

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

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THE REAL ESTATE RECORD, to-day, enters upon the fourteenth year of its existence. It has lived through a period of depression, unequalled in the history of the country. It is not in the nature of things that real estate in this city should ever again be so depressed as it was from 1873 to the close of 1877. Good times have come again and to stay; but, as yet, prices have not reached the figures which obtained in 1870. Yet the population of the city is larger, we have made great local improvements and have an elevated railway system which makes New York city travel unequalled for cheapness and comfort.

The establishment of THE RECORD met a want, long felt by the real estate interests in the city. For the first time the Conveyances, Judgments and Laws and City Ordinances affecting real estate, were given with fulness and scrupulous accuracy. The building interests, also were appealed to, and the carefully edited price current and the review of the lumber and building material market for the week, made this paper indispensable to all who were erecting houses in and near New York. Some of this news had been given in the daily newspapers, but in an irregular and careless way. All who deal in real estate wish to keep the record of transactions, and this could only be done by having a file of a paper which made it a specialty. To do this work well cost a good deal of money, and during the hard times we were forced to advance the price to \$10 per annum. Appealing as it did to a wealthy interest, the REAL ESTATE RECORD naturally became a paper for investors, that is to say, its readers are not only real estate owners and dealers, but bankers, financiers, merchants, leading lawyers and large holders of government and railway securities. An advertisement in this paper, relating to a really first class enterprise that will commend itself to the judgment of investors, is naturally worth more than when put in an ordinary daily paper. The increase of our business from this source has led us to believe that we can now afford to reduce the price of the paper, as well as give more attention to general financial topics. There are so many papers published in the interest of advertisers, that the field is open for at least one weekly paper published solely in the interest of the investor.

In its new departure, the REAL ESTATE RECORD will no longer be a local paper. It will be circulated all over the country. The whole world to-day speculates on and in the New York market, and the time is coming when vacant lots on this island will be bid for by capitalists in all parts of the country. The example of the California colony will be extensively followed, and people who make money as merchants or speculators in any of the interior cities, will be tempted to have a home in this splendid metropolis of the Western world.

The REAL ESTATE RECORD will retain all its old specialties during the coming year, and will add several features of interest. It will discuss all topics which affect investors, furnish the latest and fullest

news about real estate, pay some attention to mining and will collate from the exchanges the best expressions of opinion from every quarter.

In a few days, not later than Wednesday week, to meet a special want, a new paper will be issued from this office, entitled "CITY AND SUBURBAN INDEX."

Would it not be well for capitalists with spare means to pay some attention to investments in New York water fronts? New York is destined to be the entrepot of the commerce of two continents. All roads lead to this metropolis, and every ship that ploughs the sea, whatever its flag, makes in time for this harbor. From the nature of things, our commerce cannot but grow. We have, apparently, a good deal of water front, but, after all, not so very much that is available for immediate improvement. The deepening of the waters at Hell Gate and the removing the rocks will make the fronts on the northeast side of the city of very great value. The improvement of the Harlem River, which cannot be long delayed, will make other fronts available. This is not a very tempting kind of property to look at, but its potential value is very great. Nor should any one invest unless he make a specialty of the business. A wise purchase to-day is certain of a large percentage of increase within the coming five years.

#### FINANCIAL JOURNALS.

As the REAL ESTATE RECORD, expects to take a hand in commenting upon the stock market, it may not be out of place for it to pay its respects to other journals, which make a specialty of discussing upon the news of the "street."

The *Wall Street News*, has won a deserved reputation for the points it has given during the past year. It has been mistaken at times, of course, but people who followed its advice, have generally made money. It has given misleading points about Erie and other stocks, but, on the whole, it has been generally successful in divining the course of the market and the advances in particular stocks. It generally is quite bullish in tone, but for several weeks past, has had the good sense to warn operators against purchasing for an advance. Indeed; its advice recently has been decidedly bearish. Rumor has it that some of its inspiration comes from James R. Keene.

The *Graphic* is also famous for its well edited Wall street column. This department bristles with points, generally very good ones. It is not chary of giving advice, and it is so far inside, that no operator can afford to be without the 4th edition of the *Graphic*. Generally bull, it has lately been bearish in tone. Some of its inspiration is said to come from Jay Gould, but Prince & Whiteley, and even James R. Keene, are said to give its editors points.

The *Tribune*, has a very well edited money column, but the compiler is a confirmed bear. During the rise of the last three years,

the *Tribune* money writer has steadily predicted disaster. Whoever follows him has lost money; but the Monday article is very well worth reading. There is no trace of Jay Gould in that department. But there could be no mistaking the inspiration of that operator in many of the recent articles on Rufus Hatch.

The *World's* market gossip department is openly in the interest of Jay Gould. There is no disguise as to who it is inspires the whole course of that paper on money questions, from article to paragraph. Even the dislikes and spites of the great speculator, are openly expressed in the gossip department. This is shown by its frequent attacks on James R. Keene. Its advice is not always safe to follow, for Mr. Gould is sometimes selling when he wants other people to buy, and vice-versa. Everybody reads the *World*, however, to find out what Mr. Gould wants people to believe.

The *Commercial Advertiser* has a money column worth reading, conducted by Dr. Norval, formerly of the *Times*. It is generally bullish and always accurate, and sometimes gives a point which is worth considering.

The *Times* wastes a column of space every morning, on what it calls market news, which might be just as well omitted. It is utterly without character and no one reads it.

The *Herald* money article is pleasantly written, but is of no value.

The *Evening Post* money column shows some conscientious work, but is of more account for its facts than for its judgments.

In view of the multitude of papers published to cater to the interests of Wallstreet, the REAL ESTATE RECORD proposes to distinguish itself from them by being strictly an investor's paper. We shall not attempt to give tables or figures, but will collate the best opinions from all quarters and give such general judgments from all the markets as will be a guide to those who wish to invest wisely. We propose to occupy the higher department of financial journalism.

How often it happens that schemes which look well on paper and seem reasonable, are disappointing when tried. When Mr. Haskell started Llewellyn Park on the side of Orange Mountain, it seemed to embrace every condition that would insure its success. The location was all that could be desired, it was near New York, of its healthfulness there could be no doubt. The conditions under which the building plot was sold, secured the purchasers against nuisances and undesirable neighbors. The abolition of fences, with the regulations about fowl and cattle, were calculated to convert the park into a great garden in which the varying tastes of hundreds of wealthy gentlemen could be exercised so as to make a charming ensemble. But though many rich and cultured people were attracted to the park, it has not proved financially profitable.

Chicago has a beautiful neighborhood

park, the owners of which have had the same experience, and San Francisco another. It may be that these enterprises were started prematurely and that the projectors did not allow for business disasters, or were involved in debt at the very beginning. Solvent associations for buying property in mass and reselling to people who want pleasant homes in desirable locations, have been reasonably successful. This is true of Larchmont and Huguenot Park, one to the north and the other to the west of New Rochelle. There is a great deal of money to be made from this time forth, by wise investments in real estate, by capitalists or companies in which the property is divided up into building lots and money advanced to those who wish to make permanent homes for their families. But these enterprises want individual heads. Co-operative associations rarely succeed, Mount Vernon in Westchester County being one of the very few exceptions.

#### UNFORTUNATE NAMES.

Let sensible folks say what they will, people who invest in securities are very apt to believe in luck. If they note the fact that disaster generally overtakes the enterprises in which certain names appear, they are led to believe it is better not to have anything to do with new companies in which these same operators turn up. Take the mining interest, for instance. Certain gentlemen have come to the fore in the organization of the stocks called in our local markets, and people who have invested on the strength of these names have lost their money. Of course, there is a liability to hold these operators responsible for the losses, and honest men have often been called swindlers because of mistakes they have made. At any rate a great many superstitious people would prefer not to have anything to do with companies which have come to grief under their management. Among the gentlemen who have figured for the past two years in one or more unfortunate enterprises are the following:

George Roberts,	William M. Lent,
Ex-Senator Chaffee,	Senator John P. Jones,
William Brandreth,	Ex-Gov. Taber,
Drake de Kay,	A. H. Gill,
Mr. Moffat,	S. V. White,
Supt. Keyes,	George Daly,
General Dodge,	Mr. Havemeyer.

The public will recall these and other names in connection with the former managements of Chrysolite, Little Chief, Hukill, Freeland, Little Pittsburgh, Bodie and other properties, investments in which have proved unfortunate. We judge these and other gentlemen have been roundly cursed by certain exacting investors, who have probably called them harsh names and wished they had never heard of them or their mines. We, however, take a charitable view of things, knowing the uncertainty of mining. Of course, all of these gentlemen must have lost immense fortunes for their mistakes in judgment. If their friends suffered for being in the same boat with them, they can mingle their tears in common. Still, superstitious people will probably avoid any mining company in which these gentlemen have anything to do, either as officers or manipulators. Indeed, the impossibility of the investing public keeping track of every new mine listed will give special value of their endorsement by certain names. For instance, it is the same group of operators,

with Mr. Haggan at the head, who have listed on this market the Homestake, Ontario and Deadwood Terra mines. These have paid dividends for so long a period and have to all appearances been so well managed that they have inspired confidence among investors, and any new property that they would endorse would be promptly taken up at high figures. People who value their reputation and whose names are associated only with good properties can make large fortunes on this market. For investors will follow names before they invest in mines. But mine promoters who have been mistaken, unfortunate or worse, must not expect to gain credit in the mining stock market.

#### CONDITION OF THE MARKETS.

The outlook is mixed. It is evident that a monetary stringency of some kind is feared, and so we have a dull market at the Stock Exchange, in which the variations are but slight. Judge Bond, who was elected President of the Reading road, is supposed to have certain affiliations with the Pennsylvania Central, which may detach the Reading from the coal combination. This fact has doubtless had much to do with the weakness of the coal stocks during the past few days. The coal properties are dangerous ones for investors to touch, in view of the patent fact, that there is practically no limit to the coal production. It is within the power of the companies, which now own the anthracite region, to, within a year, double the anthracite product, and thus supply three tons for every two which could be consumed. There must be an agreement faithfully observed, or the coal trade, as far as the railways are concerned, goes to the dogs. It is the coal companies which have been the weak spot in the market. There was also a current rumor that Delaware and Lackawanna would declare  $1\frac{1}{2}$  per cent quarterly dividend, instead of 2 per cent as expected.

Another element of distrust is the precise attitude of the Treasury department. The new Secretary is a factor in the problem of unknown potency. It is unfortunate that this is the case. Prices of securities should be determined by the laws of trade and the course of business, and not by the possibly interested, and often capricious, action of a Government officer. We have a party in this country which protests against centralization, yet no one has thought it necessary to lift his voice against the power wielded by Mr. Windom, to make money easy or tight, and thus put stocks up or down.

The bears have made much use of the storms in the West to depress stocks; but it seems St. Paul earned during the year 1880 fully 10 per cent on its capital stock, and can well afford to pay the  $1\frac{3}{4}$  per cent quarterly dividend just declared. Both the St. Paul and Northwest have lost heavily by the recent storms, but then the spring business will more than make up, as the amounts of freight to be carried are very large. Thirty-eight roads report a business for the month of February, 1881, of \$10,645,569, an increase of \$462,718 over the same month last year, that is about  $4\frac{1}{2}$  per cent. But there was an increase of mileage operated on these roads of 4,127 miles, or 17 per cent. Northwest earned \$957,300 this February, against \$1,131,683 February 1880. St. Paul earned \$683,000, against \$738,749 last year. Illinois Central earned \$492,851, against \$603,806

last year. This is a bad showing, especially as the mileage on these roads was 2,500 more than last year.

The strength of the stock market for the last few days is due to a belief that an extra session of Congress may soon be called. Usually, such an expectation would depress values, but as the main object of the called session would be the passage of a Refunding Bill, and as that would mean a cheap money market and possible a 3 per cent Government bond, it revives the bull feeling in all stocks. Unless there is war in Europe, an extra session of Congress will bring about an advance in prices beyond anything we have yet seen. From the feeling throughout the country, it is doubtful whether the banks will fare any better in the new than in the last Congress.

Cotton continues weak. We produced more last year than the world can possibly use this year.

Grain has advanced slightly in price, and if there is any threat of foreign war, which is not unlikely, or any doubt about the crops of this country, which is also possible before the season closes, there may be a sharp advance in the price of cereals.

The action of the Governments of France, Germany and Austria, in discriminating against our hog products, has weakened the whole provision market, for the doubt raised against the wholesomeness of one kind of meat discredits all other kinds. It is unfortunate that a few careless and over greedy packers should have been allowed to strike such a blow at the commerce of America. If the old system of inspection at the Atlantic ports had been continued, this calamity would not have befallen the country. But Chicago in its eagerness, to take all the profits, has insisted upon direct trade with Europe, and has managed it so badly as to close for some time half the markets of the world against their hog products.

#### RAPID TRANSIT IN THE 24TH WARD.

The completion of the New York City & Northern Railroad Bridge, which is now a matter of only a few days, will open a new era in the history of rapid transit, as it will, in connecting the hitherto remote localities of Westchester County with the elevated railroad system of the metropolis, enable the inhabitants of that section to have ready access to the business centre of our city. This bridge will directly unite the Metropolitan Elevated Railroad with the New York City & Northern Railroad above Highbridge, affording a continuous line from the Battery through Westchester and Putnam counties to Brewsters.

The New York City & Northern will connect with the Metropolitan Elevated Line at One Hundred and Fifty-seventh street and Eighth avenue, bearing to the right on a double track viaduct, crossing the Harlem River by the new bridge at right angles to the bulkhead line to the Westchester shore, thence swinging round over the tracks of the Spuyten Duyvil & Port Morris Railroad strike the high ground, whence it continues as a surface road to Highbridge, where it unites with the main line of the New York City & Northern Railroad.

The bridge will be five hundred feet in length and is composed wholly of iron, resting on massive granite piers. The superstructure will consist of two deck spans one hundred feet in length, united by a huge

draw span three hundred feet long, and is the largest except one in the United States.

The whole line from the Battery to Brewsters will be in operation on the 15th of April, a distance of fifty-three miles. The fares to Yonkers have been fixed at 30 cents; excursion tickets, 50 cents, and commutation books, containing one hundred tickets, \$15.75: to Tarrytown, at 50 and 90 cents and \$23. Arrangements are about being completed for transferring baggage, express and mail matter from the elevated stations to Brewsters and intermediate points

The New York City & Northern Railroad has lately passed into the hands of friends of the Metropolitan system and has the following directors: C. K. Garrison, W. R. Garrison, Arthur Leary, J. P. Kennedy, G. F. Woerishoffer, R. M. Galloway, A. V. Stout, W. Ward, Geo. F. Forrest, R. C. Livingston, Lewis May, J. F. Navarro and J. F. Navarro, Jr.

The abolition of tolls on western bound freight on the Erie Canal is a step in the right direction, and cannot help to give a large addition to the trade of New York. Now let us urge the abolition of all tolls, east or west. This would require a constitutional amendment, which should be proposed at once. The Welland Canal will be completed within a few years and Montreal will profit, at the expense of New York, unless freight on the Erie Canal is made practically free.

#### REAL ESTATE ELSEWHERE.

While it is true that the price of realty has advanced in nearly every city in the country, there are still some notable exceptions to the rule. San Francisco real estate is still under a cloud and property is slow of sale. The collapse of all the mining bubbles and the removal of what was profitable in that interest to New York, has reduced real estate values in the city of the Golden Gate. Another drawback to any great advance in price, is the large liberty of choice which the situation of that city gives to would-be residents. In New York, we are confined to an island, and the city can grow in only one direction; but in San Francisco new comers can go north, west and south, and still be near the business portion of the city. The clubs and hotels are all near the centres of trade, nearer in point of fact than the Astor House is to Wall street. As in all modern cities, the finest residences are on the west side, and in the fulness of time, the city will extend to the shores of the Pacific Ocean, and the finest residences will be on the bluffs within sight of that mighty body of water. For persons with a regular income, not obliged to engage in active business, San Francisco is a very desirable city to live in. Food is cheap, rents are low and it has no winter, fuel being required only for cooking.

Baltimore is another city in which the price of realty has not advanced. There are still more houses than occupants, and more stores than there are merchants to fill them. Somehow, Baltimore has not profited by the increase of the business of the country, and the effort of the Baltimore and Ohio road to get an outlet at New York, shows that the owners of that great trunk line appreciate the superior commercial advantages of the metropolis. No doubt the oyster trade and the large canning interests of Baltimore

will continue to grow. Its manufacturing opportunities will be tempting to capitalists, for it is an excellent distributing point for the West; but the fact remains that real estate is at a standstill, and that houses can be bought at the prices which prevailed three years since.

Nor has there been much improvement in Philadelphia within the past year, although it is true that certain localities are in demand, and that property which was an actual loss to carry on account of heavy taxes, immediately after the great Fair, improved sufficiently during the winter of 1879-1880 to pay a small profit. The chief sufferers in Philadelphia were the small householders, those who had invested their little means in the building associations. The bad times made a clean sweep of most of these organizations, the money lenders being forced to foreclose and hold the property until better times came.

Boston has done well. Real estate is active and much better prices are asked than were common two years since. The stock of the various land companies has increased in value, and well located real estate in the "Hub" or any of its suburbs is a desirable investment at present prices.

New York, Chicago, St. Louis and Kansas City, are the four points where the largest percentage of increase in realty is to be expected for the next five years. Should Jay Gould's scheme of a barge line, to intercept the grain west of the Mississippi and convey it to New Orleans, prove successful, that city must be added to the above list.

#### MAGNIFICENT BUILDINGS.

Baltimore is called the monumental city, and Washington is famous for its Capitol and other public edifices. But New York in a few years can put in a claim to be called the City of Magnificent Buildings. The Equitable Building, the Post Office, the Domestic Sewing Machine, the Tribune, and the Western Union buildings, with a dozen others that might be named, are all notable in their way. We are soon to have a Stock Exchange and a Produce Exchange, which will be additions to the architectural splendor of New York. The United Bank building, corner of Broadwand Wall street, is a superb edifice, and it is safe to say that within ten years, at least a dozen structures will be erected which will vie with it in costliness and convenience.

But we are soon to have an Opera House, which will rank with the finest in the world, both in its external appearance and internal accommodations. The gentlemen who have put their money into it, can scarcely expect any return, except such as comes from the consciousness that they are adding to the attractions of the metropolis. The site of the new Opera House, on Broadway and Seventh avenue, gives a fine chance for artistic effects, which, it is to be hoped, will be taken advantage of. It is significant that this edifice is to be on the west side, which shows that instinctively the rich people of the city realize that the future fashionable quarter of New York will be west and north of the Central Park.

There is every indication that building operations on the West Side will be more active this season than ever before, consequently the steps now being taken by the West Side Association to have the dock facilities increased is most timely. The

dock at the foot of Seventy-ninth street and the one at the foot of Ninety-sixth street are the only points available, and it is important that something should be done immediately to improve the piers. The Department of Docks understands the importance of this and has ordered plans and estimates for the work.

And now, underground city roads are again coming to the front. The various elevated road schemes in Brooklyn have had such a hard time of it that a company has been organized to utilize the old Atlantic Avenue tunnel, and connect it by subways with the principal centres of population in Brooklyn. It is understood, that the Beach Pneumatic Tube Charter has been secured by Melville D. Smith, who is getting a bill through the Legislature to authorize him to use it, to ruscuscitate the old Arcade scheme. This would give us a second Broadway underground, upon which could be run not only passenger and freight cars, but all manner of vehicular conveyances. But it is very doubtful whether anything in the way of an underground road will command capital to compete with our elevated road system. It is the cheapest and most pleasant traveling in the world. "Never go underground" said Cyrus W. Field, "until you can't help yourself."

#### LIBELLING NEW YORK.

Some of the daily papers are injuring the reputation of New York needlessly. The *Herald*, for instance, states that eighty thousand persons received aid during the past year from the Superintendent of the Poor, besides the tens of thousands who were helped by charitable organizations. If this were so, one person in ever twelve is a pauper—a manifest absurdity. The eighty thousand does not represent different persons, but the application for aid many times during the year by the same persons. New York is the natural headquarters for all the thriftless, the dissolute and the impoverished. The wealth of this city has to recognize the claim for aid coming from a wide extent of country. The large foreign immigration also adds to our apparent quota of pauperism.

Then, there is the large death rate of New York, which our own papers persist in saying is due to local causes. As a matter of fact, this city, for all who live in comfortable circumstances, is an exceptionally healthy one. Peter Cooper can live his ninety years in New York, and on all our exchanges and in our churches it will be seen that we have as many old citizens as the healthiest cities in the world. But New York has now the principal medical schools of the country, and here are located the hospitals to which patients come from all parts of the country. Ours is a great immigration depot, and we are credited with deaths from fever when the disease has been contracted in other parts of the world. The newspapers should discriminate in commenting upon our city mortality. In point of fact, our location is healthful, and our real mortality from local causes not greater than that of London. There are very few houses of ill fame in Brooklyn and quite a number in New York, but the average New Yorker is not more immoral than the average Brooklynite. A great city caters to the sinful pleasures of the whole country. This is inevitable from the state of things. We

should not foul our own nests or start reports about the metropolis which are damaging to its reputation.

It is settled that an International Bi-metallic Congress is to meet in Paris April 19th. The call for this conference is issued jointly by France and the United States. By the terms of the call only nations favorable to bi-metalism will be asked to attend. So the question of a unit of value, or the matter of mono-metalism vs. bi-metalism will not be discussed. There are two vital topics to be determined. First, the ratio between gold and silver, and second, shall there be free coinage of silver as of gold? The probabilities point to the French ratio,  $15\frac{1}{2}$  to 1, rather than the American of 16 to 1, for the reason that there are some twenty times the amount of silver coined after the French ratio compared with the American ratio. While we have not much more than \$80,000,000 of American dollars coined at the ratio of 16 to 1, there are 600,000,000 five-franc pieces at the ratio of  $15\frac{1}{2}$  to 1. According to the statisticians the total mean average from 1600 B. C. to 1880 A. D. is 1 of gold to 12.18 of silver. But for the last 120 years the average has been 1 to 15.13.

#### IS SAN FRANCISCO DEAD.

[Correspondence New York Sun.]

There seems to be a prevailing opinion in the Eastern cities that capitalists are deserting San Francisco, as rats desert an unseaworthy ship, and that this hitherto prosperous city has received a serious if not fatal check to its rapid growth. It is also said that San Francisco's place as the metropolitan city of the Pacific coast is to be disputed by new towns of the north and south of us. This opinion is a very erroneous one. It has a very slight basis of truth as to our present condition, and it involves a very incorrect estimate of the resources of the State of California, and the rapidly growing trade with China, Japan, the islands of the Pacific, and Central America, upon which the solid prosperity of San Francisco rests.

It is true that the city is now suffering a reaction from the inflation which ruled in the bonanza years from 1874 to 1877. During that period stock gambling was carried on to an extent unknown in older American cities. Men and women of all conditions of life risked the accumulations and earnings of years on the wild fluctuations of mining stocks. Every wild-cat mining swindle that was put upon the market was eagerly taken up by the thousands of confiding dupes who believed that mining investments promised a sure and straight road to fortune. Mining sharps who had been but at few removes from beggary when the excitement began became rich men in a few months, and, as might have been expected, they distributed their money freely and lavishly. Few regarded the enormous yield of the two bonanza mines as anything but inexhaustible, and not a few believed that equally productive deposits would be found in many other mines on or near the Comstock. Speculators from all parts of the Union, as well as from England and Germany, flocked to San Francisco. Real estate in the vicinity of the Stock Exchange trebled and quadrupled in value. Speculation in real estate in all parts of the city became almost as wild and unreasonable as that in the stocks themselves. Enormous hotels, that are years in advance of the needs of the city, were constructed, and costly and extravagantly furnished private mansions were built by lucky speculators, who fondly believed that their temporary and evanescent prosperity rested upon a substantial foundation.

All this speculative and imaginary prosperity is now at an end. The bonanzas have ceased to yield their millions, and their blind votaries on the outside are now too impecunious to respond to the call for assessments. Seats at the San Francisco Stock Exchange

have shrunk from \$35,000 to \$3,000, with no buyers; and the rival mining exchange, the Pacific, where seats sold for \$7,000 in 1876, is closed. The vocation of the mining stock sharp is at an end in San Francisco. All the members of the fraternity who could collect money enough from the wreck of their fortunes to migrate to New York and Boston are now busily at work in those cities. They naturally picture San Francisco as a ruined and abandoned town, forgetting that it was only their special vocation, and not the substantial industries of the State and city, that had collapsed.

The people have given up stock gambling. They understand that their own and San Francisco's future must be built up by legitimate business enterprise.

