

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

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### INDEX TO VOLUME XX.

With this issue of THE RECORD we furnish a more copious index to its contents than we have hitherto been in the habit of preparing.

First—All the conveyances in New York City (23d and 24th Wards excepted) which have been printed in this journal since the 1st day of July last, have been carefully and accurately indexed in such a manner as to enable one at a glance to find any sale of which there is a record in the office of the Register, between the months of July and December, both inclusive. The arrangement of the index is simple and easily comprehended. The name of the street or avenue is first given, and the numbers following refer to the pages of THE RECORD on which the memoranda of the conveyance may be found. All the streets are subdivided between certain avenues, and the avenues in their turn are subdivided in relation to the streets, as follows:

23d st, east of 3d av, pages 714, 869, 910.  
23d st, bet 3d and 6th avs, page 949.  
23d st, bet 6th and 8th avs, pages 559, 631, 679, 809.  
23d st, west of 8th av, pages 695, 714, 949, 1010.

Second—An index to all buildings, plans for the erection of which have been filed with the Superintendent, is also given. This will prove of immense benefit to builders, material men and others who are interested in acquiring information respecting any buildings erected, or in process of erection, during the past year. By referring to the street as printed in the index, the number of the page on which appears the plan of the projected building concerning which information is sought will be found, and all details in reference to the same.

Third—A full list, properly paged, of all the subjects which have been discussed in the editorial columns during the year 1877 appears at the end of the index.

### THE REAL ESTATE RECORD.

In entering upon the eleventh year of its publication, we deem it proper to offer to our readers a few cursory remarks touching the position and policy of our paper.

No development of the science of journalism presents more interesting features than do the trade newspapers. The great daily papers, which furnish us with news from all parts of the world, of latest quality and in most abundant supply, are,

in some senses, a necessity and, in others, a luxury. But the application of the principles of journalism to the service of special callings and trades is a matter of actual practical utility, and of real commercial value to the patrons of such journals. THE REAL ESTATE RECORD is an apt and fit illustration of the pith of this statement.

An enterprise begun in inexperience, diffidence, and amid discouragements, has at length asserted for itself a recognized position among the many trade journals of the city, and is now able to command not only the patronage, but the commendation and good wishes of a large and increasing list of subscribers.

A comparison of the condition of real estate interests twenty years ago and as it exists to-day, suggests the contrast of darkness and daylight. Then these important interests were totally lacking in any press exponent whatever, failing even in any proper consideration from the daily papers. All transactions in real estate were covered—not exactly with a veil of secrecy, but rather of oblivion—except to those whose business compelled them to study official records. The business was conducted wholly in the dark, save so far as individual operators might come together to exchange views, and communicate information of current transactions. The least informed person as to any variety or breadth of transactions was looked upon as a literal prodigy of research, by comparison with the dense ignorance which characterized the great majority of dealers in real estate, in respect to daily dealings. It may perhaps be said, in explanation, that the limited volume of business then hardly called for a representative paper. It is certain, however, that the necessity of such a journal became keenly felt as soon as the dimensions of business were permanently enlarged, particularly in the climacteric period immediately succeeding the close of the war.

Just before the establishment of this paper, a feeble and ineffectual attempt had been made to serve this great interest, but it may be truthfully said that it found no adequate or satisfactory service until the publication of THE REAL ESTATE RECORD, in 1868. The faithful, reliable, and accurate publication of the current matters of record affecting real estate, has probably given this paper its highest value, a value, too, that will continue to attach to it for all time to come as a book of reference, truthfully mirroring every item of fact that finds official record. As our readers are aware, the first conception of this journal was cast in an iron mold, from the general form of which there has since been scarcely any variation. Though our ideas of its particular function and service were crude and inchoate at the start, we have steadily persevered in our efforts to render our records more intelligible, accessible, and reliable as the years roll by. At the present time we hold the journal up in its completeness as a model register of real estate affairs. For the future we intend to spare no effort to retain the confidence and good will of our large circle of readers; and no practical or valuable improvements that may occur to us, or be suggested, will be overlooked or left untried. It would afford us satisfaction to be able to print

in full the list of our subscribers, in order to give the public some idea of the widespread interest which is taken in matters of real estate. It would be wholly an inadequate conception that limited the patronage of this paper to those directly concerned in real estate dealings. The mercantile element is largely represented among our subscribers, while the interest of banking, insurance, and other corporate institutions is abundantly testified by their liberal representation in our list. We can claim as subscribers almost every prominent individual in any way connected with real estate interests, and the distribution of our paper extends largely among those who lay no claim to the dignity of great operators, but are representatives of small and well managed estates.

Touching the policy of our paper, past and present, we have only to say that we repel with contempt the insinuation that we cater to the interests of either the bull or the bear element. The absurdity of such reflections is too apparent to admit of argument. The ebb and flow of real estate values are determined, like the ocean tides, by influences quite remote from newspaper criticisms. In the absence of requisite financial and commercial conditions, the united intellectual force of all the journals in the country would fail to produce any perceptible impression on the current of real estate values. Like the winds they travel whithersoever they list. A sturdy and heroic band of speculators, willing to risk enormous capital may artificially swerve the index of the real estate compass for awhile, but it is sure in time to readjust itself and regain its legitimate bearings. The tactics of which the terms bull and bear are typical, are inapplicable and impracticable in matters of real estate. The broad distinctions that we do recognize in our special domain are simple and easily defined—to wit: the principles of Centralism and Disintegration. The advocates of Centralism in real estate believe it is desirable for the future of this city, and its legion of inhabitants, that property should be rapidly concentrated in as few hands as possible, and that power should be conferred upon this select body of property-holders to define the prices and rents of property upon scales to suit their own interests and purposes; high prices, difficulty of negotiation and heavy mortgages being considered favorable to the promotion of these views. The advocates of Disintegration in real estate believe that the true interests of this city, and of its inhabitants, lie in breaking up the titles of its property into the smallest possible fragments, and distributing them widely among the largest number of owners in order that every representative member of the municipal family may be linked to our destiny by the strong tie of land tenure. It is requisite, nay, indispensable, that this widespread ownership should be based upon a scale of prices reasonably and relatively low, and that it should be enjoyed subject to little or no incumbrance, with every possible facility of easy negotiability.

These two parties are the representative and recognizable ones in real estate circles, so far as the theoretical distinctions are concerned. They bisect the great natural and universal divisions of

buyers and sellers. The basis of the relations of vendor and vendee is the familiar one of aiming to buy cheap and to sell dear, and makes no pretensions to philosophic recognition. We fail to discover in any of the natural divisions of real estate interests analogies to the bull and bear factions of the Stock Exchange. Possibly these terms may be fitly employed to denote passing mental or sentimental conditions in dealers in real estate.

The operations of speculators are nearest akin to the tactics of the bull faction in stocks, though not enduring or reliable enough to constitute a permanent division in this interest.

They merely seek to confer an artificial and arbitrary value upon real estate, while contributing no appreciable improvement or intrinsic enhancement of value upon it, intending to retain their ownership only so long as to enable them to realize their profit and then to withdraw. Whether speculation has conferred any benefit upon New York property is a question which may be studied in the light of comparatively recent history. However it may be determined, it is certain, for the time being, that the spirit of speculation has vanished. The likelihood of any early return or revival of it is a proper theme for some Delphic utterance. The rapid growth of the city and practical completion of its street boundaries fix a barrier, in our estimation, to any further speculative exploits. The business of the future will concern the strictly legitimate branches of real estate: investments in lots, building investments, purchase and sale of building products, renting, mortgaging, and leasing of property; the discharge of tax and assessment obligations, and principally the attempt to adjust the burdens of taxation to the shoulders which, in right and reason, should be made to bear them. Our aim shall be to serve faithfully and intelligently all these legitimate interests of real estate. We shall study to present, in our editorial columns, honest and candid criticisms of all the principles and practices of real estate manipulation, and shall endeavor to bring within the scope of our remarks all controversial or debatable questions which concern or affect the welfare of real estate owners. We have no private ends to consider, and no mercenary or ulterior purposes to subservise. We shall direct the whole momentum and energy of our paper towards eradicating abuses, purifying and reforming methods of administration and business custom, and striving to advance the best material concerns of our great city. In a word, we claim as our motto, "The greatest good of the greatest number." Our unflinching theme in future, as in the past, will be the superlative glory and excellence of the great metropolis. No loftier theme could engage the thoughts, or lay tributary the pen, than to record the history, physical growth, and inevitable destiny of the greatest American city. As rapid as has been our civic growth in the recent past, we expect in the near future, under the impulse of sound and revived mercantile and financial conditions, and as the result of the projected mechanical contrivances on which colossal energy is now being spent, a still larger and swifter material development. The time is fast approaching when all the conditions necessary for the complete improvement and occupation of this island will be fully accomplished and realized. We hope to see, within the lifetime of men now of middle age, a complete building occupation of the entire island.

We have the satisfaction of assuring our readers that, while many representative trade journals have succumbed during the recent hard times, the affairs of THE RECORD, if not up to the standard of full prosperity, have at least been satisfactory, and we find in the present business outlook of the paper every encouragement to believe that it has

a firm hold upon the favor and affection of the public.

#### CITY TAXES; WHO PAYS THEM?

One answer to this pertinent question comes with the sanction of a high authority, and says in effect that city taxation is so diffusive and pervasive that it operates like the law of gravitation upon ponderable objects, applying itself automatically to every item of personal property brought within city limits. It is well to remember that this statement appears in the body of an elaborate argument intended to demonstrate the necessity of the exemption of all personal property from specific taxation, upon the plea that by taxing real estate an indirect taxation of personal property is certainly and effectually accomplished. Another answer is constantly echoed through the daily press whenever the subject of taxation is discussed, and that is seldom enough, and says, in substance, that all rent payers, even the lodgers and strangers in our city, are the real tax payers. It is necessary, likewise, to bear in mind that this statement, as recently advanced, was intended to excite and intensify opposition to a bad device for limiting the elective franchise. Both of these statements enunciate abstract theories of taxation and both alike are vulnerable to the fatal objection of failing to truthfully represent the actual results of the administration of our present system of taxation. However admirable and equitable such theories would be if fairly expounded under some wise scheme of taxation, in the face of existing tax laws, they become merely glittering and delusive generalities, serving to divert and distract the public mind from the real issues of the case, and afford no solid or abiding consolation to those upon whom the actual burden of taxation mainly falls. We have no purpose now to discuss the ways and means of taxation or to propose any measures of reform or evolve any abstract theories in this connection. We propose merely to address ourselves to the solution of the important question already propounded; to find out, if possible, from whose purses the present city budget is drawn.

If tax payers will turn to the back of their tax bills we think they will find a pretty clear solution of the riddle. Dealing with the items there set forth in lump, we find that the total tax valuations amount to \$1,100,000,000, divided thus: Personal estate, \$200,000,000, real estate, \$900,000,000. Upon these valuations, calculating the rate of taxation for the present year, namely, 2.65-100, we find that personal estate is charged with \$5,300,000 of taxes, and real estate with \$23,850,000, making a total of \$29,150,000.

PERSONAL TAXATION. — The assessment of bank capital, as given by the assessors, amounts to about \$75,000,000. It is supposed there are mortgages existing on New York city real estate to the amount of \$400,000,000, and it is presumable that at least one-fourth in amount, or \$100,000,000 of these mortgages is caught within the meshes of the tax gatherers net. The assessment of the capital of fire insurance companies may be placed at a taxable value of \$12,500,000 — which would give the low average of \$100,000 — for each of the one hundred and twenty-five companies. We have then a remainder left of \$12,500,000 of valuations assignable to personal property, pure and simple, such as business capital, State, city and railroad bonds, corporate securities, etc. The utter inadequacy of this latter assessment may be fully realized when it is considered that there are two estates alone, if not three, the personal property of each of which might be safely valued at \$40,000,000; that there are also mammoth business corporations, such as the Standard Oil Company, whose gigantic opera-

tions are centralized in this city, and whose active working capital is reputed to be \$50,000,000, and further that it would be easy to select mercantile houses in fives and tens whose aggregate capital would represent as much as \$50,000,000. Without proceeding to any finer analysis of the subject, enough is here indicated to demonstrate the utter paucity of a tax valuation of \$12,500,000 for personal capital alone. It disposes of the whole subject of personal taxation in this city to say that upon a valuation probably not exceeding \$12,500,000, personal capital pays a tax this year of \$331,250; that out of their redundant profits banking institutions, upon a valuation of \$75,000,000, pay the sum of \$1,988,000 of taxes; fire insurance companies, upon \$12,500,000, pay \$331,250; and the balance of \$100,000,000 of valuations, yielding \$2,650,000 of taxes, may be set down as chargeable indirectly to the owners of real estate. From these premises the assertion, therefore, stands proven that, laying aside mortgages, bank and fire insurance capital, of the many thousand millions of personal capital owned, controlled and actively operated in this city, only about \$12,500,000 is actually assessed. Obviously, the owners of this species of capital are least entitled to complain of the present administration of the tax laws.

REAL ESTATE. — The tax valuations of real estate laid down on the assessors' books amount to \$900,000,000 to which must be added the total which we have assumed as representing mortgages, to wit: \$100,000,000, making a gross tax valuation of \$1,000,000,000 which is directly and indirectly assessed upon the real estate owners of New York city. Let there be no question in the future as to what principal source furnishes the disproportioned share of our mammoth city budget when ten-elevenths of the whole amount are drawn from the owners of this class of property. The collection of this vast total of taxation is as readily enforced as would be the collection of a mercantile debt and with far greater certainty of payment.

It only remains for us to consider what chance there is of real estate owners recovering any share or the whole of this immense tax lien from sources other than their own personal estates. The vague assumption that all personal property is made to respond to this colossal charge is shorn of its illusion the moment we come to examine the premises. In its broadest sense this statement amounts to no more than if it was said that men with money pay taxes, and men without it do not; or that taxes are paid in bills or bank checks; or that, inasmuch as taxes cannot be paid with dirt, therefore the means to meet them must be drawn more or less directly from the resources of personal property or personal industry. The statement that every rent-payer and every lodger are also tax payers is dependent upon so many and such remote contingencies, that it cannot but fall upon the ears of the actual tax payers as a familiar but idle tale.

Let us consider a few of the cases in which under the present system, the tax payer, that is the property-owner, pays the taxes levied upon him out of the avails of personal property or by the appropriation of rentals received from real estate, but with no hope, chance or possibility of recovering this tax payment from any other source after its outgo from his own exchequer.

1. The man, whose property is confiscated for arrears of taxes, may be said to have discharged the debt in the fullest and most literal sense, and without any hope of after recovery, inasmuch as the operation leaves him bankrupt in capital and destitute of the property which he once proudly claimed as his own.

2. The owner of vacant lots, whether salable or unsalable, as long as they are kept in his possession, pays the taxes upon them with no chance

or possibility of a return of the same except in the final disposition of the property by sale, and then the actual return of the taxes paid is dependent upon the merits of the sale when effected.

3. The owner of improved property whose tenant defaults, becomes bankrupt or perhaps runs away, may be placed in the category of those who have actually paid taxes with no chance of recovering them.

4. The owner of property purchased and capitalized at the topmost prices of the inflation period, although he may receive his rent regularly, has been subjected through its ownership to such a serious impairment and loss of capital as to swamp completely, past any hope of redemption, all the investments he may have made in city taxes.

5. And, finally, assuming the true usance of money to be not more than four per cent., such property owners as are actually in receipt of a net income of this percentage or more upon the capital invested in real estate, are the only ones of whom it may be truthfully predicated that there is an ultimate reclamation upon the public of the amounts paid for taxes.

If it were possible to initiate the system which prevails in other cities, of leasing property at certain rentals, with the condition that the tenant is to pay the city taxes, such a system, universally established and successfully carried out, would fully realize the *beau ideal* of taxation that theorists have been wont to present to us. Except in a few isolated cases this system does not obtain in New York, and, as far as we can ascertain, there is little likelihood of any such practice ever being adopted by our landlords or of its favorable consideration by tenants. The mere fact that city taxes constitute a prior and unavoidable lien upon property, renders it imperative upon the land owner to attend in person to the payment and discharge of the same, for the simple protection of his property. The performance of such a delicate duty would be delegated with reluctance to a tenant, and, in the few cases where this is now done, it forms no small part of the landlord's anxious duty to ascertain that the lien is promptly discharged, and, in case of default, to discharge it himself and trust to collecting the amount from the tenant. Doubtless, if the present system of taxation is continued in its notoriously crude and inequitable operation, an effort will be made, on the part of the great land owners, who are apt to deal with the most responsible class of tenants, to enforce this peculiar condition in the renting of property. We despair, however, of any wide spread adoption of it, and the landlords of the future will, doubtless, continue to foot their yearly tax bills with the alacrity and imperturbability which proverbially characterizes them. The fact stares us in the face, in seeking an answer to the question which serves as our caption, that the land owners of New York are the principal, we had almost said the sole, tax payers, and their chances of recovering the moneys so paid, in the present condition of things, are about equal to those of recovering a lost umbrella.

It will probably be asserted that the present law contains an implied permission to land owners to reassess their taxes upon tenants and to collect the same. It is ominous of the future of this subject that the leading and most intelligent reformer in the domain of city taxation has no better device to propose for the relief of the overburdened land owners of New York than that personal property, which is scarcely reached by taxation, shall be entirely exempted. The consequence of such a measure can be easily foretold. The burdens of the present principal taxpayers will be largely aggravated, with no remedy or redress but in the application of this odious principle of taxation, to wit, that the

land owner shall collect his taxes from his tenants. This method of taxation, which threatens to become the salient feature of any future system, and which is deemed to be a latent if not operative idea in the present one, is the most vicious that can be employed in any scheme for raising revenue. Its viciousness is of a two-fold character. It delegates to land owners a power which should be the exclusive prerogative of government, especially of city government. No condition of things could be more offensive to the masses of the people if once fully realized or attempted to be carried into practical operation, than the exercise of any such delegated power or function on the part of the small minority of the population who are property holders. The indifference which is now manifested to this subject on the part of the people, and particularly of the daily press, arises in reality from the complete failure of the landlords to assert this prerogative in times like the present. If the owners of personal property in this city are so successful in evading the claims of the tax gatherer under the present law, so also, it may be asserted, the rent payers of the city are equally astute and dextrous in evading any possible claim which the landlord may urge for repayment of taxes. The other vice of this system arises from the efforts of the landlords to assert this delegated prerogative in more prosperous seasons; and shows itself in the extreme fluctuations of our rental valuations. During periods of depression like the present, it is well understood that the majority of landlords are obliged to hand over to the city one-half of their rental incomes in payment of taxes, and out of the other portion to make payments of all the expenses incidental to real estate ownership—such as insurance, repairs, agents' commissions, bad debts, etc., leaving the net result an extremely small percentage upon the invested capital. As a reaction from this state of things, during more prosperous times, the determination of landlords to reimburse themselves for the bad results of poor times, and to recover as much as possible of the taxes paid and lost, leads them to force their rentals to the highest attainable point where they become actually prohibitive of business. This constant ebb and flow of our rental valuations have also a disturbing effect upon land valuations of which the former are the chief and sensitive indices. The provocation and excuse for this state of things are ever present and ready in the landlord's mind, to wit: the excessive burden of taxation which he is called upon to bear.

The immense disparity and disproportion between the tax collected from personal estate and from real estate suggest the importance of a speedy revision of existing tax laws or else the induction into office of a new set of commissioners who will more successfully administer the laws as they now stand. In the meantime, let us call things by their proper names, and not say that personal property pays all the taxes, when probably not more than one per cent. of the amount in individual hands is directly taxed; nor that all tenants and lodgers are tax payers, when it is every landlord's experience that some tenants pay rent in such amounts and at such times as please themselves. It remains to be seen how long New York land owners will continue to pay the major share of taxation, with small hopes of recovering the same and without resistance or remonstrance.

MARKET REVIEW.

REAL ESTATE MARKET.

The record of transactions for the year 1877 shows that at the Exchange Salesroom the sales aggregated \$19,906,846, as against \$26,118,905 for the year 1876, and \$19,537,679 for the year 1875. The total number of conveyances recorded in the office

of the Register of the City of New York during the year 1877, not including the Twenty-third and Twenty-fourth Wards, was 6,179, as against 6,384 for the year 1876; 898 deeds conveying property in such wards were recorded, the aggregate consideration amounting to \$2,125,579. As compared with the transactions of the year 1876, the total consideration expressed in the deeds recorded in the Register's office, excepting the last-named wards, shows a decrease of \$15,264,530, the figures being \$71,469,285 as against \$86,733,805 for the year 1876, and \$145,285,733 for the year 1873.

Mortgages, numbering 5,728, aggregating the sum of \$76,923,717, were recorded in the office of the Register, 670 of which were made to insurance and trust companies and banks, amounting to \$7,588,781. The total number of foreclosure suits commenced in the City of New York during the year 1877 was 2,259, showing a decrease of 274, as compared with the year 1876.

The following tables show the amount of consideration expressed in the deeds recorded in the Register's office for the last five years and the amounts of mortgages recorded during the year 1877:

COMPARATIVE SALES OF REAL ESTATE.

	1873.	1874.	1875.
January.....	\$10,702,264	\$9,323,030	\$8,650,295
February.....	10,267,130	9,351,513	8,436,201
March.....	14,441,560	9,485,900	7,982,125
April.....	15,990,500	10,586,500	10,103,077
May.....	24,128,000	12,410,690	12,362,844
June.....	14,068,800	11,015,066	8,102,151
July.....	11,890,000	11,519,400	6,354,947
August.....	7,990,500	7,683,410	5,437,425
September.....	7,129,059	7,590,950	7,163,413
October.....	6,794,000	3,926,400	7,775,975
November.....	10,832,900	3,926,800	9,418,286
December.....	11,047,550	3,437,550	7,178,822
Total.....	\$145,285,733	\$114,197,609	\$99,035,562

	1876.	1877.
January.....	\$7,753,516	\$5,353,956
February.....	6,299,344	6,016,768
March.....	7,190,410	7,158,189
April.....	8,767,200	6,295,158
May.....	8,823,022	7,451,856
June.....	8,016,299	7,078,789
July.....	6,046,541	5,244,789
August.....	5,046,662	5,071,506
September.....	7,165,412	5,589,059
October.....	4,908,383	5,064,476
November.....	6,813,060	5,239,567
December.....	9,387,951	5,885,212
Total.....	\$86,733,805	\$71,469,285

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

	1875.	1876.	1877.
January.....	\$179,643	\$330,279	\$189,535
February.....	291,866	130,471	172,783
March.....	596,784	170,706	272,584
April.....	245,655	353,510	188,667
May.....	335,680	116,720	145,259
June.....	683,230	310,895	306,254
July.....	163,757	306,915	238,358
August.....	242,008	126,663	172,700
September.....	372,970	332,229	174,077
October.....	199,894	297,722	136,233
November.....	256,629	179,356	104,643
December.....	233,174	420,210	164,421
Total.....	\$3,641,240	\$3,107,875	\$2,125,579

SALES OF REAL ESTATE AT EXCHANGE.

	1875.	1876.	1877.
January.....	\$1,415,856	\$1,194,918	\$1,194,918
February.....	1,448,531	August.....	834,027
March.....	1,811,973	September.....	1,326,648
April.....	2,625,265	October.....	2,132,313
May.....	2,038,747	November.....	1,551,637
June.....	2,387,088	December.....	1,139,843
Total.....			\$19,906,846

MORTGAGES.

	1877.	Mortgages.	Trust and Ins. Companies.
January.....	\$13,282,766	\$734,836	
February.....	27,906,111	482,181	
March.....	3,462,484	386,875	
April.....	3,534,354	555,540	
May.....	4,739,559	730,100	
June.....	4,729,811	740,780	
July.....	3,579,667	451,100	
August.....	2,821,136	803,101	
September.....	3,167,984	747,950	
October.....	2,681,130	609,518	
November.....	2,983,817	770,400	
December.....	4,020,898	576,400	
Total.....	\$76,923,717	\$7,588,781	

Total No. of transfers recorded in 1873.....	7,175
" " " " 1874.....	6,191
" " " " 1875.....	6,347
" " " " 1876.....	6,384
" " " " 1877.....	6,179

Total No. of foreclosure suits commenced in the City of New York.. 1874.....	1,521
" " " " 1875.....	1,744
" " " " 1876.....	2,533
" " " " 1877.....	2,259

The number of new buildings embraced in the plans

filed with the Superintendent of the Department of Buildings in the City of New York, during 1877, was 1,432, showing an increase of 53 over the number embraced in the plans for 1876. The total estimated cost was \$12,349,114, as against \$15,898,250 for the year 1876, showing a decrease of \$2,548,936. The total estimated cost of alterations for 1877 was \$3,215,125, as against \$3,635,478 for 1876. During the year 1,316 new buildings were begun and 1,301 completed.

The following private sales are reported: Mr. Henry J. Barbey has purchased from F. W. Stevens the premises situated on the northeast corner of Fifth avenue and Forty-ninth street (33.9x100), with lot 25x100 on Forty-ninth street, 100 east of Fifth avenue, for \$79,000. This same parcel was bought by Mr. Stevens, about five years ago, for \$130,000. R. B. Lynd & Brother have sold the house and lot (23.6x65x100.5) situated on Fifty-fourth street, between Fifth and Sixth avenues, to Mr. Aitkin, of the firm of Aitkin & Miller, for \$37,500.

The following are the sales at the Exchange Sale-rooms for the week ending Jan. 3:

Clinton pl (No. 50), s s, 104.7 w University pl, three-story brick dwelling and two-story brick stable—with lease of lot, 20x125. Leased Nov. 1, 1873; term, 21 years; ground rent, \$600 per annum, to Adeline D. Hooper et al. (trustees and plaintiffs).....	59,000
Duane st (No. 5), n s, 55.4 w Rose st, three-story brick dwelling, 24x71, to Mayor, Aldermen, &c., of New York (plaintiffs).....	5,300
Walker st (No. 15), s s, 160 e West Broadway, four-story brick dwelling and store, 20x106, to Emil Noeggerath (plaintiff).....	23,250
28th st (Nos. 131 and 133), n s, 400 w 6th av, two five-story brick stores and dwellings, 50x98.9, to George B. Dean.....	30,375
28th st (No. 135), n s, 450 w 6th av, five-story brick store and dwelling, 20x98.9, to Conrad Freckel.....	11,575
36th st (Nos. 215 and 217), n s, 300 e 3d av, three-story brick dwelling and two-story brick stable in rear, 33x98.9, to Sarah A. Robins (plaintiff).....	12,500
36th st (No. 328 E.), s s, 300 w 1st av, five-story brick dwelling, 25x98.9, to James E. Miller (plaintiff).....	9,000
48th st (Nos. 419 and 421), n s, 275 e 1st av, two four-story brick stores and dwellings and four-story brick shop and three-story brick stable in rear, 50x100.5, to Bank for Savings (plaintiff).....	14,000
60th st (No. 291), n s, 175.1 e 11th av, four-story brick dwelling, 24.11x100.5, to Mutual Life Ins. Co. (plaintiff).....	7,000
69th st, s s, 100 w 11th av, 200x100.5, to Louis Kammerer (plaintiff).....	12,800
92d st, s s, 125 e 4th av, 25x78.10x28x91.6, to John H. Drew (plaintiff).....	1,500
98th st, s s, 100 e 10th av, 250x100.11, to A. Dowdney.....	15,100
106th st, n s, 225 w 9th av, 20x100.11.....	
107th st, s s, 225 w 9th av, 20x100.11.....	
four-story stone front dwelling and two-story frame out-house, to Ann O. Humphrey (plaintiff).....	5,000
110th st (No. 312), s s, 175 e 2d av, three-story frame dwelling, 25x100.10, to Catharine M. Baltimore (plaintiff).....	2,000
112th st, n s, 300 w 10th av, two-story frame dwelling, 25x107.11, to George Bell (plaintiff).....	1,000
129th st (No. 164), s s, 135 w 3d av, one-story frame store, 25x99.11, to Theodore Denike.....	5,100
147th st, n s, 325 e 11th av, 50x99.11.....	
148th st, s s, 325 e 11th av, 50x99.11.....	
to George W. Everitt (extr. and plaintiff).....	2,200
150th st, n s, 425 e 10th av, two-story frame dwelling and two-story frame stable in rear, 25x98, to D. T. Waldron et al. (extr. and plaintiffs).....	1,000
Av B, s w cor 85th st, 102.2x98.....	
65th st, s s, 98 w Av B, 50x102.2.....	
to Isaac M. Dyckman (trustee and plaintiff).....	9,000
1st av, n w cor 76th st, 102.2x75, to Catharine H. Ranney (defendant).....	51,300
1st av, s w cor 77th st, 102.2x100, to Cornelius McCoon (plaintiff).....	9,750
1st av, w s, 22 s 118th st, four-story brick store and dwelling, 28.5x67, to Frances B. Hegeman (plaintiff).....	8,000
2d av (Nos. 2211 to 2217, inclusive), s w cor 114th st, four four-story brick dwellings and stores, 100.10x100, to John C. Hickie.....	20,000
3d av, n e cor 156th st, runs southeast along 156th st 240.8 to Mill Brook, x northeast 153.5 to point within 6 feet of Port Morris Branch R. R. track, x northwest 160.6 x northwest 152.8 x southwest 50 x northwest 56.2 to 3d av, x southwest 219.....	
3d av, s e cor 156th st, 136.2x231 to Mill Brook, x 162.9x196.2.....	
Spring pl, southerly cor Fordham av, 70x75. Morse av, n w s, lot 2 on map Morrisania, 50 x191.....	
to Dore Lyon (defendant).....	56,000
4th av, e s, 76.3 s 119th st, three-story frame dwelling, 25x90, to John Cawood (extr. and plaintiff).....	3,500
5th av, e s, 27.2 s 77th st, 25x100, to Thomas McGuire (plaintiff).....	26,500
9th av, w s, 25.10 s 84th st, 76.4x90, to James E. Mallory (defendant).....	7,000

10th av (No. 517), w s, 25.3 s 39th st, 24.6x75, five-story brick dwelling and store, 24.6x75, to Germania Life Ins. Co. (plaintiff).....	9,000
10th av, n e cor 73d st, 76.8x100.5, to David M. Kellogg et al (extr. and plaintiffs).....	9,200
Plot bounded by Av A, Harlem River, 104th } and 105th sts.....	
Also land under water, opp. above.....	
to Theodore Runyon (Chancellor and plain-tiff).....	3,500
Total.....	\$330,450

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. I. F. Bissell, and Jacob Cole have made the following sales for the week ending Jan. 2:

Broadway, n e s, 96 s e Hull st, 29x100, to Chas. H. Kerner (plaintiff). (Morts. \$2,000).....	\$2,550
Court st (No. 457), e s, 75 n Luqueer st, 25x100, to Michael O'Connell.....	1,550
Court st (No. 459), e s, 50 n Luqueer st, 25x100, to Mary McKeon.....	2,000
Gold st, n s, 125 n Willoughby st, 25x100.3, to J. O. Tobias.....	4,850
Manjer st, n s, 175 e Ewen st, 25x100, to Pauline Luthy (plaintiff). (Morts. \$4,000).....	4,550
Greene av, n w cor Broadway, runs north 281.1 to Van Buren st, thence west 335.6 to Patchen av, thence south 200 to Greene av, thence east along Greene av 100, thence north 100 thence east 80 thence south 100 to Greene av, thence east 352.9 to Broadway, point of beginning, to A. C. Cooper, Peter Moller and John A. Lewis (extr. and plaintiffs).....	15,800
St. Marks av, s s, 270 e New York av, 80x250.7 to Warren st., to Hannah Kellum (plain-tiff).....	19,500
Yates av, e s, 95 n De Kalb av, 20x100, to Fred. M. Eastman. (Morts. \$3,230).....	4,220
4th av, e s, 80 n 16th st, 20x90, to Daniel Hegeman (plaintiff).....	3,000
Total.....	\$58,620

BUILDING MATERIAL MARKET.

