

# REAL ESTATE RECORD

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### REAL ESTATE IN 1880.

The end of the year now rapidly approaching enables owners of property, dealers and brokers, to take a retrospective view of the year's business in real estate. In fact, "it pays" to take such a glance backward, at a time when books must be posted, balances settled, and when arrangements are generally entered into for new combinations and new enterprises.

Standing as we do, therefore, to-day, within sound almost of the Christmas bells, it is but just that we should permit the business of 1880, so far as New York realty is concerned, to pass before us in review. At the very start we may be met with objections by the over-sanguine dealers who bid us to wait a while, but THE RECORD prefers to do everything in its proper time and when occasion calls for it. That occasion has now arrived and account of stock must be taken. On several occasions during the year now about expiring have we congratulated owners and dealers at the constantly improving condition of the market, and yet there are to-day many of them not satisfied with the actual condition of affairs. These last, however, constitute the fag-end of a clique, which, seven years ago, brought investors to the very verge of ruin. They imagined, when in February and March matters began to set in lively, even on some portions of the West Side, that real estate would get along "booming" from one end of Manhattan Island to the other, and they found out only their mistake a month or two later, when for the last time, it is hoped, they ascertained to their cost that this market no longer was a football to be tossed into the air or lowered to the ground at the mere whim of players.

It was not until the great sale held by the Mutual Life Insurance Company that anything like market values were established. The buyers there were *bona fide* investors, and what they there and then decreed became the basis for subsequent transactions during the summer. The prices there established, it is true, were low compared even with values of previous inflation years, but they were nevertheless with unanimous consent accepted as a guide for subsequent operations. As summer passed along and but few transactions of importance were recorded, the "boomers" of February and March took back seats. Honest investors

continued to crowd to the front, however, and in almost every instance they succeeded in getting considerable real estate for very little money.

The autumn at once revealed the basis upon which rests the strength of the real estate market in New York and suburbs. The simple question of supply and demand began to tell. Builders, who only a year ago thought they had entered upon venturesome enterprises, found a ready sale for all of those houses, the construction of which came up to the expectations of the buyers of the period. The more houses were sold, the more vacant lots were disposed of, this time, too, with occasional heavy profits. While speculation did not dare to raise its head defiantly, the simple investment demand gave unusual strength to the market. Capitalists who had in the last few years improved their vacant lots and fared well by them, doubled their purchases and increased the number of their improvements, thus reflecting in the very best manner possible the increasing growth of New York, Brooklyn and Westchester.

Even the exciting canvass which preceded the Presidential election did not deter *bona fide* investors from making more and more purchases of real estate in and around Manhattan Island. The large supply of money on hand here and elsewhere lowering the price which capital usually commands at this season of the year, has since increased the number of new investors in our market, as has been shown regularly in these columns from week to week. Merchants and professional men, schooled by the experiences of the past few years, have learned where to place their surplus funds, and they do so now with care and caution and after carefully studying the situation.

While the year ends therefore with no large profits in the pockets of the speculators, it leaves the real estate market in as strong and healthy condition as could possibly be desired. The very absence of speculative control of the market places it in a position more inviting to investors than ever before. It is indeed a rising market, and not many days of the new year will have been passed before the effect of the present constantly increasing demand for real property in our midst will be felt not only in New York, but in adjoining towns and villages.

### THE OUTLOOK FOR REAL ESTATE.

All the indications point to the year 1881 as seeing the commencement of the greatest advance in real estate known to the history of the country. This enhancement of the value of realty will not be confined to city or town property. It will include as well cultivated farms and wild land. The year

1881 will see more railway projects started than any previous twelfth month, and a greater mileage of roads constructed than any previous two years in our history. The great prosperity of the West is due mainly to the enhancement in value of land, which, in turn, is due to the railroads started and completed or partially completed previous to the panic of 1873. Nearly all these enterprises had a legitimate basis provided the times had continued good. They were meant to supply a real want, but the collapse of our paper currency, the reduction in values brought about by the demonetization of silver, chilled and for a time killed the railway enterprises, and when they became restored to life by the resumption of specie payments and the addition to our currency of the vast stores of gold and silver, not only in this country but outside of it, this occurring simultaneously with immense crops here and poor crops abroad, resulted in an enhancement in the values of agricultural land as well as of railway property in the far West that suddenly enriched hundreds of thousands of heads of families and made whole sections of the Union prosperous beyond precedent. It is now settled that America is ahead of Russia and the rest of the world in the production of grains and provisions. Russia finds herself unable to increase the amount of wheat which she sells to Western Europe, for the surplus is stationary, taking the last twelve years together, while the United States has increased its output regularly every year.

The great facts of our time are the additions to our currency, the immense emigration and the wide extension of our railway system. These are the factors, together with the rapid increase of our population, which are going to enhance the value of realty beyond any precedent in the past history of the country. We have already explained how the telegraph makes money cheap throughout the world, as it makes available the treasures of one nation for employment in other nations. It is now settled that money will be so abundant that investors must be satisfied with three and a half, four and four and a half per cent. Hence it follows that owners of productive realty will see their property largely advance in value, while real estate, well located and in the line of improvement, will shortly be in eager demand as soon as it is understood that stocks and readily negotiated bonds have reached their maximum value. Every period of inflation is closed by what, in common parlance, is known as a "boom" in real estate. It was so in the paper money era. When we recall the high price for Boulevard lots and other unimproved property at the upper end of this island, we have some ink-

ling of what is in store for us in the real estate market. Then the property was unimproved. The Boulevards and Parks had to be built; the side streets opened. There was little sewerage done in this city. The Tweed ring stimulated activity in real estate and gave us some magnificent improvements. To-day this property, curbed, guttered, sewerage and opened is already for occupancy and the price is still moderate.

Out of town there is necessarily a better feeling due to the stretching out of the elevated and surface roads to the surrounding country. The area available for improvement by persons who do business in New York and the other leading cities has been greatly extended within the past few years, hence not only urban but suburban property has a very large margin for a rise.

We have already pointed out why farm lands are a purchase at present prices. The Middle and Eastern States have suffered somewhat from competition with the West. The railroads were forced to lower their rates on through freights until it really gave the farmer in the far West an advantage over his rival living, nearer the East coast, but as business increases railroad rates advance, and the unnatural rivalry created by the railroads cannot last much longer. As farm lands advance in value in the West, and as the frontiers are pushed out still further to the sunset, there must be an improvement in arable soil nearer to the great points of consumption. Hence the enhanced value in farm lands will not be confined to the cheap properties of the West, but will be felt also here, in the East. Taking into view the whole situation, there is scarcely a question but the safest and surest investment to-day is in well located real estate. Any city property, if possible, if not, then any land near growing localities, while farms at the prices which obtained for the last three years are excellent investments.

#### ALL FOR THE BEST.

The recent changes in municipal offices will at least have a beneficial effect upon contemplated public improvements. There will be no disagreements between the Department of Public Works and the Comptroller's Office, thus obviating the delays that have heretofore so seriously interfered with the progress of work in the upper part of the city. It is also quite likely now that the dead-lock in the Department of Parks will be broken and the work so long deferred in the annexed district, under the jurisdiction of this department, will no doubt be shortly proceeded with. Property owners care but little which political party controls the public offices, so long as these offices are properly filled by competent men, and so long as there is a willingness on the part of the various municipal departments to co-operate for the good of the city. Heretofore there has been too much jarring of interests, and too much bickering between the departments, and it strikes us that the changes recently effected will have a salutary effect upon property, which until now could not be improved owing to the absence of prelimi-

nary work that must be done by the city government.

#### A MUCH NEEDED IMPROVEMENT.

The time is not far distant when some relief must be given to the traffic that now crowds not only the junction but the vicinity of Broadway and Fifth avenue at Twenty-third street. It is no longer as it used to be ten years ago, the grand concourse of promenaders on fine afternoons, when ladies and gentlemen elbowed their way through the passing crowds. The elevated roads and quick transit have virtually put an end to this promenade. Instead of this, however, there has grown up, almost unnoticed, an accumulation of traffic, that bids fair, if it does not now, to outrival the traffic in the lower section of Broadway, during its busiest hours. The reason for this is evident to any one who has watched the progress of wholesale and retail trade of our city. The section bounded by Fourteenth street and Twenty-third street, Broadway, Fifth and Sixth avenues, now virtually controls the entire retail business of New York worth looking after by those who have money to spend on purchases of value. The leading retail jewelry, drygoods and fancy goods establishments are all concentrated within the quadrangle mentioned above, and ladies of wealth, as well as ordinary "shoppers" find it to their advantage to visit that section to make their purchases. Add to this the fact that the Fifth Avenue and a dozen of minor hotels in the immediate vicinity pour out their hundreds of guests all bent upon business or sight seeing in this identical locality, and it is no wonder that day after day it taxes the ingenuity of a number of stalwart policemen to keep this junction under anything like proper control. The very fact that it is a junction into which pours all the traffic not only from the upper part but also from the lower part of the city, only makes the situation the more aggravating, and in a manner that makes it more so as there continues to be an increase of retail establishments in lower Fifth avenue and along Twenty-third street.

The late Mr. Tweed at one time designed to cut Madison avenue through to Union square, so as to afford relief to the section now complained of. Whatever of personal or pecuniary interest he may have had in view at the time we know not, nor do we care to know. The idea, however, taken upon its simple merits and looked at in the light of our own actual days, was a grand one. It strikes us just now that something of this sort will have to be done ere long, and that, too, with the simple purpose of relieving Broadway and lower Fifth avenue, now daily becoming far too crowded for the comfort of pedestrians and the proper accommodation of the steadily increasing traffic. Views may differ as to the actual cost of such an improvement, but even the expenditure of a few millions of dollars by our city government will find ready returns in the increased valuation of property on the east side of Broadway, while to the city at large a new and broad outlet for the circulation of its traffic will be furnished in a

locality that is, indeed, to-day the very centre of the Metropolis.

#### TELEGRAPH STOCKS.

Every civilized government in the world, save alone the United States, owns and operates its telegraph systems, as a part of the postal service of the several countries. As a consequence, telegraphing in Europe is at once more efficient and cheaper than in this country. There is no prohibition abroad of private lines or companies, but every one finds that it is cheaper to rent wires from the government than to build them for himself. In this country we have alternately high and variable rates; messages are charged at the maximum rate upon every fresh consolidation and at minimum rates when a new company is trying to establish itself or force the existing monopoly to buy it out. For the end is the same in every case. The new company, whether it be called the Automatic, the Franklin, or the Atlantic & Pacific, is certain in the end to be bought up or consolidated into the Western Union.

Mr. Jay Gould got possession of the Atlantic & Pacific, not to give the public cheap telegraphy, but to use it to make the stock of the Western Union lively; that is, to mark it up or down as it suited his speculative purpose. Wall street operators will remember that the consolidation with the Western Union was against Jay Gould's wishes, and was effected by Russell Sage and James R. Keene. Keene subsequently charged Gould with playing false and making \$400,000 out of him by the transaction. The story goes that the Californian drew a pistol and that Russell Sage was the peacemaker. But Keene is understood never to have had pleasant relations with Gould since that time.

But Jay Gould, without a telegraph company to play off against Western Union, was unhappy. He has evidently set his heart upon controlling the telegraph system of the country. This, he understands, can best be accomplished by running an opposition company and breaking the stock down, rather than by purchasing it in the open market and thus bidding it up. Hence, the recent break in Western Union and the marking up of the price of American Union. Of course the market price has nothing to do with the intrinsic value of either property. If there was no construction account, Western Union could pay ten per cent. on its share capital for its business, at present, is indubitably profitable. American Union, from a profit point of view, is just worth nothing at all; for the little business it has, is mainly unremunerative. True, its capitalization is small compared with its rival, and if it perseveres it may in time secure one-third of the telegraph business of the country. But, of course, there can be no such thing as real and permanent competition in telegraph and transportation lines. They are natural monopolies, and the owners of rival lines always finally agree to exploit their common victim, the public. The community finally has to pay the additional cost of the rival organization and the interest on the debts of the consolidated

companies. Rival telegraphs are always bought out or consolidated and the fights among transportation lines is simply to secure a larger percentage of the final pooling arrangements.

What lends interest to the course of prices in Western Union is the fact that William H. Vanderbilt, D. O. Mills and others of the largest holders of the stock, sold their holdings from 105 down. It is a moot point in the "street" whether this was done after an understanding or a quarrel with Jay Gould. Rumor has it that an arrangement had nearly been perfected for the two telegraph companies working together, which would have put telegraph stock up; but Vanderbilt and his friends suddenly sold their Western Union stock to the loss of Gould and his friends, who were long. All that is really known is, that Vanderbilt did sell out, and there is a suspicion that the two great speculators had a private understanding, Gould to give Vanderbilt control of the Union Pacific and Vanderbilt breaking the price of Western Union to enable his friend Gould to get possession of the telegraph system. And here comes in a consideration which should never have been lost sight of. The telegraph transmits the news of the world; it gives the price daily, nay, hourly, of every article bought and sold by the human race. Other governments protect the community against manipulation of the markets by the persons who control telegraph lines. It is more than probable that before one year is over, Jay Gould will have the whole telegraph system of this country in his hands. The press will be at his mercy; he will be able to control the prices in every Exchange and market in the land. In a day, by doctoring quotations, he could make fortunes larger than the Rothschild family could build up in a century. Gould probably understands that were there any danger of his getting this absolute control of the telegraph system, that the country would unanimously demand the purchase of the telegraph system by the government, and what he buys for a few millions he probably expects to sell for a hundred millions.

If the present Congress was wise, it would offer a fair price for the Western Union as it now stands. If that was refused, it could order the construction of a new, national telegraph line. The nucleus of a national line already exists in the wires now owned by the government to perfect its weather-signal system. Of course, it would not be profitable for a telegraph company to run wires to the top of mountain peaks; but the signal stations were forced to use the telegraph, and many thousand miles of wire are to-day owned and operated by the government, but generally in out of the way and unprofitable places.

As to our international cables, those running under the seas of the world, they clearly ought to be owned by the governments interested, and operated exclusively for the benefit of the commerce of the several nations. Some local statesman should start an agitation for the purchase of the telegraph lines by the government,

and the Secretary of State who would bring about an international telegraph system, would render himself illustrious for all time.

#### THE TALK OF THE STREET.

Mr. Yerkens, a well-known Philadelphia stock broker, was in town on Thursday and he expresses a very favorable opinion of the future prospects of New Jersey Central. He says the public do not as yet begin to appreciate the importance of the Baltimore & Ohio connection. So far, the Pennsylvania road has succeeded in embarrassing the running arrangements between the Baltimore & Ohio and the New Jersey Central, but eventually that matter will be adjusted and a very large addition will be made to the revenues of the New Jersey Central. It is true that the New Jersey Central will shortly lose the oil traffic of the Standard Company, which will soon begin to pour its oil through its own pipe line, but this will be more than offset by the growing business of the road in other respects. Mr. Yerkens is also of the opinion that the coal roads are a purchase. There is an immense and growing demand for coal. The cessation of output at the mines does not mean a stoppage of labor, for the mine is being opened and developed when the work of taking out the coal is stopped. Mr. Yerkens thinks that the market has not yet reached its highest figures. He is a believer in Green Mountain, Cherokee and Gold Stripe mining properties.

It is stated upon the highest authority that James R. Keene is "long" of Western Union at \$95. President Norvin Green bought 5,000 at \$92. General Thomas Eckert is also known to be "long," at about the same figures. All these people say that Western Union is really earning eleven per cent, and they do not think that any competition could reduce its profits to less than the seven per cent. which they now generally pay. But the stock continues weak because it is known that Vanderbilt has sold out, and that all the Californians, save Keene, have followed his example.

A well-know operator was asked what he thought of Iron Mountain. "I won't deal in it," said he, "because it is a Gould stock. Texas railway property ought to be a purchase, in view of the rapid development of that State, but the Gould stocks always hang fire. Wabash to-day is cheaper than it was last year. So is Missouri, Kansas & Texas, and if a road is constructed to the City of Mexico it will be out of the profits of the roads running East and North. In other words the stockholders of Missouri, Kansas & Texas, who now have a valuable property, will have to pay for the running expenses of the unprofitable road which is to be built through Mexico. Jay Gould gets his profits in building railroads and consolidating poor roads, which he does own, with good roads which he don't own. No, I prefer not to deal in Mr. Gould's stocks."

A correspondent says that the silver dollar is worth only 88 cents; but then the paper dollar is worth just nothing at all. Yet, if one wants to buy a house, a horse, a ship or a barrel of flour, you can tender gold dollars, silver dollars or paper dollars and the seller is forced to take whatever is offered him, as they are alike legal tenders under our laws. Nine-tenths of the transactions of daily life are in coins of less than a dollar, the intrinsic value of which is far below that of the gold dollar. It is a waste of time to be discriminating between the varying values of gold and silver and paper, when each will be equally useful in the purchase of commodities. The real phenomenon, which has occurred in the relative values of gold and silver, is not the depreciation of silver, but the enhancement of the

value of gold. When Germany decided to use an exclusively gold unit of value, France was forced to stop the coinage of silver. This led to the greater employment of gold by the commerce of the world. Simultaneously there was a falling off in the actual production of the yellow metal, and this led to the over-valuing of gold, which showed itself in the reduced price of all commodities, silver included, which lasted from 1873 to 1878. Silver, during this period of depression, as was shown by the East Indian Parliamentary Commission, would purchase as much of every commodity as ever it did, but, as the course of prices showed, gold would purchase more because of its enhanced valuation. From what is taking place in France and Germany, it seems tolerably certain that silver will be restored to its old position on the Continent, and we will again see it quoted on the London market at 61d., which would make the silver dollar three per cent. premium over gold, as it was when demonetized in 1873 and for some time previous.

#### ABOUT MINES.

##### THE STATE LINE.

The California people, who achieved so much discredit in connection with Chrysolite and the other Leadville mines, have purchased a property known as the State Line Mine, situated in Southern Nevada, near the boundary. The insiders have taken up the stock, and in due time it will be offered to the public; but meanwhile the most extravagant stories are told of its fabulous wealth, &c. All our information is to the effect that the mine is a "flake," to use a mining vulgarism; that it has some rich ore, but the formation is broken and but little depth has been reached in the several openings. George Roberts and his friends will probably make a good thing out of selling the stock; but we advise investors to give it a wide berth.

The past reputation of the owners of the stock ought to be sufficient. Then the mine itself is situated in a locality which is unget-at-able. Again, we say, avoid the State Line Mine.

##### THE BOSTON CONSOLIDATED.

We have, time and time again in these columns warned investors against Boston Consolidated and the persons who were manipulating it. So bad was the reputation of the latter that, more than a year ago, the New York Mining Exchange declined to list this property. Then itself may in time get on a paying basis, but until it passes into other hands the stock should not be touched. Despite our warnings and the bad character of the manipulators, a deal was gotten up last week in this swindling stock, in which the members of both mining boards participated. It resulted, as those who read the daily papers know, in a number of brokers being badly injured in their pockets. It served them right.

##### THE SILVER CLIFF REGION.

And now news comes that a very rich strike of chloride ore has been made in the Silver Cliff region. So far, the ore in this region has been low grade, although there was an abundance of that. It cannot be denied that so far this district has been a sore disappointment. When the new mills get to work at the Silver Cliff, and it is expected they'll be running by February next, there will probably be a deal in the stock.

The Silver Cliff, the Platte Verde and the other mines in that region ought to prove excellent properties, if expert testimony of the highest character is to be believed. But there seems to have been some difficulty about working the ore. This, of course, will in time be overcome.

##### THE PLUMAS COUNTY MINES.

The Gold Stripe has declared a dividend of 15 cents for the quarter ending December 15; but very little of this stock has been sold lately. In-

deed Cherokee, Rising Sun, Green Mountain as well as Gold Stripe continues under a cloud, due to the death of Col. Bidwell.

The principal stockholders of these four companies had a friendly dinner at Delmonico's last Wednesday evening, the host being L. D. Cortright. They proved to be wealthy and some of them distinguished people.

Prof. W. P. Blake, Mr. Wm. E. Thomson, Mr. W. Powhattan, Mr. S. B. Mathews, of Philadelphia, testified to the great value of these properties from personal and repeated inspection. The officers of the companies who were present seemed to be wealthy and reputable gentlemen.

#### THE MALACHITE.

We see a stock bearing this name has been listed and is largely dealt in on the American Mining Board. The writer visited the region of country in which this mine is said to be situated about two years since, but no such property was then in existence. The Malachite is said to be situated in Esmeralda County, Nevada, not far from the well-known Northern Bell mine. The difficulty with the Columbus district, as it is called, is, that it has neither wood nor water and the Malachite must be unsuitable for working even if it has ore.

Until further informed, we advise investors to give Malachite a wide berth.

ON DITS.—Some day a movement is promised in Bull Domingo; as high as 11 or 12 is talked of for the stock. It is now selling under 5.

There are good reports from the Jones bonanza, which is situated upon the same ledge as the Ontario. The stock has tripled in value.

Look out for a lively time in Silver Cliff, when the new mill commences to run, in the month of February.

Green Mountain, Gold Stripe and Cherokee are all booked for a rise. It is not unlikely that Cherokee and Green Mountain may be consolidated under the title of the Bidwell Mining Company.

#### MUNICIPAL NOTES.

The water-front above Twenty third street is to be improved without delay, so as to dispose of the docks at a good rental to ocean steamship companies.

Defective drainage, unventilated sewers, privy vaults and bad plumbing are officially set down as the causes for diphtheria now prevailing in Brooklyn.

Brooklyn is threatened with a gas monopoly just about the time that we in New York are about to try the experiment of electric lights in our public streets.

The change in the weather has caused numerous accidents to water pipes at various points in this city and Brooklyn. Plumbers are proportionately happy.

Five cent fares on the Elevated Roads hereafter from 5:30 to 8:30 A.M. and from 4:30 to 7:30 P.M. This will relieve the five o'clock crowding at five o'clock in the afternoon.

There will be but one Washington place hereafter, to be known as West Washington place, beginning at Broadway and ending at the junction of Barrow and Fourth streets.

Bids ranging from \$41,000 to \$52,000 have been handed in for the construction of the new Sixth Precinct Station house. As yet the new Comptroller has not made any award.

Proposals are asked for to be handed in on or before Friday, 24th instant, for the construction of a wall about the Kings County Jail in Brooklyn,

and for the removal of the County Morgue. The Clerk of the Board of Supervisors will give more information.

Taxpayers are apt to grumble not loudly, but effectively, occasionally, and yet when the Board of Estimate and Apportionment remained in session for several days during the week to hear suggestions in regard to the estimates for the coming year only one taxpayer made his appearance.

Mr. Jefferson M. Levy has come forward in the public prints, refuting the statement in "Parker's Historical American" as to a feeling said to have existed between Washington and Jefferson. He offers \$250 towards the erection of a colossal bronze statue of Thomas Jefferson somewhere in New York.

Hugh N. Camp and Alderman-elect James L. Wells, have requested the Board of Estimate and Apportionment not to make any reduction in the proposed appropriation of \$50,000 for the maintenance of roads in the Twenty-third and Twenty-fourth Wards. They state that the appropriation ought to be doubled rather than cut down, for the roads were all in an almost impassable condition. Unless the work of repairing was done very much better next year than it had been done in the past, they believed it would all have to be done over again the following year. Out of the proposed appropriation of \$50,000, \$7,500 was for salaries, and they thought that was a pretty large salary list for the expenditure of \$50,000. Most of the 180 miles of road in the district had been virtually neglected for years, and were in a very bad condition.

Judge Van Brunt, in the Court of Common Pleas, before whom the Bureau of Buildings of the Fire Department instituted proceedings to have the present Fulton Market building torn down and a new building erected upon the same site, received a report from Messrs. David Jardine Lucius Scudder, architects, whom he had appointed as a commission to inspect the building and determine which portions should be torn down as incapable of being repaired. The commissioners reported that on December 10th they visited the market building in company with Inspector Esterbrook of the Bureau of Buildings; that they found that portion of the building which overhung the Fulton street sidewalk, for 100 feet westward from the northwest corner of South and Fulton streets, is dangerous to life, because likely to be broken down by a heavy fall of snow, or torn away by a high wind. They also condemn the portion of the building at the corner of Front and Beekman streets. Judge Van Brunt issued an order directing the Fire Commissioners that the portion of the building referred to be torn down immediately. And, in accordance with this order, the work of demolition has since been inaugurated to the bitter disgust of fishmongers and their numerous adherents around Fulton Market.

#### UNJUST TAX OF REAL ESTATE.

To the Editor of THE REAL ESTATE RECORD.

SIR: I am glad to see that in you the real estate interests of the city have such an able champion, and that you do not hesitate to expose every abuse that is calculated to retard the building up of the city.

Permit me to call your attention to a great injustice. I refer to the law that compels capitalists who loan money on bond and mortgage to pay a personal tax. A man who borrows on his property is forced to pay in the first place a heavy tax upon it when he attempts to borrow upon such property; he is compelled to pay a high rate of interest to cover the personal tax of the loaner—in other words, he pays tax directly and another tax indirectly upon all property upon which he secures a loan. This is manifestly a great wrong which keeps back the improvement of the city's waste places, and I, in common with other real estate owners, ask your able advocacy of such a

change in the law as will free the capitalist of the tax upon such property as is invested in bonds and mortgages. Very truly yours,

MYER FINN.

## MARKET REVIEW.

### REAL ESTATE MARKET.

For list of lots and houses for sale see pages v and vi of advertisements.

The Real Estate Exchange was exceedingly well attended during the week, though the approaching end of the year retarded not only a number of offerings now on the auctioneers' books, but somewhat halted the spirited bidding noticed during the previous weeks. A very large number of investors and dealers surrounded the stand of Messrs. E. H. Ludlow & Co., where the northwest corner of Broadway and Duane street was offered on Tuesday last. The upset price was \$250,000, and some time elapsed before an advance could be had. It was finally offered in the shape of a \$100 bid by Mr. E. J. N. Hale, who already owns Broadway property corner of Leonard street, and it was knocked down to him without opposition at \$250,100. The southwest corner of Fifth avenue and One Hundred and Twentieth street, 100.10x123x100.10 x136, was disposed of on the same day by Mr. Boyd for \$38,650.

Mr. Harnett sold during the week a very fine corner on Fifth avenue and Sixty first street, vacant, 175x100, for \$28,000; and the same auctioneer disposed of a plot of ground leading from Macomb's Dam to Fordham Corners at about \$200 per lot. No. 533 Madison avenue, northeast corner of Fifty fourth street, was sold on Wednesday last by Mr. Stevenson for \$75,000.

On Tuesday next Mr. Harnett will sell at auction the brown stone house No. 10 East Seventy-third street and several brick houses on the same street, near Lexington avenue, also four full lots on the southeast corner of Fourth avenue and Eighty-third street, and three lots on One Hundred and Seventeenth street, between Eighth and Ninth avenues. Further particulars will be found in our advertising columns.

#### GOSSIP OF THE WEEK.

There have been reports and rumors in the street during the past week of numerous transactions closed by various brokers, but owing to the renewed attempt to revive speculation in vacant lots, all these reports, unless substantiated by fact, must be taken with considerable caution. We supply, even under this "Gossip heading," only those reaching us from authentic sources.

The largest amount of vacant property disposed of during the week, has been sold by Messrs. Mordecai & Bellamy. The contracts closed by them up to noon yesterday, aggregate \$550,000 to \$600,000. Of these, however, they only furnish the following for publication: Eight lots on the south side of Seventy-sixth street, 200 feet east of Fifth avenue, for \$160,000. These lots are to be improved without delay. Four lots on the south side of Seventy-sixth street, 100 feet east of Madison avenue, for \$52,000; four lots on the north side of Eighty-second street, between Madison avenue and Central Park, for \$39,000; six lots on Eighty-first and Eighty-second streets, three on each street, between Eighth and Ninth avenues, for \$50,000. In addition to the above sales, the same firm has sold several West Side lots, details of which are as yet withheld. Late yesterday afternoon the same firm closed a contract for the sale of two lots on the north side of Eighty-ninth street, 125 feet west of Eighth avenue, for \$5,000 each.

Tracy & Russell, the brewers, have sold four lots on the south side of Seventy-second street, 100 feet west of Lexington avenue, to Oppenheimer & Metzger for \$49,000. The latter have resold them since, with a builder's loan for \$54,000. Messrs. Tracy & Russell have also sold four lots at private contract on the south side of Seventy-second street, 100 feet west of Fourth avenue, for \$18,000 each to Dinkelspiel & Lightstone.

Mr. Tiffany, the jeweler, has sold eight lots on the north side of Seventy-second street, 100 feet west of Fourth avenue, for \$160,000, to Dinkelspiel & Lightstone. The latter firm, it is stated, has since resold these lots for \$180,000, to Mr. Lynd, the builder.

Three lots on the south side of Seventy-ninth street

between Lexington and Fourth avenues, are reported sold to Mr. Hamilton, builder, for \$27,000.

It is also reported that the southeast corner of Lexington avenue and Seventy-second street, 162x100, has been sold for \$84,000, and the southeast corner of the same avenue and Seventy-ninth street, 25x100, for \$33,000.

Two lots on Fifth avenue, between One Hundred and First and One Hundred and Second streets, purchased two years ago by Mr. H. Newwiter, have been sold by him during the past week, for \$16,500 each. This sale, it is stated, was effected by Scott & Myers.

Two lots on Eighty-seventh street, near Ninth avenue, have been sold during the week by Jere. Johnson, for \$4,000 each.

Nos. 5 and 7 Beaver street, two four story brick stores, and Nos. 18 and 20 Broadway, a five story brick store, have been sold at private contract by Mr. Wm. E. Chisholm to Horatio N. Hunnewell of Boston, for \$100,000.

No. 37 West Eighteenth street, 560 feet west of Fifth avenue, has been sold by Juliette wife of General Viole, to Adolph Schalk, for \$25,000.

Messrs. Ottinger Bros. have sold to Mr. Alaire, No. 60 East Eighty sixth street, 15x5x102, a three-story high stoop brown stone house, for \$14,000.

The three-story, twenty-two feet front house, No. 163 Lexington avenue, near Thirtieth street, has been sold during the week to Mr. William Palmer, at \$13,000.

Messrs. Ruland & Whiting have sold at private contract for the Mutual Life Insurance Company, the well-known Ben. Halliday place, consisting of 714 acres at White Plains, Westchester County. The figure of the sale is not given, but the place is said to have cost about half a million. The same firm have sold for the Equitable Life Assurance Company, the Newbern property on Greene avenue, Brooklyn, to A. J. Rauch, for \$14,250.

Mr. Leonard J. Carpenter has sold during the week at private contract, to Thompson W. Decker & Sons two lots, 50x100, at the northeast corner of Fourth avenue and Sixty-third street, for \$6,000; also to Baldwin & Stanbach, the foundry premises, 100x100, on the south side of Twelfth street, 100 feet west of Avenue C, for \$18,000.

The Lelands have once more secured the lease of the Stuyvesant House, at \$50,000 per annum.

Notwithstanding the winter season, it will be seen in the list of projected buildings, that our builders intend to be active even during midwinter. Mr. Croft has filed plans for the construction of five four-story dwellings, at the northeast corner of Park avenue and Seventieth street, and Mr. William Noble has filed plans for five four-story brown stone dwellings on Seventy-sixth street, east of Madison avenue, and ten more on the same street, south side, west of Madison avenue, the latter to cost about \$30,000 each. Plans have also been filed for some sort of a studio building, at No. 20 East Fourteenth street, by Mr. Demorest, and for the reconstruction of the Madison Square Garden, the latter to cost about \$25,000.

The new factory to be erected by the Ansonia Clock Company, at Seventh avenue, Twelfth and Thirteenth streets, Brooklyn, will cost \$100,000.