The assassination of the Czar and the advent of a new ruler to Russia, may have important consequences in the near future. The new Emperor hates the Germans; he represents the angry Russian feeling at Bismarck's successful attempt to rob them of the fruits of their victory over the Turks. Matters wear an ominous look in the east. The King of Greece has 80,000 men ready to clear the Peninsula of the Turks. He is the brother of the new Empress of Russia, who is reputed to be as hearty in her dislike of Germany as her husband. The latter may wish for war to quell domestic disturbances. Should hostilities take place, they will involve all Europe, for France would probably be found to be the ally of Russia. A general European war would be a serious matter to this country, for it would involve a drain of gold to Europe, heavy realizing on our securities owned by foreign capitalists and, of course, a lower range of value on our stock-market. It would increase the price of our food products and give a great impetus, in time, to our arms factories and allied industries. Eventually the trade of New York, would be largely increased by a great European war, nor would our securities in the long run suffer, for investing Europeans would prefer a continent of peace to one vexed by the tread of hostile armies. Whether it's peace or war, this city is bound to add to its population, wealth and trade.

#### MARRIED WOMEN'S RIGHTS.

Is it not about time that the transfer of real estate was put upon the same basis as other property, so that the person who bought could sell without the reference to family relations. In other words, why require the signature of a wife to make valid a deed conveying realty? The law now recognizes the property rights of women, married as well as single, and there is no longer any excuse for requiring the assent of wives in the transfer of real estate. The wife can transfer her property legally without the husband's consent, and the dower rights of wives are a relic of by-gone time, when women were wholly at the mercy of their husbands. There might, perhaps, be some sense in recognizing a wife's right where the property to be sold was an actual home, which had been the residence of a family, or a farm which had been a support. But why should real estate, which is bought and sold every day as a matter of business, be put upon any other basis than a transaction in wheat, cotton or the metals. The right of dower involves constant complications, which benefit only the lawyers. Divorces are unhappily but too common and, when they take place, a cloud is put upon titles to realty which checks improvement and leads to needless litigation. Let husbands and

fathers be put under bonds while living, and let their whole estate be responsible for all conjugal and filial claims. But there is no sense in interfering with the fullest freedom of contract between man and man in the purchase of real estate.

Mayor Grace we understand, means business, at least so far as cleaning the streets of New York is concerned. He has abundant evidence that our thoroughfares are not cleaned, and it is said that three police commissioners are soon to be put on trial. All their legal rights will be scrupulously recognized by the Mayor, but if he finds them inefficient, they will be removed, and upon Governor Cornell will be laid the responsibility of saying whether they shall remain in office or not. Should Mayor Grace succeed in cleaning the streets, he will become one of the most popular Chief Magistrates this city has ever had. The present scandalous state of affairs, cannot long continue.

#### WHAT JOAQUIN MILLER SAYS.

The poet of the Sierras has been dabbling in the New York stock market for the past two years, and he has learned so much that he has written a pamphlet on how to operate in the street. It is being given in instalments in the *Graphic*. According to his own confessions, he has lost a good deal of money, and, therefore, he thinks he is qualified to tell people how to make it. But, whatever he may know about the street, he certainly is well posted about Oregon, where he lived for many years. In the article in the *Graphic* the statement is made that the Oregon Navigation Company's stock and bonds are selling for more than all the taxable property of the State wherein it is located. Oregon is a very poor State, not at all rich like California. Its governor receives only \$1,500 a year. No doubt the completion of the Northern Pacific Road will lead to a large emigration. But to-day that State is isolated from the rest of the country and has very little commercial business. What is there to make the bonds and stock of a navigation and railway company so exceptionally valuable in such a sparsely settled, out-of-the-way place as Oregon? It is understood that this company now substantially controls the Northern Pacific; but this is a railroad through a wilderness and can have very little present value.

#### THE UNION LEAGUE CLUB BUILDING.

There is some fear that the ventilation of the new Union League Club will not be as good as is desirable, but, as a matter of justice to the architects and contractors, it should be borne in mind that their designs were modified by the building-committee of the Union League Club. Mr. Salem H. Wales, one of the committee, in a published letter makes the following admission:

The original exterior designs of the building showed a handsome clock tower surmounted by a bronze dome, which not only gave picturesque effect to the exterior, but also a marked character to the entrance; but this tower, which some of us thought to be a beautiful feature of the design, seemed to scare some conservative members. The comments ran about after this fashion: "The building was chimneyized and towerized—it resembled a factory or a cross between a female seminary and a church." In fact, the tower was a bete noir and must come down. The committee recognized this feeling in the club, and the offensive tower was not only eliminated from the design, but other marked features were considerably modified. The suggested changes, however, did not altogether please the architects, and it can be fairly said that upon the club at large rests the responsibility of marrying to some extent the more artistic and symmetrical design. The committee at the critical moment proved not quite strong enough to sustain the architects. I well remember a letter written to me at this time by one of our best-known and most skillful architects—not in the competition—warning me against tampering with the architects' design.

for, said he, "to do so would be just about as absurd as to order an artist to paint you a picture and then take a seat at his easel and tell him how you wish to have the work done."

If Messrs. Peabody & Stearns, the architects' are called to account for any defects in the building, they will have an excellent excuse. Their designs were altered, and they must not be held responsible for any shortcomings in the building, neither in its architecture nor in its internal arrangements.

ABOUT MINING.

It is now a year since we first began to give advice to investors about mining properties. We have had our say about all the leading mines, and we are very sure that, where our advice has been followed, no money has been lost. Among the mines we have freely commented upon are the Bassick, Belcher, Bodie, Boston Consolidated, Bull Domingo, Bulwer, Calaveros, Cherokee, California, Chrysolite, Consolidated Pacific, Copper Knob, Colorado Prince, Consolidated Virginia, Dunderberg, Father de Smet, Finlay, Freeland, Golden Stripe, Green Mountain, Hale & Norcross, Hukill, Hibernia, Horn Silver, Iron Silver, Mammoth, Noondays, Ontario, Rising Sun, Sierra Nevada, Silver Cliff, Standard, Stormont, Tip-Top, Union Consolidated, and scores of others.

Persons who are interested in mines would do well to get a file of the REAL ESTATE RECORD and compare our judgment with the course of prices. They will find that very few mistakes were made. Other journals have cared more for the advertisements than for the interests of investors. We have been critical and have honestly tried to shield the public against the mining sharps. We have had but indifferent success, for the public who read the RECORD were not those who made mistakes in investments in mines.

We hear good news about Chrysolite. So long as certain Californians were managing this property, we warned the public against investing in it at high prices. But since it has been under the control of Rossiter Raymond, Walter S. Gurnee, Senator Tom Platt and their associates, we have believed in the property and have advised investors to look into it. We understand it has \$225,000 in the treasury and is producing \$90,000 a month, with an expenditure of less than \$50,000. A 25 cent dividend per month is under consideration, but the management do not want to declare it until they are certain it can be continued.

The Iron Silver is another magnificent property, and should the California officers be expelled from it at the election next month, it ought to be a purchase at present prices.

The price at which Big Pittsburg is selling, is utterly preposterous. The property occupies promising territory and its President is at least an honest and capable man. But among the outside manipulators of this stock are some of the most notorious mining swindlers in the country. Some of these people were caught out last year at high figures, the company was organized when the Little Pittsburg boom was under full headway, hence the name. But when that collapsed the then owners of the Big Pittsburg stock found themselves stuck at high figures. There was the usual mismanagement, money squandered, and nothing to show for it. But as matters looked better at Leadville since, some of the companies having passed into honest hands, Big Pittsburg has been reorganized and some of the officers are really good people. To raise money, bonds to the amount of \$150,000 were issued at 50 cents on the dollar. So far there are no developments that will warrant the 200,000 shares selling for more than 25 cents a share. Any person who pays more than that and loses his money, has only himself to blame. Big Pittsburg may be a very good property; it may sell for \$5 or even \$10, before the close of the year, but no investor who understands mining and its perils, would pay any such price as the matched figures on the Mining Exchange would call for.

We warned our readers about the Hibernia deal before that stock was put up on the market

and we repeat the same caution about the Big Pittsburg.

Horn Silver and Bassick we regard as a sale at the quoted figures, not but what the mines are great ones and the management honest, but the ore in both cases is difficult and costly to work, and those who handle the mines do not seem to show judgment.

Central Arizona should not be dealt in. It is a cliqued affair and none but insiders can make any money out of it. The way this stock has been worked up and down on the regular exchange, has done much to discredit the mining interests. It is understood that the chief manipulators are old Chicago grain sharps. The mine itself, which was once called the Vulture, contains a great deal of low grade ore, but water has to be pumped uphill to the mill. It is a good stock to leave alone.

The Father de Smet has declared a second monthly dividend of 25 cents; but the stock is not active, and there is much doubt about its future. It sells for about \$11. It would be worth at least \$14 if investors were sure that the monthly dividends could be continued.

Bull Domingo has been active this week, and has proved a disappointment to those who had purchased it at higher figures. This stock went begging recently at \$2.50, yet it was marked originally from \$7.50 up to \$12.

It is understood that Messrs. Francklyn and Brown, who made so much money in the marketing of Horn Silver and Bassick at high figures, have become interested in gold mines in Trinidad and St. Domingo. The Spaniards found a great deal of gold in the West India Islands, but it was in the washings of the streams, and no serious attempt was ever made to sink shafts or run tunnels on the ledges from which the gold must have been originally washed. Mr. Hamilton Smith, one of the most eminent mining engineers in California, was recently in this city on his way to the West India Islands, to examine the properties Mr. Francklyn and Mr. Brown think of purchasing. This recalls the company which was formed some years ago to work the mine on the island of Orouba, just off the coast of Trinidad. The company was organized at the instigation of Professor Ricketts of Columbia College, since deceased. That, however, resulted in failure. If Messrs. Francklyn and Brown find some good mines in the West India Islands, it is to be hoped that investors will have some better luck with them than they have had with either Horn Silver or Bassick.

A subscriber in Eighty-fifth street asks our private advice about the prospects of the Silver Cliff mine. We have no advice to give any one respecting the purchase of stocks of any kind. We furnish what facts and information we can get, and investors must exercise their own judgment. The Silver Cliff mine is potentially very valuable, but everything depends upon the mill test. The ore is a chloride silver, assaying from \$20 to \$30 a ton, and there is a great deal of it. The first mill erected used the dry process. It was a failure. A second and much better constructed mill is now treating the ore by the wet process. Opinions will be divided as to its efficiency, until facts are known. The stocks ought to be valuable in time for the company has a vast amount of easily handled ore. But there may be disappointments in the results of the operations of the mill.

The legal contest between the Bodie and Jupiter mines has resulted in favor of the former. This settles the question that the Jupiter Company have no ground. Their claim of the rich ledge, which runs from the eastern edge of the old Bodie ground into the so-called Jupiter ground, as belonging to them, was disallowed by the court. There is a contest under way for the control of Bodie, which will not be settled before next June. Whoever has this mine will have a very valuable property, one which can be depended upon for any quantity of deals and dividends.

Orange is agitating a water-supply. The population of that healthful and beautiful suburb of New York is increasing so rapidly that houses are being erected so close together as to cause fear of

trouble from the sewerage. People will have their cesspools and wells near together, and then come typhoid fever and other contagious diseases. There is plenty of water in the mountain lakes near Orange, and as its property-holders are rich, they can well afford to guarantee the town against the danger of sickness.

BRITISH INVESTMENTS.

HOME AND FOREIGN.

The Economist gives the following figures of British investments as tabulated by the Bankers' Magazine:

	Principal.	Interest.
Home government stock, bank stock, &c.....	£750,000,000	£27,500,000
Indian Government and railway stocks.....	180,000,000	8,100,000
Colonial Government debentures, city loans, &c.....	135,000,000	6,800,000
Foreign government stocks.	750,000,000	28,000,000
Home railway stocks, shares and bonds.....	720,000,000	30,000,000
Colonial and foreign railway securities.....	200,000,000	10,000,000
Home bank shares.....	65,000,000	7,800,000
Colonial and foreign bank shares.....	25,000,000	2,500,000
Insurance property.....	20,000,000	4,000,000
Gas and water securities....	70,000,000	5,600,000
Telegraph companies.....	30,000,000	1,700,000
Home City funded borrowings.....	120,000,000	5,000,000
Other securities of all kinds held by British investors..	400,000,000	20,000,000
Total.....	£3,465,000,000	£157,000,000

In round figures, the principal may be set down at three thousand five hundred millions of stock, yielding about 4½ per cent. per annum in interest—equal to about £4 5s. per head of the population of the United Kingdom, of which nearly £2 per head is payable to us from foreign and colonial sources. What renders the estimate more interesting is a further calculation as to the periods when the dividends are receivable and their effect upon the money market. This part of the paper in question is summarized below:

January interest payments.....	£32,000,000
February " ".....	15,500,000
March " ".....	12,500,000
April " ".....	19,000,000
May " ".....	6,000,000
June " ".....	3,500,000

In the corresponding months in the second half of the year, the figures fall very similarly, though, as a rule, the railway dividends are not so large. We are some of us apt to talk of the pressure for money always experienced at the end of December and the end of June as in a great measure due to endeavors by banks to hold large balances on "balance-sheet night," but the enormous payments effected on the 1st and 6th of January a.d. July, and the necessity of making provision for them, are quite sufficient to cause the temporary pressure for money which then occurs.

NOTES AND ITEMS.

The office of Register of Deeds has been thrown into direct communication with the Fire-Department to guard against danger by fire—the best that could be done as things are at present—but the urgent necessity is a new fire proof building.

A large business is now being done at the Register's office, and the insufficiency of accommodations for lawyers and others is manifest. The crush is so great sometimes, that it is almost impossible to get around. Register Docharty has done all that can be done in the economy of space, but the building is not one half large enough.

Superintendent Esterbrook, of the Building Department, had a large number of firemen assembled together on Thursday afternoon at his office, to instruct them so far as could be, as to what constituted a building, which, under the law required fire escapes. As the firemen are called upon to keep track of violations in this respect, it was found necessary to instruct them as to what buildings required them.

The Board of Aldermen have given permission to the Sun Association to construct an iron bridge across Frankfort street, to connect the Sun Building with French's Hotel, to be used as a fire-escape.

The London authorities have hit upon a good idea. They are converting all the old graveyards into recreation grounds and gardens. In this country we dig up the bones and convert the ground into building sites. Surely the English idea is better, as it provides open spaces for the poorer people where they are most needed.

Mr. Eugene Kelly, the banker, will build a ten-story structure on Nassau street, southwest corner of Beekman street, to replace the Nassau Bank, and to be 100 feet square. Messrs. Silliman & Farnsworth, the architects, are perfecting the plans.

Dr. Wilson, in his "Health and Healthy Homes," argues that every bedroom should contain at least 1000 cubic feet of air. Land would become very valuable in New York if every bedroom was of this size. Why not open the windows?

The Mutual District Telegraph Co. have asked the Board of Aldermen for permission to lay wires underground in this city. Referred to a Committee on Ferries and Franchises.

Probably the lowest rate yet made by an Insurance Company is one mentioned in the *scator* of five cents on a dwelling house, and out of this the broker received a commission of twenty-five per cent.

Mr. Browning's bill relative to assessments provides that all assessments for improvements in New York, south of Fourteenth street, shall be laid upon the property benefited, provided they shall not exceed 30 cents per square foot.

A resolution authorizing and directing the Commissioner of Public Works to pave a number of streets was passed by the Board of Aldermen on Tuesday. Particulars of which may be found under the regular heading of Board of Aldermen.

The Committee on Streets and Pavements, to whom were referred the resolution and ordinance in favor of paving 5th avenue from 90th to 110th streets with macadamized pavement—report and recommend that the work be done.

The Evening Express says: An offer of \$450,000 has been made within a few days for the building No. 316 Broadway, but was not accepted. A corner building at White street and Broadway, has been refused a purchaser who made a bid of \$600,000 thereon. A short time ago not more than \$500,000 could have been realized.

The franchise for a ferry from the foot of Pine street, East River, to Hunter's Point, Long Island City, for the term of five years from the first of May, 1881, will be sold at the office of the Comptroller on Wednesday, March 30th, and on the same date the ferry franchise from 130th street to Fort Lee will be sold with a ten years' lease. Before the year 1891, the time when this lease will expire, we predict great value for this ferry.

At First avenue and Seventy-first and Seventy-second streets the Improved Dwelling Company are finishing the sixth story of a model tenement that covers three sides of a quadrangel 200 feet square. It is divided into apartments of three rooms and four rooms, and will have all the modern improvements. The closets and soil pipes are in a separate structure cut off from the main building. As the company want only 5 per cent, net on their investment, they expect to let the apartments at from \$8 to \$10 a month. Calvert Vaux is the architect.

Mr. Robert L. Stuart will build a sumptuous dwelling at Sixty-eight street and Fifth avenue, with fronts of 200 feet on Fifth avenue and 100 feet on Sixty-eighth street. Within this space are several trees a century old, and these are to be preserved to adorn the garden. Six architects have prepared plans for the mansion. Polished Aberdeen granite columns will cluster about the entrance, and the porch and main staircase are to surpass anything of the kind yet designated in this city.

Mr. Hamilton's bill to exempt certain loans, secured by mortgage, from taxation, provides that all money now or hereafter to be loaned, secured by a mortgage upon lands in the state, the interest received upon which is or shall be at a rate not greater than 5 per cent. per annum, is hereby exempted from taxation.

The bill introduced by Assemblyman Hamilton, on behalf of Commissioner Thompson of the Department of Public Works, is of vital interest. It authorizes the Commissioner of Public Works to construct another aqueduct to conduct fresh water to the city. The cost of the great work is not mentioned, but the Commissioner is authorized to expend \$3,000,000 yearly till it is completed.

An architect on his travels with a Herald reporter said of Grace Church: "You may not have detected it; but the spire is of wood, and the sun has given it a southern inclination. Renwick, the architect, told me that he pleaded for marble, such as he is to have in completing his Gothic triumph at Fiftieth street—the Cathedral—but that the difference between \$1,000 and \$30,000 deterred the men who were trustees in 1843. You would hardly go to Sing Sing Prison for sculptors; but the marble of Grace Church was chiselled in that prison."

There is such a thing as stretching the technicalities of a policy beyond a reasonable limit. One of the city companies a few days ago insisted upon a reduction of thirteen dollars upon a proof of loss, covering a claim for a fire in a dwelling on which there was forty thousand dollars insurance, on the ground that the policy did not include fresco work. The exemption was hidden away in nonpariel type, and, strictly construed, the company was not liable, but other companies were in the same position and allowed the claim as the whole amount was too insignificant for a controversy. As an immediate result, the mercantile firm of whom the owner of the dwelling is a member, sent written instructions to its broker directing him to place the company on a black list, and do no more business therewith on the firm's account.

Quite a lengthy addition to the building law of this city has been reported in the Legislature,

and is likely to go through. The chief features are, that in all buildings hereafter erected there shall be on each floor what might be termed a fire-proof band—that is, at a certain point on the wall the lathing, furring and shearing is to stop, and the entire space is to be filled up with a six inch band of mortar, shutting out all air and preventing the passage of fire. Then all the floors of all, except private dwellings, are to be laid in plaster or cement, the stairways of tenement and lodging houses and hotels are to be made of non-combustible material, and the partitions to the stairways and halls are to be built of brick and carried through the roof. Elevators of all kinds must be built in a brick or stone well room. Altogether the laws are decided improvements on those now in force. I trust that the enforcing of them will be found to be as easy as the drafting of them.

At West Broadway and Franklin street, Mr. George W. Da Cunha, the architect, will break ground this week for a nine-story grocery for Messrs. Francis H. Leggett & Co. The entire first story is to be of granite, from the patent light stoop up to and including the cornice. Thence to the eight story the fronts are to be faced with Philadelphia brick, with granite sills, still cornices and bands and lintels. The ninth story will be formed by the Mansard roof, which will extend around the entire three streets. This roof will be constructed of fireproof materials and faced with rich dark red slate. The cellar floor will be six feet below tidewater, but it is to be made thoroughly waterproof by heavy cement concrete work. There will be six freight elevators, two forty-horse double deck boilers and an eighty-horse power engine.

ABOUT DIVIDEND-PAYING MINES.

The *Tribune* Mining Digest gives the names and offices of 233 mining companies. There are, it is supposed, some 310 companies which have offices in New York City. The Digest gives official information concerning 159 companies. The nominal capital of the companies doing business in this city is about \$1,100,000,000. The selling price of such of these as have any market at all would not represent above four and a half per cent. of the above sum. In view of the swarms of companies which have been organized, we give, as a matter of record, the mines which paid dividends in 1880. Of course, this does not include the private mines—those worked by individuals and firms. In this table it will be noticed that the aggregate dividends from the bullion mines is not much over \$9,000,000; yet we know the production of gold and silver during the year 1880 was \$73,527,546. This, at least, is the estimate of Superintendent Valentine of Wells, Fargo & Co., and it includes the receipts from British Columbia and the west coast of Mexico. It is safe to estimate that two-thirds of our bullion production is the result of the labors of individuals and private firms, who work quartz claims or hydraulic fields without a company organization. It will be noticed how trifling, after all, is the return in actual gold and silver to the companies about which we hear so much. When any one comes along with a tale of the marvelous richness of some mining claim, it will be well for the reader to have this table by him for reference. But here is the table, which, by the way, is not to be found in the *Tribune* Digest:

GOLD MINES.	
Bodie Consolidated, Cal.	\$125,000
Black Bear Quartz, Cal.	37,500
Bobtail Consolidated, Cal.	22,732
Copper Knob, N. C.	15,000
Deadwood-Terra, Da.	50,000
Deadwood, Da.	275,000
Excelsior, Cal.	200,000
Empire, Cal.	44,000
Father De Smet, Da.	180,000
Fresno Enterprise, Cal.	100,000
Golden Terra, Da.	75,000
Golden Stripe, Cal.	31,250
Green Mountain, Cal.	79,375
Great Eastern, Da.	24,000
Homestake, Da.	480,000
Idaho, Cal.	137,100
New York Hill, Cal.	80,000
N. Bloomfield, Cal.	45,000
Plumas Eureka, Cal.	30,469
Rising Sun, Cal.	26,000
Standard, Cal.	925,000
Sierra Butte, Cal.	125,000
Total	\$3,097,426
SILVER MINES.	
Argenta, Nev.	\$20,000
Amie Consolidated, Col.	175,000
Breece, Col.	20,000
Barbee & Walker, Utah.	60,000
Caribou, Col.	20,000

Chrysolite, Col.	700,000
Climax, Col.	160,000
Dunkin, Col.	80,212
Evening Star, Cal.	125,000
Freeland.	50,000
Grand Prize, Nev.	50,000
Horn Silver, Utah	100,000
Indian Queen, Nev	18,500
Leadville, Col.	30,000
La Plata, Col.	190,000
Little Pittsburgh, Col.	300,000
Little Chief, Col.	700,000
N. Belle, Nev.	175,000
N. Belle Isle, Nev.	15,000
Ontario, Utah.	600,000
Ophir, Nev	100,000
Robinson, Col	250,000
Stormont, Utah (quarterly)	135,000
Starr Grove, Nev.	40,000
Silver King, Arizona.	75,000
Tombstone	400,000

Total \$4,488,712

GOLD AND SILVER MINES.	
Bassick, Col.	\$25,000
Consolidated Virginia, Nev.	540,000
Eureka Consolidated, Nev	290,000
Richmond, Nev.	472,500
Western, Arizona.	525,000
Total	\$1,852,500

COPPER MINES.	
Atlantic Michigan.	\$40,000
Central Copper, Mich.	100,000
Calumet and Hecla, Mich.	2,500,000
Ore Knob, N. C.	112,000
Osceola, Mich.	75,000
Quincy Copper, Mich.	120,000
Total	\$2,947,500

QUICKSILVER MINES.	
Great Western, Cal.	\$12,500
Napa Consolidated, Cal.	30,000
Total	\$42,500

RECAPITULATION.	
Gold Mines	\$3,097,426
Silver Mines	4,488,712
Gold and Silver Mines	1,852,500
Copper Mines	2,947,500
Quicksilver Mines	42,500
Total	\$12,428,638

The above table will be of value also in giving some notion of the market price of certain of the stocks. It should be borne in mind that the low grade gold mines and the silver mines are the most enduring. An exception to all rules, however, are the Leadville mines, which, though of silver, are short lived, because they are deposit and not fissure vein mines. Among the gold mines in the above which promise to endure are the Bobtail, Deadwood-Terra, Gold Stripe, Green Mountain, Homestake, Idaho, North Bloomfield (hydraulic), Plumas-Eureka, Rising Sun, Standard and Sierra Butte. The Ontario and Tombstone are the only first-class silver mines; of the mixed gold and silver mines, The Eureka and the Richmond have the greatest apparent future.

A HARLEM FERRY.

People in Harlem who have occasion to patronize the New York & New Haven Railroad have for a long time been exposed to the disagreeable necessity of tramping over unpaved and unimproved ground a distance of 300 yards, or more, from the depot to the Third avenue bridge, and there to be delayed for half an hour at times should the draw chance to be open. To obviate this necessity the building of a new bridge has been projected, and the necessary charters granted to that end, but owing to some misunderstanding the contractors have not been allowed to commence operations. In view of this delay, a movement has been set on foot, and a request addressed to the Sinking Fund Commissioners, by parties having funds, boats, and everything necessary to proceed to its immediate operation, for permission to carry out the provisions of the ordinance, by erecting and running a ferry from the south side of Harlem River at Second avenue and One Hundred and Twenty-ninth street, across to a point at or near the New York & New Haven depot. Among the subscribers to this request are the names of S. C. Havermeyer, Charles D. Burrill, William F. Emmett, Clairborne Ferris, Samuel B. White and many others.