REVIEW OF ALL THE LEADING ARTICLES FOR 1877.

With this week's issue we give our annual review of the markets for Building Material. The reports upon the various articles enumerated will be found quite full and exhaustive, and contain much information not to be obtained in any other journal. The salient features of the year's business are noticeable in a distribution of supplies in all cases admitted to be equal to 1876 and frequently an excess, but at a lower range of cost, an extremely limited margin for profit as a rule, and the return in dollars and cents without increase. Neither can the swelling of the volume of sales be attributed to a corresponding growth of local wants, but rather to the attraction of low prices which has drawn demand from many interior and coastwise points, and also added to the export movement. In deed city trade alone has not been as cheering as hoped for, either in volume or form, and while among distributors the failures have proven few, consumers were less successful in maintaining themselves, and compromise settlements and extensions were annoyingly frequent. Another development is a system of so-called economy, pushed to such an extent which, if not criminal or dangerous, is certainly reprehensible. Contractors have planned their operations in too many cases upon the theory of the greatest amount of material for the smallest possible expenditure of money, and this constant sacrifice of quality for quantity has so evident a result in the class of buildings produced that further comment seems unnecessary. Regarding future prospects, very little idea can be obtained from the present situation. There is less than usual in the way of old work carrying over, as the remarkable condition of the weather has permitted the pushing forward and completion of out-door operations almost without interruption to date, and very little in the way of new engagements are as yet under contract. It is not believed, however, that consumption of material can fall behind during the coming year, and some chances favor an increase, and as production and supply are more closely adjusted to demand, sellers generally feel that they have reached hard pan on values. No speculative or unusually buoyant views are entertained, however, and with a prospect that the chance to move stocks and the necessity for securing them will bring sellers and buyers together upon a conservative basis, the outlook for the market is cheerful and fairly encouraging.

We append to many of our reports below tabulated statements of the movements of the articles mentioned, mostly, however, in the way of exports and imports. These have been carefully compiled from

the published statements of the Custom House and the manifests of vessels, and on this basis may be accepted as correct. As to domestic receipts, distribution and stock on hand, there is a chaotic state of affairs which can only be appreciated by those who have attempted to obtain information, and we are unable to place upon record any figures of value. Statistics of much interest could no doubt be secured on many articles in the line of building material by the suppression of certain jealousies among receivers and dealers, and a unanimous agreement to furnish information of arrivals, deliveries, etc., to one general head or bureau, such, for instance, as the Mechanics' and Traders' Exchange, where a compilation and dissemination could be made in such manner as seemed most judicious.

The following shows the export movement on leading articles of Building Material during the past year:

	Value.
Bricks.....	\$70,629
Cement.....	25,433
Doors, Sashes and Blinds.....	79,543
Fire Brick, Tiles, &c.....	5,418
Lumber and Timber.....	1,899,078
Lath.....	2,530
Shingles.....	19,175
Paint.....	230,784
Plaster Paris.....	26,040
Nails.....	175,594
Slate (roofing).....	605,622
Stone (mostly flagging).....	39,312
Total.....	\$3,169,148

BRICKS.—The market for common hard brick has had an easy, slow tone throughout the entire year, and a chronic tendency to grumble on the part of the selling interest was a characteristic feature. The distribution has in the aggregate been very fair, rather larger we think than for the preceding year, but partly owing to the form of the demand and partly owing to bad management the margin for profit proved small and the net return to the manufacturer unsatisfactory. Matters must have been still worse had not one or two fortuitous circumstances occurred through which outlets were opened for several millions of stock beyond what could by any possible chance have been sold to the ordinary consumption, except at a very low rate, even as compared with values current, though there is a doubt about an increase of demand from local sources at almost anything short of a gift. The sources of relief to which we refer were the export movement to the British Provinces consequent upon the rebuilding of St. John after the disastrous fire, and the settlement of litigation which has within a few months enabled the elevated railroads to push forward their work with great rapidity, and for their pier foundations they became quite liberal buyers of brick. The winter and early spring prices up to the opening of navigation ranged from \$8 down to about \$6.50 on Haverstraws, and when communication with the yards was resumed from 75c. to \$1 more per M. gradually came off, though for awhile a very good trade was consummated. Weather proved good, the production was full and the quality attractive from nearly all points, however, and as summer opened buyers became, as usual, less plenty, and supplies soon accumulated. A strike among the workmen about this time took place which, for a day or two, threatened to become serious and stop the production, but the disorderly form of the demonstration caused its early suppression by the strong hand of the law, and the market was only temporarily influenced. Then came the yearly attempt to form a combination among manufacturers and control the market, resulting in a more stupid blunder than ever, and making matters worse than before for the selling interest. An appearance of firmness was for a short time gained, and absolute necessity compelled a few purchases, but buyers, instead of being frightened into taking hold, gave evidences of their independence, and, in a great many cases, withdrew altogether. As manufacturers had, in the meantime, merely sought to manipulate supplies, and deal them out as they saw fit, in the expectation that the brick must be wanted, instead of exerting themselves to reduce the production, they soon found the weight of accumulation very heavy, and first one breaking the compact and then another, eventually brought a free offering and a shrinkage on cost to about \$4, and, in some cases, a fraction lower. At this our city dealers, without showing any great haste, commenced buying and making a careful selection until finally nearly all piled away the bulk of what they supposed would be required for winter use, and found only a small recovery on price. This stock they have, of course, allowed to remain, and drawn such amounts as they subsequently required from the floating cargoes. About the time the market had commenced to react a trifle from the lowest point the export movement set in, the shipments being made direct from the primary points and finally reaching, according to clearances through out Custom House, some 12,000,000 brick. The effect upon values, however, was not very great, and, indeed, we find many of our dealers who seem to think that, instead of being beneficial, this export call has proven detrimental, inasmuch as it had the effect to spur a great many manufacturers into a full production again at just about the time they were ready to shut off, while hints are current that consignments of brick to St. John have not panned out to the extent expected. Since October 1st or thereabouts the elevated roads have been using brick to the extent of about 40,000 to

every street block of road built, and with a pretty good general consumption, a great many brick found sale at the latter end of the season. An ample stock at the point of supply, however, and very open weather gave an offering equal to wants, and prevented as much of a hardening on values as might have been expected, and had not the means of transportation been curtailed by the withdrawal of the barges or floats there is a possibility that supplies would have proven too plentiful. The closing rates may be named at about \$4.50@5.50 per M for Haverstraws. A few contributions of stock have been made from the Jersey yards, but were not required. Pale Brick have at times found a very good market, and shown greater relative strength on value than Hards at the corresponding period, but have also frequently been found under the most decided neglect, and rates dropped as low as \$2, the same inside figure as last year. There is supposed to be none of this class of stock used in this city owing to certain legal restrictions, but buyers seem to come from some source, and Brooklyn, as usual, gets the credit.

Croton Fronts have made a further shrinkage of \$1 per M on the leading and favorite brands, and more on the poorer grades, some of which have sold close down to the rates for Hards, the superior quality of the latter from a few makers exciting direct competition. At the cost Croton Fronts have found a very good market, take it altogether, and there is not a heavy stock to carry over. The export demand gave a vent on this grade also, about 1,000,000 having been shipped to the Provinces. For the finer styles of Fronts the market has been slow throughout, but not through any fault of sellers, who have been willing and anxious to operate, as evinced in the ready offering, and a figuring down of cost to the very lowest possible notch short of actual loss. This, however, had little influence upon the average buyer, with whom the spirit of economy has become so strong that every dollar is made to show, and quantity, rather than quality and finish, has been the guide for expenditures, accompanied by the most rigid calculation to actual wants. On this theory, therefore, such business as has been transacted in the fancy bricks was confined largely to the Philadelphia. The Baltimores, however, have found friends to some extent, and have again met with the hearty approval of architects, contractors and indeed all consumers whose desires for beauty and durability have overcome their scruples in regard to cost. The yard distribution has been moderate during the past month or so on all kinds, the open river permitting the securing of cargoes afloat, and these always have preference where they can be utilized.

COMPARATIVE PRICES, JAN. 1,

	1876.	1877.	1878.
Pale.....	\$3 00@	\$2 75@ 3 00	\$2 50@ 2 75
Long Island.....	6 00@	5 50@ 5 75	4 25@ 4 75
New Jersey.....	4 50@ 5 00	5 00@ 5 75	4 00@ 4 50
North Riv'r.....	4 50@ 6 50	5 00@ 6 00	4 50@ 5 50
C'ton F'ts.....	10 00@ 14 00	8 00@ 10 00	7 00@ 9 00
Phila. F'ts.....	28 00@ 37 00	23 00@ 27 00	22 00@ 27 00
Balt. F'ts.....	46 00@ 52 00	34 00@ 38 00	34 00@ 38 00

In regard to the productive capacity of the Hudson River yards there has been some reduction through the winding up of the affairs of several manufacturers, and 550@575,000,000 would now probably cover the maximum output if taxed to the utmost. The number of brick made during 1877 it is thought by the most competent authority will not exceed that of the preceding year, or say 300,000,000 at the outside, and this with the additional outlets afforded and the protracted open weather left the stocks much less than last winter, especially at up-river points. We give our usual detailed comparison of stocks as follows:

STOCKS, JANUARY 1ST,

	1876.	1877.	1878.
Haverstraw Bay, etc..	41,000,000	35,000,000	35,000,000
Other points on N. R..	35,000,000	40,000,000	25,000,000
New Jersey.....	10,600,000	10,000,000	7,000,000
Long Island.....	7,500,000	9,000,000	6,000,000
Staten Island.....	4,000,000	2,500,000	1,000,000
Total.....	100,500,000	96,500,000	74,000,000

The following shows the export of Brick from New York during the year 1877:

	Number.	Value.
January.....	28,000	\$255
February.....	59,500	1,137
March.....	64,000	702
April.....	90,000	656
May.....	25,000	185
June.....	181,600	2,213
July.....	148,000	1,085
August.....	952,444	6,279
September.....	6,113,046	26,123
October.....	5,206,355	27,168
November.....	657,500	4,152
December.....	78,000	674
Totals.....	13,603,475	\$70,629

CEMENT.—On the market for domestic or Rosendale cement there has been nothing of an exciting or very remarkable nature to advise, business moving along from week to week and from month to month in a comparatively uniform manner, and, after the usual Spring irregularity, prices settling down to figures which they retained during the greater portion of the balance of the season. The two extremes may be placed at \$1.20 and 90c. a barrel, with the average from 80 to 90c. though the top quotation for a long time stood at \$1 per barrel, in part to cover certain favorite brands in which buyers were willing to pay a little premium to satisfy the notions of the customers to whom they distributed. These figures, it will be seen, are considerably below last year, which averaged about \$1.10, and, allowing

for the cost of production, relatively cheaper than lime. It is calculated that, if pressed, the mills on the "Creek" could, during an ordinary open season, turn out 1,500,000 barrels, and with this year produced 1,100,000, or possibly 100,000 barrels more. Of this amount, about 300,000 barrels may be placed to the credit of our local calls, and the balance distributed on orders for shipment "up river," to the Eastward and South, to California, and to some extent for export. The city demand has come from regular sources during most of the season, and, while of a slow and cautious character, required a fair aggregate amount of supplies, with consumption some what increased during the past few months by the wants of the elevated railroads in building the numerous foundations for their upright columns. There is a reasonable stock now on hand, but no full accumulation, except, possibly, with a few dealers.

A domestic Portland Cement, now pretty well known under the title of the "Saylor" brand, has made rapid strides into favor during the year, and in many cases has supplanted the foreign, not only on account of its lower cost (\$2.65 per barrel), but in view of the satisfactory manner in which it has met some of the most severe tests. It has been used largely by both the Dock Department and the Brooklyn Bridge Co., in addition to ordinary trade outlets.

Foreign Portland and similar grades have come out freely at times, and, taken altogether, the importation exceeds that of 1876, against which the demand was being good, though a little erratic and uncertain in its development. Competition, too, has been sharp and protracted, through which values have gradually eased off, and averaged below the preceding season, with a great many sales made at \$3.10 per barrel, though closely discriminating buyers have frequently been willing to pay a little more, in order to secure brands on which experience had taught that a slight premium was profitable. Local wants have been fair, all things considered, but the main dependence was upon the interior demand, which has kept up very well, and promises good for the Spring. It would seem, however, that New York is very likely to lose a great deal of this trade, owing to the extreme cost of transportation to the points of inland consumption. The freight tariffs of the trunk lines are complained of as always having been enormous, and as no modification could be obtained commensurate with the lower price of Cement, the situation finally became prohibitive for shipments to many sections, except at a loss. One of our leading importers tells us that he has already, by letter and cable, ordered supplies to Southern Atlantic and Gulf ports, from whence he expects to distribute to the West, and secure a fair margin. The finer grades of foreign, such as Keene's, etc., have also shaded off on cost somewhat, but met with a very good and sufficiently encouraging demand to induce importers to believe that the addition to arrivals during 1877, as compared with 1876, can be made still greater during the year just opening. The general accumulation of foreign stock in store is moderate, and stated to be less than the aggregate at the corresponding period last year.

COMPARATIVE PRICES, JAN. 1,

	1875.	1876.	1877.	1878.
Per bbl. \$1.....	25@ 1 40	25@ 1 20	25@ 1 00	25@ 1 10
R'dale.....	4 25@ 4 50	3 50@ 4 00	3 35@ 3 75	3 10@ 3 30
Roman.....	4 00@ 4 50	3 50@ 4 00	3 50@ 3 75	3 00@ 3 25
K's 'se.....	8 00@ 8 50	7 50@ 8 00	6 50@ 7 00	6 00@ 6 50
K's line.....	12 00@ 12 50	11 75@ 12 00	10 50@ 11 00	

DOORS, SASH AND BLINDS.—This division of the building material trade has had its full proportion of business, and the leading dealers appear to think they have secured all that could be obtained out of the market. Indeed the distribution of goods will, if anything, exceed the preceding year, though with the lower cost and narrower line of profit the return in dollars and cents is no greater. The demand on local account cannot, as a rule, be depended upon to afford any decided relief, yet considerable stock found this outlet and buyers were generally inclined to come back when they wanted fresh supplies. However, the principal operations have been on shipping orders from the country consumptive points, with some coastwise and Southern shipments. There has also been a fair export business, confined, in the main, to Doors, so far as the Custom House records go, but it is possible that a considerable amount of this class of goods has cleared out or been entered up as manufacturers of wood. As usual at this season the accumulation of supplies is allowed to run down until after inventory, but already signs of a revival of production are shown, and this is said to be the outgrowth of an increasing demand. The cost of material and labor, both, has been lower during the year past, and constant improvements in machinery are making, which, coupled with a strong competition among manufacturers, seems to forecast a continuation of low figures on the next revision of price lists.

The following shows the monthly imports and exports of Cement at this port during 1877:

	Imports.			Exports.	
	Gt. Brit. Pkgs.	Cont'nt. Pkgs.	Total Pkgs.	Pkgs.	Value.
January.....	240		240	3,485	\$4,836
February.....				467	704
March.....	3,412	470	3,882	1,328	1,922
April.....	7,170	555	7,725	97	299
May.....	8,550	1,000	9,550	939	1,964
June.....	4,893	1,150	5,993	824	1,357
July.....	5,486	2,398	7,821	2,707	2,670
August.....	5,005	755	5,755	2,466	2,810
September.....	3,096	870	3,966	3,744	4,043
October.....	3,775	1,800	5,575	883	979
November.....	4,630	1,005	5,625	1,324	2,142
December.....	1,450	875	2,325	1,317	1,668
Totals.....	47,632	10,818	58,450	19,581	\$25,423

In addition to the above we have record of 14,668 bbls. shipped by clipper to San Francisco.

DRAIN AND SEWER PIPE.—There does not appear to be very much to say on this market, the year having passed without unusual incident. As during the preceding season the consumption on corporation contracts has, with few exceptions, been kept down to very narrow limits, and frequently not allowed to go beyond absolutely necessary repairs, not only in the cities, but in small towns and villages, and this curtailment greatly an important outlet. Local calls, too, have been limited and confined simply to the small parcels required for immediate use in the ordinary course of building. Still some stock has gone to the above sources nearly every month, and this, with constant reaching out for orders from various points in the interior, has finally made an aggregate distribution about equal to last year, and some manufacturers claim a little more. No additional demand is to be credited, but simply the fact that sellers have sought and found new customers, and thus secured an increased outlet for their goods. On lists about the same general range was continued throughout, but the discounts have been increased from time to time, until the margin for net profits has pretty much all disappeared, and the producer now barely comes out even on cost of making and delivery. We hear of no foreign stock having been offered, and consumption from this source has about ceased while the low rates on vitriol about kills the miserable attempts in the way of substitutes on the home product. The only exports reported during the year were 2,132 pieces, valued at \$750, to Brazil.

The following gives the reported exports for the year 1877 from New York:

	Number.	Doors.	Pkgs.	Value.
Glasgow.....			1,344	\$23,122
London.....	2,451			6,030
Liverpool.....	332		139	3,707
British Australia.....	12,061			27,400
New Zealand.....	3,020			7,159
Africa.....	1,054		317	4,114
Mexico.....			1	70
British West Indies.....	5			100
Total Doors.....	18,973		1,801	\$71,702
Sash and Blinds.....	6,240		99	3,485
Window Frames.....	32			166
Mouldings.....			114	4,190
Total value.....				\$79,543

FIRE BRICK.—For the imported grades we hear somewhat more cheerful reports than last season. The business has not been either a large or a quick one at any time, but orders for small invoices were comparatively numerous and in this way a fair aggregate distribution was made, with indications that consumption will continue as manufacturing industries seem to be in better shape. The cost of stock has receded and averaged lower than in 1876, but at the reduction the tone shows a fair degree of steadiness, and there is not much of an accumulation of supplies on hand. On the domestic article business has on the whole been very good so far as the amount of stock moving was concerned and the aggregate sales will, in all probability, exceed the total of last year. The distribution has included a fair amount for local consumption, but dependent mainly on shipping orders from the interior. A goodly portion of these have come from the Eastward, though there has been some call from the lake region especially for the larger and finer grades. The manufacturer, however, with the increased business has not found a corresponding addition to profits, the margin over cost at all times proving extremely limited and the return frequently barely sufficient to save actual loss. This is due in a great measure to strong competition between producers through which buyers had their advantage and to which submission was necessary as against the alternative of closing the factories. Manufacturers of the finer grades in particular have felt the influence of this cutting on prices, as they were compelled to keep up the standard of quality at all hazards and suffer from the competition with an admitted poorer article, but which found favor on the mere fact that it required a smaller expenditure to secure it. Reputation, however, has been preserved, the services of experienced workmen retained, and factories kept steadily producing, and as buyers already show signs of having discovered that a merely low priced article is not always the cheapest, there is a feeling of some hope for the incoming year. American fire-brick have been greatly perfected in quality during the past few years, and except where certain old prejudices have not as yet been overcome, readily supplant the foreign styles.

The imports recorded for the year 1877 are as follows:

	Number.	Value.
January.....		29,500
February.....		26,000
March.....	22,150	10,000
April.....	44,400	
May.....	7,000	63,980
June.....	92,840	8,000
July.....		29,500
August.....		26,000
September.....		10,000
October.....		
November.....		63,980
December.....		8,000
Total import.....		303,870

The exports reported as Fire Brick are 29,915, valued at \$1,990, and 250 cases, valued at \$44. Dealers, however, tell us that a great many brick are cleared as Tiles, and of these we have record of 3,282, valued at \$2,701, and 109 cases, valued at \$283.

FOREIGN WOODS.—This market has shown a very quiet tone all the year for the majority of cabinet woods, so much, indeed, that it has not been thought

worthy of report. Operations were confined in the main to the smallest possible invoices with which buyers could satisfy their wants, and it was seldom that any inducement of low cost proved sufficient to alter this policy. Economy among consumers seems to be the main cause to which the light business is to be attributed, and especially as our domestic walnut continues a strong competitor. Values have been lower on most kinds, but close steady, and there is a somewhat hopeful feeling over the prospect for the incoming year. Lignumvita has found a fair sale for use in ship building, tackle, block wheels, etc., and sold close to supply. Cedar has throughout found a good quick sale, and though prices were at times somewhat variable, the seller has had greater advantage than on any other imported wood. The consumption was as usual largely for the production of cigar boxes, and up to the close of the year did not appear to have been in any way checked by the strikes of the cigar makers. The figures given below are compiled exclusively from the regular weekly statement of the Custom House, and we print them for what they are worth. The accumulation of stock remaining in first hands is very small and poorly assorted.

Imports and exports of Foreign Woods at New York for 1877.

	Impts. Value.	Expts. Value.	Impts. Value.	Expts. Value.	
Cedar	\$76,577	*	Ebony	\$21,085	\$390
Lancewood	8,013	4,761	Lignumvita	25,896	8,593
Boxwood	36,163	*	Cocobola	12,393	*
Walnut	66,604	*	Cabinet	14,690	*
Satinwood	6,715	1,322	Oak	7,806	*
Mahogany	58,456	14,751	Zebra		300
Rosewood	78,243	550			
Total				\$412,596	\$30,717

\* All exports of Cedar, Walnut and Oak have been placed under the regular exports of lumber, etc., as the bulk, if not all, are without doubt of domestic growth.

GLASS.—Business has been somewhat irregular, and on the foreign grades rather disappointing to many importers on the year's operations. For certain purposes the goods from abroad have been in favor, and indeed at times the demand was quite fairly active, but the outward movement was not a continuous one, and buyers have stoutly resisted any important addition to cost. During the earlier portion of the season, while a nominally steady tone was preserved on prices, the list rates and discounts were in reality continuously departed from, and in nearly every instance favorably for buyers, the form of demand and the condition of trade compelling sellers to allow many favors to secure customers. Subsequently, however, meetings were held by importers and greater uniformity decided upon with some recovery on extreme low rates made, though there was a failure to infuse a positively strong or buoyant tone. Supplies have not been excessive at any time, and assortments were frequently quite low, but never so much of a scarcity as to prevent the filling of orders. Dealers in the domestic articles as a rule speak cheerfully of the year's business, and in some cases are very enthusiastic over the progress and development of the manufacture of American glass, which they seem to think is rapidly crowding the foreign product out of the market. There is of course much extravagance in an assumption of this kind, but at the same time the home make of glass has unquestionably made another stride into favor among a large class of consumers, and from present indications seems likely to hold its own. Manufacturers, through experience, have perfected quality and adapted their product generally more closely to the requirements of the market, which, coupled with an attractive range of cost, has not failed to secure the endorsement of buyers, guided by the most thorough spirit of economy, and may also be accepted as a solid reason for the reduced call for foreign. Values have fluctuated to a considerable extent, but steadied up in sympathy with French glass, and for some little time past have been more uniform. Domestic plate has sold quite in proportion to ordinary window glass, and some of the product has proven of very fine quality. Foreign plate met with a very good demand in the aggregate, and does not appear to be the source of much complaint among importers, except that the margin for profit has been very narrow, and the year's results in dollars and cents is, at the best, only fair.

The following shows the imports of glass at New York during the year 1877:

	Pkgs.	Value.
Glass	322,115	\$672,011
Glass plate	7,810	1,794,251
Total	329,925	\$2,466,292

HAIR.—In plasterers' hair there has been a rather dull tone shown on the market at all times, and indeed so entirely void of interest was business, that "nothing new" was about the only report that could from time to time be made. Supplies have been ample, both in quantity and assortment, and prices have scarcely varied during the entire year, the figures standing at 10c. for cattle and 12c. for goat per bushel of 7 pounds on January 1st last and so remaining at present writing. While, however, as noted above, the movement has been slow, the outlet, from week to week and from month to month, has been gradually making a market for a considerable amount of stock, and the leading dealers inform us that their aggregate of sales show quite a little increase over 1876.

HARDWARE.—The amount of business transacted has been very fair during all regular seasons, and the

majority of dealers appear to be pretty well satisfied with their year's work. The South has proven the most liberal section with its orders, which at one time really drove dealers to their utmost in order to satisfy all calls, though other portions of the country were very well represented either by personal attendance of buyers or through sales made by traveling agents. The latter demand, however, has had less the form of animation and partaken more of the old, cautious spirit which dictates a close calculation to actual wants and frequent duplication of orders, if necessary, rather than run the risk of being compelled to carry a little surplus. A good, fair export business has been done, including the introduction of a great many American articles into countries where it was thought impossible to sell anything except the European product, and dealers who have made this portion of the trade a specialty speak hopefully of a further expansion of the foreign outlet. On local account the demand moderately active, and confined mainly to substantial and serviceable styles of goods, to the exclusion of the fancy and elaborate, owing to the general tendency toward economy. Prices have ruled easy throughout, under strong competition, and this has resulted in the breaking up of many combinations of manufacturers. Builders' hardware in particular has been selling free of any agreement for a standard range of cost and discounts, the most noticeable styles being Locks and Cast and Brass Butts. Wood Screws have also been quite irregular, but with advantages mostly favorable to buyers.

The following shows exports of Hardware and Cutlery from New York during 1877.

	Pkgs.	Value.
East Indies	19,579	\$419,366
Europe	21,801	671,817
West Indies, S. America, etc.	43,553	955,101
Totals	84,933	\$2,076,284

LABOR.—The market has been well supplied, both as to quantity and skill, and indeed over supplied, if anything, and cost has consequently ruled low. No disturbing elements have come between employer and employe in this city or Brooklyn, beyond a few unimportant flurries, and generally the position affords few features of interest. The workmen at the brick yards in the neighborhood of Haverstraw were forced by certain lunatics into a demonstration, which, for a time, assumed a threatening look, but as soon as the leaders were squelched, the rank and file saw their folly and quietly returned to work. During the railway strikes fears were entertained that common laborers, etc., here would improve the opportunity to resort to mob law, but the preparations made to entertain those inclined to violence, as an expression of imagined wrongs, were such as to act as an effectual curb to any untoward movement, except the letting off of a few idle threats of a communistic character. Indeed, the intelligent mechanic has taken pains to steer clear of all leaders whose teachings tended to shackle the hands of a workman in the disposition of his own labor, as another year's experience has shown more clearly than ever that independence in this respect is the only safeguard for really skilled operators. As bad as the times were, a first-class workman was seldom more than temporarily idle, and whatever he earned he retained in the absence of any necessary contribution to aid a "strike" of less competent and dissatisfied "Union" men, and to help support the blatant-mouthed demagogues who set themselves up as leaders.

LATH.—A lower point of cost has been touched and prices generally averaged somewhat under 1876, but, as a general thing, the market was free from decided depression, and has really been in better shape than any other article connected with the building material trade. This was not due to the demand, but rather to good management between manufacturers at the East and receivers here, who have so handled their supplies as to prevent any serious accumulation, and frequently produced an actual scarcity on which an advance could be engineered. Following this, the caution of buyers would commence to show itself in the way of reduced orders or a withdrawal altogether, and frequently calculations have been upset just at the time when it was supposed that a liberal exhaust was about to be offered for cargoes, and competition enough excited to infuse considerable annoyance. Especially was this the case during the fall and first of the winter months, when, contrary to custom, dealers here were, with few exceptions, the most indifferent operators in the market, even after extreme rates had been shaded. Luckily a very good outlet was found at points along the river and in New Jersey which took off the surplus readily, and, by checking further shipments, sellers managed to settle matters into a fairly steady channel, and though not exactly enabled to establish the extreme rate desired, expressed themselves satisfied with the close of the present season, and confident of a good opening for the next. Pretty near everything is reported as having been cut up this year, the winter production will amount to nothing it is said, and spring demand must bring full prices according to calculation. Our dealers are certainly scantily supplied, with a few exceptions, and though several million are piled out in first hands they are only on a full limit, and to be reached must receive bids well up toward \$2 per M. Two or three of our receivers, however, while expressing hopeful sentiments in common with the majority of the Trade, do not overlook the independent sort of economy of buyers which reduced demand materially, and when a really fair bid can be obtained it is pretty sure to be accepted. The fluctuations on value for the year may be noted as follows: Commencing at \$2, there was a gradual drop to \$1.50,

then quickly up to \$1.75, and as quickly back to \$1.50 again early in April. Fluctuating between the last named rate and \$1.40, the market continued until June 30, when \$1.35 was the rate, followed by quick changes to \$1.50, then \$1.40 up to \$1.55@1.60, with \$1.65 reached by middle of August. From this, under the full supply of stock, there was a break to \$1.35, and then a gradual improvement set in which carried values up, step by step, to \$1.60@1.67, where there was a slight pause, and considerable stock piled out. Prices afterward went temporarily to \$1.95 per M and fell back to \$1.65, and then down to \$1.60 on a few sales, but quickly recovered to \$1.65 again, where it closed firm, with the few parcels here under good control, and no stock said to be expected or even available from the Eastward. For exports, etc., during 1877, see LUMBER.

COMPARATIVE PRICES, JAN. 1.

	Cargo rate.	Yard rate.
1866, Eastern, 1/2 M	\$5 00@—	\$5 25 @5 50
1867, Eastern, 1/2 M	3 25@—	3 50 @3 55
1868, Eastern, 1/2 M	3 00@—	3 25 @3 30
1869, Eastern, 1/2 M	3 00@—	3 25 @3 50
1870, Eastern, 1/2 M	2 50@—	2 75 @3 12 1/2
1871, Eastern, 1/2 M	3 00@—	3 12 1/2 @3 25
1872, Eastern, 1/2 M	3 50@—	3 62 1/2 @3 75
1873, Eastern, 1/2 M	2 60@—	2 72 @2 85
1874, Eastern, 1/2 M	2 12@—	2 35 @2 37 1/2
1875, Eastern, 1/2 M	2 05@—	2 30 @2 35
1876, Eastern, 1/2 M	1 60@1 65	1 85 @2 00
1877, Eastern, 1/2 M	2 00@—	2 20 @2 25
1878, Eastern, 1/2 M	1 65@—	1 80 @2 00

LIME.—On Eastern lime the market has had rather a slow appearance throughout, with not many fluctuations, and week after week has frequently passed without the development of a really new feature. The slow movement, however it appears, has been rather deceptive as to its magnitude, the steady distribution as is now shown on the footings for the twelvemonths really exceeding the amount handled in 1876 by quite a snug total. Operations were throughout conducted with caution, all around, buyers seldom going beyond early requirements, and sellers aiming to adjust supply to demand very closely. The latter effort was in the main successful, as forwarders and their agents have been in close accord and were enabled thereby to regulate rivals pretty nicely to the exhaustive capacity of the market. There is a fairish stock here now, in dealers' hands, but nothing calculated on large demand, should such arise. On prices the inside figures of last year were not quite touched, but the average was lower, and the margin to the producers very small, against which the increase of sales was scarcely sufficient to keep up the average of profit. It is evident, however, that every fraction possible was obtained out of the market, and it may be a sort of consolation to the manufacturer to know that considering the difference in the cost of production lime has been relatively higher than cement throughout. The opening prices on Rockland lime in 1877 were \$1 on common and \$1.25 on lump per bbl., followed by a drop in April to 80c. and \$1.15. After this, lump receded to \$1 and then went back to \$1.10, the latter on July 6th, followed on the 25th of the same month by common to 85c. On August 31st, both grades were at exactly the same price, viz., \$1 per bbl., but common soon weakened, and then gradually dropped back to 80c. per bbl., where it remained during the balance of the season, lump in the meantime undergoing no change. On State Lime the fluctuations have been very much the same as for the Eastern product, with the two extremes during the open season, as near as we can learn from actual sales, standing at 58 and 70c. per bbl. for Common, but since canal navigation closed, 10@15c. more per bbl. has been asked, with the finishing at a dollar. All the agents report a larger amount of business than last year, about twenty-five per cent. being the average estimate of increase. A portion of this is claimed on local account, but a large amount has been done in the way of shipments to the Eastward and on Southern orders, the latter particularly calling for the finer quality, adopted for consumption by bleachers, dyers, sugar refiners, etc. As an offset to the present demand, the supply is ample, but said to be twenty or twenty-five per cent. less than last year.

