks regarding our defaulting city treasurer has had an unwholesome effect upon the lumber market, several dealers being among his bondsmen. It is hopeful, however, that his estate will pay his indebtedness to the city, but at present the bondsmen are said to be disposing of stock at very low figures, to the detriment of the legitimate trade.

The recent thaw brought a large number of men from the woods. The rain last Friday and Saturday in this region was a perfect success.

MARKETS.

The recent open spell of weather permitted the forwarding of considerable work, and this has helped the sale of supplies somewhat. Business, however, is by no means brilliant, and we can learn of scarcely any new contracts of magnitude being entered into. The cost of material remains much the same, though the tendency is rather toward greater firmness.

Messrs. Kierstedt & Smith, sash manufacturers, at No. 718 East Ninth street and No. 176 East One Hundred and Sixteenth street, have been thrwn into bankruptcy on the petition of three of their creditors—T. A. Davis, William Harrington, and N. L. Burdick—to whom the firm owes about \$2,700. A. H. Lewis, lumber merchant, doing business at No. 513 West 14th street, has made an assignment of his property for the benefit of his creditors to Cicero Campbell. The firm of Kirchner & O'Neill, carpenters, at No. 438 East Tenth street, has gone into bankruptcy with liabilities amounting to over \$50,000, and nominal assets about \$30,000. Among the largest creditors are J. Benchell, \$1,500; A. B. Woodruff & Co., \$7,167.58; Richard Shapter, \$4,238; Eleventh Ward Bank, \$3,700; J. J. Burchell, \$2,000; H. L. Richardson, \$2,325.22; Dunbar & Jackson, \$2,039.45; John Fish, \$1,855.52; D. A. Youngs, \$1,804.30; W. T. Youngs, \$1,681.21; James Evans, \$1,670.68. The assets consist of real estate estimated at \$18,500, and cash in the hands of M. J. Kelly as assignee, \$3,000.

BRICKS.—The wholesale market thus far this winter has been a somewhat unusual one, in view of the absence of any decided upward turn on values or really permanent strength, and even up to the present time we do not find dealers talking with remarkable confidence. About all the stock coming down the river has by proper management been disposed of before accumulating many expenses; but it was sometimes pretty hard work to place cargoes, even when prices were shaded from current extremes. Dealers and contractors have bought from this fresh offering in preference to disturbing their accumulations piled up; but many by this means have obtained all the stock they are likely to want, either at jobs or in yard. Arrivals are dependent to a large extent upon the condition of the weather and the confidence of manufacturers. There will, no doubt, be shipments, who must improve every possible means to realize cash for their stocks; but, in a great many cases, there is a determination to carry until spring. Since our last the wholesale market has been quite dull, owing in the main to the absence of supplies. A few bricks have been available, but held at \$7, and buyers would not touch them above \$6.50, which is, so far as we can learn, the highest rate as yet actually paid. The open weather lately prevailing has permitted the pushing forward of considerable work, and the result is that quite a number of the "piles" have, from necessity, been reduced, though not enough so to cause any positive scarcity as yet. The Long Island dealers are still waiting for \$7 before sending in hards; but have forwarded a few cargoes of pale, and for these obtained \$3.50 per M. Fronts generally are dull, and

Log running on the Tittabawassee and its tributaries is in progress.—Ewart, Mich., Review, 7th.

The weather for the past five or six weeks has been very unfavorable for lumbering operations, it being more like the weather usually experienced in April than that of mid-winter. Lumbermen talk of curtailing the crop, and will be obliged to unless there is snow soon. At many of the camps in the woods work has been nearly suspended, and men are either discharged or obliged to work for their bread and butter. The absence of snow is causing great inconvenience to loggers and out-of-town folks, as it is almost impossible to haul logs or draw a decent load of anything to town.—Ludington Appeal, 7th.

Lumbermen begin to feel decidedly "scary" about the future state of the weather. Snow is very much longed for. A great deal of skidding has been done, and thus far but very little hauling, and numbers of men are leaving the woods.

We learn that several of our loggers, disgusted with the prospects thus far, have, for want of snow, broken up camp and abandoned the idea of logging. Probably the late change in the weather may induce them to try it again. The winter thus far has been unfavorable for loggers, and it is little to be wondered if that many of them should abandon their operations.—Cent at Wisconsin, 5th.