Phineas T. Barnum and his wife have executed to the Emigrant Industrial Savings Bank, last Monday, a mortgage for \$200,000 upon their property on the northeast corner of Broadway and Houston street. The mortgage was originally \$250,000 and at the reduced amount is payable in one year, with interest at 6 per cent.

Mr. Robert Minturn has sold his West Brighton (S. I.) house to Mr. George Bonner, the banker, for \$30,000.

The following are the sales at the Exchange Sale-room for the week ending December 17:

\* Indicates that the property described has been bid in for plaintiff's account:

Broadway, n w cor Duane st, 75x105, two and three-story brick buildings. E. J. N. Hale. (Public auction sale).....	\$250,100
Elizabeth st, No. 61, w s, abt 48 s Hester st, 26 x34, three-story brick tenement. Charles Gerlach. (Amount due, abt \$5,700).....	10,000
*Mott st, No. 133, w s, 25x100. Walter H. Beebe. (Amount due, abt \$13,350).....	13,000
*Macombs Dam road, e s, near 190th st, abt 61 city lots. Eloise L. Lawrence.....	9,925
Macombs Dam road, near 190th st, abt 28 city lots. James B. Murray.....	5,350
*22d st, s s, 375 w 10th av, 25x98 8, leasehold. Benjamin Moore, committee. (Amount due, abt \$4,350).....	1,000

*22d st, n e s, 75 s e 4th av, 20x98 9. Ed. P. Kammerer. (Amount due, abt \$1,200) ...	15,000
*61st st, sw cor 1st av 173x100 5. Elizabeth R. B. King. (Amount due, abt \$60,000)...	28,200
*67th st, n s, 100 e 10th av, 25x100 5. New York Savings Bank. (Amount due, abt \$2,950)...	5,552
*74th st, s s, 125 w Av A, 25x112 2. Bank for Savings, New York. (Amount due, abt \$10,800).....	9,000
84th st, n s, 175 e 9th av, 75x102 2.....	1
85th st, s s, 175 e 9th av, 75x102 2.....	1
Mayer Sternberger, defendant. (Amount due, abt \$30,250; taxes, &c, abt \$3,700).....	25,828
109th st, No. 315, n s, 100 w 1st av, 25x100 11. Four-story brick dwell'g. S. B. Fish. (Am't due, abt \$6,850).....	7,723
*Gerard av, e s, 200 s Ella st, 10x110. (Am't due, abt \$2,500).....	2,125
*Lafayette av, e s, 100 n 174th st, 100x100. Germania Fire Ins. Co. (Amount due, abt \$2,500).....	2,500
Madison av, No. 533, n e cor 14th st, 27x100, four-story dwell'g. Henry Blood, Jr. (Public auction sale).....	75,000
2d av, Nos. 593 and 595, e s, 25 s 39th st, 40x73, two four-story stone front buildings. Silas J. Donovan. (Public auction sale).....	41,350
3d av, No. 735, e s, 50 s 46th st, 16x30, five-story brick building. James Kyle. (Public auction sale).....	11,500
*5th av, s w cor 120th st, 100, 101x123x100, 16x136. Thomas T. Sturges, Jr., exr. (Amount due, abt \$35,100).....	33,650
Total.....	\$554,805

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan and J. Cole have made the following sales for the week ending Dec. 15:

Gold st, e s, 73 n Concord st, 50x49.....	1
Concord st, n s, abt 49 e Gold st, 43, 10x123 5. } Peter Young.....	\$8,000
Middagh st, s s, 150 e Hicks st, 25x100. L. R. Sneider.....	3,875
*Oxford st, e s, 158 s Flushing av, 50x100. W. H. Hewlett.....	1,200
Atlantic av, No. 61. Oscar Marvin. (Public auction sale).....	5,900
*Yates av, n e cor Monroe st, 16.8x80. Sarah E. Cruger.....	1,500
*Two plots in New Utrecht adj lands of Bogart, Van Duyn and Copenhoven, and containing 1/4 acre 29 perches and 1/4 of an acre respectively. N. Y. Fire Ins. Co. ...	600
Total.....	\$21,075

BUILDING MATERIAL MARKET.

BRICK.—Not much change has taken place in the general form and character of the market for Common Hards since our last report. Supplies from "Up River" are all shut off, and the wants of operators are now met almost solely from Haverstraw Bay, with only a stray cargo now and then from other points. For about everything offered a demand has been found, and in about the old form, cargoes not required for immediate consumption finding sale either to dealers or to builders, who can pile them up against future necessities. The accumulation made in this way, however, increases slowly as the weather has been less severe, and the consumption more rapid and general than last week, especially so on jobs nearing completion as there is a natural anxiety to get them out of the way before another protracted "cold snap" sets in. Prices have remained about the same, making \$7.25 an average top rate, and only exceeded on choice lots of stock. Pale brick can be placed without much difficulty, and remain steady at \$3 (0) 3/4, 35 per M. for the desirable lots. Fronts quiet, beyond ordinary small sales making for yard.

CEMENT.—The scant supply left within reach by the sudden closing of the river and a continued good demand give the market a very strong position, and holders continue to increase the cost. At the moment \$1.10 is the lowest on Rosendale and not many sellers at this. On the foreign market there is more strength, but no positive advance asked.

HARDWARE.—Demand is without much animation from any quarter, and the market as a whole has a dull, uncertain sort of tone. As a rule, however, we find dealers speaking confidently and there appears to be an expectation that trade will set in with improving volume soon after the commencement of the new year. In the meantime, however, values are very fairly preserved, and manufacturers are revising their lists on a basis of full valuations. Mallory, Wheeler & Co have reduced the list rate of door knobs to \$1.40 per dozen for Nos. 216, 218, 0 218, 252, 253 and 0 253, and \$2.25 per dozen for Nos. 236, 238, 0 238, 254, 255 and 0 255. They also publish a new list of locks, bronze trimmings, &c., and their discounts are at 45 per cent for all goods, except padlocks and padlock keys, which remain at 40 per cent. An advance of \$1 per dozen has been made on the list of razor blade drawing knives, and the new figures stand at \$17, \$18, \$19, \$20, \$21, \$22, \$23, \$25, \$27, \$27, and \$29 per dozen for 6 inch, 7-inch, &c., up to 16-inch, inclusive, with discounts as before. The agent for J. W. Biglow & Co quotes mallets at 15 per cent discount and chisel handles and door stops 30 per cent discount from list.

LATH.—Some few sales were made, but as a rule the tone of the market remained quiet. This, however, was apparently due more to a dearth of supplies than any absence of demand, and there is reason to believe that a considerable larger amount of stock could have been disposed of if available. Indeed, buyers have been inquiring for cargoes to arrive and with some little show of anxiety. Stocks are higher, it is said, even allowing for such parcels as may be piled out in first hands, and many dealers have accumulated less than they anticipated, with present prospect unfavorable for any important additions. Up to the present writing we learn of no sales in excess of \$2.00 per M., but receivers are asking an advance over this for parcels to arrive, with an appearance of much firmness and determination.

LIME.—On Rockland no change is still reported, and while the demand is good enough to quickly exhaust all that is offered and probably more beside were it here, no disposition to advance rates has been shown. State lime continues in demand, and receivers report to us that they are getting 90c. and \$1.15 per bbl. for the grades respectively on parcels brought through by rail.

LUMBER.—The advantage of the general situation remains with the selling interest, but there is no very great amount of animation at the moment, and the market shows few features of positive interest this week. Indeed, until after the turn of the year, it is not expected that either buyer or seller will make much of an effort toward negotiation, except under pressure of immediate necessity, or to dispose of some coastwise arrival, and the tendency to quietness is simply seasonal. All desirable supplies appear to be under good control, and holders confident in asking full former rates, while buyers are submitting without much opposition. The export demand thus far this month has been very good, indeed, rather better than expected, and this adds another cheerful feature to the position. The "slaughter of the forests" goes on freely wherever work is possible, and there is no doubt the cut will be full.

Spruce tends to a general steady position. Most of the recent arrivals are understood to have been on contract, and the actual supply available was therefore small, an advantage which kept matters in a favorable position for the selling interest. Buyers, however, were a little particular over quality and insisted upon some favors where imperfections were shown. Some few special specifications are offered, but not many contracts have been closed of late. About \$17 is an inside rate on any random stock, and \$18 and above asked for the best, with specials quoted at \$2 1/2 to \$3 to cut and delivery.

White Pine on home account is not very active beyond the ordinary run of orders, but these keep up well, and, in one way or another, afford an outlet for a considerable quantity of stock. Export demand is reported quite equal to expectations and taking out supplies at full rates on desirable goods. The additions to stock have been very small, and are not likely to increase. We quote \$17 1/2 per M for West India shipping boards; \$23 1/2 for South America do.; \$15.50 to \$16.50 for box boards; \$17 1/2 for do. wide and sound do.

Yellow Pine without much change. Quite a number of specifications are understood to be under consideration, and some have been closed, for both railroad and dockage work, as well as for building purposes, with full prices obtained, the temper of sellers remaining quite steady. Buyers, however, do not appear to find many attractions in the present stocks, and for these the demand is uncertain, and values to a considerable extent nominal. We quote random cargoes at about \$23.50 to \$25 per M.; ordered cargoes, \$24 to \$26 do.; green flooring boards, \$24 1/2 do.; and dry do. do. \$25 1/2 to \$26. Car-goes at the South \$14 to \$17 per M. for rough, and \$19 to \$20 for dressed.

Hardwoods have remained firm, and it is likely that rather a larger quantity of choice stock could be placed, as some of the local manufacturers are short on accumulation. Holders offer indifferently, and a few fix valuation higher than can at present be realized. Walnut and Ash appear to show the greatest strength. We quote at wholesale rates by carload about as follows: Walnut, \$77 to \$85 per M.; ash, \$32 to \$36 do.; oak, \$35 to \$40 do.; maple \$30 to \$35; chestnut, 1st and 2d, \$30 to \$35; do. do.; culls, \$18 to \$20 do.; cherry, \$15 to \$17 do.; white wood, 1/2 and 3/4 inch, \$25 to \$27.50, and do. inch, \$33 to \$35 do.; hickory, \$35 to \$45 do., for Western, and \$67 to \$75 for good nearby stock.

Yard business is not very active, but quite as much doing as could be expected for the season, and on all grades full former rates are obtained without difficulty.

It is reported that the lumbermen in this vicinity and in the northern part of the State are to form a combination to organize a new steam towing company between this city and Albany, to be known as the Knickerbocker Towing Company. New steamers, it is understood, are to be built and placed on the route in time for the opening of the canal next spring.

From among the lumber charters recently reported we select the following:

An Am brig, 350 tons, from Pensacola to North side Cuba, lumber, \$7; an Am schr., 153 tons, Jacksonville to St. Thomas and a second port, lumber, \$10; an Am brig, 443 tons, from Wilmington, N. C., to Porto Rico, lumber, \$9; an Am barque, 463 tons, from Pensacola to Port Spain, lumber, \$9; an Am brig, 420 tons, hence to Port Spain, shooks, 22 1/2; a Swc. tonque, 300 M lumber, from Doby or Union Island to Rio Janeiro, \$18 net; a schr, 197 tons, from Jacksonville to Point-a-Petre, lumber, \$10; a schr., 240 M

lumber, from Savannah to Washington, D. C., \$6.50; a schr, 455 tons, from Cedar Keys to New York, lumber, \$9.50; a schr, 111 tons, from Richmond to New York, white oak lumber, \$5 per M; a schr, 109 tons, from Norfolk to New York, lumber, \$3.50; two schrs, each 100 M lumber, same; a schr, 200 tons, from Norfolk to New Haven, lumber, \$3.75; a schr, 180 tons, hence to Noank, Conn., lumber, \$3.50; a schr, 325 tons, from St. Mary's to Philadelphia, lumber, \$7; a schr, 400 M lumber, from Wilmington, N. C., to Boston, \$6.75; a schr, 200 tons, from Wilmington to New York, lumber, \$7; a schr, 414 tons, from Wilmington to Boston, lumber, \$7.

Exports of lumber from the port of New York:

	This Week, feet.	Since Jan 1, feet.
West Indies.....	145,854	27,565,735
South America.....	254,161	18,522,809
East Indies, Africa, etc.....	368,823	7,818,857
Europe, Continent.....		2,857,031
Europe, United Kingdom.....	55,000	7,951,996
<b>Total.....</b>	<b>823,841</b>	<b>64,716,418</b>

GENERAL LUMBER NOTES. THE WEST.

We have received from Mr. A. H. Hitchcock, Secretary of the Lumberman's Exchange, the following statistics of the supply and movement of lumber at Chicago:

COMPARATIVE STATEMENT OF STOCK ON HAND.

	1880.		1879.	
	Lumber & Timber.	Lum. & Tim.	Lumber & Timber.	Lum. & Tim.
January 1.....	451,282,059	410,773,860	403,981,900	357,774,792
February 1.....	338,996,421	302,534,968	293,452,591	231,106,249
March 1.....	232,467,878	194,180,957	298,483,874	225,739,695
April 1.....	347,346,419	282,289,630	292,467,878	337,328,206
May 1.....	412,841,039	373,408,900	347,346,419	414,575,358
June 1.....	467,966,545	431,510,937	519,304,599	463,510,937
July 1.....	519,304,599	463,510,937	553,459,941	431,129,208
August 1.....	553,459,941	431,129,208	569,879,283	
September 1.....				
October 1.....				
November 1.....				
December 1.....				

COMPARATIVE STATEMENT OF STOCK ON HAND FOR A SERIES OF YEARS:

	Lumber & Timber.	1873.....	Lumber & Timber.
1875.....	368,672,724	437,576,800	
1876.....	401,899,335	481,129,208	
1877.....	405,433,700	569,879,283	

COMPARATIVE STATEMENT OF RECEIPTS AND SHIPMENTS.

From Jan. 1 to Dec. 6, inclusive, 1879 and 1880:

	Receipts		Shipments	
	Lumber.	Shingles.	Lumber.	Shingles.
1880.....	1,522,421,000	637,913,000	765,946,763	117,942,000
1879.....	1,423,347,897	641,498,000	704,702,285	136,273,000

At the close we are in receipt of the following: To the President and Board of Directors of the Lumberman's Exchange.

GENTLEMEN: I beg to present herewith the result of an attempt which has been made to ascertain the quantity of lumber that was sold in this city on the 1st of the current month, but which had not been shipped. Returns have been received from all but two or three of the smaller yards; they foot up as follows: Lumber sold, but not shipped, December 1, 46,364,028 feet.

This does not include lumber sold to city yards. The above amount should be deducted from the stock as given in my regular report, to show the quantity on hand unsold. It is to be understood, of course, that the above is not an absolutely exact statement, but it is believed to be nearly enough correct for all practical purposes. Respectfully,

A. H. HITCHCOCK, Secretary.

LUMBERMAN'S GAZETTE OFFICE, Bay City.

J. Little, of Montreal, has been writing to the Toronto Globe about the timber supply, and his article has been copied by the Eastern press. He asserts, with great gravity of style, that the Saginaw Valley is within three years of closing accounts in the direction of supplying Ohio, New York and the Eastern States with pine, and that the end is not more than seven or eight years off in the Alpena district. It is equally near, according to his calculations, in Wisconsin and Minnesota. This may be the reason why there has been such an unexpected inquiry for lumber the past week. It is not usual to find the demand so active at this time, when the year's business is being figured up and account of stock taken. We suspect it is, rather as the New York REAL ESTATE RECORD says: "There is nothing yet shown to neutralize previous expectations of a full winter trade; indeed, it is good now, all things considered, and the early spring wants promise to exhaust pretty much everything carried over." In fact, most lumber of standard quality and dimensions is looked upon as good stock to have on hand. Another consideration is, perhaps, that the early birds catch the worms, get their pick of the stock. To do this they have to pay at the present time \$7, \$10 and \$35. Sales have been made the past week of \$5 and \$35. At \$7, \$14 and \$35, 1,000,000 feet at \$14.50 straight, and 1,200,000 feet at \$7, \$14 and \$35; 800,000 feet at \$14 straight and 1,500,000 feet at \$6.50, \$13 and \$38. These figures show the range prices are taking, and the early inquiry for next season's stock indicates a con-

fidence in the future condition of the market which will operate to maintain prices. The weather continues favorable for work in the woods and operations are going forward satisfactorily. There is only a limited amount of snow, but lumbermen can get along without it, and only ask for continued cold weather during the winter and plenty of rain in the spring to raise the streams. The general outlook for the trade is very favorable, and all things point to a succession of prosperous years which will only be interrupted by a general business depression.

From the weekly summary of the Chicago Northwestern Lumberman we extract the following:

The cold weather has now continued for a steady and continuous four weeks, effectually closing down all operations in the line of manufacturing lumber, where the logs were in ponds or water ways. We hear of some land mills still operating, but the intelligence comes more in the way of accidents to machinery and the breakage of saws in their contact with the hard frozen timber, invited by the ignorance or carelessness of fileis, who leave square throats at the base of the tooth to invite a catastrophe. As to navigation, it is a thing of the past, and the ponds and rivers are inviting from a commercial standpoint only, to the ice men, who, in many sections, are already harvesting 14-inch ice for summer use. The cold weather is a blessing to the lumbermen, and roads in the woods were never in a better condition of solidity. In some localities, notably northern and western Michigan, there is snow enough for economical work, and good hauling is in progress. In nearly all localities there is sufficient snow to insure convenient and easy skidding, while the weather is sufficiently bracing to keep men steadily at work in order to keep warm. Altogether, from present prospects it will be most remarkable if the endeavor to get out the biggest crop of logs ever seen in the Northwest, is not found in the spring to be extraordinarily successful. Still every foot of lumber which can be passed through the mills and find its way to market will be most surely wanted. The immense immigration which may confidently be predicted, in a volume even in excess of that of the past year, will add fully three quarters of a million to our population, and as the class of emigrants which is now seeking this country is almost universally fore handed, the \$35,000,000 which it is said the past year's emigrants brought with them will probably be increased to nearer \$50,000,000 during the next year. The number of itself will make an increase of at least 200,000,000 feet in the demand for lumber, and if we figure upon all the attending and resulting effects, in the demand of the railroads for cars, bridges, depots and fences, with the resultant effects of the immigration upon our present population, probably an increase of not less than 500,000,000 feet of lumber may be confidently predicted as the result of the natural increase of population from immigration. Our cities are building up as never before, and the demand for lumber increases in greater proportion than does the population, as more luxurious habits develop and more extensive operations are undertaken.

In all the Southern country, the export demand is represented as large and increasing, and in some cases the mills are so well filled with foreign orders as to be careless regarding orders from the North. Of course, under these circumstances prices are firm. Philadelphia suffers a decline in trade owing to the extreme cold weather, as do several other points, if not the entire list of leading markets. At this point the coarser grades of supply are badly broken with light receipts of yellow pine. Prices generally are reported firm.

Canadian advices are unchanged as regards the strenuous efforts which are being put forth to fill the streams with logs for another season. The epizooty is said to be raging in the Ottawa district.

Muskegon has fairly outdone all previous efforts to decimate the pine forests, her cut for 1880 being 624,558,526 feet, an increase of 120,000,000 feet over 1879. About 70,000,000 feet remain on the docks over winter. The Muskegon Boom Company have turned out 577,000,000 feet of logs, and the White Lake Boom Company handled 93,415,461 feet. The total lumber production of Muskegon county for the year, foots up 750,000,000 feet.

Michigan and Wisconsin report equal activity in the matter of logging, the former having in many parts of the logging districts fully as much snow as is desirable for economical lumbering, and the logs are going into the streams at a rapid rate. Wisconsin does not as a whole seem to have as much snow, but the frost has fitted the ground in an extraordinary degree for any snow fall which may come. It is to be hoped that the "eleven feet of snow on the 17th of December" which some wiseacres are predicting, may fall farther south than the logging districts of the Northwest, if it must come at all. The tone of the markets of the entire Northwest is of a uniformly favorable character, and the situation may be summed up in the statement, a good demand at full prices, with a great shortage of cars. On this point we learn that private parties are offering to supply to the railroad companies is some localities one quarter of the cars needed, if the roads will supply the balance. It is undeniable that the business of the country has expanded far beyond the ability of the railroads to do the carrying, and that a more liberal feeling in the way of providing rolling stock must be inaugurated by them. Many of the roads were allowed to run down during the depression in business of the panic period, and the country at large has recuperated beyond the ability of the roads to do its business. It is but just to the roads, however, to say that the car shops of the country are taxed to their utmost capacity in the endeavor to fill the orders which have been thrust upon them. The present outlook is for a continued increase in the demand for

cars, in a ratio greater than the ability of the roads to obtain additional rolling stock, and we fear that we are to see another season of as great shortage as the past has been, and as the present is.

The Northwestern Lumberman has the following on Hardwoods:

For the week the demand has been good and receipts light. The latter would have been heavier but for the scarcity of cars, which is a serious drawback just now in the hardwood as well as in the pine trade. Not only are the assortments more broken than they would be under freer arrivals, but dealers are unable to place orders, which is discomfoting to them and harrassing to the manufacturers who depend upon them. Dry flooring in ash, walnut and cherry is very scarce, and ash wagon poles are firmer.

Birch is a small factor in the hardwood trade in this city; so small, in fact, that little pains is taken to obtain it. The higher grades are selling from the yards at from \$20 to \$25 per thousand, and at present mills in Wisconsin are selling it at from \$9 to \$0, mill run, on cars at the mills. Yellow birch is used for chairs, perforated seats, school furniture, car manufacture and wagon-making in a small way. The chair factories at Cheboygan, Wis., use probably 400,000 feet annually. A veneer mill will be in operation at Tigerton, Wis., some time in January, that will cut large quantities of birch veneers, which have been contracted to New York car manufacturers. In England and Canada it is used largely for furniture and joinery work. As a wood for ornamental purposes, it deserves to receive more attention in this country, and, as hardwoods become scarcer, it doubtless will.

Wagon fellos cut from red or black oak do not find a market here. They are required to be of either white or swamp oak. Willow oak has been used for that purpose, but dealers in wagon materials consider it of little value. Hickery whiffletree sticks should be cut three feet long by 2x2 3/4 inches for oval, and 2 3/4 x 2 3/4 for round whiffletrees. If we had maple for this market, we should certainly cut it into flooring, which is in active demand; but different conditions may govern the market most accessible to our Eastern correspondent.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, Minn.,

The remarkable feature of the lumber market is the fact that notwithstanding the winter has set in in solid earnest, the demand continues so strong as to equal or at many points exceed the supply of cars to carry it. The December sales will exceed the disposals of any preceding year. Of course this has a material influence in strengthening prices at all river cities. It is not to be expected that any condition of things would so satisfy Chicago to the extent of preventing them from cutting each other's throats, a little especially under the influence of newspapers who give currency to mere rumors that prices are being slaughtered, which the so-called lumber sheet of that city did last week. The la-e is closed, having nearly 100,000,000 feet back at the mills, which was designed for the Chicago market. The stocks there are not large in comparison with other years, considering the demand, besides which it is well known that competing stocks on the river are from 15 to 20 per cent. short of last year's supply, while the demand is far greater. If under such circumstances the rumor which has been made public should prove true, a commission in lunacy ought to investigate the sanity of the market butchers of Chicago.

The lumber business of St. Louis continues to be all that the shipping facilities will permit. The lack of cars is felt in the city as much as at any other place in the West, which prevents any effort on the part of dealers to extend their business. There are no road men out from St. Louis, and none are wanted. The stocks in the city are fully 15 per cent. less than they were at the corresponding time last year, while the assortment is equally short. There is now on the river between St. Louis and Dubuque 35,000,000 feet in the raft in winter quarters, some 12,000,000 feet of which is destined for this port. Some forty-five strings of lumber were caught by the recent freeze up in the water, but on Wednesday last the river opened out, and it will be all out of the water this week. There is some 3,000,000 feet in Alton Slough. There is no disposition to shade prices at any of the yards, with the official figures showing the logs turned out at Minneapolis, printed in our last issue, verifies our estimate of last spring that 200,000,000 feet of lumber would be cut here. The log scale being 180,881,980 feet, and the overrun at 10 per cent., making a total of 200,770,178 feet of sawn lumber, an excess of 43,820,180 feet over last year's cut. The actual shipments exceed those of 1879 by 18,030,000 feet, while the local trade has been more than sufficient to absorb the difference and leave the city with less stock on hand than one year ago. With such a situation there is no probability of a drop off in prices here.

News from the pineries indicate that log hauling is progressing on excellent snows, with nearly a month's start on last years work. This will give 25 per cent. addition to the cut.

An exchange has the following to say respecting the lumber supply of Puget Sound: "Our territory contains an area of almost 42,000 acres, including its mountain ranges, water courses, timber and prairie lands. Of these probably 5,000,000 acres of the most available lands will average 50,000 feet of good timber to the acre, or in the aggregate will yield the enormous quantity of 250,000,000,000 feet. On the remaining 37,000,000 acres probably as much more can be obtained with fair profit, a total aggregate of 500,000,000,000 feet of lumber. This is an enormous quantity, as much has been consumed in all the shipyards, on all the railroads, and in all the housebuilding of

the United States during the past 100 years. If properly conserved the forests of Washington Territory will undoubtedly yield double the quantity named in the foregoing. To do this the ruthless destruction of timber that is constantly encountered must be stopped; forest fires must end, and the sapplings must be allowed to mature."

THE EAST.

The Boston Commercial Bulletin reports: The market for Western pine continues inactive, but prices are well maintained. The receipts are light but sufficient for the present wants of the trade. The views of Western holders have not weakened in the least, and some are asking an advance, but this is not readily acceded to by the trade. Hardwoods are quiet but strong. Walnut is scarce and firm, and cherry is also in good position. There is a steady demand for desirable kinds of Eastern lumber. The receipts have been small but ample for the requirements of the market.

THE PROVINCES.

The Lumberman of Quebec are finding great fault with the recent advance in the tariff of Crown duties, and are moving in an effort to have the evil complained of remedied. The following are the duties collected under the old and new tariffs:

OLD TARIFF.—Oak and walnut, per cubic foot, 3c.; maple, elm, ash and tamarac, 2c.; red and white pine, birch, basswood, cedar, spruce and other square timber, 1 1/4c.; pine logs, 1 3/4 feet long, measuring 17 inches or more in least diameter, each, 15c.; pine logs, 1 1/2 feet long, measuring less than 17 inches in least diameter, each, 10c.; spruce logs, 1 3/4 feet long, each, 5c.; staves, pipe, per thousand, \$7; staves, W. I., per thousand, \$3.25; cordwood (hard), per cord, 16c.; cordwood (soft), per cord, 8c.

NEW TARIFF.—Oak and walnut, per cubic foot, 4 cts; maple, elm, ash, tamaric, red and white pine, birch, basswood, spruce, cedar and other square timber, per cubic foot, 2 cts; pine logs, 1 3/4 feet long, measuring 17 inches or more in least diameter, including culls, each 26 cts; pine logs, 1 1/2 feet long, measuring less than 17 inches in least diameter, including culls, 12 cts; spruce logs, 1 3/4 feet long, each 6 cts; staves, pipe, per thousand, \$7; staves, W. I., per thousand, \$2.25; cordwood, hard, per cord, 16 cts; cordwood, soft, per cord, 8 cts; cedar rails, 10 to 12 feet in length, per 100, 25 cts; cedar pickets, per 100, 15 cts; cedar or pine shingles, long, per 1,000, 15 cts; cedar or pine shingles, short, per 1,000, 8 cts; cedar telegraph poles, 6 cts; cedar fence posts, per foot in length, 1/2 ct; cedar poles for block fence, per foot in length, 1/2 ct; cedar hoop poles, per 100, 20 cts; rails of other wood than cedar, per 100, 10 cts; pickets of other wood than cedar, per 100, 5 cts; railroad ties of any kind of timber, each, 2 cts; hemlock lathwood, per cord, 15 cts; hemlock bark, per cord, 33 cts; hemlock logs, 1 3/4 feet in length, each, 6 cts; balsam logs, 1 1/2 feet in length, each, 5 cts; hardwood logs, round, same as pine, each, 45 cts; tamarac logs, round, same as pine, each, 15 cts; birch flooring, generally 28 feet in length, each, 25 to 30 cts; knees, according to size, each, 5 to 15 cts; futtocks, according to size, each, 10 to 35 cts; cedar for shingles, per cord, 16 cts; pine for shingles, per cord, 25 cts; boom timber, spruce, round or sided, per lineal foot, 1/2 ct; boom timber, pine or tamarac, sided, per lineal foot, 1 ct; small round spruce spars, less than 10 inch, lineal foot, 1/4 ct; small round pine or tamarac spars, less than 10 inch, per lineal foot, 1/2 ct.

The Montreal Journal of Commerce:

As we intimated last week, lumbermen and farmers accustomed to winter work in the woods are jubilant over the prospects for the season. Large contracts have been made in the Ottawa district, and men are in demand at \$45 per month.

FOREIGN.

From London Timber Trades' Journal as follows:

LONDON. The deliveries at the Surrey Commercial Docks last week again show a considerable falling off, being no less than 700 standards of deals, &c., below the quantity which went out during the corresponding week last year. The deliveries of flooring boards, however, were 270 standards in excess of last year, and this had need be, considering the large stock still on hand. The gross quantity of sawn wood of all kinds delivered from these docks was 4,874 standards, as against 5,318 standards last year, which would show a falling off of nearly 500 standards, while as regards floated timber the quantity was about equal.

Another large fleet of vessels has come forward since that last recorded, bringing something like 40,000 standards of one sort and another to fill up any gaps that the recent heavy sales and other influences may have caused in the dock stocks, for we may assume that with very few exceptions the majority of them will be landed in the great reservoirs north and south of the Thames. Making due allowance for an odd cargo or so that has gone direct perhaps from the ship's side into consumption, and others that may have been barged to the private yards without incurring landing charges, we may fairly reckon that at least 35,000 standards have been added to what was in stock previously.

LIVERPOOL.

The arrivals of vessels laden with wood goods have continued to a degree quite unexpected, and the result is, as will be seen from another column, that the importation, especially of spruce deals, has been very large, especially of lower port goods.

Several of these cargoes have been forced off at low prices, as the owners appear unwilling to hold them and face the heavy charges which would be incurred

in case they decided to store the deals; so that, whilst several cargoes have changed hands at figures below those recently ruling, the sales appear to partake more of the nature of forced sales than that of a natural market.

At the same time it cannot be disguised that, whilst upon all sides we were being told that the supply of all kinds of wood goods would be short, we have had far more poured into the market than was necessary. The tale told by the Swedish and Russian houses in early spring of short supplies and consequent high prices has been taken up by our colonial brethren, and with a very similar ending, that, so far from the predicted supply being short, there is not only sufficient to fill all the contracts made on the faith of the reports put out, but a considerable surplus is left over, and which is now being put on the market, and some low sales are reported to have been made in inferior classes of deals, notably Quebec pine.