COMPARATIVE PRICES, JAN. 1.

	Com. per bbl.	Fin. per bbl.	Com. per bbl.	Fin. per bbl.	
1865	\$1 25	\$1 75	1872	\$1 35@—	\$1 75@—
1866	1 20	1 75	1873	1 50@—	1 75@—
1867	1 70	2 20	1874	1 00@1 10	1 70@1 75
1868	1 50	1 85	1875	1 00@—	1 25@1 50
1869	1 60	2 00	1876	1 00@—	@1 50
1870	1 50	1 50	1877	85@—	1 00@—
1871	1 30	1 65	1878	80@—	1 00@—

LUMBER.—It has been the fashion among lumber dealers generally during the past year to complain of the condition of trade, and a cheerful view of the situation was the exception. The final results, however, are better than these indications would have led one to suppose, and while a thoroughly bright tone has not as yet been infused, the feeling is evidently more hopeful. The amount of profits which the majority of dealers will lay away on their operations for 1877, must of necessity prove very small, owing to strong competition among sellers, rigid economy among buyers, and the natural sequence of low prices and narrow margins. Yet with a steady avoidance of credits, wherever such policy could be carried out, a large amount of lumber has been turned into cash, and it is found that in peddling out small lots, a great many odds and ends have disappeared which previously were to some extent considered dead stock, and the general footing shows in fact an excess, if anything, over last year. In making up new invoices, care has been taken to calculate closely on cost and assortment, and, if possible, an underestimate of quantity has in some cases resulted from over caution. This strengthens the position of the general

line of holders. Some failures have occurred, but they were in the main to be attributed to the dry rot of preceding years, and did not include any very heavy concerns. Altogether, therefore, we consider the Trade as in good healthy shape and the chances more in favor of an improvement than a further retrograde turn of affairs, and according to our exchanges this appears to be the feeling on nearly all the primary, distributive and consumptive markets. The crop of logs must eventually prove something of a factor in determining values, but speculating and theorizing upon the subject at this season of the year has grown into decided disfavor. About the main alarm expressed is over the possibility that the law making quidnuncs at Washington will do something to unsettle the financial situation of the country, instead of bettering matters by their tinkering the questions and issues before them.

Among the salient features of the business during the season has been the continued light call for all kinds of manufacturing purposes, although the consumption of lumber on this outlet was if anything larger. The anomaly may be explained by the fact that consumers were for a time in direct receipt of supplies from the West, etc., and neglected the offerings here, but with a probable exception in the case of box-makers, recent indications seem to show that this plan of operations is gradually being abandoned. Buyers find it difficult to so regulate their orders as to prevent some undesirable surplus remaining on their hands, and have frequently found an entire arrival utterly useless for the purpose on which they had been impatiently awaiting its advent, and then being obliged to exhaust funds in securing a supply here, the shipper was made to suffer a very much less favorable settlement than calculated upon, causing trouble all around. The chances are, therefore, that regular dealers will be more frequently called upon in the future, and their natural facilities for reaching all classes of consumers enable them to find a market for the various grades without more than the ordinary difficulty. In building operations the finer grades of lumber have formed but a small component part, as the average consumer has had an eye single to obtaining the largest amount of stuff for the smallest amount of outlay, and the result was to be found in the demand concentrating upon coarse and cheap grades generally. Indeed, the testimony of some of our leading dealers goes to show a consumption of a grade of lumber, in a large proportion of the so-called first-class tenements of all kinds, that would a few years ago have been indignantly repudiated as altogether too inferior by some of the worst Cheap Johns among our contractors. The Export trade has been a very good one, and shows a large increase over last year. Agents have concluded a great many contracts for shipments direct from the points of production along the coast, while the movement through this port has been free. The line for profit was not a large one, but it is a cash trade principally, and this is an attractive feature. South America and the West Indies have afforded the main outlet on shipments, but latterly there has been some increase to the Continent of Europe and also to the United Kingdom, the latter in part fine selections on an experimental venture, the results of which are not as yet clear.

We annex to this report an exhaustive detail of the exports of lumber, wood and the manufactures thereof, which may be accepted as complete according to the weekly summaries furnished by the Custom House. We make no digest, as the figures explain themselves. We also place upon record all the figures we have been enabled to obtain of arrivals, but do not consider them worth much as giving an indication of the receipts at this port except from the points designated. Neither have we wasted our time over an attempt to compile the stocks, as former efforts have taught us this would be fruitless and unappreciated. Indeed, one of the most singular features of our lumber market is the apathy of the dealers in regard to any movement tending to give them practical information regarding the article in which they deal, and the entire absence of any organization calculated to identify the trade as a body. Dozens upon dozens of interior towns and cities are far ahead of us in this respect, as well as about all the seaboard cities, while New York appears to have a Board of Trade for nearly every article of merchandise except lumber, and in many cases where the money interest represented is very much less. We know that some of our leading lumber merchants are in favor of a proper organization and can see no reason why they cannot by judicious proceedings bring the matter into some sort of shape during the present year. The failure of a somewhat crude attempt a few years ago should not be accepted as a precedent, and the only opposition seems to come from a few monopolists whose "equivocal excuse" that "the trade know too much already" would seem to indicate that a little investigation might prove wholesome.

Eastern Spruce has, during the greater portion of the regular season, been subject to diametrically opposite reports. One portion of the trade was continually talking buoyantly of the great advance just at hand, through some sudden expansion of demand, against light supplies available, and no chance for replenishing, the latter argument, ornamented with the well-worn story about the "last log" being cut, etc., while, on the other hand, a doleful complaining sort of expression was current, with a further break on values regularly predicted from week to week. Neither of these theories have been fully verified, the actual market occupying a midway position, a conservative basis being agreed upon for average operations; and, though in comparison with the preceding year, the range of values has been lower, covering all grades, really attractive stock has brought a fair return. With the flush of the spring demand about \$18@13.50 was obtained, and some very good raudoms brought \$14. After this as low as \$12 was reached, but with a few fluctuations, cost ranged during the greater portion of the season at \$12.50@13@13.25 per M, for average

cargoes. On quality at all "off" and short sizes, buyers have had decided advantages at times, and rates ranged down to \$11, and even \$10 per M, where sales were forced. "Cash" and "credit" have also been elements influencing cost, the latter basis, of course, drawing the highest figures. At the close of the what may be called the regular season, the market here was pretty firm, and no large amount of stock remained in yard, the consumption of the city and vicinity having run liberally to this class of lumber, and prevented much of an accumulation from the purchases of raudoms, while the ordered specifications throughout had been calculated so closely to actual wants as to seldom leave a foot over. This, in connection with the effects of the summer drought at the eastward, which prevented a run of logs, or the saving of the few on hand, and left the principal primary markets, according to report, almost denuded of supplies, has imparted a very strong tone among manufacturers and receivers, and expectations are confidently based upon a high opening of the market next spring. There is no saving going on this winter calculated to furnish much of a supply. Lagging preparations have been extensive, but the result is doubtful as yet.

White Pine has again had rather a slow year at this point, and the result of business does not prove altogether satisfactory to dealers who look to the local demand for an outlet. The call has been of quite a moderate and careful character, on what may be termed the general wants, both in the way of building and manufacturing, and buyers constantly crowding, for low rates, preferring, apparently, in many cases, to content themselves with a cheaper grade of lumber, rather than pay a price which would simply let the holder out whole on cost and expenses. The larger consumers, such as the box-makers, etc., have bought a few bills here, but as a rule, were enabled to secure their supplies on direct shipments from the interior. Among exporters there is a somewhat variable expression over the year's business, a portion inclining to a cheerful tone, and others rather complaining, though the latter seems to be the result in part of some falling off on orders within a few weeks, against calculations of a contrary nature. There has certainly been a very fair amount taken out since January last, on both the South American and West India orders, and the urgency of the demand, on one or two occasions, afforded base for some advance, while generally there was an apparent margin. Some few shipments made to Europe, also, as a sort of venture, are understood to have proven remunerative, with a possibility that increased quantities may be forwarded. Altogether, we should say, the foreign trade had been a fair one, and better, if anything, than that on home account. As to coming supplies it is useless, as yet, to form any estimates, as both the reports from the woods and the primary markets are undecided in tenor, and past experience shows cannot be taken as a guide at this season of the year. No scarcity of logs, however, appears to be apprehended. During 1876, some 23,000,000 feet of deals passed through this city, on direct shipment to Europe, but this year the total amount does not reach 11,000,000 feet—and the bulk of this was shipped during the early months, in the completion of back contracts. It may, therefore, be assumed that deal shipments from the West, to England, have not proven profitable, and have for the present, at least, been abandoned. Increased freight charges from the interior to the seaboard, by rail, have possibly tended somewhat to this result; but certain little straws go to show that matters are not at present ripe for a continuation of the movement, notwithstanding the fact that American deals generally appeared to meet with favor abroad.

Yellow Pine has found a somewhat irregular market, but on the whole the trade was very good, and the deliveries at this port in excess of last year, while dealers assert that the average of prices obtained will run very little if any lower. A good many specials were sold early in the season, on which time of delivery was not urgent; and this has enabled shippers to take advantage of favorable opportunities on freight charges—though, as a rule, these were at no time very high. Flooring boards, at intervals, suffered considerable neglect—so much so, as to render values more or less nominal; but since fall there has been a better demand, and good seasoned stock ruled pretty firm at \$21. Quite a trade has been done in Carolina and Virginia flooring, mostly at \$16@18, covering some very nice stock, we understand. Agents here have done a good business in cargoes for direct shipment from the Southern ports, our Eastern markets taking a fair amount, but the principal outlet on foreign account. South American and West India shipments have done fairly until a month or two, but supplies sent abroad—especially to Great Britain—did not give quite so encouraging a return. From all we can learn, however, the latter appears to be in the main the result of a little recklessness on the part of our shippers, who have tumbled in their cargoes, one upon another, until the English markets simply broke down under the pressure, and dealers sent out a prayer for a cessation of arrivals from this side of the water. Some little excitement occurred in February last over a call from the Dutch government for about fifteen million feet, intended for use in harbor improvements, at Batavia, E. I., and several of our agents commenced figuring over the specifications; but it was soon found that the cut required, the mode of delivery, and the terms, were such as to leave "no money in it," and the matter was abandoned.

Hardwoods may be said to have had no regular market here throughout the entire year, and values during a greater portion of the time were, to a large extent, nominal. Indeed, some of the largest dealers heretofore making this class of stock a specialty, have abandoned the business entirely, and only here and there could a seller be found willing to negotiate. As a rule, the basis has been upon a rate at the West,

subject to contingencies of cost of transportation, as the latter was at all times quite doubtful, and finally became so excessive as to give another serious blow to the business. Especially have exporters been effected by this indifference of the railroad monopolists to the interests of the city, and parcels going abroad were largely forced to seek an outlet through other ports. Our local consumption has all last year felt the influence of economical tendencies, and the use of fancy woods is figured down to the most absolute necessity, and purchases are made accordingly. A great many manufacturers, also, have been looked upon with suspicion, particularly by Western dealers, who have before sold them direct, and since experienced the beauties of granting extensions, and compromises, and this has added another influence tending to contract demand. Even those consumers, however, who had credit upon the primary markets, do not in all cases seem to think that it has been particularly beneficial, as their experience was frequently to find that a carload purchased and delivered would turn out anything, almost, except just what they required, and force them to hunt around the city, and pick up enough suitable parcels to execute the work in hand.

Eastern Piling has ruled low during the year, and does not appear to have given very great satisfaction to receivers. The demand was fair on the whole, and indeed at times quite a little show of activity could be noted, but the amount available was equal to the call in every instance, and generally something to spare. In fact, there finally became a decided surplus, and the accumulation in chains this winter is unusually large. About 34¢@36¢ per running foot for average sticks has been the price.

Shingles have found a good market, at steady fair range of prices. Especially has Southern stock been in favor, and the product of the Dismal Swamp sold at times with great freedom. Cypress shingles were wanted by shippers, and while offered for the outlet there was no surplus, so that values, after some early fluctuations, ruled pretty steady at say about \$6 for Saps and \$9 for Heart 6x20. The principal business, however, has been in machine-dressed Cedar shingles which, first sawed and then planed, have, by their uniformity and superior finish, attracted decided attention, and not only kept the supply sold up but frequently ahead of production. The distribution was largely to points along the Hudson, though a general country demand prevailed. For a general line of quotations the rates were on 30 inch in length by 5 to 7 inch in width, \$23.75@33.25 per M for No. 1, and \$18@22.25 for A; 24 inch by 4 to 7 inch \$12.25@23 for No. 1, and \$8@16 for A; 20 inch by 4 to 7 inch, \$8.50@15.75 for No. 1, and \$5.75@10.50 for A. We also hear of a fair trade having been consummated in Eastern Cedar shipping shingles, with some irregularity in values, but recent sales at not far from \$2.50 for sawed and \$2.25 for shaved.

The yard business in lumber of all kinds has been of rather monotonous character during the entire year, and there is but little of interest to write. Buyers have adhered with much tenacity to the plan of taking just what their positive wants required and nothing more, and were rarely coaxed into the belief that any thing was cheap or would pay to handle against future possibilities of consumption. Another feature, too, has been the inclination to make a dollar bring just as many feet and inches as possible, without regard to condition or style of goods handled. In short, it was a direct sacrifice of quality to quantity, and dealers tell us that it was really surprising to see the class of lumber taken for what were called first-class building contracts. Prices have undergone very little alteration, the few figures changed being mostly in buyers' favor; yet, as a rule, our quotations have had a slightly nominal basis. Nearly every dealer has had his own idea about terms, credits, etc., and this has caused variations which were difficult to properly cover on the ordinary form of quotations, while a buyer with cash, of course, received all and frequently a little more than the ordinary courtesies and this made another pivot for deviation. Dealers, however, have generally secured a little line of profit, and many can show fair balances on the right side of the ledger.

Exports of Lumber, Wood, and Manufacture of, from the port of New York, for 1877.

	LUMBER.	Feet.	Value.
Africa.....		693,051	13,072
Argentine Republic.....		2,475,805	62,856
Brazil.....		4,383,594	78,241
British Australia.....		4,492,309	126,141
British East Indies.....		549,588	9,749
British Guiana.....		1,875,301	29,915
British Honduras.....		233,185	4,582
British N. A. Colonies.....		27,469	607
British West Indies.....		4,836,851	61,417
Canary Islands.....		917,309	17,773
Central America.....		295,215	6,037
Chili.....		1,504,237	47,309
China.....		1,931,177	215
Cisplatine Republic.....		1,830,678	39,063
Cuba.....		10,148,072	168,499
Danish West Indies.....		640,917	7,519
Dutch West Indies.....		466,024	8,744
Europe (continent).....		1,251,171	67,081
Europe (United Kingdom).....		1,804,678	62,685
French West Indies.....		3,041,333	45,114
Hayti.....		5,430,396	98,898
Mexico.....		230,853	4,253
New Zealand.....		355,662	10,269
Peru.....		2,198,578	65,754
Porto Rico.....		2,415,166	39,392
U. S. of Colombia.....		885,785	24,297
Venezuela.....		955,299	20,432
Total feet.....		53,801,314	\$1,170,138
Deals to United Kingdom.....		10,212,077	535,990
Total Lumber and Deals		64,013,391	\$1,756,128

Timber.....pcs	35,590	142,948
Oak.....		18,019
Walnut.....		45,124
Whitewood.....		931
Maple.....		33,304
Hickory.....		2,572
Ash.....		1,120
Sycamore.....		990
Cedar.....		132,550
Other Lumber not classified..		258,412
Lath.....No. pcs	1,050,800	2,530
Shingles.....No. pcs	3,414,750	19,175
Staves to Europe.....pcs	6,226,200	676,669
Staves to W. Indies & S. A. pcs	190,252	18,190
Staves to East Indies.....pcs	10,800	1,590
Shooks to Europe.....No	8,571	9,169
Shooks to West Indies.....No	569,335	614,083
Shooks to East Indies.....No	3,085	9,889
Empty hnds and bbls.....No	34,025	89,354
Hoops.....No	3,782,120	109,434
Manufactures of Wood.....		
To Europe.....pckgs	29,028	276,033
To East Indies.....pckgs	12,176	88,033
To West Indies & S. A. pckgs	5,398	40,022
Doors, Sash and Blinds, etc....		79,543
Wood-ware.....		290,085
Furniture.....		953,219

Total Exp't Lumber, Wood & Mfrs. of \$5,569,711  
The following gives a condensed statement of the Export of Lumber from New York in 1877:

	Feet.	Value.
South America.....	16,837,249	\$376,925
West Indies.....	27,127,713	455,698
East Indies.....	6,857,147	175,405
Europe.....	2,979,205	162,210
Europe.....deals	10,212,077	585,990

Total \$64,013,391 \$1,756,128  
There has been reported on the manifests of the outward bound California clippers 31,132 pcs lumber and 53,080 staves.

The following is a record of every figure we have been enabled to obtain of receipts at this port, and are, in the main, made up from the manifests of vessels. They are, of course, altogether too imperfect to be of any great value, but may serve as a hint of what could be done were the Trade to unite upon some plan, whereby a thorough system of statistics would result.

From Provinces, mostly St. John, N. B.—	
Lumber, feet.....	4,041,653
Lath, pcs.....	31,658,500
Piling, pcs.....	35,321
Timber, pcs.....	10,381
Southern Coast.—Yellow Pine, feet.....	32,848,620
Shingles.....	937,500

In addition to the above, we have a record of 569 cargoes of lumber and lath received from the Maine coast, but the quantities per cargo were not reported. We shall publish next week a comparative table of cargoes received for some years past.

**METALS.**—Without particularizing the various articles making up the general list of metals, we may record the market as a whole under a rather unfavorable situation during the past year. Stocks have been large, competition strong and consumption slow and cautious, and the result was to be found in a continuously low range of values, with very light margins always and in some cases none at all. To a large extent, this was attributed to considerable stocks left over from last year, and a failure to properly adjust the production and importation to the reduced wants of the business, though the crippled financial condition of holders in many cases made frequent forced sales necessary and gave buyers additional advantages. Within the past two or three months, however, the weight of these depressing influences has appeared to lighten somewhat, business on many of the leading articles has picked up a trifle and the year opens with a better prospect. A noticeable feature has been the favor shown everything in the way of domestic product that could by any possible means be made to take the place of the imported article. This commenced at first on the attraction of the difference of cost which has remained a factor in retaining demand, but consumers having through actual trial become convinced that former prejudices against many American metals were poorly founded are content to continue their use. Copper has again been exported pretty freely, the European war affording quite a large market.

**NAIS.**—There has been a slightly fluctuating market, but seldom any protracted appearance of strength, and buyers' have slowly and surely gained the advantage on cost. Manufacturers held meetings, revised lists, formed combinations to check production and control the offering, and took all the usual measures for the protection of their interest, but efforts were fruitless against the continued slow and indifferent demand from all quarters. Consumption appeared to be unusually moderate, both interior and local, and requiring merely a jobbing distribution, while the export call was slow and afforded but little relief. Last January the rate current on 10d. and 6d. was \$3.00 per keg net, and now the nominal figure is \$2.40, but buyers in want of full invoices could probably do better still. The latest meeting of manufacturers again "resolved" to take measures looking to a reduced production.

The following shows the exports from New York during 1877:

	Pckgs.	Value.	Pckgs.	Value.	
January.....	2,825	\$11,192	July.....	2,668	\$10,730
February.....	3,601	14,085	August.....	2,396	10,080
March.....	3,301	14,668	September.....	4,837	18,715
April.....	3,903	16,170	October.....	4,004	14,752
May.....	4,096	15,745	November.....	5,567	15,556
June.....	4,751	18,612	December.....	3,261	12,283
Totals.....				45,303	\$175,594

We also have record of shipment by clipper to San Francisco of 47,180 packages.

**OILS.**—Operations have been of a comparatively moderate character through all seasons, buyers moving only as compelled by the urgent necessities of the moment. In some cases, among the lubricating and illuminating oils, a slight inclination to speculation has been shown, but all attempts at forcing values to a very full level have failed of more than temporary success. On Linseed Oil there was a few unimportant fluctuations, but as a rule the market has shown a pretty steady uniform tone, and a fair distribution of stock took place. Crushers have complained of a very limited margin for profit throughout.

**PAINTS.**—So far as the volume of business was concerned the showing of most dealers will compare very favorably with last year. As before, the policy has been to keep supplies in motion and prevent an accumulation to eat up interest and storage, and possibly in the end sold out under pressure at considerable loss, and met in this spirit, buyers have responded fairly whenever in want of supplies. The demand, however, has seldom gone beyond actual consumptive ability on either local or country account, and probably the only real approach to speculative operations was the usual spring flurry on Paris Green, required for a purpose entirely independent of its use as a coloring matter. Supplies have never been excessive, but at all times fair, and occasionally a little heavy for holders to carry, both in the way of the domestic product and imported goods. On values there has been more or less fluctuations, but with a general tendency to shrinkage, nearly all leading styles showing a reduced range or cost, and the final figures about the lowest. The feeling now, however, is evidently more uniform, and it is considered that the shading of prices has about ceased.

The following rules, governing the sale of White Lead by dealers, have been adopted by the Association of Manufacturers:

1. Strictly Pure White Lead in Oil is not to be sold in any quantity at less than 8 1/4 cents per lb. in kegs; 9 cents per lb. in 25 and 50 lb. tin or iron pails, and 9 1/2 cents in 12 1/2 lb. tin or iron pails, freight added.

2. Dry White Lead is not to be sold less than 7 1/2 cents per lb., freight added.

3. The longest time on any sale shall be 60 days; and one and one-half per cent. may be allowed for cash, if paid within fifteen days after date of invoice. No discount to be allowed after fifteen days. No greater discount than one and one-half per cent. to be allowed for payment before the expiration of the fifteen days.

4. No sale shall be made for future delivery at a fixed price, unless the Lead so sold shall be settled for at the time of sale.

5. No consignments of White Lead shall be made.

6. No allowance for decline in price shall be made after the Lead has been shipped or delivered.

7. No one shall meet any cuts in prices, or reported cuts, but shall give information of such cuts to the party of whom he buys Lead (and to no one else), who will investigate them.

The following is the rule that governs the members of the Eastern and Western Associations on this subject:

1. No member shall meet any cut in price (or reported cut), but if the buyer shall furnish satisfactory proof of the same it shall be promptly investigated by the proper officer of the Association. The party making the offer shall pay a sum equal to double the amount of the cut into the treasury of the Association whose officer makes the investigation, and one-half of this amount shall be paid by the treasurer of that Association to the informant.

8. The manufacturer reserves the sole right to offer the rebates or allow equalization of freight, and no one else has the privilege of making these concessions, as otherwise there would be no stability in prices. The jobber's selling price must, therefore, be our list price, freight added. The manufacturer also reserves the right to change or discontinue the rebate at any time.

9. None but outright bona fide orders shall be taken or entered for shipment, and none shall be received and held for shipment in case Lead advances or is to advance, or subject to any contingency whatever.

10. No inducement, direct, indirect or remote, other than those expressed in these rules, shall be offered or given to any buyer of White Lead.

A rebate will be allowed under certain conditions, varying from one-fourth to one-half a cent per pound, according to the amount purchased.

The following shows the exports from New York during 1877:

	Packages.	Value.
East Indies.....	419	\$11,230
Europe.....	5,750	75,405
West Indies, S. A., etc.....	11,330	131,149
Totals.....	17,499	\$20,784

**PITCH.**—A good fair jobbing business has been done throughout, against which supplies have, as a rule, proven sufficient, and sellers quite willing to operate. Some few variations in value occasionally took place, but the general tendency of the market was in buyers favor, and the average of cost was lower than last year.

**PLASTER PARIS.**—The market for lump plaster has not amounted to much, most of the burners and all the leading ones now doing their importation direct, and a portion from their own quarries. Such cargo sales as were consummated included a very full

share of more ordinary qualities of rock, and were to meet southern orders for fertilizing purposes. Rates have been at about \$2.75@2.80 for blue, and \$3.00 the ton for white. Including all receipts, however, per amount coming into port has been larger than last year, and as the accumulation left does not show any fuller amount the natural supposition is that there must have been an increase in the consumption. This is confirmed by the reports of manufacturers of calcined, who, with few exceptions, claim to have made a distribution in excess of 1876. Capacity has been increased, competition was sharp and bitter, and values crowded so low as to invite attention from consumers generally and open up new outlets for stock. Especially has this been noticeable in the orders from the Eastward, the low cost here admitting of successful competition with the product from Hillsboro, Nova Scotia. On local consumption the amount of calcined handled has been quite as much, if anything rather more than last year, and export orders have also afforded quite an exhaust, especially for the East Indies. To the West and South the sales are reported as smaller, with possibly an exception in favor of Baltimore, but shipments of land plaster to points down the coast are again commencing to take encouraging size. There was an attempt made during the year to introduce a calcined plaster from England, but the result was a most decided failure, neither the cost or quality proving attractive. Indeed, one of our principal makers assures us he has had offers from England, and seriously thinks of sending out American plaster to compete at the point of production with the very article brought out here seeking a market. As noted above, rates have ruled very low, so much so as to absorb all margin for profit, and as yet show no signs of recovery. The natural results of the general condition of trade are to be found in this, though the depression is no doubt greatly increased by a competition which has degenerated into feud between rival producers to the detriment of the entire business.

COMPARATIVE PRICES JAN. 1.

	Lump, White. per ton.	Lump, Blue. per ton.	Calc'd City. per bbl.
1870.....	\$1 00@4 25	\$3 00@3 75	\$2 00@2 50
1871.....	3 50@4 00	3 00@3 50	1 90@2 25
1872.....	4 00@4 50	3 00@3 50	1 90@2 25
1873.....	4 50@5 00	4 00@4 50	2 40@2 50
1874.....	5 25@—	3 50@4 00	2 00@2 25
1875.....	4 50@5 00	3 75@4 25	2 00@2 25
1876.....	3 00@3 25	2 75@3 00	1 50@1 75
1877.....	—@3 00	2 75@3 00	1 25@1 50
1878.....	—@3 00	2 75@2 80	1 15@1 25

The following shows the imports and exports of Plaster at New York during 1877:

	Imports. Tons.	Exports. Pckgs.	Value.
January.....	150	685	\$1,122
February.....	—	1,902	2,904
March.....	600	632	889
April.....	2,550	1,726	2,323
May.....	6,968	875	1,777
June.....	6,458	1,287	1,873
July.....	7,090	1,271	2,003
August.....	5,255	955	1,307
September.....	3,695	2,888	4,351
October.....	5,308	562	785
November.....	3,440	2,768	4,110
December.....	2,319	1,512	2,796
Totals.....	43,833	17,083	\$26,043

\* From Nova Scotia.

In addition to the above we have record of 1,917 packages received from Europe and shipments of 6,393 bbls. to San Francisco, the latter for clipper ship from this port.

**SLATE.**—On roofing slate the volume of business for home consumption has been moderate, yet, withal, rather better than last year, and dealers have a few good words to say for the market. Local calls, as a rule, were simply in the way of small orders given under pressure of early consumptive necessity, only one or two large contracts calling for a supply; but to the country "round about" there was a very good distribution, with pretty liberal buyers to be found in some portions of Westchester County. Supplies and assortments have at all times been equal to the wants of the market, and prices easy, the range standing about \$1 per square lower than last year. In Slate for billiard-table beds, ornamental work, mantels, etc., the business has been very fair, but calls for no further comment. The export movement, as will be observed by our comparative figures, foots up larger and is of a somewhat more diversified character as to points of distribution than last year. Most of this, however, went out during the first six or seven months of the season, and covers, in part, balances due on contracts of 1876, with dealers speaking much less hopefully of the foreign business in the future, especially on English account. The opening for American Slate at various ports in the United Kingdom and dependent points originally came about through the high and independent pretensions of producers there, the low cost of the article here, and light freight charges; but our shippers have now lost advantage on the rate of ocean transportation, while the foreign quarryman, through the competition, has finally found it beneficial to materially modify his ideas. It is also found that only the large sizes, say 20 inch and upward, sell readily on the markets of Great Britain, while our own consumption, and that to which the quarries are accustomed mostly, is smaller, ranging from 18 inch down, and this covers the Australian trade which requires about 16 to 18 inch sizes. Exporters, however, have not altogether withdrawn, and as they are cash buyers, all additional calls they may make will be likely to receive due attention.



As to home prospect for the incoming year the feeling is a little doubtful. Dealers may be said to scarcely take into consideration the city wants, but they have some hopes that the line of distribution for 1877 covering Eastern points, along the Sound, and up the North River, will want further supplies; and possibly Long Island, which has been a poor customer, may make amends. No dealer would be willing to contract ahead, however, on account of the uncertainty regarding the workmen, who are almost sure to strike the moment business looks like improving, and, indeed, have already done so to the stoppage of quarries, in some cases, where fair sized orders were in process of execution.

COMPARATIVE PRICES, JAN. 1, 1877.

Table with 4 columns: Material, 1877 price, 1878 price, and another 1878 price. Includes items like Purple roofing slate, Green slate, Red slate, Black (Penna. divd. at Jersey City), and Slate tiles.

Exports of Slate from the port of New York during the past two years:

Large table showing exports of slate from New York. Columns include Tons, Pieces, Cases, Value for 1877 and 1878. Lists various destinations: Liverpool, London, Gloucester, Southampton, Bristol, Falmouth, Plymouth, Dover, Kings Lynn, Glasgow, Newcastle, Cardiff, Belfast, Londonderry, Queenstown, Cork, Limerick, Dublin, Drogheda, Rotterdam, Antwerp, Bremen, Hamburg, Havre, Stettin, Trieste, Cronstadt, Kiel, Christiania, Copenhagen, Japan, China, Africa, New Zealand, British Australia, Brit. East Indies, Brit. N. Am. Col., Brit. West Indies, Hayti, Cuba, Argentine Repub., Chili, Mexico, Porto Rico, Venezuela.

Of the above clearances, the cases may be considered as representing School Slate, and, allowing for these, would give the following:

Summary table of slate exports for 1877 and 1878, showing total shipments and cases, with values.