A well-known broker in Pine street, noted for his shrewdness and knowledge of real estate, predicts that the quickest money on Manhattan Island to be made is by buying in the region between Central Park, One Hundred and Twenty-fifth street, 4th and 8th avenues.

MARKET REVIEW.

REAL ESTATE MARKET.

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

It is a notable circumstance that, although so far this season there has been no large offerings of local property, yet the Real Estate Exchange has not, for the last eight years, been so well attended as recently. On Tuesday it was filled to overflowing, as several choice pieces of property were to be sold. Among others that of Odd Fellow's Hall, which sale, unfortunately, was stopped by an injunction, however, the other auctioneers had eager bidders for all the property offered, particulars of which are below. It is safe to say that were there any such sale as that of the Mutual Life last spring, the Exchange could not contain the crowd of bidders. The time is ripe for a few holders to group a number of smaller properties, so as to make an offering of sufficient magnitude to test the market in different parts of the city. The results, we are convinced, would surprise even the most hopeful of the believers in the price of realty.

It is also to be remembered that there are many new faces among the bidders on the Exchange, with no diminution of the old ones. As a matter of fact, there are a large number of dealers who have heretofore been speculating in other commodities, who are now turning their attention to real estate. All other openings have been disappointing. The consumption of metals is very great, but iron, copper and tin are quoted at the figures of last summer. Cotton, wheat and provisions show few fluctuations, and indeed have been weak, due to the large offering. So the more solid of the speculative class are turning their attention to real estate. Prices of all kinds of property, improved and unimproved, not only in this city and Brooklyn, but in all the suburbs of New York, have shown a decided advance. The appreciation in Brooklyn house property is especially marked. Of course, we are only at the beginning.

What conceals the true state of the market is the strength with which property is held, and the very little that is offered for sale. None but those that are forced are dealing in this market, as the belief is universal that later on prices will show a marked advance from present figures.

In the Twenty-third and Twenty-fourth Wards there seems to be considerable demand at advancing figures. This region, which a short time ago was prolific in foreclosure sales is now seldom heard of in connection with that sign of depression. All of the new houses built during the last year in Willis avenue and Alexander avenue, and One Hundred and Thirty-fifth to One Hundred and Forty-fifth street, have been readily sold or rented in many cases before completion. This region will witness the advent of many new tenants this spring. A complete system of sewerage is now being built, but the great want is to have streets properly paved.

Messrs. A. H. Muller & Son sold during the week various pieces of business property, among others No. 85 Murray street, for \$11,950. This property now rents for \$1,150, and will prove a good investment. No. 55 Bond street brought \$53,500; the four-story brick house No. 30 East Fourth street, near Lafayette place, \$13,050, and No. 17 Waverly place \$24,050.

The sale of Central Park property by Richard V. Harnett brought together a large number of bidders, prominent among whom were Amos. R. Eno, John D. Crimmins, Judge Flammer and other prominent operators in the market. It is safe to say from the character of the buyers that the prices paid may be considered a true index of the value of this property, as they are not the kind of men who buy to sell at a loss, all of them having plenty of capital and well known as money makers. The detailed report may be found in its regular column.

Of Brooklyn property a large amount has been disposed of this week at prices most encouraging to holders, and the attention of small capitalists, who after all, are the main stay of the market, is being directed to the relative cheapness of this property in comparison with the prices asked on this side of the river. The sale of Jere. Johnson of unimproved lots was an unequivocal success, as was also that of the Messrs. Muller of improved property. At this sale there were a number of buyers who expected to secure houses for \$3,500 which sold for \$4,500, but they were disappointed and have made up their minds that they must advance their ideas.

The sale announced for yesterday by A. J. Bleecker, of No. 139 West Eleventh street did not take place, as it was sold at private sale the day before for \$13,000.

The attention of investors is directed to the advertisement in another column of the sale by Messrs. A. H. Muller & Son, of valuable property on the northwest corner of Duane and Church streets; also Columbia College leasehold, No. 8 College place.

GOSSIP OF THE WEEK.

Mr. Michael Brennan has purchased two lots on Sixty-seventh street, commencing 235 feet east of Fifth avenue, 46 feet front, for \$61,000. The same gentleman was the purchaser at auction during the week of the lot on Madison avenue, southwest corner of Sixty-fifth street, formerly owned by Griffith Rowe, for which he paid \$34,350.

Mr. Robert L. Stuart has sold two lots on Fifth avenue, between Sixty-eighth and Sixty-ninth streets, for \$80,000 each.

Messrs. E. H. Ludlow & Co. have sold No. 106 East Fifty-seventh street, 20x100, four-story brown stone front house, for \$28,500; also No. 73 West Fifty-fifth street, four-story brown stone front, 17.6x60x100.5, for \$24,000.

The same firm has sold the premises No. 270 Madison avenue, northeast corner of Fortieth street, 34.8x100, with stable in the rear, known as No. 25 East Fortieth street, 25x98.9, for \$175,000. This house was the residence of Mr. Benjamin G. Arnold, the coffee merchant who failed recently, and we have no doubt but that the news of this sale will be welcome to the creditors.

Mr. W. & J. O'Brien have leased Nos. 619 and 621 Broadway, between Houston and Bleecker, 50x195, for twenty-one years, with two renewals, to Messrs. Newman & Kohn, for \$10,000.

Nos. 649, 651 and 655 Broadway, containing a frontage of 70 feet, owned and occupied by Messrs. W. & J. Sloane, the carpet men, has been sold to Messrs. Hecht Bros., of Boston, for \$530,000. The adjoining property, containing 45 feet front, was bought some time ago by Messrs. Naum burg, Kraus, Lauer & Co., through whose advice Hecht Bros. made their purchase, for \$230,000, although the vacant ground on which the store is built cost B. L. Solomon \$335,000.

We hear of sales of Broadway, Fifth and Madison avenue property by L. J. & I. Phillips, who, however, as is customary with them, refuse to give any particulars.

The house No. 14 East Sixty-fourth street, between Madison and Fifth avenues, has been sold to Mr. E. L. Owen, for \$42,500.

Messrs. S. T. Meyer & Sons have sold for the Charter Oak Life Insurance Company, the premises No. 39 Broadway, 22.5x215, to Mr. Schlesinger, on private terms, although the amount is a Pine street open secret. The same brokers have sold a four-story brown stone house on Fifty-seventh street, 20x55x100, between Lexington and Fourth avenues, for \$28,500. Also two lots on Sixty-seventh street, between Tenth and Eleventh avenues, for \$3,500 each.

Mr. Einstein has sold No. 51 West Fifty-seventh street, 25 feet front, for \$65,000, to Mr. Rose. Mr. M. A. J. Lynch has sold the adjoining lot to Mr. Goelet's new residence on Fifth avenue, near Forty-seventh street, for \$ 5,000.

Mr. V. K. Stevenson, Jr., has sold the four-story high-stoop brown-stone front house, No. 20 West Fifty-first street, 20x50x100, Columbia College lease, for \$24,000, to H. K. Enos.

Messrs. Wm. Heath & Co. have leased new offices at 61 Broadway. This is the first banking house who have crossed to the east side of Broadway, and was caused by the purchase by D. O. Mills of the property Nos. 35 Wall and 17 and 19 Broad streets, where the Messrs. Heath have been located for many years.

Mr. E. J. N. Hale, the Boston capitalists, who bought at auction, about three months ago, the property on the northwest corner of Broadway and Duane street, for \$250,000, and refused \$50,000 advance before taking title, has rented the premises to Holtz & Koenecke, the restaurant men, for five years at the rate of \$21,000 per year.

Negotiations are still going on without, however, any immediate prospect of a favorable conclusion, looking to the purchasing by prominent capitalists of the block of ground on the west side of Fifth avenue, between Thirty-third and Thirty-fourth streets, for hotel purposes. This block is owned by members of the Astor family, and the prices which they believe the property to be worth and that placed upon it by the brokers having the matter in charge for the hotel people are so widely at variance that there is but little chance of a favorable termination.

The two lots bought by Mr. Wm. P. Draper on Fifth avenue for \$145,000, for which he since refused \$155,000, are to be immediately improved by the erection of a magnificent dwelling to cover both lots.

The real estate market in the Ninth Ward is very active, and the demand for investment account greater than at any time since 1872, this may be accounted for by the fact that real estate agents in that locality claim that investments in their ward yield a larger income for the money invested than any ward in the city, particularly for property located west of Hudson street and between Clarkson street and Gansevoort Market.

As evidence of the rise in real estate in this portion of the city, we may cite the property northwest corner of Hudson and Eleventh streets, which was purchased last July for \$21,000, and for the same property \$32,000 was bid and refused this week; a small property on Charles street, which was sold in December for \$4,050, the owner refused an offer on Wednesday of \$6,000.

The advance in rents in this portion of the city is from ten to twenty per cent. over last year's prices, and in exceptional cases, the expiration of old leases, as high as forty per cent. has been demanded, and acceded to by the present tenants.

There is also some inquiry from Wholesale Grocers for stores in the vicinity of Gansevoort Market.

The owner of the old Sweeney property on Broadway, between Thirty-third and Thirty-fourth streets, offered some time since to lease the same to responsible parties for twenty-one years, with two renewals, for \$45,000 a year, provided the lessees would improve the property at a cost of not less than \$300,000.

The brokers claim to have accepted the offer for their principal, and were surprised when the owner announced that the property was withdrawn from the market, and have brought suit to recover their commission. The broker mentioned is the same who negotiated the lease of Wallacks Theatre.

There are thirty-five new houses, by actual count, now in course of erection, all of which will be finished within the next ninety days, on One Hundred and Twenty-seventh street, between Seventh and Eighth avenues. The tendency seems to be to build above One Hundred and Twenty-fifth street, rather than below it, and it looks as though the region between this street and Macomb's Dam bridge would be built up in advance of that between One Hundred and Twenty-fifth street and the Park.

Ex-Alderman Willis Blackstone is having plans prepared for the erection of a large store on his property, on the corner of Greene and Spring streets.

The following are the sales at the Exchange Sale-room for the week ending March 18:

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

Ann st, Nos. 49 and 51, 32.2x56.5x37.9x--	two four-story brick buildings. J. G. Wendell.	\$28,450
Ann st, No. 55, 19x77.3	four-story brick building. W. A. Spear.	13,300
Broome st, No. 39, 25x100	two-story frame dwell'gs and frame stable. E. Peterson.	4,675
Broome st, No. 286, 21.1x102.2	five-story brick building. William Rowe.	14,500
Bond st, No. 55, 22x65.7x22.3x61.3	three-story brick house. H. Mundheim.	13,500
City Hall pl, No. 37, 18.6x100	L. Nauman. (Executor's sale)	8,500
Delancey st, Nos. 270 and 272, 55.11x100x--	four-brick tenem'ts. Aaron Stone.	16,500
Delancey st, Nos. 292 and 294, 50x100	four-story brick tenem't, three-story and three two-story brick stable. Eliza Ludwig.	8,350
East Broadway, No. 85, s s, 25x75	three-story brick and frame dwell'g. John Fitzgerald.	11,000
Murray st, No. 85, 23.6x50.3	four-story brick store. W. Rosentreter.	11,950
Reade st, No. 146, 25x33	four-story brick store. Robert Day.	20,000
Thompson st, No. 210, 25x100	three-story brick dwell'g. B. F. Johnson.	8,600
Thompson st, No. 242, e s, 30.1 s West 4th st, 20 x33.1	two-story brick stable. Samuel McCreery.	4,000
Waverly pl, No. 17, 28.4x132.11	four-story brick dwell'g. S. W. Sherman.	24,050
West 4th st, No. 39, s s, 20.7 e Thompson st, 25x100	four-story brick dwell'g with two-story brick extension. Samuel McCreery.	19,200
4th st, No. 90, 24.5x84.3	four-story brick dwell'g. S. T. Meyer.	13,050
4th st, No. 230 W., 26.6x101	three-story brick dwell'g. Louis C. Raeger. (Public auction sale)	15,000
10th st, No. 119 E., 26.6x94.1	four-story brick dwell'g. John J. Smith.	16,100
24th st, No. 144 E., 26x38.9	two-story frame dwell'g. C. Brek.	7,400
24th st, No. 137 E., 23x98.9	Luer Immen.	10,500
27th st, No. 509 W., 25x100	three-story brick and two-story frame dwell'gs. I. Schreiber.	6,000
29th st, No. 209 E., 15x98.9	A. L. Healy, defendant.	6,500
30th st, No. 136 E., 25x98.9	three-story brick dwell'g. Mrs. L. E. Tomes.	15,800
53d st, No. 133 E., 25x100.5	Robert Day.	6,800
76th st, n s, 175 w 8th av, 50x102.2	vacant. J. D. Crimmins.	14,000
77th st, s s, 175 w 8th av, 50x102.2	vacant. W. C. Nichols.	21,500
78th st, n s, 100 w 9th av, 8x102.2x11x102.2	J. Flammer.	2,000
80th st, s s, 100 w 9th av, 24x102.2	W. C. Nichols.	3,900
110th st, s s, 75 w 1st av, 75x100.11	three four-story brick dwell'gs. Stephen Bayard Fish, defendant. (Amount due, abt \$21,300)	22,920
*115th st, No. 177, n s, 174 w 3d av, 21x63.10x--x 39.4	two-story frame dwell'g. Charles H. Jones, exr.	2,950
123d st, No. 373 E., n s, 342 w 1st av, 18x100.11	three-story brick (stone front) dwell'g. Charles Welde.	8,000
133d st, No. 41, East, n s, 20x99.11	three-story brick (stone front) dwell'g. A. Nelson. (Amount due, abt \$6,800)	7,550
*135th st, s s, 350 e 8th av, 25x--	C. S. Fordham, admr.	3,500
167th st, n s, 209 e Railroad av, 27x100	three-story frame dwell'g. George Searles. (Assignee's sale)	3,701

Lexington av, No. 661, 20x80, four-story brick (stone front) dwell'g. Jacob Cohen. (Executor's sale).....	15,800
Madison av, s w cor 65th st, 25x95. Michael Brennan.....	34,550
Railroad av, e s, 120 s 172d st, 50x150. W. H. Morrell.....	1,325
9th av, n w cor 78th st, 25.8x100, vacant. F. Moran.....	7,200
9th av, w s, 25.8 n 78th st, 76.6x100, vacant. J. D. Crimmins.....	10,250
9th av, w s, 102 n 78th st, 25.6x100, vacant. F. Moran.....	5,000
9th av, n w cor 80th st, 25.8x100. A. R. Eno.....	6,500
9th av, s w cor 80th st, 25.8x100. A. R. Eno.....	6,050
9th av, w s, 25.8 s 80th st, 76.6x100, 3 vacant lots. W. C. Nichols.....	14,800
9th av, w s, 102 n 80th st, 25.6x100. F. Moran.....	4,500
9th av, w s, 177.8 n 80th st, 13.5x100.5, irreg. F. Moran.....	3,000
9th av, n e cor 82d st, 61.2x100. Meyer Finn.....	11,000
<b>Total.....</b>	<b>\$513,721</b>

**BROOKLYN, N. Y.**

In the City of Brooklyn, Messrs. R. V. Harnett, J. C. Eadie, T. A. Kerrigan, J. Cole and Sumner & Dorland have made the following sales for the week ending March 16:

Adams st, w s, 105 n Johnson st, 20x80. Mary L. Hartnett. (Partition sale).....	\$5,600
Boerum st, n w s, 72 n e Schermerhorn st, 24x 96.3. Emily F. Barrett. (Partition sale).....	6,385
Bond st, n e cor Douglass st, 25x100, three-story brick store and dwell'g and three-story frame dwell'g. Kate Glenn. (Public auction sale).....	3,950
*Broadway, s w s, 59.6 n w Quincy st, 20x—, National Life Ins. Co.....	2,500
Columbia st, e s, 40 s Garnet st, 20x100, two-story brick dwell'g. — Willson. (Public auction sale).....	1,500
Court st, s w cor Lorraine st, 100x100.....	}
Lorraine st, s s, 100 w Court st, 100x100.....	
George Pendleton. (Public auction sale)...	5,100
Chauncey st, n s, bet Hopkinson and Rockaway avs.....	3,240
Delmonico pl, s w cor Ellery st, 35x19x51.10x42.8x4. vacant. F. Kirshner. (Executor's sale).....	700
Delmonico pl, s w cor Park av, 162.3x18x57.73x49.2x85.6x4, seven lots and stone house. H. M. Gettland. (Executor's sale).....	6,200
Ellery st, n s, 19 w Delmonico pl, 25x100, vacant. F. Hauck. (Executor's sale).....	550
Ellery st, n s, 4 w Delmonico pl, three lots, each 25x100. A. Solauf. (Executor's sale).....	2,100
Ellery st, n s, 109 w Delmonico pl, 25x100, vacant. F. Kirshner. (Executor's sale).....	725
Grand st, Nos. 126 and 128, s s, 37.6x165, frame building. D. Newcomb. (Partition sale).....	8,000
Halsey and Hancock sts and Saratoga av, 825x183.1x52x200.....	10,260
Hoyt st, No. 142, w s, 40 n Bergen st, 20x75, three-story brick dwell'g. Mr. Kenyon. (Public auction sale).....	5,000
Harmon and Irving sts, n e cor, 300x100.....	1,950
Halsey st and Yates av, n w cor, 20x85.....	1,200
Yates av, adj., 160x85.....	5,600
Lincoln pl, No. 733 1/2, n s, 441.8 w 6th av, 18.8x107.9, three-story brick (stone front) dwell'g. William Penfield.....	5,000
Lynch st, s s, 79.11, and 93 e Harrison av.....	2,000
*Monroe st, s s, 225 w Tompkins av, 19x100. Wm. A. Kissam.....	2,500
Morrell st, s w cor Cook st, four lots, each 25x75, four houses. Theodore Aubke. (Executor's sale).....	12,250
McDonough and Macon sts, 320 e Reid av, 84x200 Margaretta and Eldert sts, running through, 60x200.....	9,980
President st, s w cor 6th av, 25x92. F. A. Schroeder.....	2,650
President st, s s, 92 w 6th av, 50x100. Edward Packard.....	2,825
President st, s s, 142 w 6th av, 25x100. F. A. Schroeder.....	1,350
President st, s s, adj above, 25x100. A. C. Fransioli.....	1,200
President st, s s, adj above, 50x100. M. S. Sweden.....	2,325
Rush st, No. 26, n s, 20x90, three-story brick. Thos. Keene. (Peremptory sale).....	3,300
Sackett st, No. 277, n s, 200 w Court st, 25x100, three-story brick dwell'g. Mr. Kenyon. (Public auction sale).....	6,450
Schermerhorn st, No. 72, s w s, 213.8 s e Court st, 17.4x73.2. Emily F. Burrett. (Partition sale).....	5,250
*Tompkins pl, w s, 230 n Degraw st, 20x112.6. Sarah Ann Boyd, extrs.....	5,000
1st st, s e cor South 11th st, 5 lots, each 23x100. Jas. Rodwell. (Partition).....	12,650
1st st, No. 58, s s, 25x98, three-story frame building. (Partition sale).....	3,000
North 2d st, s w cor 4th st, 20.6x56x10x57. Alex. H. Miln.....	1,025
*2d st, s s, 447.6 w Hoyt st, 15.6x96.6. Mary A. Secor, as extrs.....	3,800
3d st, s e cor South 10th st, 15x73, three-story brick basement. H. Cochran. (Trustee's sale).....	3,200
3d st, e s, 15 s South 10th st, 2 lots, each 15x72, three-story brick house. C. C. Buxton. (Trustee's sale).....	5,700
3d st, s e cor Division av, three-story brick, 30.9 x22.2, and extension two-story brick, 12x9. C. D. Lathrop. (Trustee sale).....	4,325
*8th st, s s, 397.10 w 8th av, 100x100. Calvin Burr.....	6,000
South 9th st, No. 27, e s, 25x100, two-story frame stable.....	1,900
Evergreen av and Margaretta st, s w cor, 80x96.....	400
Evergreen av, 20 n Eldert st, 130x100.....	1,500
Flushing av, No. 900, s s, 25x100, vacant. Williamsburgh Savings Bank.....	1,500
Park av, s s, 137 w Delmonico pl, 35x57.7x49.2x4x100, vacant. V. Buchhausen. (Executor's sale).....	720

Putnam av and Broadway, n w cor, 93.11x76.4 x30.6x100.....	520
Park av, s s, 163 w Delmonico pl, 5 lots, each 25 x100. V. Buchhausen. (Executor's sale).....	4,500
St. Mark's av, 135 w Clason av, 40x126.....	1,400
Tompkins pl, n w cor Degraw st, 16.6x75, three-story brick. M. Rupp.....	5,000
Tompkins pl, w s, 16.6 n Degraw st, 16.6x75, three-story brick. M. Rupp.....	4,500
Tompkins pl, w s, 23 n Degraw st, 33.6x75, two three-story brickdwell'gs. E. Daly.....	9,100
Throop av, No. 276, w s, 33x100, two-story attic and basement frame house. J. H. Graham. (Executor's sale).....	3,750
Yates av, No. 114, n s, 16.8x80, three-story brick. Thos. Morley. (Peremptory sale).....	3,650
Yates av and Hancock st, 20x85.....	1,000
Hancock st, adj., 140x100.....	3,500
Halsey st, adj., 140x100.....	5,600
*4th av, e s, 25.2 s 39th st, 75x100. Andrew E. Kilpatrick.....	1,265
6th av, w s, 25 s President st, 75x92. Edward Packard.....	5,525
<b>Total.....</b>	<b>\$228,270</b>

**BUILDING MATERIAL MARKET.**

**BRICKS.**—This may be recorded as the week for the re-opening of trade in North River brick for the season of 1881, and it brings with it quite an unsettled market at a somewhat reduced line of values. The first receipts were on Monday and Tuesday, and embraced a few sailing vessels, with quite a number of barge loads brought down by tugs, the total receipts approximating some two million brick. With this amount before them, and such supplies as were available from other points, buyers were at first inclined to stand off in expectation of a heavy drop in prices, but finding that receivers did not weaken to quite the extent calculated upon, orders were given with greater freedom and a fair proportion of the offering taken. Subsequent arrivals, however, quite balanced the demand, and the selling interest were unable to regain any advantage, indeed, found it necessary to even shade a fraction more on the undesirable parcels if sales were made, and, as we write, the feeling appears to be rather irregular, with perplexity among both buyers and sellers. A great deal of stock is wanted, but those who will use it at an early day are trying to decide whether it is better to continue purchases as opportunity to handle them presents itself, or to stand off until the last moment on the chance of getting better terms. Receivers, in the meantime, hesitate between the propriety of steadily offering supplies and easing off until they find an operating basis, or of resisting further concessions in hopes of bringing buyers to terms. It is thought that the first flush of arrivals over, the receipts will be smaller and less oppressive, and the position in consequence, more easily managed. There is a great many brick to come forward, but it is believed manufacturers are in a position to deal them out in moderate quantities. The line of valuation for the time being is somewhat nominal. As high as \$8.00 is asked for Haverstraws, but \$7.25@7.75 is nearer the operating basis. No "Up-Rivers" here yet, but it is believed they would sell well. Long Islands about \$7.00@7.50 per M, Staten Island \$6.50@7.00 do., and Jerseys \$5.50@6.25 for the ordinary brands. Pale brick have not been very plenty, nor were they much wanted, and the cost ranged low, with nothing likely to exceed \$3.00@3.50 per M, except the quality was unusually attractive. It is understood that the cost of Fronts will not differ much from last season.

**HARDWARE.**—There has been a very good local demand with a tendency to still further increase and the out of town orders are slowly but surely gaining in volume. The selection is general so far as regular and standard descriptions may be concerned and buyers in some cases are willing to operate in anticipation of future wants, though this is an exception rather than a rule. Jobbers and retailers who cater to the local trade appear to retain great faith in a large city consumption of builders hardware during the coming season. Prices, in a few, instances are without a settled basis, yet on the average the tone is firm and very little variation from the regular trade lists takes place.

**LATH.**—So far as made public, there has been no change of a positive character on this market for the week. Supplies received have, as a rule, been placed without much difficulty, and \$2.00 per M is understood to have been the rate, with this price still asked, and no very large amount of stock offering. The demand, however, as before noted, is not very sharp, and buyers move careful. Most dealers have a fair amount of stock on hand, and, as a rule, will not purchase in anticipation of the future, especially at a season when there is a chance of larger offerings, even though light shipments are reported.

**LIME.**—The features of the market are much the same as for a week or two past. Available supplies are small and find a free open demand, which prevents any accumulation, while the basis thus secured give sellers much strength and confidence, and full former

rates are in all cases quite positively insisted upon. The purchases now making are a little closer to actual wants than heretofore, as dealers are hopeful that with the resumption of navigation and more settled weather larger supplies may work forward.