Nearly all the lumber camps have discharged their choppers and sawyers, and are at a stand-still, not knowing what course to pursue, fearing to skid, lest they will not be able to bank all the logs they have already skidded.

Reports reach us that quite a number of contractors have failed on account of the continued absence of snow. Many of them are keeping a large gang of men and teams at great expense, in some instances costing them as high as \$200 per day just for provender.

Muskegon River has been rising considerably during the past few days from the effects of the thaw and rain in the country along the banks of the stream. Although the river is now booming, there are no logs to come down yet, and no prospect of there being any very soon.—News & Reporter.

CHIPPEWA FALLS, Dec. 28.

The Chippewa loggers have been laboring under difficulties during the season thus far, caused by the want of snow. Snow enough for sleighing has not yet been on the ground at any one time, though a slight freeze at present caused some to venture out on runners. The winter has been very open, and unusually mild. The lumbermen have, nevertheless, been at work in the woods, cutting and skidding, and making ready for more active operations when the snow does come. A larger number of men than usual have been employed, though at about half the wages heretofore paid, but it is estimated that, unless more favorable weather prevails, no more than about two-thirds of the usual amount of logs will be put in. As the old stock of logs was driven out more thoroughly than usual during the last spring and summer, the stock for 1876 will be short unless a change soon occurs.—Cor. Sentinel.

A letter from Eau Claire, Wis., December 29, says: "Should cold weather continue, the amount of logs estimated to be put in this year will fall but little short of the corresponding date last season. All the mills in the valley are entirely exhausted of logs, and the demand for lumber for local consumption is much greater than the supply."

The Chisago County (Minn.) Post says: "More than twice the number of lumbering camps are in the woods this winter than last, although many of them are small, yet it is stated that one-third more pine will be cut this winter than last. 58,000,000 feet was cut last year on the Snake and its tributaries. This year it will reach 80,000,000, if there is snow sufficient to haul after January 1st."

In speaking of the lumber prospect the Chronicle says: "The following is an accurate statement of the lumber product at Muskegon for the season of 1875. There are twenty-three mills, and the product for the season was 345,922,000 feet of lumber, giving employment to 1,108 men. There is on hand 15,000,000 feet of logs in the booms for next season's cut. The cut of lumber is 41,000,000 feet in excess of the cut of 1874. A gentleman who came from the woods a few days ago informs us that men are being discharged daily from the camps, and at one camp there was an average of nine men who came daily looking for work."

METALS.—COPPER.—Ingot has again dropped off in price, and the tone of the market is weak, with somewhat increased offerings. We quote at 32c. for Lake. Manufactured is very dull, but former figures are the standard rates. We quote: Yellow metal sheathing, 21@22c.; do. bolts, 28@29c.; do. nails, 21@22c.; braziers' copper, ordinary sizes, over 16oz., per square foot, 31c.; sheathing copper, over 12oz., per square foot, 30c.; best copper, 31c.; old copper, 16@20c., as to quality. Iron.—Scotch pig iron has arrived to some extent, but about all was sold previous, and as the foreign accounts are strong, our market is well sustained. We quote at \$30@34 per ton. American pig much neglected, and, though held about as before, lower rates would be named to free buyers. We quote: No. 1, \$23 per ton; No. 2, \$22 per ton; forge, \$20 do., and mottled and white, \$16@18. Rails in moderate demand at the moment, but the manufacturers of the steel grades have full contracts to commence the season with. We quote at \$45@48 per ton for new 56lb iron; steel rails, \$68@69 per ton; street rails, \$53 per ton of 50lb and upward; old rails at \$23@24 per ton. Scrap iron weak at \$30@31 for No. 1 wrought. Manufactured iron neglected and nominal. LEAD.—Foreign is in light supply, but there is enough of it for the demand, and rates are nominal at 7@7½c. gold. Domestic moderately active and steady at 5½@6c. gold. The manufacturers of lead remain about steady. Bar, 8½c.; pipe, 9c.; and sheet, 9½c., less the usual discount

to the trade. TIN.—Pig is still selling slowly, and prices weak and lower. Straits, 18½@18¾c.; English L and F, 18½@18¾c.; English refined, 18¾@19c.; and Banca, 24c., all gold. Tin plates in fair demand and steady at full rates. Spelter higher, but the advance checks business. We quote at \$7.50@7.60 currency. Zinc dull at 8½@9¼c. for lots from store.