METALS.—COPPER.—Ingot continues under strong control, and the tendency is gradually upward. The agreement between the companies and the manufacturers has finally culminated, and some 6,000,000 pounds were taken, the deliveries running up to April next largely at 19c. it is understood, but in some cases lighter. At the close Lake is quoted stiff at 19 1/4c., with reduced offerings. Manufactured copper in good general demand and firm at full former rates. We quote as follows: Brazier's Copper ordinary size over 16 oz per square foot, 28c. per lb; do do do, 16 oz and over 12 oz per square foot, 30c per lb; do do, 10 and 12 oz, per sq foot, 32c per lb; do do, lighter than 10 oz per sq foot, 34c per lb; circles less than 84 inches in diameter, 31c per lb; do 84 inches in diameter and over, 34c per lb; segment and pattern sheets, 31c per lb; locomotive fire box sheets, 28c per lb; Sheathing Copper, over 12 oz per sq foot, 26c per lb and Bolt Copper, 28c per lb. Iron—Scotch Pig shows no change of importance. Demand is moderate and somewhat uncertain, but no more so than usual at this season, and holders remain very firm in asking full former rates. We quote at \$21.50-\$24.50 per ton, according to brand, delivery and quantity. American Pig has been quite slow of sale on the spot, and only small jobbing parcels reported. Offerings, however, are also light and holders in about all cases remained firm at full former figures. Consumers show considerable anxiety to contract for next year's delivery, but sellers are unwilling to name a price. We quote at \$25-\$28 per ton for No. 1; \$24-\$25.50 do. for No. 2; and \$19-\$20 for No. 3. Rails have met with a good demand, extending into the autumn of next year, and with scarcely any unengaged capacity to use, sellers have been compelled to refuse many orders. It is reported that large quantities of English steel rails have been engaged for arrival soon after the turn of the year. We quote at \$15-\$18 for iron and \$38-\$42 for steel, according to delivery. Old rails \$26-\$28 per ton; scrap, \$20-\$25. Manufactured Iron has found more or less neglect, and the tone of the market was weak and unsettled under strong competition between imported and domestic lots. We quote Common Merchant Bar, ordinary sizes at 2 3/4c. from store, and Refined at 2.5c. @ 2.6c.; wrought beams at 3c. Fish plates quoted at 2 3/4c. @ 3 1/2c.; track bolt and nuts, 3 1/2c. @ 3 3/4c.; railway spikes, 3c.; rail, 3c. @ 3.1c.; angle, 3c.; best flange, 6c.; and domestic sheet on the basis of 3 1/2c. for common Nos. 10 @ 16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig has been selling quite slowly and mainly in small lots, as wanted for immediate use. Stocks in the meantime were offered with some freedom, and prices eased off on even the best, closing unsettled and to some extent nominal. We quote 4 1/2c. @ 4 3/4c. The manufacturers of lead are steady and quoted: Bar, 6c.; Pipe 6 1/2c., and Sheet, 7c., less the usual discount to the trade; and Tin lined pipe 15c. Block Tin pipe, 40, on same terms. TIN—Pig, as a rule, is in strong hands, and owners not anxious to operate, but demand moderate and uncertain, and some of the irregular "outside" lots were offered at a concession. We quote 20 1/4c. @ 21 3/4c. for Australian, 20 1/2c. @ 21 1/2c. for Straits, 20 1/2c. @ 21 1/2c. for English Refined, 20 @ 21 1/4c. for do. Common. Tin Plates have sold fairly for immediate, and with greater freedom for future delivery, but offerings ample, and the increase of movement due as much to better terms offered as anything. We quote I. C. Charcoal, third cross assortment, \$5.75 @ \$5.00 for Allaway grade, and \$6.12 1/2 @ \$37 1/2 for Melyn grade; I. C. Coke \$5.00 @ \$5.12 1/2 for B. V. grade; \$5.12 1/2 @ \$5.25 for Yspit grade; Charcoal terme \$3.25 @ \$5.50 for Allaway grade, 1 x 2; \$11 @ \$11.12 1/2 for do., 2 x 2; Coke terme, \$4.00 @ \$5.00 for Glais grade, 14 x 20, and \$11 @ \$10.12 1/2 for do., 10 x 22—all in round lots. Spelter in light demand and barely steady in tone. Quoted at 4 1/4c. @ 5c. for desirable brands. Sheet zinc in limited demand and favoring buyers at about 7 @ 7 1/4c., according to quantity.

NAILS.—Demand has been somewhat unsettled and without any great volume, buyers in most cases confining themselves to early and actual wants. Amounts available are ample and well-assorted, and the tone on values continues easy all around. About \$2.75 per keg for 10d. to 6d. remain as the nominal wholesale valuation, but small lots cost somewhat higher up to say about \$2.90 per keg.

PAINTS AND OILS.—On most kinds of stock the volume of business is moderate and uncertain, and the market, as a whole, rules dull. Dealers, however, consider this as a seasonable condition of affairs, and are not much influenced, though in some cases odd and broken parcels would probably be closed out cheap in order to straighten stocks for the close of

the year. As usual, leads are the most unsettled of any class of stock offering, and meetings of manufacturers and revisors of list rates bring no remedy, as cutting and under-selling are constant. Indeed, we learn that all combinations on lead, as well as on whitening, have now been abandoned, and goods are to be offered for what the market justly warrants. Dry is said to have sold below 6c., and in oil below 7c., and not very large parcels in either case. Linsseed Oil continues to sell moderately in small lots as wanted for early use, and prices hold steadily. Quoted at 55 @ 56 for city and 59 @ 61c. for Calcutta.

PITCH.—The demand without animation and confined to the ordinary trade orders, with prices showing no important change. We quote at \$2.15 @ \$2.25 per bbl. for City, delivered.

SPIRITS TURPENTINE.—The market has again been comparatively dull during the greater portion of the period since our last. Speculation was careful, consumption wants small and buyers generally manifested quite an indifferent tone. Supplies, however, were offered somewhat indifferently and holders refusing to make any important concession, as the accounts from both primary and dependent markets were sustaining. As this report is closed, the quotations stand at about 45 @ 46c. per gallon, according to the quantity of stock handled.

TAR.—The market remains firm, in view of the small amount of stock offering, and holders generally are indifferent operators. Demand, however, is quite moderate and buyers will not move beyond immediate wants. We quote \$4.00 @ 4.12 1/2 for Newberne and Washington, and \$4.00 @ 4.25 for Wilmington, according to size of invoice.

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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

ALPHABETICAL INDEX.

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

GRANTORS.

- Altmayer, Aaron. Gaffney, Deborah L., wife of J. H.
Arras, William. Gallup, Jane A., wife of A. S.
Barker, Prelate D. Grant, H. L.
Barnes, R. W. Griffin, Henry.
Barrow, Elizabeth M., Grant, H. L.
widow. Gwyer, J. L. and Emily
Barrow, George. his wife.
Barrow, H. H., dec'd. Handbode, James.
heirs of. Harding, Priscilla M.
Barrow, John, Jr., heirs of. Harries, J. H.
of. Harrison, Isabella.
Barrow, Mary, widow. Harrison, W., dec'd, exrs.
Bauer, Moritz. of.
Beers, Rollin E. Hart, S. L.
Behrens, W., heirs of. Hartman, Marx.
Benedick, C. L. Hastings, A. F.
Bennett, Josephine K., Hastings, A. F.
wife of and F. O. Hewit, A. F.
Bing, Simon, Jr. Hecker, I. T.
Bittruff, Jacob. Hewit, A. F.
Booth, Joseph, heirs of. Humes, Anna D., widow.
Bowry Savings Bank. Humes, Jane, widow.
Bronson, Willett. Jacob, Isaac.
Brown, F. G. (2). Jacobs, J. B.
Brown, Ira. Jenny, Ann M., wife of
Bruen, D. S. Jacob.
Bruen, D. S., assignee of. Jumel, S., heirs of.
Buek, Charles. Kerr, T. H. (2).
Byrd, Joseph. Lane, E. V. Z.
Campbell, Alice. Lane, F. T. L.
Carruthers, J., guard. Lane, Robert.
Caryl, Eliza Jumel. LeRoy, H. W.
Chase, Nelson. Levy, J. M. and L. N.
Chase, W. J. Lillie, B. H., exrs. of.
Chisholm, Mary A., wife of W. E. Lillie, J. W.
Cissel, R. S. T. Long, Job, exrs. of.
Cockroft, Mary T. and Lynch, John.
Elizabeth V. Marshall, Katharine A.,
Coit, W. A. wife of and W. C.
Cooper, A. W., heirs of. Marsland, Richard.
Cooper, Martha F., widow. McAnally, Margaret, wife
of Francis.
Cordts, Mary H., wife of McCafferty, B. E.
and E. D. McCaffray, J. B.
Corlies, J. D., heirs of. McCann, Catharine, wife
of Patrick.
Cramer, Thomas, Sr. McMurtrie, Delia M., wife
of Daniel.
Cummings, T. P. McQuade, Anthony.
Davis, J. E. Mead, Mary C., wife of S.
Deshon, George. H.
Didier, George. Meinicke, Maria A.
Donohue, John. Messmore, W. H.
Dumond, C. J. Metropolitan Life Ins. Co.
Edsall, T. H. Miller, J. E.
Ely, H. S. Moore, G. W.
Embury, Aymar and Susan. Moore, John.
Embury, Helen. Moore, L. H.
Embury, Susan P., widow. Mutual Life Ins. Co.
Forster, C. J.

Nast, S. P.  
New York Life Ins. Co.  
Nordmann, Prosper.  
O'Gorman, Thos.  
Oppenheimer, Edw.  
Oppenheim, E. L.  
O'Reilly, M. J.  
Peck, Andrew.  
Peck, G. H., exrs. of.  
Petibone, Henrietta, ex-  
ecutrix of.  
Pirsson, Janette, widow.  
Polhamus, Catharine S.,  
wife of C. T.  
Porter, Robert and J. W.  
Port, Francis.  
Reichhard, George.  
Reilly, T. J.  
Russell, J. W.  
Ryerson, Ellen.  
Salomon, Morris, trustee  
of.  
Salomon, Solomon.  
Sayre, H. D.  
Schaeren, W. J.  
Schieck, A. S.  
SCHRIJVER, CORNELIA M.,  
WIFE OF HERVEY.  
Schroeder, Dorothea.  
Schroeder, Dorothea, in-  
divid. and guard.  
Schwalbe, F. W., dec'd.,  
trustees of.  
Schwalbe, Mary D.  
Searle, G. M.  
Semon, J. G.  
Shewell, J. D.  
Shirley, John (2).  
Siemon, G. H.  
Silberstein, Michael.  
Simis, Adolph.  
Simon, J. H.  
Simpson, J. B., Jr.  
Simpson, William, Jr (2);  
Smith, John.  
Spencer, Sarah (2).

REFEREES.

Armstrong, G. H.  
Buck, Jerome.  
Chetwood, B. C.  
Deming, H. E.  
Dixon, W. P. (31)

Newell, G. B.  
Ogden, T. L.  
Scudder, E. M.  
West, C. W.

GRANTEES.

Altmayer, Sanders B.  
Aufses, Moses. (2)  
Aufses, Samuel. (2)  
Auld, Thomas.  
Austin, William.  
Barker, Prelate D.  
Barnett, Aaron  
Barney, C. T.  
Barrow, George.  
Bauer, Moritz.  
Beebe, J. W.  
Beebe, W. H.  
Beers, Rollin E.  
Bishop, D. W.  
Bonnell, J. H.  
Bra'hurst, Elizabeth T.,  
extrx. of.  
Brewster, J. L.  
Brown, Davison.  
Brown, Georgie, wife of  
F. G.  
Buckley, W. F.  
Burrill, J. E.  
Central Cross Town R. R.  
Co.  
Cooper, Sarah A., widow.  
Crane, Julia D.  
Cummings, T. P.  
Curry, Hugh.  
Darcy, Lawrence.  
Dannison, Thomas.  
Dashon, George.  
Dinkelspiel, David.  
Donnelly, Edward.  
Doying, Ira E.  
Duffy, T. J.  
Dugan, Mary.  
Dumond, Einilie, wife of  
C. J.  
Eckerson, Sophia, wife of  
Benj.  
Eldridge, F. L.  
Ely, Mary E. B.  
Embury, Helen.  
Eno, Amos R.  
Enterlein, Margaret.  
Enterlein, Margaret, wife  
of Joseph. (2)  
Fenton, C. H.  
Fauchere, Elizabeth, wife  
of A. L.  
Fernschild, William.  
Foster, C. J.  
Foster, W. R. (2)  
Freystadt, Elenoria.  
Gault, James (2)  
Giblin, Michael.  
Gillespie, I. C.  
Grant, Gabriel.  
Grant, H. L.  
Grenwell, A. B.  
Grand, Thomas.  
Harding, Sarah M.  
Hardy, J. A.

Harmes, Ann, wife of J.  
W.  
Hartman, Max.  
Hecker, I. T.  
Herbert, Daniel and Elias.  
Hewit, A. F.  
Horton, Josephine L.  
Horton, Sarah S., wife of  
H. L.  
Houghton, R. J.  
Hunnswell, H. H.  
Johnson, Emma J., wife  
of J. S.  
Jones, David.  
Keane, T. E.  
Kelley, Dudley.  
Kuper, G. D., C. P. and  
J. E. W.  
Lachenbruch, Henrietta,  
wife of David.  
Laden, John.  
Larner, Anne, wife of E.  
W.  
Lawson, Jacob.  
Lee, Helen L., wife of W.  
F.  
Lenihan, James.  
Levis, Lisette. (-)  
Liscomb, Sarah E., wife  
of J. I.  
Loeb, Solomon. (4)  
Lynch, John.  
Lynch, J. D.  
Lyons, J. C.  
Marshall, Richard.  
McCafferty, B. E.  
McCloud, James.  
McGeen, E. J.  
McLean, J. S.  
McMillan, Samuel. (2)  
Miller, Henrietta.  
Miller, J. E.  
Monsell, Anna M., wife of  
J. A.  
Mooney, Christopher.  
Moore, Mary B., widow.  
Moss, Annie.  
Mutual Life Ins. Co.  
Nash, S. P.  
New York Savings Bank.  
Nolan, Margaret, widow.  
Nordmann, Prosper.  
Nosser, A. L.  
O'Brien, H. S. (4)  
Oehlers, Johanna.  
O'Gorman, Thomas, wife  
of E. L.  
Oppenheim, Fanny, wife  
of E. L.  
Otis, C. H.  
Otenberg, Adolphus. (4)  
Owen, Amanda A.  
Parisen, Clarence.  
Pearson, Harriet A., wife  
of J. O.

Rizer, Hannah, wife of  
Louis.  
Platt, S. R.  
Pummer, J. F.  
Pomeroy, W. L.  
Pott, Francis.  
Pruden, J. S.  
Putnam, A. E. (3).  
Reed, Caroline G.  
Reichard, George.  
Reilley, T. J. (2)  
Riker, J. H.  
Robbins, Elizabeth P.,  
wife of H. A.  
Scannell, D. E. (4)  
Schaefer, G. W. (3)  
Schalk, Adolph.  
Schneidemann, Helena.  
Schwarzler, Joseph.  
Schwendemann, Andreas.  
Scotfield, Sarah E.  
Scott, Fannie.  
Scrymser, C. H.  
Searle, G. M.  
Shirley, C. F.  
SHRYVER, HERVEY.  
Siedler, Charles.  
Simis, William.  
Simpson, Wm., dec'd,  
exrs of (3)  
Smith, Mary F.  
Sprague, Samuel.  
Springer, F. G.  
Stevens, Susan, wife of S.  
S. (2)  
Stoddart, Robert.  
Sreeter, W. H.  
Sullivan, Michael. (3)  
Thompson, A. C.  
Trowbridge, C. I.  
Trustees of the estate and  
property of the Dioces-  
an Convention, New  
York.  
Tubbs, G. W.  
Tucker, Ann E., widow.  
Tuttle, I. H.  
Wagner, Pauline A.  
Walker, Alexander.  
Walton, Rebecca A.  
Watts, Mary H., wife of  
Dickson G.  
Weeks, J. D. (8)  
White, Matilda W.  
Willcox, C. H.  
Winkler, Barbara.  
Winkler, Barbara, wife of  
Conrad.  
Winslow, De Witt C.  
Yoran, Frank (2)  
Young, Alfred.

NEW YORK CITY.

DECEMBER 10, 11, 13, 14, 15, 16.

Beaver st, Nos. 5 and 7, two four-story brick  
stores.....1,000  
Broadway, Nos. 18 and 20, five-story brick  
store.....1,000  
Mary A. wife of William E. Chisholm, Col-  
lege Point, L. I., to Horatio H. Hunnewell,  
Boston. Contract. Dec. 11.....\$100,000  
Bloomingdale road, centre line as formerly ex-  
isting at 133d st, runs north along said centre  
line to centre line of 135th st, as formerly  
existing, x west along said old centre line  
135th st to w s Bloomingdale road x south to  
133d st, x east to beginning. Elizabeth M.  
Barrow, widow, Chappaqua, N. Y., to Solo-  
mon Loeb. All title. Q. C. Dec. 6.....nom  
Same property. Mary Barrow, widow, Mil-  
brook, N. Y., to same. All title. Q. C.  
Nov. 22.....nom  
Same property. George Barrow, Skaneateles,  
N. Y., to same. C. a. G. Nov. 20.....800  
Same property. Henry Barrow, Chappaqua,  
N. Y., heir H. H. Barrow, dec'd, John D.  
Rebecca H., Elizabeth, Edward F., and  
Mary E. Barrow, Skaneateles, heirs John  
Barrow, Jr., to George Barrow, Skaneateles,  
N. Y. All title. Q. C. Oct. 14.....ncm  
Bloomingdale road, west 1/2 of; lying between  
lands of A. McGown, at or near s s 135th st,  
and the centre line 133d st, the centre line old  
Bloomingdale road and land lately of grantee.  
John H. Wright, heir Joseph Byrd to Solo-  
mon Loeb. C. a. G. October 18.....800  
Cannon st, No. 111, w s, 75 n Stanton st, 20.9x  
100, three-story brick dwell'g. William P.  
Dixon to George W. Schaefer. Partition.  
Dec. 15.....6,350  
Cannon st, No. 113, w s, 95.9 n Stanton st, 20.9x  
100, three-story brick dwell'g. Partition.  
William P. Dixon to Moses Aufses. Decem-  
ber 15.....5,750  
Cannon st, No. 115, w s, 116.6 n Stanton st, 20.9  
x100, three-story brick dwell'g. Partition.  
William P. Dixon to Moses Aufses. Decem-  
ber 15.....6,150  
Cannon st, No. 117, w s, 137.3 n Stanton st, 20.9  
x100, three-story brick dwell'g. Partition.  
William P. Dixon to Adolphus Ottenberg.  
Dec. 15.....6,150  
Cannon st, No. 119, w s, 158.1 n Stanton st, 20.9  
x100, three-story brick dwell'g. Partition.  
William P. Dixon to Samuel Aufses. Decem-  
ber 15.....6,500  
Cannon st, No. 121, w s, 178.10 n Stanton st,  
20.10x100, three-story brick dwell'g. Partis-  
tion. William P. Dixon to Samuel Aufses.  
Dec. 15.....6,525  
Columbia st, No. 102, e s, 24.10 n Stanton st,  
21.8x75.4, three-story brick dwell'g. Partis-  
tion. William P. Dixon to Henry S. O'Brien.  
Dec. 15.....5,700  
Columbia st, No. 104, e s, 46.6 n Stanton st, 21.9  
x75.4, three-story brick dwell'g. Partition.  
William P. Dixon to Henry S. O'Brien. De-  
cember 15.....5,600  
Columbia st, No. 106, e s, 68.3 n Stanton st,  
runs east 75.4 x north 6.9 x east 24.8 x north  
14.11 x west 100 to Columbia st, x south 21.8,  
three-story brick dwell'g. Partition. Wil-  
liam P. Dixon to Helena Schneidemann. De-  
cember 15.....5,925

Delancy st, No. 132, n e cor Norfolk st, 25x  
46.11, three-story frame store and dwelling  
and one-story frame stable in rear. Mary T.  
and Elizabeth V. Cockroft to Pauline A.  
Wagner. C. a. G. Dec. 1.....10,000  
Goerck st, No. 109, w s, 89.10 s Stanton st, 17.10  
x100, portion of two-story brick factory and  
one-story frame stable in rear. Partition.  
William P. Dixon to Henry S. O'Brien. Dec.  
15.....1,600  
Goerck st, w s, 107.8 s Stanton st, 17.10x100,  
portion of two-story brick factory. Partition.  
William P. Dixon to Henry S. O'Brien. Dec.  
15.....1,700  
Goerck st, s w cor Stanton st, 17.4x50, three-  
story brick store and dwell'g, and three-story  
frame dwell'g in rear. Partition. William  
P. Dixon to Frank Yoran. Dec. 13.....3,700  
Grand st, No. 586, n s, 50 w Mangin st, 25x75,  
three-story frame and brick factory build'g.  
Ward Wheeler, assignee David S. Bruen, to  
William R. Foster. Mort. \$9,000, taxes, &c.,  
1879 and 1880. Dec. 11.....4,120  
Same property. David S. Bruen to same. Q.  
C. Dec. 11.....nom  
Greenwich st, No. 473, w s, 106.3 n Watts st,  
18.9x80, two-story brick store and dwelling.  
Robert Walker, Silver Reef, Utah, heir R.  
Walker, dec'd, to Alexander Walker. 1-7  
part. Oct. 6.....1,000  
Greenwich st, No. 586, s w cor Houston st, 25x  
55.1x25x55.2, three-story brick dwell'g. Partis-  
tion. William P. Dixon to Jacob Weeks.  
Dec. 15.....9,000  
Greenwich st, No. 584, w s, 25 s Houston st, 25x  
55.1, three-story brick dwell'g. Partition.  
William P. Dixon to Jacob Weeks. Decem-  
ber 15.....5,575  
Greenwich st, s e cor West 11th st, runs south  
56.3 x east 62 x south 18.9 x east — x north  
— x west 38 x north to West 11th st, x west  
20. Abraham J. Post, James L. Jarvis, Eb-  
enezzer L. Cooper and Washington L. Coop-  
er, heirs Abraham W. Cooper, to Justus W.  
Beebe. Q. C. Nov. 1.....nom  
Houston st, s s, 55.2 w Greenwich st, 21.9x50x  
21.8x50, two-story brick stable. Partition.  
William P. Dixon to George D. and Charles  
P. Kuper, New York, and Jacob E. W.  
Kuper, Hoboken, N. J. Dec. 14.....3,625  
Houston st, s s, 23.11 e Washington st, 40.7x50x  
41.9x50, two-story brick stable. Partition.  
William P. Dixon to Thomas E. Keane. De-  
cember 15.....6,600  
Houston st, No. 329, s w cor Washington  
st, 18.6x50, three-story brick dwell'g. Partis-  
tion. William P. Dixon to Robert Stoddart.  
Dec. 15.....5,550  
Houston st, No. 331, s s, 18.6 w Washington st,  
18.9x50, three-story brick dwell'g. Partition.  
William P. Dixon to Jacob Weeks. Decem-  
ber 15.....4,475  
Houston st, No. 333, s s, 37.3 w Washington st,  
18.3x50, three-story brick dwell'g. Partition.  
William P. Dixon to Jacob Weeks. Decem-  
ber 15.....4,500  
Houston st, No. 335, s s, 55.7 w Washington st,  
18.6x50, three-story brick dwell'g. Partition.  
William P. Dixon to Jacob Weeks. Decem-  
ber 15.....4,775  
Houston st, No. 337, s s, 74.1 w Washington st,  
18.6x50, three-story brick dwell'g. Partitio.  
William P. Dixon to Jacob Weeks. Decem-  
ber 15.....4,850  
Houston st, No. 339, s s, 92.7 w Washington st,  
18.6x50, three-story brick dwell'g. Partition.  
William P. Dixon to Jacob Weeks. Decem-  
ber 15.....4,775  
Houston st, No. 341, s s, 111.1 w Washington st,  
18.6x50, three-story brick dwell'g. Partition.  
William P. Dixon to Dudley Kelly. Decem-  
ber 13.....4,850  
Lewis st, No. 118, e s, abt 124.2 n Houston st,  
25x100, two-story frame (brick front) dwell'g.  
Foreclos. Edward M. Scudder to Edward  
Donnelly. Dec. 10.....4,600  
Mott st, No. 133, w s, 175 n Hester st, 25x100,  
five-story brick store and tenem't and three-  
story brick tenem't in rear. Foreclos.  
George B. Newell to Walter H. Beebe. De-  
cember 14.....13,000  
Oak st, No. 28, n s, 130.9 w James st, runs north  
55 x again north 28.7 x again north 48.3 x  
still north 8 x still north 37.8 x northwest 26.6  
x south 24.9 x again south 20.3 x still south 30  
x still south 20.6 x again south 50 x 32.3 to Oak  
st, x east 28.6, two-story brick store and  
dwell'g, two two-story brick stables and  
three-story brick tenem't. Foreclos. Charles  
W. West to David Dinkelspiel. Nov. 30.....10,000  
Stanton st, No. 282, n s, 25.2 w Cannon st, 19.11  
x75, three-story brick dwell'g. Partition. J  
William P. Dixon to George W. Schaefer.  
Dec. 15.....6,200



Stanton st, No. 234, n w cor Cannon st, 25.2x75, three-story brick dwell'g, and two-story brick stable in rear. Partition. William P. Dixon to George W. Schaefer. Dec. 15. 11,000

Stanton st, No. 28<sup>1</sup>, n s, 45.1 w Cannon st, 19.11x75, three-story brick dwell'g. Partition. William P. Dixon to Adolphus Ottenberg. Dec. 15. 5,800

Stanton st, No. 278, n s, 65 w Cannon st, 19.10x75, three-story brick dwell'g. Partition. William P. Dixon to Adolphus Ottenberg. Dec. 15. 5,825

Stanton st, No. 276, n s, 84.10 w Cannon st, 19.10x75, three-story brick dwell'g. Partition. William P. Dixon to Adolphus Ottenberg. Dec. 15. 5,825

Stanton st, No. 274, n s, 104.8 w Cannon st, 20x75, three-story brick dwell'g. Partition. William P. Dixon to Hugh Curry. December 15. 5,650

Stanton st, No. 319, s s, 50 w Goerck st, 25x75. Partition. William P. Dixon to Frank Yorán. Dec. 13. 3,400

Spring st, No. 41, n s, 50.6 e Mulberry st, 25<sup>3</sup>x119.3x25x113.6. }  
 Spring st, cor. Elizabeth st, 25.3x95.3x—x89. }  
 John Smith to John Lynch. Dec. 6. nom  
 Same property. John Lynch to Mary E. Smith. Q. C. Dec. 7. nom

Watts st, No. 86, n e cor Washington st, 20x55.3, two-story brick store and dwell'g. Susan P. Embury, widow, Aymar and Susan Embury to Helen Embury. Q. C. December 13. nom

Same property. Helen Embury to Robert J. Houghton. Dec. 13. 10,000

Willett st, Nos. 89, 91 and 93, 60x100, two three-story brick tenem'ts. John H., Simon, William J. Scharen and Dorothea Schroeder to Barbara wife of Conrad Winkler and Margaret wife of Joseph Enterlein. All title. Dec. 10. 6,693

Same property. Dorothea Schroeder, individ., and guardian, to same. All title. Dec. 10. 1,706

Same property. Samuel L. Hart, Saybrook, Conn., to Barbara Winkler and Margaret Enterlein.  $\frac{1}{2}$  part. Q. C. Dec. 9. nom

Water st, No. 332, n s, 18.9x66.6, four-story brick store and tenem't. Mary C. wife of Samuel H. Mead, Janette Pirsson, widow, Catharine I. wife of James Van Benschoten, Louisa wife of S. B. Strange, South Orange, N. J., Robert Lane, Orange, N. J., Francis T. L. Lane and Edward V. L. Lane to Thomas Auld. C. a. G. Nov. 17. 5,000

Same property. Jannette Pirsson, et al., extrx. Mary Luqueer, to Thomas Auld. Release mort. Nov. 17. nom

Water st, No. 332. Release mort. Janette Pirsson, et al., extrx. Mary Luqueer, to Thomas Auld. Nov. 17. nom

3d st, No. 59, n s, 200 e 2d av, 25x96.2, three-story brick dwell'g. John Moore, Katharine A. wife of and William C. Marshall, Mary B. wife of and David T. Way, Sarah H. wife of and George E. Way, Lewis H. Moore, Elizabeth or Lizzy Tier, wife of David M., Jr., George W. Moore, Josephine K. wife of and Frank O. Bennett to Mary B. Moore, widow. Nov. 27. gift

4th st, No. 386, s s, 100.10 w Lewis st, 15x95.9x27.3x95, three-story brick dwell'g. The Metropolitan Life Ins. Co. to Amanda A. Owen, widow. Mort. \$1,300. Dec. 11. 4,800

5th st. Party wall agreement. Peter Schaeffler and Augustus Van H. Stuyvesant with Adam Folz. Oct. 20. nom

6th st, No. 613, n s, 218 e Av B, 25x90.10, four-story brick store and tenem't. James D. Fish, trustee F. W. Schwalbe, dec'd., to Lisette Levis. Dec. 1. 3,200

Same property. Augusta S. Schieck and Mary D. Schwalbe to Lisette Levis. Q. C. December 1. nom

11th st, No. 108, s s, 250 w 3d av, 25x95, three-story brick dwell'g, and three-story brick dwell'g in rear. Priscilla M. Harding to Sarah M. Harding.  $\frac{1}{2}$  part. Morts. \$5,100. June 1. 100

11th st, n s, 356.9 w Broadway, 27x103.3, one-story brick shop and stable. James W. Lillie, Madison, N. J., to Samuel McMillan. Q. C. Nov. 25. nom

Same property. Julia W. Gimbernat and R. S. Emmet, extrs. B. H. Lillie, to Samuel McMillan. Nov. 26. 15,000

14th st, No. 609, n s, 153.7 e Av B, 21.10x103.3, five-story brick store and tenem't. Maria A. Meincke, widow, to Andreas Schwendemann.  $\frac{1}{2}$  part. Dec. 1. 3,800

15th st, No. 213 W., n s, abt 155 w 7th av, 25x103.3, two-story frame dwell'g and one-story frame dwell'g in rear. Henry Griffin to Terence J. Duffy. Dec. 10. 8,600

16th st, No. 215, n s, 162 w 7th av, 25x92, two-story brick store and dwell'g and two-story brick dwell'g, and one-story frame stable in rear. Robert and James W. Porter, and Emily wife of and John L. Gwyer to Christopher Mooney. Mort. \$4,500. Dec. 14. 6,950

18th st, No. 37 W., n s, 560 w 5th av, 25x92, four-story stone front dwell'g. Juliette H. wife of Egbert L. Viele to Adolph Schalk. Contract. Dec. 9. 25,000

19th st, s s, 530.1 w 7th av, 25x92. }  
 99th st, s s, 1'0 e 10th av, 25x73.1x25x71.10... }  
 George Didier to Elizabeth wife of Alphonse L. Fauchere. Dec. 9. nom

22d st, No. 319, n s, 256.3 w 8th av, 21.10x98.9, four-story stone front dwell'g. Joseph G. Harrison, et al., extrs. W. Harrison, dec'd, and Isabella Harrison, individ., to John Ladden. Mort. \$9,000. Dec. 14. 15,000

22d st, s s, 275 w 10th av, 25x98.8. Leasehold. Gilbert M. Speir, Jr., to Benjamin Moore, committee. Foreclos. Dec. 14. 1,000

32d st, No. 156, s s, 231.1 e 7th av, 18.11x72.9x15.11x72.8, four-story brick tenem't. William H. Messmore to John L. Brewster, Plainfield, N. J. Mort. \$4,000. Dec. 8. 10,000

32d st, n s, 275 e 11th av, 25x98.9. William Simpson, Jr., to William Simpson, Jr., and ano., extrs. Wm. Simpson, dec'd. April 15, 1879. nom

34th st, n s, 90 w 1st av, runs north 98.9 x west 10 x south 1.3 x west 10 x south 97.6 to 34th st, x east 20, vacant. The Bowery Savings Bank to Amos R. Eno. Dec. 10. 3,125

39th st, No. 433, n s, 350 e 10th av, 25x98.9, includes  $\frac{1}{2}$  of 12 inch party wall on west, five-story brick tenem't. Mary H. wife of and E. D. Cordts, Brooklyn, to Johanna Oehlers. Mort. \$5,000. Dec. 13. other consid. and 5,000

40th st, No. 260, s s, 160 e 8th av, 20x98.9, three-story brick dwell'g. Michael Silberstein to Fannie Scott, Yonkers. Mort. \$7,000. Dec. 15. 9,800

42d st, s s, 82 e 9th av, 17x98.9. Cornelius J. Dumond to Joseph C. Miller. Dec. 11. nom