**LUMBER.**—During the past four or five weeks we have several times had occasion to refer to a rather disappointing market on offerings made for immediate delivery, and this feature still continues to a greater or less extent. The difficulty is not so much in the amount seeking sale, which has not been of unusual proportions, but rather in the amount on hand. The severe winter and the serious impediments to transportation have so greatly interfered with deliveries, that a large number of dealers are now left with a greater accumulation than anticipated and until they see this shrinking into small proportions will not make fresh purchases. On the other hand, however, the demand for Specials of both Spruce and Yellow Pine continues good and the capacity of many mills is under engagement a long way ahead, and at full prices. Indeed, the prospective wants of the market during the approaching open season appear quite as full as ever and many of the trade expect a much more decided development of animation within a few weeks. The export demand also promises well on both the South American and West India trade and the African and East India outlet also appears likely to exhaust a goodly amount of stock. Several new buyers having appeared in representation of these latter sources of demand. Most interior accounts are firm in tone.

Spruce on special order continues in very good demand, and in addition to the mills at work and shipping as fast as they can turn out stuff, others have an accumulation of bills in hand which will start them at full capacity as soon as they can get saws in motion and keep them busy for a long time to come. The deliveries, however, are by no means intended entirely for this point, both Portland and St. John, N. B., cutting a great deal of stuff for export, beside which they, in common with other places of production, holding orders of considerable magnitude for East coast and sound ports as well as from Philadelphia, &c. Our buyers, in fact, have of late been a little backward in sending in their orders and continue skirmishing around the random offering with more or less success in securing temporary favors, especially on the latter, making this rather the worst market at present on the coast. Dealers say the amounts they have unexpectedly been compelled to winter over will carry them for some time yet, and are therefore not anxious buyers of additions unless extra attractions are offered, while they argue that in view of the large prospective crop of logs there is no necessity for haste in ordinary specials. According to advices at hand, manufacturers do not appear to be much disturbed, but on the contrary seem to think that demand from other sources must keep them busy and will probably form basis for greater advantages when at last new buyers conclude it is time to commence operations. Poor random might possibly range down to \$16 per M., but few sellers are to be found for less than \$17, and some ask \$18, while specials range up to \$20, according to cut and delivery.

White Pine has shown some irregularity. Choice stock, especially South American shippers, remains really scarce and under control, with owners looking for full rates, but on other grades there is occasional indications favorable to buyers. Many consumers have a light accumulation, but are owners of stock at Albany and think they will worry along until this can be reached, while others have found offerings from the West by rail in pretty good quantity and at low enough figures to lead to the belief that there need be no hurry about securing supplies. Exporters are in the meantime moving to a fair extent and diminishing the bonded supplies as well as free goods at full former rates. All advices from primary points assume a firm and confident tone, though in some cases the number of sellers appears to be rather large. We quote \$17@20 per M for West India shipping boards; \$24.50@26 for South America do.; \$16@16.50 for box board; \$17 @ 17.50 for do. wide and sound do.

Yellow Pine is not wanted for immediate delivery, and unless very attractive draws only low bids. We find, however, that holders are not pressing matters, but incline to carry stocks under the full belief that the bulk will be wanted as the season progresses. For specials the demand is unabated, and still covers a general range for manufacturing, building and docking purposes, with periods of delivery in some cases extending well into the fall months. Prices well maintained, and where buyers are somewhat in a hurry, there is a quiet offering of premiums as an inducement for manufacturers to "accidentally" give late comers precedence over earlier orders at a lower basis. We quote random cargoes at about \$23.50@25 per M; ordered cargoes \$24@26 do.; green flooring boards, \$24@



25 do., and dry do. do., \$25@28.50. Cargoes at the South \$14@17 per M for rough, and \$19@20 for dressed.

Hardwoods continue in demand, a combination of influences insuring a strong market, and the retention of extreme quotations on all grades. Through shipments on foreign orders continues to a fair extent. We quote at wholesale rates by carload about as follows: Walnut, \$77@85 per M; ash, \$39@36 do.; oak, \$35@40 do.; maple, \$30@35; chestnut, 1st and 2d, \$30@35; do. do. culls, \$18@20 do.; cherry, \$45@47 do.; white wood, 1/2 and 5/8 inch, \$25@27.50, and do. inch, \$33@35 do.; hickory, \$35@45 do., for Western, and \$65@75 for good nearby stock.

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

A Ger. barque, 490 tons, from Portland to Montevideo or Buenos Ayres, lumber, \$14.25 net; a new Am. barque, 645 tons, from Portland to Montevideo or Buenos Ayres, lumber, \$14.50 net; an Am. barque, 1,191 tons, same voyage, \$11 net; a Br. brig, 500 tons, from Brunswick to Rio Janeiro, lumber, owner's account; an Am. barque, 880 tons, from Savannah to Curruna and Seville, resawed lumber \$15, and hewn timber \$15.50; an Am. brig, 390 tons, hence to Havana, lumber, \$4.25; two Am. brigs, 431 and 242 tons, hence to Matanzas, white pine lumber, \$4; a schr., 225 tons, hence to Jamaica, lumber, at or about \$4.50; a schr., from Boston to Cuba, 900 empty hogsheds, 70c.; a schr., from Portland to Havana, shooks, 23c.; a schr., 260 M lumber from Satilla Lower Mills to Boston, \$7.50; a schr., 280 M lumber, from Darien to Camden, Me., \$7.50; a schr., 200 M lumber, from Jacksonville to Philadelphia, \$7.50; a schr., 200 M lumber, from Wilmington, N. C., to Bath, \$7; a schr., 280 M lumber, from Darien to Belfast or Camden, Me., private terms; a barque, 591 tons, from Savannah to New York, resawed lumber, \$6.50, and timber \$7; a schr., 300 M lumber and timber, from Charleston or Darien to New York, private terms; a schr., 350 M lumber, from King's Ferry to Philadelphia or New York, \$7.40; a schr., 300 M lumber, from Pensacola to Bridgeport, \$8.50; a schr., 142 tons, hence to Jacksonville, general cargo, and back with lumber, \$10 for the round; a brig, 175 M lumber, from Pensacola to New York, \$8.50; a schr., 228 tons, from Barren Island to Norfolk, fertilizer, \$1.25, and back with lumber, \$3.50; a schr., 300 M lumber, from Brunswick to Boston, \$7.35; a schr., 155 tons, from Rappahannock to Bath, oak timber, \$5 per ton; a schr., 230 tons, hence to Fernandina, and back with lumber, \$9 per M for the round.

Exports of lumber from the port of New York:

	This Week, feet.	Since Jan. 1, feet.
West Indies.....	1,243,239	7,940,998
South America.....	161,536	4,126,106
East Indies, Africa, etc.....	247,988	1,086,375
Europe, Continent.....	4,000	151,150
Europe, United Kingdom.....	70,000	773,300
Total.....	1,726,763	14,077,929

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows:

CHICAGO.

When the lumber dealers of a market in the face of such weather as has prevailed since our last report was written, declare themselves satisfied with the volume of trade, we can only come to the conclusion that trade is good. This is the case with the dealers of Chicago at present, notwithstanding the fact that for the past six days railroad communication has been almost wholly suspended in all parts of the country with which they are accustomed to deal. So seriously has the severity of the last and worst storm of the season been felt, that in some directions no trains penetrated to a distance of 40 miles from this city, and no mails were received from further points, for fully four consecutive days. On the 10th inst. trains reached this city from Minneapolis which started on the 3d of the month. Under these circumstances it is not surprising that the actual shipments as shown by the figures were exceeding small as compared with the corresponding week of last year, while in considering all the facts, it is a matter of surprise that the dealers, instead of feeling dispirited, are buoyant in the reception of a large number of orders, so that we have failed to find one who is not in the best of spirits over the immediate and future prospects of trade. Inquiry reveals a dearth of dry stock in all grades, while small timber is so scarce as hardly to be obtained. What there is in stock is controlled mainly by one house, whose foresight has led it to secure all the available supply of this stuff. Prices, while not generally advanced, are steady and firm at and above the published list, it being no unusual thing for dealers, in their interchanges with each other, to charge from \$1 to \$3 per thousand feet above the established list prices. A wager was laid last fall between two of the leading dealers of this city, the one contending that fencing strips would sell at \$15 before the 1st of May, and the other willing to risk a suit of clothes to the contrary. At the last meeting of the lumber dealers of the city, the assertion was made that one pile of 14 feet and one pile of 16 feet strips had changed hands during the past week at \$15. This fact indicated the tendency of the market, as the list price of this grade of lumber is but \$13.50. Were it not that so large a proportion of this stock now on hand is outside the category of dry lumber, a general revision of the price list would at once be necessary, and in any event we cannot believe that it will long be delayed.

Hardwoods.—A report of any class of trade in this city for the past ten days must necessarily be meager. For once the oldest inhabitant throws up the sponge, and says that the business of the city was never so sat down upon by a storm before. Probably not a half dozen car-loads of hardwood lumber came to town within a week.

The contracts made by our dealers for maple aggregate millions of feet. The demand for maple flooring has not been met for some time past, but there is no probability that it will be scarce for some time to come, although the dry kiln will be for a while called in use. That the sales of this kind of flooring for the present year will exceed those of any two years past, there is no doubt. At the same price many prefer it to ash, and the high price of the latter will cause it to be looked upon with still less favor.

Some of our largest dealers are full of oak, and are rejecting proposals to buy. It will be the most plentiful hardwood in market, and, unfortunately, it is one of the woods upon which dealers make the least money, especially when it is bought green. Unless piled with the greatest precaution, the checks which come with seasoning throw it into a grade lower than it was inspected in at.

Dry, thick ash is eagerly sought after, but rarely found. An out-of-town manufacturer was looking for a couple of car loads yesterday, but at last accounts his search was fruitless.

A manufacturer, who has a large contract, has been picking up all the dry walnut, 1 1/4 and 1 1/2 inch, possible. From one yard he obtained two car-loads, but no concession was made in prices. Some yards are entirely drained of culls, and but few have anything like a respectable stock.

The furniture men are talking strongly of advancing prices, and doubtless will do so soon. We learn, authoritatively, that one firm is sending out bedsteads upon which it makes but 10 cents each, and there is no reason to doubt but that others are in the same boat. The tendency of walnut is still upward rather than otherwise. Some parties out of town, who are holding fine lots, think they are able to obtain. Such a condition naturally forces furniture manufacturers to the conclusion that the price of their wares must be advanced, or that their labor and outlay will meet with poor reward.

NEWS FROM THE LOGGERS.

The general report from the logging districts is that the last storm was rather more than many of the operators could stand, and that, becoming disgusted with the situation, numbers of them gathered up their effects and withdrew from the scene of action. It would not be the truth to say there has been a general exodus from the camps, or that the season is by any means ended. Such is not the case. A great many camps are in as full operation as they have been at any time this winter, and hope to accomplish considerable work before the season closes. The complaints that the snow is too deep for the work to progress advantageously come from all parts of the Northwest. The weather is not as cold as it has been, and between the storms the snow settles some and packs down pretty readily; but up to the time of our latest reports from the front, the storms were rather ahead of the warm weather, the depth of snow ranging in the pineries from three to five feet and still gaining. It will not be questioned, now, but that the extraordinary depth of snow and unusually severe weather of the last few weeks has put back the work amazingly. Our White River correspondent estimated, in the latter part of January, that fully 60 per cent. of the anticipated cut of that stream was then banked; his letter of this week states that there is not now more than 75 per cent. secured, which shows that during February, which is generally considered one of the best months of the season, only 15 per cent. of the work was done. If we assume the logging season to last five months, it will be apparent that the last four weeks fell short of its proportion by fully one-quarter. It may be said that the White River case is an extreme one; possibly it is, but, at the same time, we question whether there are many streams in the Northwest upon which so large a part of the expected cut of logs has been banked up to this time. Undoubtedly a greater proportion than this of the total amount that will be secured by the time the season closes is now obtained, but it is also true that on a number of streams the total amount that will be ready for the drives when they start will be less by a good many million feet than what was figured upon last fall. In a word, it is the opinion of the Lumberman that the total log cut in the Northwest for the winter of 1880-81 will be less by a large percentage than it was expected to be. It is not meant by this that there will be a lack of logs for the next season's demand of the mills; nothing is more unlikely than that the mills will not be able to produce all the lumber their owners wish them to. The result, in case the present indications of a shortage in the winter's cut prove correct, will be to increase the summer logging operations of a few months hence. There are not very many streams left upon which logs can only be secured while there is snow on the ground, and the possible shortage on these few cannot in any event be large enough to overbalance the increase that may be effected on the numerous streams where log hauling with modern devices is nearly as easy in July as it is in January. If there are any who fear that the log and lumber supply of the Northwest is to be curtailed this season because of the unfavorable weather of the past few weeks, they may dismiss their fears without hesitation. The operators have demonstrated their ability, heretofore, to make good deficiencies, and it would not be very wise to suppose they will not be able to do it this season, with all the inducements they are likely to have during the next six months to make the necessary efforts. The mill capacity has not been increased so largely for nothing, and to suppose that desiring the logs, and having at hand the means, they will not secure them, is confessing to a profound degree of ignorance regarding the enterprise and persistence of the lumber manufacturers of the Northwest.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The complete blockade of all the railroads of the West suspended all communications in the West during the week, leaving nothing to report in reference to the lumber business. The feeling is buoyant and hopeful, every one anticipating a general opinion at an early day.

The reports from the pineries found elsewhere in this paper show that our opinion for several weeks was correct. We will have in the northwest 250,000,000 feet more lumber than in 1880. This gain will be largely in the railroad mills cut. Considerably less logs will be sent to the lower market by river than heretofore, but there will be a full supply for the northwest, (to draw it mildly) and some nerve will be required to keep down a contest for trade among dealers, especially as many new men will enter the lists, and many changes be made in the whole situation. Advances from the Chippewa show that there is less than 20,000,000 feet of logs out of the whole cut now on the market, and that good fair logs running four to the thousand readily bring \$7 on the bank. This is \$1 better than our last week's quotations. This indicates great confidence in the lumber for 1881. This stoppage of mails has cut us off from Michigan news.

FOREIGN.

The Timber Trades Journal has the following:

LONDON.

There was another two days' sale this week by Messrs. Churchill & Sim at the Baltic rooms, beginning on the 23d. with an assortment of all kinds of timber in common use. Quebec bright 1st yellow pine deals dropped again at the sale. Those ex Halmemann were put up on Wednesday in small handy lots of from 4 to 8 standards, but the best sizes, 12 to 21 in., only went to £18, less favored sizes lower, to £16; 3ds. £8 10s. to £9. But the greatest bargain was, perhaps, a lot of 588 pieces, 3x11 (dry), quality not mentioned, at £7 10s.; birch 15 to 22 in., averaging 22 cubic feet per piece, went at 1s. per foot, and some lots of Quebec elm and red pine that were put up without reserve, as shown in our report, went for about import price. Ash planks of good sizes average about 2s. per foot cube, and oak about 9d. a foot more. There were above 100 lots of timber put up with a reserve on them, but not a single bid was offered. Pitch pine would have gone at 75s., if anyone had offered. Saldowitz timber was held at £6, then offered at £5 10s., smaller sizes £3, but the room was silent. 77s. 6d. was named as the reserve on best middling Dantzic, good sizes, and 10s. less 2d middling, but there were no buyers. There was a large quantity offered, but the reserve was considered too high; in fact, on this day's sale, nothing elicited a bid that was held for a price, and the proceedings terminated at 2:30 p. m.

At the second day's sale some goods went better—yellow pine, for instance—some 2d bright yellow, good widths, fetched £15 10s., other £13 10s., but in very small parcels, and Helsingfors 1st yellow, 3x7, only fetched £8 to £8 10s., in good mercantile parcels of 20 to 30 standards.

LIVERPOOL.

There is no alteration in the character of business from that recorded last week, for there is yet a want of that animation and liveliness which most people look for at this time of the year.

Walnutwood and whitewood have arrived rather freely, and prices of these goods have a downward tendency, as the consumption is not at any time large, especially of the latter. The demand for prime walnutwood has been good for some time past, owing to the run now made upon it for furniture, but it is doubtful whether the present fashion will last long, and we think the supply is now overrunning the consumption, hence the probability of a fall in prices.

Several parcels of these woods were sold by auction on Friday, the 18th instant, by Messrs. Duncan, Ewing & Co., but some of the walnutwood, which realized low prices, was of medium to poor quality and sizes.

The black walnutwood sold as follows: A parcel of 35 logs realized 4s. 7d. to 5s. 3d. per ft. averaging 4s. 10½d. per ft., a parcel of 14 logs sold at 4s. 6d. and 4s. 9d.; a parcel of 31 logs at 4s. 1d., and one of 20 logs at 3s. 8d. to 4s. 1d. per ft.

For the whitewood there was no bid, and consequently it was withdrawn.

On Thursday last Messrs. Edward Chaloner & Co. offered about 55,000 New Orleans staves, which sold readily at the following prices:

	Per Mille.
New Orleans extra heavy pipe, £60 to £60 10s.	
“ single, £37 10s. to £38.	
“ extra heavy hhd., £38 15s. to £40.	
“ “ barrel, £23 to £23 10s.	
“ “ keg, £17 10s.	

On the same day Messrs. Duncan, Ewing & Co. sold about 100 loads of teak planks at prices ranging from £14 to £17 2s. 6d. per load, according to the sizes.

HULL.

The state of trade here shows little or no improvement, the cry being “nothing doing.” The consumption of wood in the interior is on a very limited scale, and the inland merchants appear to be able to deal with it from their stocks without drawing in any perceptible degree upon the stocks at the ports.

METALS.—COPPER—Ingot without much demand and the market at times showing a really dull tone. Under this influence values have eased off a fraction, but as a rule stocks are under too good control to allow of any direct pressure to realize. We quote at 19½c for Lake. Manufactured copper selling in about the usual form and volume and without new features worthy of note. We quote as follows: Brazier's Copper ordinary size over 16 oz per sq foot, 28c per lb; do do do, 16 oz and over 12 oz per sq 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 has been held quite steadily, and owners of lots in store express confidence in the general situation of the market. Now and then from a landing parcel a comparatively cheap purchase can be made, but the shading is not of a character to establish a reduced line of quotations. We quote at \$22.00@24.50 per ton, accord

to brand and delivery. American Pig has been very quiet, no large parcels, coming under call, and even the small orders amounting to less than ordinary. The principal companies have refused to concede on price, but it is intimated that some "outside" offerings have been made for less money, including one or two hypothecated lots. We quote at \$25.00@26.00 per ton for No. 1; \$22.00@23.00 do for No. 2, and \$20.50@21.00 for forge. Rails are having the most liberal sale of anything on the market; steel stock doing best, but a very fair proportion of iron also finding calls, and the contracts extending well into next season. Prices are higher and have also reached a point to admit the foreign make, several sales of the latter taking place for delivery at the South. Old Rails have met with rather better inquiry and the tendency has been to check decline and harden values again. We quote Rails at \$46.00@48 for iron, and \$60.00@63.00 for steel, according to delivery. Old Rails \$27.00@29.00 per ton; scrap, \$30.00@32.00. Manufactured iron appears to be securing a somewhat better demand, and while not as yet very active, dealers and manufacturers look for a full, free distribution during the incoming season. The stocks at some points are very full, with quite a little competition extant, and this leads to irregularity on values though on the general range about former figures may be retained. We quote Common Merchant Bar, ordinary sizes at 2.3@2.5c from store, and Refined at 2.5@3.5c; wrought beams at 3c. Fish plates quoted at 2½@2¾c; track bolt and nuts, 3¼@3¾c; railway spikes, 3c; tank, 3@3.1c; angle, 3c; best flange, 6c; and domestic sheet on the basis of 3¼c, for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c less on large lots from cars. LEAD—Domestic Pig has sold slowly and in small lots with the general tone of the market weak under gradually increasing supplies. We quote at about 4¾@4¾c. The manufactures of lead are steady and quoted: Bar, 6c; Pipe, 6½c, and Sheet, 7c, less the usual discount to the trade; and Tin-lined pipe, 15c; Block Tin Pipe, 40c, on same terms. TR—Pig selling fairly on the general run of trade orders and the position about steady. Holders generally appear to entertain great confidence in the future of this market. We quote 19¾@19¾c for Australian, 19¾@20c for Straits, 19¾@20c for English Refined, 19¾@19¾c for do. Common. Tin Plates were taken from store in small lots to a fair extent and at full rates, but no very heavy parcels called for and values a trifle unsettled. We quote I. C. Charcoal, third cross assortment, \$5.75@6.00 for Allaway grade, and \$6.12½@6.25 for Melyn grade; I. C. Coke, \$4.87½@5.00 for B. V. grade; \$5.12½@5.25 for Yspitty grade; Charcoal terme, \$5.12½@5.37½ for Allaway grade 14x20; \$11.00@11.12½ for do. 20x28; Coke terme, \$4.75@4.87½ for Glais grade 14x20, and \$10.00@10.12½ for do. 20x28—all in round lots. Spelter finds a moderate jobbing trade and about a steady market with only fair offerings. Quoted at 60½@61c as to brand, etc. Sheet Zinc in good average demand and ruling steady at 7@7¼c according to quality and quantity.

NAILS.—The market, on the whole, has been fairly active, and the advantage remains well with the selling interest. The demand on home account is as general as circumstances will admit, with every promise of further increase as soon as means of transportation improve, and the foreign orders are keeping up to a good fair average. Supplies are not excessive, and holders maintain values without much difficulty at the range recently established. We quote 10d to 60d, common fence and sheathing, per keg, \$3@3.10; 8d and 9d, common do, per keg, \$3.45@3.55; 6d and 7d, common do, per keg, \$3.70@3.80; 4d and 5d, common do, per keg, \$3.95@4.00; 3d and 4d, light, per keg, \$4.70@4.80; 3d, fine, per keg, \$5.45@5.55; 2d, per keg, \$5.45@5.55. Cut spikes, all sizes, \$3.45@3.55; floor, casing and box, \$3.95@4.45; finishing, \$4.20@4.95.

CLINCH NAILS. 1½ inch, \$5.70@5.80; 1¼ inch, \$5.45@5.55; 2 inch, \$5.20@5.30; 2¼ inch, \$4.95@5.05; 3 inch and longer, \$4.70@4.80.

PAINTS AND OILS.—The movement of supplies appears to be improving as rapidly as the facilities for handling will permit, and, as a general thing, dealers use a cheerful, confident expression in referring to the market. The general accumulation is full enough and sufficiently well assorted to satisfy most calls of an ordinary character, but not excessive, and prices rule about steady throughout on the standard grades of paints and colors. Leads are still showing irregularity, and rather incline to favor the buyer, as the cost of production is diminished by the decline in price of material. Linseed Oil has been slow of sale with a slightly downward tendency on values, though stock is not pressed to an outlet from any source, and some crushers retain considerable confidence. We quote at about 56@57c for City, and 62@62½c for Calcutta from first hands.

STONE.—According to present appearances and calculations the prospect for all kinds of building stone during the incoming season is excellent. Large amounts are already under contract, with applications constantly on the increase and agents generally appear to be well pleased with the outlook. Values, too, will harden somewhat, and an upward tendency may be recorded for the various qualities. The local wants will of course prove a liberal source of consumption, but such descriptions as have a shipping outlet are sure to receive a full call, it is claimed, and quite an amount of blue stone even now sold and will be shipped for Southern ports as rapidly as opportunity admits. There has recently been held some sort of convention of the dealers and producers in the blue stone trade at which, it is reported, the price list was revised and advanced some 10@15 per cent. The new figures, however, we cannot as yet give in proper form, in view of the fact that this august assemblage of alleged business men after mature deliberation concluded to print only a few copies for secret circulation among themselves, and to refuse furnishing the Press with a list of the changes made. The excuse is that the publication of prices affords the architect, the builder and consumers generally too much information as to the cost of stone, and we

give it for what it is worth, but the adoption of any rule in opposition to a free, open handed conduct of business leads strongly to the suspicion, that the size of colored individual concealed in the fence is much greater than those interested would have known. Our information induces us to believe that the jobbers of this city are the principal promoters of this plan, that they, it is charity to presume, imagine will prove beneficial to their interests.

PITCH.—Business has been fairly active on all regular outlets, and the market in good shape. Supplies do not greatly exceed the outlet, with prices held about steady. We quote at \$2@2.15 per bbl. for City, delivered.

SPIRITS TURPENTINE.—A larger general business was done with a corresponding healthy tone to values. Advances from the South came strong, the accumulation on had remained under close control, shippers were buying with some freedom, and the jobbing movement at the same time proving good, holders were in confident mood. As this report is closed, the quotations stand at about 47@48 per gallon, according to the quantity of stock handled.

TAR.—The general situation of the market is unchanged. Supplies are well in hand, owners confident and full rates quite positively insisted upon, while demand keeps well up to the average. The advices from the South are firmer. We quote \$2.50@2.75 for Newberne and Washington, and \$2.62@2.80 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 warranties.

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.

### NEW YORK CITY.

MARCH 11, 12, 14, 15, 16, 17.