NAILS.—The demand has been very good, but it was freely, and, indeed, liberally met at former rates in all cases, with a final tendency toward a shading. About \$3 is now an extreme figure even for small lots, and the range of prices generally is somewhat nominal. We quote: 10d. to 60d. common fence and sheathing, ½ keg, \$2.90@3.00; 8d. and 9d. common do., ½ keg, \$3.25; 6d. and 7d. common, ½ keg, \$3.50; 4d. and 5d. common do., ½ keg, \$3.75; 3d. and 4d. light, ½ keg, \$4.50; 3d. fine, ½ keg, \$5.25; 2d., ½ keg, \$6. Cut spikes, all sizes, \$3.25. Floor, casing and box, 75c. about the same sizes of common. Finishing, \$1 above, and fine finishing, \$1.25 above.

CLINCH NAILS.

1½ to 1¼ in. 2 & 2½ in. 2½ & 2¾ in. 3 in. and longer. \$5.25@5.50 \$5 \$4.75 \$4.50 ½ keg.

OILS.—Values do not vary much, and the general market is pretty firm all around. The demand is confined mainly to parcels required for early wants, but in view of small stocks, holders are pretty firm on all grades. Lined, about 61@64c. per gallon; lard, 80c. @ \$1 for No. 1, and \$1.05@1.07 for winter made; olive, \$1.17@1.25; crude cotton seed, 55@58c.; and refined summer yellow do., 50@60c.

PAINTS.—There has been considerable looking around by small dealers and consumers, and the tone is a little more cheerful. Books are now about written up, stocks overhauled and sorted out, and it is expected that the demand to make good deficiencies will result in a very fair business. Prices generally are steady, and there is no surplus supply offering, though sufficient for all probable wants.

PITCH.—The demand has been slow and uncertain, and the market pretty dull throughout the greater portion of the week. Prices about as before, and lacking tone. We quote at \$1.87½@2.25 per bbl. for city, delivered.

SPIRITS TURPENTINE.—There has been a little business doing, but of quite an irregular character. Values, too, have been more or less unsettled, with the average principally in buyers' favor, and as we close the tone is only about barely steady. We quote at \$37@37½ for Southern, and \$38@38½ for New York.

TAR.—A slight jobbing trade has been done at about former rates, with no particularly new features on the market. The stock is ample for all present wants, and more can be brought forward if wanted. We quote at \$2.12½@2.50 for Newberne and Washington, and \$2.25@2.62½ for Wilmington.

MARKET QUOTATIONS.

Table with columns for BRICK, CEMENT, and FOREIGN WOODS. Includes items like Jersey, Long Island, Up-River, Havestraw Bay, Havestraw Bay, choice, and various types of cement and woods.

Table with columns for CEMENT and FOREIGN WOODS. Includes items like Rosendale, Portland, Roman, Keene's coarse, Keene's fine, and various types of woods like Cuba, St. Domingo, and Honduras.

Table with columns for ROSEWOOD. Includes items like Rio Janeiro, Bahia, and other types of rosewood.

Table with columns for LIME. Includes items like State, common, cargo rate, State, finishing, Rockland, common, Rockland, finishing, and Ground.

Add 25c. to above figures for yard rates.

DRAIN AND SEWER PIPE.

Table showing prices for Drain and Sewer Pipe, including 2 inch diameter, 3 inch diameter, 4 inch diameter, 5 inch diameter, 6 inch diameter, 7 inch diameter, 8 inch diameter, and 9 inch diameter.

BENDS AND ELBOWS, each.

Table showing prices for Bends and Elbows, including 2 inch, 3 inch, 4 inch, 5 inch, 6 inch, 7 inch, 8 inch, and 9 inch diameters.

BRANCHES.

Table showing prices for Branches, including On 2 inch pipe, On 3 inch pipe, On 4 inch pipe, On 5 inch pipe, On 6 inch pipe, On 7 inch pipe, On 8 inch pipe, and On 9 inch pipe.

* Main part of branches will be charged extra as pipe.

HOUSE BRANCHES.

Table showing prices for House Branches, including 12 x 6, 15 x 6, 18 x 6, 20 x 6, 22 x 6, and 24 x 6.

On heavy purchases of the small size 20 per cent. discount, with an additional discount for cash, according to agreement, to the trade only.

GLASS.