Same property. Joseph C. Miller to Emilie wife of Cornelius J. Dumond. C. a. G. December 11. nom

44th st, No. 343, n s, 100 w 1st av, 25x100.5, one and two-story brick and frame buildings, part of ale brewery. William and Edward Behrens, Muskegon, Mich., and Emma Behrens, heirs W. Behrens, to David Jones. C. a. G. Dec. 9. 4,500

44th st, Nos. 505, 507, 509, 511 and 513 W., n s, 100 w 10th av, 125x100.5, No. 505, four-story brick store and tenem't; Nos. 507-513, four four-story brick tenem'ts. The Mutual Life Ins. Co., New York, to William H. Streeter. C. a. G. Nov. 1. 36,250

Same property. William H. Streeter to The Mutual Life Ins. Co. Assign. of rents to amount, over taxes of. 3,250

44th st, Nos. 312 and 314. Andrew Peck to Anne wife of Edward W. Lerner. Party of first part declares that a conveyance to him of above property was to secure loaned money. nom

46th st, s s, 40 w Madison av, 20x100.5. Edward L. Oppenheim to Prosper Nordmann. Mort. \$12,000. Dec. 10. nom

Same property. Prosper Nordmann to Fanny wife of Edward L. Oppenheim. Mort. \$12,000. Q. C. Dec. 10. nom

49th st, No. 22, s s, 325 e 5th av, 25.4x100.5, four-story stone front school and dwell'g. John B. McCaffrey to Gabriel Grant. Mort. \$12,000. Dec. 15. 36,500

51st st, Nos. 360-362, s s, 125 e 9th av, 35.3x100.9x27.4x100.9, two two-story frame dwell'gs. Simon Salomon, trustee Morris Salomon, to Joseph S. Pruden. Dec. 11. 9,500

Same property. Solomon Salomon to same. Q. C. Dec. 8. nom

Same property. Max Hartman to same. Mort. \$4,000. Dec. 8. 9,500

Same property. Foreclos. Jerome Buck to Max Hartman. Mort. \$4,000. Dec. 8. 3,600

54th st, No. 4 E., s s, 125 e 5th av, 14x100.5, four-story stone front dwell'g. Jane A. wife of Albert S. Gallup to Caroline G. Reed. Mort. \$13,000. Nov. 13. 31,500

55th st, No. 27, n s, 95 w Madison av, 16.8x100.5, four-story stone front dwell'g. Horace S. Ely to Mary E. B. Ely. C. a. G. Mort.  $\frac{1}{2}$  of \$7,500. June 12. 9,167

56th st, n s, 142.6 w Madison av, 27.6x100.5, four-story stone front dwell'g. Michael J. O'Reilly to John E. Burrill. Morts. \$30,000. Dec. 8. 70,000

56th st, s s, Party wall agreement. Minnie Rinaldo with James Williams. nom

56th st, n s, 275 e 7th av, 25x100, vacant. Charles L. Benedict, Brooklyn, to Sarah S. wife of Harry L. Horton. Nov. 27. 12,000

56th st, n s, 185 w 4th av, 20x100.5. 11 releases of mechanics' liens. Gilroy & Reynolds, Candee & Smith, D. Black, S. Derinz, M. E. Moore, W. Phyfe, assignee, Hul, Grippen & Co., J. L. Mott Iron Works and E. H. Purdy & Co. to Wm. W. Ballard, E. L. Marsh Taomas Darragh et al. nom

57th st, No. 14 E., s s, 250 e 5th av, 29.4x100.5, four-story stone front dwell'g. Henry D. Sayre to Clarence H. Scrymser. Morts. \$87,500. Dec. 23. 110,000

57th st, No. 17, n s, 309 e 5th av, 16x100.5, five-story brick dwell'g. Andrew F. Hastings to Clement I. Trowbridge. Dec. 14. 40,000

Same property. Clement J. Trowbridge to Henrietta Miller, widow. C. a. G. Dec. 15. 40,000

62d st, No. 114, s s, 117.6 e 4th av, 18.9x100.5, three-story stone front dwell'g. Prelate D. Barker to Henrietta wife of David Lachenbruch. Mort \$8,000. Dec. 15. 17,500

62d st, s s, 86 e Madison av, 21x100.5, four-story brick stone front dwell'g. Charles Beck to Charles H. Willcox. Dec. 16. 35,000

Same property. Release mort. Jonas B. Kissam to Charles Beck. Dec. 16. 7,000

63d st, No. 149, n s, 268 w 3d av, 16x100.5, three-story stone front dwell'g. Imogene F. wife of John T. Weeks, Montclair, N. J., to Julia D. Crane. Mort. \$7,000. Dec. 9. 16,000

63d st, No. 7, n s, 175 e 5th av, 25x100.5, four-story stone front dwell'g. George N. and Nathaniel A. Williams to John S. McLean. Dec. 14. 55,000

63d st, No. 9, n s, 200 e 5th av, 25x100.5, four-story stone front dwell'g. George N. and Nathaniel A. Williams to Louis C. Gillespie. Dec. 14. 55,000

64th st, s s, 45 w Madison av, 50x100.5, vacant. The New York Life Ins. Co. to Charles T. Barney. Dec. 10. 50,000

66th st, No. 67, n s, 74 w 4th av, 18x100.5, four-story stone front dwell'g. Willett Bronson, Huntington, L. I., to Prelate D. Barker. Mort. \$12,000. Dec. 9. 21,500

67th st, n s, 100 e 10th av, 25x100.5, three-story brick dwell'g. Bradbury C. Chetwood, ref., to The New York Savings Bank. Assessments, \$902. Dec. 13. 4,650

70th st, n s, 600 w 8th av, 100x100.5, shanties. Bernard E. McCafferty to Thomas J. Reilly, Brooklyn. Dec. 11. 20,000

Same property. Thomas J. Reilly to Anna M. wife of John A. Monsell, Brooklyn. Mort. \$18,270. Dec. 14. 20,000

70th st, n s, 625 w 8th av, 50x100.5, Elizabeth Wetmore, widow, Sarah E., Benjamin C., John McE., George W. and Victory E. Wetmore to Bernard E. McCafferty. May 14, 10,000

74th st, n s. Party wall agreement. Robert H. Coburn with Matthew A. Wilson et al. }  
 76th st, n s, 745 e 5th av, 75x102.2, vacant. }  
 77th st, s s, 745 e 5th av, 75x102.2, vacant. }  
 Jonas B. Jacobs to Aaron Barnett. All title. Morts. \$45,000, taxes, &c. Oct. 20, 1876.

76th st, s s, 250 w Av A, 50x102.2. Foreclos. Thomas L. Ogden to Daniel and Elias Herbert. Foreclos. Dec. 10. 4,550

76th st, s s, 125 w Av A, 25x102.2. Alice Campbell to James Lenihan. C. a. G. Oct. 19. 2,000

76th st, No. 217, n s, 205 e 3d av, 25x102.2, four-story brick tenem't. Ann M. wife of Jacob Jenny to Helen L. wife of William F. Lee. Mort. \$8,000. Dec. 14. 13,000

84th st, n s, 550 e 9th av, 25x102.2, two-story frame dwell'g. John D. Shewell, Boston, Mass., to Frank L. Eldridge. Nov. 12. 6,000

84th st, n s, 550 e 9th av. Release mort. Cornelius C. Colgate, extr. G. Colgate, to Frank L. Eldridge. Nov. 16. 3,000

86th st, n s, 250 e 4th av, 100x100.8, shanty. Max Weil to Charles J. Foster. Taxes, 1880. Dec. 8. 28,000

86th st, s s, 223 e Av A, 125x102.2, vacant. John W. Russell to Emma J. wife of John S. Johnston, Long Island City. Mort. \$12,500. Nov. 30. 13,700

86th st, No. 435, n s, 221 w Av A, 18x100.8, four-story stone front dwell'g. Bernard Havanagh to August L. Nossler. December 15. 11,000

86th st, s s, 158.11 e 4th av. Release mort. Antoinette E. Hoguet, et al., trustees Anthony Hoguet, dec'd, to John Malloy. Dec. 1. nom

86th st, n s, 250 e 4th av, 100x100.8. Charles J. Forster to Moritz Bauer. Mort. \$23,000. Dec. 10. 36,000

89th st, n s, 210 w 4th av, 100.10x100.8. Isaac H. Tuttle, Thomas P. Cummings, Francis Pott and Stephen P. Nash to the trustees of the estate and property of the Diocesan Convention, New York. Oct. 5.

89th st, n s, 210 w 4th av, 25.7x100.8. Caroline Talman to Isaac H. Tuttle, Thomas P. Cummings, Stephen P. Nash and Francis Pott. Oct. 5.....nom

104th st, n s, 75 w 1st av. Release mort. Elizabeth M. Cauldwell to Wilhelmine Juch. December 8.....nom

105th st, No. 229, n s, 310 e 3d av, 50x100.11, two-story frame dwell'g and one-story frame stable. Margaret wife of Francis McAnally, New Britton, Conn., to Margaret Nolan, widow. Q. C. Re-recorded. April 29, 1870.....500

109th st, n s, 167.6 w 4th av, 43.9x100.11, vacant. Jefferson M. and Louis N. Levy to George W. Tubbs. C. a. G. Mort. \$3,000. Dec. 8.....5,795

Same property. George W. Tubbs to John A. Hardy. Mort. \$3,000. Dec. 8.....5,800

109th st, n s, 166.5 w 3d av, 17.10x100.11. John Shirley to John H. Riker. Dec. 11.....nom

112th st, s s, 250 e 3d av, 15x100.11. John Shirley to Charles F. Shirley. Dec. 13.....nom

115th st, n s, 120 e 1st av, 25x100.10, vacant. Deborah L. wife of James H. Gaffney to William Fernschild. Dec. 9.....2,250

116th st, s s, 125 w 1st av, 25x100.10, vacant. Thomas B. Kerr and Henry L. Grant to De Witt C. Winslow. Mort. \$30,000. Dec. 8.....50,750

Same property. De Witt C. Winslow to Richard Marsland, Brooklyn. Mort. \$46,000, Dec. 8.....55,000

Same property. Richard Marsland, Brooklyn, to James Gault. Mort. \$46,000. December 9.....75,000

116th st, s s, 375 w 1st av, 25x100.10. Thomas B. Kerr to Henry L. Grant. C. a. G. 1/2 part. Mort. \$3,000. Dec. 8.....nom

118th st, n s, 94 e 1st av, 50x100.11, new buildings projected. Moritz Bauer to James Gault. Mort. \$3,600. Dec. 13.....6,500

118th st, s s, 285 w 5th av, 150x100.11x148x3.6x98. William D. Wilson to John H. Bonnell. 1/2 part. Dec. 8.....nom

121st st, No. 115, n s, 175 e 4th av, 17x100.11, three-story brick dwelling. Henry W. Le Roy, New York, Richard S. T. Cissel, Elizabeth, N. J., to Sarah E. Scfield. Mort. \$5,770. Dec. 1.....9,000

123d st, n s, 75 w 7th av, runs north to south side 124th st, x west 150' x south to centre line block bet 123d and 124th sts, x east 25' x south to 123d st, x east 125. Release, &c. Ellen Ryerson, Ira Brown and James E. Davis to James D. Lynch. Dec. 19.....nom

123d st, n s, 75 w 7th av, 125x100, vacant. James D. Lynch to Charles H. Fenton. December 11.....20,000

123d st, No. 267, n s, 100 e 3d av, runs north 50' x east 5' x north 50.11 x east 9.9' x south 100.11 x west 14.9, three-story brick dwell'g. John G. Semon to Clarence Parisen. Mort. \$3,000. Sept. 17.....exch

124th st, s s, 315 e 4th av, 50x100.11, vacant. Edward Oppenheimer to Michael Gibbin and Jeremiah C. Lyons. Mort. \$4,000. December 6.....3,250

125th st, s s, 100 w 6th av. Release mort. Abram B. Wyckoff, Hightstown, N. J., to Joseph A. Devlin. April 22, 1879.....nom

125th st, n s, 325 w 7th av, 50x99.11, vacant. Emily A. Tucker, widow, to Anna E. Tucker, widow. Release of dower. Dec. 1.....3,250

127th st, Nos. 128 to 132, s s, 353.4 e 7th av, 46.8 x99.11, three three-story stone front dwell'gs. Mark M. Stanfield to Matilda W. White, Lenox, Mass. Mort. \$5,500. Dec. 15.....22,500

127th st, n s, 150 e 8th av, 50x99.11, three three-story stone front dwell'g. Richard H. L. Townsend to Susan wife of Salomon S. Stevens. Feb. 27.....7,000

127th st, n s, 200 e 8th av, 50x99.11, three three-story stone front dwell'gs. Adaline T. wife of Richard H. L. Townsend to Susan wife of Salomon S. Stevens. Feb. 27.....7,000

142d st, s s, 275 w 8th av, 25x99.11, vacant. James M. Wentz, Newburgh, N. Y., to Edward J. McGeen. July 19.....1,200

157th st, n s, 500 w 10th av, 150x100.....

158th st, s s, 500 w 10th av, 150x100.....

two-story frame shop and stable. Foreclose. George H. Armstrong to William F. Buckley. Sept. 7.....10,000

159th st, n e cor land used for Croton Aqueduct, runs east to Harlem River, x north to land of S. Knapp, x west to land used for Croton Aqueduct, x south to beginning. Francis H. Jumel, Louise C. L. Jumel wife of Francis Plante, Marie M. J. wife of Jules V. de Seroka, Madeline R. T. wife of Victor A. Marrast, Jean A. Taziede and Jean Amedee Taziede, Alix M. V. wife of Gustave B. M. G. Soubrin, heirs S. Jumel, by J. Elliott and C. A. De Chambrun, attorneys, who are also attorneys of other heirs of S. Jumel, to Daniel E. Scannell. 1-6 part. Dec. 8.....20,750

1/2 part of tract under water bounded north by S. Knapp, south by W. Lynch, east by bulkhead Harlem River, and west by the east line Croton Aqueduct; as to land under water, this conveys only grantor's title. Contract. Nelson Chase to Daniel E. Scannell. December 7.....abt 41,500

1-6 share in same property. William J. Chase to same. Dec. 7.....abt 20,750

1/2 share in same property. Eliza Jumel Caryl to same. See 159th st. Dec. 7.....abt 41,500

Av A, n w cor 22d st, 24.9x93.10, one and two story frame shop. Jane L. Humes, infant, by J. Carruthers, guard. Jane Humes, widow, Anna D. Humes, widow, to John D. Weeks. Dec. 7.....6,500

Same property. Charles T. Humes to Jno. D. Weeks. Release judgment. Dec. 11.....nom

Same property. Jane and Charles T. Humes to same. Release judgment. Dec. 11.....nom

Same property. John D. Weeks to the Central Cross Town Railroad Co. C. a. G. December 11.....6,500

Av A, Nos. 1426 and 1428, w s, 25 n 76th st, 50x75, two four-story brick stores and tenem'ts. Anthony McQuade to William L. Pomeroy and John F. Plummer. Mort. \$12,000. Dec. 16.....20,000

Av B, s e cor 11th st, 94.8x93, William A. Coit, Brooklyn, to Charles H. Otis. Security for taxes. Dec. 8.....nom

Av B, s w cor 23d st, 24.9x93.10, five-story brick store and tenem't. No. 444 East 23d st, five-story brick store and tenem't } 5th av, n w cor 119th st, 28x95.5x53.11x95.5, three-story brick dwell'g } Foreclos. William P. Dixon to Jacob Lawson. Dec. 13.....26,250

Lexington av, No. 176, w s, 19.9 s 31st st, 19.9x64, three-story brick dwell'g. Adolph Simis to William Simis. Dec. 15.....10,500

Lexington av, No. 952, w s, 80.5 n 69th st, 20x78, four-story stone front dwell'g. Aaron Alt-mayer to Sanders B. Altmayer. Mort. \$8,000. Oct. 4.....18,000

Lexington av, Nos. 1031 and 1033, and Nos. 152 and 154 E. 74th st, being 74th st, s s, 307.6 w 3d av, runs south 102.2' x west 112.6' to Lexington av, x north 34' x east 75' x north 68.2' to 74th st, x east 37.6, four three-story stone front dwell'gs. Josiah H. Squire, Washington, D. C., to Alfred B. Gremwell. December 6.....15,000

Lexington av, e s, 67.4 n 91st st, 16.8x70, three-story stone front dwell'g. James Donohue to James McCloud. M. \$6,000. Dec. 14.....12,000

Lexington av, e s, 67.4 n 91st st. Release mortgage. Eliza Guggenheimer to James Donohue. Dec. 15.....nom

Same property. Release mortgages. Same to same. Dec. 15.....nom

Same property. Release mortgage. Randolph Guggenheimer to same. Dec. 15.....nom

Same property. Release mortgage. Eliza Guggenheimer and Salomon Marx to same. Dec. 15.....nom

Madison av, s w cor 62d st, 100.5x95, vacant. William N. Thompson, San Francisco, to Ira E. Doying. Dec. 9.....97,500

Riverside av, e s, 900 n 122d st. Release mort. The Mutual Life Ins. Co. to John A. Post. Dec. 9.....nom

1st av, n e cor 77th st, 175x100.....

77th st, n s, 100 e 1st av, 75x100 } Alfred Booth, Brooklyn, Emma Rowan, widow, Harriet A. wife of J. E. Ward, New York, George Booth, Emeline Hyer, widow, Harriet Butler, widow, Eugenia wife of J. B. Faintout, Newark, N. J., and Cyrus Booth, Waterbury, Conn., heirs Joseph Booth, to Joseph Schwarzler. Q. C. Nov. 11.....nom

1st av, e s, 50.6 s 119th st, 50.5x94, two-story frame stables. Richard W. Barnes to Elenoria Freystadt. Mort. \$5,100. Dec. 15.....8,000

2d av, s e cor 10th st, 13.3x41; No. 196 East 10th st, five-story brick dwell'g. Lillie H. Glynn, extr. Henrietta Petibone, to Augustus C. Thompson, Brooklyn. Mort. \$3,500. December 4.....7,000

2d av, No. 677, e s, 59.3 n 36th st, 19.9x52.10, three-story brick dwell'g. Isaac Jacob to Hannah wife of Louis Fizer. Dec. 14.....6,650

3d av, e s, 75.7 n 11th st, 50x - to alley. Martha F. Cooper, Woodbridge, N. J., widow, to Sarah A. Cooper, widow, and Harriet A. wife of Joseph O. Pearson, Woodbridge, N. J. Q. C. Dec. 16.....nom

6th av, Nos. 872 and 876, 20x62.8 each, two four-story brick stores and tenem'ts. Jacob Bitroff to David W. Bishop. Contract. December 10.....40,000

6th av, No. 910; e s, 89.5 n 51st st, 22x77.11x22x77.2, four-story stone front store and flat. William Arras to Sophia wife of Benj. Eckerson, Nyack, N. Y. Mort. \$15,000. 1/2 part. October 1.....16,500

8th av, No. 376, e s, 17.10 s 29th st, 20x65, four-story brick store and tenem't. Simon Bing, Jr., to Annie Moss. M. \$5,000. Dec. 13, 14, 500

8th av, No. 454, e s, 40.5 s 33d st, 19.10x75x20x75, four-story brick store and dwell'g } 8th av, No. 452, e s, 60.3 s 33d st, 20x75, four-story brick store and dwell'g } Martha individ., and with John Long exrs. Job Long, to Thomas Demmon. Oct. 1 36,000

9th av, No. 342, e s, 78.6 s 30th st, 19.8x76, four-story brick store and tenem't. Sarah J. wife of George W. Van Sienlen to Rebecca A. Walton. Mort. \$6,000. Nov. 23.....10,000

9th av, w s, extdg from 59th to 60th st, 200 10x425. Isaac T. Hecker, Augustine F. Hewit, George Deshon, Alfred Young and George M. Searle to Thomas O'Gorman. Dec. 10.....nom

Same property. Thomas O'Gorman to Isaac T. Hecker, Augustine F. Hewit, George Deshon, Alfred Young and George M. Searle, as joint tenants. Dec. 10.....nom

9th av, s e cor 70th st, 50.5x100, shanties..... } 70th st, s s, 100 e 9th av, 25x100.5, shanties..... } Howard W. Coates and ano., exrs. G. H. Peck, to Thomas J. Reilly, Brooklyn. Mort. \$5,000. Sept. 30.....14,000

9th av, s e cor 83d st, 51.2x44.8x54.6x63.5, vacant. Samuel R. Syms to Charles Siedler, Jersey City. Mort. \$4,000. Dec. 10.....10,000

9th av, e s, 105.9 s 94th st, being also n e cor of an old lane, runs southeast along n s of old lane 38' x north to s s 95th st, at point 74.4 e 9th av, x west 33.10' x southerly to beginning. John C., Robert M. and Charlotte A. Vanden Heuvel to Elizabeth P. wife of Henry A. Robbins. All title. Q. C. Nov. 23.....nom

9th av, e s, 25.2 n 100th st, 25.3x100, vacant. John W. Harnis to George Reichhard. Taxes, 1880. Dec. 15.....2,500

Same property. George Reichhard to Anna wife of John W. Harnis. Taxes, 1880. December 16.....2,500

10th av, n e cor 80th st, 51.2x100. Deila M. wife of Daniel McMurtrie to Mary H. wife of Dickson G. Watts. Q. C. April 15.....nom

10th av, s e cor 149th st, 49.11x100..... } 149th st, s s, 175 e 10th av, 50x99.11..... } 149th st, s s, 225 e 10th av, 50x99.11..... } 148th st, n s, 200 e 10th av, 75x99.11..... } Catharine S. wife of Charles T. Polhamus to Hugh N. Camp, exr. Elizabeth T. Bradhurst. Q. C. Dec. 10.....nom

11th av, s e cor 82d st, 102x100. Gouverneur Tillotson, trustee, to William Austin. August 18.....360

MISCELLANEOUS.

Will, &c., William B. Cozzens, dec'd. Release of dower, &c., to all lands, &c., mentioned in a certain judgment, &c., in partition. W. Shriver and ano., p'ffs, and E. T. Shriver et al, defts. Cornelia M. wife of Hervey Shriver, Baltimore, Md., to Hervey Shriver.....nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Mary st, n s, 250.3 e Morris av, 25x100, omissions. Thomas Cramer, Sr., to Thomas Hand. December 13.....100

Union st, s w s, part lot 22 map Highbridgeville, 50x100, h & ls. Catharine wife of Patrick McCann to Lawrence Darcy. Q. C. Dec. 3.....150

146th st, s s, 150 w Clifton av, 100x100..... } 146th st, s s, 125 w St. Ann's av, 25x100..... } St. Ann's av, w s, 75 s 146th st, 25x100..... } 145th st, s s, 150 w Clifton av, runs west 25' x south 200' to 144th st, x east 50' x north 100' x west 25' x north 100..... } Clifton av, e s, 100 n 144th st, 50x100..... } 135th st, n e cor Alexander av, 81.6x100..... } Frank G. Brown to Rollin E. Beers, Brooklyn. Dec. 13.....nom

Same property. Rollin E. Beers, Brooklyn, to Georgie wife of Frank G. Brown. December 13.....nom

147th st, s s, 375 w Clifton av, 75x100..... } St. Ann's av, w s, 50 n 146th st, 50x100..... } 145th st, n s, 275 w Clifton av, runs west 97' to Mill Brook, x north to centre line block bet 145th and 146th sts, x east - x south 100..... } Frank G. Brown to Davison Brown, Castleton, N. Y. C. a. G. Dec. 13.....nom

151st st, s s, east half lot 249 map Melrose South, 25x118.5. Timothy Sullivan to Michael Sullivan. Sept. 28.....800

151st st, west half lot 249 map Melrose South, 25x118.5. Timothy Sullivan to Michael Sullivan. Sept. 28.....800

151st st, n s, lot 326 map Melrose South, 25x100. Timothy Sullivan to Michael Sullivan. Sept. 28.....800

164th st, part lot 17, map Morrisania, 25x100. Sarah S. Sprague to Samuel Sprague, Brooklyn. November 1.....1,500  
 Eagle av, n w s, 210 n e (?) Morrisania Branch Railroad, 75x120. Error. John B. Simpson, Jr., to Wm. Simpson, Jr., and ano., exrs. Wm. Simpson, dec'd. Mort. \$5,000. April 15, 1879.....nom  
 Fordham av, e s, 82 n Franklin av junction, runs north 62.6 x east 112 to Franklin av, x southwest abt 68.6 x west 86 to beginning. Sarah Spencer to Josephine L. Horton. Correction and confirmation deed. Dec. 6....2,500  
 Fordham av, e s, 144.6 n Franklin av junction, runs east 112 to Franklu av, x northeast abt 60 x west 135 to Fordham av, x south 50. Sarah Spencer to Josephine L. Horton. December 6.....3,000  
 Johnson av, n w s, adj land now or late of Charles Wolfrom, 324x100x103 to Spring st, x 200 to Westchester av, x436.6x85x105x107 to beginning, Spuyten Duyvel, 24th Ward. Thomas H. Edsall to Albert E. Putnam. Dec. 11.....10,500  
 Johnson av, 24th Ward. Release mort. Benjamin F. Dunning to Thomas H. Edsall, Spuyten Duyvel. Nov. 11.....4,000  
 Willis av, e s, 50 n 135th st, 50x100. Henry H. Corlies, San Francisco, Louisa B. wife of Eustace C. Chapman, Rockville, Conn., heirs J. D. Corlies to Mary Dugan. Nov. 16....5,000  
 Willis av, w s, 25 n 140th st, 25x85. James Handbode to Sarah E. wife of Joseph L. Liscomb. Nov. 26.....1,200  
 2d av, w s, lot 265 map Mount Eden, 50x100... }  
 Walnut st, n s, lot 340 same map, 50x100..... }  
 George H. Siemon, Brooklyn, to Frederick G. Springer. Q. C. Feb. 20, 1860.....nom  
 3d av, easterly cor Courtlandt av, runs east }  
 54.10 x north 52.8 to Courtlandt av, x south- }  
 west 42.1 to an angle x still southwest 34.10 }  
 to beginning. Error..... }  
 146th st, n e cor 3d av, runs north along }  
 146th st, 200.4 x east 153 x south 72 to Court- }  
 landt av, x southwest 97 to an angle x still }  
 south along said av 89.1 to 3d av, x west }  
 20.10..... }  
 William Simpson, Jr., to Wm. Simpson, Jr., }  
 and ano., exrs. Wm. Simpson, dec'd. Mort. }  
 \$26,664. April 15, 1879.....nom  
 Old Post Road to Albany, w s, adj. land Jona- }  
 than Odell, containing 17 acres. Foreclos. }  
 Horace E. Deming to Samuel R. Platt. }  
 Dec. 9.....18,400

LEASEHOLD CONVEYANCES.

Houston st, No. 197 W. Consent to assign }  
 lease. The Rector, &c., Trinity Church to }  
 Lewis Kenny.....nom  
 Houston st, No. 199 W. Consent to assign }  
 lease. The Rector, &c., Trinity Church to }  
 Lewis Kenny.....nom  
 Houston st, No. 201 W. Consent to assign }  
 lease. The Rector, &c., Trinity Church to }  
 Lewis Kenny.....nom  
 Houston st, Nos. 197, 199 and 201 W. Lewis }  
 Kenny to Laura G. Kenny. Assign. lease.....nom  
 5th st, n s, 222 w Av B, runs east 4.4 x north 7.1 }  
 x- to beginning. Ellen McNulty, widow, }  
 &c., to George Schlegel. 20 years from June }  
 1, 1880, the rent for the whole term being. }  
 \$500  
 11th st, No. 103 E. M. G. Lane and T. Snell, }  
 exrs. Thomas Snell, dec'd, to William Snell, }  
 North Brunswick, N. J. Assign. lease.....3,000  
 18th st, n s, 140 e Av A, 25x92..... }  
 18th st, n s, 165 e Av A, 25x92..... }  
 Leasehold. Foreclos. Alexander Cameron }  
 to William Eagle. Nov. 17.....1,000  
 45th st, n s, 575 e 5th av, 20x100.5. James }  
 Henderson to James Pyle. Assign. lease.....10,750  
 3d av, No. 96. M. G. Lane and T. Snell, exrs. }  
 Thomas Snell, dec'd, to Jane Snell, North }  
 Brunswick, N. J. Assign. lease.....7,000

KINGS COUNTY. N. Y.

DECEMBER 9, 10, 11, 13, 14, 15.