Beaver st, No. 20, s s, 19.1x78.10, in two courses, x 21.4x75.6, four-story brick warehouse. Caroline Neustadter, New York, Rosetta Stettheimer, Stuttgart, Germany, Augusta Greenebaum, San Francisco, Sophia Beer, Josephine Walter, New York, Amelia Weil, San Francisco, Adelaide Seligman, Nina I. Walter and W. J. Walter, only children and devisees I. D. Walter, dec'd., to Thomas McMullen. 8-9 parts. Feb. 1. \$26,233 Same property. William I. Walter, by H. Neustadter, guard., to same. 1-9 part. March 10. 3,279

Bowery, e s, 25 n 9th st, 25x— to point 175 w of 3d av, No. 59, 4th av, five-story brick store and dwell'g. Henry A. Cassebeer, Jr., to Edward Hornbostel, Brooklyn. March 14. 35,000

Beekman pl, No. 18, s w cor 50th st, 19x90, four-story stone front dwell'g. Lazarus Minzesheimer to Rebecca J. Phillips. March 12. 12,000

Beekman pl, No. 14, w s, 38 s 50th st, 19x90, four-story stone front dwell'g. Andrew J. Kerwin to Erastus Brainerd. (Deed 1869.) Re-recorded. March 16. 23,000

Same property. James W. Porter to Leopold Mayer. 9,300

Beekman pl, No. 14, w s, 38 s 50th st, 19x90, four-story stone front dwell'g. Leopold Mayer to Lazarus Minzesheimer. March 16. 9,500

Same property. L. Minzesheimer to Nathan Kann. M. \$6,000. March 16, 10,000 Broadway, No. 623 and No. 162 Mercer st. new No. 190, being Broadway w s, 34.2x200 to Mercer st, x 33.9x200, two, three and four-story brick store, &c. William W. Stacey, Fayette, N. Y., and Charles S. Weyman to Thomas Lewis. Feb. 23. 124,000

Broadway, s w cor 49th st, 19.10x118.11x19.4x114.10. Hannah Riker, widow, and Mary I. wife of David S. Baker to J. Watts De Peyster. Q. C. April 28, 1880, nom

Broomer st, Nos. 148½ and 150, n s, 25 w Ridge st, runs north 48 x west 16.8 x north 18 x west 16.7 x south 66 to Broome st, x east 33.3, two three-story frame (brick front) stores and dwell'g. Partition. Philip J. Joachimsen, referee, to Frederick Muller. Mort. \$5,000, taxes and assests. March 10, 1880. 200

Crosby st, No. 66, w s, 70.8 s Spring st, 23.1x74.10, two-story frame (brick front) store and dwell'g. Michael Coleman to Edward Livingston. March 15. 12,500

Chatham st, No. 132, 25x120, irreg, three-story brick store and dwell'g. Silas W. Marsters, Jersey City, to Warren S. Silcocks, Brooklyn. Mort. \$15,000. June 3, 1878. 16,000

Elizabeth st, No. 9, w s, 125 n Bayard st, 25x94.6, three-story brick and frame shops and stables. Henry Lansdell, Brooklyn, to William Noble. Mort. \$5,500. Feb. 5. 11,000

Franklin st, No. 120, n s, 20x50. Ann Fenton to George W. Thurston. C. a. G. March 4. nom

Front st, Nos. 188 and 190, n s, bet Burling slip and Fulton st, 37.6x86.6x37.3x86.6. Bleecker van Wageningen, Frederick W. van Wageningen to Frances M. Bleecker, Rosewell, N. J., Caroline L. Denning, widow, New York, Emily E. wife of Edward Lathrop, Stanford, Conn., and William F. Van Wageningen, Roseville, N. J. C. a. G. March 14. nom

Same property. Frances M. Bleecker, Roseville, N. J., Caroline L. Denning, widow, Emily E. wife of Edward Lathrop, Stanford, Conn., and William F. Van Wageningen, Roseville, N. J., to Bleecker and Frederick W. Van Wageningen. C. a. G. March 12. nom

Same property. William F. Van Wageningen, exr. J. Bleeker, to Bleecker and Frederick W. Van Wageningen, joint tenants. March 12. nom

Franklin st, No. 86, n s, 25x100, four-story brick warehouse, and one-story brick extension. Francis B. Stevens, Hoboken, N. J., and Francis B. Stevens, trustee of Ann I. S. Harris, to Isaac W. Hov and Wm. P. Draper, Nahant, Mass. Mort. \$14,286. Jan. 31. 45,000

Grand st, n e cor Thompson st; No. 36 Grand, three-story brick store and dwelling (frame side), and No. 22 Thompson st, two-story brick store and dwell'g; also, Sullivan st, No. 57, e s, adj lot on n e cor Broome st, three-story frame (brick) store and dwell'g, and three-story brick extension. Release dower. Mary A. Bray, widow, to John Bray. March 15. 2,250

Greene st, No. 220, e s, 68.7 n 3d st, 18.8x50.2x18.7x50.2, four-story brick dwell'g. Elizabeth Cohen to Louis F. Embleton, Brooklyn. M. \$4,000. March 17. 9,150

Hudson st, part of rear of lot No. 630, be-gings 62 e Hudson st and 56 n Jane st, runs east 16.8 x north 20.6 x west 15 x south 20.6. Melville Sutphen to Hugh King. C. a. G. March 14. 1,000

Howard st, Nos. 27 and 29. Jas. Renwick, as appraiser, fixes the proportion of John Mack for party wall at \$496.

Irving pl, w s, 62.1 s 16th st, 20.6x80. Johanna M. Williams, widow, to Johanna R. Linsly. nom

Same property. Same to same. Release mort. March 15. nom

Jones st, No. 30, s s, 80.1 e Bleecker st, 21.1x97.6, three-story brick dwell'g. Isaac Hochster and William H. Moore to Julia wife of Henry F. M. Schmidt. March 14. 9,000

Lewis st, s w cor Stanton st, 50x100. Karl Reing and Mary, his wife, to William Zschwetzke, Elizabeth, N. J. Mort. \$20,000. March 9. nom

Ludlow st, No. 7, w s, 100 n Canal st, 25x87.6, five-story brick store and tenem't and four-story brick tenem't in rear. Carl Reing and Mary his wife to Wm. Zschwetzke. March 9. 13,000

Mott st, Nos. 46 and 48, e s, 50 s Bayard st, runs east 48.2 x south 49 x west 22.9 x north 6 x east 25 to Mott st, x north 44, two three-story brick stores and tenements. Mary A. Russell, widow E. G. Russell, individ. and extrx. E. G. Russell, to John Dennett. Q. C. February 26. 2,000

MacDougal st, No. 43, cor King st, 20.1x irreg., four-story brick store and dwell'g. Spencer Heacock and ano., exrs., W. S. Bancroft to Aug. Finke. March 15. 12,120

Norfolk st, No. 130, e s, 50 s Stanton st, 25x100, three-story brick tenem't and three-story frame tenem't, rear. Ann and James Heney to Francis Hughes and Ellen his wife. Q. C. March 11. 3,600

Pearl st, No. 259, n w s, 52 s w Fulton st, 22.5x100.11x22.4x100.3, five-story brick warehouse. William H. Onderdonk, exr. of Eliza Mott, dec'd, also surviving exr. of Mary M. Hobby, dec'd, to Teresa M. J. O'Donohue. April 17, 1880. 13,200  
 Same property. Mary wife of and William Buhler, Eliza E. Underhill, Caroline wife of and Edward B. Light, Ellen and William and Martha Underhill, Emily wife of De Witt C. Light, heirs Wm. Underhill, to same. Q. C. March 7. nom  
 Perry st, No. 68, s s, 140 w 4th st, 20x94.8, four-story stone front dwell'g, with pier glasses, cornices, gas fixtures, &c. Anna M. wife of Joseph Deneufville to Burnett C. McIntyre. March 11. 12,000  
 Prince st, n w cor Greene st, 25x94; No. 109 Prince, three-story frame (brick front) store and dwell'g; 119 Greene, two-story brick store and dwell'g; No. 119½ Greene, three-story brick dwell'g. Gottlieb Rosenblatt to Freeman P. Woodbury et al, trustees John A. McGaw. March 11. 36,000  
 Rivington st, No. 255, s s, 17.9 e Sheriff st, 18.9x60, three-story brick store and dwell'g. Tristram B. Mackay, Cambridge, Mass., to Margaretha wife of M. Anton Reis. March 9. 4,250  
 Sullivan st, No. 122, w s, 77 s Prince st, 23x100, four-story brick factory and tenem't. John C. Boettner to William Orth. ½ part. March 10. 8,000  
 Spring st, n s, 50.6 e Elizabeth st, 25.3x107.9x25x101.5. Charles Reinig and Mary his wife to William Zschwetzke, Elizabeth, N. J. March 9. nom  
 Thompson st, w s, 62 n Prince st, 30.6x75 }  
 Thompson st, w s, 92.6 n Prince st, 20x100 }  
 Prince st, w s, 25 w Thompson st, 50x62. }  
 William C. Traphagen to Henry M. Beekman, New Jersey. C. a. G. January 21. nom  
 Washington st, No. 785, e s, 25 n Jane st, 25x52.10x25x54.7, three-story brick store and dwell'g. Mary Oathout, Stamford, Conn., to Daniel B. Alger. March 2. 7,800  
 Water st, No. 50, n s, 156.5 e Coentius slip, 23.5x65, four-story brick mustard mill. William K. Cort, exr. Nicholas Cort, to Nicholas L. Cort. March 16. 2,900  
 Wall st, Nos. 87 and 89, s w cor Water st, 42.9x40, four-story brick office build'g. George Wood et al, exrs. and trustees W. Gerard, dec'd, to Frances M. Gerard. Feb. 10, 9-50 part. 9,369  
 Same property. Frances M. Gerard to Sarah M. and Schuyler L. Gerard and George Wood. March 10, 9-50 part. 9,369  
 Waverly pl, n s, 47.3 w 5th av, 42x149.9x20.10 to alley, x15x63.11x167.7. Louisa M. Howland, widow, to Samuel S. Howland. 1-10 part. March 14. nom  
 10th st, s s, 300 w Av C, 25x92.3. Hannah Keene, Jersey City, to Louisa M. Morrow. Feb. 16. nom  
 11th st, s s, 125 w Waverly pl, 25x95. Silas Wood and ano., exrs. T. S. Byrnes, to Mary A. wife of Charles Wright. Dec. 5, 1855. nom  
 11th st, No. 430, s s, 169 w Av A, 25x94.8, three-story brick store and tenem't and three four-story brick tenem'ts in rear. Franz Nowotny to Jacob Kuchlin. Morts. \$2,300. ½ part. March 8. 4,000  
 12th st, No. 291 W., 21x65. Joseph Harker to Chester W. Chapin, Springfield, Mass. March 15. 12,000  
 12th st, No. 266 W., s s, 375.9 w Greenwich av, 16.8x87x16.8x85.9, three-story brick dwell'g. Susan Mesler to John Strobel. Morts. \$6,000, and any unpaid taxes, &c. 100  
 12th st, No. 109, n s, 350 w 3d av, 25x90.3x25x90.2, four-story brick dwell'g. Amos Johnson to William H. Falconer. Mort. \$13,000. March 15. 17,000  
 18th st, No. 26, s s, 435 w 5th av, 25x92, three-story brick dwell'g and two-story brick extension. Minna C. De Kay, wife of Sidney, to Benjamin Altman. Mort. \$15,000. March 10. 30,000  
 20th st, No. 237 W., n s, abt 333.5 e 8th av, 25x74.10x25x74.3. Christopher Mooney to Charles L. Ritzmann. Q. C. January 11. nom  
 24th st, No. 344, s s, 200 e 9th av, 25x98.9, foreclose, one and two-story brick stable. S. Dwight Holcomb to William Libbey. March 9. 7,700

24th st, No. 304, s s, 100 e 2d av, 25x99.11, two-story brick stable, and three-story brick tenem't in rear. John Glass, Jr., to Julia A. Bunn. March 16. 6,000  
 24th st, s s, 214 w 3d av, 26x98.9. Jeanette Merzbach to Solomon Mehrbach. January 28. nom  
 24th st, s s, 214 w 3d av. Release judgment. Lavinia Gould to Solomon Mehrbach. March 12. nom  
 25th st, No. 112, s s, 140 w 6th av, 20x abt 32.10, three-story brick dwell'g. Michael Bergmann to Andrew Blum. February 14. 10,000  
 26th st, Nos. 221 and 223, n s, 186 e 9th av, 49.7x98.9, four-story brick factory. Silas H. Witherbee to Elizabeth V. Witherbee Francis. Jan. 31. gift  
 26th st, No. 535, n s, 410 w 10th av, 25x98.9, four-story brick store and tenem't. Benjamin Abrahams, as exr. of Simeon Abrahams, to John Hassell. Mar. 15. 6,000  
 32d st, No. 111, n s, 118 w 6th av, 16.8x65x17x70, three-story stone front dwell'g. Eliza Gallaher and Ann Burtzell to Eben A. Harvey. March 15. 11,000  
 32d st, n s, 275 e 1st av, runs east 119 to exterior line, x north 198.11 to 39th st, x west 95 x south 197.6 to beginning, frame sheds. Eliza wife of Edmund S. F. Arnold, Harriet wife of Jas. A. Hayden, Mary wife of Abram B. Hart and James R. Whiting to The New York Steam Co. March 15. 45,000  
 33d st, Nos. 261-265, n s, 100 e 8th av, 60x98.9, three and two-story brick livery stable. Philip Donohue and Margaret Donohue, widow, to George F. Gilman. Mort. \$12,000. March 17. 25,000  
 33d st, No. 330, s s, 350 w 8th av, 20x98.9, three-story brick dwell'g. Maria A. Cutler to Alfred C. Hoe. Mort. \$3,500. March 15. 9,749  
 33d st, s s, 467.6 w 5th av, 17.6x98.9. Thomas W. M. Draper, Hinsdale, Col., to John L. Boardman. Mort. \$8,000. ½ part. Feb. 16. nom  
 33d st, s s, 467.6 w 5th av, 17.6x98.9. Theodore S. Draper to John L. Boardman. Mort. \$8,000. ½ part. Feb. 15. nom  
 34th st, No. 216, s s, 599.5 e 8th av, 16.6x98.9, four-story stone front dwell'g. Lucy A. Stephens, individ. and extr. P. J. Stephens, to Ann wife of Enos G. Roy. March 1. 14,500  
 34th st, No. 216 W., release judgment. Lucy A. Stephens to same. March 1. nom  
 35th st, Nos. 510 and 512, s s, 100 w 10th av, 50x98.9, two four-story brick tenements, and two-story brick stable in rear. James Devlin to William Carroll. March 15. 18,500  
 38th st, No. 66, s s, 120.10 e 6th av, 20.10x98.9, four-story stone front dwell'g. Emile Dardy to William Rhineland. Mort. \$15,000. March 10. 26,500  
 41st st, No. 456 W., s s, 133.4 e 10th av, 16.8x98.9, four-story brick store and dwell'g. W. Emlen Roosevelt, Freeholder, to Thomas Kennally. 4,050  
 41st st. Henry L. Bulkeley. Release portion of party wall to Valentine Huff for. 150  
 42d st, No. 311 E., n s, 149 e 2d av, 17x100.5, three-story brick dwell'g. Barnett Levison to Louis Cowen. March 8. 6,500  
 46th st, No. 609 W., three-story frame store and dwell'g and one-story frame stable. Eliphalet Stratton, exr. Eliz. Ryckman to Rosanna Slevin. Contract. March 2. 3,000  
 48th st, No. 26, s w cor Madison av, 19.9x100.5, four-story brick dwell'g. Elizabeth, wife of Richard C. McCormick to William H. Beers, Yonkers. Mort. \$20,000. Feb. 21. 55,000  
 50th st, No. 409 E., n s, 77.11 e 1st av, 19.5x100.5, three-story stone front dwelling. Fanny Semel to Joseph Hyman. Mort. \$5,000. Jan. 2. 10,000  
 Same property. Joseph Hyman to Fannie Rosenbaum. Mort. \$5,000. Jan. 3. 10,000  
 50th st, No. 141 E., n s, 165 e Lexington av, 20x100.5, four-story stone front flat. Contract. John C. Donnelly to Henry C. Southworth. March 5. 18,500  
 51st st, No. 219, n s, 220 e 3d av, 20x110, two-story frame (brick front) dwell'g. James Wessell Smith and Isaac S. Smith to John Rush. March 16. 6,000

52d st, No. 110 W., s s, 180 w 6th av, 20x76.9x20.5x80.5, three-story stone front dwell'g. Elizabeth wife of Robert Mayfield to James O. Bradford. Mort. \$8,000. Feb. 28. 14,500  
 Same property. James O. Bradford to Charles H. Raymond, Morris Plains, N. J., trustee for Victoria A. J. Forrest. March 12. 16,000  
 52d st, No. 342, s s, 150 w 1st av, 20x100.5, five-story stone front flat, Dennis Loonie to Friederick Leschorn. Mort. \$8,000. March 6. 20,000  
 52d st, No. 416, s s, 200 w 9th av, 25x100.5, one-story frame dwell'g and two frame stables in rear. }  
 52d st, No. 424, s s, 300 w 9th av, 25x100.5, vacant. }  
 Stephen H. Martling to Stephen H. Martling, trustee. C. a. G. Mort. \$4,000. March 17. nom  
 Same property. Charles E. Strong to Stephen H. Martling, Hackensack, N. J. C. a. G. 3-10 parts. Feb. 9. 1,950  
 Same property. Mary S. and Clara E. Bidwell, extrs. M. S. Bidwell, to same. 4-10 parts. Feb. 9. 2,600  
 Same property. John R. Strong and ano., exrs. G. T. Strong and Ellen R. Strong, widow, to same. 3-10 parts. 1,950  
 53d st, Nos. 108 and 110, s s, 150 w 6th av, 50x100.5, four-story brick livery stable. Francis McCabe to Lizzie G. Farley. C. a. G. All liens. March 12, 1878. 40,000  
 53d st, Nos. 26, 28, 30 and 32 W., s s, 400 w 5th av, 100x100.5. Richard W. Buckley to Robert McCafferty. Morts. \$72,000. March 10. nom  
 53d st, No. 87, n w cor 4th av, 16.8x80, four-story stone front dwell'g. Robert McCafferty to Caroline L. Walker. Mar. 15. 30,000  
 54th st, No. 36, s s, 385 w 5th av, 25x100, four-story stone front dwelling. Edward Kilpatrick and Julia A. S., his wife, to William A. Cauldwell. March 5. 65,000  
 55th st, n s, 100 e 2d av, 50x100.4, No. 307, three-story frame (brick front) store and dwell'g, and No. 309, three-story frame (brick front) store and dwell'g, and three-story frame dwell'g in rear. Falk Schlossheimer to Newman Cowen. Mort. \$4,000. March 15. 13,000  
 55th st, No. 85, n w cor 4th av, 16.8x75, four-story stone front dwelling. John Noble to Harriet E. wife John B. Page. Morts. \$16,500. March 10. 30,000  
 55th st, n s, 180 e 8th av, 20x100.5. Joseph R. Benjamin to John Green. March 16. 22,500  
 55th st, No. 245, n s, 180 e 8th av, 20x100.5, four-story stone front dwell'g. Meredith L. Jones, as assignee of Joseph R. Benjamin, to John Green. March 16. 22,500  
 57th st, No. 563, n s, 50 e 11th av, 16.8x100.5, three-story brick dwell'g. Lewis M. Hornthal, exr. M. Hornthal, to Eugene B. Sanger. March 17. 7,000  
 57th st, Nos. 425 and 427, n s, 275 w 9th av, 40x100.5, two five-story stone front flats. Michael Brennan to Julius F. Van Meerbeke. Mort. \$22,000. March 1. 45,000  
 58th st, No. 440, s s, 141.5 w Av A, 20x100.4, vacant. Thomas McManus to James F. McManus. March 14. 4,125  
 59th st, s s, 120 e 6th av, 100x100.5, vacant. Watson Van Valkenburgh, Ridgewood, N. J., to William Heller. Q. C. March 11. 400  
 59th st, s s, 220 e 6th av, 25x100.5, vacant, Charles E. Appleby, Glen Cove, to Christian Von Hesse. Morts. \$15,000. February 25. 23,400  
 59th st, s s, 220 e 6th av, 25x100.5, vacant. Watson Van Valkenburgh, Ridgewood, to Charles E. Appleby, Glen Cove. Q. C. Feb. 25. 100  
 59th st, s s, 170 e 6th av, 50x100.5, vacant. William Heller to Christian von Hesse. Feb. 8. 50,000  
 60th st, No. 162, s s, 175.8 w 3d av, 20x100.5, four-story stone front dwell'g. Louise M. wife of August Stern to Jacob Wiener. Mort. \$9,000. March 15. 15,500  
 60th st, s s, 300 e 11th av, 50x100.5. Joseph H. Godwin and Charles G. Havens to Charles R. Parfitt. 4-9 part. All taxes, &c. Feb. 17. nom