Increase in export of Roofing Slate. \$288,389

STONE.—Building Stone appears to fall into line with the other descriptions of material in point of selling to about an equal extent with last year, and at a low range of price, with a limited margin for profit. The fluctuations, however, have been felt, as cost was graded down to the lowest possible range at the outset, and current valuations remain about the same as the opening spring figures. On all the better class of work the Ohio and Dorchester (New Brunswick) Stones were favorites, both for full fronts and trimmings, and have sold in about equal proportions, with supplies left on hand amounting to almost nothing. Indeed, the stock in yard is unusually moderate, and we understand that at the points of production the Dorchester Stone ready for market is quite limited, though the Berlin (Ohio) quarries have sufficient available to meet any ordinary call, at comparatively short notice. On the ordinary run of building continuous rows of tenements the Brown Stone has been principally used, but mainly of a very poor and, in some cases, shamefully inferior quality. As we have had occasion to notice on lumber and other styles of material, the main object of contractors appeared to be to figure out the very smallest possible expenditure in all cases, with a steady sacrifice of quality for quantity, and the result is to be found in another addition to the flimsy structures for which certain portions of the island have become notorious. A description of the Blue Stone market, as given by one of our leading dealers, was short and pithy, and garnished with certain strong adjectives, which, though quite expressive in their way, were scarcely of a character to introduce into a market report, even through the medium of significant dashes. The gist of the remarks, however, very plainly conveyed

an idea that matters in the general local trade had been far from satisfactory, either as to the amount of stock distributed, the prices agreed upon, or the settlements effected with buyers. Demand, indeed, was in the main for small, irregular job lots, with strong competition to secure even these, which of course gave the buyer great advantage, and which too many buyers have further increased by slow and irregular payments, with an occasional diversion in the way of no payment at all. It is, in fact, a very common complaint among all dealers, that payments have been poor and extensions numerous. During the past few weeks a considerable local exhaust for Blue Stone has been obtained through the medium of the elevated railways, who, in securing foundations for the brick piers which support their uprights, have consumed about 150,000 feet. Several thousand tons have also been exported to Cuba, but this mainly on old contracts of long standing. The poor state of trade here has had the effect to turn the attention to other points of consumption, and some of the principal quarries have already made much progress in successfully placing their product upon Eastern, Western and even Canadian markets. Price-lists show the same figures for some time current, but good customers can always get something "off." Base and foundation stone, from the bastard granite of the island, have retained about a steady range of prices, and sold quite as well as usual, and, indeed, at times producers have reported to us a very active demand, quite up to their output.

The following shows the imports of Stone, and are reported by Custom-House, for the year 1877:

Table of stone imports for 1877. Columns: Month, Building Stone, Marble & mfg of Stone, Value.

The following exports have also been reported:

Table of stone exports. Columns: Cases, Pieces, Tons, Value.

SPIRITS TURPENTINE.—Two or three slight speculative flurries have taken place, but they did not amount to sufficient to work any severe strain on prices, and, taken all in all, the position was comparatively uniform. The crop was full enough to satisfy all calls, both domestic and foreign, and this with a slow, cautious demand, based on known early wants and a disinclination to carry stocks for any great length of time, has had its influence on cost, which averaged lower than last year. The highest point was early in the season at 50c., from which there was a break to about 30 3/4c., and the majority of sales have been under 40c. per gallon. From the above inside rate there was a reaction of 6 3/4c. and then another break, with the year closing at about 33 3/4c. All the above rates refer to wholesale valuations for goods from first hands.

TAR.—Stocks in some instances during the year ran pretty low, and there was during the period of scarcity a firmer tone. It required but a small amount, however, to bring the accumulation up to and in excess of the wants of the market, and the least surplus of stocks sent the position in buyers favor again. Generally prices may be recorded as having ruled easy, and sellers were well inclined to do business whenever opportunity offered.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee, they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

Dec. 26, 27, 28, 29, 31. Amity st, s s, 46 e Wooster st, runs southwest 50 x southeast 4 x southwest 25 x southeast 18 x northeast 75 to Amity st, x northwest 22 to beginning. Mary Ann Placide, Tom's River, N. J., to Evelina M. wife of Henry H. Bliss, New York. (Mort. \$6,000.) Dec. 24. nom Boulevard (centre line), w s, lots 4, 6, 7, 8, estate of Jas. R. Whitney, 16, 2974 acres, buildings, furniture, &c. Eliza wife of S. F. Arnold, Harriet wife of James H. Hayden and Mary wife of Abram B. Hart to James R. Whiting. In partitioning the farm of 70 acres, Grantee takes this plot, releases the balance, and pays cash \$30,000

Riverdale av. w s, runs west, crossing Boulevard and other roads laid out by Park Commissioners, to and into Hudson River, being the balance of the Whiting farm of 70 acres, deducting plot last above on Boulevard, and of which balance Eliza wife of S. F. Arnold, Harriet wife of James H. Hayden and Mary wife of Abram B. Hart take equally valuable shares. Broadway (No. 1766), e s, 19.6 s 57th st, runs south along Broadway 22.2 x east 102 x north 23.3 to 57th st, x west along st 51.6 x southwest, leaving line of street, 60.6 to Broadway and point of beginning, portion of two-story frame shop. Thomas Thacher to George W. Thacher. Oct. 15. 18,000 Cannon st (No. 10), e s, 25x100, and property in Kings Co. Edgar Stuart to Josephine wife of John T. Knight. (C. a. G.) Dec. 27. 800 Clinton st (No. 179), w s, 174.6 n Hester st, 25 x 100, five-story store and dwelling. 62d st, n s, 118.7 e 3d av, 18.7x100.5. John Ebling to Eugene Jehl. (Morts. \$25,500.) Dec. 12. 36,501 Clinton st (No. 179), w s, 174.6 n Hester st, 25 x 100. Eugene Jehl to Harry Hawlik. Dec. 12. nom Same property. Harry Hawlik to Elizabeth wife of Eugene Jehl. Dec. 12. nom Crosby st (No. 95), e s, 138.4 s Prince st, 25.9x 68.6x26.9x67.8, three-story frame store and dwelling and two-story brick dwelling in rear. (Foreclos.) Frank Rudd to Jeremiah W. Dimick. Dec. 26. 8,000 Dey st (No. 20), n s, 275.2 w Broadway, 25x77, four-story brick hotel. Adolf Czaki to Elizabeth A. Blake. (Foreclos.) Dec. 27. 1,850 Division st (No. 63), s e cor Market st, 13.9x40.7, three-story brick store and dwelling. Catherine A. Hedges to George Schnell. December 27. 6,500 Same property. George Schnell to Rudolph Homann. (C. a. G.) Dec. 27. 4,500 Eldridge st (No. 72), e s, 225 s Grand st, 25x87.6, four-story brick dwelling and store and four-story brick dwelling in rear. Sarah wife of Jacob Foss to Frederick W. Ewest. (Morts. \$15,000.) Dec. 28. 20,000 Eldridge st (No. 174), e s, 128.2 n Rivington st, 24x88.4, three-story brick dwelling. Jacob Heintz to Charles Miller, Stamford, Conn. (Morts. \$6,000.) Dec. 27. 13,500 Franklin st, No. 146, 18.9x87.6. Charles H. Lock, New York, to Charles H. Lock, Buffalo. (All liens.) Dec. 15. 300 Henry st (No. 308), s s, 263.3 e Scammel st, 24x 96, five-story brick tenement. (Foreclos.) Avery T. Brown to Anton Huber. December 28. 12,000 Houston st (No. 160), n s, 142.9 w 1st av, 16.8x 31.1x16.11x80.1, four-story brick store and dwelling. Jacob Platz to Anna Platz. (Mort. \$5,000.) Dec. 19. 7,000 Lewis st (No. 4), e s, 58.9 n Grand st, 20x40.1x 20.5x40.1. Catharine wife of Caspar Goetz to Henry C. Finch, Flemington, N. J. (Morts. \$6,500, taxes, &c.) Dec. 27. 9,000 Macdougall st (No. 97), w s, 99.6 n Bleecker st, 21.6x75, four-story brick dwelling. Daniel H. Carpenter to William Hastings. (Morts. \$8,000.) March 10, 1888. 14,750 White st, n s, 200 e West Broadway, 25x100. Pierre E. Zacharie to Marie L. Zacharie. Nov. 21. nom Water st (No. 311), s s, 75.8 w Roosevelt st, 25.1 x74.2x24.1x74.4, five-story brick store and dwelling. John Moran to E. Ellery Anderson. Dec. 8. 12,000 4th st (No. 106), s s, 281.3 e 2d av, 18.9x96.2, three-story brick dwelling. Patrick Walton to Maria Tobin. Dec. 31. 9,000 4th st (No. 106), s s, 281.3 e 2d av, 18.9x96.2, three-story brick dwelling. John Tobin to Patrick Walton. Dec. 31. 9,000 4th st (No. 262), s s, 239.1 e Av B, 24.9x96.3, three-story brick dwelling and two-story brick stable in rear. Elizabeth Kohler, Louisa Rollwagen, Anthony, Philip H. and Francis A. Dugro and Dorothea wife of Marvin S. Buttles to Sarah Brown. Dec. 29. 6,000 6th st (No. 808), ss, 171 w Lewis st, 21x97, three-story brick dwelling. Philip Jordan to Hannah wife of Richard Gadsden. (Mort. \$3,000.) (Foreclos.) Dec. 27. 1,500 8th st, s s, 125 e 2d av, 25 x 93.6. (Foreclos.) Frederick W. Loew to Moses Stern. (Morts. and int. \$22,383.) Aug. 21. 325 13th st, s s, 283 w Av C, 16x103.3. William Heissenbittel, Brooklyn, to Thirza wife of Nicholas Mooney, Rahway, N. J. (Morts. \$5,000, taxes 1876 and 1877.) Dec. 24. exch 13th st, n s, 332 e 2d av, 23x103.3. Adolph Georgi to Eva Danton. (Q. C.) December 22. nom

17th st, s s, 500 w 6th av, 21.1x92. Charles T. Rose to Elizabeth Altorfer. (Morts. \$4,500.) Dec. 24.....nom

17th st (No. 333), n s, 300.10 e 9th av, 25.2x92, five-story brick store and dwelling. John or Johannes May to John H. Muegge. December 26.....21,000

18th st (Nos. 18 and 20), s s, 102 w Bloomingdale road, 73.6x93x76.6x71.6, No. 18 three-story brick building, No. 20 four-story vacant building, and one-story frame stable in rear of both. The Greenwich Savings Bank to David and John P. Duncan. Dec. 24.....65,000

25th st (Nos. 108 and 110), s s, 100 w 6th av, 40x82.10, two three-story brick dwellings, &c. (Foreclos.) Charles E. Lydecker to John H. Drew. (Mort. \$7,000.) Dec. 27.....11,100

25th st (No. 332), s s, 380 e 2d av, 20x98.9, four-story brick dwelling and two-story frame dwelling in rear. (Foreclos.) Braddy C. Chetwood to Marcella M. wife of Isaac V. Mettler. Nov. 23.....7,000

30th st (No. 66 E., new No. 114), s s, 180 e 4th av, 20x98.9, four-story stone front dwelling, and plot at Greenwood Cemetery. Mary Ann Placide (Exr. James Davis, dec'd) to Evelina M. wife of Henry H. Bliss. Sept. 11.....14,000

33d st, n s, 81.1 e 3d av, runs north 143 x west 1.1 x north 54.4 to s s 84th st, x east 100 x south to 35d st, x west 98.11. Alden B. Stockwell to Emery S. Harrington. (C. a. G.) Dec. 31.....nom

36th st (No. 228), s s, 480 e 8th av, 20x98.9, three-story brick dwelling. Sophie wife of Benjamin Lindheim to Levi A. Schloss. (3 Morts.) Dec. 29.....927

37th st (Nos. 325 and 325), n s, 300 w 1st av, 50x98.9, two five-story brick dwellings and two-story brick stable in rear. Margaret L. Pope to Adam H. Ward and Asahel W. Humphreys. (Morts. \$22,000, taxes 1876 and 1877.) December 14.....exch

40th st, s s, 275 e 2d av, 50x98.9, two four-story brick dwellings. E. Ellery Anderson to John Moran. (Morts. \$12,000.) Dec. 8.....18,000

40th st (No. 519), n s, 300 w 10th av, 25x98.9, three-story brick store and dwelling. (Foreclos.) Bernard E. McCafferty to Catharine M. and Cornelius Battelle. (Exrs. L. F. Battelle.) Oct. 30.....5,000

45th st (No. 302), s s, 70 e 2d av, 20x100.5, one-story frame stable and two-story brick stable in rear. James Cosgrove, Brooklyn, to Susan wife of Thomas Ryder. (Mort. \$2,000.) November 28.....4,500

46th st (Nos. 547 and 549), n s, 100 e 11th av, 50x100.4, one and two-story frame stable and two three-story brick dwellings in rear. John W. Bockhorn to William A. Parshall. (Morts. \$11,100.) Dec. 3.....9,000

46th st (No. 611), n s, 175 w 11th av, 25x95.2x26x80.9, two-story frame store and dwelling and three one-story frame stables in rear. (Foreclos.) Grosvenor S. Hubbard to John M. Mason (Exr. Elizabeth McLeod). December 28.....3,465

47th st, s s, 350 e 11th av, 50x—, gored lots.....

**Mangin** st, No. 6.....

James H. Brush, Greenwich, Conn., to Margaret R. Parker. (Q. C.) Dec. 26.....nom

Same property. Margaret R. Parker to Sarah A. wife of James H. Brush, Greenwich, Conn. (Q. C.) Dec. 26.....nom

48th st (No. 135), n s, 51.6 e Lexington av, 18.6x20, three-story frame (brick front) dwelling. Eliza wife of Frederick Aldhouse and Lizzie A. wife of Anthony J. Smyth to Robert S. Crawford. (Mort. \$2,500.) Dec. 1.....7,000

51st st, n s, 218.9 e 2d av, 18.9x100.5. Albert Blum to Ludwig Blum. Dec. 22.....nom

Same property. Ludwig Blum to Jennie wife of Albert Blum. Dec. 22.....nom

52d st (No. 225), n s, 259.6 e 3d av, 20.6x100.5, three-story stone front dwelling. Julius Katzenberg to Eliza wife of Randolph Guggenheimer. Dec. 28.....15,000

52d st, s s, 295 w 3d av, 25x100.5.....

Elizabeth st, w s, 177.6 s Grand st, 26x92.11, and property in Kings Co.....

William H. Graley to John J. Earley. (Q. C.) Dec. 28.....160

Same property. John J. Earley to Margaret T. Graley. (Q. C.) Dec. 28.....160

54th st (No. 323 E.), n s, 250 e 2d av, 25x100.5, five-story brick dwelling and three-story brick dwelling in rear. Anastasia wife of John Murphy to Katharine wife of Christian Karst. (Mort. \$10,500, taxes 1877.) Dec. 24.....15,000

56th st (No. 3), n s, 125 w 5th av, 25x100.5, four-story stone front dwelling. William Sloane to the Fifth Avenue Presbyterian Church, New York. (Morts. \$50,000.) Nov. 20.....60,000

58th st (No. 245), n s, 85 w 2d av, 20x100.5, three-story stone front dwelling. Bertha wife of Isaac Metzger to Eugene Platz. (Mort. \$5,000.) Dec. 26.....10,000

60th st (No. 242), s s, 155 w 2d av, 13.4x100.5, four-story stone front dwelling. Sarah M. wife of John C. Campbell to Salomon Bellmann. (Morts. \$5,000.) Dec. 26.....15,000

60th st (No. 242), s s, 155 w 2d av, 13.4x100.5, four-story stone front dwelling. Salomon Bellmann to Henry Korn. (Morts. \$5,000.) Dec. 28.....8,500

60th st (No. 36), s s, 260 e Madison av, 20x100.5, four-story stone front dwelling. Jane A. wife of Ercole Tamajo to Matilda Stiefel. (Morts. \$16,000.) Dec. 29.....24,500

69th st, s s, 100 w 11th av, 100x100.5, vacant lots. (Foreclos.) Alexander H. Wallis to John Deppeler. Dec. 29.....6,800

69th st, s s, 200 w 11th av, 100x100.5, vacant lots. Alexander H. Wallis to John Deppeler. Dec. 29.....6,000

70th st, n s, 125 w 1st av, 50x100.4, vacant lots. John, Jr., and Cordelia S. Steward to William M. Heagerty, Dec. 15.....2,400

70th st, s s, 127 w 3d av, 18x100.5. John M. Pinkney to Julius D. Alexander. (Q. C.) Dec. 25.....nom

75th st (No. 242), s s, 100 w 2d av, 25x102.2, four-story brick dwelling. (Foreclos.) Moses Ely to Edward C. Bull, Tarrytown, N. Y. December 27.....9,475

78th st (No. 158 E.), s s, 287.6 w 3d av, 18.9x102.2. Otto Alexander to Lewis K. Goldsmith. (Morts. \$7,500.) Dec. 1.....nom

Same property. Lewis K. Goldsmith to Louisa Alexander. Dec. 26.....nom

78th st (No. 237), n s, 263.6 w 2d av, 13.10x100.2, three-story brick dwelling. Katharine Karst to Anastasia wife of John Murphy. (Morts. \$3,500, taxes 1877.) Dec. 24.....8,000

105th st (Nos. 232 and 234), s s, 200 w 2d av, 33.4x100.9, two three-story brick dwellings. Addison Brown to Mary J. wife of John J. Quin. (C. a. G.) (Morts. \$5,833.) December 27.....5,000

111th st, s s, 591.6 w 3d av, 17.10x100.11, three-story frame dwelling. Adaline wife of John Kinney to Kate Murphy. (Morts. \$1,500.) Dec. 26.....6,500

112th st, s s, 240.4 w Av A, 38.10x100.11. Charlotte A. wife of Francis T. Luqueer to Melinda A. wife of Greenleaf Stackpole, Elizabeth, N. J. (Morts. \$10,000 and taxes 1877.) November 8.....exch

121st st (No. 508), s s, 123 e Av A, 17x80, three-story brick dwelling. (Foreclos.) William P. Dixon to The Mutual Life Ins. Co. New York. Dec. 28.....3,400

121st st (No. 510), s s, 140 e Av A, 17x80, three-story brick dwelling. (Foreclos.) William P. Dixon to The Mutual Life Ins. Co., New York. Dec. 28.....3,000

121st st (No. 512), s s, 157 e Av A, 17x80, three-story brick dwelling. (Foreclos.) William P. Dixon to The Mutual Life Ins. Co., New York. Dec. 28.....3,400

124th st (No. 62), s s, 143 w 4th av, 18x100.11, three-story stone front dwelling. (Foreclos.) Myer S. Isaacs to Margaret S. Smallwood. Dec. 27.....8,000

125th st (No. —), n s, 268.4 e 5th av, 16.8x99.11, three-story stone front dwelling. Abram B. Van Dusen to Adaline wife of John D. Kinney. (Morts. 6,500.) Dec. 26.....14,500

126th st, n s, 207.5 w Madison av, 17.7x99.11, three-story stone front dwelling. Wellington B. Searies to Adelaide Dawson. (Mort. \$7,000.) Dec. 31.....14,000

126th st (No. 227), n s, 235 w 2d av, 20x99.11, two-story frame dwelling. Louis Richter to George F. Richter. (½ part.) (½ morts. \$2,500.) Dec. 27.....2,750

127th st, s s, 100 e 7th av, 25x99.11.....

7th av, e s, 75 s 127th st, 24x100.....

(Foreclos.) William S. Keiley to Henry A. Bogert (Trustee Thos. L. Bogart). (Recorded.) April 7.....720

132d st (No. 36), s s, 543.4 w 5th av, 16.8x99.11, three-story frame dwelling. Jennie M. wife of John B. McChain, White Plains, to Eleanor J. wife of Charles L. Mead. (Morts. \$5,500, taxes 1876 and 1877, &c.) Oct. 1.....6,000

134th st, n s, 165 w 4th av, 200x99.11, vacant lots. (Foreclos.) Richard M. Henry to Stephen Taber, North Hempstead, N. Y. August 31.....5,000

147th st, n s, 325 e 11th av, 50x99.11.....

148th st, s s, 325 e 11th av, 50x99.11.....

Vacant lots.....

John B. Harrison to George W. Everitt (Exr. C. L. Everitt). (Foreclos.) Dec. 31.....2,200

Lexington av, w s, 50.5 n 64th st, 50x80.....

Lexington av, w s, 60.5 s 64th st, 40x90.....

64th st, s s, 90 w Lexington av, 40x100.5.....

64th st, s e cor Lexington av, 70x100.5, and lot in Greenwood Cemetery.....

Abiam S. and James W. Beekman (Exrs. J. W. Beekman, dec'd) to Gerard Beekman. (Morts. \$36,000.) Dec. 19.....nom

Madison av (No. 271), e s, 84.5 n 39th st, 39x100.....

40th st, s s, 100 e Madison av, 25x98.9.....

Mary A. P. wife of Henry Draper to Daniel Draper. (Mort. \$50,000.) Dec. 29.....nom

Same property. Daniel Draper to Henry Draper. Dec. 29.....nom

Madison av, s w cor 84th st, 102.2x45. Ann Byrne (Individ. and Admr. Abby McIntyre and of Abby E. Follansbee) and Margt McIntyre to Fernando R. Walker. Dec. 31.....nom

Madison av (Nos. 32, 34 and 36), s w cor 84th st, 102.2x70, one two-story frame dwelling and one two-story brick dwelling. Fernando R. Walker to Richard Arnold. Dec. 31.....24,000

Madison av (Nos. 709 and 711), n e cor 63d st, 40.5x100, two four-story stone front dwellings.....

Madison av (Nos. 715 and 717), e s, 60.5 n 63d st, 40x100, two four-story stone front dwellings.....

Jabez A. Bostwick to Salomon Bellman. Dec. 26.....93,000

Madison av (No. 713), e s, 40.5 n 63d st, 20x100, four-story stone front dwelling. Jabez A. Bostwick to Sarah M. wife of John C. Campbell. Dec. 26.....21,000

Sherman av, s s, 100 e Academy st, 150x160, vacant lots. (Foreclos.) Jefferson M. Levy to Joseph J. Potter. Oct. 18.....1,000

1st av e s, 78.3 s 12th st, 25x100. Carl Selmidt to Christian Schmidt, Brooklyn. Dec. 29.....15,000

1st av, e s, 56 s 19th st, 36x90.....

119th st, n s, 100 e 5th av, 100x100.10.....

Louis F. Therasson to Charles S. Lester, Saratoga Springs. (Mort. on 1st plot \$6,000, and on 2d plot \$800, taxes, &c.) December 27.....nom

1st av, w s, 50 n 125th st, runs west 100 x north 49.11 x west 25 x north 129.11 x west 50 x north 129.11 x east 25 x north 99.11 x east 16.7 x east 100 x east 53.4 x north 40 x east 80.8 to exterior line Harlem River, x south 475 x west along centre of old Church lane 432 to e 1st av, x north 218.5 to original high water line, x northwest 111.9 to w s 1st av, x south 247.10.....

13th st, n s, 294 e 5th av, runs north 34 x east 58.3 x north 53.2 x east 26.10 x south 103.3 to 13th st, x west 82.10.....

Boulevard, s e cor 106th st, 27.4x69.1x25.3x79.8.....

Daniel Draper to Henry Draper. Dec. 29.....nom

Same property. Mary A. P. wife of Henry Draper to Daniel Draper. Dec. 29.....nom

1st av, n w cor 60th st, 25.5x100. Louis V. Henry (Exr. M. A. Henry) to Catharine Gerken and Anna and Ellen Marsh and Catharine Bell. (Correction deed.) Dec. 28.....nom

2d av (No. 785), n w cor 42d st, 25.4x80, three-story brick dwelling and store. (Foreclos.) Bernard E. McCafferty to James R. Wood and Joseph K. Merritt (Exrs. James Rowel). Dec. 10.....14,000

2d av (No. 822), n e cor 44th st, 19.5x70, four-story brick store and dwelling.....

44th st (No. 303), n s, 70 e 2d av, 20x100.5, vacant lots.....

James Cosgrove, Brooklyn, to Susan wife of Thomas Ryder. (Morts. \$10,000.) Nov. 28.....12,500

2d av (No. 1403), n w cor 73d st, 51.1x100, vacant lot, No. 1403, four-story brick store and dwelling. (Foreclos.) William A. Boyd to Ascan Backus. (Mort. \$9,208.) December 27.....792

3d av (No. 1389), s e cor 79th st, 21x85, five-story brick store and dwelling. Jonas Heller to Louis de Bebian. (Morts. \$10,000.) December 27.....19,750

4th av, w s, 62.2 n 85th st, 20x70. (Foreclos.) Frederick C. White to Helene Wulffing. (Mort. \$12,000, int. June 1, 1877, taxes, &c.) Dec. 27.....65

5th av (No. 126), w s, 24 s 18th st, 26x103, four-story stone front dwelling. Lucius H. Smith and Ellen H. Smith (Exrs. L. Hopkins), to Ellen H. Smith. Dec. 29.....75,000

7th av, n e cor 25th st, runs north 40.3 x east 46 x north 0.6 x east 29 x south 40.9 to 25th st, x west 75. Henry Menke to Lizzie A. Menke. (Mort. \$18,000.) Dec. 26.....nom

Same property. Lizzie A. Menke to Anna M. wife of Henry Menke. (Mort. \$18,000.) Dec. 26.....nom

8th av w s, extdg. from 72d to 73d st, 204.4x100, vacant lots.....

72d st, n s, 100 w 8th av, 275x102.2, vacant lots.....

73d st, s s, 100 w 8th av, 275x102.2, one story frame dwelling and one-story frame stable.....

August Belmont to Edward Clark, Coopers-town, N. Y. Dec. 31.....280,000

9th av, n w cor 100th st, 100.11x100. Henry Menke to Lizzie A. Menke. (Morts. \$4,000, taxes, &c.) Dec. 26. . . . . nom  
 Same property. Lizzie A. Menke to Anna M. wife of Henry Menke. (Morts. \$4,000, taxes, &c.) Dec. 29. . . . . nom  
 9th av and New av, 106th and 107th sts, the block, 201.10x350. . . . . }  
 New av, e s, extdg from 106th to 107th st, 201.10x145. . . . . }  
 John C. Ely to Francis H. Slade. (Q. C.) Dec. 22. . . . . nom  
 10th av (No. 517), w s, 25.3 s 39th st, 24.6x75, five-story brick dwelling and store. (Foreclos.) Charles E. Lydecker to the Germania Life Ins. Co., New York. Dec. 31. . . . . 9,000  
 10th av, e s, 108 s 34th st, 20x100. Michael Gerraghty to Adam Netterwald. (Q. C.) Dec. 27. . . . . nom  
 Same property. Adam Netterwald to Ann wife of Michael Gerraghty. (Q. C.) December 27. . . . . nom  
 10th av, n e cor 36th st, 98.9x100, five-story brick factory and several out buildings, frame. Maggie E. wife of L. C. Newhall to Ann A. Phelan. July 11. . . . . 30,000  
 11th av, e s, 100 n 75th st, 25x100. Fernando Wood to Joseph L. R. Wood. Sept. 16. . . . . nom  
 All property Grantors. Ismael Yeager and Seligman Bauer to Henry Eisner. . . . . nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Beach av, westerly cor Westchester Railroad st, 75x100. John McGuire to James E. Brush. (Morts. \$2,500.) Dec. 24. . . . . nom  
 Fordham av, w s, bet 6th and 7th sts, 20x100. }  
 Fordham av, w s, 52 s land St. Paul's Episcopal Church, 26x150. . . . . }  
 Justus Hagemann to William Reichen. Dec. 22. . . . . nom  
 Madison av, w s, 135 s Grove st, 67x155x67x157. Robert I. Lomas, Jr., to Robert I. Lomas. (Morts. \$2,500.) (C. a. G.) Dec. 27. . . . . nom  
 Same property. Robert I. Lomas to Fanny Lomas. (C. a. G.) Dec. 27. . . . . nom  
 Union av, e s, 480 s 165th st, 50x130. Herman H. Camman to Mary Wehner. Nov. 9. . . . . nom  
 Washington av, n e cor 4th st, 50x100. . . . . }  
 Washington av, e s, 75 n 4th st, 50x134. . . . . }  
 William Herger to Henry J. Ford. (Mort. \$3,000.) June 22. . . . . 4,500  
 Willis av, s w cor 146th st, 50x100. . . . . }  
 146th st, s s, 106 w Willis av, 25x100. . . . . }  
 Rachel wife of Abraham Newfield to Henry V. D. Black. (Morts. \$9,000.) Dec. 28. . . . . 200  
 Lot 58, map Melrose South, 50x106. Edward Holtan (Trustee Margt. Killen and Margaret his wife) to Margaret Killen. Nov. 28. . . . . nom

LEASEHOLD CONVEYANCES.

Amity st, s s, 25 w McDougal st, 25x105. Frederick W. Ewest to Sarah Foss. . . . . nom  
 Amity st, s s, 50 w McDougal st, 25x100 (error in liber. description of this). Frederick W. Ewest to Sarah Foss. . . . . nom  
 15th st, s s, 94 w Av A, 25x103.3. Mary Wehmann (widow) (individ. and Extr. A. Wehmann) to John Fath. . . . . 15,000  
 63d st, n s, 80 w 3d av, 20x50.5 (error). Henry Hyman to Peter Goelet. . . . . 1,000  
 2d av, No. 33. Philip German to Mary A. Blinn. . . . . nom  
 3d av, e s, 17.1 n 64th st, 16.8x65. . . . . }  
 3d av, e s, 33.9 n 64th st, 16.8x65. . . . . }  
 Leopold Sand to Charles Koehler. . . . . 4,000  
 Same property. Charles Koehler to Therese Sand. . . . . 4,000  
 6th av (No. 950), n e cor 53d st. De Witt C. Ward to Robert L. Darragh. (Assigns. lease) . . . . . 1,650

KINGS COUNTY, N. Y.

DEC. 27, 28, 29, 31, JAN. 2.