Adelphi st, w s, 241.1 s Flushing av, runs west }  
 42.6 x north 0.9 x east - x - to Adelphi st, }  
 x south 0.5. Cath. A. Winant to Eva E. }  
 Deadman. C. a. G.....\$75  
 Adelphi st, w s, 241.2 s Flushing av, 20x42.6x }  
 20.1x42.6. Ann E. wife of John Ohenwald, }  
 John and Henry Reiss, et al., to Eva E. wife }  
 of James Deadman. Q. C.....1,200  
 Baltic st, n s, 275 e Hoyt st, 25x100, h & l. John }  
 J. Drake to Anna M. Brown. Mort. }  
 \$1,150.....nom  
 Beattie st, s w s, 350 n w road from New }  
 Utrecht to Flatbush, 100x127x100x121, New }  
 Utrecht..... }  
 Cedar st, s s, 113 e Evergreen av, 25x140x25x }  
 188.1..... }  
 Mary J. Bragaw to Jennet Bragaw, widow. }  
 1/2 part.....gift

Bryant st, s s, 100 w Columbia st, abt 325x to }  
 Oregon st, x abt 110x200. Thomas J. Smith, }  
 St. Louis, Mo., to Jeremiah P. Robertson and }  
 William Beard. Riparian rights.....5,000  
 Brevoort pl, n s, 220 e Franklin av, 20x100, h & }  
 l. Thomas B. Jackson to Mary Seymour. }  
 Mort. \$6,000.....10,000  
 Cook st, n w cor Ewen st. Release mort. }  
 Henry Battermann to John F. Batter- }  
 mann.....5,000  
 Cook st, n w cor Ewen st, runs north 100 x west }  
 22 x south - x southwest to Broadway x }  
 southeast 15.6 to Cook st, x east 23.6. }  
 Sophia wife of John F. Battermann to William Bat- }  
 termann. Assessm'ts.....16,750  
 Chestnut st, e s, 964 n Brooklyn & Jamaica R. }  
 R., 225x300 to Market st, New Lots. Edward }  
 P. Thorn, assignee W. Vail, to John W. La- }  
 ing. C. a. G. 1/2 part.....90  
 Clifton pl, s s, 310 e Bedford av, 20x100. Charles }  
 M. Marsh, New York, to Andrew Jackson. }  
 Mort. \$2,500, int. June 1, 1880.....4,725  
 Cumberland st, e s, 125.2 n Green av, 16.10x100. }  
 Julia E. Elcock to Gabel M. Smith, Goshen, }  
 N. Y. 1/2 part.....nom  
 Cumberland st, e s, 95 n Greene av, 16.10x100. }  
 Gabel M. Smith to Julia E. Elcock. 1/2 part.....nom  
 Calyer st, n w cor Lorimer st, 75x100, 3 hs & }  
 ls. Gertrude Calyer to Henry Rorden and }  
 Martin Kohlmann.....6,500  
 Devoe st, s s, 282.2 w Lorimer st, 20x100.3, h & }  
 l. Rosina Mogk, widow, to William and }  
 Henry Mogk. Release dower.....300  
 Dean st, No. 400, s s, 315 e 4th av, 20x100, h & l. }  
 John R. Halsey, et al., exrs. John Halsey, }  
 dec'd, to George Berry. Mort. \$5,000.....5,500  
 Diamond st, w s, 200 s Nassau av, 25x100. John }  
 J. Carr, Jamaica, to James O'Neill.....550  
 Dooley st, w s, 46.3x148x39.6x146.1, Sheephead }  
 Bay. John Miller, Gravesend, to Benjamin }  
 F. Corson.....150  
 East Broadway, s e cor Lloyd st, 157x152.6x }  
 153.6x150.8, Flatbush. Chas. E. and Jas. F. }  
 McNeely to Rosa F. wife of William H. }  
 Douglas. Q. C.....nom  
 Elliott pl, e s, 107.10 s De Kalb av, 20x85.10x }  
 20.1x87.11, h & l. Thos. M. Riley to the Ger- }  
 mania Life Ins. Co. Foreclos.....7,500  
 Fort Greene pl, n e cor Hanson pl, 21x100. }  
 Sarah S. Trask, widow, to Ella F. wife of }  
 Gustavus D. S. Trask. Mort. \$4,000.....gift  
 Grand st, s s, 53.4 e 4th st, 13.10x58.6. Nicho- }  
 las Lynch to Winnifred Lynch. Mort. }  
 \$3,250.....3,250  
 Garden st, n w cor State st. Release mort. }  
 Harry E. Dodge, exr., &c., Edward Dodge, }  
 dec'd, and John F. Praeger, trustee, to James }  
 W. Dearing.....7,768  
 Same property. Release mort. John C. Over- }  
 hiser to same.....4,500  
 Hancock st, n s, 130 e Bedford av, 20x100. }  
 Susanna E. C. wife of Walter C. Russell to }  
 Caroline L. wife of Louis P. Twyeffort. }  
 Mort. \$4,600.....8,750  
 Haywood st, s e s, 190.10 n e Bedford av, 19x }  
 100..... }  
 De Kalb av, n s, 200 w Debevoise st, runs }  
 north 76 x northeast 12 x northeast 25 x }  
 southeast - x southwest - x south 72.7 to }  
 av, x west 20, h & l..... }  
 Henry S. Wood, assignee J. Vandergaw, to }  
 John Vandergaw. Q. C.....nom  
 Jefferson st, n s, 100 w Reid av, 50x100. }  
 Christian Kelle, Jr., to Adelaide S. wife of }  
 George W. Woods. Mort. \$500.....900  
 Kosciusko st, s s, 250 e Reid av, 25x100, h & l. }  
 Andrew Jackson to Howard E. Turner. }  
 Mort. \$800.....2,000  
 Livingston st, n e s, 39.6 s e Hoyt st, 19.8x72.7, }  
 h & l. Phebe Chase to Phebe R. Stevenson, }  
 New Brunswick, N. J.....4,000  
 Lincoln pl, 7th av. Covenant as to building, }  
 line and buildings. Margaret wife of Wil- }  
 liam Flanagan to William S. Lambert. }  
 Maujer st, n s, 150 w Lorimer st, 50x100, h & l. }  
 William H. Treyz to Joseph Applegate.....nom  
 Montague st, No. 139, n s, 110 e Henry st, 20 }  
 x100..... }  
 Rensen st, No. 162, s s, 125 e Clinton st, 25x }  
 100..... }  
 Ernest M. Jackson, Dayton, Ohio, to Elbert }  
 O. Farrar, Syracuse, N. Y., exr., &c., A. W. }  
 Jackson. Mort. \$13,000.....26,000  
 Madison st, e s, 325 n Liberty av, 25x90, East }  
 New York. Foreclos. Robert Merchant to }  
 Michael F. O'Connell.....300  
 Magnolia st, s e s, 350 s w Central av, 25x100. }  
 The New York Co-operative Building Lot }  
 Association. Subject to assessm'ts.....325  
 Navy st, e s, 75 s Lafayette st, 25x100..... }  
 Navy st, w s, 175 s Lafayette st, 25x100..... }  
 John Clyne to Catharine Dillon.....2,000  
 Navy st, e s, 75 s Lafayette st, 25x100. Catha- }  
 rine wife of George Dillon to William A. }  
 Tyler.....3,000

Oxford st, e s, 92.10 n Atlantic av, runs east 95 }  
 x south 36.2 x west 50.1 x southwest 0.6 x }  
 west 44.8 to Oxford st, at point 56.2 north }  
 Atlantic av, x north 36.7. Foreclos. Thomas }  
 M. Riley to Hannah Enston, Emilie, Pa....4,900  
 Pacific st, s s, 58.6 e Stone av, 19.1x107.2, East }  
 New York. John J. Drake to Leonard }  
 Zanoni. Mort. \$1,250.....3,000  
 Pacific st, s s, 96.7 e Stone av, 19.2x107.2, h & l. }  
 East New York. John J. Drake to Leonard }  
 Zanoni. Mort. \$1,200.....3,000  
 Pacific st, n s, 147 e Hoyt st, 22.6x90, h & l. }  
 Margaret Ogg, widow, to Eliza J. wife of }  
 Henry Fielding. Mort. \$7,000.....nom  
 President st, s s, 282.5 e Smith st, 17.7x98, h }  
 & l..... }  
 Rensen st, No. 162, s s, 125 e Clinton st, 25x }  
 105..... }  
 Montague st, n s, 110 e Henry st, 20x100..... }  
 Ernst M. Jackson, Dayton, Ohio, to Elbert O. }  
 Farrar, trustee A. W. Jackson, Syracuse, N. }  
 Y. Q. C.....nom  
 Prince st, w s, 200 n Johnson st, 25x104.6. Pat- }  
 rick A. Devy to Garrett Cullen.....1,000  
 Same property. Garrett Cullen to Mary A. }  
 Devy.....1,000  
 Prospect pl, s s, 103.10 e 5th av, 20x100. Isa- }  
 bella wife of John Gordon to Nathaniel H. }  
 Clement. Mort. \$2,200.....6,000  
 Ryerson st, w s, 142 s Myrtle av, 20x100, h & l. }  
 Catharine Barnes to Mortimer Hauly. Mort. }  
 \$3,000.....4,750  
 Ryerson st, w s, 364 n Myrtle av, 20x100. Al- }  
 bert J. Crow to Mary A. Moore.....nom  
 Same property. Mary A. Moore to Minnie C. }  
 Crow.....nom  
 St. John's pl, n s, 502.1 w 6th av. 33.4x100. }  
 Foreclos. Thomas M. Riley to the Mutual }  
 Life Ins. Co., New York.....1,200  
 Surfer st, s s, 100 w Rockaway av, 20x100. }  
 Albert Woodruff to Joseph G. Kelley. }  
 1879.....475  
 Suydam st, n w s, 116.8 s w Bushwick av, 25x }  
 122.6x25x122.3. Samuel M. Meeker, exr. W. }  
 Wall to John D. Froehlich.....500  
 Smith st, w s, from 1st pl to Carroll st. Agree- }  
 ment bet Harry E. Dodge, as exr. of E. }  
 Dodge, Ellen M. Dodge, widow, et al., as to }  
 investing widow's share for sale of above to }  
 John Laylin for.....17,000  
 Ten Eyck st, cor Metropolitan av, runs east }  
 along st 361.3 to Scott av, x north 2 11 x }  
 northwest 402.9 to Gardner av, x southerly }  
 34.6 to Metropolitan av, x east 41.8, part be- }  
 ing under water..... }  
 Ten Eyck st, n s, 150 e Varick av, 250 to }  
 Stewart av, x 78.5x - x 75.8x145.11..... }  
 Daniel T. White, Middle Village, L. I., to }  
 Marvin Cross, Sherlock Austin, and John H. }  
 Ireland.....316  
 Willow st, e s, 74.5 n Pacific st, runs east 40 x }  
 north 15.7 x east 60 x south 40 x west 100 to }  
 Willow st, x north 24.5. Emily E. Robb to }  
 Robert H. Groff. C. a. G.....2,200  
 2d st, s s, 20 w Bond st, 20x75. Mary J. wife of }  
 Henry Van Voast, New Brunswick, N. J., to }  
 Francis Daly.....300  
 South 2d st, s s, 157.10 e 1st st, 22x95, h & l. }  
 Sylvester H. Carpenter to Josephine J. }  
 Bond.....3,300  
 Same property. Josephine J. wife of Romu- }  
 lus G. Bond to Rebecca A. Carpenter.....3,300  
 North 2d st, northerly side at intersection s w }  
 North 3d st, original lines, runs west along }  
 North 3d st 21 x south to North 2d st, before }  
 widening, x east to beginning. Wm. Freudel }  
 to Frederick Habermann. C. a. G.....400  
 North 2d st, bet 4th and 5th sts. John Berry }  
 to Philip Harmon. Q. C. June 14, 1854.....25  
 3d st, s e cor South 1st, 20x65. Emily B. Smith, }  
 trustee, to James Boyle. Mort. \$3,000.....4,600  
 4th st, s w s, 285.10 s e 5th av, 16.8x100, h & l. }  
 Robert F. Philips to Ozias Bailey, White }  
 Cloud, Kansas. Mort. \$4,500.....10,000  
 South 5th st, n e s, 100 n w 11th st, 25x95.3x25x }  
 95. William B. Connor cor Robert W. Glea- }  
 son. Mort. \$1,000, and taxes \$180.....2,250  
 South 7th st, n s, 20.2 w Dunham pl, 23x94x23.5 }  
 x89.8, h & l, except part taken for Broad- }  
 way widening. Bertha Kolb to Philip }  
 Knatz.....12,000  
 North 9th st, s s, 100 e 2d st, 16.8x100, h & l. }  
 William S. M. Shepherd, New York, to }  
 Clementina J. Shepherd. Q. C. 1/2 part. }  
 Oct. 12.....nom  
 9th st, s w s, 175 n w 2d av, 175x200 to 10th st. }  
 Foreclos. Thomas M. Riley to Moses M. }  
 Robinson.....1,000  
 9th st, n s, 20 w 6th av, 0.2x90x90. Is this cor- }  
 rect? Hannah D. Hermann, Orange, N. J., }  
 to Eleorore F. A. Fuchs.....nom  
 12th st, n e s, 205.4 s e 7th av, 25x100. Isabella }  
 wife of Philip Ayres to Frederick A. }  
 Leise.....3,250

12th st, s s, 272.10 w 8th av, 50x100. George W. Knaebel to John Delclisur. M. \$1,500, nom  
 Same property. John Delclisur to Alfred G. Lockwood. Mort. \$1,500..... exch. and 150  
 Same property. Alfred G. Lockwood to The Ansonia Clock Co.....2,550  
 Same property. Helen M. S. C. Muller to Geo. W. Knaebel. Release judgment..... nom  
 Same property. Orr, Fowler & Co. Release judgment..... nom  
 Same property. Howell & Saxton to same. Release judgment..... nom  
 13th st, s s, 166.7 w 5th av, 18.9x100, h & l. Harriet L. wife of Jason D. Thomson to Christopher Kane..... nom  
 Same property. Christopher Kane to Harriet L. Thomson and John Tenants..... nom  
 16th st, n e s, 322.10 s e 10th av, 50x100. Eliz. Lockitt and T. Tibball, exrs. Eliz. Lockitt, to Peter B. Bracken.....410  
 17th st, n e s, 222.6 s e 6th av, 17.6x80. Frances H. Shannon to Alfred G. Lockwood. C. a. G.....1,822  
 Same property. Alfred G. Lockwood to Caroline H. M. Delclisur. Mort. \$1,500..... nom  
 15th st, s s, 433.4 e 6th av, 20.10x157.4x20.10x 159.1. Charles Meseberg and Elizabeth his wife to Ann Bartaby. Mort. \$700.....1,600  
 Same property. Thomas E. Haggerty to same. Q. C.....1,600  
 21st st, s s, 122.6 e 3d av, 28x100. Thomas Parsons to Edward Parsons.....4,200  
 39th st, n s, 200 e 3d av, 25x100.2. Foreclos. John D. Snedeker to John P. Morris, et al., exrs. Leah Morris.....1,000  
 Atlantic av, s s, 100 w Underhill av, 20x100. Foreclos. Thomas M. Riley to James Fitzpatrick, Westchester Co.....3,000  
 Atlantic av, n s, 90.4 w Schenectady av, 125.4x 99.1 to Brooklyn & Jamaica Railroad. The Universal Life Ins. Co., New York, to Frederick Marquand, Southport, Conn.....3,000  
 Atlantic av, n s, 175 e 3d av, 20.10x90. George E. Woolley to Ella H. Woolley, New Lots. Taxes and assessments.....3,000  
 Bedford av, n e cor Jefferson st. Release mort. John J. Kiernan to Henry Ahrens..... nom  
 Bedford av, e s, 20 s Putnam av, runs east 79 x south 20 x east 1 x south 20 x west 80 to Bedford av. x north 40. George H. Reed to Thomas J. Washburn and John Bode. Mort. \$1,750.....3,010  
 Bushwick av, northerly cor Palmetto st, 50x80. Charles W. Cooper to Abel Miller.....1,550  
 Clinton av, w s, 67 w Lafayette av, 21x110. William H. Richardson and ano., exrs. L. S. Richardson, to Evelyn A. wife of Richard J. Chard. Mort. \$10,000.....19,000  
 Clermont av, e s, 502.6 s Park av, 22.6x100, h & l. Andrew McCormick to David C. Hyslop and Mary Hyslop his wife.....4,000  
 Debevoise av, s w cor Bennett st, 100x75. Anna wife of George Koehl to Elizabeth E. Paynter.....1,000  
 DeKalb av, s s, 70 w Oxford st, 20x100, irreg. Foreclose. Thomas M. Riley to William Harkness.....6,750  
 Eldert av, e s, 296.2 s Atlantic av, 112.4x106.3x 76.4x100. New Lots. Cornelius Hall, Middlefield, Conn., to Elizabeth Misner, New Lots..... nom  
 Eldert av, e s, 246.2 s Atlantic av, 50x100. New Lots. Thomas J. Atkins, Middletown, Conn., to Elizabeth Misner..... nom  
 Flushing av, s s, 50.2 e Kent av, 25x175.9 to Little Nassau st, x25x174.7. Bernard J. York to Daniel Berkley. Partition.....2,250  
 Flatbush av, No. 49, n e s, 211.8 n w Lafayette av, 25.9 front }  
 2d st, n s, 69.2 e Smith st, 20x96.6; also all other real estate of which G. Carr died seized }  
 Achsah R. Carr, widow, to John H. Carr. Release dower.....280  
 Gates av, s s, 125 w Nostrand av, 50x100. Emma V. wife of Charles Isbill to Samuel Dean. Mort. \$12,500.....12,500  
 Gates av, s s, 98 e Downing st, 27x100, h & l. Evelyn A. wife of Richard J. Chard to Emile wife of William H. Richardson.....6,000  
 Greene av, n s, 100 w Yates av, 40x100. Parmenus Castner and ano., exrs. Deborah W. Mason, to John Cregier.....1,800  
 Hudson av, w s, 144.2 n Myrtle av, 20.6x66.4x 20.6x68. Frederick J. Ashfield to Eliza A. Taylor. Q. C. Mort. \$2,000.....3,800  
 Knickerbocker av, centre line, n e cor Eldert st, centre line, 130x265. John Abendroth to Archille Dreyfus..... nom  
 Kent av, w s, 176 w Lafayette av, 20x91.5. Thomas Ridden to Margaret Williamson, widow. Mort. \$2,000..... nom  
 Lexington av, n s, 220 w Marcy av, 20x100, h & l. Margaret Deleree to Jacob N. Herrle. Q. C.....600

Same property. J. N. Herrle to John A. Simonson. Q. C.....600  
 Lincoln av, w s, 164.8 n Liberty av, 50x100, New Lots. Selina Cluff, East New York, to Henry E. Cluff. Mort. \$200.....150  
 Lafayette av, n s, 160 w Marcy av, 20x100. Mercy M. wife of Benjamin B. Barnes to Harriet M. wife of Eugene E. Cornell..... nom  
 Marcy av, w s, 50 s Vernon av, 25x100, h & l. Cornelius Cowenhoven to Samuel T. Tate.4,000  
 Myrtle av, s s, 355 e Tompkins av, 20x100..... }  
 Vernon av, n s, 525 e Tompkins av, 50x100..... }  
 Vernon av, s s, 160 w Throop av, 100x100..... }  
 James Lock to Charles A. Peck.....6,500  
 Myrtle av, s s, 375 e Tompkins av, 50x100..... }  
 Throop av, s w cor Vernon av, 18.9x100..... }  
 Willoughby av, s s, 118.9 e Marcy av, 18.9x100..... }  
 James Lock to Emma Oliver, widow. Mort. \$4,500.....10,000  
 Myrtle av, s s, 425 e Tompkins av, 100x200 to Vernon av. James Lock to Mary E. wife of Charles A. Peck.....8,000  
 Park av, n s, 401.8 w Broadway, 30x100, h & l..... }  
 Park av, n s, 431.8 w Broadway, 30x100, h & l..... }  
 Thirza wife of Nicholas Mooney, Linden, N. J., to William Read.....15,000  
 Railroad av, e s, 175 s Adams av, 100x102, New Lots. John Moran, New York, to Theodor and Wilhelmina Hiller.....600  
 Throop av, n w cor Hancock st, 16.4x158.6x 157.9, gore. William Powers to William H. and Ebenezer C. Jackson.....600  
 Tompkins av, e s, 18.9 s Greene av, 18.9x94, h & l. Nancy P. Miller to Anthony Comstock. Mort. \$2,000.....3,500  
 Same property. Anthony Comstock to George Brown..... nom  
 Same property. George Brown to Margaret Comstock..... nom  
 Washington av, w s, 349.6 s Lafayette av, 60x 211.6 to Waverly av. Eugene Peters, Yorktown, N. Y., to John Delclisur..... nom  
 Washington av, n s, 500 w 2d st, 50x100, Flatbush. Michael McDonnell to Aura Emma Pratt, Flatbush.....1,500  
 Willoughby av, s s, 310 w Lewis av, 20x100. Foreclos. Thos. M. Riley to Joseph Lee.4,000  
 Willoughby av, n s, 125 e Tompkins av, 100x 100. Thomas J. Moore to Henry E. Roehr.6,400  
 Waverly av, e s, 312.6 s Myrtle av, 37.6x95. Joseph A. Weedon to Sumner R. Stone, Westchester Co.....3,800  
 Yates av, w s, extending from Halsey to Hancock st, 200x225. The Long Island Savings Bank to William H. Scott and Robert C. Ferguson, New York.....11,000  
 3d av, e s, 25 n 10th st, 25x100. James T. Shannon to William Zerboni. Q. C..... nom  
 Same property. William J. Shannon to same. Mort. \$1,000.....1,662  
 7th av, s e s, 20 s w Lincoln pl, 20x90, h & l. Margaret wife of William Flanagan to William S. Lambert.....10,350  
 8th av, e s, 50 n 1st st, 50x90. William Arnold to John D. Fish. Mort. \$2,200, and axes \$600.....3,800  
 Agreement as to the distribution of the estate of the late Chauncey M. Lay between Anna A. McDonald, Mary J. McMahon, Abm. C. Harry K., Francis, Lydia A. and Catharine Lay; also various accompanying documents, deeds of trust, releases, &c.  
 All estate, real and personal, of Abraham B. Coleman, bankrupt, James F. Dwight, register in bankruptcy, to John H. Platt, assignee in bankruptcy.  
 Definite right of way, w s, 476 s East New York av, 5x80. Flatbush. Peter J. Neefus to Thomas Kenneday, Flatbush.....115  
 Gravesend landing to New Utrecht road, adj R. Callahan, 25x125, Gravesend. Erhard Smith to Robert Callahan.....100  
 General release. James Young to Charles J. Sands & Co.....750  
 New Utrecht to Bay Ridge road, easterly cor Ovington av extension, 49 acres, New Utrecht. George Van Brunt to Catharine F. Van Brunt.....gift  
 Same property. Cath. F. Van Brunt to Jemima wife of George Van Brunt. Q. C..... gift  
 Pellican Beach, near Barren Island, town of Flatlands. John H. Platt, assignee in bankruptcy of A. B. Coleman, to Almira B. Coleman, Flatlands..... nom  
 4 acres salt meadow, with right of way to Shell road, Gravesend. Charles Crooke to Frank Crooke..... exch  
 12 64-100 acres, New Utrecht. Ellen Ward to the Convent of the Sisters of Mercy.....8,500

WESTCHESTER COUNTY.

December 10 to 16—inclusive.

EASTCHESTER.

Nolte, Henry—Patrick Carroll, lot 1,034 map of Mt. Vernon, s e s Stevens av, 48x108.....\$1,500  
 Sinclair, Wm. C., et al., by Russell Walden, ref.—Mary E. C. Thebaud et al., lots 100 and 101 map of Mt. Vernon, w s 1st av, cor 3d st, 200x105.....4,000

GREENBURGH.

Hoyt, Elizabeth L., et al., by James S. Millard, ref.—Jane Brower, e s highway from Hart's Corners to Hall's Corners, adj Isaac Hunt, 70 524-1,000 acres.....5,000  
 Lync, Samuel H., et al., by John Gibney, ref.—Daniel Springsteel, e s Saw Mill river road, adj Alfred Brady, 2 acres.....5.0

HASTINGS.

Biogen, Peter M.—Mary Hogan, adj a brook and land of Hudson River Railroad, 60x100.....550

NORTH CASTLE.

Wiegand, Charles—Helen A. Safford, 4 parcels of land on road to the "Hills," 46 acres.....400  
 Wright, Jackson—Helen A. Safford, 4 parcels, containing in all about 37 acres.....700

NORTH SALEM.

Whitlock, Odle J., et al., by E. P. Ferris, ref.—Laura A. Whitlock, Centre st, 65 w Front st, Croton Falls, 60x150.....1,000

PEEKSKILL.

Green, Hawley, et al., by D. W. Travis, ref.—Augustus Nelson, n s Diven st, 42x120.....2,20

PORCHESTER.

Austin, Dora—Catharine Hickey, e s Grace Church st, 31x156.....2,000

RYE.

Richards, Richard J.—George Richard et al, lot 35 map of Rye Neck village, w s Union av, 50x.....1  
 Richards, George, et al.—Eliza Moore, same.....30

WESTCHESTER.

Adee, Sarah L., et al.—Isaac Butler, lot 341 map of Unionport, 34 acres.....100  
 Lock, James—Emma Oliver, lot 43 map of Unionport, n w cor 3d st and Av B, 108x205.....5.0

WESTCHESTER AND EASTCHESTER.

Tilden, Beverly B., by J. C. Courter, sheriff—Agnes Ard-n, e s road from Westchester village to Eastchester village, part of farm of late Robt. Givan, 150 115-1,000 acres.....30,000

YONKERS.

Wheeler, John—Spencer K. Sutherland, n s Herriot st, 125 e Jackson st, 21x107.....700

YORKTOWN AND NEWCASTLE.

Flewwellin, Esien Hart—Geo. W. Flewwellin, on both side highway from Pine's Bridge to New Castle Corners, adj land late of Benj. Weeks, 100 acres.....7,520

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 amount. 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 10, 11, 13, 14, 15, 16.

Alker, Henry, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 97th st, n s, 200 e 11th av, 100x100.11. Dec. 11, 1 year. \$5,000  
 Archer, Oliver H. P., to Eliza McKie et al., exrs. T. McKie. 3d av, e s, 125.8 n 87th st, 25 x30. Dec. 14, due Dec. 15, 1883, 5 per cent. 6,000  
 Aufses, Moses, to James W. Smith, trustee J. Haggerty, dec'd. Cannon st. P. M. 4 mortgs., each \$2,500. Dec. 15, 2 years, 5 per cent. 10,000  
 Auld, Thomas, to John Vanderbilt, Brooklyn. Water st, No. 332, n s, 29.9 e Roosevelt st, 18.9x67. Dec. 14, 5 years. 7,000  
 Brewster, John L., Plainfield, N. J., to Charles Kneeland, trustee for Elizabeth S. Haggerty. 32d st. P. M. Dec. 8, 3 years. 6,000  
 Bachman, Joseph, to THE GREENWICH SAVINGS BANK. Bowery, No. 296, w s, bet Houston and Bleecker sts, 19.10x92x19.10x91.10. Dec. 8, due Jan. 1, 1884, 5 per cent. 12,000  
 Bassford, Alice, widow, to THE EQUITABLE LIFE ASSURANCE SOC. U. S. 12th st, No. 223 E., n s, 260.1 w 2d av, 24.11x102.10x24.11x 103. Dec. 14, due Dec. 1, 1882. 10,000