- 60th st, s s, 450 w 10th av, 50x100.5, vacant. Howard W. Coates and ano., exrs. G. H. Peck, to Charles R. Parfitt. 5-9 parts. Also release of dower of Mary A. Peck, widow. Feb. 17. nom  
Same property. Charles R. Parfitt to William Callahan. March 17. 9,000
- 63d st, No. 344, s s, 80 w 1st av, 20x100.5, five-story brick store and tenem't. William T. A. Strange, Patterson, N. J., to Jacob Cohen. Mort. \$5,500. February 28. 7,300
- 63d st, s s, 50 e Madison av. Release mort. Jacob F. Wyckoff to James Campbell. March 11. 5,688  
Same property. Ashbel H. Barney to same. Release mort. March 10. 11,000
- 64th st, s s, 350 w 8th av, 150x100.5, three-story frame dwell'g and three two-story frame dwell'gs. John D. Crimmins to Daniel Hoffman. March 12. 57,000
- 64th st, No. 108 E., s s, 80 e 4th av, 17.6x80, four-story stone front dwell'g. Simom Bing, Jr., to Philipp Zellenka. Mort. \$7,000. March 14. 19,600
- 67th st, n s, 225 e 5th av, 46x100.5, vacant. George E. Daniels to Emilie Adele Nones. March 8. 56,000  
Same property. Emilie wife of Alexander Nones to Michael Brennan. March 15. 61,000
- 68th st, s s, 500 w 8th av, 150x100.5, shanties. Charles H. Lalor to John D. Crimmins. Mort. \$18,000. March 16. 45,000
- 70th st, s s, 200 w 8th av, 25x100.5. Hamilton Odell to Walter Edwards, Jr. March 11. nom  
70th st, s s, 225 w 8th av, 25x100.5. Hamilton Odell to Thomas S. Van Volkenburgh. Mort. \$3,300. March 11. nom  
70th st, No. 149, n s, 325 w 3d av, 150x100.5, two-story frame dwell'g and two-story frame stable. Mary Ann Russell, widow, Cambridge, Mass., individ. and extrx. of E. G. Russell, to John Dennett. Q. C. Feb. 26. 1,000
- 71st st, n e cor Lexington av, 19.8x100, being 981 Lexington av, three-story brick dwelling. Solomon Michelbacher to Abraham Michelbacher. Q. C. February 28. nom  
Same property. Abraham Michelbacher to Fannie Leopold. Mort. \$12,000. March 15. 20,000
- 72d st, s s, 150 e 11th av, 100x73.3x100x70.1, vacant. James R. Smith to Martin E. Greenc. 1/2 part. May 1, 1871. 13,000
- 73d st, s s, 233.4 w 9th av, 16.8x102.2, vacant. Joseph L. R. Wood to Charles J. G. Hall. March 2. 5,167
- 73d st, s s. Party wall agreement. Mary L. wife of J. Elliott Smith with Charles J. G. Hall, Brooklyn. nom  
73d st, s s. Party wall agreement. Mary L. wife of J. E. Smith with George Nichols, Northfield, Vt. nom
- 74th st, No. 45, n s, 205 e Madison av, 20x102.2, four-story stone front dwell'g. John Davidson to Adraetta Goodwin. Mort. \$12,000. March 17. 32,500
- 74th st, Nos. 160-166, s s, 195 w 3d av, 75x102.2, four three-story stone front dwell'gs. Edwin G. Booth, Philadelphia, to Samuel K. Schwenk. Morts. \$32,000. June 2. exch. and 32,000
- 77th st, No. 439, 20x102, two-story brick dwell'g. James Gardner to Albert Miller. Contract. March 12. 3,900
- 78th st, No. 266, s s, 55.10 w 2d av, 16.4x76.8, three-story stone front dwell'g. David Oppenheimer to Rosa Bloom. C. a. G. March 9. 8,500
- 80th st, Nos. 316-324, s s, 300 w 1st av, 125x102.2, five four-story stone front tenem'ts. Henry Meinken, Jersey City, to Joseph Levy. Mort. \$35,000. March 1. 65,000
- 81st st, No. 342, s s, 149.4 w 1st av, 25x102.2, four-story stone-front tenem't. Fanny wife of Samuel Wallach to Jacob Stein. Contract. March 11. 12,700
- 81st st, n s, 279.7 e 3d av, 25.5x102.2. Frederick Correll and Patrick Kayes to Johannah Hassett. Mort. \$11,000. March 16. 17,500
- 82d st, n s, 60 w Madison av, 50x102.2, three-story brick stable and two-story frame shanty and stable. Fernando R. Walker to Joseph A. Dunn. Morts. on easterly lot, \$7,000. March 5. 39,000
- 83d st, n s, 101.8 w 2d av, 28x102.2, vacant. The Central Park Baptist Church, New York, to George E. Kitching, Brooklyn. March 14. 5,185
- 84th st, No. 338, s s, 395 w 8th av, 20x102.2, three-story stone front dwell'g. William A. Cauldwell to Augustus W. Cruikshank. Contract. Dec. 10, 1880. 9,126
- 84th st, No. 233, n s, 241.8 w 2d av, 20x102.2, three-story stone front dwell'g. Eliphalet Stratton, exr. Eliz. Ryckman, to Samuel Froman. Mort. \$4,000. March 1. 7,500
- 86th st, No. 165, n s, 150 w 3d av, 25x100, five-story brick store and tenem't. The Bank for Savings, City New York, to Valentine Pressler. C. a. G. February 17. 13,000
- 86th st, No. 53 and 55, n s, abt 62 e Madison av, 50x100, two two-story frame dwellings. }  
87th st, No. 44, s s, abt 62 e Madison av, 50x100, two-story frame dwell'g and stable in rear, two-story frame shanty and stable. }  
Frederic de P. Foster to Edward Kilpatrick. Mort. \$25,000. March 7. 37,500
- 89th st, n s, 575 w 8th av, 25x100.8, vacant. Augusta E. wife of Theodore Isham, Malden, N. Y., to John W. Stevens. March 15. 4,000
- 89th st, n s, 125 w 8th av, 50x100.8, vacant. Thomas Adams, Brooklyn, to Frank Tilford and Frederick K. Keller. March 11. 10,000
- 96th st, s s, 208.6 e 3d av, 225x100.8, vacant. William McDonald, San Francisco, to Edwin A. Ely. Mort. \$10,000. March 11. 18,000
- 98th st, s s, 325 e 5th av, 71.5x103.4x49.3x100, vacant. Melissa A. wife of Reuben W. Howes, Yonkers, to Emilie wife of Reuben Howes, Jr., and Annie L. wife Leander T. Howes. Q. C. Feb. 16. nom  
Same property. Emilie wife of Reuben W. Howes, Jr., Yonkers, and Annie L. wife of Leander T. Howes, to John B. Hillyer. Feb. 16. 14,500
- 104th s s, 90 e 3d av, 20x50.5. William F. McEntee to Martha Johnson. 1/2 part. March 16. nom  
104th st, No. 170, s s, 225 w 3d av, 25x100.11, four-story stone front flat. John H. Deane to Spencer A. Fanning. Feb. 26. nom  
Same property. Spencer A. Fanning to William Dohrmann. Mort. \$9,500. March 1. 13,650
- 104th st, s s, 225 w 3d av. Release mort. Stephen Birch, Peekskill, N. Y., to William Dohrmann, Jersey City. March 11. 1,511
- 106th st, s s, 150 e 4th av, 150x100.11, vacant. Addison Brown to William P. Flannelly. March 12. 25,800
- 106th st, s s, 175 e 4th av. Release mort. Albert Kimball, Bradford, Mass., to William P. Flannelly. March 12. nom  
Same property. Release mort. Haydn Brown, West Newbury, Mass., to same. March 12. nom
- 107th st, n s, 100 w 1st av, 100x100.9, vacant. Anna Innes et al., exrs. and trustees E. S. Innes, dec'd., to John Cullen. Feb. 23. 6,000  
Same property. Release dower. Anna Innes, widow, to John Cullen. Mar. 1. nom
- 111th st, No. 240, s s, 140 w 2d av, 20x100.11, two-story frame dwell'g. Josephine O. B. wife of John Taylor to Lawrence Lynch. March 14. 4,500
- 111th st, s s, 33.4 e from n w cor of lot bet 3d and 4th avs, upon which are nine cottages, 16.8x100.10, h & l. Ann M. Harrison, widow, to Thomas Collopy. Mort. \$2,750. March 14. 4,000
- 111th st, s s, 520 w 3d av, 18x100.11. Abram S. Cassidy, Newburgh, N. Y., to John Kevins. C. a. G. Mort. \$2,500. March 14. 4,500
- 116th st, n s, 200.6 e 2d av, 16.2x100.11. William Whaley to Ellen Murray. March 8. nom  
Same property. Joseph Murray to William Whaley. March 1. nom
- 116th st, No. 235, n s, 193.4 w 2d av, 16.8x100.10, three-story stone front dwell'g. Sutherland G. Taylor to Wilhelmina L. wife of Charles Schneider. Mort. \$6,500. March 10. 9,250
- 116th st, s s, 200 e 6th av, 200x100.11, one frame shanty and stable. Siegmund J. Seligman to Margaret E. de Forest. March 11. 44,444
- 117th st, No. 321, n s, 250 e 2d av, 25x100.11, two-story frame store and dwelling. Margaret Connor to John Norton. Mort. \$1,200. March 10. 3,000
- 118th st, No. 527, n s, 354.11 e Av A, 20.5x100.10, two-story brick dwell'g. Foreclos. Stephen H. Olin to Mary C. Marshall, of Greeley, Col. Feb. 28. 4,700
- 118th st, n s, 395.9 e Av A, 61.4x100.11, vacant. Luther S. Feek, South Pueblo, Col., to George W. Tubbs. Dec. 10. 5,000
- 118th st, n s, 395 e Av A, 103x100.11. John Gallagher to George W. Tubbs. February 28. rom  
118th st, n s, 310 w 4th av, 30x100, two-story dwell'g, and two-story frame stable in rear. Simon Bing, Jr., to Patrick and Fanny Turley. Mort. \$1,300. March 10. 3,500
- 119th st, No. 424, s s, 319.3 w Pleasant av or Av A, 18.9x100.11, two-story brick dwell'g. Stephen J. Wright to Isaac Schmeer. Mort. \$4,500. March 7. 7,500  
Same property. Release mort. John Ross to Stephen J. Wright. March 11. nom
- 119th st, s s, 200 w 5th av, runs south 100.11 x northwest on crooked line to s 119th st, x east 23, vacant. Isabella V. wife of John Hogan to Mary E. Brooks, widow. Feb. 5. 2,000
- 119th st, n w cor New av, bet 8th and 9th avs, 50x100.11, all of this. }  
7th av, w s, 25.11 s 113th st, 25x100, 1/2 of this. }  
Isaiah Meyer to Max Weil. March 7. nom
- 120th st, No. 429, n s, 268.9 w Av A, 18.9x100.10, three-story brick dwell'g. The New York Life Ins. Co. to Samuel Jacobs. March 14. 6,500
- 120th st, s s, 340 e 4th av, 25x100.11. William R. Kilpatrick to William Mansfield. C. a. G. Correction deed. Oct. 1, 1860. nom  
120th st, n s, 125 e Boulevard, 50x100.11, vacant. }  
120th st, n s, 400 e Boulevard, 100x100.11, }  
John J. Taylor to Alexander J. Mayer. Jan. 18. 9,600
- 120th st, s w cor New av, bet 8th and 9th avs, 50x100.11, all of these. }  
7th av, w s, 50.11 s 113th st, 25x100, 1/2 of this. }  
Max Weil to Isaiah Meyer. March 7. nom
- 120th st, n s, 175 e 11th av, 50x100.11, vacant. Moses Taylor et al., exrs. and trustees John J. Taylor, to Alexander J. Mayer. C. a. G. Jan. 8. 3,200
- 121st st, n s, 100 e 2d av, runs east 75 x north 100.11 x west 75 x south 25.2 x west 95 x southwest 5 to e s 2d av, at point 70.7 north 121st st, x south 70.7 to 121st st, x east 100, frame sheds and stone yards. Cornelia Graham, widow, Newburgh, N. Y., to Charles Bauer. March 14. 23,500
- 122d st, n s, 100 e 8th av, 100x100.11, vacant. Randolph Guggenheimer to Edward Leissner and Alexander Louis. 2/3 part. March 16. 20,000
- 124th st, s s, 450 e 8th av, 50x100.11, vacant. Zachariah Jaques and Patrick Mooney to Joseph Hirsch. March 8. 8,500
- 124th st, n s, 112.8 w 1st av, 18.10x100.11. }  
129th st, s w cor Lexington av, 25x99.11. }  
James Kelly to Mary A. wife of John Halloran. Sept. 1, 1879. nom  
Same property. Mary A. wife of John Halloran to Kate A. C. wife of James Kelly. C. a. G. Sept. 1, 1879. nom
- 125th st, n s, 182 w 9th av, original line, runs north 100 to Lawrence st, as originally laid out, x west 100 x south 200 to Manhattan st, x east along Manhattan st, and 125th st 101.4, three-story frame store and dwell'g, two two-story and one-story frame stable, and No. 2 Lawrence st, one-story frame store and two-story frame dwell'g in rear, No. 4 Lawrence st, two-story frame dwell'g. Margaret S. Toohey, widow, Brooklyn, to Eliza T. wife of John Welden. C. a. G. March 24, 1879. 550  
Same property. Eliza T. wife of John J. Welden to Margaret S. Toohey. C. a. G. March 24, 1879. 550

125th st, No. 69 W., n s, 164.7 e 6th av, 20.5x99.11, three-story frame dwell'g. Margaret wife of John Crosby to Thomas C. Higgins, Brooklyn. Contract. Feb. 11, cash. 6,500

125th st, No. 69 W., n s, 164.7 e 6th av, 20.5x99.11, three-story frame dwell'g. Margaret wife of John Crosby, Pittsfield, Mass., to Thomas C. Higgins, Brooklyn. Feb. 19. 6,500

125th st, No. 230, s s, 450 e 8th av, 62.6x100.9, two-story frame dwell'g. 124th st, n s, 450 e 8th av, 62.6x100.9, two-story brick stable and two-story frame extension. Edmund J. McCarthy, Saugerties, to John M. Ferdinand. Mort. \$1,500. Feb. 16 1883. 2,900

126th st, s s, 225 e 7th av, 75x99.11, vacant. Frederick Aldhous and Anthony Smith to Sarah H. Wentworth. Mort. \$14,350. March 15. 17,500

126th st, No. 241, n s, 105 w 2d av, 20x99.11, three-story stone front dwell'g. Charles A. Mapes, West Farms, to Emily Strang. March 14. 150

126th st, n s, 120 e 5th av. Release mort. Joseph Laroque, Astoria, to August Oppenheimer. March 12. 2,500

127th st, No. 71, n s, 168.4 e 6th av, 16.8x99.11, three-story frame dwell'g. Alexander F. Roberts to Catharine M. Crawford. March 14. 9,000

127th st, n s, 105 e 3d av, 125x99.11, Nos. 207 to 217, six three-story brick dwell'gs, No. 219, two-story brick dwell'g. Margaret E. Adriance, widow, to Lucy S. Adriance, trustee of John S., Isaac and Henry B. Adriance. March 25, 1878. 100

128th st, n s, 200 w 7th av, 25x99.11, vacant. Fanny wife of William Meikleham to Robert M. Strebeigh. Mar. 15. 4,500

129th st, n s, 225 w 6th av, 50x99.11, vacant. 130th st, s s, 225 w 6th av, 25x99.11, three-story stone front dwell'g. John F. Hopkins to Adeline C. Noyes, Brooklyn. March 14. 12,000

130th st, Nos. 57-61, n s, 233.9 w 4th av, 56.3x99.11, three four-story stone front dwell'gs. The Greenwich Ins. Co. to John M. Forbes, Jr. March 17. 33,000

130th st, Nos. 63-65, n s, 196.3 w 4th av, 37.6x99.11, two four-story stone front dwell'gs. The Greenwich Ins. Co. to Franklin B. Lord. March 17. 22,000

130th st, s s. Party wall agreement. Catharine Fettrich with James F. Hopkins. June 16, 1880. nom

131st st, No. 72, s s, 118.4 e 6th av, 16.8x99.11, three-story stone front dwell'g. William McReynolds to Lewis M. Hornthal. Mort. \$6,000. Feb. 25. 11,000

131st st, s s, 225 w 7th av, 75x99.11, vacant. 130th st, n s, 225 w 7th av, 75x99.11, two-story frame dwell'g and frame stables. 130th st, s s, 350 e 8th av, 75x99.11, vacant. Henry Hughes to Henry Weil. March 16. 36,000

132d st, No. 29, n s, 80 w Madison av, 20x99.11, three-story stone front dwell'g. John N. Hayward to John M. O'Connell. March 15. 9,000

133d st, s s, 335 w 5th av, 75x99.11, vacant. New buildings projected. Marx Rothschild to Sigmund Warshing. Mar. 7. 12,500

133d st, s s, 410 w 5th av, 75x99.11. Victor H. Rothschild to Sigmund Warshing. March 7. 12,500

135th st, n s, 285 w 5th av, 50x99.11, vacant. Alonso C. Monson, Astoria, to Michael Falihee. March 15. 7,000

135th st, s s, 350 e 8th av, 25x—, vacant. Foreclos. Daniel Brown to Caleb S. Fordham, admrs. Jane M. Marrenner. March 16. 3,500

136th st, n s, 525 w 6th av, 50x68.1x63.3x107, vacant. Cornelius A. Runkle to Dewitt Clinton Winslow. March 16, 4,500

136th st, n s, 525 w 6th av, 50x68.2x—x107, vacant. De Witt C. Winslow to Meyer Dittenhoefer. M. \$3,000. March 16. 4,500

152d st, n s, 125.8 w Boulevard, 24.4x99.11. 153d st, s s, 125.8 w Boulevard, 24.4x99.11. Jacob K. Lockman, exr. of R. C. Sage, to Augusta wife of John Trageser. Correction. March 10. 9,750

155th st, s s, 150 e 10th av, 56.6x99.11, vacant. James Monteith to Estelle B. Morris. March 16. 8,500

175th st, s s, 25 w New av, bet 10th and 11th avs, 25x140.11x25.1x143.3. Partition. Joseph Meeks to George F. Gantz. April 27, 1880. 650

Av C, No. 215, w s, 23 n 13th st, 22.10x65, five-story brick store and tenem't. Isaac T. Meyer to Fernando R. Walker. Mort. \$5,500. March 7. 15,000

Lexington av, w s, 25.5 s 62d st, 18.9x75, wrong description. Thomas Kennedy to Caroline Schoenberg, widow. Mort. \$12,000. Jan. 3. 18,250

Lexington av, No. 1080, n w cor 76th st, 17.2x72.10, three-story stone front dwelling. John Mathews and Jacob Shipsey to David H. Fowler, Brooklyn. March 15. 16,000

Lexington av, No. 1467, e s, 19.8 s 95th st, 18x95, three-story stone front dwell'g. Nelson H. Salisbury, Albany, N. Y., to Isabel H. wife of Thomas J. Crombie. Mort. \$5,500. July 29. 8,100

Lexington av, No. 1649, e s, 79.4 s 105th st, 15.10x70, three-story stone front dwell'g. William McCabe to Ida M. wife of John M. Kershaw. Mort. \$5,500. Mar. 12. 7,000

Madison av, No. 1119, four-story stone front dwell'g. Contract. Thomas M. Wheeler to Patrick Cassidy. March 14. 22,000

Madison av, No. 961, e s, 81.10 n 75th st, 20.4x105, four-story brick dwell'g. Mary A. wife of James E. Miller to Solomon Marx. March 16. 35,000

Madison av, s w cor 98th st, runs west 21.7 to centre line of old post road, x south 103.4 x east 45 to Madison av, x north 100.11 to beginning, vacant. Maggie A. wife of and James H. Coleman to John B. Hillyer. Feb. 17. 10,500

St. Nicholas av, w s, 51.1 s 150th st. Release. William C. H. Waddell assignee, to Lucene Gunning. March 13. nom

St. Nicholas av, w s, 51.1 s 150th st, 51.1x47.5x49.11x36.8, two-story frame shop. Foreclose. John A. Balesier, referee, to Lucene Gunning. March 15. 3,500

Same property. Lucene wife of William J. Gunning to William Arras. March 15. 3,500

1st av, No. 295, s w cor 17th st, 23x51.6, five-story brick store and tenem't. Louis Ulrich to Felix Rieger. March 16. 18,650

1st av, No. 398, e s, 49.5 n 23d st, 24.8x81.6, one-story brick stable. William H. Schermerhorn and ano., exrs. of Samuel Leggett, to Charles Siedler, Jersey City, N. J. March 16. 7,100

1st av, Nos. 1657 and 1659, w s, 50.4 n 85th st, 50.4x75, two four-story brick tenements. Contract. Oscar Duryea to Gustav Simon. March 11. 20,750

2d av, No. 304, e s, 52 s 18th st, 26x90, four-story stone front dwell'g. John Neilson and ano., exrs. Margt. A. Neilson, to John A. Kellner. March 11. 17,500

2d av, No. 1452, e s, 27 s 76th st, 25x100, five-story brick store and tenem't. Julius Lipmann to Henry Dorzbacher. Mort. \$7,500. March 15. 15,000

Same property. Henry Dorzbacher and Helene, his wife, to Louis Dorzbacher. 1/2 part. Mort. \$7,500. March 15. 4,880

2d av, n w 192d st, 70x87.6. John J. Tracy to Christopher B. Keogh. Mort. \$36,100. Dec. 6. nom

3d av, n e cor 98th st, 50.5x110. 2d av, w s, extd from 98th st to 99th st, 201.6x100. Alice and Lucy A. Sandford, New York, and Marian E. wife of and Charles S. Lewis, Ovona, N. J., to Peter Cooper. Q. C. Feb. 4. nom

3d av, n e cor 99th st, 75.9x105, shanty. Edward Oppenheimer to Israel Casper. Mort. \$5,500. Dec. 2. 15,750

4th av, w s, 75 n 55th st, 0.10x16.8. William Noble to Harriet E. wife of John B. Page. March 10. nom

4th av, Nos. 337 to 341, s e cor 25th st, 49.4x100, four-story brick studio building, &c. John Taylor, Bayside, L. I., to Robt. and Ogden Goelet. Mar. 14. 100,000

4th av or Park av, No. 31, es, 56.3 s 36th st, 18.6x50, four-story stone front dwell'g. Fannie wife of William Goodkind to William A. Butler, Jr., Yonkers. Mort. \$15,000. March 15. 20,000

4th av, e s, 20 n 24th st, 20x83. Joseph Harker to Chester W. Chapin, Springfield, Mass. Mort. 10,000. March 15. 23,000

5th av, e s, 100 n 15th st, runs east 125 x north 3.3 x east 3.4 x north 30.9 x west 128.4 to 5th av, x south 34. James M. Constable to Eliza A. wife of George A. Hearn. Jan. 13. nom

Same property. George A. Hearn to Jas. M. Constable. Jan. 13. nom

5th av, e s, 76.8 n 81st st, 25.6x100, vacant. 99th st, n s, 225 w 4th av, 50x100.11, vacant. Charles F. Southmayd, et al., to Thomas Wall. Aug. 20. 32,000

5th av, e s, 76.8 n 81st st, 25.6x100. Thomas Wall to Edward Tracy and James Russell. March 11. 40,000

Same property. Cancellation of contract to sell. John N. Stearns to Thomas Wall. Nov. 21. 600

5th av, e s, 75.8 n 87th st, 25x140, vacant. Contract. Robert Hoe et al, recvrs., to Edward Selleck. May 26, 1879. 17,000

6th av, e s, 49.4 n 27th st. Release. Henry Gilsey, Margaret Varian, widow, and William H. Varian to Clinton W. Sweet, New Jersey. March 1. nom

7th av, s e cor 120th st, 100.11x100. 120th st, s s, 100 e 7th av, 25x100.11. Vacant. John H. Sherwood to Eliza K. wife of Henry W. Belcher, Philipstown, N. Y. March 10. 30,000

8th av, n w cor 99th st, 45.11x100, two-story brick store and dwell'g, three-story stone front dwell'g, and one-story frame stable. Emerson W. Perry to Tobias New, Brooklyn. 1/2 part. Mort. \$3,325. March 11. 5,000

8th av, n w cor 123d st, runs north 50.5 x west 100 x north 50.6 x west 25 x south 25.3 x west 110.8 to Av St. Nicholas, x south 88.9 to 123d st, x east 189.3 to beginning, vacant. Siegmund J. Bach to Charles W. Durant, Jr. Contract. Mort. \$20,000. March 9. 29,250

8th av, e s, 49.11 s 127th st. Release judgment. J. Edward Masten, surviving partner, to John A. Robinson. nom

Same property. William King et al. to same. Release judgment. 300

8th av, e s, 49.11 s 127th st, 75x100. Release dower. Maria A. Robinson, widow, to Henry Weil, Brooklyn, February 17. nom

Same property. Graham Robinson, individ. and exr. J. Robinson, to Henry Weil. Release mort. Feb. 25. nom

Same property. Graham Robinson and ano., exrs. J. Robinson, to Henry Weil, Brooklyn. Jan. 31. 14,000

Same property. William McDermott to Graham Robinson. Release judg. 177

11th av, No. 555, w s, 21 n 42d st, 19.9x70, four-story brick store and tenem't. John C. Rumsal to Julius Recknagel. March 16. 7,000

11th av, w s, 65 s 175th st, 38.1x150.8x23.10x150. Partition. Joseph Meeks to George F. Gantz. April 27, 1880. 900

All property heretofore assigned to party of first party by party of second part. Max Altmayer, assignee, to David Solinger. March 11. nom

MISCELLANEOUS.

All title of grantor in estate real or personal of late Fernando Wood. Calhoun Wood to Joseph L. R. Wood. March 14. 1,000

Bulkhead on w of Pier 53 East River, South st, near foot of Jackson st, 100 of said bulkhead and part of said pier 53. Augustus Schell and ano., exrs. Rebecca L. Fox to Charles H. Eldridge. March 10. nom

Same property. Charles H. Eldridge to George W. Hodges. 1/2 part. March 15. 3,500

Certificate by Julius Beer and H. Newstadter, admrs. of I. D. Walter, dec'd, that the only surviving heirs of said Walter are as follows—Caroline wife of Henry Newstadter, Rosetta wife Joseph J. Stethheimer, Augusta wife of Jacob Greenbaum, Sophia wife of Julius Beer, Amelia wife of David J. Selignan, Josephine and Mena I. Walter, adults, and Israel D. Walter, minor.

Certificate of Incorporation of the Rector, Church Wardens and Vestrymen of the Church of the Holy Faith, City New York.

Substitution of trustee. Gustavus Heye appoints Henry W. Livingston trustee for Mary S. Livingstone upon resignation of Alfred Roe.

**23D AND 24TH WARDS.**

Arthur st, n w cor Jacob st, 25x123.3x25x123.6. Margaret Rafferty to Patrick Rafferty. March 11. 400  
 Union st, s s, 100 w Ogden av, 33x100. Christoph Pez to Christian and Catharine Schmidt, his wife, joint tenants. Mort. \$1,000. March 8. 1,000  
 Washington st, 100 from Union av, 75x100. James C. Lyon, Petrolia, Pa., to Anna Medgon, his wife. May 13, 1880. gift  
 1st st, e s, 147 n Grand av, 100x100. John E. Roosevelt to George F. and Henry B. Opydyke. March 16, interest, tax and assessments. 50  
 Central av, part lot 65, 25x25x25x80x50x103.6. Farrell Keegan to John J. and Richard Keegan. Feb. 14. 400  
 Elton av, w s, 100 s 157th st, 25x100. Adam Stephan to John Haffen and Mathias Haffen, Jr. March 14. nom  
 Elm av, s w s, lots 14 and 15 map south Belmont, 100x100. Foreclos. Felix V. B. Kennedy to Charles Schwartz. March 12. 850  
 Fulton av, w s, 111.5 s 170th st. Eliza D. Brodhead, extrs. to Selina C. Sinclair. Mort. \$4,000. March 10. nom  
 Fordham av, westerly cor Grove st, 18x120. John A. Gilmour to Anna Meier. Sept. 30. nom  
 Same property. John Meier to John A. Gilmour. Sept. 30. nom  
 Jackson av, e s, 94.9 n Cliff st, 19.9x84, h & l. Clara wife of Peter P. Decker to Margaret Slattery. Mort. \$2,000. July 25, 1878. 4,000  
 Walton av, e s, 339 s Ella st, 201.7x291x200x265.3.  
 Ella st, s w s, adj above, 166.3x340x89x478.3.  
 Ella st, s w s, in vicinity of above, 42.7x40x60.  
 Dennis McMahon to Joseph H. McChesney. Mort. \$16,000. Feb. 11. 25,000  
 Same property. Joseph H. McChesney to Benjamin Richardson. Mort. \$16,000. March 11. 25,000  
 Willis av, w s, 50 n 140th st, 25x85, h & l. Philip Smith to Carl Sotscheck. Mort. \$1,400. March 14. 2,500  
 Willis av, cor 148th st, indefinite lot. Charles P. Mick, Stroudeborg, Pa., to Catharine L. wife of Townsend Price, of Barrett, Pa. Jan. 27. nom  
 Fordham depot to McCombs Dam Bridge road, adj J. Valentine, 1 acre. Foreclos. Sidney J. Cowen to Sarah W. Tompkins and Mary C. Mathews. March 2. 400  
 West Farms to Kingsbridge road, opposite P. Laurences, 24x29x24x26. Foreclos. Sidney J. Cowen to Sarah W. Tompkins and Mary C. Mathews. March 2. 400  
 Strip at West Farms, 1 22-100 acres. Samuel L. M. Barlow to the New York & Northern R. R. Co. March 4. 3,352  
 1 22-100 acres, West Farms. Release All real estate in New York and Westchester which was formerly vested in James Buchan before executing an assignment thereof. Henry H. Bowman, individ. and assignee of Jas. Buchan, to said James Buchan. June 1, 1880.