Adams st, s s, 426.1 w Coney Island plank road, 50x100.11, Flatbush. Cyrus H. Loutrel, New York, to Martha A. Francis (widow). (C. a. G.) . . . . . nom  
 Adams st, s s, 476.1 w Coney Island plank road, 50x102.2, Flatbush. Martha A. Frances (widow) to Cyrus H. Francis. (C. a. G.) . . . . . nom  
 Ainslie st, s s, 150 w Leonard st, 25x100. Francis H. Vasseur to Sarah Ann wife of Robert Johnston. (Mort. \$3,500.) 1874. . . . . nom  
 Bergen st, n s, 200 e Grand av, 25x110, h & l. (Foreclos.) Hugh Duffy to Lavinia Pearsall, Glen Cove, L. I. . . . . \$1,500  
 Box st, s s, 135 w Oakland st, 40x100. (Foreclos.) Louis S. Turner to Mills P. Baker, Great Neck. . . . . 2,000  
 Bridge st, s e cor Tallman st, 23.6x75. John Dempsey to John J. Dempsey. . . . . gift

Bergen st, s s, 265.3 w Nevins st, 19.10x—20x100. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 Bergen st, s s, 156 e Bond st, 18x100. Chris. Prince to Gertrude wife of John D. Prince. nom  
 Bergen st, n s, 565 e Bond st, 20x100. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 Bergen st, s s, 285.2 w Nevins st, 20.1x100. Jacob V. B. Martense to Gertrude wife of John D. Prince. . . . . nom  
 Bergen st, n s, 585 e Bond st, 20x100. Jacob V. B. Martense to Gertrude wife of John D. Prince. . . . . nom  
 Bergen st, s s, 120 e Bond st, 18x100. Chris. Prince to Gertrude wife of John D. Prince. nom  
 Bergen st, s s, 138 e Bond st, 18x100. Same to Jacob V. B. Martense. . . . . nom  
 Bond st, e s, 50 n Wyckoff st, 16.8x100. Jacob V. B. Prince to Jacob V. B. Martense. . . . . nom  
 Butler st, n s, 400 w Classon av, 50x131, h & l. (Foreclos.) Albert Daggett to Sarah J. Helen E., Mary E. and William F. Shaw. . . . . 3,500  
 Clarkson st, s s, 115 e Flatbush av, 67.6x115. Jacob V. B. Martense to Gertrude wife of John D. Prince. . . . . nom  
 Clarkson st, s s, 182.6 e Flatbush av, 67.6x115. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 Columbia st, e s, 401 n Degraw st, 18x97.6. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 Chauncey st, n s, 75 w Reid av, 20x100. Martha E. wife of Peter N. Behrens to John Kearney. . . . . nom  
 Cedar st, s s, 261.4 e Evergreen av, 19.9x82.7. Thomas D. Davis to Charles E. Davis. (Mort. \$1,200) . . . . . 1,700  
 Chauncey st, s s, 500 e Stuyvesant av, 25x200 to Marion st. Albert Daggett to Charles M. Marsh. (Sheriff's deed on execution) . . . . . 750  
 Degraw st, n s, 507 e 7th av, 33x131.7. (Foreclos.) Thomas W. Butts to Richard Dudgeon. . . . . 10,000  
 Devoe st, s s, 141.8 e Union av, 19.7x100, h & l, irreg. Melville Kelsey, Sea Cliff, L. I., to Jane Duff. . . . . nom  
 Douglass st, s s, 237.8 e Court st, 25x100. Michael Powers to Miles F. McDonald. (Mort. \$1,000) . . . . . 2,200  
 East Broadway, s s, 370.3 e Flatbush plank road, 50x207.8x52.4x207.3, Flatbush. Theodore Alston to Abraham J. Van Dyke, Flatbush. . . . . 570  
 Fulton st, s s, 220.4 e Classon av, 40x117x39.11x117, hs & ls. John Kenna to Isaac Henderson, Jr., New York. (Morts. \$9,500) . . . . . 32,000  
 Fulton st, n s, 45 e Cumberland st, 19x78.7x2x25x7.3x95.6. Norman R. Haskell to Clara wife of Richard L. Leggett. (Mort. \$7,000) . . . . . 15,000  
 Grand st, n s, 51.2 e 3d st (indef.) Peter Delap to Martin Alletzhauser. . . . . nom  
 Greene st, n s, 175 w Manhattan av, 25x100. Catharine Lynagh (widow) and Catharine Lynagh (her daughter) to James L. Jensen. 1,000  
 Gold st, e s, 195.10 n Johnson st, runs east 65.6 x north 54.2 x east 19.6 x north 25.1 x southwest — x west 45 to Gold st, x south 47.4. (Partition.) Edward J. Dooley to Catharine Rowan. (Morts. \$2,500) . . . . . 2,530  
 Grand st, n e cor Ewen st, 25x100, h & l. Charles W. Hanford to Jennie L. Hanford. (Q. C.) nom  
 Grand st, n s, 25 e Ewen st, 25x100, h & l. Jennie L. Hanford to Charles W. Hanford. (Q. C.) . . . . . nom  
 Holland st, northerly cor Paidge av, 394 to Newtown Creek, x 200x400x200. . . . . }  
 Holland st, easterly cor Paidge av, 395 to Newtown creek, x 200. . . . . }  
 Charles and Anna N. Fincke and Thomas H. Rodman (Exrs., &c., A. Mann, Sr.) and C. A., J. F. and Emma Mann (Exrs. C. A. Mann) to Charles C. Andrews, New York. . . . . 25,000  
 Huntington st, s s, 225 w Court st, 16.8x100. Esther L. or Latitia wife of Cornelius Killen or Gillen to Sophia M. Burroughs. . . . . nom  
 Herkimer st, s s, 33.4 e Utica av, 16.8x92.9. Philip Sullivan to William J. Sayres, Jamaica. (Morts. \$3,170) . . . . . 3,200  
 Hewes st, interior lot, 100 s Hewes st, and 122 e Harrison av, 22x44.4x22.7x36.5. Henry B. Scholes to Egbert Winkler. . . . . 400  
 Heyward st, s e s, 95 n e Wythe av, 120.11x85.3x124.9x55. (Foreclos.) Albert Daggett to Sarah E. wife of Oscar V. Holcomb. (Mort. \$12,000) . . . . . 500  
 Henry st (No. 423), e s, 99.10 s Baltic st, 20x83. Leonardo Delmonte, New York, to Jose Govin Y. Dominguez. (½ part.) . . . . . 275  
 Leonard st, e s, 42.2 s Devoe st, 20x75. Charles W. Hayes to John Mitchell. (½ part.) (Mort. \$1,800) . . . . . 1,000

Lynch st, n w s, 454.4 s w Marcy av, 50x100. James A. Bradley to James H. Garbutt, New Lots. . . . . 2,100  
 Livingston st, n e s, 100 s e Nevins st, 25x67.11x27.9x79.7. Chris. Prince to Gertrude wife of John D. Prince. . . . . nom  
 Monroe st, s s, 80 e Classon av, 20x60, h & l. (Foreclos.) John D. Shedlock to John E. Johnson. . . . . 9,250  
 Monroe st, s s, 245 e Bedford av, 20x97.6x20x99.6. William C. Hickok to Leroy A. Hickok. . . . . nom  
 Same property. Leroy A. Hickok to Sarah A. wife of William C. Hickok. . . . . nom  
 Madison st, s s, 40.3 w Nostrand av, 40x85, h & l. James A. Cull to Erastus B. Chase. (Mort. \$9,000) . . . . . 10,000  
 Same property. James A. Cull to Joseph A. Cull. (Morts. \$10,800) . . . . . 11,500  
 Madison st, s s, 80.3 w Nostrand av, 20x85, h & l. James A. Cull to Susan wife of William H. Hall. (Morts. \$4,500) . . . . . 5,500  
 McDougal st, n s, 180 w Rockaway av, 20x100. Albert Woodruff to Thomas Webb. . . . . 500  
 Madison st, s s, 250 w Howard av, 50x100. (Foreclos.) Albert Daggett to Rachel De Groodt, Jersey City. . . . . 1,000  
 Magnolia st, n e s, 315.5 n e Bushwick av, 20x100, h & l. Lizzie Stagg to Rebecca wife of Israel Van Sise, Oyster Bay. (Morts. \$2,650) . . . . . exch  
 Nevins st, w s, 37 n Wyckoff st, 15.10x67.8. Jacob V. B. Prince to Gertrude wife of John D. Prince. . . . . nom  
 Nevins st, w s, 52.10 n Wyckoff st, 15.8x67.8. Jacob V. B. Prince to Jacob V. B. Martense. . . . . nom  
 Nevins st, e s, 100 n Wyckoff st, 20x75. (Foreclos.) Albert Daggett to Sarah J., Helen E., Mary E. and Wm. F. Shaw. . . . . 3,000  
 Pulaski st, s s, 180 e Marcy av, 20x100. William F. Edmundstone to Alfred G. Badger. 10,000  
 Pacific st, s s, 134.1 e Stone av, 18.2x107.2x19.2 x107.2. (Foreclos.) Thomas W. Butts to David T. Leahy. . . . . 500  
 Quincy st, n s, 95.9 e Tompkins av, 18.9x100. Frances White to John L. Spader, Jamaica. nom  
 Sidney pl (No. 18), w s, 459.10 n State st, 25x100, h & l. Charles E. Lee, New York, to Eliza W. Niles. . . . . nom  
 Skillman st, n s, 158.4 e Lorimer st, 16.8x100, h & l. Joseph H. Bearn, New York, to Henry N. Ahrens. . . . . 2,500  
 Sandford st, s s, 74.7 w Smith st, 20.7x100, h & l. William E. Chapman to John M. Stearns. 2,100  
 St. James pl, w s, 141.1 n Gates av, 12.8x99.9, h & l. George W. Knaebel to Alonzo F. Selleck, West Camp, Ulster Co., N. Y. (Mort. \$1,800) . . . . . 4,000  
 St. Johns pl, n s, 155 w 6th av, 20x100, h & l. John Gordon to John Hollings. (Mort. \$7,000) . . . . . 9,000  
 Taylor st, s s, 100 w Wythe av, 14.8x100. (Foreclos.) Gerard M. Stevens to the East River Savings Inst. . . . . 2,000  
 Van Brunt st, n s, 75 e Van Dyke st, 25x69, h & l. Elizabeth wife of Claus Hartz to Edward Borton. . . . . nom  
 Same property. Elizabeth Borton to Claus Hartz. . . . . nom  
 Wallabout st, s s, 67 e Bedford av, 20x60, h & l. (Foreclos.) Gerard M. Stevens to Caroline M. Anderson, Yonkers. . . . . 1,300  
 Wyckoff st, n s, 100 e Bond st, 25x100. Christopher Prince to Gertrude wife of John D. Prince. . . . . nom  
 Wyckoff st, n s, 275 e Bond st, 16.8x100. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 Wyckoff st, n s, 125 e Bond st, 16.8x100. John D. Prince to same. . . . . nom  
 Wyckoff st, n s, 375 e Bond st, 16.8x100. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 Wyckoff st, n s, 391.8 e Bond st, 16.8x100. Jacob V. B. Prince to Jacob V. B. Martense. . . . . nom  
 Wyckoff st, n s, 241.8 e Bond st, 16.8x100. Jacob V. B. Prince to Gertrude wife of John D. Prince. . . . . nom  
 Wyckoff st, n s, 425 e Bond st, 16.8x100. Same to same. . . . . nom  
 Wyckoff st, n s, 441.8 e Bond st, 16.8x100. Jacob V. B. Martense to Gertrude wife of John D. Prince. . . . . nom  
 Wyckoff st, n s, 225 e Bond st, 16.8x100. Same to same. . . . . nom  
 Wyckoff st, n s, 458.4 e Bond st, 16.8x100. Chris. Prince to Gertrude wife of John D. Prince. nom  
 Wyckoff st, n s, 508.4 e Bond st, 16.8x100. Gertrude wife of John D. Prince to Jacob V. B. Martense. . . . . nom  
 1st st, s e cor South 3d st, 78x100. Wheeler de F. Edwards to Theodore A., Frederick C. and Henry O. Havemeyer and Charles H. Senff. nom

Same property. Frederick C. Havemeyer to Wheeler de F. Edwards. . . . . nom  
 1st st, 2d st, North 4th and North 5th st—the block. . . . . nom  
 2d st, n w cor North 5th st, 100x400 to 1st st. . . . . nom  
 1st st, n w cor North 5th st, 100x500 to East River. . . . . nom  
 Also, water lots adj lands of F. C. Havemeyer. . . . . nom  
 1st st, s w cor South 4th st, runs south 205 to South 5th st, west to East River, x north to South 4th st, x — to beginning; with land under water adj. . . . . nom  
 1st st and East River. South 3d and South 4th st—the block, 180.4x300, also land under water adj. . . . . nom  
 1st st, n w cor South 3d st, 75x— to East River; also, land under water adj. . . . . nom  
 South 4th st, s s, 95 e 1st st, 65x140x65x137.7. . . . . nom  
 South 4th st (centre line), at old line low water mark, runs north 17 x west to permanent water line, x south 17 to centre South 4th st (if extended), x east to beginning. . . . . nom  
 Wheeler de F. Edwards, New York, to Theodore A., Frederick C. and Henry O. Havemeyer and Charles H. Senff. . . . . nom  
 Same property. Theodore A., Frederick C. and Henry O. Havemeyer and Charles H. Senff to Wheeler de F. Edwards. . . . . nom  
 North 2d st, s s, 182 e Union av, 25.6x122x25x125, h & l. The Williamsburgh Savings Bank to James Hennessy. . . . . 4,050  
 2d pl, s s, 64.6 e Clinton st, 33.6x115.5, h & l. . . . . }  
 2d pl, n e cor Court st, 20x102.5, h & l. . . . . }  
 Albert Daggett to Elizabeth V. wife of Costello G. Ebert. (Mort. \$4,000 on last piece described.) (Foreclos.) March 22. . . . . 1,000  
 3d pl, n e cor Henry st, 100x133.5. (Foreclos.) Albert Daggett to Charles F. Tag, Hoboken, N. J. . . . . 9,500  
 3d pl, n e cor Henry st, 100x133.5. Charles F. Tag, Hoboken, N. J., to the German Evangelical Luth. St. Paul's Cong., South Brooklyn. . . . . 9,950  
 North 5th st, s s, 50 e 4th st, runs south 75 x east 50 x south — x east 25 x north 100 to North 5th st, x west 75. Andrew S. Wheeler to John J. and Peter J. O'Donohue. (Q. C.) nom  
 5th st, s w s, 209.1 n w 7th av, 19.9x100, h & l. The Williamsburgh Savings Bank to Thomas Eldredge. . . . . 6,000  
 6th st, s s, 247.10 e 6th av, 100x100. . . . . }  
 7th st, n s, 257.10 e 6th av, 90x100. . . . . }  
 James A. Van Brunt to William F. Haigh. (Mort. \$12,000). . . . . 13,500  
 6th st, n e s, 269.10 n w 7th av, 20.1x100. Robert D. Anderson to Annie F. wife of Samuel W. Truslow. (Morts. \$9,000). . . . . 150  
 North 7th st, n s, 25 w 2d st, 50x100. Michael Friedsam, New York, to David. . . . . 5,250  
 17th st, s s, 100 w 8th av, 34x120.4. William Heissenbuttel (Assignee) to William Hancock. (C. a. G.). . . . . nom  
 17th st, s s, 138 w 8th av, 17x120.4. William Heissenbuttel (Assignee) to Abraham Denike. (C. a. G.). . . . . 610  
 2d st, n s, 225 e 5th av, 25x100. John Loughlin to The St. John's Roman Cath. Church, Brooklyn. (Q. C.). . . . . nom  
 Av Y, s w cor East 14th st, 100x200. Henry Enner (by E. F. Davenport, Guard.) and Wilhelmmina Kruger et al. to Henry C. Morse. (2 deeds). . . . . 286  
 Atlantic av, easterly cor East New York av, 233.9x153x232.7. John W. Hunter to Alexander McCue. . . . . 25,000  
 Atlantic av, n s, 188.1 e Perry av, 25x100 to Herkimer st. (Foreclos.) Albert Daggett to Edwin A. Cruikshank, New York. (Mort. \$1,000). . . . . 100  
 Atlantic av, n s, 163.1 e Perry av, 25x100 to Herkimer st. (Foreclos.) Albert Daggett to Edwin A. Cruikshank. (Mort. \$10,000). . . . . 100  
 Bedford av, w s, 75 s Morton st, 25x115. (Foreclos.) Albert Daggett to Iantne wife of Joseph Applegate. (Morts. \$500). . . . . 12,360  
 Classon av, w s, 147.1 e Myrtle av, 50x210x50x220. (Foreclos.) Robert Johnston to John Andrews. . . . . 3,000  
 Clermont av, w s, 512.10 n De Kalb av, 20x74. Isaac C. Townley to Mary E. Townley. (Morts. \$3,500). . . . . 4,500  
 Clermont av, w s, 58 s Myrtle av, 26.7x76.6x22x76.3. (Foreclos.) Albert Daggett to Henry W. Rozell. (Mort. \$1,000). . . . . 4,075  
 De Kalb av, n s, 100 e Throop av, 50x100, h & l. John Oliver to Annie wife of John H. Graham. (Mort. \$3,000). . . . . 9,000  
 De Kalb av, n w cor Tompkins av, 25x100, h & l. William F. Edmundstone to John Deterling. . . . . 13,000  
 Flushing av, s w cor Adelphi st, 20.5x78x20 to Adelphi st, x77.8 to beginning. (Foreclos.) George G. Barnard to Samuel Hart, Hartford, Conn. . . . . 500

Geiston av, s e s, 150 s w Atlantic av, 200x116.3. . . . . nom  
 United States av, n w s, 100 n e Washington st, 50x116.3. . . . . nom  
 Warren st, n w s, 50 s w Lafayette av, 50x125. . . . . nom  
 Lafayette av, n e s, 50 s e United States av, 50x148. . . . . nom  
 (All foregoing at Fort Hamilton.)  
 6th av, s e cor 42d st, 100.2x100. . . . . nom  
 42d st, s s, 100 e 6th av, 275x100. . . . . nom  
 William E. Robinson to the Sisters of Charity, St. Joseph's, Maryland. . . . . 762  
 Hopkinson av, s w cor Chauncey st, 200 to Marion st, x 84.6x200 to Chauncey st, x 93. Andrew S. Wheeler to Albert H. and William E. Osborn. (Q. C.). . . . . nom  
 Lafayette av, s s, 282.6 w Lewis av, 80x100. Owen Murphy, New York, to Ferdinand Sieghardt, George B. Christian and Bernard Hickman. June 19, 1876. (Mort. \$3,000). . . . . 5,000  
 Lewis av, s e cor Hart st, 32x80. Thomas J. Moore to Henry Watjen. (Q. C.) (Correction deed). . . . . nom  
 Lewis av, w s, 20 s Decatur st, 20x100, h & l. (Foreclos.) Albert Daggett to Seth Chapman, Jamaica. . . . . 1,500  
 Lexington av, s s, 158.4 e Yates av, 16.8x100. James Nelson to Thomas Dougherty. . . . . 50  
 Lexington av, s s, 125 e Yates av, 16.8x100. Henry McCann to George Quimm. . . . . 20  
 Myrtle av, s s, 64 e Gold st, runs south 100 x east 106 to Prince st, x north 25 x west 62.6 x north 75 to Myrtle av, x west 43.6. John B. Bland to Samuel Cameron. (Morts. \$18,000.) (Q. C.). . . . . nom  
 Myrtle av, n s, 335 w Throop av, 54.9x100. Elizabeth wife of David Bell to Edward Van Voorhis (Guard. R. Van Voorhis. (All liens). . . . . 2,459  
 Myrtle av, s s, 80 w Laurence st, 27.6x75. Robert White to John A. Scollay. (Mort. \$9,000, &c.). . . . . 12,000  
 Ocean av, s e cor East New York av, 402x150 to Brooklyn, Flatbush & Coney Island R. R., x 420x151. Gertrude L. Vanderbilt, Flatbush, to Lefferts Vanderbilt. . . . . nom  
 Troy av, n w cor Dean st, runs north 52.9 x southwest 31.5 x south 43.8 to Dean st, x east 13.4. . . . . nom  
 Troy av, e s, 40 n Dean st, 53.5x90. . . . . nom  
 Hattie Boyer, Trenton, N. J., to Mary J. Buckley. . . . . exch  
 Tompkins av, e s, 59.7 n Monroe st, 19.10x80. Florence Collins (widow) to Daniel B. Norris. (Morts. \$3,300, &c.). . . . . 100  
 Underhill av, s w cor Dean st, 50x100, h & l. Alice wife of Neil Doherty to Michael Bennett and Edward Colgan (Exrs. T. Wheeler). (Mort. \$8,000). . . . . nom  
 Utica av, e s, 100 s Earl st, 25x80. Elizabeth wife of Franklin W. Taber to John and Mathew Dames, Flatbush. (C. a. G.). (Mort. \$150). . . . . 200  
 Utica av, e s, 100 s Earl st, 25x80. Michael Clark to Elizabeth Taber. (Mort. \$170). . . . . nom  
 Webster av, s s, 370 e 1st st, 93x106.8, Flatbush. Henry Everding to Lucy wife of Charles Leutz. . . . . 200  
 Washington av, n w cor De Kalb av, 40.6x100, h s & l s. Charles F. Ackermann to Julius Jahn. (C. a. G.). . . . . nom  
 Yates av, w s, 133.6 s Willoughby av, 16.6x80, h & l. Cornelius J. Murphy to Julia Duggan. (C. a. G.). . . . . 38,000  
 Same property. Julia wife of Edward H. Duggan to Sarah D. Short. . . . . 5,000  
 5th av, s w cor Dean st, 100x73.4. William H. Scott, New York, to Peter Troy. . . . . 34,500  
 6th av, s e cor 6th st, 110x78.10. (Foreclos.) Albert Daggett to John G. Leeds. . . . . 100  
 6th av, w s, 152.4 n Prospect av, 18x80, h & l. Randolph Guggenheimer to Patrick H. McGratty. (Mort. \$3,000). . . . . 5,500  
 6th av, easterly cor 18th st, 20.2x70. William L. McDermut to Daniel Demarest, Englewood, N. J. (½ part.) (Mort. \$1,000). . . . . nom  
 9th av, cor 20th st, 5 hs & l s. . . . . nom  
 Also 22d st, indeft., h & 2 ls. . . . . nom  
 Atlantic av, cor Fort Greene pl, 2 hs & l s. . . . . nom  
 Also in New York, h & l, 496 Pearl st, and lease 498 Pearl st. . . . . nom  
 (Being grantor's 1-7 share in real estate of late Cath. Malone.) Celia A. Malone to James E. Malone. . . . . nom  
 Indeft. plot on West Meadow Bank. Ellen Stryker, Gravesend, to Stephen S. Stryker. (Q. C.). . . . . nom  
 Interior lot, 55.7 e Franklin av, and 90.1 n Lexington av, 42.6x25. Stephen C. Williams to James S. Hall. (Q. C.). . . . . nom

Plot 1129 w Flatbush plank road, adj John Antonides, runs south 29.9 to Pardegat lane. x east 481.10x238.3 all along said lane, x 720.5 to beginning. . . . . nom  
 Flatbush plank road, n e s, indeft., 253.6x276.6 all along road, x 564 x 337.6x228.4x1455 partly along Pardegat lane, x353x2,851.3, Flatbush. . . . . nom  
 Christian S. Sloane to Gerrit Cortelyou, New Jersey, and Charles V. W., Elizabeth F. and Cath. G. Cortelyou. (Morts. \$37,446, int. May 1, 1876, and taxes). . . . . nom  
 Strip for railroad in Gravesend. John A. Lott to the New York & Manhattan Beach Railroad Co. . . . . nom  
 2 346-1,000 acres, Gravesend. The New York & Manhattan Beach Railroad to John A. Lott, Flatbush. (C. a. G.). . . . . nom  
 Plot 242-1,000 acres, Gravesend. The New York, Bay Ridge & Jamaica Railroad to John A. Lott. (C. a. G.). . . . . nom  
 Plot at West Meadows, Gravesend, 1 860-1,000 acres. . . . . nom  
 Also plot adj above, 587-1,000 acre. . . . . nom  
 Stephen S. Stryker, Gravesend, to Richard Squires. . . . . 250  
 Strip 29 feet wide for roadway of Glendale and East River R. R., commencing near Grand st, crossing Metropolitan av, &c., containing in all 205-1,000 acres. Seth Chapman and Samuel and Eliza A. Van Wyck to Austin Corbin (Trustee). . . . . 6,500

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the am. amt. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Wherever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

REAL ESTATE.

NEW YORK CITY.

DECEMBER 26, 27, 28, 29, 31.

Alexander, Julius D., to Alexander Hamilton et al. (Trustees of Liverpool, London and Globe Insurance Co.) 70th st (No. 176), s s, 127 w 3d av, 18x100.5. Dec. 27, 5 years, 6 per cent. . . . . \$7,000  
 Alexander, Magnus D., to Alexander Hamilton, William F. Cary, Jr., and Robert B. Minturn (Trustees of Liverpool, London and Globe Insurance Co.) 70th st (No. 174), s s, 145 w 3d av, 17.6x100.5. Dec. 27, 5 years, 6 per cent. . . . . 7,000  
 Allen, Charles F., to Ethan Allen (Guard. Kate S. Harned). 8th av, n e cor 47th st, 25.5x75; 47th st, n s, 75 e 8th av, 25x50.5; 8th av, e s, 50 n 46th st, 25x100; 8th av, e s, 75 n 46th st, 25x100; 46th st, n s, 150 e 8th av, 25x100.5. Dec. 1, due Dec. 15, 1878. . . . . 4,600  
 Archer, William, to Thomas J. McCahill. 126th st, n s, 175 w 7th av, 100x99.11. Dec. 26, due Feb. 28, 1878. . . . . 4,500  
 Arnold, Eliza, wife of Edmund S. F., Newport, R. I., to Annie P. Knowlton, New York. Lot 2, 11, 15 and ½ part 16 on farm James R. Whiting, Kingsbridge. Dec. 14, due September 1, 1879. . . . . 6,000  
 Baerlein, Barbara, wife of John, to John E. Domschke. 4th st, s s, 100 e Av A, 45x96.2. (Leasehold.) Dec. 31, installments. . . . . 11,000  
 Barry, Rosalie C. (widow), Brooklyn, to Edmund R. Robinson (Trustee J. Thompson). 59th st, n s, 100 e 1st av, 25x100.5. Dec. 29, 3 years. . . . . 5,000  
 Beers, Henry I., Oil City, Pa., to Edgar S. Van Winkle. 120th st, s s, 100 e 5th av, 100x100.10; 120th st, s s, 250 e 5th av, 50x56.8x52.2x71.5. Dec. 24, due Dec. 1, 1879. . . . . 6,000  
 Bell, Clark, to Asa L. Shipman. 56th st, s s, 125 e 7th av, 25x81.8x25.1x83.8. Dec. 7, 1 year. . . . . 5,500  
 Bellman, Salomon, to Jabez A. Bostwick. Madison av, 63d st. P. M. Dec. 26, 8 morts., 2 and 3 years, total . . . . . 93,000  
 Bissicks, Charlotte A., wife of Samuel, to THE MUTUAL LIFE INS. CO. 44th st (No. 120), s s, 262.6 w 6th av, 18.9x100.4. Dec. 29, due June 1, 1879, 6 per cent. . . . . 1,000  
 Blum, Jennie, to Ida and Albert Blum and Morris Spiegel (Exrs. L. Blum). 51st st, n s, 218.9 e 2d av, 18.9x100.5. Dec. 23, 3 years, 6 per cent. . . . . 4,500

Brown, Elias G., to Ann C. Brown. Washington st, e s, near North Moore st, 20.2x60; 23d st, n s, 214 w 3d av, 26x98.9; Canal st, n w cor Greenwich st, 66x59, ireg. Feb. 14, 1877, demand. 16,193

Bulkley, Frank, to K. R. Harris. 79th st, n s, 225 e 4th av, 20x102.2. Dec. 27, 1 year. 2,000

Campbell, Sarah M., wife of John C., to Jabez A. Bostwick. Madison av. P. M. Dec. 25, 3 years, 6 per cent. 15,000

Connelly, John, to Mary E. wife of John H. Hoyt, Norwalk, Conn. 14th st, n s, 300 e Willis av, 25x100. Dec. 1, 3 years. 1,000

Crawford, Robert S., to Eliza Aldhouse. 48th st, P. M. Dec. 1, due April 1, 1879. 1,630

Crosby, Margaret R., widow of John P., to Joseph Murray. Oliver st, e s, 77.3 s Henry st, 25.2x91.8. Dec. 28, 3 years. 4,000

Decker, Clara, wife of Peter P., to Edward C. Bull, Tarrytown, N. Y. Jackson av, centre line, 134.3 n of n s Cliff st, 19.9x109. Dec. 20, 3 years. 2,000

Same to same. Jackson av, centre line, 114.6 n of n s Cliff st, 19.9x109. Dec. 20, 3 years. 2,000

Downs, Sarah A. B., wife of Daniel H., to THE RIVERHEAD SAVINGS BANK, Riverhead, L. I. Chatham st, n s, adj Baptist Church land, 23.7x50.1x24x82.5. Dec. 27, note. 1,100

Dreyfous, Lucile, wife of Emanuel, to Julius J. Lyons. 59th st, n s, 45 e 4th av, 20x100.5. Dec. 26, 1 year. 500

Dunlap, Amelia N., wife of Robert, to Charles H. McGaigue. 121st st, n s, 100 w 10th av, 50x99.11. Dec. 28, 7 years. 1,500

Euler, George to Lucius Hart & Co. Av B, e s, 40 s 3d st, 20x45.4. (Leasehold.) Dec. 28, instalments. 930

Ewest, Frederick W., to Sarah Foss. Eldridge st, w s, 100 n Rivington st, 25x100. Dec. 28, notes. 292

Finn, Hannah D., wife of David, to Alida L. Borland, Boston, Mass. 3d st, n w cor Greene st, 25x92.8; Greene st, w s, 92.8 n 3d st, runs west 50 x north 10 x west 37.6 x north 10 x east 87.6 x south 20 to beginning. Dec. 17, 5 years, 6 per cent. 25,000

Graf, Frederick, to Solomon Weill. Av B, e s, 71 n 10th st, 23.8x93. Dec. 29, due Jan. 1, 1882, 6 per cent. 5,000

Hamilton, George J., to John R. Sherwood and Mary Hamilton (Admrs. J. R. Hamilton). 64th st, n s, 425 w 8th av, 250x100.5. Dec. 29, due Oct. 1, 1880. 9,758

Harper, Alexander, to Ira A. Allen and Henry E. Stevens. 65th st, s s, 220 e Lexington av, 20x100.5. Dec. 27, due July 1, 1878. 480

Harrilott, Smith and Frederick P., Cherry Valley, N. Y., to Henrietta F. Timpson (widow). Brooklyn. Franklin st, s s, adj indefd alley, 22x90.6x25x100. Dec. 27, 5 years. 3,400

Hastings, William H., or William, to THE BOWERY SAVINGS BANK. Centre st (No. 208), e s, 132.3 n Hester st, runs east 44.10 x north 1.9 x east 79.5 to Baxter st, x north 24.11 x west 77.11 x south 0.8 x west 44.9 to Centre st, x south 24.11 to beginning. Dec. 28, 1 year, 6 per cent. 10,000

Same to same. McDougall st (No. 97), w s, 99.6 n Bleecker st, 21x75. Dec. 22, 1 year, 6 per cent. 5,000

Haight, Jonathan, to Samuel P. Patterson (Exr. William Patterson). 91st st, s s, 295.10 e 4th av, 20.10x100.8. Dec. 29, 3 years. 1,500

Heagerty, William M., to Cordelia S. wife of John Steward, Jr. 70th st, P. M. Dec. 15, due Nov. 19, 1882, 6 per cent. 1,000

Heaton, Ellen M., wife of Hiram Jr., to THE MUTUAL LIFE INS. CO., New York. 40th st (No. 5 E.), n s, 150 e 5th av, 25x94.4x25x92.11. Dec. 26, due June 1, 1879, 6 per cent. 25,000

Herrick, Jane Maria (widow), to THE GREENWICH SAVINGS BANK. 26th st, n s, 130.6 e 5th av, 27x98.9; 27th st, s s, 130.6 e 5th av, 27 x98.9. Dec. 31, due Jan. 1, 1879, 6 p. c. 15,000

Holburn, Cecilia, and Arreta Payne, Brooklyn, to Lucy M. Stearns, Everett, Mass. Broome st, s e cor South 5th av, 20.10x82. Dec. 17, due March 18, 1878. 1,500

Homann, Rudolph, to Conrad Weber. Division st (No. 63), s e cor Market st, 18.10x40.7. Dec. 27, due Jan 1, 1882. 4,500

Huber, Anton, to Edward Harmon (Exr. P. Harmon, dec'd). Henry st, s s, P. M. Dec. 28, 3 years. 8,000

Huber, Anton, to John Vogt. Henry st, s s, 263.3 e Scammel st, 24x96. Dec. 28, instalments. 1,200

Ives, David J., to Joaquin Garcia de Angarica. Perry st, s s, 100 e 4th st, 51.6x95. Nov. 17, 5 years. 15,500

Julian, Mary E., wife of Robert, to THE EMGRANT INDUSTRIAL SAVINGS BANK. 29th st, n s, 217 e 2d av, 16.8x98.9. Dec. 31, 1 yr. 2,500