- Barnum, Phineas T., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Broadway, n e cor Houston st, 109.3x193.8 to Crosby st, x 95.5 to Houston st, x 197.7. Given to reduce an old mort. and reduce interest. Dec. 13, 1 year. 200,000
- Betts, Ellen S., wife of John M., to THE UNITED STATES LIFE INS. CO., New York. 74th st, n s, 108.4 e Madison av, 16.8x102.2. Dec. 15, due Dec. 1, 1881. 5 per cent. 10,000
- Barney, Charles T., to THE NEW YORK LIFE INS. CO. 64th st. P. M. Dec. 10, 3 yrs. 33,000
- Barker, Prelate D., to Willett Bronson. 66th st. P. M. Dec. 9, installs. 4,500
- Cockerill, Catharine, wife of Thomas, to William R. Soper, extrx., & G. A. Soper. 36th st, s s, 225 e 9th av, 25x98.9. Dec. 15, 5 years. 6,000
- Clausen, George C., to William H. Gebhard, extr. & Frederick C. Gebhard. Av C, e s, extd from 71st st to 72d st, 204.4x98. Dec. 6, 5 years. 13,000
- Croft, William R., to Henry T. Richardson. 86th st, n e cor Av A, 75x100. Dec. 8, due April 1, 1881. 1,500
- Same to same. 82d st, n s, 118 e Av A, 118.8x102.2. Dec. 8, due May 1, 1881. 1,494
- Coar, John, to James W. Taylor. Lexington av, w s, 18.5 s 56th st, 37x90. Nov. 17, due June 1, 1885. 28,000
- Same to Theodore G. Thomas. Same property. Nov. 17, due June 1, 1885. 4,000
- Colwell, Joseph, to Lewis Colwell. 26th st, n s, 100 e 11th av, 25x98.9. June 17, 1878, 5 years, 7 per cent. 11,000
- Cooper, Henry R., Brooklyn, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 79th st, s s, 245 e 3d av, 20x102.2. Dec. 15, 1 yr, 7,000
- Croft, William R., to William Stone, trustee. 82d st, n s, 118 e Av A, 118.8x102.2. Dec. 10, due March 1, 1881. 5,000
- Dennison, Thomas, to Thomas H. Rodman et al. trustees A. Mann, Jr., dec'd. 8th av, No. 452. P. M. Oct. 1, 3 years, 5 per cent. 7,500
- Same to same. 8th av, No. 454. P. M. Oct. 1, 3 years, 5 per cent. 7,500
- Darcy, Lawrence, to Catharine McCann. Union st, s w s, 50 n w Highbridge av, 25x100. Dec. 6, 1 year. 75
- Dowling, James, to Lucy R. Comfort. 1st av, n w cor Walnut st, 50x100. Dec. 8, 3 yrs. 8 0
- Doying, Ira E., to William N. Thompson, San Francisco, Cal. Madison av, 62d st. See Conveys. Second mort. Dec. 9, note. 19,500
- Doyle, Anna M., wife of Michael L., to THE GREENWICH SAVINGS BANK. 6th av, s e cor 53d st, 100.5x74.4. Dec. 9, 5 yrs, 5 p. c. 85,000
- Duer, Anna V. B., wife of Edward A., Poultney, Vt., to THE MUTUAL LIFE INS. CO., New York. 24th st, n s, 120 w 4th av, 13x80. Oct. 15, due March 1, 1882. 2,000
- Doying, Ira E., to Henry S. Fearing, et al., trustees Amey R. Sheldon, Newport, R. I. Madison av, 62d st. P. M. Dec. 9, due Dec. 10, 1882. 40,000
- Same to Henry S. Fearing, et al., trustees Charlotte F. Taylor. Madison av, 62d st. P. M. Dec. 9, due Dec. 10, 1882. 40,000
- Same to THE MUTUAL LIFE INS. CO., New York. 67th st, s s, 199 e 5th av, 26x100.5x37x10.2x11x90.3. December 10, due March 1, 1882. 44,000
- Same to same. 67th st, s s, 150 e 5th av, 27x90.3x11x10.2x38x100.5. Dec. 10, due March 1, 1882. 46,000
- Same to same. 67th st, s s, 177 e 5th av, 22x90.3. Dec. 10, due March 1, 1882. 32,000
- Dugan, Mary, to Maria J. Post. Willis av, e s, 50 n 135th st, 50x100. Nov. 16, due February 15, 1881. gold 4,000
- Same to Henry H. Corlies, San Francisco, Cal., and Louisa B. wife of Eustace C. Chapman, Rockville, Conn. Willis av. P. M. Nov. 16, due Dec. 8, 1881. 4,000
- Emrich, Joseph, to Eliza wife of Randolph Guggenheimer and Salomon Marx. 3d av, e s, extd from 69th to 70th st, 200.8x100. Dec. 10, due June 1, 1881. 5,000
- Eldridge, Frank L., to William B. Collins et al., trustees L. Murray, dec'd. 84th st. P. M. Nov. 12, due June 13. 2,500
- Field, Phebe, widow, to Henry W. Lee, trustee S. A. Lee. 127th st, n s, 138.6 w 3d av, 21.6x100. Dec. 1, 1 year. 1,000
- Fisher, Thomas, to THE METROPOLITAN SAVINGS BANK. 140th st, s s, 225 w 3d av, 75x100. Dec. 14, 1 year. 1,500
- Fisher, Augusta wife of Thomas to same. 3d av, s w cor 140th st, 25x100. Dec. 14, 1 yr, 7,500
- Fernschild, William, to William Z. Larned. 115th st, n s, 95 e 1st av, 25x100.10. Dec. 8, installs., 5 years. 7,000
- Same to same. 115th st, n s, 120 e 1st av, 25x100.10. Dec. 8, 5 years. 7,000
- Fowler, Theodore, North Castle, N. Y., to James M. Briggs, Eastchester. West Farm road, e s, lot from Phineas Hunt's farms, 24th Ward, 41.6x— to middle Bronx Creek. Nov. 17, 3 years. 300
- Fenton, Charles H., to James D. Lynch. 123d st. P. M. Dec. 11, 1 year. 18,000
- Fergusson, Frances C., widow and Mary A. Conklin, widow, to Thomas P. I. Goddard, et al., trustees John C. Brown, dec'd. 42d st, s s, 399.6 w 6th av, 25x98.9. Nov. 19, due Sept. 11, 1882, 5 per cent. 15,000
- Foster, Charles J., to Max Weil. 86th st. P. M. Dec. 8, 1 year. 23,600
- Gardner, Eliza, Paramus, N. J., to Albert G. Zabriskie, Hohokus, N. J. Frankfort st, No. 14, n s, 28.9x107.9x28x107.9; Frankfort st, n w cor William st, 44.2 on Frankfort st, and 50.6 on William st; William st, w s, 50.6 on Frankfort st, runs west 23.4 x northeast 21 x east to William st, x south 20.6; Rivington st, Nos. 70, 72, 74 and 76, n e cor Allen st. Nov. 30, due Nov. 1, 1881. 5,000
- Gault, James, to Richard Marsland, Brooklyn. 116th st. P. M. Dec. 9, due Jan. 1, 1881. 38,250
- Same to same. 116th st. P. M. Dec. 9, due Jan. 1, 1881. 17,400
- Giblin, Michael, and Jeremiah C. Lyons to Edward Oppenheimer. 124th st. P. M. Dec. 6, 1 year. 2,550
- Gault, James, to Edward Leissner, 118th st, n s, 94 e 1st av, 50x100.11. Building loan. Dec. 13, due Sept. 1, 1881. 4,500
- Same to Salomon Marx. Same property. Dec. 13, due Sept. 1, 1881. 4,500
- Same to Moritz Bauer. Same property. Dec. 13, due Sept. 1, 1881. 2,930
- Gillespie, Louis C., to THE GREENWICH SAVINGS BANK. 63d st. P. M. Dec. 14, due Dec. 15, 1885, 5 per cent. 25,000
- Grant, Gabriel, to John B. McCaffrey. 49th st. P. M. Dec. 15, 3 years, 5 per cent. 5,000
- Griffiths, John, to Benjamin W. and W. J. Stoue, trustees, J. O. Stone, dec'd. 52d st, s s, 433 w 5th av, 17x100.4. Dec. 16, due Jan. 1, 1884, 5 per cent. 15,000
- Hyman, Joseph, to Solomon Loeb and ano., exrs. H. Woodleaf. 55th st, No. 150 E., s s, 206.3 Lexington av, 18.9x100.5. Dec. 16, due Jan. 1, 1884, 5 per cent. 5,000
- Hahn, Charles, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Suffolk st, w s, 150.6 s Rivington st, 25.1x100. Dec. 15, 1 year. 9,000
- Same to same. Suffolk st, w s, 175.7 s Rivington st, 25.1x100. Dec. 15, 1 year. 9,000
- Herbert, Daniel and Elias, to Elizabeth and Joseph Orr, exrs. Robert Orr, dec'd. 76th st. P. M. Dec. 10, due July 1, 1883. 1,600
- Same to same. 76th st. P. M. Dec. 10, due July 1, 1883. 1,600
- Hoppin, Catharine B., wife of William W., to Louise W. Knox. 52d st, s s, 240 e 6th av, 20x100.5. Dec. 10, due Dec. 1, 1883, 5 per cent. 12,000
- Horton, Josephine L., wife of Henry L., to Sidwell S. Randall, trustee Washington Ritter, dec'd. Fordham av, e s, 82 n Franklin av, runs north 112.6 x east 135 to n w s Franklin av, x southwest 128.6 x west 86 to Fordham av. Dec. 9, 3 years. 700
- Same to same. Same property. Dec. 9, 3 years. 700
- Same to same. Same property. Dec. 9, 3 years. 700
- Johnston, Emma J., wife of John S., to John W. Russell. 86th st. P. M. Dec. 1, 1 year. 6,000
- Juch, Wilhelmine, wife of and William A., to John H. Deane. 1st av, n w cor 104th st, 100.11x75. Dec. 10, demand. 638
- Same to William A. Cauldwell. Same property. Dec. 10, demand. 638
- Johnston, Emeline, wife of William H., and Elizabeth wife of Richard E., to Wm. Nicoll et al., trustees E. Minturn, dec'd. 79th st, n s, 318.6 w 3d av, 15.6x102.2. Dec. 13, due Jan. 1, 1884. 8,000
- Same to same. 79th st, n s, 334 w 3d av, 16x102.2. Dec. 13, due Jan. 1, 1884. 8,000
- Same to James S. Shapter, trustee Margt. C. Morrison. 79th st, n s, 241 w 3d av, 4 lots, each 15.6x102.2. 4 mortg., each \$3,000. Dec. 13, due Jan. 1, 1884. 32,000
- Same to same. 79th st, n s, 225 w 3d av, 16x102.2. Dec. 13, due Jan. 1, 1884. 8,000
- Same to Eliza J. Waterbury, extrx. S. W. Waterbury. 79th st, n s, 303 w 3d av, 15.6x102.2. Dec. 13, due Jan. 1, 1884. 8,000
- Keane, Thomas E., to William P. Dixon, ref. West Houston st. P. M. Dec. 15, 3 yrs. 3,000
- Kelly, Dudley, to William P. Dixon, ref. West Houston st. P. M. Dec. 13, due Dec. 18, 1882. 1,000
- Kempner, Hanchen, or Hannah, wife of Marcus, to Sarah Burr. Henry st, No. 239, n s, abt 92 w Montgomery st, 23x100. Nov. 16, due Nov. 30, 1885, 5 per cent. 12,000
- Kuper, George and Charles P., New York, and Jacob E. W., of Hoboken, N. J., to William P. Dixon, ref. West Houston st. See Conveys. Dec. 14, due June 15, 1882. 2,000
- Klauber, William H., Brooklyn, to Caroline L. Vath. Grand st, Nos. 214 and 216, n s, 64.2 w Elizabeth st, 30x51x35.6x50.8. 3 months. 1,000
- Karutz, Albert, Brooklyn, to Baruch Strauss. Thompson st, No. 105, 25x100. Oct. 15, due Jan. 1, 1882. 1,000
- Lenihan, James, to Alice Campbell. 76th st. P. M. Oct. 19, 3 years. 2,000
- Lotz, Conrad, Griggstown, N. J., to Hewlett T. McConn, Glenhead, L. I. 2d av, w s, 50.5 n 110th st, 25.2x100. Dec. 1, 1 year. 1,000
- Le Gallez, James L., San Mateo, Fla., to John I. Le Lachein. Lexington av, No. 49, e s, 79 n 24th st, 19.9x50. All title. Oct. 14, 3 years. 1,700
- Lawson, Jacob, to Louise W. Knox. 5th av, 119th st. P. M. Dec. 13, 2 months. 9,000
- Same to Robert W. de Forest, trustee B. Wake-man, dec'd. Av. A, 23d st. P. M. Dec. 13, 2 months. 13,000
- Murphy, Mary E., to Patrick Murphy, Philadelphia, Pa. 65th st, s s, 100 w 3d av, 16x100.5. Dec. 13, due Dec. 1, 1881. 2,000
- Munson, Erastus H., to Stephen Merrihew and ano., exrs. T. Putnam. 49th st, n s, 205.8 w 9th av, 19.4x100.5. Dec. 14, 2 years, 5½ per cent. 2,000
- McGeen, Edward J., to James M. Wentz, Newburgh. 152d st. P. M. July 19, 3 years. 600
- McMillan, Samuel, to Julia W. Gimbernat and ano., exrs. Benj. H. Lillie, dec'd. 11th st. P. M. Nov. 26, due Dec. 9, 1881. 10,000
- MacKellar, George M., to George S. Carter, Winthrop, Mass., guard., &c., Sarah E. Carter. 129th st, n s, 275 w 6th av, 25x99.11. Dec. 10, 1 year. 6,500
- Manley, Mary A., wife of George, Summit, N. J., to THE IRVING SAVINGS INSTITUTION. West Broadway, s w cor North Moore st, 65x43x40x65.6. Dec. 10, 1 year, 5 per cent. 18,000
- Molloy, John, to Christopher H. Steinkamp. 86th st, s s, 137.9 e 4th av, 20.7x102.2. Dec. 9, due Jan. 9, 1881. 1,500
- Murray, Joseph, to John H. Deane. 1st av, s w cor 121st, 22x66.8. Dec. 11, demand. 655
- Same to same. 1st av, w s, 42.6 s 121st st, 20.6x66.8. Dec. 11, demand. 823
- Meeks, Mary D., Brooklyn, and Sarah Ann Greene and George W. Meeks, her husband, to Mary A. Raymond. Madison st, No. 114, s s, 113 w Market st, 25x108; Henry st, No. 131, n s, 228.4 w Rutgers st, 25x100. Dec. 14, due Dec. 15, 1883. 1,500
- O'Brien, Henry S., to James W. Smith, trustee J. Haggerty, dec'd. Goerck st. P. M. Dec. 15, 5 years, 5 per cent. 2,000
- Ottenberg, Adolphus, to William P. Dixon, referee. Cannon st, No. 117. P. M. Dec. 15, 1 year. 3,600
- Owen, Adaline A., widow, to THE METROPOLITAN LIFE INS. CO. 4th st. P. M. Dec. 11, 1 year. 1,300
- O'Brien, Henry S., to James W. Smith, trustee Eliz. A. Draper. Columbia st, No. 102. P. M. Dec. 15, 5 years, 5 per cent. 4,000
- Same to same. Columbia st, No. 104. P. M. Dec. 15, 5 years, 5 per cent. 4,000
- Oehlers, Johanna, to Mary H. Cordts, Brooklyn. 39th st. P. M. Dec. 13, 3 years. 4,000
- O'Reilly, Michael J., to David Dinkelspiel and Henry Hyman. 57th st, n s, 658.4 w 5th av, 66.8x100.5, excepting strip off w s abcut 3 inches wide. Dec. 1, 1 year. 2,000
- Peppers, Abbie M., to George S. Carter, Winthrop, Mass. 4th av, s w cor 85th st, runs west 82.3 x south 51.1 x east 20 x north 25.6 x east 62.3 to 4th av, x north 25.6. Dec. 4, 3 years. 4,350
- Same to Franklin A. Paddock and ano., trustees and exrs. Sarah E. Carter. Same property. Dec. 4, 3 years. 3,650
- Same to Sarah M. wife of Cyrus Lawton, New Rochelle. 4th av, w s, 25.6 s 85th st, 25.6x62.3. Dec. 4, due Dec. 1, 1883. 3,600
- Poznanski, Harris, to Ines E. Angarica, Lucrecia G. Angarica y Arguelles, Rosa C. Angarica y Arguelles, and Joseph M. Mestre, guard. of Luz. A. Angarica y Arguelles. Church st, No. 191, w s, 50 n White st, 16.9x50; 25th st, s s, 275 w 6th av, 50x98.9; also property in Nyack. Dec. 8, additional security. 13,000
- Price, Josephine L., wife of Bruce, to Charles A. Murray, England. 9th st, n s, 413.6 w 5th av, 17.5x92.3. Dec. 15, 3 years, 5 per cent. 8,000

Pyle, James, to Arthur W. Austin, exr. S. D. Bradford. 45th st, n s, 575 e 8th av, leasehold. P. M. Dec. 11, 1 year. 6,000

Richards, Benjamin, Jr., to William P. Dixon, ref. Warren st. Leasehold. P. M. Dec. 15, 3 years. 3,600

Riley, Henry C., to Lucy C. Alsop, Middletown, Conn. 16th st, No. 7 W., n s, 225 w 5th av, 33.4x92. Nov. 1, 3 years. 5,000

Reilly, Thomas J., Brooklyn, to THE MUTUAL LIFE INS. Co., New York. 9th av, s e cor 70th st, 50.5x100: 70th st, s s, 100 e 9th av, 25 x100.5. Dec. 9, due March 1, 1882. 10,000

Reilly, Thomas J., to Bernard E. McCafferty. 70th st. P. M. Dec. 11, due Feb. 17, 1883. 9,135

Same to Benjamin C. Wetmore. 70th st. P. M. Dec. 11, due Feb. 17, 1883. 9,135

Shirley, Charles F., to James Black. 112d st, s s. P. M. Dec. 13, due Dec. 15, 1885. 2,000

Simmons, Samuel, to Charles A. Buddsieck. 3d av, w s, extending from centre of 99th st to centre of 100th st, and running in depth 450 ft, which line would include 30 from e s of Lexington av. Dec. 10, due April 1, 1881. 70,000

Soteliac, Maria, wife of Auguste, to THE GERMANIA LIFE INS. Co., New York. 49th st, s s, 231 e 5th av, 20x100.5. Dec. 14, due Nov. 30, 1885, 5 per cent. 18,000

Schwendemann, Andreas, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 14th st. See Conveys. Dec. 15, 1 year. 2,500

Stevens, Susan, wife of Solomon S., to Richard H. L. Townsend. 127th st. P. M. and building loan. 3 morts., each \$5,833. Feb. 27, 5 years. 17,499

Same to Adaline T. wife of Richard H. L. Townsend. 127th st. P. M. and building loan. 3 morts., each \$5,833. Feb. 27, 5 yrs. 17,499

Schwarzler, Joseph, to Max Danziger. 1st av, n e cor 77th st, runs north 178.9 x east 77.1 x south west to a point centre line block, bet 77th and 78th sts, 59.7 east 1st av, x east 34.4 x south 102.2 to 77th st, x west 94. Dec. 9, due Jan. 10, 1881. 10,000

Shaw, Ebenezer S. D., to George G. Grennell. 127th st, n s, 255 e 3d av, 75x99.11. Nov. 26, due Dec. 26, 1883. 2,000

Silleck, Henry G., Jr., to THE MUTUAL LIFE INS. Co., New York. 5th av, w s, 74.11 n 127th st, 24.5x100. Dec. 11, due March 1, 1882. 5,000

Smith, Juliet D., wife of James T., to John E. Parsons, trustee for Charity Clark, and ors., 11th st, s s, 286.6 w 2d av, 21.6x95. Dec. 11, 1 year. 5,000

Streeter, William H., to THE MUTUAL LIFE INS. Co., New York. 44th st, Nos. 505, 507, 509, 511 and 513 W. P. M. 5 morts., of \$6,650 each. Nov. 1, due March 1, 1882. 33,250

Chaefer, George W., to James W. Smith, exr., &c., J. A. Haggerty. Stanton st, No. 234. P. M. Dec. 15, 5 years, 5 per cent. 5,000

me to same. Cannon st, No. 111. P. M. Dec. 15, 2 years, 5 per cent. 2,500

Same to same. Stanton st, No. 282. P. M. Dec. 15, 5 years, 5 per cent. 2,500

Schuster, Sophia, wife of Susman, to Eliza Wiener trustee, Philadelphia, Pa. 64th st, n s, 240 w 3d av, 20x100.5. Dec. 16, 5 years, 5 1/2 per cent. 8,000

Straus, Jacob, to John A. Delaney, Sr., Westchester Co., N. Y. Henry st, s s, 94.4 w Jefferson st, 26.1x100. Leasehold. Dec. 16, 5 years. 2,500

THE SOUTH BROOKLYN SAVINGS INSTITUTION to Sarah H. Popham, extr. W. H. Popham and Richard Arnold. Party of the first part agrees to take assignments of mortgages, and extend time of paying same. nom

Tuttle, Louisa V., widow, to Caroline Le Roy Vath. 36th st, No. 140 W., s s, 300 e 7th av, 25x98.9; 35th st, s s, 300 e 7th av, 25x98.9. All title. Dec. 7, 3 months. 1,000

THE UNIVERSAL LIFE INS. Co., New York, to Henry G. Marquand, New York, and Daniel W. McWilliams, Brooklyn. 163d st, n w cor Fleetwood av, 220x85. Indemnity bond. Dec. 15. 2,554

Taylor, William H., to Emilio Del Pino. 87th st, s s, 110 w Av B, 13x60.2x18x60.1. Dec. 13, due Nov. 1, 1883, 5 per cent. 500

Thompson, Augustus C., Brooklyn, to Kate Sweeney. 2d av, s e cor 10th st, 13.3x41. Dec. 14, 1 year. 5,000

The Rector, &c., Episcopal Church of the Holy Martyrs, City of New York, to Deborah J. Millett. Forsyth st, No. 39, w s, 92.8 n Canal st, 32.9x100. Nov. 23, 5 years. 2,500

Van Tassel, Caleb, to Thomas E. Thorn. Plot bounded north and northeast by Disbrow's land and Mosholn av, on the east and south by T. O'Brien's land, and west by road from Kingsbridge to Mile Square, except land taken for Croton Aqueduct. Dec. 13, due Jan. 1, 1881. 1,000

Winkler, Barbara, wife of Conrad, and Margaret wife of Joseph Enterlein to Frances J. and Helen M. Thompson. Willett st, w s, 232.3 n Rivington st, 18.10x100. Dec. 10, 3 years. 3,000

Same to Magdalena A., wife of Charles H. Wilson. Willett st, w s, 213.5 n Rivington st, 18.10x100. Dec. 10, 3 years. 3,600

Same to Cornelius P. Mable, Nyack, N. Y. Willett st, w s, 190.2 n Rivington st, 23.3x100. Dec. 10, 3 years. 4,000

Winslow, De Witt C., to Thomas B. Kerr and Henry L. Grant. 116th st. P. M. Dec. 8, 1 year. 9,600

Same to same. 116th st. P. M. Dec. 8, 1 year. 6,400

Walker, Thomas H., to Max Danziger. 82d st, s s, 231.6 w Av A, 50x102.2. Building loans. Dec. 8, 4 months. 6,450

Wagner, Pauline A., Brooklyn, to Mary T. and Elizabeth V. Cockroft. Delancey st, cor Norfolk st. P. M. Dec. 1, 5 years. 5,000

Weinberg, Elizabeth, to Michael Boylan. 36th st, n s, 550 w 9th av, 25x98.9. Dec. 15, due Jan. 1, 1882. 1,500

Wilcox, Charles H., to Henry A. Barling, Abner H. Davis and Edward D. Mandell, New Bedford, trustees E. M. Robinson dec'd. 62d st, s s, 86 e Madison av, 21x100.5. P. M. Dec. 16, 5 years, 5 per cent. 18,000

Young, Henry, trustee of C. G. Ferris, dec'd, to Alfred Dickinson et al., trustees S. B. H. Judah, dec'd. Roosevelt st, Nos. 119, 121, 123 and 125, and No. 279 Water st, being s w cor Roosevelt and Water sts, 78.5x41.8x78.9x 50.8; Water st, No. 322, n w cor Roosevelt st, 22x60x23.2x60; Cherry st, No. 45, s w cor Roosevelt st, 24.5x60x23.4x60; Cherry st, Nos. 47 and 49, and 108 and 110 Roosevelt st, being s e cor Cherry and Roosevelt sts, 32.5x79 x31x79.6. Dec. 15, 5 years 5 per cent. 25,000

Weston, Celia L., widow, and Milton L. Weston to Frederick M. Beck & Co. 7th av, Nos. 322 and 324, n w cor 28th st, 50x100; 7th av, Nos. 328 to 336 inclusive, s w cor 29th st, 126x100. All leasehold. Dec. 14, installs. 10,000

Wheatleigh, Charles, to Joseph H. Snyder, Blauveltshire, N. Y. 34th st, s s, 160 e 10th av, 15x100. Dec. 13, 1 year. 1,500

White, Martha, wife of Charles, to John Bell. Av A, e s, 69.5 s 116th st, 18.6x94. Oct. 18, notes. 1,540

Same to same. Av A, e s, 87.11 s 116th st, 18.6 x94. Oct. 18, notes. 1,540

Yoran, Frank, to William P. Dixon, referee. Stanton st and Goerck st. P. M. Dec. 13, due Dec. 15, 1883. 2,200

Same to same. Stanton st. P. M. Dec. 13, due Dec. 15, 1883. 2,000

## KINGS COUNTY, N. Y.

DECEMBER, 9, 10, 11, 13, 14, 15.

Ahrens, Henry, to S. Liebmanns Sons. Bedford av, n e cor Jefferson st, 21.1x100. Dec. 10, 3 years. \$2,000

Aldhous, Frederick, to Charles Reid. 10th st, s w s, 150 s e 3d av, 40x100. Dec. 1, due Feb. 1, 1883, 5 per cent. 2,000

Battermann, William, to Sophia Battermann. Cook and Ewen sts. P. M. Dec. 1, installs. 13,500

Beam, Catharine F., Virginia, Emma and Adella, to Charles J. Lowrey and ano., exrs. B. W. Davis. State st, s s, 90 e Clinton st, 25x95. Dec. 9, 3 years, 5 per cent. 2,000

Brandenberg, William, to Louis Meyer. Hamilton av, w s, 68.1 from Bush st, 25x48.9x35x73.3. Dec. 7, 5 years. 1,400

Badger, Ann H., wife of Daniel D., to The United States Trust Co., New York. Washington st, Nos. 189 and 191, e s, 44x153x44x153. Dec. 11, due Jan. 1, 1884, 5 per cent. 10,000

Balcon, Clark, to The Southold Savings Bank, Long Island. Carroll st, s s, 154 w Henry st, 20x100. Dec. 11, 1 year. 3,500

Berkley, Daniel, New York, to Thomas Berkeley, New York. Flushing av, s s, 50.2 e Kent av, 25x175.9 to Little Nassau st, x 25x174.7; also all title in Little Nassau st. Dec. 11, 1 year. 2,000

Same to John S. Sharpe. Same property. P. M. Dec. 11, 3 years. 800

Brennan, Patrick and Ellen, to Annie C. Ivers. 6th av. P. M. Dec. 11, installs. 800

Carver, Elizabeth H., wife of Hosea B., to Catharine Schenck. Miller av, e s, 150 s Fulton av, 50x100. Dec. 8, 3 years. 500

Cummings, Thomas J., to Andrew C. Benedict. Greenpoint av, No. 17, n s, 184 w West st, 20.8x95. Dec. 9, 2 years. 2,000

Dearing, James W., to The Emigrant Industrial Savings Bank, New York. Garden pl, n w s, 38.10 n e State st, 19.2x95. Dec. 8, 1 year. 7,400

Same to same. Garden pl, n w s, 19.8 n e State st, 19.2x95. Dec. 8, 1 year. 7,400

Same to same. Garden pl, n w cor State st, 19.8x95. Dec. 8, 1 year. 8,300

Same to same. Garden pl, n w s, 58 n e State st, 19.2x95. Dec. 8, 1 year. 7,400

Dermody, Bridget and Margaret, to Patrick McGuire. Hamilton av, w s, 138.3 s Hicks st, runs west 40.8 x southwest 50 to Luquer st, x south 20 x northeast 34.8 x east abt 37.7 to Hamilton av, x north 25. Dec. 7, 3 years. 1,000

Same to James Thompson. Same property. Dec. 7, 3 years. 1,000

Dickinson, John C., to Lydia B. Dickinson, widow, Hartford, Conn. Hudson av, e s, 43.8 n Nassau st, 37.4x75 to alley. Dec. 13. 2,900

Same to same. Raymond st, e s, 150.1 n Hanson pl, 17.6x95.1x17.6x95.10. Dec. 13. 3,000

Goff, Robert H., New York, to Emily E. Robb. Willow st, e s. P. M. Dec. 1, installs. 1,000

Gould, Matilda S., wife of William R., to The United States Trust Co., New York. Willow st, w s, 452 n Pierrepont st, 24.11x100. Dec. 9, due Jan. 1, 1882, 5 per cent. 10,000

Gueslin, Henry, to George E. Ward. Duryea av, s w cor Ocean av, 100x150. Dec. 10, 3 years. 1,000

Henry, Margaret, wife of Thomas, Fort Hamilton, to Myron J. Furst. Clinton av, n e s, 225 n w Forest pl, 25x100. Dec. 11, 3 yrs. 300

Hoffman, William, to Abraham Underhill, exr. A. L. Jordan. Flushing av, n w cor Morgan av, runs north 124.7 to Rock st, x west 25 x south 62 x west 13.10 x south 66.8 to Flushing av, x east 21.10. Dec. 9, 5 years. 2,500

Haggeman, Mary A., widow, to Derastus H. James, New York. Warren st, n s, 240 w Hoyt st, 20x100. Dec. 13, 5 years. 500

Haggerty, Thomas E., mortgagor, with Samuel Whiston. Agreement extending mort.

Hiller, Theodor, to John Moran, New York. Railroad av, e s, 175 s Adams av, 100x102. Dec. 1, 3 years. 700

Jackson, Andrew, to Charles M. Marsh. Clifton pl. P. M. Dec. 11, 1 year. 225

Kenna, Edward, to Elizabeth W. Aldrich, New York. Bedford av, w s, 60.6 s Hancock st, 80x100. Dec. 14, due April 1, 1881. 19,000

Lawson, William C., to Nathaniel A. Boynton and ano., exrs. and trustees J. A. Durkee, dec'd. Sterling pl, n s, 109.7 e 6th av, 20x100. Dec. 13, due Nov. 1, 1882. 2,000

Knatz, Philipp, to Bertha Kolb, widow. South 7th st. P. M. Dec. 14, due Jan. 1, 1886, installs. 6,000

Lockwood, Alfred G., to Mary L. Merrill. 17th st, n e s, 222.6 s e 6th av, 17.6x50. Dec. 14, due Nov. 1, 1883. 1,500

Leise, Frederick A., to Isabella wife of Philip Ayres. 12th st, n e s, 205.4 s e 12th st, 25x100. Dec. 10, due Oct. 18, 1881. 750

Matthews, Eliza, wife of George, to Adam Walker. Kent av. P. M. September 2, 4 years. 1,800

Miller, Abel, to Charles N. Cooper. Bushwick av, northerly cor Palmetto st, 16.8x8. Dec. 1, 5 years. 2,000

Same to same. Bushwick av, n e s, 16.8 n w Palmetto st, 16.8x80. Dec. 1, 5 years. 2,000

Same to same. Bushwick av, n e s, 33.4 n w Palmetto st, 16.8x80. Dec. 1, 5 years. 2,000

Milne, Margaret, wife of Peter, Sr., to Benjamin Tatham. Livingston st, n e s, 475 s e Smith st, 22x112. Dec. 6, 2 years, installs. 3,000

Moll, Maria A., wife of Frederick, to John Schmitt. Leonard st, e s, 100 s Boerum st, 25x100. Feb. 4, 1880, due Feb. 1, 1881. 4,000

Muller, Thomas, to William C. Yeoman. Myrtle av, n s, 120 e Hudson av, 16.8x105.1x16.10 x107.11. Dec. 9, due Dec. 10, 1883. 600

Misner, Elizabeth, to Frederick Klee. Eldert av, e s, 296.2 s Atlantic av, 112.4x106.3x76.4x100; Eldert av, e s, 246.2 s Atlantic av, 50x100. Dec. 13, due Dec. 1, 1881. 100

Palmer, Letty Jane, to George W. Brandt. 3d av, e s, 40 s 55th st, 20x80. Dec. 14, due Dec. 17, 1881. 250

Piper, Huldah A., New Utrecht, to The United States Life Ins. Co., New York. Elliot pl, w s, 315.8 s Hanson pl, 20.6x100. Dec. 11, due Dec. 1, 1885, 5 per cent. 4,000

Quinn, Peter, to James Shevlin. High st, s s, 80.4 w Washington st, 20x48.8, adj Snells alley. Dec. 14, 5 years. 1,000

Redecker, Charles, to Ephraim L. Corning and G. S. Fraser, trustees Sarah A. D. Lewis. 9th st, s s, 316.8 e 4th av, 16.8x92.6. Dec. 10, 5 years. 2,000

Richardson, Emilie, wife of William H. to Helen B. Wattles and ano., exrs. Maria L. Binner. Gates av. P. M. Dec. 8, due Jan. 1, 1884. 3,500

Rommeney, Theodore, to Ferdinand Schieffer. Rutledge st, s s, 232 e Harrison av, 22x100. Dec. 14, 5 years. 1,500

Scott, William H., and Robert C. Ferguson to The Mutual Life Ins. Co., New York. Yates av, w s, extending from Halsey st to Hancock st, 200x225. Dec. 1, due March 1, 1882. 8,000

Simis, Emma M., wife of Caesar, to Lucius Bradley, exr. B. E. Clark. St. Marks pl, s w cor New York av, 137.6x125.3. Dec. 14, due Dec. 15, 1881. 1,000

Smith, John P., to Alfred S. Barnes. Sterling pl. P. M. Dec. 1, 1 year. 3,500

Stephens, Henry N., to C. H. & J. M. Burtis, exrs. T. W. Burtis. De Kalb av, s s, 163.7 e Broadway, 18.8x134.6. Dec. 9, 3 years. 1,000

Tate, Samuel T., to Cornelius Covenhoven, New Utrecht. Marcy av. P. M. May 1, 3 years. 3,000

Tobin, Grace A., wife of Patrick Jr. to Guernsey Sackett. Butler av, w s, 120 n Liberty av, 50x100. Dec. 1, 1 year. 100

Turner, Howard E., to Charles M. Mareh. Kosciusko st. P. M. Dec. 9, due Dec. 11, 1882. 700

Van Wagner, Augusta, wife of Edward J., to Sidney L. Pool, Buffalo. Quincy st, n s, 191.8 e Yates av, 16.5x100. Dec. 14, notes. 505

Van Brunt, George, New Utrecht, to Winant E. Bennett. New Utrecht to Bay Ridge road, easterly cor Ovington av, 40 acres. See Conveys. Dec. 1, 1 year. 800

Wienholz, Maria, wife of John, to Charles E. Free. Clermont av, w s, 84.5 s Park av, 20x100. Dec. 1, 3 years. 800

Winslow, John, to George C. Tallman. Bay Ridge av, s w cor 2d av, 270.11x492.10x271.10 x437.9. June 1, 1876, 6 years. 7,500

Woods, Adelaide A., wife of George W., to Philip Kolle. Jefferson st, n s, 100 w Reid av, 50x100. July 1, 2 years. 400

Milne, Alexander, Stanford, Conn., to Anna Marzolf. 7,000

Moeran, Marian D., to Henrietta Perry. 500

Mooney, Christopher, to Eliphalet N. Peck, Stamford, Conn. 4,500

Moore, John D., to Mary B. Moore. nom

Morris, Harriette H., wife of Francis, to Samuel E. Lyon. 9,000

Mount, Richard E., to William Austin. nom

Overhiser, Harriet, to Matilda W. White, Lenox, Mass. 5,500

Same to same. 5,500

Same to same. 5,500

Runk, Charles A., to Newbury D. Lawton. New Rochelle, N. Y. 1,500

Ryer, Samuel, and ano., admrs. Marx J. Ryer, to Maria L. Ryer, guard. F. Ryer. 1,062

Thilmany, Waldemar, to Purdy D. Barnhart. 5,000

The Greenwich Savings Bank to Ernst Kreuder. 5,158

Walter, Thomas H., to Zenas C. Ellis and ano., exrs. Sarah B. Ellis. 2,531

Wortmann, Sigismund B., to Julius Eugel. 2,500

Same to same. 2,500

Same to same. 7,400

KINGS COUNTY, N. Y.

DECEMBER 9TH TO 15TH—INCLUSIVE.

Bauer, Emil C., to George H. Smith. \$150

Brown, Samuel, New York, to Esther B. Sickels, Coxsackie, N. J. 1,600

Bushwick Savings Bank, Brooklyn, to Rufus L. Scott. nom

Craft, Jesse, Far Rockaway, to Gustav Lippmann. 1,600

Crane, William W., to Mary A. Shannon, committee. 3,000

Franklin, Charlotte, exr., Ann Schoonmaker, to William M. Ingraham. 2,700

Grening, Paul C., to Sarah H. Jewett. 450

Jackson, Sarah E., admrx. J. Morgan, &c., &c., to the Continental Bank Note Co., New York. 1,081

Jackson, William H., & Co., to William R. Martin. 1,400

Morris, John P., New York, to Andrew E. Kirkpatrick. 1,085

Nichols, John T. E., and ano., exrs. W. Nichols, to John T. E. Nichols. 2,500

Powell, Wilson M., New York, exr Sarah H. Field, to Samuel J. Seaman, Oyster Bay. 1,500

Roberts, William F. and Anna M., his wife, Jacksonville, Fla., exrs. J. Areson, to John T. Areson, Flatbush, L. I. nom

Smith, Mary, to Henry Kendall. 950

The American Bank Note Co. to Walter Coleman. nom

The Dime Savings Bank, Brooklyn, to the Broadway Savings Inst. 14,000

The Williamsburgh Savings Bank to Augustus A. Leverich and ano., admrs. W. H. Leverich, dec'd. 6,000

Thill, Francis, to Richard Taylor. 3,708

Titus, William P., North Hempstead, to Emma C. Underhill. 1,200

Wallan, Marie L., to Jacob De Groff. 1,200

Wright, Benjamin, New York, to Aaron P. Ransom et al., exrs., &c., J. H. Ransom. 10,000

CHATTELS.

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

NEW YORK CITY.

DEC. 10TH TO 16TH—INCLUSIVE.

SALOON FIXTURES.