Duty.—Window—Polished, Cylinder and Crown, not over 10 x 15in., 2½c. ¾ sq. ft.; larger, and not over 16 x 24in., 4c. ¾ sq. ft.; larger, and not over 24 x 30in., 6c. ¾ sq. ft.; above that, and not exceeding 24 x 60in., 20c. ¾ sq. ft.; all above that, 40c. ¾ sq. ft. On Unpolished Cylinder, Crown and Common Window, not exceeding 10 x 15in. sq., 1½c.; over that, and not over 16 x 24, 2c.; over that, and not over 24 x 30, 2½c.; all over that, 3c. ¾ sq. ft.

FRENCH WINDOW.

Table showing prices for French Window, including sizes like 6 x 8-10 x 15, 11 x 14-16 x 24, 18 x 22-20 x 30, etc.

DOUBLE THICK.

Table showing prices for Double Thick glass, including sizes like 6 x 8-10 x 15, 11 x 14-16 x 24, 18 x 22-20 x 30, etc.

Sizes above—\$10 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 united inches, will be charged in the 84 united inches bracket. Discount to the trade, 50 and 65, and 7½ per cent.

AMERICAN WINDOW, per box of 50ft.

Table showing prices for American Window, including sizes like 6 x 8-7 x 9, 8 x 10-10 x 15, 11 x 14-12 x 18, etc.

Double thick—double price. Discount, 60 and 15 and 5 per cent.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS.

Table showing prices for Greenhouse, Skylight and Floor Glass, including ½ Fluted plate, 3-16 Fluted plate, ¼ Fluted plate, ¼ Rough plate, and ½ Rough plate.

FIRE BRICK.

Table showing prices for Fire Brick, including Red Welsh, Scotch, and American.

HAIR—Duty free.

Table showing prices for Hair, including Cattle and Goat.

IRON.

Duty.—Bar, 1 to 1½c. ¾ lb; Railroad, 70c. ¾ 100lb; Boiler and Plate, 1½c. ¾ lb; Sheet, Band, Hoop and Scroll, 1½ to 1¾c. ¾ lb; Pig, \$7 ¾ ton; Polished Sheet

Table listing various materials and their prices, including Galvanized, Scrap Cast, Iron, Pig, Scotch, Gartsbuerie, etc.

Table listing LATH—Cargo rate and LUMBER prices for various types of wood and products.

Table listing PAINTS AND OILS with prices for items like Chalk, China clay, Paris white, etc.

Table listing PLASTER PARIS and other building materials with prices.

Table listing Calced, city casting, SLATE, and STONE—Cargo rates.

Table listing BLUE STONE and NATIVE STONE products and prices.

Table listing TIN PLATES—Duty, 1 1-10c. prices for various iron and steel products.

EXCELSIOR IRON WORKS. (ESTABLISHED 1839.) 201 Centre Street, Cor. Howard. GEO. R. JACKSON'S SONS.

MURTAUGH'S DUMB WAITERS. HOIST WHEELS AND STORE DUMB WAITERS, CARRIAGE AND INVALID ELEVATORS.

NEW YORK BOOKBINDERY. ESTABLISHED 1836. The best bookbinding at the lowest prices.

Imperial Gas Machine (FOR LIGHTING RESIDENCES, FACTORIES, PUBLIC BUILDINGS, ETC.) IMPERIAL MANUFACTURING COM'Y.

LEGAL NOTICES. THE COPARTNERSHIP HERETOFORE existing between the undersigned under the firm name of LEVINGER & GUGGENHEIMER.

LEGAL NOTICES. THIS IS TO CERTIFY THAT THE UNDERSIGNED have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a Limited Partnership.

LEGAL NOTICES. Henry S. Lambert, being duly sworn, says that he is one of the general partners named in and who executed the foregoing certificate.

LEGAL NOTICES. THE PARTNERSHIP ENTERED INTO Jan. 1, 1871, under the firm name of LATHAM, ALEXANDER & CO., expires this day by its own limitation.

LEGAL NOTICES. LIMITED PARTNERSHIP.—THIS IS TO certify that the undersigned have formed a Limited Partnership pursuant to the Laws of the State of New York.

LEGAL NOTICES. NOTICE OF LIMITED PARTNERSHIP.—Notice is hereby given that the undersigned have formed a Limited Partnership, pursuant to the provisions of the laws of the State of New York.

LEGAL NOTICES. In witness whereof the said partners publish the terms of said limited partnership, which has been registered according to law. Dated the 31st day of December, 1875.