Kent, Victoria L., to Samuel Townsend, Brooklyn. Broome st (No. 107), s s, 25x100. Dec. 28, demand. 1,000

Keys, Alfred D., Elizabeth, N. J., and Margaret C. wife of Philip G. Sanford, Saugatuck, Conn., to Adrian and Adrian Iselin, Jr. 27th st, n s, 182 e 5th av, 18x98.9. Dec. 27, 2 years, 6 per cent. 5,000

Kilpatrick, Edward, to John Webb. Madison av, n e cor 75th st, 20.10x65. Due Dec. 29, 1877. 1,000

Knoblauch, Magnus, to Louise Schanz. Milton st, n e s, 190 n w Washington av, 50x100. Dec. 28, due Jan. 1, 1881, 6 per cent. 1,100

Kurtz, Philip, to Eliza wife of Randolph Guggenheimer. 2d av, w s, 75 n 56th st, 25x75. Dec. 27, demand. 115

Lee, James, to THE MUTUAL LIFE INS. CO., New York. 52d st (No. 420 W.), s s, 250 w 9th av, 25x100.5. Dec. 31, due June 1, 1879, 6 per cent. 7,000

Same to same. 52d st (No. 418 W.), s s, 225 w 9th av, 25x100.5. Dec. 31, due June 1, 1879, 6 per cent. 3,000

Leveridge, Benjamin C., Hoboken, N. J., to John H. Leveridge, New York. East Broadway, No. 151, 25x75. Dec. 22, 1 year. 1,050

Loonie, Dennis, to Edward E. Willets (Exr.) 52d st, n s, 179.6 w 1st av, 20x100.5. Dec. 28, 4 years. 10,000

Loonie, Dennis, to Raphael Buchman (Guard.) 52d st (No. 339), n s, 190.6 w 1st av, 20x100.5. Dec. 5, 5 years. 10,000

Loughran, Charles, to THE MANHATTAN SAVINGS INST. 3d av, n e cor 116th st, runs east 175x100.10 x west 75 x north 25.2 x west 100 to 3d av, x south 126 to beginning. Dec. 24, 1 year. 7,000

Maey, William H. Jr., to William M. Kingsland, Mt. Pleasant, N. Y. 53d st, n s, 175 e 6th av, 20x100.4. Dec. 29, due Dec. 31, 1882, 6 per cent. 25,000

McGlynn, John, to James R. Smith. Lexington av, n w cor 74th st, 102.2x102.6. Dec. 28, due May 1, 1878. 10,000

McLoughlin, Lizzie M., wife of John C., to THE MUTUAL LIFE INS. CO., New York. 19th st, n s, 193.8 w 6th av, 20x92. Dec. 28, due June 1, 1879, 6 per cent. 4,000

Mead, Jane C., Scarborough, N. Y., to Ann Bussing. South st, n w s, 106.8 s w Peck slip, 16.8x74.10. Dec. 27, 2 years. 6,000

Menke, Henry, to William D. Steers. 9th av, n w cor 190th st, 100.11x100. Dec. 26, 5 years, 6 per cent. 4,000

Mettler, Marcella M., wife of Isaac V., to George D. Hilyard (Exr. J. Tomlinson). 28th st, P. M. Nov. 23, 3 years. 6,000

Morgan, Margaret, wife of William, to Daniel L. Sturges (Trustee for T. L., Abby L., Fanny L. and Anna J. Sturges). 36th st, n s, 150 e Av A, 25x137.10. Dec. 29, due Dec. 24, 1878. 1,000

Mulock, Maria (widow), to Dennis C. Wilcox, (Sec'y Meriden Britannia Co.) 38th st, s s, 80 w Park or 4th av, 25x98.9. Dec. 20, 1 yr. 1,700

Noone, Timothy, to Elizabeth F. wife of David Van H. Floyd. 1st av, n e cor 16th st, 24x94. Dec. 31, 5 years, 6 per cent. 10,000

Neumann, Katherina, wife of Mathias, to Albro Howell. 3d av, e s, 45.2 s 59th st, 20x105. Dec. 31, due Jan. 1, 1882, 6 per cent. 10,000

Same to Jacob Romberg. Same property. Dec. 31, due Jan. 1, 1879. 600

Osborn, Frances M. K., wife of John, to Joaquin Garcia de Angarica. 34th st (No. 259), n s, 147.11 e 8th av, 22.11x98.9. Dec. 28, 3 years. 11,000

Pearsall, Elizabeth, wife of Denton, to THE MANHATTAN LIFE INS. CO. 2d av, n w cor 84th st, runs north 204.5 to 85th st, x west 100 x south 102.2 x west 1.8 x south 102.2 to 84th st, x east 101.8 to beginning. Dec. 26, 3 years, 6 per cent. 25,000

Perry, Sarah Jane, and Therese G. wife of John H. Morgan to THE NEW YORK BOWERY FIRE INS. CO. 55th st, s s, 183.4 w 1st av, 16.8x100.5. Dec. 27, 1 year. 800

Place, Rachel V., wife of William H., to THE EQUITABLE LIFE ASSURANCE SOC., U. S. Attorney st, e s, 140.7 s Grand st, runs east 100 x south 0.4 x west 50 x south 11.3 x west 50 to Attorney st, x north 20.7. Dec. 31, due Dec. 1, 1878. 3,500

Platz, Eugene, to Bertha Metzger. 58th st, P. M. Dec. 26, instals. 3,500

Prentiss, George L., to THE MUTUAL LIFE INS. CO. 1st st, n s, 209 e Madison av, 19x100.5. Due June 1, 1879, 6 per cent. 2,500

Prigge, William, Flushing, L. I., to Carsen, Herman and Charles Doscher (Exrs., &c., Mina Doscher, dec'd). 82n st, n s, P. M. Dec. 4, 5 years. 2,652

Prigge, William, Flushing, L. I., to Henry T. Lee (Trustee Annie R. Elliott). 82d st, P. M. Dec. 4, 3 years. 2,000

Quackenbush, Daniel McL., to Ana L. Shipman (Exr. D. Fanshaw). 81st st, s s, 100 e 4th av, 125x104.4. Dec. 24, 1 year. 6,559

Same to same. 81st st, s s, 100 e 4th av, 125x104.4. Dec. 24, 1 year. 800

Ramsey, Rhoda (widow), and Martha S., to THE GLOBE FIRE INS. CO. 125th st, n s, 361.3 w 6th av, 38.9x99.11. Dec. 31, 1 yr. 4,000

Richter, Louis, to Mary J. and Erastus H. Munson and Joseph O. Brown (Exrs. J. Munson). 119th st, s s, 300 w 1st av, 18.9x100.11. Dec. 24, 3 years. 5,000

Same to same. 119th st, s s, 318.9 w 1st av, 18.9x100.11. Dec. 24, 3 years. 3,000

Rosenthal, Joseph, to Herman Bacharach, 60th st, s e cor Lexington av, 21.6x100.5. July 25, 2 years, 6 per cent. 15,000

Sandford, Sarah M. (widow), Plainfield, N. J., to THE MANHATTAN LIFE INS. CO. 79th st, n s, extgd from 5th av to Madison av, 420x102.2. Dec. 29, 5 years, 6 per cent. 75,000

Sander, William, to THE GERMAN SAVINGS BANK, New York. 12th st, s s, 454.6 w 2d av, 25.9x106.6. Dec. 27, 1 year, 6 per cent. 3,000

Sayre, Henry D., to Hannah G. Gerry. 57th st, s s, 25 w 4th av, 25x100.5. Dec. 29, due Jan. 1, 1881, 6 per cent. 5,000

Scards, Wellington B., to Mary Buhler (Trustee). 126th st, n s, 137.6 w Madison av, 17.5x99.11. Dec. 15, 3 years. 7,500

Same to same. 126th st, n s, 120 w Madison av, 17.6x99.11. Dec. 15, 3 years. 7,500

Silber, Frederick M., to THE EMGRANT INDUSTRIAL SAVINGS BANK, New York. 6th av, n e cor 22d st, 28x62. Dec. 27, 1 year. 3,500

Skidmore, Harriet (widow), and Lemuel and William B., to THE GLOBE FIRE INS. CO., New York. West st, e s, 42.10 n Franklin st, 21.11x80. Dec. 27, due Dec. 31, 1878. 3,000

Smith, Ellen H., to Lucius H. Smith and Ellen H. Smith (Exrs. L. Hopkins, and Trustees for Ellen H. Smith). 5th av, P. M. Dec. 29, 3 years. 50,582

Speyer, Minna, wife of Abraham, to Edward Gutmann. 31st st, s s, 193.9 w 8th av, 18.9x98.9. Dec. 26, 5 years, 6 per cent. 5,500

Stafford, Bridget (widow), to Catharine Foote. 57th st, s s, 100 w 9th av, 25x101.2x25.2x104.5. Dec. 26, 1 year. 8,000

Stern, William E., to Samuel L. Isaacs. 25th st, Nos. 417, 419 and 421 West. (Leasehold.) Dec. 29, demand. 1,500

The Southern New York Baptist Association to Nelson Taylor and Rebecca E. Williams (Exrs. F. B. Williams, dec'd). Monroe av, n e cor Gray st, 75x100. Dec. 19, 3 years. 2,200

Turner, Mary A., wife of Malcom C., to Alfred W. Van Tassel. 150th st, s s, 100 w Mott av, 184.6x202x155.3x200. Dec. 1, due June 1, 1878, 6 per cent. 6,600

Vandewater, Catharine H., to Mary E. Miller. New Windsor, N. Y. 2d av. P. M. Dec. 24, 3 years. 5,500

Van Zandt, John, Flatbush, to Harriet A. Hopper, Brooklyn. Greenwich st, No. 153, n e cor Thames st, 33.8x79.11x32.11x74.11. December 24, 1 year. 225

Ward, De Witt C., to Jacob K. Lockman (Exr. C. E. Carman, dec'd). 6th av, n e cor 53d st, 23x75, and stock, &c., on premises. (Leasehold.) Dec. 29, notes. 15,500

Werling, Eliza, wife of Frank, to William Stone. 77th st, n s, 319 w Av A, 25x102.2. Dec. 29, due March, 1878. 2,000

Westervelt, Henry R., Lodi, N. Y., to John Barthoff and James C. Demarest, New Barbadoes, N. J. Leroy st, No. 47, 25x96. May 7, indemnity

Wilkins, States, to June L. Berry, Georgetown, Conn. 6th av, n e cor 125th st, 74.10x60; 125th st, n s, 60 e 6th av, 25x99.11. Dec. 28, 5 yrs. 7,900

Williams, Laura G., wife of Charles P., Cincinnati, O., to Jane C. Lottimer et al. (Exrs. W. Lottimer, dec'd). 27th st, s s, 200 e 6th av, 23x99.8. Dec. 15, 5 years, 6 per cent. 20,000

Wood, James, to William A. and Jane C. Lottimer, John Bloodgood, J. L. Hill and J. G. Davis (Trustees). 3d av, w s, 81.2 n 118th st, 70.2x50. Dec. 28, 5 years, 6 per cent. 16,000

Same to same. 3d av, n w cor 118th st, 81.2x80. Dec. 28, 5 years, 6 per cent. 21,000

Wright, Martha J., wife of Isaac E., to John Ross. 120th st, s s, 190 w 1st av, 40x100.11. Dec. 29, 3 months. 2,000

KINGS COUNTY, N. Y.

DEC 27, 28, 29, 30, JAN. 2.  
Anorent, Charity B., New York, to Charles Fincke et al. (Exr. A. Mann et al.). Holland st, P. M. Dec. 17, 5 years. \$20,000

Badeau, Charles G., to Parmenus Castner. Sands st, s s, 50 e Adams st, 26.9x100. Aug. 2, 5 years. 600

Berger, Mary A., wife of Christopher A., to The Mutual Life Ins. Co., New York. Fulton st, westerly cor Raymond st, 20x83.5x63.2x 58. Dec. 28, due June 1, 1879, 6 per cent. 6,300

Bosher, Charles H., to William Meakin. President st, n s, 203.6 w Smith st, 20.3x100. Dec. 26, 5 years. 6,500

Brumley, James L., to Lucy M. Post. Washington av, e s, 236.7 n Gates av, 16.8x120. Nov. 1, 3 years. 5,000

Combs, Ann E., wife of Thomas, to John P. Rolfe. Myrtle av, n w cor Adelphi st, 44.1x 74.11x28.5x82.3. Dec. 31, 1 year. 3,000

Callan, Ann (widow), to the Roslyn Savings Bank, Roslyn, L. I. Brooklyn av, w s, 92.9 s Herkimer st, 23.2x100. Dec. 18, due Jan. 1, 1879. 1,000

Campbell, James, to John M. Champney. Willoughby st, n s, 25.9 w Jay st, 25x100. Dec. 17, due Jan. 2, 1881. 5,000

Corney, William M., to Elizabeth Stockman. 8th av, e s, 50.2 n 40th st, 25x100. Dec. 15, due Jan. 1, 1882. 200

Crowell, Eliza J., wife of Thomas, New York, to Dennis E. Smith. Bergen st, n s, 200 e Schenectady av, 25x107.2. Dec. 27, 1 yr. 150

Dalton, Frank G., to Sarah J., wife of Nicholas G. Kortright. Pacific st, n s. P. M. Dec. 29, 3 years. 3,000

Deterling, John, to Wallace W. Williams. De Kalb av, Tompkins av. P. M. Dec. 28, 3 years. 6,500

Duvall, Sarah J. (widow), to Phoebe R. wife of George Kissam. Clinton av, w s, 143.10 s Park av, 49x115. Dec. 18, 3 years. 4,750

Day, Elias H. and Leonora G., to Elizabeth M. Hawke. State st, n s, 203 e Clinton st, 20x 108x20x107.9. Dec. 31, due Jan. 1, 1883. 10,000

Dodge, Antoinette C. and Robert J., to Thomas B. Jayne. Greene av, n s, 128 e Tompkins av, 22x100. Dec. 29, 2 years. 2,500

Same to same. Ivy st, s w cor Hamburg st, 169.8x200 to Jacob st, x 161.1 x 200. Dec. 31, 2 years. 2,500

Fagan, Thomas, to Joseph L. Gerety, New York. Fulton av, s s, 200 w Howard av, 50x 200 to Herkimer st; Sackett st, s s, 92 w 6th av, 25x95. Dec. 24, due Dec. 26, 1878. 2,000

Farron, Catharine A., wife of Thomas, to Ellen M. Murray (Extr. P. Murray). 3d st, e s, 78 s South 9th st, 22x96. Dec. 10, due Feb. 1, 1882. 500

Guden, Otto, Brooklyn, and William Guden, New York, to Mary C. Swan (Guard. Mary C. and S. H. Swan). Clermont av, w s, 491.5 s Park av. 18x100. Jan. 1, 3 years, 6 per cent. 1,500

Garbutt, James H., to James A. Bradley. Ashbury Park, N. J. Lynch st, n w s. P. M. Nov. 1, 5 years. 1,650

Same to same. Lynch st, n w s. P. M. Nov. 1, 3 years. 1,650

Same to same. Lynch st, n w s. P. M. Nov. 1, 5 years. 1,650

Grannis, George H., to Maria L. Tweedy (widow). Danbury, Conn. Lots 38, 39, 4, 5, 390, 391, 392, 393, 352, 567, 568, 186, 187, 224, 225, 252, 121 and 122 Commissioners' map in partition, Marshall et al. agt Forbes. June 1, 3 years. 10,000

Hennessey, James, to The Williamsburgh Savings Bank. North 2d st. P. M. Dec. 3, 1 year. 2,000

Holcomb, Sarah E., wife of Oscar V., to Samuel Delaplaine (Exr. J. Delaplaine). Heyward st, s s, 370.1 east w s Bedford av, runs south 80.6 x west 19.7 x north 75.9 to Heyward st, x east 19. Jan. 2, 3 years. 1,200

Howland, Robert S., New York, to Peter Moller. Greenpoint av (Nos. 70 and 72), s s, 99 w Franklin st, 48x95. Dec. 27, note. 15,000

Jahn, Julius, to Charles F. Ackermann. Washington av, n w cor De Kalb av, 40.6x100. Dec. 29, due May 1, 1878. 12,420

Jahn, Julius, to Hermann Stursberg, New York. Washington av, n w cor De Kalb av, 40.6x 100. Dec. 29, due May 1, 1878. 3,000

Johnson, James L., Flatbush, to John F. Heisenbittel and Paul Wiese. East 2d st, w s, 157.5 n Greenwood av, 25x168.9x25x146.11. Dec. 31, 1 year. 200

Jackson, Thomas B., to Jane Maybew. Hempstead, N. Y. Vanderbilt av, w s, 510.4 n Gates av, 18.8x100. Dec. 27, due Nov. 1, 1882. 4,500

Knowles, William F., to the Atlantic Ins. Co. Wyckoff st, s s, 275 w Bond st, 20x100. Dec. 27, 1 year. 1,500

Kenna, John, to M. Louise wife of George W. Brown. Fulton st, ss, 240.4 e Classon av, 20x 117. Dec. 10, 3 years. 1,000

Some to same. Fulton st, s s, 220.4 e Classon av, 20x117. Dec. 10, 3 years. 1,000

Lapzin, Frederick, to The Williamsburgh Savings Bank. Wallabout st, s s, 148.5 e Classon av, 100.2x100. Dec. 27, 1 year. 1,000

Same to same. Flushing av, n s, 224 e Classon av, 19.10x—x24.8x100. Dec. 27, 1 year. 500

Lankin, Benjamin, to Metropolitan Life Ins. Co. Vanderbilt av, e s, 158.10 s De Kalb av, 18.9x85. Dec. 27, 3 years. 3,250

Same to same. Vanderbilt av, e s, 177.7 s De Kalb av, 18.9x85. Dec. 27, 3 years. 3,250

Loss, Frederick W., to Adolphus Loss. Skillman av, s s, 275 e Lorimer st, 25x100. Sept. 1, 3 years. 800

Lowenstein, Clara, wife of Henry M., to Charles C. Thompson. Broadway or South 7th st, s s, 43.6 e 2d st, 15x80. Dec. 27, instals. 625

Same to same. Broadway or South 7th st, s s, 58.6 e 2d st, 12x80. Dec. 27, installments. 425

Same to same. Broadway or South 7th st, s s, 70.6 e 2d st, 23.6x80. Dec. 27, installments. 950

Lankin, Benjamin, to The Metropolitan Life Ins. Co. Vanderbilt av, e s, 159.6 s De Kalb av, 18.9x85. Dec. 27, 1 year. 3,250

Same to same. Vanderbilt av, e s, 178.3 s De Kalb av, 18.9x85. Dec. 27, 1 year. 3,250

Same to same. Vanderbilt av, e s, 140.8 s De Kalb av, 18.9x85. Dec. 27, 1 year. 3,250

McDonald, Miles F., to Samuel Whitson (Admr. Mary W. Vanderveer), Warren st, n e s, 200 n w Smith st, 20x100. Dec. 31, 5 years. 1,220

Muller, Charles M., to Robert Hentscher. 7th st, e s, 67.4 n Division av, 20x80. Dec. 31, 5 years. 2,500

Macknet, Theodore, Newark, N. J., to the Mutual Life Ins. Co., Newark, N. J. 5th av, w s. P. M. Sept. 19, 1 year. 11,000

Same to same. 3d st, n s. P. M. Nov. 7, 1 year. 9,200

Same to same. 3d st, n s. P. M. June 15, 1 year. 10,040

Nelson, James, and Henry McCann, to Hannah E. Stoutenburg. Quincy st, s s, 135.4 w Reid av, 16.8x100. Dec. 20, due March 1, 1878. 1,000

Niles, George W. and Eliza W., to Ann E. Agate. Sidney pl (No. 18), w s, 459.10 n State st, 25x100. P. M. December 31, due January 1, 1881. 14,000

Prentice, John H., to James L. and John J. White (Trustees E. White). Furman st, n w cor Joralemon st, 275.10x280 to East River. Jan. 2, due May 1, 1881, 6 per cent. 20,000

Quinn, Mary J., wife of John J., to Addison Brown. 2d pl, n s, 238 e Henry st, 54x133.5. Dec. 27, due March 1, 1878. 4,100

Rozell, Henry W., to Jane wife of Neil Doherty. Clermont av. P. M. Nov. 30, due Jan. 2, 1882. 3,000

Russell, E. C., wife of Walter C., to Kenyon & Newton. Bedford av, s e cor Herkimer st, 30 x90x9.9x—. Dec. 13, notes. 2,148

Scollay, John A., to Thomas B. Tappen (Exr. G. Tappen, Jr., dec'd), Charlotte J. Setz, James G. Du Bois and James Haggart. Myrtle av, s s. P. M. Dec. 30, 1 year. 1,030

Simpson, Helen M. (widow), to Laura F. Matson. Downing st, e s, 425 s Gates av, 25x200 to Irving pl. Dec. 22, 3 years. 4,500

Solomon, Isaac, New York, to Heyman Harris, New York. Hamilton av, e s, 98.10 n Carroit st, 20x—x25x76.4. Dec. 27, 3 years. 2,500

Sill, Horace, to James Sproule. Fulton st, s w s, 42.4 s e Navy st, 20x70.7x12.3 to Navy st, x 20x1.7x59.11. Jan. 2, due May 1, 1883, 6 1/2 per cent. 5,000

Smith, Patrick, to Lena Peters. Troutman st, n w s, 300 s w Central av, 25x100. Jan. 2, 1 year. 200

The Trinity Baptist Church, Brooklyn, to James L. Hodge. Greene av, s s, 86 e Patchen av, 40x100. Sept. 18, 2 years. 950

Trommersheiser, Maria, wife of Jacob, to Mary Johnson (widow), New York. Tompkins av, e s, 50 n Hopkins st, 25x68.4 to Delmonico pl, x 25x82. Jan. 2, 1 year. 3,000

The German Evangelical Lutheran St. Paul's Congregation, &c., to Charles F. Tag. Hoboken. 3d pl, Henry st. P. M. Nov. 10, due Dec. 1, 1880. 9,950

The Reformed Protestant Dutch Church at Green Point to the Board of Domestic Missions of the Reformed Church in America. Kent st, n s, 128.2 w Union av, runs north 18.4 x west 6.9 x north 86.8 x west 65.1 x south 105 to Kent st, x east 71.10 to beginning. Dec. 26, 1 year. 1,000

Troy, Peter, to William H. Scott. 5th av, Dean st. P. M. (10 Morts.) November 1, 3 years. 33,500

Turner, Joseph, to Ann Williams. 13th st, n s, 247.10 e 4th av, 12.6x100. Jan. 1, 5 years. 1,000

Woehr, John, to Bernhard Ness. Bergen st, s s, 176.6 w Smith st, 25x98.5. Dec. 28, 3 yrs. 2,500

Walter, August L., to Mary A. Squire (Extr. J. L. Williams). Hopkins st, s s, 45 e Marcy av, 20x100x19.5x99.6. Dec. 29, 5 years. 1,200

Ward, Mary E. (widow), to Eliza Manson. Madison st, n s, 200 w Yates av, 37.6x100. Jan. 2, 3 years. 680

Ward, Patrick, to Patrick Kain. North 4th st, n e s, 100 n w 6th st, 25x100. Dec. 29, 1 yr. 1,000

Weeks, Adeline G., wife of Samuel M., to William H. Hollis. New York av, e s, 24.7 n Atlantic av, 12x100. Jan. 2, 3 years. 2,500

White, George, to Edward Charman. McDonough st, s s, 25 e Yates av, 70x100. (4 Morts., each \$2,500.) Nov. 1, 3 years. 10,000

MORTGAGES — ASSIGNMENTS.

NEW YORK CITY.  
DEC. 26, 27, 28, 29, AND 31.

Amend, Bernard, and Joseph Koelble (Guards) to Michael P. Mosback. . . . . nom

Barker, Charles J., to Oscar F. Livingston. nom

Buell, James, and Jane A. Townsend (Exrs. C. H. Norton) to Randolph W. Townsend. \$3,600

Cheever, John H., to George Edgar Underhill. 12,000

Coyle, Matthew H., to Dorothe Kammerer. 1,500

Daniel, Katharine, to Frederick Schreyer. 100

Davis, Joseph A., to Charles Schlesinger. nom

Davison, Charles A., to Thos. B. Kerr and H. W. Robinson (Exrs. J. Kerr). 500

Davison, Mary A., to Thomas B. Kerr and H. W. Robinson (Exrs. J. Kerr). 3,500

Eisele, John, to Anton Schuler. 1,000

Gould, Sallie A., to Mary Green. 4,500

Govin, Jose, Jr., to Antonio M. Ros. 9,000

Grogan, Margaret or Marsella M., to Henry E. Klugh. 508

Gunther, F. Frederick, et al (legatees C. G. Gudther) to Moritz Schurck. nom

Hagemann, Justus, to William Reichlen, 23d Ward. (3 assigns.) nom

Housman, Edward A., Conn., to George G. and Wm. G. Dewitt and J. K. Lockman (Exrs., &c., Sarah A. Housman). 4,000

Howard, Letitia, and H. Pearsall, R. H. Statts, and Thos. Anderson (Exrs. J. W. Howard) to Howard Pearsall, Bridgehampton, L. I., and William R. Stewart (Trustees J. W. Howard). nom

Kammerer, Dorothea, to Margaretha Bolkart. 2,637

Kessling, Jacob, to William Dealing. 3,000

King, Henry, to Joseph King. (2 assigns.) 5,000

Leveridge, John H. and Benjamin C. (Trustees B. C. Leveridge) to John H. and Benjamin C. Leveridge (Trustees Mary Ann Leveridge). 3,000

McCauley, Rachel, to James Duffy. 1,000

McGratty, Patrick H., to Julius Katzenberg 3,709

McKesson, John, Jr. (Guard.) to Laura S. Forbes, Jr. 2,500

Meyer, Emanuel, to Ellen Haber. 5,500

Same to same. 10,000

Moller, Peter, to Peter Moller, Jr. 10,000

Morison, Daniel (Exr. L. Andrews) to Emily C. Weeks (Extr. R. K. Week). 1,000

Pearsall, Howard, Bridghampton, L. I., and W. R. Stewart (Trustees J. Howard) to Isaac N. Hebbard. 6,052

Roome, Charles (Exr.) to Dexter A. Hawkins. 7,650

Sand, Leopold, to Therese Sand. 9,000

Scholle, Abraham, and Michael Siegman, to Charles L. and Henry C. Cammann. 8,000

Skidmore, Joseph R. (Trustee Ellen DeWitt) to Mary P. Krebs. 15,075

Smith, Ellen H., to Lucius H. and Ellen H. Smith (Trustees Ellen H. Smith). 30,000

St. John, Eliza D., Phila., Pa., to Thomas P. I. and Moses B. I. Goddard, and George W. R. Matteson (Trustees J. C. Brown). 20,000

Terry, Lucretia (wife Stephen), Hartford, Conn., to Thomas B. Kerr, H. W. Robinson (Exrs. J. Kerr). 10,000

The Greenwich Savings Bank, to Henry T. Lee (Trustee Annie R. Elliott). 2,137

The Sixpenny Savings Bank, to George Graham. 17,000

The Trustees of Astor Library to James Williams. 4,500

The Washington Ice Co., to Thomas Cornell and Samuel D. Coy Kendall. nom

Townsend, Randolph W., to James Buell and Jane A. Townsend (Exrs. C. H. Norton). 3,600

Van Reed, Jacob H., to Gardner Van Reed 1,000

KINGS COUNTY, N. Y.  
DECEMBER 28, 29, 31, AND JAN. 2.

Adams, Russel W., to Jared Brewster. \$3,000

Agate, Joseph, to Jacob P. Marshall. nom

Backenheimer, Sussman, to Marx May.	550
Baster, Mary A., to Henry C. Knight.	605
Corrigan, William, to Jeremiah Ryder.	1,500
Coy, William A., Oskaloosa, Kansas, to Sarah E. Holcomb.	2,000
Drakes, John J., to Susan A. Pierson, Bridghampton, L. I.	500
Eisele, John, New York, to Anton and Susanna Schuler.	2,500
Heyman, Henry, to Chas. and Nat. Levy.	nom
Kohlsaat, John W. and Charles W., to Bertha M. Kohlsaat.	4,224
Same to same.	5,952
Same to same.	3,478
Same to same.	3,165
Kohlsaat, John W. and Charles W. (Exrs. John C. Kohlsaat, dec'd.) to John W. and Charles W. Kohlsaat.	2,000
Same to same.	1,590
Layton, Ida K. (Guard.) to George Alger.	150
Letts, Michael, and John Hoy, Camden, N. J., to George I. Tyson.	1,125
McFarlan, Edward, to Ethan A. Doty.	2,800
Pierson, Susan A., Bridgehampton, L. I., to William C. Tompkins.	500
Ramus, Esther (widow), to Deborah Powers, Lansingburgh, N. Y.	5,178
Roome, Charles, and D. A. Hawkins (Exrs. W. H. Ellet) to Dexter A. Hawkins (Exr. C. Ellet).	nom
Simms, L. G. (Guard.), to James Strachan.	1,000
Stevens, Albert G., to Ellen Stevens.	1,800
Strachan, James, to Jenny A. Betsinger, Oneida, N. Y.	500
The Long Island Savings Bank, Brooklyn, to John Sawyer.	3,000
The Mutual Life Ins. Co., New York, to Joseph Agate.	5,000
Vanderbilt, Gertrude L., to Lefferts Vanderbilt.	nom
Wils, Andrew, to George Loffler.	1,000

## MORTGAGES—CHATTELS.

*NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The letter "R" means Renewal Mortgage.*

### NEW YORK CITY.

DEC. 27TH TO JAN. 2D—INCLUSIVE.