Beam, H. 470 6th av. ... M. Berlitz. \$500

Becker, W. 149 W. 32d. ... J. Kalling. Bar Fixtures, Furniture, &c. (R) 1,500

Braden, John. 436 Broome. ... W. H. Rooney. 400

Buggeln, F. 1 Clinton. ... J. & L. F. Kuntz. 150

Butt, H. C. West Washington Market. ... G. Winter. 100

Bodmer, J. J. 418 W. 49th. ... W. H. Griffith & Co. Pool Table. 250

Brill, D. 431 E. 71. ... E. Vordemeier. 500

Brunning, A. H. 1519 3d av. ... G. Ehret. (R) 411

Dolly, John. 33 Barrow. ... T. O'Hare. 80

Deitelhoff, H. 74 Orchard. ... H. Zeltner. 150

Ellis, W. 186 2d. ... P. Doelger. (R) 120

Everding, J. 90 Roosevelt. ... J. Ahles, Jr. 200

Hoth, L. 237 E. 26th. ... C. F. Kehr. 300

Hammel, M. 493 9th av. ... F. Foehrenbach. 400

Hartmann Bros. 256 Fulton. ... I. Sommers. 500

Howard, C. J. 441 W. 13th. ... D. A. Hatch. (R) 400

Inman, Anna E. 302 W. 40th. ... J. Haffen. 144

Kirchner, H. 97 Stanton. ... F. C. Paulsackel. 100

Kirchner, H. 97 Stanton. ... F. C. Paulsackel. 200

Pool Table, &c. 80

Kuntz, A. 40 Wooster. ... Schmitt & Koehne. 80

Kruger, C. 242 W. 33d. ... W. H. Griffith & Co. Pool Table. 275

Kunkel, J. 370 E. 10th. ... P. Schaefer. (R) 160

Keiser, J. V. 214 Grand. ... Brunswick & Balke Co. Pool Table. 175

Lewis & Caskie. 126 W. 26th. ... Brunswick & Balke Co. Pool Table. 200

Martin, I. 217 E. 3d. ... Augusta Hild. 100

Martin, J. 234 Av A. ... A. Hipp. (R) 300

Matzke & Stukie. 390 7th av. ... Brunswick & Balke Co. Pool Table. 225

McManus, J. 510 E. 13th. ... D. Jones. Ale. 190

Muller & Offermann. 88 South. ... C. F. Offermann Saloon Fixtures and Furniture (R) 6,800

Madigan, M. J. 691 3d av. ... P. Barnum. 700

Mylius, Fanny. 109 Chatham. ... Eckelmann & Co. 200

Monsterry, H. C. 811 6th av. ... W. H. Griffith & Co. Pool Tables. 550

Murray, F. 88 Carmine. ... J. Kersey & Co. 500

Newfield, M. 142 Delancey. ... W. H. Griffith & Co. Pool Table. 225

Ochs, S. 311 E. 45th. ... D. Jones. Ales. 28

O'Connor, P. 511 W. 26th. ... M. Byrne. (R) 100

O'Rourke, P. 1691 1st av. ... M. Livingston & Co. 300

Ryan, T. 75 Wall st. ... G. Van Winkel. 200

Ruempler, J. F. 272 Greenwich. ... C. H. Ruempler. 850

Scangarellas, M. 59 1/2 Mulberry. ... W. Peter. Orchestrion. 200

Sheehan, J. M. 109th and East River. ... F. E. Towle. Bar Fixtures, Boats, &c. (R) 700

Schmidt, Elise. 136 Allen. ... Bernheimer & Schmid. 100

Schubert, E. M. 306 E. Houston. ... P. Doelger. 75

Schluder, E. 6 Bayard. ... F. Schluder. 250

Tepe, J. A. C. 112 Centre. ... J. P. Hauschild. 1,700

Tresch, Chas. 156 Spring. ... W. H. Griffith & Co. Pool Table. 275

Yaeger, V. 353 E. 3d. ... P. & W. Ebling. (R) 125

HOUSEHOLD FURNITURE.

Ash, J. W. 107 W. 32d. ... J. Lynch. 188

Bancker, Mary L. Broadway near 32d. ... A. Baumann. 151

Barnes, Margaret E. 483 Greenwich. ... A. Baumann. 157

bayne, G. G. 306 W. 24th. ... C. Jackson. Piano. 80

Belr, C. 212 W. 3rd. ... D. O'Farrell. 167

Bennett, Mary E. Tremont, N. Y. ... Simpson & Co. Piano. 250

Brooks, G. W. and Jane L. 38 W. 3d. ... G. E. Smith. 300

Burgess, Mrs. C. 336 E. 52d. ... J. Lynch. 133

Chittenden, Julia A. 210 E. 14th. ... A. Baumann. 121

Dosot, Therese. 17 Waverly pl. ... J. A. Weekes. 1,172

Duggan, J. 236 E. 81st. ... H. Spies. 212

Ermentraut, C. H. 257 E. 4th. ... J. Lynch. 249

Fincke, Wilhelmina. 322 E. 80th. ... D. Brettmann. Piano. 50

Frankenstein, W. City. ... A. Schlesinger. 2,000

Freund S. Av B. and 10th st. ... L. Baumann. 217

Gage, Jennie. 421 W. 35th. ... S. Evans. 101

Giles, J. H. 139 W. 56th. ... L. Baumann. 133

Griggs, C. 429 W. 42d. ... D. O'Farrell. 221

Hessian, J. 216 E. 28th. ... T. Stacom. 134

Kelly, R. 167 Mulberry. ... T. Stacom. 156

Kasschau, H. C. A. 129 E. Broadway. ... C. Thyson. (R) 150

Lewis, Hannah B. 162 E. 81st. ... A. Baumann. 110

Lowenstein, Fannie. 225 E. 79. ... K. M. Wallach. 500

Lacour, Jennie. 307 E. 37th. ... Cohen & Greenstone. 142

Lambert, Mary. 10 E. 32d. ... J. Horspool. (R) 3,934

Laserowitsch, S. & Marie. 231 E. 12th. ... Ellen Walters. (R) 110

Lavigue, Lizzie. 238 Av A. ... M. Manges. 129

Mackenzie, Mrs. W. 349 3d av. ... Cohen & Greenstone. 112

Meiere, Mrs. M. 129 E. 27th. ... Cowperthwait & Co. (R) 267

Meiere, Mrs. M. 129 E. 27th. ... Cowperthwait & Co. (R) 176

Meiere, Mrs. M. 129 W. 27th. ... Cowperthwait & Co. (R) 90

Mora, A. M. 220 E. 12th. ... Cowperthwait & Co. (R) 248

Moran, Etta E. 18 W. 21st. ... Minnie E. Van Ham. 500

Murphy, J. J. 286 8th av. ... D. O'Farrell. (Dated Dec. 1, 1879.) 325

Magnus, E. E. 70 Essex. ... H. Schile. 167

Ogden, C. & P. 337 5th av. ... M. J. Ryan. 2,110

Owens, H. H. 571 2d av. ... H. Spies. 120

Panchet, Gabrielle. 176 3d av. ... R. Spink. 136

Quin, Jennie. 63 W. 22d. ... J. Morris. 100

Reimold, F. 89 Av A. ... D. Krakauer. Piano. 350

Romberg, O. 196 Chrystie. ... J. Lynch. 137

Rourke, J. W. 245 W. 30th. ... D. O'Farrell. 192

Seller, Georgette. 1492 2d av. ... J. Lynch. 100

Sinclair, Winifred. 210 E. 27th. ... E. D. Farrell. 513

Story, Eliz. 15 W. 42d. ... M. Manges. 109

Schumacher, J. R. 748 3d av. ... Mary Brennen. 200

Shinberg, Lina. 161 Norfolk st. ... E. D. Farrell. 186

Smith, Mary F. 234 E. 52d. ... E. D. Farrell. 129

Strong, Eliz. 150 2d av. ... A. Baumann. 219

Stuki, S. 76 3d. ... E. D. Farrell. 113

Sherman, Kate G. 30 E. 23d. ... A. G. Sherman. (R) 703

Struck, J. W. 1832 3d av. ... C. E. Kelly. Piano. 200

Taylor, Julia. 336 W. 33d. ... Cohen & Greenstone. 114

Thompson, H. L. & G. H. 54 W. 12th. ... Ellen Walters. (R) 65

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.

DECEMBER 10TH TO 16TH—INCLUSIVE.

Allien, Henry V., to Charles H. Fiske, Weston, Mass. \$31,632

Atwater, Henry G., and ano., trustees, to Sarah A. Cooper and Harriet A. Pearson. nom

Benner, Henry, Newark, N. J., to Robert Benner, Long Island City. 8,000

Bruhl, Moses and ano., exrs. &c., Samuel Bruhl, to William Nicoll et al., trustees E. Minturn, dec'd. 10,000

Same to same. 9,000

Bush, Myron P., Buffalo, to Erastus H. Munson. 1879. 450

Brown, James M., exr. W. B. Post, to John A. Brown, Jr., Philadelphia, Pa. 23,000

Cooper, Sarah A., and Harriet A. Pearson, Woodbridge, N. J., to Isabella Newton, widow. 9,000

Cullen, Henry, J., Jr., Public Administrator Kings Co., admr., &c., C. D. Mollenhauer, to Abraham B. Odell, exr. J. D. Odell. 15,000

Cary, William F., trustee Nancy P. Cary, to Nancy P. wife of William F. Cary, Boston, Mass. 12,000

Chapman, Orlow W., Superintendent Ins. Department, to the North American Life Ins. Co. Re-assignment. nom

Same to same. Re-assignment. nom

Constant, Samuel S., to Edward Colgate. 5,929

Cregier, Michael V., to John A. Weekes. 2,015

Fairchild, Benjamin P., to Myron P. Bush, Buffalo, N. Y. 1878. 1,900

Guggenheimer, Randolph, and Ambrose M. Parsons, to Christopher B. Keogh. 4,000

Guggenheimer, Eliza, and Salomon Marx, to Lehne Ash. 850

Hagan, Francis, and Alice Kelly, to Michael Sweeny. 1,200

Horgan, Denis, to Samuel S. Sands, guard. 1,529

Jarvis, Nathaniel, Jr., to Louis Hasbrouck, Ogdensburg, N. Y. 370

Kimmerle, Francois X., to Marie Obry. 1,001

King, Richard, and ano., exrs. R. Ray, to Nathanlei E. Baylies, Taunton, Mass. nom

Kingsland, Albert A., to Walter F. Kingsland. 9,300

Lyon, Samuel E., to John Hall, trustee. 6,000

Marks, Alfred J., to Marian D. Moeran. 1876. 500

Marsland, Richard, to Henry R. Low, Middleton, N. Y. 38,250

Same to same. 17,490

McLean, John S., to Osborn E. Bright and ano., trustees H. J. Wyckoff. 40,000

Townsend, L. 318 W. 39th....D. O'Farrell. 135
Twiggs, J. J. 204 Henry....E. D. Farrell. 98
Twiggs, T. M. 204 Henry st....E. D. Farrell. 216
Von Oertzen, H. 342 E. 17th....M. Derleth. 113
Waters & Finkenstein, 103 W. 14....P. Stroebel & Son. 298
Weiss, F. 329 Broome....D. O'Farrell. (Dated Dec. 15, 1879). 159
Weiss, J. 223 E. 4th....L. Schmitt. 500
Willard, Mrs. M. L. 30 W. 26th....Cowperthwait & Co. 105

MISCELLANEOUS.

Allen, H. C. 171 Macdougall....T. Connolly. Law Books, Furniture, &c.
Beckmann, Ed. 43 Carmine....J. Tietjen. Bakery Fixtures, Horse, &c.
Bohling, H. 1443 2d av....J. D. Karstendick, Horse, Milk Fixtures, &c.
Boylston, J. 246 E. 47....J. Cunningham Son & Co. Carriage. (R)
Brown, T. R. Foot of Charles....T. D. Mitchell, Jr., extr. Barge No. 5 &c.
Beth Hamedrash Hechudash Society. 63 Ludlow....M. Weinberg. (Cacilie Heyman, by assign). Fixtures and Furniture. (R)
Connelly, M. 53 Cedar....B. Katz. Presses, Type, &c.
Corry, W., Jr. 316 W. 44th....G. C. Corry. Horse, Wagon, &c.
Crowell, C. E. 115 Broadway....E. Crowell. Office Furniture and Fixtures.
Cocks, H. Croton Landing, N. Y....E. F. Chabert. Engine Machinery, &c.
Darre, J. 234 W. 20th....Marie Darre. Bakery Fixtures, Horse, &c.
Dautel, D. 100th st, near 9th av....W. R. Clarkson & Co. Bakery Fixtures, Horse, &c.
Daub, Josephine. 14 2d av....Theo. Kruger. Generators, Horse, &c.
Daub, Josephine. 14 2d av....Esther M. Nevins. Vinegar Factory Fixtures and Horse.
Devos, J. H. 152 E. 50th....E. A. Gove. Horse, &c. (Dated Dec. 11, 1879).
Ebberts, John. 68 Willett....M. Boggeln. Milk and Grocery Fixtures, Horse, &c.
Eckhardt, F., Jr. 188 Spring....T. B. Byrne. Horses, Wagons, &c.
Egleston, L. 453 8th av and 302 W. 33d st....S. W. Froelick. Furniture, Store Fixtures, Horse, &c.
Esselborn, G. 613 W. 47th....A. Ewald. Bottling Fixtures, Horses, &c.
Flattich, C. & Co. 51 Crosby st....G. L. Jaeger. Cutter, Shears, &c.
Frank, A. 11 Ludlow....B. Isaacs. Machine.
Ficken, J. 563 3d av....H. Taft & Toppe. Confectionery Fixtures.
Freaney, W. H. 142 Greene...P. H. Nash. Machinery.
Goedike, G. 1592 3d av....C. Grotrian. Fixtures and Furniture.
Gregory, F. 33 Market....C. Marx. Plumbers' Fixtures, Furniture, &c.
Harding, G. E. Trinity Building....G. J. Penfield. Office Furniture and Fixtures. (R)
Himberger, C. 445 11th av....K. Stirn. Bakery Fixtures. (R)
Hoppe, H. 40 Centre....J. Winterlof. Cutlery Fixtures, &c.
Howard, D. E. 1374 Broadway....A. Dusenbury. Fixtures.
Hyman, H. 85 Warren....M. Joel. Machinery, Lasts, &c.
Hoffmann, J. Westchester road....L. Heilbrun. Horse, Gardeners Fixtures, &c.
Hufnagel & Krumlauf. 425 6th av....O. Schmidt. Bakery Fixtures.
Kaiser, F. City...J. Bigler. Barge F. Keiser. Keys, W. J. 111 W. 11th....D. B. Dunham. Carriages, &c.
Lachenmeyer, F. G. 137 Ludlow....P. Masoth. Horse, Butchers' Wagon, &c.
Langley, J. H. 18 Dey....W. H. Percy. Office Furniture and Fixtures.
Madison, G. W. 1191 Broadway....C. Jackson. Books, Stationery, &c.
Madison, G. W. 1191 Broadway....C. Jackson. Lease, Fixtures, &c.
Markert, A. 24 Lexington av....Hincks & Johnson. Carriages.
Martin, P. 2 Park pl....W. Langdon. Barber Fixtures. (R)
McLaughlin, T. C. 43d st, near 2d av....J. Schreyer, extr. Blasters' Fixtures, Horses, Wagons, &c. (R)
Maylinger, J. 1834 3d av....M. S. Underhill. Butcher Fixtures and Furniture.
McDonald, P. 241 Monroe....Hannah McDonald. Grocery Fixtures.
Merz, L. 20 Pell....J. Ringelmann. Turning Fixtures.
Morgenroth, H. and H. Wolf. 703 6th....Morgenroth & Kenten. Tailoring Fixtures.
Masterson, Margaret P. 402 E. 16th....Ellis & McCabe. Milk Fixtures, Horse, &c.
Meyer, H. 163 Orchard....Mohlman & Eggers. Horses, Truck, &c.
McKnight, Sarah M. 155-159 Sullivan....H. Harrison. Brewery Fixtures, Horses, Trucks, &c. (R)
Nichols, J. W. S. 689 and 697 Broadway....L. Z. White. Photographic Fixtures, Horse, &c.
Olds, A. F. 229 W. 58th....H. G. Hunt. Blacksmiths' Fixtures.
Parker, G. H. 178 Spring....Rachael Ross. Restaurant Fixtures.
Prout, M. P. 166 Greenwich....C. T. Hopper. Printing Fixtures. 187

Pascal, C. 1435 Broadway... Bramhall, Deane & Co. Range, &c. 42
Petry & Co. 813 Washington... C. N. Howard & Co. Horse, Wagon, &c. 200
Pitcher, W. D. 119th st, near 4th av....Fennell & Co. Horse. 45
Quin, D. 333 W. 25th....J. Cunningham Son & Co. Carriages. (R) 1,450
Reubert, G. 168 E. Houston...I. Abels. Restaurant Fixtures. 250
Reisig, R. 54 W. 84th st, and New Rochelle, N. Y....H. Van Wageningen (T. S. Ormiston, by assign.) Furniture, Books, Prints, &c. (R)
Rickmann, G. 216 William... Gudewill, Mayer & Co. Cork Factory Fixtures.
Rodgers, T. 390 W. 12th....Hotchkiss, Field & Co. Blacksmiths' Fixtures.
Sarrington, Emma. 501 6th av....Ellen Rudkin. Machines.
Schwencke, Augusta. 124 4th av....Catherina Ilgner. Costumes, &c. (R)
Siemens, J. L. Union st and Ogden av....Mary J. Calvert. Butcher Fixtures, Wagon, &c.
Smith, Catharine. 18 Jefferson....Nuffer & Lippe. Carriages, &c.
Stein, Mary. 17 Bleecker....F. Reviere. Furniture, Fixtures, &c.
Smith, A. 8 Old Slip....J. Bausher. Horses, Wagons, &c.
Strube, F. H. 23 Rivington....B. Budde. Horse, Wagon, &c. (R)
Schreiber, P. 90 Sheriff....J. Muller. Fixtures, Horses, &c.
Smyth, W. B. 7 New Chamber....I. Hallenbeck. Presses, Type, &c.
Strasser, W. T. 57 E. 4th....Lang & Robinson. Bakery Fixtures.
Tompkins, J. W. 2261 2d av....G. A. Willey. Drug Fixtures.
Thumm, Helene. 194 2d....W. Klein. Grocery Fixtures.
Viles, John. 52 E. 12th....C. Vogt. Cigar Fixtures.
Wallace, G. C. 64 6th av....C. E. Hadden. Drug Fixtures. (R)
Weston, Celia L. 322 to 336 7th av. &c....F. Beck & Co. Engine, Boilers, Shafting, &c.
Wilms, F. 44 Montgomery....A. Ranken. Kindling Wood Fixtures, Horses, &c. (R)
Wagner & Ablass. 73d st and 11th av....I. Heinlein. Horses, Carts, &c.
Weber, E. 112 Hester....Eliz. Butzbach. Bakery Fixtures.
Whitaker, W. B. 443 West, and 6 Abingdon sq....Caroline C. Lervis. Horses, Carriages.
Whitaker, W. B. 443 West, and 6 Abingdon sq, &c....Mary E. J. Whitaker. Horses, Carriages, Furniture, &c.
Williams, Mary L. 205 E. 123d....F. T. Keatings. Butcher Fixtures.
Wrought Iron Asphalted Pipe Co. Foot of E. 117th st....E. Marx. Machinery, Patents.
Woolworth, Ainsworth & Co. City....S. A. Potter. Plates, Printing Fixtures, &c. (R) security
Young, A. 131 William...T. Purcell. Ruling Machines, &c.
Yachman, W. 239 Rivington...C. Hoffmann. Tools, Fixtures, &c.
BILLS OF SALE.
Armstrong, M. & Co. Connecticut...G. & R. Van Cott & Co. Carriages. Mort. \$625.
Brown, G. 518 W. 51st....Anna Brown. Furniture.
Flock, N. S. 309 Broadway....C. A. Flock. Office Fixtures.
Greene, D. A. 62 Gold st, &c....F. Stone. Machines, Fixtures, &c.
Harms, J. W. 841 8th av....Barbara Harms. Butcher Fixtures.
Holt, C. 30 Vesey....E. P. Taylor. Printed Sheets.
McGinness, J. 28 Little 12th....C. Coakley. Manhattan Hotel Fixtures and Furniture.
Mutz, R. 47 Gold....Amalie Berg. Polishing and Grinding Fixtures.
Richter, F. O. 1055 1st av....C. F. Kehr. Saloon Fixtures.
Riebe, A. 20 Pell....J. Ringelmann. Turning Fixtures.
Schaefler, L. 388 E. 10th....Elle Weinberger. Tailoring Fixtures.
Schillak, Louis. 511 Broome...J. Goldberg. Butcher Fixtures and Furniture.
Stevens, Edna. 58 Clinton pl....C. E. Stevens. Furniture.
ASSIGNMENTS OF CHATTEL MORTGAGES.
Boyd, W. C., to J. R. Smith. (John Edwards, Dec. 20, 1876). 150
McQuade, Peter, to J. T. Ryan. (Thos. McConnell, Nov. 28, 1880). 500
Paulsackel, F. C. to Jos. Hensler. (H. Kirchner, Dec. 9, 1880). 200
Sparks, E., to A. Hickey. (John Hickey, May 7, 1880). 137
AGREEMENT.
Ludke, F., 23 E 4th, with H. Siegle. Agreement acknowledging that \$8,452 is due Ludke on Piano Mfg. Fixtures.
BROOKLYN, N. Y.
Alexander, H. B. Cor Grand and Lafayette avs....William H. Griffith & Co. Pool Tables. \$400
Blum, Harriet. 535 Broadway....Conrad Scherer. Butcher Shop. 400
Blackwell, J. 100 Floyd st....Jacob Ludwig, Sr. Horse and Wagon. 260

Buckley, D. 372 Hicks st....Richard Dunne. Saloon Fixtures. secures rent
Carroll, L. E. 74 North 3d st...Brunswick & Pa ke Co. Pool Table. 200
Connolly, Mary. 423 2d st....J. B. Heywood. Furniture. 257
Culley & Sandford...J. W. Fitney & Co. Coach. 150
Dougherty, M....Peter Barrett. Wagon. 223
Debean & Bryon. 188 Skillman st....Nicholas Langier. Tools, &c. 150
Denham, W. P. 163 Powers st....Henry Kiefer. Lager Beer Saloon. 125
Ebel, L. 46 Broadway... Rudolph Lipsius. Saloon Fixtures. 1,300
Ewald, Peter....Peter Barrett. Wagon. 100
Fette, Adelheid, wife of Henry. 520 3d av....August Imming. Saloon Fixtures. 356
Frith, John G. 139 8th st....Brinckerhoff & Co. Horses, Wagon, &c. 1,500
Foy, J. S. 1131 Fulton st....J. F. Mason. Furn. Freeman, C. C. 210 High st....J. B. Heywood. Furniture. 222
Frazer, Louisa. 828 Sackett st....A. F. Brown. Furniture. 150
Force, Catharine A. and William. 795 Fulton st....J. G. Qualey. Fixtures &c. 100
Gallagher, M. 26 Verandah pl....James Cunningham, Son & Co. Coupe. 571
Harrison, T. E. 466 Vanderbilt av....G. H. Titus. Carpets. 187
Handley, W. 235 13th st....Louis Doscher. Furniture. 354
Inglis, Edward. Park av, cor Graham av....J. B. Heywood. Furniture. 203
Israel, Louis. 166 and 172 Carlton av....Moses Kessel. Horses, Carriages, &c. 14,589
Janson, Mathilda. 325 Atlantic av....Victor Eck. Fixtures. 250
Jacob, S. 272 Grand st....Brunswick & Balke Co. Pool Table, &c. 75
Jager, Konrad. 50 Leonard st... John Raber. Saloon Fixtures. 60
Jurgens, E. 134 Fulton st....Susannah Krep. Saloon Fixtures. 300
Kohler, Lilla. 16 Tompkins pl....A. H. King. Carpets. 219
Lagerquist, Louisa. 25 Union st....C. A. Jacobson. Saloon Fixtures. 55
Langjahr, Mary and William. 1626 Fulton st...Weeks, Douglass & Co. Bakery. 800
Martin, Mark P. and Kate. 267 Bridge st....Sonn Brothers. Fixtures, &c. 200
Murphy, V. J. 327 Wyckoff st....F. G. Murphy. Furniture. 200
Martin, Mary A. 633 Bedford av... James W. Hamblett. Fixtures, &c. 600
McLaughlin, Michael. 299 Marcy av....The J. M. Brunswick & Balke Co. Pool Table. 225
Miletti, G. 31 Hamilton av....Brunswick & Balke & Co. Pool Table. 225
Neidig, C. and C. A. Ne cor Leonard and Devos sts...Johanna Gross. Machinery, &c. 10,000
Norwood, E. P. 90 2d st....Timothy Bowne. Carpets. 125
O'Neill, Redmond and Nicholas. 416 Fulton st...Silas Edwards. Fixtures. 675
Osborn, Charles G. 1113 Fulton st....Robert F. Stevens. Horse, Wagon, &c. 209
Poggi, G. 21 Hamilton av....Griffith & Co. Co. Pool table. 135
Philp & Co. H. A. Carroll st, bet 3d av and Gowanus Canal....Adela A. Taft. Machinery, &c. 12,000
Ramstedt, I. 294 Atlantic av...Charles Hellmer. Furniture. 100
Robertson, F. W. 166 Broadway....B. G. Taylor. Fixtures, &c. 500
Rommeney, T. 320 and 322 Rutledge st... Frederick Rommeney. Horses, Wagon, &c. 936
Rommeney, T. 320 Rutledge st....Paul Weidmann. Wagons, &c. 400
Rommeney, T. 320 Rutledge st....Frank Loehr and Theodore Koerner. Wagons. 190
Sheedy, E. P. S w cor Vanderbilt av and Dean st....T. C. Lyman & Co. Saloon Fixtures. 390
Siegmann, Frederick. 302 1/2 Bedford av...Andrew Schade. Grocery Store. 238
Stoddard, Morgan. 93 Cumberland st....C. S. Brown. Furniture. 60
Sweet, Charles F....Peter Barrett. Wagon. 185
Schaller, E. A. 1029 Gates av....Charles Schaller. Butcher Shop. 550
Squires, Mrs. W. J. 32 Madison st....J. Mullins. Furniture. 240
Stodder, S. 90 Ann st....Alice M. Law. Electric Machine, &c. 200
Strickland, Adolf and Matilda. 259 Stockton st...William Ulmer. Fixtures, &c. 80
Tuttle, A. H., and E. A....J. F. James. Furn. 175
Trembley, D. G. 75 Prospect st... Meyer L. Sire. Horses, Carts, &c. 750
Thornton, E. 917 Dean st....Harris & Stillwell. Horses, Coaches, &c. 6,400
Tolfore, Marindia S. 217 Schermerhorn st...Harriet O. Noyes. Furniture. 1,600
Turner, S. W. 392 North 2d st....Griffith & Co. Pool Table. 18.
Vanderhoef, S. H. 29 Moffat st....Ann M. Colwell. Drug Store. 43.
Woods, Adelaide A. wife of George W. Jefferson st, n s. 100 w Reid av....Philip Kolle. Frame Houses. 400
Whiting, H. A. 19 West Houston st and 179 Mercer st, New York....Heimann & Wall. Engine, Boiler, &c. 1,600
Wilmot, Jennie and John G. 750 Willoughby av...J. B. Heywood. Furniture. 233
Wolf, Florestine. 271 South 5th st...Emma Wolff. Furniture. 2,500



Table listing various saloons and businesses with names like 'Zahrt, J. C.', 'Sons. Lager Beer Saloon', and 'BILLS OF SALE'.

Table listing individuals and businesses such as '13 Evans, George L.', '11 Fox, Charles', and '13 Farley, Cornelius'.

Table listing individuals and businesses such as '14 McAliee, Philip', '15 McGrath, Thomas', and '16 McGrath, John J.'.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency.

NEW YORK CITY.

Table listing judgments in New York City with names like 'Dec. 11 Ambrose, Thomas', '11 Ahrens, John G. H.', and '11 Anthony, Jesse B.'.

Table listing judgments in New York City with names like '13 Hayes, Josiah D.', '13 the same', and '13 Haviland, Sarah'.

Table listing judgments in New York City with names like '14 Pindar, Mervin E.', '16 Perry, Howard', and '16 Py, Eugene'.

Table listing real estate transactions in Kings County, N. Y., including items like 'The New York, New Haven & Hartford Railroad Co.' and 'The Pallete of the City of New York'.

KINGS COUNTY, N. Y.

Table listing real estate transactions in Kings County, N. Y., including items like 'Bond, J. W.—J. Jamison, Jr.' and 'Biggs, Isaac A.—D. R. Kelly'.

Table listing real estate transactions in Kings County, N. Y., including items like 'Moore, John', 'McCracken, Dan', and 'Mathews, E.—P. B. Hight'.

SATISFIED JUDGMENTS, NEW YORK.

Table listing satisfied judgments in New York, including items like 'Bussell, Edward—A B Long' and 'Same—same (1879)'.

Table listing real estate transactions in Kings County, N. Y., including items like 'People of State of N Y—Central Cross Town R R Co.' and 'Lorillard Steamship Co'.

SATISFIED JUDGMENTS, KINGS CO.

Table listing satisfied judgments in Kings County, including items like 'Behrens, Frederick and Frank—Mary Parsons' and 'Bennet, James H., guard—R Olmstead'.

MECHANICS' LIENS.

Table listing mechanics' liens in New York City, including items like 'Fifty-second st, Nos. 140 and 142, s s, bet 3d and Lexington avs'.

KINGS COUNTY, N. Y.

Table listing real estate transactions in Kings County, N. Y., including items like 'Bedford av, No. 721, n e cor Jefferson st' and 'Michael Lynch agt Patrick Kewan'.

SATISFIED MECHANICS' LIENS.

Table listing mechanics' liens with columns for Dec. NEW YORK CITY, description of property, and amount. Includes entries for 82nd st, 1st av, 14th st, etc.

\* Discharged by depositing amount of lien with Clerk.

KINGS COUNTY, N. Y.

Dec. 10th to 16th-inclusive. Vanderbilt av, Nos. 542, 544 and 546, w s, 125 n Pacific st, 63.8x- James Harley agt J. O. Whitehouse, exr. J. J. Whitehouse and Mary Gillespie

DIRECTORY OF RELIABLE REAL ESTATE AGENTS.

We have carefully investigated the responsibility of all Real Estate Agents named in this Directory, and find them to be in every way competent and responsible. We therefore recommend them as capitalists and real estate operators generally as being the best agents to be secured in their respective section, as shown by letters from prominent business firms, which may be seen at the office of the REAL ESTATE RECORD.

Table listing real estate agents by county and city. Columns include County, Name, P. O. Address. Lists agents in Colorado, Connecticut, Illinois, Kansas, Massachusetts, Michigan, Minnesota, New Jersey, New York, Pennsylvania, Rhode Island, Texas.

BUILDINGS PROJECTED.