**LEASEHOLD CONVEYANCES.**

Barrow st, s s, 100 e Hudson st, 25x100. Assign. lease. Solomon, Marx to James E. Miller. 9,000  
 Chambers st, n s, 325 w Broadway, 25x75. Rector, &c., Trinity Church to Willett H. C. Coles, extr. C. Coles. 21 years, from May 1, 1877, per year. 1,150  
 Chambers st, No. 161, 25x75. Assign. lease. Jennie wife of Willett H. Coles, Clark Township, N. J., to Emma E. wife of Robert Gair. 10,137  
 Same property. Consent to assign. lease. The rector, &c., Trinity Church to Jeanne E. Coles,

Murray st, s s, 75.2 w College pl. Consent to assign. lease. Trustees of Columbia College to Benj. P. Fairchild and ano., admr. W. Tyson.

Murray st, s s, 75.2 w College pl. one lot. Assign. lease. Benjamin P. Fairchild, admr. W. Tyson, to Thomas C. Dunham. All title of W. Tyson. 1,500  
 Pike st, s e cor Monroe st, 21.4x57.11x21.4x60. Abraham B. Conger and Cath. A. Hedges to Clarence R. Conger. 21 years from May 1, 1877, per year. 300  
 Same property. A. B. Conger and Cath. A. Hedges to Clarence R. Conger. Consent to assign. lease.  
 Pike st, e s, 21.4 s Monroe st, 21.4 x abt 59.10. Abraham B. Conger and Cath. A. Hedges to Clarence R. Conger. 21 years from May 1, 1877, per year. 200  
 Same property. Consent to assign. lease. A. B. Conger and Cath. A. Hedges to Clarence R. Conger.  
 Schuyler st, n s, 300.3 e Morris av, 25x100. Assign. lease. Edward Woods to Mary Woods. nom  
 Water st, No. 89. Assign. lease. John L. Gross to H. A. Vatable & Son. 10,000  
 5th st, s s, 187.11 e 1st av, 25x96.2. John Hoffman and Kunigunde Schlichter to Christine Gerlicher. Assign. lease. 9,825  
 12th st, n s, 193 s e Av B, 25x103.3. Richard H. Handley, Hauppauge, Suffolk Co., New York, to Lewis Kircher. 21 years, per year. 300  
 12th st, n s, 218 s e Av B, 25x103.3. Same to Henry Schumacker. 21 years, per year. 300  
 14th st, No. 436. Assign. lease. Tonjes Hinrichs to Henry Intermann. nom  
 30th st, s s, 275 w 11th av, 75x98.9, and all machinery, one and two-story brick offices. Leasehold. Foreclos. Edward D. Gale to John H. and Conrad Stegmann, exrs. C. Stegman. March 11. 9,000  
 43d st, s s, 145.10 w 5th av, 20x100.5. }  
 43d st, s s, 125 w 5th av, 20.10x100.5. }  
 Elbridge T. Gerry to Annie McReynolds. Assigns. leases. nom  
 51st st, s s, 601 w 5th av, 20x100.5. Frederick C. C. Schack to John A. Churchhill. Assign. lease. 20,000  
 51st st, s s, 181 w 5th av, 22x100.5. Consent to assign. lease. Trustees Columbia College to Stephen H. Olin.  
 Same property. Stephen H. Olin to Stephen H. Olin, admr. Julia M. Olin. nom  
 51st st, s s, 181 w 5th av, same property. Consent to assign. lease. Trustees Columbia College, City of New York, to Stephen H. Olin, admr.  
 Same property. Stephen H. Olin, admr. Julia M. Olin, to William Alsop. Assign. lease. 22,500  
 51st st, No. 20 W. Leasehold. Contract. Elizabeth H. Almy, Orange, N. J., to H. K. Enos. 24,000  
 61st st and 62d st, Av A and East River, 114 front. The Mayor, &c., New York, to John L. Brower. Tax lease, 500 years, at. 13  
 2d av, n e cor 121st st, six lots. Surrender of lease. William Symmers to Cornelia Graham, Newburgh, N. Y. 400  
 3d av, w s, 43.10 s 65th st, 19x80. Assign. lease. Ernest Conrades to Mary B. wife of Jacob B. Albeck.

**PARTITION OF THE GOELET ESTATE.**

To Robert and Ogden Goelet—  
 Nos. 40, 42, 44 and 46 Washington st; 16, 18 and 20 Morris st; 109 Cedar st; 20 Beaver st; 20 Grand st; 69-69 1/2 Centre st; 167 Chatham st; 87 Bowery and 65 Chrystie st; 390-392 Cherry st; 46-48 Scammel st; 221, 225, 227 and 229 Mercer st; 28, 30, 32, 34, 36 and 38 Gansevoort st; 107 8th av; 899 Broadway; 895-897 Broadway; 10 East 20th st and 11 East 19th st; property in Albany, N. Y., and share in burial plots.  
 Nos. 137 and 139 Greenwich st; 21 Front st; 128, 130, 132, 134, 136 and 138 Broad st and 14 Front st; 252 Water st; 251 Front st; 320 Water st; 79-81 Lewis st; 509-511 East 17th st; 639 Broadway; 637 Broadway; 206-208 Mercer st; 811 Broadway; 833 Broadway; West 14th st, s s, bet 9th and 10th avs, indeft lot; 122 7th av; 900 Broadway; 333 4th av; 284 1st av; 404 East 17th st; 450 4th av; 453 4th av; East 44th st, n s, bet 4th and Lexington avs, indeft; 151 East 44th st; 147 East 42d st; 206 East 50th st; 47th st, s s, bet 1st av and East River, 12 lots; 4th av, w s, bet 54th and 55th sts, 3 indeft lots; 4th av, w s, bet 52d and 53d sts, 7 lots; 173 East 62d st; 1050, 1052, 1054 and 1056 3d av; 178 East 78th st; 1362 and 1372 3d av; 81st st,

82d st, Av B and East River, 15 lots; 88 Nassau st; 889-891 Broadway; 15 East 19th st; 79, 81, 83 and 85 Madison av; 23 1/2, 25 and 27 East 28th st; 28 and 34 East 29th st; 22, 24, 26 and 28 East 47th st; 757-773, odd numbers incl., 3d av; 203-213, odd numbers incl., East 47th st; 204-218, even numbers incl., East 48th st; also, 48th st, s s, 205.7 e 3d av, runs southwest 100.11 x southwest 102.7 to 47th st, x east 32.6 x northeast 203.2 to 48th st, x west 28.4; 48th st, s s, 234 e 3d av, runs south 100.5 x west 5.5 x northwest to beginning; also 437 to 453, odd numbers incl., East 56th st; 1034 1st av.

To Jean B. Goelet and Hannah G. Gerry: No. 26 West st; 22-24 Morris st; 24-25 West st; 52-54 New st; 739-741 Broadway; 248 and 250 Mercer st; 378 3d av; 27 East 19th st, and share in burial plots; 4 and 5 South st; 110, 112, 114, 116, 118, 120 and 122 Broad st; 631, 633, 635 Broadway and 200 Mercer st; 202-204 Mercer st; 52 East 13th st; 54 East 13th st; 183 and 185 7th av; 133 7th av; 913 Broadway; 890, 892, 894, 896 Broadway; 23-25 East 19th st; 15 and 17 East 29th st; 18-20 East 29th st; 23 East 29th st; 102, 104, 106, 108 Madison av; 390, 392, 394 and 396 4th av; 415, 417 and 419 4th av; 41st and 42d sts, 4th and Lexington avs—4 lots; 416 East 47th st; 67, 69, 71, 73 and 75 East 54th st; 163, 165, 167 East 61st st; 168 East 62d st; 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046 and 1048 3d av; 159, 161, 163, 165, 167, 169 East 63d st; 1066-1068 3d av; 81st st, s s, bet Av B and East River—8 lots.

To Hannah G. Gerry—  
 No. 78 Cliff st; 73-75 Cherry st; 356-358 Water st; 250, 252, 254 Cherry st; 67 Ludlow st; 5th av, e s, extd from 46th to 47th sts, 200.10x140, The Windsor Hotel; 2, 4, 6 E. 47th st; 417 to 435, odd numbers incl., E. 56th st, and 1,030 1st av.

To Jean B. Goelet—  
 No. 454 Broadway; 28th st, n s, 175 e 5th av, 25x178.9x32.6x157.11; also 65 Madison av; 9 to 29, odd numbers incl., E. 46th st, and 8 to 20, even numbers incl., E. 47th st; also lots 7 to 17 and 56 to 65, all inclus, block 337, 19th Ward; also block 337 and block No. 66, 19th Ward; also block 337 and block No. 67, 19th Ward; and block 338 and block No. 68, 19th Ward; also Lexington av, 41st, 42d sts, 13 lots; 41st st, n s, intersection centre line old Eastern Post Road, runs northeast 200.6 to 42d st x west 37.9 x southwest 200.10 to 41st st, x east 39.7; 42d st, s s, 225 w 3d av, 45.7x—x63 x98.9; also 403 to 415, odd numbers incl., E. 56th st, and 1026, 1028, 1032 1st av; also pew in chapel.

**KINGS COUNTY.**

MARCH 10, 11, 12, 14, 15, 16.

Ainslie st, s s, 75 w 10th av, 100x80x68x8x29.6x12x92.9. Robert J. Palmer to Hugh Tully. Mort. \$3,600. 1875. nom  
 Adams st, e s, 100 n Sands st, 25x100. Foreclos. Thos. M. Riley to Henry Von Glahn. 3,700  
 Adelphi st, e s, 161.1 s DeKalb av, 20x126.8. M. Horell Topping to Eliza B. wife of Truman B. Brown, Montclair, N. J. nom  
 Same property. T. B. Brown to M. Howell Topping. nom  
 Bergen st, n s, 220 e Nostrand av, 20x100, h & l. Edwin Corning, N. Y. to Newell Martin. 5,000  
 Same property. N. Martin to John H. Taylor. 5,000  
 Bergen st, s s, 50 w 3d av, 25x100. Robert, David, John, William and James Kiers, heirs R. Kiers, dec'd, to Frank Hetzler. Mort. \$800, and taxes 1878, 1879 and 1880. 1,250  
 Boerum st, s w cor Bushwick av, 25x60. James Meehan to Albert F. W. Fahl. Mort. \$1,100, assessments, &c. 1,400  
 Baltic st, n s, 173 e Clinton st, 24.3x90.10. Ann E. wife of James C. Pell to Theodore Ludewig and August Hellwig. 6,500  
 Baltic st, s e cor 3d av, 35x100.  
 Douglass st, n e cor 3d av, 23x105x35x100. George Merriam et al., exrs. Abigail F. Merriam and the heirs of Abigail F. Merriam, to Moses M. Vail. nom  
 Same property. G. S. Merriam and ano., exrs. G. Merriam, to same nom  
 Bergen st, n s, 225 e Schenectady av, 25x107.2. William H. Biers to Albert Banks. Mort. \$125, taxes, &c. 600  
 Bushwick boulevard, e s, 40 n Stagg st, 20x— to old w s of Busnwick av, x—x—. John Timmes to Henry J. Hesse. 4,600  
 Carroll st, s s, 447.8 w 7th av, runs south 123 x east 11.6 x north 123 to beginning. Angelo L. and Julien L. Myers to Isaac T. Meyer nom  
 Carroll st, n s, 187 w Court st, 22x100. The Mutual Life Ins. Co., New York, to Dominick H. Roche. C. a. G. 6,000  
 Carroll st, s s, 320 w Columbia st, 20x100. Sophia wife Jonas S. Halstead, Paterson, N. J. to Sarah J. Purdy, Franklin, N. J. Mort. \$1,500, taxes, &c., \$500. 4,000  
 Columbia st, n e cor Pineapple st, 25.3x101. Margaret S. Mower wife Ephraim to Effie L. wife George J. Loughton. 14,000

Cumberland st, e s, 395 n DeKalb av, 25x110. Clara wife Richard L. Leggett to Harriet M. wife Chester M. Foster. Mort. \$6,000. 8,500  
 Chauncey st, s s, 375 e Patchen av, 25x100. Christian Suffel to Agatha Koch. 400  
 Chauncey st, s s, 425 e Patchen av, 25x100. Agatha wife of Henry Koch to Christian Suffel. 775  
 Chestnut st, n s, 175 e Central av, 25x119.2x25.9 x125.6, h & l. Christianna W. Riley, widow, to Charles G. Summers. Mort. \$936, assessment \$68. 1,250  
 Clifton pl, n s, 225 e Clason av, 20x100. Daniel J. McCann to James Powers, Sr. 1/2 part. nom  
 Clifton pl, n s, 225 e Clason av, 20x100. James Powers, Sr., to Mary F. wife of Daniel J. McCann. 1/2 part. nom  
 Clifton pl, n s, 550 e Bedford av, 16.8x100, h & l. James D. Rankin to Eliza wife of Samuel Truesdell. Morts. \$4,382. 6,500  
 Dean st, s w s, 142.4 s e Bond st, 22.4x100, h & l. Edward Franke to Rose M. Carrigan. Mort. \$2,000. 5,900  
 Dupont st, s s, 125 e Union av, 25x100. Hester Engelhart to Jacob Goldberg. Mort. \$600. 1,150  
 Elizabeth st, s w s, in centre of a slip 140 feet wide, said point being 850 s e Van Brunt st, runs southeast through centre of said slip to the bulkhead of Erie Basin, x southeast along said bulkhead to point 100 west Otsego st, x northeast 15 x southeast to w s Otsego st, x north to s w s Elizabeth st, x northwest 740 to beginning, with land under water in front of same. William F. Buckley, New York, to The Anglo-American Dry Dock Warehouse Co. C. a. G. 800,000  
 Frost st, n s, 125 w Ewen st, 25x— to Williamsburgh and Newtown Pike, x 25x62. James R. Allaben, referee, to Catharine Adams. 500  
 Same property. Jane and James Devaney to Catharine Adams. Q. C. nom  
 Fulton st, n s, 90.1 w Clermont av, 18.3x70x22x60. John C. Wells to Aaron S. Robbins. Mort. \$4,000. 6,500  
 Grand st, n s, 45 w Lorimer st, 20x100. Caroline A. wife of George Hedger, of Australia, to Chester D. Burrows. Mort. \$3,075. 5,900  
 Halsey st, s s, 400 e Throop av, 20x100. Ann E. wife of Edgar L. Morrison, Jr., to Alice E. wife of Alfred C. Du Bois. Mort. \$3,000. 4,400  
 Halsey st, s s, 180 w Throop av, 20x100, h & l. Phebe P. Kissam, Flushing, to Alonzo E. De Baum. 4,000  
 Hancock st, n s, 270 e Bedford av, 20x100, h & l. Joseph H. Townsend to Beatson J. Bell. Mort. \$4,500. 7,800  
 Halsey st, s s, 201.6 w Arlington pl. Release mort. Hannah K. wife of G. D. Van Vranken to Thomas B. Jackson. nom  
 Halsey st, s s, 236.6 w Arlington pl, 17.6x100. Thomas B. Jackson to Margaret J. wife of Chas. A. Gilbert. 7,250  
 Hicks st, s w cor Lorraine st. Release mort. Samuel Colgate to Lizzie Stagg, Stratford, Conn. nom  
 Herkimer st, s s, 60 w Troy av, 20x100. Ammie L. Galer wife of James, and heir of J. A. Van Duyn, to Elizabeth Van Duyn. Q. C. nom  
 Same property. Robert H. Van Duyn, heir of J. A. Van Duyn, to Elizabeth Van Duyn. Q. C. nom  
 Same property. Kate T. Crane, wife of John G., and heir J. A. Van Duyn, to same. Q. C. nom  
 Same property. Henrietta D. wife of Leonard Cole to same. Q. C. nom  
 Hewes st, n s, 242.10 w Lee av, 21.6x90. Thos. M. Stewart to Adolph B. Ansbacher, New York. Morts. \$3,500, &c. 7,100  
 Humboldt st, w s, 75 s Varet st, 25x100, h & l. Ludwig Holzhausen to Louis Heyd, Middle Village. 3,000  
 Jefferson st, s s, 220 w Bedford av, 42x100. Spencer Aldrich to Francis J. McMahon. 4,000  
 Jefferson st, s s, 262 w Bedford av, 21x100. Elizabeth W. Aldrich, widow, to Francis J. McMahon. 2,000  
 Johnson st, s w cor Laurence st, 23x84, h & l. David Lonergan to John F. Clarke. 1,000  
 Same property. J. F. Clarke to Bridget Lonergan. 1,000  
 Kent st, s s, 195 w Franklin st, 25x100, h & l. Caroline wife of William Archer to Elizabeth B. Archer. Subject to life estate and mort. \$600. 100  
 Lincoln pl, s s, 260 w 7th av, 20x100. Henry B. Hall to Ellen J. wife of and Daniel Gillespie. 8,750  
 Linden st, n w cor Hamburg av, 405x200 to Grove st, x 405x194. Charles W. Scofield to Channing Baxter, Flatbush. Mort. \$1,500, int. from 1877, sewer assesst. exch  
 Lawrence st, w s, 63 n Johnson st, runs north 18 x west 47.6 x south 10 x east 7 x south 7 x east 4.10 x southeast — x north 3 x east 27.6. James Sweet to Sarah J. Sweet. 500  
 Lefferts pl, s s, 118.2 w Franklin av, 16.8x120, h & l. Alonson Tredwell to Charles K. Wallace. Mort. \$3,250. 8,500  
 Maujer st, n s, 50 e Waterbury st, 25x80. Joseph Timmes to John N. Hurver. 500  
 Myrtle st, n s, 125 e Willow st, 25x116.10x25x121.5. Peter M. Hale, Raleigh, N. C., to Ann Ward. Mort. \$1,500. 2,250

Leonard st, w s, 100 n Calyer st. Release mort. Gardiner S. Harding to John H. Calyer. nom  
 Leonard st, w s, 100 n Calyer st, 62x100. Phebe A. Calyer, widow, and Eliza Moore, Chicago, to John H. Calyer. Perfects description. nom  
 McDougal st, n s, 225 e Saratoga av, 25x100. Gottlieb Gleishmann to Mary wife of Jacob Hertlin. Mort. \$500. 1,000  
 Monroe st, n s, 327 w Ralph av, 29x100. Frederick C. Vrooman to Andrew Peck. 4,500  
 Madison st, s s, 530 w Nostrand av, 20x100. Joseph C. Hoagland to James H. Warwick. Mort. \$3,500. 5,500  
 Meserole st, s s, 125 w Lorimer st, 25x100. Walter Thorn to Max Hallheimer. Partition. 1,325  
 Monroe st, s s, 187 w Patchen av. Release mort. John Cowenhoven to Samuel McKnight. nom  
 Same property. Release mort. Same to same. nom  
 Same property. Release mort. same to same. nom  
 Monroe st, s s, 260 w Ralph av, 20x100, h & l. Elizabeth J. A. wife of and Daniel Jung, of Enterprize, Fla., to Edward Croese. Mort. \$2,000, assessts, &c. nom  
 Same property. Edward Croese to Joseph Sweet. Mort. \$2,000, assessts, &c. 3,500  
 North Oxford st, e s, 296 n Park av, 18.9x100, h & l. George McCloughry, New York, to Jane Mathews. 1876. 2,500  
 Oxford st, e s, 314.9 n Park av, 18.9x100; h & l. John McCormick to Nicholas Grace. Taxes, 1877, 1879 and 1880, and water tax 1879 and 1880. 1,800  
 Pacific st, s s, 175 e Powers st, 25x100. Christopher J. Stork to Louis Haefelin. Mort. \$2,000. nom  
 Same property. L. Haefelin, New York, to Emille C. wife of Christopher J. Stork. C. a. G. Mort. \$2,000. nom  
 Penn st, n w s, 106.7 n e Wythe av, 18.6x100, h & l. Andrew D. Bird to Maria wife of Samuel Dorman. Mort. \$4,000. 4,750  
 President st, n e s, 279.6 n w 6th av, 62.6x95, h & l. Sarah P. Holdridge, Poughkeepsie, to E. Kimball. Q. C. Morts. \$22,500, taxes \$1,550, &c. exch  
 Pineapple st, n s, 223 e Hicks st, 22x101.3. The Amity Ins. Co. to Emily wife of Ferdinand Rochow. 7,000  
 Same property. E. Kimball to Henry Z. T. Moore. Morts. \$22,500 exch  
 Prince st, e s, 125.11 n Fleet st, 25.1x86 to Fleet st, x 28.8x71.10. Joseph T. Drake, et al. heirs Joseph Drake, to Samuel Dugard. 1/4 part. 3,412  
 Same property. Benj. Drake, exr. J. Drake, to Samuel Dugard. 1/4 part. 487  
 Quincy st, s s, 450 w Ralph av, 25x100. Margaret Brown, widow, to Charles J. G. Dalery. 500  
 Ryerson st, e s, 215 s De Kalb av, 20x100, h & l. Edmund Oldham to Edmund T. Oldham. 10,000  
 Same property. Edmund T. Oldham to Mary E. Oldham. 10,000  
 Ryerson st, w s, 135 s DeKalb av, 20x100. Ruth D. Griggs to James P. Bennett. Morts. \$6,000. 8,000  
 Sackett st, n s, 291.8 w Columbia st, 16.8x100, h & l. Thomas Keaveney or Kavanagh to Martin M. wife of Ellen M. Peterson. Morts. \$500. 2,450  
 St. James pl, w s, 283.8 n Gates av, 20x100, h & l. Sarah L. P. wife of John A. B. Lampport, New Haven, Conn., to Nelson Hamblin. Mort. \$1,000. 4,500  
 St. James pl, w s, 179.3 s Fulton st, 18.9x100, h & l. Thomas Fisher to Rosa E. Farlee and Frances H. Zunts. 9,000  
 St. Johns pl, n s, 144.7 e 7th av, 20x100, h & l. Isabella wife of John Gordon to John R. Tolar. Morts. \$5,500. 9,500  
 St. James pl, w s, 248 s Fulton st, 20x85. Susanna E. C. wife of Walter C. Russell to Cornelia F. wife of James M. Ham. 11,750  
 St. Johns pl, s s, 243.7 e 7th av, 21x100. Emily L. wife of Melville D. Landon to John Robinson. Morts. \$6,000. 10,000  
 St. Marks pl, s s, 350 w Saratoga av, 50x77.8x50x68.4. Frances A. O. wife of Edward Ralph to Chauncey Bedell, Hempstead. 1876. 250  
 Sterling pl, n s, 103.10 e 5th av, 10x107.4x31.2x105.6. Foreclos. Hugh Duffy to Moses M. Vail. 1,000  
 Steuben st, e s, 249.8 s Flushing av, 75x100. }  
 Schenck st, w s, 261.4 s Flushing av, 75x100. }  
 John Andrews to Benjamin Andrews. Q. C. nom  
 Steuben st, e s, Greene av, Quincy st. Release mort. Benj. Andrews to John Andrews. nom  
 Seabring st, n e s, 233.10 s e Richard st, 16.9x—, h & l. Joshua Hill, New York, to Henry H. Browne. 1879. Mort. \$1,500. 3,000  
 Same property. Henry H. Browne to James W. Smith. nom  
 Skidmores lane, e s, adj J. Van Houten, Jr., Flatlands. Jacob Smith, Canarsie, to Arabella wife of David Holmes. 1873. nom  
 Strong pl, w s, 125 s Harrison st, 16.8x109.10. Lucy wife of William Weir to Edward F. Raymond. Morts. \$4,000. 8,500