#### SALOON FIXTURES.

Adler, H. 123 Rivington st. Fischer & Eppig.	\$120
Bailey, M. E. 267 West 34th st. De La Vergne & Co.	900
Brown, F. J. 53 East 44th st. F. Wright.	1,200
Cohrs & Underhill. 183 Pearl st. C. E. Marshall. Bar Fixtures, &c.	300
Cullen, N. 230 West 16th st. J. Byrnes.	250
Fink, R. 19 Grand st. J. Fink (Exr. of).	849
Green, Charles. 205 Chatham st. H. Zschemnitz.	390
Green, Chas. 23 Bayard st. H. Zschemnitz.	325
Gaffney, James. 214 East 63d st. B. Lynch.	200
Hampe, Ludwig. 59 Hester st. B. Karrichmid.	700
Heicke, R. 37 Bowery. W. Kreck.	600
Hoflich, Anna. 61 Eldridge st. P. Gorth.	495
Lyon, M. E. 267 West 34th st. De La Vergne & Co.	900
Machin, P. 88 East Broadway. F. Blind.	350
Maschmann, J. 308 Broadway. J. J. Keikel.	1,500
Merritt, J. A. 80 East 9th st. S. Sayles. (R)	3,000
Nagle, W. City. S. C. Boehm.	157
Muller, F. & D. 2 Bleecker st. C. Horn.	150
Rivinus, Charles. City. D. Jones. Brewery Fixtures. (R)	136,482
Rasp, H. 424 East 9th st. E. Rasp.	200
Rye, G. F. 349 Bowery. W. Wolff.	500
Semken, F. 20 Fulton st. Luyties Bros.	1,163
Senk, Marie. 110 East 14th st. C. Stein.	2,800
Weber, G. 433 East 5th st. A. Stauf.	150

#### HOUSEHOLD FURNITURE.

Basford, H. T. 165 9th av. L. A. Sprague.	150
Bacon, W. H. 41 West 13th st. H. Schile.	64
Borustein, M. & E. N. 147 East Broadway. E. Walters. Piano.	100
Bishop, H. B. 48 West 24th st. S. A. Spencer.	470
Betts, James C. Eastern Hotel. T. M. Ansdell. (R)	3,156
Betts, James C. Eastern Hotel. T. M. Ansdell. (R)	10,000
Castigan, W. 335 East 21st st. H. Schile.	39
Central Safe Deposit Co. City. John Green. Furniture, Fixtures.	500
Crolius, L. 74 West 125th st. P. Bell.	300
Chambers, C. G. 172 Lexington av. H. C. Carr. Piano.	1,100
Davis, R. D. 324 West 42d st. M. Davis. Piano.	150
D'Orville, A. 195 Broadway. W. H. Lee.	119
Davis, J. A. West Side Hotel. C. Schlessinger. Furniture, Fixtures. security	
De Laralette, A. M. 607 5th av. G. C. Flint & Co.	580

De Montufar, M. 121 West 8th st. S. Furniss.	450
Elliott, J. H. & M. H. 607 5th av. M. J. Sloane.	266
Ferguson, J. J. 367 Bleecker st. J. Baker. (R)	98
Frankford, I. City. C. Maxwell.	500
Furlong, S. M. & M. 73 West 11th st. H. Furlong.	2,000
Gieriet, A. 37 West 28th st. T. McCarty.	2,000
Green, Anna E. 48 West 26th st. J. B. McP. McHarty.	3,928
Goldschmidt, W. 1257 3d av. H. Schile.	92
Hutelsen, Selina. City. J. Henderson. Piano.	550
Jacques, G. R. 252 Broadway. G. Shepard.	175
Kaltwasser, J. 117 East 12th st. H. Schile.	136
Kellogg, E. W. 65 West 50th st. E. L. Terry.	725
Kellogg, E. W. 65 West 50th st. S. D. Busch.	350
Kopf, M. City. H. Schile.	123
Kent, J. E. 220 East 82d st. S. A. Allen. Piano.	50
Levy, Henry. City. J. Pakulski.	600
La Barbiera, J. 48 Broad st. P. J. Heizman. Office Furniture.	125
McGonigal, H. City. W. H. Lee.	116
Mendelsohn, M. City. S. Dillenberg.	1,455
McSpedon, T. 182 East 73d st. W. G. Marsh. (R)	1,500
Merritt, J. W. 80 East 9th st. G. W. Merritt. (R)	2,000
Mahon, John. 159 East 51st st. E. Van Ness.	500
Morris, L. C. 141 East 52d st. J. W. Congdon.	1,000
Naberl, F. 147 Forsyth st. H. Schile.	28
Oelkers, W. 33 Dey st. A. Zorn. Furniture, Fixtures, &c.	1,565
Priestly, E. 200 West 14th st. G. Shepard.	100
Pinkernely, J. 120 Hester st. J. Steurer.	250
Phippany, F. 117 West 31st st. J. Schlomsky.	285
Phippany, Fannie. 317 Broadway. C. Eaton.	156
Ruben, L. 110 Rivington st. L. Maschke.	600
Semken, F. 200 Front st. H. Schult. Furniture, Fixtures, &c.	3,000
Street, George. 128 East 128th st. A. Horton. (R)	400
Stern, Louis. 23 Bayard st. E. Zoellner.	1,000
Suckow, Dora. 120 West 45th st. G. Klearrich.	2,000
Schmidt, J. M. 293 Bowery. J. Hoffman. Furniture, Fixtures.	11,315
Thebaud, G. J. City. E. V. Thebaud.	2,000
Van Siclen, F. B. City. A. E. Horton.	200
Vose, M. E. 314 West 55th st. S. Voorhees. (R)	6,482
Wilmore, A. J. City. H. Schile.	64
Wilson, M. 14 West 13th st. P. Kildea.	300

#### MISCELLANEOUS.

Andrus, G. H. City. P. Eager. Fixtures. (R)	1,515
Bodelle, C. 171 Thompson st. A. Schaefer. Fixtures.	600
Baylis, D. E. Rossmore Hotel. H. W. Collender. Billiards.	1,200
Bliss, T. S. 416 West 17th st. G. T. Springstead. Smith Shop. (R)	180
Bailey, O. S. 142 West 39th st. De La Vergne & Co. Wagon, &c.	220
Blundell, W. N. 207 Pearl st. S. H. Newby. Fixtures.	250
Beam, F. M. 223 West 53d st. E. M. Voorhees. Horses, &c.	8,000
Borland, M. F. 944 8th av. E. Clark. Fixt.	50
Baldwin, J. F. 174 Fulton st. J. Clapp, Jr. Engine, &c. (R)	960
Bloomingdale, C. M. 152 Chatham st. W. S. Meyer. Fixtures.	350
Bloomingdale, C. M. 166 1/2 Chatham sq. W. S. Meyer. Fixtures.	450
Cockhill, Thos. 550 West 40th st. C. Mooney. Horse, &c.	1,000
Chapman, W. 77 Duane st. B. Dreyfus & Co. Machinery.	315
Clinum, A. 121 Mercer st. Merchants' and Traders' Nat'l Bank. Machinery.	4,000
Coffin, C. A. 87 John st. R. Hoe & Co. Press, &c.	3,500
Cannery, T. 149 West 25th st. F. Banfield. Coupe.	185
Davis, R. D. 611 8th av. M. Davis. Fixtures.	300
Dwan, James. City. T. C. Grant. Tugboat. M. M. Caleb.	200
Dove, T. B. 248 Bleecker st. Varian & Co. Fixtures.	75
Fields, W. S. City. H. H. Sylvester. Horse.	350
Gerst, Sigfried. 352 Bowery. A. A. Robert. Billiards.	125
Gleason, J. J. 96 Duane st. H. W. Collender. Billiards. (R)	825
Gregory, G. G. 148 East 49th st. W. H. Sage. Machinery. (R)	2,000
Giegerich, F. City. G. Kobert. Wagon.	270
Gleason, J. J. City. E. Wilson. Shoe Store.	1,419
Green, S. W. 18 Jacob st. R. Hoe & Co. Presses, &c.	6,595
Grefe, R. H. 170 Hudson st. F. D. Grefe. Horse.	250
Hendricks, N. J. 381 Broome st. C. Berranger. Machines, &c.	1,400
Hildmaier, John. 647 9th av. E. F. Reichert. Horses, &c.	600
Howe, F. E. City. E. Wright. Books, &c.	600
Hamilton, D. 406 East 10th st. J. Hughes. Fixtures. (R)	350
Higgins, W. J. 603 3d av. L. Rapp. Horse. &c. (R)	693
Horn, Jacob. 399 East 45th st. J. Gumb. Horse, &c.	100
Haff, I. W. 23 Dey st. H. C. Hulbert & Co. Printing Fixtures. (R)	306
Irwin, Alex. 126 East 63d st. W. Hill. Horses.	6,500

Jais, D. 8 1/2 Prince st. A. J. Benain. Cigar Store.	400
Kraft, R. 909 6th av. H. Dietrich. Fixt.	300
Levy, J. T. 161 Division st. J. Wolff. Fixtures.	417
Littell, R. E. Brooklyn, &c. T. E. Pearsall. Horse, &c.	300
Love, W. 127 Worth st. P. Schrader. Machinery.	150
Lorenz, F. J. City. C. G. Baker. Fixtures.	200
Meyer, M. City. E. Burger. Wagon, &c.	90
Matthews, S. E. City. C. C. Brown. Fixtures, Horses, &c.	800
Macgowan & Slipper. 30 Beckman st. R. Hoe & Co. Presses, &c. (R)	1,026
McGuigan, John. City. L. Heilbrunn. Horses.	522
McTague, P. City. L. Heilbrunn. Cows, &c.	190
Morange & Halbert. 189 West 10th st. E. A. Klein. Horse, &c. (R)	218
Mirabel, A. E. 100 Bleecker st. P. Delorme. Fixtures.	200
Matthews, S. E. 41 Sheffield st. C. C. Brown. Horses, &c.	800
Michel, Henry. 167 Suffolk st. C. Stigeler. Truck, Horse, &c.	1,000
May, Ella. 216 East 9th st. W. Becker. Forges.	500
Muller, C. 113 East 4th st. F. Elbert. Horse.	1,000
Meyer, A. D. 151 1/2 Bowery. S. B. Waterman. Fixtures.	1,500
McMenomy, H. 114 Elizabeth st. G. Dessocker. Coupe.	320
Nicholas, P. City. C. J. Nicholas. Fixt.	300
Odell, James. 244 9th av. J. Shea. Butchers' Fixtures.	1,000
Petgen, Hubert. 102 Ridge st. S. Gueing. Machines.	300
Pohley, Joseph and John. 606 East 13th st. B. Dreyfus & Co. Horse, &c.	450
Quincy, D. W. City. P. Hagan. Trucks, &c.	500
Rohrs, Chas. 315 Bleecker st. F. J. Stallbock. Fixtures.	100
Randall, O. A. & Co. 181 William st. P. Schaefer. Press, &c.	300
Rigney, W. City. G. Dessecker. Coupe.	165
Ryan, R. J. 114 East 11th st. S. M. Lutz. Presses.	802
Raabe, M. 145 East 4th st. H. Krause. Fixt.	500
Ryan, R. J. 114 East 11th st. R. H. C. Valentine. Press, &c.	265
Range, C. A. 114 Spring st. W. F. Waplig. Fixtures.	50
Schade, G. A. 243 Bleecker st. C. Stanger. Fixtures.	350
Schwer, S. M. City. J. Schwer. Fixt. (R)	500
Smith, J. City. E. Willis. Coupe.	406
Skiffington & Rice. City. F. J. Skiffington. Horse, &c.	150
Seelbach, G. 179 Av B. W. Guden. Drug Fixtures. (R)	600
Smith, W. 178 Centre st. P. Herder. Machines.	1,000
Stern, W. E. City. S. L. Isaacs. Horses.	1,500
Thum, A. 120 West 3d st. S. Foss. Fixtures.	150
Thorne, W. T. 107 West 31st st. R. Gordon. Carriages, &c. (R)	636
Voss, P. 1616 3d av. E. A. Gasteygen. Horse	700
Volkmann, P. D. 451 Pearl st. J. N. Volkmann. Wagon, &c.	500
Williams, John. 136 East 17th st. L. S. Keller. Carriage. (R)	600
Weissenreider, H. 519 1st av. C. Weissenreider. Horse, &c.	250
Ward, DeWitt C. 6th av and 53d st. C. E. Carman (Exr. of). Fixtures.	10,000
Weitz, A. City. J. Veth. Fixtures.	900
Webbon, E. W. 192 Broadway. E. E. Post. Fixtures.	1,500
Wright, H. 159 East 48th st. E. Willis. Coupe.	200

### BROOKLYN, N. Y.

Adam, James. 161 and 163 Dikeman st. James Horn. Machinery.	\$1,000
Arnold, Gottlieb F. 42 Varet st. Conrad Truchsess. Lager Beer Saloon.	300
Bliss, Elijah. 516 Pacific st. Frank E. Bliss. Furniture.	1,300
Barnitz, McCintie R. 548 Willoughby av. D. H. Brannan. Furniture.	457
Beardslee, George W. 314 Greene av. Josiah P. Fitch. Furniture.	500

Black, Austin. 117 Taylor st....John White. Furniture. 1,300
Byrnes, Margaret A. 368 Atlantic st....Eliza Mason. Furniture. 75
Coffin, Charles A. 85 and 87 John st....R. Hoe & Co. Printing Presses. 3,500
Conklin, William F. 169 Tillary st....Philip Abel. Tools, Fixtures, &c. 450
Cornwell, Robert G. Southwest cor Fulton and Adelphi sts....Louis C. Wedel. Drug Store. Carmine, S. B. 153 1/2 st....Adam Schulz. Furniture. 55
Cobb, William, and Nathaniel Billings....Francis Plunkett. Horse. 125
Chippman, Elisabeth G. Saratoga Springs....Don A. Hulst. Furniture. 1,457
Doyle, John. 96 Boerum pl....Alexander Cochran. Fixtures. 144
Davidson, Sarah A. 395 5th av....Mary B. Stansberg. Stock and Fixtures. 164
Droste, H. F. 918 Fulton st....David Krakauer. Piano. 110
Driscoll, Daniel. 887 Myrtle av....Phelps & Son. Piano. 325
Euler, Martin. Broadway....Theodore Schloerli. Hotel Fixtures, &c. 2,587
Eismann, John. 29 Graham av....Katharine Eismann. Lager Beer Saloon. 75
Fleming, John J. 191 Willoughby st....J. B. & J. W. Bland. Furniture. 112
Fitzsimons, Elizabeth and William. 255 Grand st....Rebecka Smith. Stock and Fixtures. 2,000
Fullerton, John C. and Daniel J. Langton. 1692 Fulton st....Dominick Langton. Liquor Store. 960
Garritt, Sarah S. G. 304 Carroll st....John H. Coon. Furniture. 500
Gibbs, Emma L. 113 Columbia st....Stewart & Co. Carpets, &c. 454
Green, Samuel W. 18 Jacob st, New York....R. Hoe & Co. Printing Presses. 6,595
Greene, Theodore B. 177 Montague st....Elizabeth Verplanck. Law Library, &c. 2,500
Geib, Catharine. 775 Herkimer st....B. M. Cowperthwait. Furniture. 261
Genett, John....William H. Whitney. Horses, Cattle, &c. 240
Grambart, John G. 121 Carroll st....A. M. Stein & Co. Horses, Trucks, &c. 800
Henn, Charles. 218 South 4th st....B. M. Cowperthwait. Furniture. 123
Herbert, Jacob. 131 Boerum st....Fuller & Pullen. Fixtures, &c. 117
Hack, Henry. Cor. Bushwick av and Adam st. Adam Schulz. Furniture. 49
Hagen, Mathew T. 1399 Pacific st....Henry H. Houston. Furniture. 1,500
Halenbeck, John F. 304 Myrtle av....John Bullwinkel. Fixtures. 250
Hanford, Wm. H....Monks & Campbell. Clarence. 200
Hartmann, Wm. E. 494 Broadway....Charles Rowell. Fixtures, Machinery, &c. 621
Hendright, Bridget. Cor 3d av and Warren st....Williams & Co. Stone. 216
Hendright, Bridget. Cor 3d av and Warren st....Williams & Co. Stone. 166
Hendright, Bridget. Cor 3d av and Warren st....Stone. 449
Hoenig, Daniel. 201 Meserole st....Bernard Klumner. Grocery Store. 300
Hartley, William T. and Margaret. 346 1/2 Grand st....Elizabeth French. Fixtures, &c. 300
Hogan & Brother....Peter Barrett and Robert Swanton. Wagon. 55
Jahn, Julius. 300 Washington av....Hermann Stursburg. Furniture. 3,000
Korn, Anton. 225 Rivington st, New York....Martin Groh....Shoe Manufacturing. 125
Laveck, Limery....M. E. & J. E. Lochie. Horses and Mule. 50
Lever, Richard. 208 Bridge st....Phelps & Son. Piano. 150
Lord, Elizabeth H. 26 Cambridge pl....Emil B. Meyowitz. Furniture. 1,000
Martons, Henry. 1012 Myrtle av....Heissenbutler & Wiese. Fixtures. 235
Macgowan & Slipper. 39 Beckman st, New York....R. Hoe & Co. Printing Press. 1,694
McLean, Thomas. Cor Franklin av and Montgomery st....W. Brooks Davis. Coupe. 160
Menzel, Frank G. 770 Gates av....Nellie F. Middleton. Butcher Shop. 175
Mooney, Agnes. 756 Fulton st....James J. Phelan and George Duval. Fixtures. 400
Murphy, Joseph A. 193 Adams st....D. McLean Shaw. Furniture. 400
Malone, Ellen. 283 Bedford av....Adam Schulz. Furniture. 37
McNamara, John. 69 North 3d st....Michael O'Conner. Stock, &c. 300
Moore, John. Cor Baltic and Court sts....James M. Borden and Stephen G. Condit. Liquor Store. 75
Monahan, George. 2 Fleet pl....David Jones. Ale. 19
Nolan, Thomas. Northwest cor Hudson av and Concord st....John Flynn. Furniture, &c. 1,100
Ou, Louis. 217 Hopkins st....Martin Ibert. Furniture and Fixtures. 350
Ockert, Minnie. 21 Wythe av....Adam Schulz. Carpet. 32
Ormsby, Thomas. 75 Grand st....Henry Monday. Fixtures. 100
O'Rourke, W. J. 104 Rapelyea st....John F. Mason. Furniture. 120
O'Brien, A. Cor Tillary and Navy sts....David Jones. Ale. 19
Peters, Bernhard, and George H. Fisher. 24 and 26 Broadway....George C. Bennett. Printing Presses, Type, &c. 7,000

Peters, Charles F. 15 Boerum pl....John Dill, Jr. Fixtures. 300
Redpath, Samuel J. 217 Sackett st....John F. Mason. Furniture. 122
Roecker, J. F. & Son. 358 Smith st....Mary Schweitzer. Fixtures. 450
Rosenthal, Edward. Willoughby av....Sigismund H. D. Pansch. Butcher Shop. 200
Schwab, Margareth. 65 Graham av....Catharine Pietz. Lager Beer Saloon. 300
Sullivan, A. T., & Co. 51 Tompkins av....Patrick Curley. Fixtures. 339
Sullivan, Michael. 918 Pacific st....George Malcom. Fixtures. 250
Schooner, Annie. 3 De Kalb av....Max Schoener. Bakery. 600
Schumacher, Mary. 187 Ainslie st....Henry Gerken. Horse and Wagon. 80
Schmidt, Hermann. 318 Smith st....Gustavus Voges. Fixtures, &c. 200
Sullivan, Michael. 918 Pacific st....George Malcom. Fixtures, &c. 250
Thinnes, Jacob. Northwest cor Vanderbilt and De Kalb avs....Hugh W. Colender. Billiard Tables, &c. 395
Van Wart, Alanzo. 316 South 1st st....Adam Schulz. Furniture. 83
Van Beuren, Richard A. 254 and 256 State st....Alfred W. Jacobs. Machinery, &c. 227
Volkomer, George. 7 Bremen st....Louisa Nolte. Horse and Wagons. 500
Voss, Henry. 427 and 429 Fulton st....John Farnen. Fixtures, Machinery, &c. 650

BILLS OF SALE.

Anderson, Henry C. to David Anderson. Bakery. 155 Myrtle av. 250
Ackerman, Otille A., to Joseph Vogelman. Bakery. 65 Grand st. 100
Bass, Bernhart, to Peter Simons, 284 Atlantic av. Stock and Fixtures. 385
Church, Rodney S., to Viola David. Milk Depot, 688 Bedford st. 160
David, George W., to Rodney S. Church. Milk Depot. 688 Bedford st. 100

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

NEW YORK CITY.

Dec. and Jan.
27 Appleby, Remsen—D. C. McNaughton. 573 76
28 Anspach, Lonhard—P. C. Harmon (Exr., &c.). 1,006 08
31 Ackerman, Henry B.—C. J. Ackerman. costs 84 70
31 Alley, A. Bryan—Henry Ross. 45 25
2 Ausfin, Thomas F.—F. H. Leggett. 548 16
3 Askey, John—Judson Haskell. 52 60
3 Anderson, Solomon—Hezekiah Kohn 376 44
27 Buehl, Charles Zum and Johanna Zum—J. A. Marr. 223 09
27 Byrne, Andrew—G. N. Manchester. 293 30
28 Bolding, George T.—Ann Paisley. 756 26
28 Burdick, Curtis E.—I. D. Earnstein. 168 35
28 Byrnes, John—Jane Carney. 570 82
28 Bayley, Joseph—Magdalena Bayley. 10,958 91
28 Broderick, John F.—Lafin & Rand Powder Co. 355 36
28 Brummer, Aaron—W. C. Conner (Sheriff, &c.). 818 62
28 Buckbee, John—Thomas Sesanan (Assignee, &c.). 199 50
28 Berrian, John—Nat. Citizens' Bank. 1,132 46
28 Bernstein, Morris—People of the State of New York. 300 00
28 Bauerschmidt, Frederick C.—John Schroyer (Exr.). 68 52
28 Behning, Henry—Gustav Lauter. 95 91
28 Barth, Louis—Henry Havemeyer. 271 83
29 Berrian, Cornelius—Nat. Citizen's Bank. 1,131 42
29 Bedington, Emily R.—W. I. Worthington. 232 50
29 Bainbridge, Edmund T.—J. J. Berne. costs 300 43
31 Bohan, Patrick—Bernard Cahn. 227 08
31 Burt, Edward—J. C. Hunt. 181 92
31 Boddicker, Frederick—J. W. Boyle. 745 00
31 Butterworth, Mary F.—S. W. Johnson (Exr.). 1,236 35
31 Bonner, Adam—Hugo Weil. 351 92
31 Brett, Patrick (individ. and as Exr.) and Winnifred (Exr., &c.)—L. M. Hirsch. 2,700 16
2 Beale, John C. (impld., &c.)—D. A. Munn, Jr. 333 15
2 the same—the same. 332 98
2 Bernard, Charles—Samuel Guggenheim. 74 61
2 Brinck, James W.—Mayor, Aldermen, &c. costs 77 04
3 Bader, Aaron—W. H. Gunther. 125 07

3 Bland, Joseph W.—H. B. Clafin. 849 00
3 the same—the same. 1,030 69
3 Baldwin, Annie—John Eddy. 93 96
3 Butcher, Zimri W.—S. B. White (Recr.). 502 44
3 Blum, Emile M.—Herman Jonas. 183 49
27 Cavanagh, John—O'Reilly, Skelley & Fogarty. 85 27
27 Cunningham, Robert and James—Brewers' & Grocers' Bank. 1,886 57
28 Cornen, Peter P.—Ann Ord. 2,655 39
28 Cassina, Nicolas—C. J. Bush. 79 30
28 Caldwell, Hart—People of the State of New York. 1,000 00
28 Castro, Edward—Faustino Lozano. 34 38
28 Cantrell, William and William H.—R. S. Perrin Brush Co. 32 23
28 Cantwell, James—P. W. Mead. 24 00
28 Campbell, William—A. W. Law. 120 38
29 Canary, Thomas—Murray Hill Bank. 331 75
29 Cantrell, Mary A.—Mary McVeay. costs 162 19
29 Cohen, Hyman—W. G. Ross. 289 86
29 Campbell, William P.—Edward Harbison. 189 98
29 Cunningham, Robert and James—D. S. Riddle. 141 14
29 Collin, John B.—E. D. Sniffen. 124 50
29 Callahan, Catharine—Bridget Wadsworth. 1,224 99
29 Camp, Charles—W. K. Hall. 59 50
31 Compton, Benjamin S.—Hayward Smith. costs 94 00
31 Corcoran, Thomas—Lot Connell. 95 50
2 Craighead, Horace—Manhattan Life Ins. Co. 2,421 61
2 Cooke, James—First Nat. Bank of Saugerties. 3,433 58
2 Coady, Thomas J.—Helene Wulfin. 2,854 25
3 Crowe, Bartholomew—H. B. Clafin. 1,511 74
3 Coray, E. A.—Burrall Spencer. 594 55
3 the same—T. C. Bates. 598 73
3 Cooke, James—First Nat. Bank of Saugerties. 2,654 97
27 Dewinder, John—Joseph Wangler (Exr., &c.). 2,321 21
27 Day, Austin G.—James Waterhouse. 198 59
28 Desmond, Cornelius—Charles Snowden. 3,092 79
28 De Cadezo, Thomas—Carl Herrmann. 182 50
28 Dunning, Jacob—People of the State of New York. 300 00
28 the same—the same. 300 00
28 Deignan, James—H. A. Wright. 571 57
28 Diehl, Justus—Gustav Lauter. 95 91
29 Daycock, W. H.—Nelson Millard. 84 82
29 De Wolf, David R.—C. R. Dean. 8,073 71
29 Distler, Veit—John Baierlein. 306 48
31 De Mariel, Henry—Maria Evans. 1,001 00
31 Degnan, John H.—J. W. Boyle. 313 08
31 Dieckmann, William—Hugo Weil. 351 92
31 Dorgeloh, Frederick and Deidrich—Edward Kane. 289 52
2 Drake, Mary H. (Extx., &c.)—Peter Schenck. 3,428 37
2 Dale, James S.—Manhattan Life Ins. Co. 2,421 61
2 Davis, John H.—Samuel Guggenheim. 74 61
2 Dolan, James—T. C. Lyman. 139 00
2 Dee, John W.—the same. 57 50
3 Doe, John—T. D. Warren. 1,077 82
3 the same—the same. 1,328 37
2 Eells, Cornelia A.—J. J. Astor. 5,192 40
28 Ellinger, Moritz—Joseph Reckendorfer. 270 19
28 Ellis, Wm. A. (impld.)—H. A. Butterfield. 839 12
29 Evans, Thomas C.—E. H. Wootton. 74 38
31 Elliot, James H.—J. M. Constable. 104 43
28 Felt, George H.—C. F. Wilken. 86 67
28 Florentin, Michael—Benjamin Fox. 259 95
29 Flanagan, Peter—John Phillips. 36 32
29 Featherston, John—C. L. Brokhorn. 210 00
29 Farley, Cornelius (a Marshal)—Charles Schildwacher. 271 00
31 Fink, Richard—Diederich Fink (Exr., &c.). 865 84
31 Fowler, Mortimer L.—S. W. Johnson (Exr.). 2,197 20
31 Fineran, Thomas—H. K. Thurber. 307 06
2 Foley, Charles H.—H. B. Clafin. 121 27
2 Fealey, Thomas—Peter Schenck. 3,428 37
2 Field, Wendel S.—C. P. Bowne. 106 93
2 Font, Pedro Coll—W. R. Garrard. 179 65
2 Feeny, Michael—T. C. Lyman. 177 50
3 Fairchild, Charles S.—T. D. Warren. 1,077 82
3 the same—the same. 1,328 37
3 French, Evelyn F.—J. B. Kely. 1,381 61
27 Graf, Theodore—G. W. Smith. 1,018 51
29 Goodwin, Gilman—Patrick Haughey. 181 82
29 Grant, David B.—John Laun. 452 85
29 Goodwin, Gilman—J. H. Drew. 2,869 52
31 Giles, William O. and Catharine C.—J. C. Todd. 81 65