NEW YORK CITY. Plan 1029—Thirty-ninth st, Nos. 104 and 106 W.; one one-story Collaberg brick riding school, 25 and

50x98.9, tin roof, brick cornice; cost, \$3,500; owner, Wilson Burling; 101 W. 56th st; architects, D. & J. Jardine. Plan 1030—Eighty-seventh st, s s, 100 e 11th av, one two-story brick stable, 25x65, tin roof, brick cornice; cost, \$4,000; owner, James Slattery, 207 W. 57th st; architect, C. F. Ridder, Jr.; builder, not selected. Plan 1031—Nineteenth st, No. 445 E., one four-story brick store and tenement, 36x23.6, tin roof, iron cornice; cost, \$6,000; owner, Wm. Padian, 327 1st av; architect, J. C. Burne; builder, J. A. Frame. Plan 1032—Av A, w s, 50.11 s 122d st, three three-story brown stone dwell'gs, 16.8x50 and extension, 10x11, tin roof, iron cornice; cost, each \$7,000; owner and builder, Samuel C. Hinman, 41 E. 122d st; architect, J. H. Valentine. Plan 1033—Second av, w s, 50 s 113th st, two four-story brick stores and tenements, 31.10x55, tin roof, iron cornice; cost, each, \$8,000; owner, A. M. Jenny, 220 E. 104th st; architect, J. H. Valentine; builder, Jacob Jenny. Plan 1034—Fourteenth st, No. 30 E., one five-story brown stone store and dwell'g, with studios 25x103 at basement, 96 first story, and upper stories, 88, tin roof, metal cornice; cost, \$20,000; owner, W. Jennings Demorest, 17 E. 14th st; architect, W. Jones. Plan 1035—Thirty-fourth st, No. 634 W., one three-story brick feed store, 30x92.6, gravel roof, brick cornice; cost, \$4,000; owner, Samuel Ingersoll, 549 W. 34th st; architect, G. Hobzeit. Plan 1036—Seventy-second st, n s, 85 e 2d av, four four-story brown stone tenements, 28.9x57, extension 21x26, tin roof, iron cornice; cost, each, \$15,500; owner, Wm. Noble, 181 Broadway; architect, J. M. Grennell. Plan 1037—Sixty-third st, n s, 150 w 4th av, four four-story brown stone dwell'gs, 18.9x60, and extension 12 feet, tin roof, iron cornice; cost, each, \$15,000; owner, Moses Gray, 88 Perry st; architects, Thom & Wilson; builder not selected. Plan 1038—First av, s w cor 58th st, four four-story brick stores and tenements, 25x53, tin roof, iron cornice; cost, each, \$8,000; owner, James Meagher, 232 E. 126th st; architect, T. H. McAvoy. Plan 1039—Fourth av, n e cor 70th st, five four-story brown stone dwell'gs, 18.5 and 20 and 22x55 and 66 and 80, tin roof, iron cornice; cost, each, \$18,000; owner, Wm. F. Croft, 5 E. 125th st; architect, J. G. Prague. Plan 1040—Seventy-sixth st, s s, 100 e Madison av, four four-story brown stone dwell'gs, 25x55 and 63, tin roof, iron cornice; cost, each, \$20,000; owner, Wm. Noble, 926 Park av; architect, J. G. Prague. Plan 1041—Seventy-sixth st, s s, 20 w Madison av, ten four-story brown stone dwell'gs, 19 and 20 and 22x58, 60 and 78, tin roof, iron cornice; cost, from \$25,000 to \$30,000 each; owner, Wm. Noble, 926 Park av; architect, J. G. Prague. Plan 1042—First av, w s, 79th st, four four-story brown stone flats, stores on first story, 25 and 27.2x62 and 79, extensions, 9x12, tin roof, iron cornice; cost, each, \$12,000; owners, Thomas Moore and Bernard Wilson; architect, Fr. S. Barus; builders, Moore & Wilson. Plan 1043—Seventy-ninth st, n s, 100 w 1st av, eleven four-story brown stone double flats, 27 and 28x79, tin roof, iron cornice; cost, each, \$12,000; owners, Thomas Moore and Bernard Wilson; architect, Fr. S. Barus; builders, Moore & Wilson. Plan 1044—Second av, s w cor 71st st, four five-story brown stone tenements, 25x64, extensions, 6x20, tin roof, iron cornice; cost, each, \$11,000; owner, John H. Selzam, 234 East 55th st; architect, Julius Kastner. Plan 1045—Seventy-first st, s s, 80 w 2d av, one four-story brown stone tenement, 20x58, extension, 12x14, tin roof, iron cornice; cost, \$8,000; owner, John H. Selzam, 234 East 55th st; architect, Julius Kastner. Plan 1046—Fifty-seventh st, Nos. 344 and 346 W., one six-story Ohio stone apartment house, 43x80, plastic slate roof, iron cornice; cost, \$50,000; owner, Ed. C. Coggshall, 158 East 105th st; architect, C. W. Romeyn; builder, not selected. Plan 1047—One Hundred and Sixteenth st, s s, 315 e 2d av, four three-story Ohio stone dwell'gs, 15x50, tin roof, iron cornice; cost, \$9,500 each; owner, James Gault, 210 West 53d st; architect, Emil Schultze.

KINGS COUNTY, N. Y.

Plan 931—Waterbury st, cor Ten Eyck st, one three-story brick factory, 65x180, gravel roof, brick cornice; cost, \$2,600; owner, L. Waterbury & Co., on premises; architect, A. Montgomery; builders, C. McQuaid and Jenkins & Gillies. Plan 932—South 10th st, n s, about 100 w 3d st, two three-story brown stone dwell'gs, 18.9x42, tin roof, iron cornice; total cost, \$10,000; owner and architect, James Barrett, 23 Park Row, New York. Plan 933—Hewes st, at foot of, adj w s Hospital wall, one one-story frame storage shed, triangular, 50 and 50x30, gravel roof; cost, \$200; owner, August Gill, 37 Jefferson st.

Plan 934—Dobbin st, Nos. 156, 156 A, 158 and 160. e s, 100 s Calyer st, four two-story brick dwell'gs, 18.9x29, extension, 12.4x16, gravel roof, wooden cornice; cost each, \$2,000; owner, F. J. Barrett, 88 Meserole av; architect, F. Weber; mason, J. P. Whittier; carpenter not selected. Plan 935—Third av, e s, 40 s 13th st, rear, one one-story frame stable and storage shed, 20x18, plank roof; cost \$150 owner, E. A. Baker, cor 13th st and 3d av. Plan 936—Stockton st, s s, 170 e Tompkins av, two three story frame tenements, 16.9x44, tin roof; cost each, \$2,400; owner, architect and builder, P. Denman, 101 Tompkins av. Plan 937—Seventh av, n e cor Sackett st, five three-story, brown stone dwell'gs, 20x45, metal roof, wooden cornice; cost, \$800; owner and builder, Wm. Flanagan, 355 9th st. Plan 938—Seventh av, 12th and 13th sts, one four-story brick building for factory, 200x200; tin roof, brick and iron cornice; cost, about \$100,000; owner, The Ansonia Clock Co., 11 Cliff st, New York; architect, Samuel Curtiss; builder, W. Bulkey.

ALTERATIONS, NEW YORK CITY.

Plan 1269—South William st, No. 11, repair damages by fire, repair wall, new roof, beams, &c.; cost, \$3,500; owner, Alex. M. Lawrence, 121 E. 21st st; architect, J. B. Snook; builders, W. C. Hanna and Guy Culgin. Plan 1270—Broadway, No. 650, new floor in basement, new beams, &c., and plate glass front; cost, \$2,500; owner, Hamilton Fish, 251 E. 17th st; builders, M. R. Williams and John Leedler. Plan 1271—Forty-fifth st, s s, 300 e 1st av, raised one-story peaked tin roof, iron cornice, new walls from foundation to sidewalk, and front alterations; cost, \$6,000; owners, Butchers Hide and Melting Association, 45th st, East River; architect, John McIntyre; builder, days' work by the Company. Plan 1272—Madison and Fourth avs, 26th and 27th sts, Madison Square Garden, new walls on Madison av except tower and corner, and part of 27th st and 26th st walls renewed, new piers, new trusses, ties strengthened and building put in good order throughout; new skylight through centre with vertical sashes, &c.; cost, \$25,000; owner, N. Y. & Harlem R. R. Co.; architect, J. B. Snook; builder not selected. Plan 1273—Sixth av, No. 232, one-story brick extension, 19x35, tin roof; cost, \$900; owner, B. L. Ahearn, on premises; architect, J. I. Howard; builders, M. Reid, and Steele & Costigan. Plan 1274—Fifty-second st, No. 522 W., reduced eight feet, flat, tin roof, metal cornice; cost, \$400; owner and builder, Richard Barron, 746 11th av. Plan 1275—West st, No. 275, interior and front alterations; cost, \$1,000; owners, Wm. Twistern & Co., 258 West st; architect, L. E. Dukenel. Plan 1276—Third av, n e cor 74th st, one-story brick extension, 18x21, tin roof, new water closets, &c.; cost, \$2,500; owner, Chr. Korner, 106 Park place; architect, Wm. Kuhles; builder not selected. Plan 1277—Pine st, Nos. 8 and 10, raised two stories, making seven stories, erect elevator, rebuild eastern pier of front; cost, \$20,000; owner, Estate Stephen Storm, 317 Broadway; architect, N. L. Brun & Son.

KINGS COUNTY, N. Y.

Plan 834—Myrtle av, No. 828, one-story frame extension, 10x35, tin roof, wooden cornice; cost, \$300; owner, Martin Joost, Bediord av near Myrtle av; architect, — Peden, Jr.; carpenter, S. Peden, Jr. Plan 835—Willoughby st, No. 45, cor Jay st, opened at corner; cost, \$20; owner, T. J. Gibbons, 9 University place; permit to G. H. Dixon. Plan 836—John st, n e cor Adams st, factory, raised one story; cost, unknown; owners, Arbuckle Bros., 57 Front st, New York; architect, &c., F. D. Norris; mason, J. J. Walters.

BUILDERS' DIRECTORY.

At the suggestion of several of our subscribers we have opened a column where builders can have their addresses published for the convenience of owners and architects.

NEW YORK CITY.

Table listing builders' addresses. Columns include Name and Address. Lists SMITH PRODGERS & Co., J. H. MASTERTON, THOMAS F. TREACY, JOHN KELLEHER, SAMUEL O. WRIGHT, B. SPAULDING, JOHN SMITH, MICA ROOFING COMPANY, FISCHER, GEO. & BRO. (Roofers), BROOKLYN, E. SNEDEKER, J. LEE, THOMAS RUTAN.

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 14, 1880.

REGULATING, GRADING, ETC.

81st st, both sides, from west curb of 8th av to east curb of 9th av.†

PAVING.

94th st, from w s of 3d av, to a line 10 ft east of e s o Lexington av.†

MAINS.

Samuel st, from Main to Catherine sts, gas.† 137th st, bet 3d and College avs, gas.† 142d st, bet 3d and Eider avs, Croton.† Av A, from 55th to 56th sts, Croton.† 4th av, bet 169th and 172d sts, gas.†

FLAGGING.

81st st, both sides, from 8th to 9th avs.†

CROSSWALKS.

94th st, from w s of 3d av, to line 10 ft east of e s o Lexington av.† 4th av and 77th st.†

LAMP POSTS ERECTED.

48th st, bet 10th and 11th avs, 2 additional lamps.† 133d st, east of Willis av, two lamps.†

DRINKING HYDRANTS ERECTED.

104th st, bet 1st and 2d avs.†

8th av, n e cor 27th st.†

FENCING VACANT LOTS.

5th av, from 65th to 66th sts, 200 ft on 65th st, and 100 ft on 66th st.† 5th av, n e cor 66th st, 100x100.

BUSINESS FAILURES.

Schedule of assets and liabilities filed by assignees for the two weeks ending Dec. 17:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Hyrne, Patrick; Bloch, Morris; Feiber, Jacob; Krancer, Solomon; McNeill, John; Peixotto, Moses M.; Taylor, Elisha L.

ASSIGNMENTS—BENEFIT CREDITORS.

Table with columns: Debtor, Assignee, Amount. Includes entries for Dorn, Bertha; Elliott, Henry C.; Elliott, John H.; Fisher, Homer; Kohuken, Carsten; Naughton, Catharine W.; Morrissy, Michael; Py, Eugene; Coudurier, Marie; Seidenberg, Joseph; Wolf, Samuel.

KINGS COUNTY, N. Y.

GENERAL ASSIGNMENTS.

11 Levy, Rachel, to Louis Goodman. 15 Moore, James A., to Adolph Rosenthal. 15 Rommeney, Theodore, to John Freitag

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, NO. 111 BROADWAY.

Table of legal sales with columns: Address, Description, Date. Includes entries for 133d st, No. 373; Gerard av, s e cor Ella st; Front st, No. 319; Courtlandt av, w s, 50 n 149th st; 32d st, No. 116 W.; 47th st, No. 453.

Table of real estate listings with columns: Address, Description, Date. Includes entries for 43d st, n s, 150 e 1st av; Portion of two-story brick stable; St. Nicholas av, e s, 233.9 s 145th st; New av, w s, 265.9 s 145th st; 19th st, No. 41; 133d st, No. 48; 119th st, No. 235; 3d av, Nos. 1022 and 1024; 69th st, s s, 323 e Av A; East River, s w cor 69th st; Lexington av, s e cor Prospect pl; Worth av, w s, intersection of southerly line of Wm. Bisent's land.

KINGS COUNTY, N. Y.

Table of real estate listings with columns: Address, Description, Date. Includes entries for Henry st, e s, 49.7 n Pineapple st; South 5th st, n e cor 6th st; Jefferson st, s e cor Bedford av; Elizabeth st, w s, 859 e Van Brunt st; Wythe av, e s, 90.2 n Clymer st; Wythe av, e s, 105 n Clymer st; Flushing av, s s, 19 w Carlton av; Plymouth st, s s, 100 e Bridge st; Hewes st, n w s, 125 s w Lee av; Boerum st, s s, 50 e Lorimer st; Summit st, s s, 107 6 e Hicks st; Union st, s s, 100 w Hicks st; Canton st, e s, 88.6 s Auburn pl.

FORECLOSURE SUITS, N. Y.

Table of foreclosure suits with columns: Address, Description, Date. Includes entries for 123d st, n s, 236 e 2d av; West st, e s, 81 s Hoboken st; 127th st, s s, 435 w 5th av; Lexington av, s e cor 95th st; 25th st, n s, see Liber 1,315 of Morts; Croton st, see Liber 1,407 of Morts; 53d st, n s, 475 w 10th av; Madison av, n e cor 60th st; Madison av, e s, 25 n 60th st; Madison av, e s, 47 n 60th st; Madison av, e s, 79 n 60th st; Madison av, e s, 61 n 60th st.

Table of real estate listings with columns: Address, Description, Date. Includes entries for Ludlow st, w s, see Liber 1,393 of Morts; 109th st, n s, 433.4 e 11th av; Av A, s e cor of 113th st; Av A, n e cor of 112th st.

LIS PENDENS.

KINGS COUNTY.

Table of lis pendens with columns: Address, Description, Date. Includes entries for Tompkins av, e s, 20 n Floyd st; Clifton pl, n s, 60 w Grand av; Hopsius st, n s, 43.1 e Delmonico pl; Frankin av, w s, 50 n Van Buren st; Tillary st, s w cor Canton st; 66th st, e s, part Graef property; Madison st, s e s, 150 s w Johnson av; Walworth st, e s, 200 s Willoughby st; Tompkins av, e s, 20 n Floyd st; 6th st, s s, extg from 7th av to 8th av; 7th st, n s, extg from 7th av to 8th av; Canton st, e s, 122.5 n Auburn pl; 39th st, s s, 220 w 4th av; Waverly av, w s, 50.4 n Gates av.

RECORDED LEASES.

NEW YORK.

Table of recorded leases with columns: Address, Description, Per Year. Includes entries for Broadway, Nos 1192 to 1192, inclusive; Bowery, No. 319; Canal st, No. 155; Chatham st, Nos. 13 and 15; Mercer st, Nos. 127, 129 and 131; St. Marks pl, No. 18; 2d av, No. 1519.

N. Y. STATE.

DUTCHESS COUNTY.

Table of real estate mortgages with columns: Name, Description, Amount. Includes entries for Haight, J C—H G Ingraham; Harrison, J T—C Swan; Mosher, Charles—P Mosher; Reygan, Elizabeth and James—M Kelly; Mitchell, Hannah—J H Weeks; Dimond, Louis, Wappengers Falls—B Baruch.

Table listing names and amounts for Orange Co., N. Y. Real Estate Mortgages.

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Table listing names and amounts for Orange Co., N. Y. Real Estate Mortgages (continued).

JUDGMENTS.

Table listing names and amounts for Orange Co., N. Y. Judgments.

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table listing names and amounts for Schenectady, N. Y. Real Estate Conveyances.

REAL ESTATE MORTGAGES.

Table listing names and amounts for Schenectady, N. Y. Real Estate Mortgages.

CHATTEL MORTGAGES.

Table listing names and amounts for Schenectady, N. Y. Chattel Mortgages.

NOTICE OF LIEN.

Table listing names and amounts for Schenectady, N. Y. Notice of Lien.

JUDGMENTS.

Table listing names and amounts for Schenectady, N. Y. Judgments.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table listing names and amounts for Ulster County, N. Y. Real Estate Mortgages.

CHATTEL MORTGAGES.

Table listing names and amounts for Ulster County, N. Y. Chattel Mortgages.

JUDGMENTS.

Table listing names and amounts for Ulster County, N. Y. Judgments.

Table listing names and amounts for Essex County, N. J. Real Estate Conveyances.

NEW JERSEY.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing names and amounts for Essex County, N. J. Real Estate Conveyances.

REAL ESTATE MORTGAGES.

Table listing names and amounts for Essex County, N. J. Real Estate Mortgages.

CHATTEL MORTGAGES.

Table listing names and amounts for Essex County, N. J. Chattel Mortgages.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table listing names and amounts for Hudson County, N. J. Real Estate Conveyances.

Table listing names and amounts for Hudson County, N. J. Real Estate Mortgages.

REAL ESTATE MORTGAGES.

Table listing names and amounts for Hudson County, N. J. Real Estate Mortgages (continued).

CHATTEL MORTGAGES.

Table listing names and amounts for Hudson County, N. J. Chattel Mortgages.

BILLS OF SALE.

Table listing bills of sale including items like furniture, horses, and grocery stores with associated prices.

MECHANIC'S LIENS.

Table listing mechanic's liens for items like James Connor and H Croydon.

JUDGMENTS.

Table listing judgments for H Croydon.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table listing Paterson real estate mortgages for various properties and individuals.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages for items like printing presses, horses, and furniture.

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.

Table listing market quotations for bricks, including prices for different types and quantities.

Table listing market quotations for fire bricks, including prices for different types and quantities.

Table listing market quotations for fire brick, including prices for different types and quantities.

CEMENT.

Table listing cement prices for various brands like Rosendale, Portland, and Roman.

FOREIGN WOODS—Duty free.

Table listing foreign wood prices for Cedar and Mahogany.

CEDEAR.

MAHOGANY.

Table listing mahogany prices for various types like St. Domingo and Honduras.

ROSEWOOD.

Table listing rosewood prices for various types like Rio Janeiro and Bahia.

HAIR—Duty free.

Table listing hair prices for Cattle and Goat.

IRON.

Table listing iron prices for various types like Pig Scotch, Scotch, and American.

BAR—Common.

Table listing bar prices for various sizes and types like 1x3/4 to 6x1 flat.

Sheet.

Table listing sheet prices for various sizes and types like Nos. 10 to 16.

Galvanized, 14 to 20.

Table listing galvanized prices for various sizes and types like Nos. 14 to 20.

LATH—Cargo rate

Table listing lath prices for Rockland, common and finishing.

LIME.

Table listing lime prices for various types like Rockland and State.

LABOR.

Table listing labor prices for various professions like Masons, Plasterers, and Carpenters.

LUMBER.

Prices for yard delivery, average run of steel

Allowance must be made on one side for special contracts, and on the other for extra selections.

Table listing lumber prices for various types like Pine, Spruce, Hemlock, and Chestnut.

PAINTS AND OILS.

Table listing paint and oil prices for various types like Chalk block, China clay, and Lead.

PLASTER PARIS

Table listing plaster prices for various types like Duty, Calcined, and Cast.

SOLDERS.

Table listing solder prices for various types like No. 1 and No. 2.

SLATE.

Table listing slate prices for various types like Purple roofing and Green slate.

TIN PLATES.—Duty, 1 1/10c.

Table listing tin plate prices for various types like I. C. charcoal and I. C. coke.

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 those in use. Parties who intend to heat their  
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**THOMAS W. JONES,**  
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**Front Street.** Near Maiden Lane, New York.  
**STORE AND OFFICE WORK A SPECIALTY. Con-**  
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**C. B. Le BARON,**  
 Buys Builders' Notes, on presentation, at BAN-  
 RATES. Deposit accounts opened with customers.  
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**JOHN R. GRAHAM,**  
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**JULIUS BROWN,**  
**REAL ESTATE AGENT,**  
 777 FULTON STREET,  
 Two Doors West of South Oxford Street, Brooklyn.  
 Special attention given to management of estates.  
 Collection of rents and appraisements.  
 Having an experience of over 20 years (on my own  
 account, and as chief clerk of, and successor to the  
 late S. Hondlow), my patrons may feel assured of  
 their interests being competently and faithfully  
 attended to.  
 Capitalists and others, about to invest, are invited  
 to examine some special bargains which I have to offer  
 in this city, in Flatbush near Prospect Park, and  
 Coney Island.  
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**DUNN & OATMAN, Real Estate Brokers.**  
 Real Estate bought, sold and exchanged.  
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 RENTING AND COLLECTING A SPECIALTY.  
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 419 1/2 GRAND, NEAR CLINTON STREET.  
 Special Attention paid to the Renting and Sale of  
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**RICHARD V. HARNETT, Auctioneer,**  
 111 Broadway (Trinity Building).  
**Positive Sale of Valuable**  
**Up-Town Property.**

**RICHARD V. HARNETT, Auctioneer,**  
 WILL SELL AT AUCTION,  
**TUESDAY, DEC. 21ST, 1880,**  
 AT 12 O'CLOCK, NOON,

AT EXCHANGE SALESROOM, 111 Broadway, N. Y.  
 No 10 East 73d st, near 5th av., four-story high  
 stoop basement and cellar brown stone house and lot.  
 One Hundred and Seventeenth st., between 8th and  
 New avenues., 3 full lots, 25x100.11 each.  
 Seventy-third st., near Lexington av., two three-  
 story brick houses and two frame stables.  
 Fourth avenue. s e cor 83d st, four lots, being to-  
 gether 102.2x10.  
 Fourth avenue, 51 feet from s e cor 81st st, two lots,  
 each 26.2 1/2 x 100.  
 Sale positive. Terms Liberal.  
 Maps and further information at Auctioneer's Of-  
 fice, 111 Broadway, Rooms D and E, Basement.

TO LET ON  
**Fifth Avenue and Twenty-third Street,**  
 Elegant business sites. Will alter to suit tenants.  
**WHITING & DAVIS, 297 Fifth Avenue.**

**A PROPERTY FOR A BUSINESS**  
 House or an Investor—the store is a corner on  
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**RIKER & CO.,**  
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 Full charge taken of Estates in both Counties.  
 Property Sold and Exchanged on most favorable  
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 Respectfully request capitalists and others who are  
 investing, or otherwise interested in that portion of  
 Brooklyn property between Prospect Park and Brough-  
 ton Beach, to communicate with them at once.  
 Two or three first class opportunities in newly  
 erected buildings on the Hill and Heights; will rent  
 freely at 10 per cent. of cost.  
**Renting and Collection.**  
 The prompt management of this department, in  
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**HIRAM MERRITT,**  
**Real Estate,**  
 Office 53 Third Ave., N. Y.  
 Description of any property which you may have to  
 SALE or TO RENT solicited.  
**Entire Charge taken of Property.**

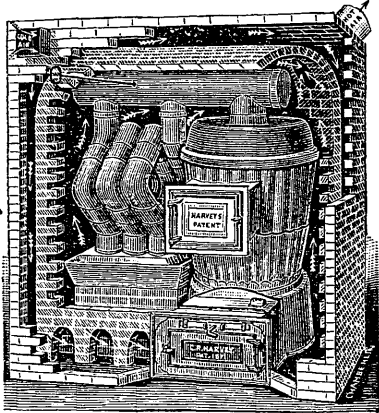
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 Office, 150 Broadway, Cor. of Liberty Street.  
 Appraiser of Real Estate. Insurance effected in  
 Standard Companies only. Loans on City Improved  
 property at 5 per cent. interest.

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 ZINC, Duty, sheet, # D, 2 3/4c.  
 Sheet ask..... # D. 7 1/4 @ 7 7/8  
 open..... 7 1/4 @ 8

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 IMPORTERS AND MANUFACTURERS IN  
 Foreign and Domestic  
**Marble for Interior Work.**

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 PATENT IMPROVED FURNACES.**



Perfectly Gas-tight, Powerful Heaters, Economical and Durable, over 3,000 in use in this city. Refers to the following Builders:

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| R. W. Buckley,      | Robt. McCafferty,      |
| Rich'd. Hennessy    | Daniel Hennessy,       |
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| Brian McKenny,      | A. Mowbray,            |
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**64th Street Steam Stone Works,**  
 Dealers in Brown Stone  
 and ALL KINDS OF FREE STONE,  
 Nos. 388 to 392 East 64th Street,  
 Bet. 1st and 2d avs., NEW YORK.

**TO INVESTORS.**

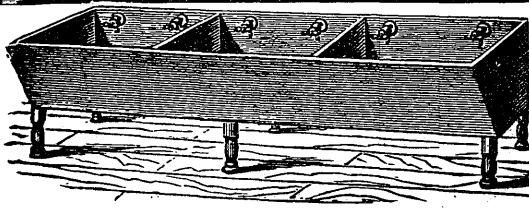
THE NEW YORK & NEW JERSEY RIPARIAN LAND AND DOCK IMPROVEMENT COMPANY, CAPITAL TWO MILLION DOLLARS, divided into shares of TWENTY-FIVE DOLLARS each, offer a limited amount of their working capital stock for sale on very favorable terms.

This company control a large frontage on the New Jersey side of New York Bay, adjoining the New Jersey Central Railroad, and are about to dredge out a Ship Canal, 20 feet wide, 26 feet deep, running out 3,500 feet into New York Bay toward the Narrows; thereby creating a new outlet to the ocean for the produce of the Great West and Southwest. They also are to create upward of 109 acres of solid ground out in the Bay, upon which Grain Elevators, Warehouses, and factory buildings can be erected.

The importance of this enterprise to the commercial and manufacturing interests to New York and New Jersey, as well as to the growing Western country, can well be understood by those who are seeking safe investments if they avail themselves of the opportunity to be thoroughly informed by calling at the office of the above-named company, 64 and 66 Broadway. The few thousand shares of stock now on the market can be obtained through the EXECUTIVE COMMITTEE, or through any Banker or Broker of Wall street, who can communicate with said committee.

**ELISHA W. ANDREWS,**  
 President.

**Thos. L. James,**  
 Treasurer.



**CO-PARTNERSHIP NOTICES.**

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the Laws of the State of New York; that the name or firm under which such partnership is to be conducted is L. K. STROUSE & CO.; that the general nature of the business intended to be transacted by such partnership is the buying and selling of law books and stationery, and the publishing of law books; that the names of all the general and special partners interested in the said business are Lemen K. Strouse and William Henry Mackenzie; that the said Lemen K. Strouse is a general partner, and his place of residence is in the city of Brooklyn, and County of Kings, and that the said William Henry Mackenzie is the special partner, and his place of residence is the City and County of New York; that the amount of capital which the said special partner has contributed to the common stock is fifteen thousand dollars; that the period at which the said partnership is to commence is the 10th day of December, 1880, and the period at which it will terminate is the first day of January, 1886.

LEMEN K. STROUSE, general partner.  
 WM. HENRY MACKENZIE, special partner.  
 Dated December 11th, 1880.

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the laws of the State of New York.

That the name or firm under which such partnership is to be conducted is I HAMBURGER AND COMPANY.

That the general nature of the business intended to be transacted by such partnership is that of dealing in leaf tobacco and segars, &c.

That the names of all the general and special partners interested in the said business are Isaac Hamburger, Solomon Hamburger and Herman Hamburger; that the said Isaac Hamburger is a general partner and his place of residence is in the city and county of New York; that the said Solomon Hamburger is a special partner and his place of residence is in the city of Norfolk, in the State of Virginia; that the said Herman Hamburger is also a special partner and his place of residence is the city of Baltimore, in the State of Maryland.

That the amount of capital which each of said special partners has contributed to the common stock is as follows:

The said Solomon Hamburger has contributed the sum of seventeen thousand five hundred dollars, and the said Herman Hamburger has contributed the sum of seventeen thousand five hundred dollars, that the period at which said partnership is to commence is the First day of September, 1880, and the period at which it will terminate is the First day of September, 1885. Dated New York, December 6th, 1880.

Blumenstiel & Hirsch, Attorneys, &c., 320 Broadway, New York City.

ISAAC HAMBURGER, General Partner.  
 SOLOMON HAMBURGER,  
 HERMAN HAMBURGER,  
 Special Partners.

State of New York, City and County of New York, s. s.

Isaac Hamburger, of said city and county being duly sworn, deposes and says, he is the general partner named in the certificate hereto annexed and that the sums specified in said certificate to have been contributed by each of the special partners therein named to the common stock of the said partnership, have and each of them has been actually and in good faith paid in cash.

Sworn to before me, this 4th day of December, 1880, G. Montague, Notary Public, New York County.  
 ISAAC HAMBURGER.

**Steam Stone Works.**

All kinds of Cut-Stone Furnished and Set,  
 LITTLE 12th STREET, NORTH RIVER.  
**FORDYCE & BROWN**

**GEORGE HAGEMeyer,**

Dealer in

**Cabinet Woods.**

MAHOGANY WALNUT, ASH, WHITEWOOD  
 CHERRY, MAPLE, BUTTERNUT, &c., &c.  
 Foot East 11th Street, New York

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**AIR, WATER & STEAM ENGINEERS,**

Makers of apparatus for heating by steam, hot water and hot air. Ventilation, moistening, drying, cooling, plumbing, water supply drainage and sanitary work.

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61 GOLD STREET.

Laundry Tubs, Bath Tubs, Sinks, made from the celebrated *Francestown Soapstone*, the only Soapstone in the market which takes a polish equal to the best Italian Marble, polished inside and out to order. Also, Tanks, Fireplace Linings, HYGIENIC STOVES, Register Frames, Griddles, Foot-Warmers, Slabs, Dust, &c. W. H. RAMSDALL, Proprietor

**J. L. MOTT'S**

**"ST. GEORGE"**

ELEVATED OVEN AND

**"DEFIANCE"**

LOW OVEN

**KITCHEN RANGES,**

Suited to all sizes and styles of Buildings. Sizes specially adapted for use in Flats.

**"DEFIANCE" BROILER,**

A new and desirable addition to the Defiance Range

**"SOCIAL"**

FIREPLACE HEATER; handsome in appearance perfect in operation, and durable in construction.

**Mott's "STAR"**

HOT AIR FURNACES, Unequalled for Heating Power and Economy in Fuel. Also,

**MOTT'S "PIONEER"**

Wrought Iron

**HOT AIR FURNACES**

Portable and brick set; all sizes.

**GRATES AND FENDERS,**

New and Handsome Designs.

ANDIRONS in Brass and Bronze, Antique and Modern Designs.

SCHWEIKERT'S Improved Patent Ash Chuit

Folding Washstands.

**Patent Folding Self-Acting Urinal.**

A most ingenious and desirable Urinal for private houses.

**DEMA REST'S**

Patent Water Closets.

Thoroughly reliable and strictly first class in every respect.

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ENAMELLED BATHS & WASH TUBS, IMPROVED KITCHEN SINKS,

AND ALL KINDS OF FIRST CLASS SANITARY GOODS.

All goods warranted. Estimates furnished. Send for Circulars.

All Sanitary Goods can be seen in operation at our Showrooms.

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**Skylights, &c.**

All persons are hereby cautioned against the Purchasing, Using, Vending or Selling, or having in their Possession, for Sale or Use, any Metallic Skylights, whether wholly or in part embraced within certain Letters Patent, of which I am the Sole and Exclusive owner, without my permission and license, as such will be prosecuted to the fullest extent of the Law.

Copies of said Letters Patent may be inspected at my office, or that of my Counsel, and all duly authorized Skylights will bear my label.

All so-called Patents of other persons are contingent to infringements upon mine, and calculated to deceive.

GEORGE HAYES,  
 71 Eighth av., N. Y.

By his Attorney and Counsel  
 JAS. H. WHITELEGGE,  
 136 Chambers st., N. Y.

Jan. 1, 1880.