31 Gross, Michael C. (Exr., &c.)—Henry Wehle.....	558 01	28 Monnot, John B. C.—Peter Lang.....	957 15	29 Swift, Francis—Mayor, Aldermen, &c.....	117 29
31 Glaser, Charles—John Schleich.....	339 43	28 Morris, Samuel—Solomon Lesser.....	734 45	31 Schuetze, Charles—M. H. Hagerty.....	105 23
31 Green, James—John Nix.....	315 01	28 Moore, Francis—W. S. O'Kie.....	460 63	31 Sellman, Charles—D. R. Hobart.....	30 90
31 Geschwend, Rosina and John B.—Herman Kamburger.....	167 50	28 Michael, Louis—W. C. Conner (Sheriff, &c.).....	\$18 62	31 Schaefer, Rosie—Eliza Ricker.....	249 13
2 Green, Daniel—Mary McGay.....	9,761 61	28 Mulcoy, Sylvester S.—C. M. Woolsey.....	85 08	31 Stratton, Theodore A.—J. S. Roberts.....	68 48
2 Gleason, James J.—W. H. Miller.....	334 31	28 Martin, Alexander—People of the State of New York.....	300 00	31 Schwartz, Charles—Emily M. Ward.....	67 49
2 Gregory, Susan—Helene Wulffing.....	2,354 25	28 Madigan, James H.—the same.....	300 00	31 Samson, Julius—Julius Freiberg.....	474 70
2 Grollimand, Emil—Jacob Ruppert.....	398 65	28 Mure, Charles L.—W. C. Duykinck.....	50 09	31 Shaw, James E.—D. D. Acker.....	2,277 70
2 Gleason, James J.—A. J. Cammeyer.....	33 21	28 Muchenheimer, Charles F.—P. W. Mead.....	35 33	2 Skidmore, Abram P.—Mary McGay.....	9,761 61
3 Garvin, S. B.—J. J. Crane.....	1,288 63	29 Mackellar, Thomas—Amelia Robins.....	1,224 46	2 Searles, Arthur C.—John Boyle.....	159 73
27 Horton, William E.—Daniel McKeever.....	120 66	31 Mayer, Charles H.—Julius Freiberg.....	474 70	2 Stute, Henry—J. W. Reppenhagen.....	374 62
28 Hickey, Felix and Patrick—Jane Carney.....	570 82	31 Miller, Charles E.—H. D. Polhemus.....	129 08	2 the same—Edmund Titus.....	34 84
28 Hyman, Elkin—W. C. Conner (Sheriff, &c.).....	\$18 62	2 Moritze, Charles—Theodore Lampman.....	341 09	3 Swinton, Robert—T. D. Warren.....	1,977 82
28 Havermann, Jacob—Louis Huesmann.....	1,329 20	2 Maginley, Benjamin—First Nat. Bank of Saugerties.....	3,433 58	3 the same—the same.....	1,238 37
28 Hart, Joshua—Solomon Farian.....	122 34	3 the same—the same.....	2,654 97	3 Steele, Peter V.—D. A. Lindsay.....	1,969 18
28 Hauser, Joseph—People of the State of New York.....	300 00	27 McCauley, Patrick J. M. W. Brett.....	10,651 42	28 Smith, Everett V.—C. M. Woolsey.....	85 08
28 Hadley, Washington—Meriden Britannia Co.....	2,005 75	31 McDonnell, James—J. P. O'Neill (Recvr., &c.).....	1,127 32	29 Smith, Hugh—John Shannon.....	136 33
28 Hughes, Albert E.—H. A. Wright.....	267 16	2 McDonough, John—W. C. Bryant.....	26 45	29 Smith, James L.—E. A. Phelps, Jr.....	522 79
28 Hurd, Henry—Emily McKean.....	1,371 77	28 Nichols, William B.—Joseph Park, Jr.....	74 87	31 Smith, Harry J.—Sab Schney.....	143 88
28 Hahn, Isidor—Alfred Booth.....	1,427 63	28 Newhall, Luther C.—Lorenzo Delmonico.....	1,788 00	27 Trischet, Samuel—William Sulzbacher.....	1,053 56
29 Havermann, Jacob—Elizabeth Huesmann.....	1,025 80	29 Newman, Alexander F.—E. A. Lewis.....	1,520 03	29 Thacher, Thomas—Amelia Robins.....	1,224 46
29 Hennessey, John—Janet Fraser.....	136 50	29 Nicholson, Richard—Michael Duff.....	259 50	29 Thielemeier, Gottfried—Conrad Bitzer.....	191 55
29 Hatch, Samuel—H. P. De Graef.....	1,227 36	31 Nagle, William—P. V. Frank.....	132 16	29 Taylor, Alfred H., Jr.—H. W. Stehr.....	335 05
31 Hayward, Joseph—Cornelius Turck.....	86 01	28 O'Sullivan, Sylvester J.—William Whiteside.....	289 62	29 Thomas, Edward—Justin Kellogg.....	361 70
31 Heller, David, Ascher and Solomon W.—James Talcott.....	3,410 15	28 O'Neill, Ambrose—John Touhill.....	250 78	29 Taneau, Julia A. (Admrx, &c.)—J. L. Perley.....	costs 110 04
31 Hahn, Herman—C. C. Peste.....	117 50	29 O'Neill, Francis—John Nugent.....	104 43	29 Thomas, Andrew J.—Courtland Palmer (Trustee).....	323 61
31 Henn, Henry—J. W. Boyle.....	89 76	31 O'Connor, Maurice J.—Samuel Marsh.....	56 34	31 Tenney, Horatio N.—J. C. Hunt.....	181 92
31 Herzberg, Moritz—Charles Bellows.....	15 37	3 Optycke, Emerson—D. A. Lindsay.....	1,909 18	31 Tubby, Joseph—David Rosenberg.....	86 46
2 Heany, John—Germania Life Ins. Co.....	951 77	28 Polhamus, Charles T.—Ninth Nat. Bank.....	579 80	3 Terry, George S.—D. A. Lindsay.....	1,969 18
2 Housten, David (Exr., &c.)—Peter Schenck.....	3,428 37	28 Partington, Isaac—C. E. Secor.....	131 82	3 Therasson, Louis F.—C. P. N. Weatherby.....	2,960 50
2 Hastings, Ellen—John O'Connell.....	482 00	28 Pickett, Byron M.—G. A. Reynolds.....	241 62	28 The Russian American Mfg Co.—W. R. McCullough.....	43 69
3 Hill, William R.—T. D. Warren.....	1,077 82	28 Pluff, Margaretha—Townsend Wandell.....	72 27	28 The Met. Life Ins. Co.—Peter Gratatan (Exr., &c.).....	6,057 63
3 the same—the same.....	1,328 57	29 Patterson, Franklin B.—Henry Werner.....	299 55	28 The Nat. Life Ins. Co. of the U. S.—the same.....	7,109 32
3 Hanan, Martin—Samuel Wilson.....	1,122 35	29 Poerschke, Julius—J. A. Candee.....	1,027 55	28 The Mayor, Aldermen, &c.—Hester Redmond (Admrx.).....	5,265 04
27 June, F.—W. J. Hough.....	30 87	31 Price, Harrison and Cornelius A.—J. C. Hunt.....	181 92	29 The New York Hardwood Flooring & Wainscoting Co.—A. M. Lindsay.....	1,548 01
28 Johnson, Nicholas—People of the State of New York.....	300 00	31 Porges, Barbara—John Schleich.....	339 43	29 The Mayor, Aldermen, &c.—Ann Dalton.....	353 99
28 Jackson, Jane—the same.....	300 00	31 Pope, Sarah N.—B. E. Valentine.....	187 91	31 The Paterson Fire Ins. Co.—Chesebrough Mfg. Co.....	1,435 67
28 Jacot, Pasquale—the same.....	300 00	2 Pryer, John T.—H. J. Welton.....	136 01	31 The Mayor, Alderman, &c.—E. D. Brown (Presdt).....	13,431 48
29 Jeffrey, Mary and Emma—T. D. Brown.....	217 67	2 Pinckney, E. A.—American Tract Society.....	128 77	31 the same—Susan D. Brown.....	736 29
31 Jones, John J.—S. R. Van Duzer.....	381 05	3 Peck, Robert E.—Lehigh Valley Coal Co.....	1,870 04	31 the same—J. L. R. Wood.....	3,682 74
31 Jardine, Elizabeth—Alvah Rowe.....	1,553 84	3 Pittman, Thomas W.—George Maguire.....	687 96	2 The Society of the New York Hospital—Martha C. Coe.....	costs 275 47
3 Jones, George A.—H. G. Chadwick.....	82,358 47	3 Platz, Jacob—Joseph Platz.....	778 21	2 The Third Avenue Railroad Co.—Joseph Patrick.....	290 62
3 the same—Adeline J. Chadwick.....	5,378 75	15 Quinlan, Jeremiah—Dorflinger Glass Works.....	319 13	2 The German Savings Bank of the Town of Morrisania—H. F. Voessing (Admr.).....	1,699 62
27 Kaim, Abraham and Maurice—W. M. Humphrey.....	252 66	2 Quigley, Daniel J.—Helene Wulffing.....	2,854 25	27 Voorhis, John D.—Phiny Freeman.....	749 56
28 Knox, Eli B.—Laffin & Rand Powder Co.....	355 36	28 Rosenzweig, Keyv—Aaron Levy.....	80 77	2 Valentine, James H.—Emma S. Valentine.....	157 20
28 Kirkland, Benjamin B.—D. H. Brooks.....	76 99	28 Ritterband, J. Solis—Ann Ord.....	2,655 39	28 Van Cott, Theodore S.—I. B. Crane.....	220 29
28 Keadin, Martin—Mary Rigney.....	302 86	28 Ritchie, Peter C.—People of the State of New York.....	300 00	31 Van Horn, John W. and George G.—J. J. Astor.....	4,820 15
28 the same—Aunie Rigney.....	310 69	28 Rappenhagen, John W.—the same.....	300 00	27 Warren, George W.—Mary A. Warren.....	105 54
28 the same—J. H. Rigney.....	221 25	28 Remp, Louis—the same.....	300 00	27 Walsh, Thomas—G. N. Manchester.....	293 30
28 Knief, James—People of the State of New York.....	300 00	28 Rainon, Louis—the same.....	300 00	28 Wertheim, Jacob and William—W. I. Peake.....	1,103 33
28 Kropp, Nicholas—the same.....	300 00	28 Reynolds, Michael—John Touhill.....	250 78	28 Wright, Charles—People of the State of New York.....	300 00
28 Kane, Patrick—the same.....	500 00	28 Roussel, Charles—Abraham Beinheimer.....	468 72	28 Wolff, Ferdinand—Louis Huesmann.....	1,329 20
29 Klein, Adam and John—J. A. Condee.....	1,027 55	29 Robinson, Gilbert, Sr.—David Walderstein.....	88 66	28 Wild, Thomas—William Hastings.....	226 37
31 Koehler, Heinrich—Wm. Schranm.....	costs 108 60	29 Rintelen, Adam C.—James Butler.....	178 36	28 Wahn, Michael—P. W. Mead.....	28 33
31 Keogh, Andrew—Sarah Nougher.....	112 00	31 Roach, Thomas—T. C. Lyman.....	241 63	29 Wolff, Ferdinand—Elizabeth Hassmann.....	1,025 80
31 Kelly, John—Great Western Ins. Co.....	99 13	2 Rautbitscheck, Edward K. (impld.)—Rebecca Jones.....	1,386 45	29 Winfield, Helena A.—Regina Klein.....	costs 269 29
31 Kip, Walter N. and Ira A.—Michael McN. Walsh.....	536 37	2 Rader, Max and Louis B.—G. H. Stayner.....	4,496 94	31 Winchell, Rensselaer B.—Richard Gledhill.....	1,451 56
2 Kelly, Maria—Mary McGay.....	9,761 61	2 Rosenthal, Henry—J. P. Brainerd.....	86 22	31 White, Jonathan A. (impld., &c.)—C. H. Kerner.....	3,693 51
2 Klein, David—John Grier.....	373 61	3 Rosendale, Simon W. (Recvr.)—Gottfried Thulemeyer.....	costs 88 57	2 Walker, Joseph—W. C. Rhinelandt.....	278 83
2 Keicher, Charles—Germania Life Ins. Co.....	951 77	27 Schulze, F. H.—U. S. Life Ins. Co.....	529 29	3 Whelan, Thomas—Solomon Simon.....	243 70
2 Kraft, Charles—Phillip Schindler.....	4,722 15	27 Staples, William J.—Frank Jenkins.....	1,164 67	3 Weleke, Edward W. and Robert A.—H. A. Tilden.....	216 46
3 Keyworth, Thomas—T. W. Moore.....	90 86	27 Schaffel, August—F. W. Meyer.....	141 51	28 Young, John—People of the State of New York.....	300 00
27 Leon, Solomon—David Levy.....	59 50	28 Sonneborn, Solomon S. and Jonas—Ann Ord.....	2,655 39	29 Yutte, Henry—the same.....	1,000 00
27 Larkin, Martin—D. M. Koehler.....	151 72	28 Sullivan, John—People of the State of New York.....	300 00	31 Youngs, Samuel—S. R. Van Duzer.....	381 65
28 Lippincott, William H., Jr.—Charles Snowden.....	3,092 79	28 Story, Lizzie—Sarah Coleman.....	121 59	31 Young, Daniel R.—H. D. Polhemus.....	129 08
28 Lowenhaupt, Henry—W. S. O'Kie.....	460 63	28 Stubben, Henry—Ephraim Howe.....	180 61	28 Zeiss, George H.—P. C. Harmon (Exr., &c.).....	1,006 08
28 Langney, James—People of the State of New York.....	500 00	29 Spaulding, Bernard—Amelia Robins.....	1,224 46	31 Zemansky, Solomon—Leopold Krassa.....	687 20
28 Loew, Edward V.—P. C. Harmon (Exr., &c.).....	1,006 08	29 Stover, Henry D.—Henrietta Hildburghauser.....	3,876 67		
28 Lanigan, Mark—William Hastings.....	226 37	29 Stoddard, S. P.—Abby Townner.....	334 84		
28 Lockwood, James B. (Gen'l Assignee, &c.)—Thomas Rogers.....	110 89	29 Schaffer, Adolphina—Elizabeth Huesmann.....	1,025 80		
31 Loesch, George—C. R. Gardiner.....	209 55				
27 Manahan, Thomas—Theodore Weed (Exr., &c.).....	376 35				
27 Marschal, Leopoldine and Richard—E. J. H. Tansen.....	286 89				
27 Martin, Brazill R.—J. W. Hamburger.....	191 56				
27 Miller, John—Marks Goldstein.....	104 75				
27 Meyer, William—F. W. Meyer.....	141 51				

KINGS COUNTY, N. Y.

Dec. 26 Annan, Edward—The Farmers' & Mechanics' Nat. Bk. of Buffalo....\$10,142 72

Table listing real estate transactions with columns for number, name, and amount. Includes entries like Adams, Catharine (impld., &c.)—M. Healy, Ryan, Catharine (impld., &c.)—M. Healy, Rigney, Karin—I. Crosby, Jr., etc.

Table listing real estate transactions with columns for number, name, and amount. Includes entries like Ryan, Catharine (impld., &c.)—M. Healy, Rigney, Karin—I. Crosby, Jr., Steinmuller, Andrew (impld., &c.), etc.

Table listing real estate transactions with columns for number, name, and amount. Includes entries like Forty-first st, n s, 125 e Madison av., Forty-second st, s s, 125 e Madison av., etc.

SATISFIED JUDGMENTS, N. Y.

Table listing satisfied judgments with columns for name, date, and amount. Includes entries like Alexander, Magnus D. and Julius D.—Jacob Hecht, Adams, J. A.—Adam Claffin, etc.

MECHANICS' LIENS.

Table listing mechanics' liens with columns for name, address, and amount. Includes entries like Dec. and Jan., Cherry st, n s, 83 e Jefferson st, etc.

KINGS COUNTY, N. Y.

Table listing real estate transactions in Kings County with columns for number, name, and amount. Includes entries like Dec. and Jan., Bainbridge st, s s, 255 w Hopkinson av., etc.

BUILDINGS PROJECTED.

NEW YORK CITY. Plan 772—Thirty-fourth st, No. 119 West, two five-story brown stone dwellings, 12.6x60; cost,

each, \$5,000; owner, E. Augusta Grinnell, No. 117 West 34th st; architect, H. F. Kilburn.  
Plan 773—Twenty-sixth st, No. 212 East (rear), one three-story brick shop, 28x30; cost, \$2,000; owner and carpenter, P. Corr, No. 216 East 26th st; mason, not selected.

1878.

Plan 1—Fifty-fifth st, s s, 150 e 8th av, one five-story brown stone apartment house, 25x98; cost, \$30,000; owner, D. Burgan, No. 311 West 51st st; architect, W. H. Cauvet; masons, Cockerill & Spaulding; carpenter, not selected.

BROOKLYN, N. Y.

Broadway, No. 634, being 150 e Yates av, one three-story brick tenement, 25x55; owner, John Schaffner, No. 33 Graham av; architect, Th. Engelhardt; builders, B. Rauth & Bro. and Ph. Engelhardt.

Cumberland st, Nos. 159, 160, 161, 162 and 163, five four-story brown stone tenements, 22x60; owner, J. E. Mangels; architect and builder, W. N. Hall.

Madison st, n s, 116 e Bedford av, two two-story and basement brown stone dwellings, 20x40; owner, Thomas Fitzgerald; architect, John M. Casey; builder, Edward Van Voorhis.

North Sixth st, cor 5th st, one one-story brick store, 22x48; owner, O. Gudden; architect, — Herbert; builder, J. Fallon.

Eighth st (No. 332), s s, 138.3 w 6th av, one three-story brown stone dwellings, 20x45; owner, W. H. Whitney, on premises; architect, &c., N. M. Whipple.

De Kalb av, Nos. 1085½ and 1087, two three-story frame stores and dwellings, 16.10x45; owner, P. Mulledy, No. 576 Quincy st; architects, Parfitt Bros.

Johnson av, s s, 90 n Bushwick av, one one-story frame shop, 25x45; owner, John Fisher; architect, John Platte; builder, John Heilmann.

Lexington av (Nos. 463, 465 and 467), n s, 335 e Tompkins av, three three-story brown stone dwellings, 20x40; owner, &c., Lemuel Burrows, No. 620 Greene av.

Park av, No. 833, one three-story frame tenement, 20x38; owner, Patrick Marren; builder, M. Madigan.

ALTERATIONS, N. Y.

Barclay st, No. 59, repairing damage by fire; cost, \$3,500; owner, Grocers' Bank; builders, Lyon & Bunn and E. Smith.

College pl, Nos. 2 and 3, repairing damage by fire, &c.; cost, \$3,000; owner, C. H. Macy; builders, W. C. Hanna and E. Smith.

Eighth av, No. 619, repairing damage by fire; cost, \$1,400; owner, — Dougherty; builder, James Brady.

Fifty-eighth st, s s, 200 e 2d av, roof made flat and tinned; cost, \$868; owner, John McKim; architect and builder, James J. Guiry.

Grand st, No. 268, extension, 12.6x35; cost, \$900; owner, L. Stoiber; architect and builder, F. Kircheis.

Greenwich st, Nos. 239, 241 and 243, repairing damage by fire; cost, \$1,500; owners, Andrew Little & Bro.; builders, W. C. Hanna and Doyle & Cullen.

Greenwich st, No. 426, raised one story, extension, 19.4x30; cost, \$2,500; owner, Jacob Weeks; architect, F. W. Klemt; building done by days work.

Madison st, No. 101, raised one foot and extended on east front wall partially rebuilt; cost, \$1,500; owner, Mr. Ryan; architect, Fredk Jenth.

Peck slip, No. 3, raised one-story; cost, \$1,000; owner, &c., A. S. Underhill.

Second st, Nos. 185 and 187, raised one story; cost, \$1,900; owner, C. Stein; architect, Wm. Jose.

Third av, n w cor 9th st, cor opened for door; cost, \$200; owner, Estate T. C. Burdett; builder, T. K. Schermerhorn.

MISCELLANEOUS.

PROCEEDINGS OF THE BOARD OF ALDERMEN, AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolution has been introduced, and referred to the appropriate committee. † Indicates that the resolution has passed, and been sent to the Mayor for approval.

NEW YORK, December 31, 1877.  
CURB, GUTTERING AND SIDEWALKS LAID.  
185th st, from Kingsbridge road to 10th av.  
MANS.  
146th st, west of 3d av, ordered on file, croton.  
134th st, bet Willis av and Brown pl, gas.†

BUREAU FOR COLLECTION OF ASSESSMENTS.

NEW YORK, Dec. 21, 1877.  
Property-holders are hereby notified that the following assessment list was received this day in this Bureau for collection:  
(Confirmed and Entered Dec. 15, 1877.)

PAVING.  
56th st, from Madison to 4th av.  
100th st, from 8th to 10th av.  
152d st, from St. Nicholas av to Boulevard.  
REGULATING AND PAVING.  
Seventy-ninth st, from 9th av to Hudson River.  
All payments made on the above assessments on or before February 19, 1878, will be exempt from interest. After that date interest will be charged from the date of confirmation.

KINGS COUNTY BUILDING DEPARTMENT.

Year ending December 31, 1877—New buildings, 1,708, of which 1,137 were brick and 571 were frame; 887 being for private dwellings, 256 for stores and dwellings, 32 factories, 5 breweries, 21 storehouses and nearly all the remainder for dwellings or stores and dwellings intended for occupancy by several families. The total cost of the buildings was \$7,004,000.

To alter houses, 931 applications were made, of which 917 were granted; the total estimated cost of which was \$517,782. Sixty-four buildings were removed, and 254 violations of the Building laws were acted upon.

We print these data through the courtesy of the Building Department tendered by Clerk Mr. Henry S. Campbell.

SPECIAL NOTICE.

Mr. C. L. Cornish has recently commenced business as a Real Estate broker, at the corner of Fifth avenue and Fifty-ninth street, in the building originally intended for the Knickerbocker Hotel. Mr. Cornish has been long and favorably known, especially in the section he is now located, and his thorough knowledge of real estate, acquired during a period of some twenty years, renders him in every way well qualified to give entire satisfaction to those parties entrusting business to his care. Mr. Cornish is at present building the house at the corner of Fifth avenue and Sixty-first street for Mr. I. A. Bostwick.

BUSINESS CHANGES.

ASSIGNMENTS—BENEFIT CREDITORS  
Dec. and Jan.  
29 Hoerle, Henry Charles, to Wm. P. Hotmer.  
29 Croughwell, James, to Joseph Bessicks.  
31 Schuster, Susman, to Charles Kahn.  
31 Bonner, John } to Burr W. Griswold.  
31 Sewell, Arthur L. }  
31 Green, Harry, to Jacob Susse.  
31 Lieson, Anton, to Anton Eilers.  
2 Hadley, Henry C., to Charles H. Lowerre.  
2 Haas, Jetta, to Louis Baerlein.  
2 Weinman, Henry M., to Lazarus Weinmann.  
2 Wilson, Stephen, to George A. Greensward.  
2 Abrahams, Lewis, to Raphael Kaufman.  
2 Bear, Isaac, Samuel and Philip, to Simon Bing, Jr.  
2 Davis, Raphael D., to Joseph Gallinger.  
2 Boynton, Melville C. (comprising the firm of Boynton & Co.), to Joel O. Stevens.  
2 Bittmann, Frederick, Jr. } to Anthon Weidman.  
2 Moloney, Michael }  
2 Snyder, Francis }  
3 Snodgrass, Wm. J. }  
3 Jacobsen, Moritz I. } to Charles P. Thore.  
3 Anderson, Anton G. }  
3 Wieneke, Henry R., to Christian G. C. Otersen.  
3 Kehoe, Matthew and Matthew, Jr., to Michael Walsh.  
4 Keenan, Patrick H. } to Franklin Krum.  
4 Rosengrave, Thomas W. }  
4 Heine, Bernard } to Abram P. Welch.  
4 Moller, William }  
4 Bellamy, John, to Eben F. Bacon.

VOLUNTARY BANKRUPTCY.

Kirkland, Henry R., referred to Reg. Dayton.  
Schaffer, Adolphina }  
Wolff, Ferdinand } referred to Reg. Allen.  
Haverman, Jacob }  
Kaemmerer, John J., to Reg. Dwight.

Woodward, George M., referred to Reg. Ketchum.  
Rader, Max and Louis B., referred to Reg. Little.  
INVOLUNTARY BANKRUPTCY.  
Nichol, John, Jr., referred to Reg. Allen.  
Currie, Robert, referred to Reg. Dwight.  
Bick, Philip and Joseph C., referred to Reg. Ketchum.  
Cox, Henry A., referred to Reg. Little.  
DISCHARGES IN BANKRUPTCY.

Presby, Wm. A.  
Martin, Charles.  
Amberg, Moses.  
Corgwell, Miens.

ADVERTISED LEGAL SALES.

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

Jan.  
Columbia st (No. 6), e s, 100 n Grand st, 25x100 two-story frame store and dwelling and three-story brick dwelling in rear, by E. A. Lawrence. (1st mort.; all liens, about \$3,150) 7  
Fifty-first st (No. 314), s s, 185 e 2d av, 15x70.5, three-story stone front dwelling, by C. J. Lyon. (1st mort.; all liens, about \$8,750) 7  
Eighty-second st, n s, 300 w 9th av, 150x77.3x150.6x 65.5, vacant lots, by Scott & Myers. (1st mort.; all liens, about \$10,375) 7  
Tinton av, s w cor Elm st, 125x100, by J. M. Smith (Ref.), at Carpenter's Hotel, Railroad av and 167th st. (Foreclos. sale) 7  
Lexington av, n e cor 48th st, 20x51.6, by M. Logan. (1st mort. \$502) 7  
Madison av, n e cor 67th st, 100.5x125, by H. N. Camp. 8  
One Hundred and Twenty-sixth st (No. 226), s s, 235 e 3d av, 20x99.11, three-story brick dwelling, by H. N. Camp. 8  
Albany st (No. 19), n s, 52 w Washington st, 20x68 six-story brick store and dwelling, by E. H. Ludlow & Co. (1st mort.; all liens, about \$14,000) 8  
Forty-ninth st, s s, 250 e 1st av, 75x100.5, two-story brick dwelling, by J. M. Miller. (1st mort.; all liens, about \$6,750) 8  
One Hundred and Twenty-eighth st, n s, 75 w 4th av, 18.5x99.11, three-story one front dwelling, by Louis Mesier. (1st mort.; all liens, about \$4,425) 8  
Third av, s e cor 156th st, 130.5x202.5 to Brook av, x southwest to Mill Brook, x 162.9x196.2, by J. M. Miller. (2d mort.; all liens, about \$5,400) 8  
South 5th av (No. 220), n s, 58.9 e Grand st, 25x27.5, five-story brick store and dwelling, by J. T. Boyd. (Leasehold.) (1st mort.; all liens, \$3,400) 8  
Ninth av, s e cor 65th st, runs east along 65th st, 100 x south 25.5 x west 86.10 to Boulevard, x northwest 28.2 to beginning, vacant lot 8  
Madison av, n e cor 85th st, runs north 102.2 x east 62.3 x north 102.2 to 86th st, x east 51.1 x south 204.4 to 85th st, x west 113.4 to point of beginning, seven one-story frame dwellings. 8  
One Hundred and Eighteenth st, n s, 125 w 7th av, runs north 301.10 to 119th st, x west 250.5 to St. Nicholas av, x south 230.10 to 118th st, x east 135.5 to point of beginning, one-story frame dwelling. 8  
by E. H. Ludlow & Co. (1st mort.; all liens, about \$90,875) 8  
Tenth av, s e cor 12d st, 25.8x100, vacant lot, by H. W. Coates. (1st mort.; all liens, about \$10,975) 8  
Eightieth st, n s, 120 w Madison av, 42x102.2, vacant lots, by Hugh N. Camp. 8  
One Hundred and Ninth st (No. 243), n s, 120 w 2d av, 20x100, two-story frame dwelling, by C. J. Lyon. (1st mort.; all liens, about \$2,950) 9  
One Hundred and Thirtieth st, n s, 193 w Av A, 25x100.10, by R. V. Harnett. 9  
Mulberry st (No. 74), e s, 275.10 s Canal st, 21.5x 100.6, frame sheds and coal yard, by Sheriff, at City Hall. (Sale under execution) 9  
Twenty-seventh st (No. 346), s s, 274 e 9th av, 16.6x 98.9, three-story stone front dwelling, by A. H. Muller & Son. (1st mort.; all liens, about \$8,030) 9  
Fiftieth st (No. 421), n s, 491.8 e 10th av, 16.8x100.5, three-story brick dwelling, by R. V. Harnett. (1st mort.; all liens, about \$6,391) 9  
Fifty-fourth st (No. 249), n s, 175 e 8th av, 18.9x 1/2 block, three-story stone front dwelling, by R. V. Harnett. (1st mort.; all liens, about \$15,900) 9  
Seventy-ninth st (No. 179), n s, 112 w 3d av, 22x 102, three-story brick dwelling, by R. V. Harnett. (1st mort.; all liens, about \$9,750) 9  
Fifty-first st (No. 46), s s, 621 w 5th av, 22x100.5, four-story stone front dwelling, by E. H. Ludlow & Co. (Columbia College lease.) (1st mort.; all liens, about \$13,950) 9  
Houston st (No. 27), s s, 64 e Crosby st, 26x125.8, four-story brick store and dwelling, by Gerard Betts. (1st mort.; all liens, about \$16,325) 10  
Fifth av (Nos. 463 and 465), e s, 26.7 n 40th st, 33x 95, two four-story stone front dwellings. 10  
Fifth av (Nos. 463), e s, 76.1 n 40th st, 16.6x95, four-story stone front dwelling. 10  
by E. H. Ludlow & Co. (Information concerning liens refused) 10  
Thirty-fifth st (No. 70), s s, 100 e 6th av, 18x98.9, four-story brick dwelling, by V. K. Stevenson, Jr. (1st mort.; all liens, about \$13,660) 10  
One Hundred and Nineteenth st (No. 230), s s, 240 w 2d av, 20x100.11, three-story brick dwelling, by R. V. Harnett. (1st mort.; all liens about \$5,550) 10  
Thirtieth st (No. 24), s s, 350 w 5th av, 12.6x98.9, five-story stone front dwelling, by A. J. Bleeker. (1st mort.; all liens, about \$19,855) 11  
Fifty-third st (No. 313), n s, 157.6 e 2d av, 19.2x 100.5, two-story brick dwelling, by R. V. Harnett. (4th mort.; all liens, about \$5,725) 11



Table with 2 columns: Name and Amount. Includes entries like Kuelin, Adolph - L. Carpenter, Poughkeepsie... 2,500; Kennedy, Patrick - R. W. Nelson, Poughkeepsie... 4,000.

CHATEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Wenz, Jacob, Poughkeepsie - Wase & Merritt, stock of groceries... 115.

BILLS OF SALE.

Table with 2 columns: Name and Amount. Includes entry like McElrath, Jno., Poughkeepsie - M. McElrath, saloon fixtures... 900.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Butler, John - H. H. Conklin and ano... 37; Cleveland, Mary - W. F. Frost... 24.

MECHANICS' LIENS.

Table with 2 columns: Name and Amount. Includes entries like Collier, I. H. - C. Horton, Poughkeepsie... 50; Freeman, J. E. - G. W. Emms, La Grangeville... 147.

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Beam, Jane Maria - Chas. McWilliams, Wawayanda... 5550; Callahan, James - Peter Kniff, Montgomery... 500.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Agnew, Miles - James Mahoney... 219; Barnes, Sarah - W. Hallock et al... 36.

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Barndt, Michael - A. Alrock, Niskayuna... 4,400; Clute, J. F. (as ref.) - I. H. Toll, Glenville... 1,800.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entry like Close, L. B. - A. G. Vedder, Nott terrace, 4th ward... 900.

Table with 2 columns: Name and Amount. Includes entries like Campbell, Sarah H. - Elizabeth Tefft, College st. 2d Ward... 300; Flynn, Michael - P. McNulty, Niskayuna... 600.

ASSIGNMENTS OF MORTGAGES.

Table with 2 columns: Name and Amount. Includes entry like Gady, Stanton, et alux exrs. - Louise A. Brown... 1,000.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entry like Hildebrandt, Louis, Schenectady - H. Livingston... 73.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Brown, Mary Jane - Simon P. Kentor, Rosendale... 9500; Burns, John C. - Maggie Clark, Denning... 1,000.

GENERAL ASSIGNMENTS.

Table with 2 columns: Name and Amount. Includes entry like Cohen & Corn - William H. Frodenburgh... 100.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Butler, Walter - Thomas A. Stewart... 103; Deint, William - Matthew Larkin, Jr... 101.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Baldwin, S. W. - C. Delks, East Orange... nom; Bonnel, E. W. - W. Earl Milburn... \$1,000.

REAL ESTATE MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Biers, D. W. - S. Merchant, Court st... 900; Bea, Adolph - J. R. Sayre, Clayton st... 350.

Table with 2 columns: Name and Amount. Includes entries like Camp, W. H. - W. H. Camp, Newark... 2,600; Campfield, A. W. - W. Stockman, South Orange... 400.

CHATEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Adler, Karolina, 148 Springfield av - G. E. Phelan, billiard tables... 110; Bauer, Frederick, Orange - B. Book, 140th & Co... 400.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Chase, L. S. - P. S. Horwitz... 352; Coult, Joseph - J. B. Reford... 181; Coolbaugh, G. W. - E. M. Crawford... 640.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Bigler, James - Mary S. Magee, J. City... \$10,000; Bumsted, William - R. Bumsted, J. City... 18,600.

Table listing various real estate transactions and mortgages in the Paterson area, including Central Railroad Co. of New Jersey, O'Connell, Peter-D. Rehberger, and others.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages with details such as borrower names (e.g., Aicher, Andrew), amounts, and terms.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including items like Alexander, James-Belinda Alexander, ginger ale and soda water business, and others.

Table listing various real estate transactions and mortgages in the Paterson area, including O'Connell, Peter-D. Rehberger, and others.

BILLS OF SALE.

Table listing bills of sale, including Axt, Adam, Union-F. Seeger, saloon, and others.

MECHANICS' LIENS.

Table listing mechanics' liens, including Garabrant, Smith (by trustee)-J. Dickson.

JUDGMENTS.

Table listing judgments, including Anness, John-Hudson County Nat. Bank, and others.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages, including Cairns, Alexander-E. Kip, and others.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages, including Humphreys, R. G., Paterson-H. T. Van Iderstine, and others.

PATERSON JUDGMENTS.

Table listing Paterson judgments, including Richards, Avery, Paterson-C. Huber, and others.

MARKET QUOTATIONS.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK.

Table listing brick market quotations, including Pale, Jersey, Long Island, and others.

FRONTS.

Table listing front market quotations, including Croton-Brown, Croton-Dark, and others.

FIRE BRICK.

Table listing fire brick market quotations, including Red Welsh, Scotch, and others.

CEMENT.

Table listing cement market quotations, including Rosendale, Portland, Saylor's American, and others.

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.

Table listing door and window prices for raised panels, two sides, including sizes like 2.0 x 6.0 and 2.6 x 6.6.

DOORS, MOULDED.

Table listing door and window prices for moulded doors, including sizes like 2.0 x 6.0 and 2.6 x 6.6.

GLAZED WINDOWS.

Table listing glazed window prices, including dimensions of windows and prices for different light configurations.

OUTSIDE BLINDS.

Table listing outside blind prices, including per lineal foot prices for various materials and finishes.

WINDOW FRAMES.

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FOREIGN WOODS—Duty free.

Table listing foreign wood prices, including Cedar and Mahogany, with details on species and pricing.

ROSEWOOD.

Table listing rosewood prices, including Rio Janeria, Bahia, and others.

GLASS.

Duty—Window—Polished. Cylinder and Crown, not over 10x 15in., 2 1/2c. sq. ft.; larger, and not over 16x 24in., 4c. sq. ft.; larger, and not over 24x 30in., 6c. sq. ft.; above that, and not exceeding 24x 60in., 20c. sq. ft.; all above that, 40c. sq. ft. On Unpolished Cylinder, Crown, and Common Window, not exceeding 10x 15 in. sq., 1 1/2c.; over that, and not over 16x 24, 2c.; over that, and not over 24x 30, 2 1/2c.; all over that, 3c. sq. ft.

WINDOW GLASS, Prices Current per box of 50 feet.

Table listing window glass prices, including single and double glass, with various sizes and prices.