Taylor st, n w s, 275 n e Bedford av, 20.10x100. William K. Cort, exr. Eliz Cort, to William S. Liptrott. 6,650  
 Union st, n s, 191.10 e 4th av, 175x190 to Sackett st. Mary C. Polhemus, exr. A. D. Polhemus, to James Clunt. 10,000  
 Van Buren st, n s, 391.8 e Nostrand av, 16.8x100. The Bowery Savings Bank to Charles C. Barnes. 2,600  
 Walton st, n s, 100 w Harrison av, 25x100, h & l. Anna M. Schoenigan to George Sinning. Mort. \$800. 1,500  
 Same property. Geo. Sinning to Adam and Anna Schoenigan, joint tenants. M. \$800. 1,500  
 Warren st, n s, 220 w 3d av, 40x100. }  
 Wyckoff st, s s, 220 w 3d av, 60x100. }  
 Edward C. Wilson, Brookline, Mass., to Lewis Colby, Cambridge, Mass. Q. C. nom  
 William st, e s, 175 s Herbert st, 25x100. Thomas Ennis to Christian S. Delavan, New York. Mort. \$2,365. 2,465  
 Willoughby st, s w cor Jay st, 19.1x80. Sarah Steele to George H. Engeman. M. \$6,000. 7,750  
 Whipple st, s e s, 100 s w Throop av, runs southwest 28 x south 56 x east 12 x northeast 16 x northwest 60, h & l. John Ganswind to Solomon Konig and Lippmann Reizenstein. Mort. \$1,500. 2,050  
 Webster pl, w s, 80 s 16th st, 15.3x98.11, h & l. Calvin Burr to William H. Biers. 1,800  
 North 2d st, s s, 22 e Ewen st, runs south 76 x east 79, x south 24 x east 19 x north 100 to North 2d st, x west 28. Foreclose. Thomas M. Riley to Frederick G. Sammis, Huntington, L. I. 2,500  
 3d pl, s s, 142 w Clinton st, 20x133.5, h & l. Catharine wife of William A. Furrey, Bergen Co., N. J., to Esther E. and John T. Langill. Mort. \$3,000. 5,000  
 4th st, s s, 152.6 e 5th av, 23.4x100, h & l. Richard K. Styles, New York, to Richard S. T. Tissil, President. C. a. G. nom  
 5th st, n e s, 300 s e 5th av, 100x100. }  
 5th st, n e s, 500 s e 5th av, 100x100. }  
 5th av, n w cor Union st, 40x69. }  
 Bedford av, w s, 140.6 s Hancock st, 139.6x100 }  
 Bedford av, w s, 60.6 s Hancock st, 40x80. }  
 Bedford av, w s, 100.6 s Hancock st, 40x100 }  
 Vanderbilt av, e s, 282.5 s Park av, 100x100. }  
 Edward Kenna to George W. Brown. Morts. \$147,000. 347,000  
 South 8th st, s w cor 2d st, 50x100. All grantors title in premises, present or prospective. Hamilton J. Smith, New York, to Abram W. Andrews. nom  
 9th st, n w cor 2d av, 20x100. Samuel Dean to Gottfried Bungarz. 2,500  
 9th st, n e s, 220.9 s e 4th av, 25x200, to 8th st, h s & ls. William H. Browning to John Earl. Morts. \$2,800. 3,500  
 North 9th st, s w s, 175 s e 1st st, 25x100. Cath. F. wife of V. Thomas Dosan to Michael O'Keefe and Martin E. Doyle. 1,854  
 South 10th st. Party wall agreement. Lucinda C. wife of Aaron T. Underhill with John M. Stearns. 1,000  
 13th st, s s, 289.6 e 5th av, 16.8x100. }  
 14th st, n s, 322.10 e 5th av, 33.4x100. }  
 D. Willis James to Joseph Van Vleck, Montclair, N. J. 5,700  
 Same property. J. Van Vleck to William Hegeman, Bayonne, N. J. 7,000  
 18th st, n e s, 300 n w 4th av, 25x75.1x25x77.2. Mary J. wife of William J. Thomson to Mary E. Eurich. Q. C. nom  
 19th st, n s, 137.6 e 4th av, 37.6x100. Patrick Shaumessy to James Costello. Q. C. nom  
 Same property. James Costello to Catharine wife of Patrick Shaumessy. Q. C. nom  
 19th st, No. 228, s w s, 84 n w 5th av, 16x75.2. Henry W. Sumner to Charles H. Bruce, Washington, D. C. Q. C. and release. nom  
 Same property. C. H. Bruce to Kate wife of John C. Lincoln, New York. 1,000  
 Same property. Wm. J. Sayers to same. Q. C. nom  
 36th st, centre line, 100 n w 36th st, runs northwest to high water mark Gowanus Bay, x southwest 258.4 x southeast to point 100 northwest 3d av, x northeast to beginning, with water rights, &c. Thos. M. Riley to Charles L. Snow and Edward Barr. Foreclos. 24,000  
 46th st, s s, 283.6 e 3d av, 16.8x100.2. John Kavanagh to William F. Quinn. Mort. \$1,200. nom  
 55th st, s s, 375 e 2d av, 25x100.2. Samuel Hooton to Catharine E. Smith. 700  
 55th st, s s, 275 w 2d av, 25x100.2. Albert Woodruff to Samuel Hooton. 650  
 Atlantic av, n s, 185.1 w Nostrand av, runs north 99.1 to Herkimer st, x west 50 x south 49.1 x east 33.4 x south 50 to Atlantic av, x east 16.8. Foreclose. Thomas M. Riley to Gilbert P. Williams. 2,000  
 Atlantic av, n e cor Oxford st, 18x69.5x44.8x56.2, h & l. John O. Whitehouse, exr. J. T. Whitehouse, dec'd., to John W. Rosche. 6,000  
 Atlantic av, n e s, 73.2 w Hampden st, 25x100x27.4x111.2. Michael L. Bennett to Charles E. Field. nom  
 Same property. Charles E. Field to Mary E. wife of Michael L. Bennett. nom

Atlantic av, s s, 253.6 w Cypress av, 25.4x 85.8x25x89.11.  
 Atlantic av, s s, abt 212 w Railroad av, 136.6 x126.3x125x139.2.  
 Also lots 31 and 34, S. Stewart property on Atlantic av. Also lots 56 to 60 inclusive, and 223, 256, 257, 258, 261, 262, 291 and 292 on same property on Cypress av, and 71 to 75 inclusive on Grove st; 265, 266, 267 on Ivy st, 314, 316, 319 and 333 to 337, inclusive, and 348 and 365 on Liberty av, New Lots.  
 Foreclos. Gerard M. Stevens to The Knickerbocker Life Ins. Co. 3,000  
 Bedford av, w s, 600 n Park av, 18.9x90. Wm. B. Harrison to Sarah L. Cooke. Mort. \$4,100, taxes, &c. 4,245  
 Central av, s w s, 25 s e Conselyea st, 50x82.2x x50x83.4. Ellen Ross to Rose Bradley. Mort. \$400. 1878. 250  
 Same property. Charles Bradley to Adam Hahn. 1,050  
 Clermont av, w s, 51.10 s Willoughby av, 17x 75. Sarah J. wife of Thomas B. Mill to Emma F. Farrington. Mort. \$1,800. 5,000  
 Clason av, No. 457, e s, 40 s Gates av, 20x80, h & l. John Gibb to Louisa wife of Edward Cornell. Mort. \$3,000. 9,000  
 DeKalb av, n s, 325 e Lewis av, 100x200 to Pulaski st. Joseph Lee to William Hatten. 7,000  
 De Kalb av, n s, 175 w Lewis av, 30x100, h & l. Henry B. Everett to Sophia Walther and Adeline Steinwedell. Mort. \$2,500 4,500  
 Flushing av, n s, 450 w Marcy av, 50x100. Mary Valentine, Roslyn, L. I., to Henry W. Eastman. C. a. G. 500  
 Gates av, n s, 75 e Stuyvesant av, 25x100. Release mort. Willis S. Paine, recvr. Bond Street Savings Bank, New York, to Celia wife of Geison N. Herrman. 500  
 Grand av, e s, 300 s Myrtle av, 25x100. John Andrews to Benjamin Andrews. 1,000  
 Grand av, n w cor Park av, 27.4x141x25x146.5.  
 Grand av, e s, 300 n Park av, 75x100.  
 Steuben st, w s, 325 n Park av, 50x100.  
 Grand av, e s, 320 s Park av, 25x100.  
 Schenck st, w s, 325 s Park av, 25x100.  
 Schenck st, e s, 115 s Park av, 25x10.3x25x9.9.  
 Grand av, w s, 100 s Myrtle av, 25x15.2x25x 16.2.  
 Grand av, e s, 187 n Willoughby av, 25x100.  
 Steuben st, w s, 187 n Willoughby av, 25x100.  
 Steuben st, e s, 187 n Willoughby av, 25x100.  
 Schenck st, w s, 87 n Willoughby av, 25x100.  
 Willoughby av, n w cor Schenck st, 25x87.  
 Schenck st, w s, 187 n Willoughby av, 50x100.  
 Schenck st, e s, 148 s Willoughby av, 25x56.  
 Schenck st, e s, 223 s Willoughby av, 25x62x 25.2x59.  
 Grand av, n e cor Van Buren st, 100x100.  
 Van Buren st, n s, abt 160 w Clason av, 67.11 x100x64.3x100.  
 Van Buren st, n s, 100 e Grand av, 25x100.  
 Greene av, n s, 150 e Grand av, 25x100.  
 Greene av s s, 375 e Grand av, 50x100.  
 Hickory st, n s, 375 e Grand av, 25x100.  
 Quincy st, n s, 175 w Clason av, 50x100.  
 Quincy st, n s, at angle formed by junction Downing st, large irregular gore, also an irregular gore 25 n from said irregular gore.  
 Van Buren st, n s, 125 e Grand av, 25x100.  
 Van Buren st, n s, 225 w Clason av, 25x100.  
 Ernest Reuter to John Andrews. 1-11 part. 100  
 Green av, s s, 377.3 e Franklin av, 19.4x100, h & l. Thos. W. Lowell to Benjamin F. Tracy. (See Lexington av). Mort. \$5,000. exch  
 Greene av, s s, 145 w Clason av, 5.2x100x8.10x 100.  
 Quincy st, n s, 175 w Clason av, 50x100.  
 John Andrews to Benjamin Andrews. Q. C. nom  
 Greene av, s s, 254 w Reid av, 18x100, h & l. Elenor wife of John Doherty to Margaret A. Friel, New York. Mort. \$3,000. 6,500  
 Hudson av, w s, 191.2 s Tillary st, 21.1x39.6x 21.7x38.8, h & l. Joseph Willetts, Trenton, N. J., to Daniel W. Northup. Taxes 1876, 1877 and 1878. nom  
 Kent av, e s, 100 n Lafayette av, 20x80. John F. De Nyse to Robert Reid. Mort. \$1,500. other consid. and 2,500  
 Same property. Robert Reid to Eliza A. wife of John F. De Nyse. Mort. \$1,500. other consid. and 2,500  
 Lafayette av, s s, 453.8 w Franklin av, 14x 100x13.2x100.  
 Lafayette av, s s, 200 e Clason av, 27.7x75x 27.7x75.6.  
 Daniel J. McCann to James Powers, Sr. 1/2 part. nom  
 Same property. James Powers, Sr., to Mary F. wife of Daniel J. McCann. 1/2 part. nom  
 Lafayette av, n s, 175 e Throop av, 15x100.  
 Alonzo Reed to Rudolph H. Cole. nom  
 Same property. R. H. Cole to Frances M. Reed. nom  
 Lafayette av, westerly cor Jefferson st, 125x 100, New Utrecht. George S. Gelston to Sarbina Reinhardt. 400

Lexington av, n s, 161 e Marcy av, 16x100. Sale under foreclosure by advertisement. Frank N. Lang, auctioneer, certifies to purchase of above by Stephen Ryder for 300  
 Lexington av, n s, 100 w Tompkins av, 25x100. Charles Goette to Wm. H. Gannon. 650  
 Lexington av, s s, 345 e Yates av, 80x100  
 Lewis av, n w cor Quincy st, 150x100. (See Greene av.)  
 Benjamin F. Tracy to Thos. W. Lowell. exch  
 Marcy av, n w cor Hart st, 50x100. Susan Vanderveer, widow, to Geo. Harper. 3,000  
 Marcy av, e s, 50 s Hart st, 50x100, hs & ls. John Mollenhauer to Julia A. Riley. 8,750  
 Myrtle av, n e cor Clermont av, 29.1x101.5x 8.5x105. Wilhelmina L. Brahe to Teresia E. Brahe. nom  
 Myrtle av, n s, 50 e Adelphi st, 25x104x25.6x99, h & l. Mary J. wife of Joseph Simmons to Ernst Veerhoff. Mort. \$5,000. 9,400  
 Myrtle av, n s, 50 e Grand av, 25x100. John Andrews to Benjamin Andrews. nom  
 Montrose av, n e Bushwick boulevard, 30x100. George Proestler to Barbara wife of Jacob Bossert. 3,000  
 Norman av, n s, 75 w Leonard st, 25x95. Hannah wife of Joseph Mitchell, New York, to Edmund Neher and Barbara Zum. 1,500  
 North Portland av, No. 95, e s, 392.10 s Park av, 20x100, h & l. George Waters to John Anderson. Q. C. nom  
 Putnam av, s s, 160 w Nostrand av, 20x100. Belle A. wife of John Boland, Mount Vernon, N. Y., to Charles F. Lauer. 5,500  
 Putnam av, n s, 425 w Nostrand av, 25x100, h & l. Barbara wife of Henry S. Styles to William E. Robbins. Subject to taxes, assessments, tax sales, &c. exch  
 Park av, n s, 250 w Tompkins av, 125x100. Frederick Miller to Richard G. Phelps. 6,000  
 Rogers av, s w cor Prospect pl, 80.7x80. George Nichols to Matthew Hall, Albany. Mort. \$16,550. 30,000  
 Sheffield av, w s, 100 s Liberty av, 75x200 to Georgia av, New Lots, hs & ls. Geo. E. Kitching and Jameson D. Kitching to John Livingston. 2,500  
 Sheffield av, w s, 75 s Liberty av, 25x200 to Georgia av, New Lots, hs & ls. George E. and J. D. Kitching to John Livingston. 1,000  
 Stone av, e s, 71.6 n Dean st, 35.8x80. Release mort. John Velsor to William Hatten. 250  
 Saratoga av, centre line, intersection s Brooklyn & Jamaica Plank road, runs east 469.2x 161.4 x south 276 x west 584.2 to centre Saratoga av, x north 376.8. Elihu Vedder, Rome, Italy, to Nathaniel H. Clement. 2,000  
 Tompkins av, w s, 40 s Pulaski st. Release mort. Hosea O. Pearce to Louisa J. wife of Samuel Williams. 450  
 Tompkins av, w s, 40 s Pulaski st, 20x75. James McLaughlin, trustee, to Louisa J. wife of Samuel Williams. Mort \$3,000. 5,100  
 Same property. Michael J. McLaughlin to same. Mort. \$3,000. 5,100  
 Throop av, e s, 69 s Hopkins st, 25x100. Clara wife of Philip Bramer to Babetta Brandt. 5,000  
 Troy av, e s, 152.6 s Wyckoff st, 50x80. Marcus D. Terry to Elizabeth wife of Franklin W. Taber. 500  
 Vernon av, s s, 308.2 w Marcy av, 54.4x100. Susan Vanderveer to Thomas E. Greenland. 2,700  
 Vernon av, s s, 362.6 w Marcy av, 54x100. Adrianna wife of Charles Bush to Thomas E. Greenland. 2,700  
 Willoughby av, s s, 210.8 e Tompkins av, 17.4x 100, h & l. Charity S. wife of Richard C. Addy to Ann A. wife of Alanson Craft. Mort. \$2,700. 5,200  
 Willoughby av, n s, 330.6 e Marcy av, 19.6x100. Emeline wife of Thomas Disbrow to Lizzie S. Disbrow. Mort. \$4,550. nom  
 Willoughby av, n s, 325 w Tompkins av. Release mort. The Williamsburgh Savings Bank to William J. Kenmore. 2,500  
 Willoughby av, n s, 75 e Grand av, 25x87.  
 Schenck st, e s, 325 n Myrtle av, 50x17x50x 18.8.  
 Partition. J. Sanford Potter to Benjamin Andrews. 4,700  
 Yates av, w s, 50 s Park av, 25x100, h & l. John Kramer to Klara Bramer. 5,300  
 4th av, s e s, 60.6 n e Wyckoff st, 39.6x88.4, hs & ls. John H. Greenman to Sylvester Cahill. Mort. \$7,500. 15,000  
 5th av, s e cor 8th st, 80x80. Cyrus E. Staples to William Irvine. 5,800  
 6th av, w s, 83.4 s Sackett st, 16.8x92, h & l. William A. Baeder to Charles A. Runk, New York. 7,500  
 6th av, w s, 83.4 s Sackett st, 16.8x92, h & l. Charles A. Runk, New York, to Emily A. wife of William A. Baeder. 7,500  
 All title of grantor under will of Sarah Sears, dec'd. William H. Sears to Francis Hopkins. Q. C. 325  
 Brooklyn and Jamaica pike, s s, at centre line bet Locust and Rapelye sts, runs south 257 x west 25 x north 50 x west 25 x north 186 to pike, x east about 54. Maurice L. Murphy to Ellen A. wife of Patrick Brophy. Q. C. nom

East half Hunter Fly road, bet Fulton and Marion sts, city Brooklyn to Boaz Gilman. Q. C. nom  
 Interior lot, 259 e 7th av and 100 s St. Johns pl, runs east 10.7 x north 42.8 x west 10.7 x south 42.1. Mary J. Sproule and ano., exrs. J. Sproule, to Emily L. wife of Melville D. Landon. 250  
 Interior lot, 88.6 s Front st, and 220 w Bridge st, runs south 16.2 x east 50 to old alley x north 16.2 x west 50 with alley rights. Alice M. Phipps, Eastchester, N. Y., wife of Edward L., to the Bradley White Lead Co. 1/2 part. 312  
 Same property. Wm. M. Giles to same. All title. Q. C. nom  
 Same property. R. Giles, et al., by W. M. Giles, guard., to same Infant's share. 938

WESTCHESTER COUNTY, N. Y.

MARCH 10TH TO 16TH INCLUSIVE.

BEDFORD.

Ewing, Andrew, W. Olmsted, referee—J. W. Hatsted, adj land Godfrey Haines, 17 acre 1 rood and 38 perches. \$510

EASTCHESTER.

Hickey, D. C., H. A. Raiveliffe, referee—Jacob Weeks, adj land Isaac Sherwood, 9 acres. 8,450  
 Crary, Chas., and ano.—T. Studley, w s, Summit av, lots Nos. 212 and 225, also part lots Nos. 215 and 226. 3,000

GREENBURGH.

Dascher, Claus—C. A. Nelson, adj land M. Schlosser, 3 1/2 acres. 7,800  
 Banta, M. J.—T. H. Crisfield, w s B st, lot No. 22. 1,550  
 Fignulet, S. G.—W. T. Day, e s Prince st, lot No. 194. 800  
 Wilson, J. C.—S. J. Townsend, adj land David Travis, 200x200. 250

HARRISON.

Rauch, Christiana—J. M. Tyler, adj lands Stephen Shelly, 8 acres. 345

MAMARONECK.

Ely, S. S.—E. V. Rushmore, s e s Beach av, lots Nos. 174 and 172. 1

MOUNT PLEASANT.

Van Tassell, Harriet—Ambrose Van Tassell, on Saw Mill River adj land Wm. Laudrine, 4 acres; also on Back Saw Mill River adj land Jno. Van Tassell, 8 acres. 100  
 Purdy, T. H., W. S. Bird, ref.—Nicholas Field, adj land Henry Hobby, 9 1/2 acres. 600

NEW ROCHELLE.

Mapes, Daniel—M. A. Myers et al, w s Grand st, adj land Geo. Lockwood, lots Nos. 39, 40 and 41. 1,000  
 Same—same, n cor Railroad av and Grand st, lots Nos. 42, 43, 44 and 45. 1,000

NORTH SALEM.

Ritch, T. G.—Joshua Fisher, adj land Charles Cable, 10 1/2 acres. 1,627

OSSINING.

Warner, B. W.—F. J. Herron, map lands M. M. Dunscomb, 1871, lots Nos. 1, 5, 6, 7, 8, 14 and 15, 15 acres. 4,800

PELHAM.

Oakley, M. E.—D. L. Marks, n 1/2 lot No. 49, w s Waverly st. 4,500

RYE.

Fahay, Martin, et al., Hiram Paulding, ref.—W. M. Ritch, n s Traverse st, lot No. 55. 305

WESTCHESTER.

Albert, R. W.—E. M. Albert et al., lot No. 167 e s Av C, 205x108; lot No. 209 n s 10th st, 216 x105; lot No. 256 n s 11th st, 108x100. 375  
 Ware, A. C.—C. F. Saville, s s 1st st, 108x100. 44  
 Buchan, Rachel—Hannah Lewis, n s 9th st, lot No. 204. 1  
 Cappelman, Eymmer—Jos. Hunkennic et al., n s 4th av, lot No. 174. 100

YONKERS.

The Yonkers Savings Bank—Thos. Morris, n s Hudson st, lots Nos. 55 and 57. 2,500  
 Le Roy, H. S., guard. of—H. S. Le Roy, s s Locust st, 100x50. 1  
 Kimball, R. B., et al., Odel Close, ref.—J. R. Churchill, map plan building sites, Glen Park, N. Y., lots No. 818, 819, 820 and 821. 500  
 Murphy, Thos., et al., Allen Taylor, ref.—The Yonkers Savings Bank, n s Myrtle st, lot No. 19. 500  
 Filan, John—Edwrd Munderhill, s s William st, lot No. 14. 3,500



MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever 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.

NEW YORK CITY.

MARCH 11, 12, 14, 15, 16, 17.

Algie, Robert J., to Thomas J. Crombie. 114th st, ss, 100 w 2d av, 105x100. Subject to all other morts. March 10, due May 1, 1881. 1,300

Allen, Richard, to Conrad Boschen. Av A, e s, 25.6 s 76th st, 17.2x92. March 15, 5 yrs, 5 per cent. 7,250

Brennan, Michael, to Alexander Nones. 67th st. P. M. March 15. 55,000

Boylan, Ann, individ and extr. H. Boylan, to Benjamin Parker, Hackensack, N. J. 148th st, s s, 75 w College av, 50x100. March 17, 5 years. 1,500

Bradford, James O., to Elizabeth Mayfield. 52d st. P. M. March 12, instals. \$2,500

Belcher, Eliza K., wife of Henry W., Philiptown, N. Y., to John H. Sherwood. 7th av. 120th st. P. M. March 10, due March 1, 1886. 14,000

Bliss, Charles S., to James L. Montgomery. 73d st, n s, 96 e 4th av, 84x102.2. March 17, due Aug. 1, 1881. 25,000

Browning, William H., to Edward Oppenheimer and Isaac Metzger. 80th st, n s, 100 e 4th av, 50x100. May 14, due Feb. 1, 1881. 15,650

Bauer, Charles, to Cornelia Graham, Newburgh, N. Y. 2d av, 121st st. P. M. March 14, 3 yrs. 14,000

Same to same. 121st st. P. M. March 14, 3 years. 9,000

Croft, William R., to John Warshing. Av A, w s, 40 n 86th st, 40x75. Subject to all other morts. March 12, due May 1, 1881. 1,000

Campbell, James, to Alexander Hamilton and ano., exrs. and trustees J. Pyne, dec'd. Madison av, s e cor 63d st, 100.5 x69.5. March 11, due April 13, 1885. 20,000

Casper, Israel, to Edward Oppenheimer. 3d av, n e cor 99th st, 75.9x105. Dec. 2, due Aug. 1, 1881. 22,250

Crimmins, John D., to Magdalene, Mary B. and Mary E. Bayley and Isabella L. wife of Henry R. Beekman. 1st av, s w cor 69th st, 77.4x75. March 12, due Sept. 15, 1882. 4,000

Cullen, John, to Anna Innes, et al., exrs. and trustees E. S. Innes, dec'd. 107th st. P. M. Feb. 23, instals. 5,000

Callahan, William, to Henry Meigs and ano., trustee J. J. Palmer, dec'd. 60th st. P. M. March 17, 1 year. 6,000

Churchill, John A., to Frederick C. C. Schack. 51st st, s s, 601 w 5th av, 20x100.5. Loan. March 15, 2 years, 5 per cent. 15,000

Cockings, Magdalena, wife of Joseph, to Levi A. Lockwood, and ano., trustees Aorlaide L. Lockwood. 117th st, s s, 47.6 e 4th av, 15.2x64.11. March 12, 5 years, 5 per cent. 2,500

Cowen, Newman, to Falk Schlossheimer. 55th st, n s, 100 e 2d av, 25x100.4; 55th st, n s, 125 e 2d av, 25x100.4. March 15, due April 1, 1882. 7,500

Crimmins, John D., to Hannah N. Thowron. 2d av, s e cor 69th st, 20.4x75. March 14, due Sept. 16, 1883, 5 pr ct. 10,000

Croft, William F., to John Ross. 4th av, n e cor 70th st, 82x82; 4th av, e s, 82 n 70th st, 18.5x100. March 16, 4 mos. 30,000

Crane, Alexander B., exr., &c., J. W. Mitchell, to Maria Jones. 8th av, s w cor 101st, 100.11x100. March 17, 1 year. 16,000

Derry, Owen, to Elizabeth M. wife of Clarence Cary, Bergen Point, N. J. Morton st, n s, 100 e Greenwich st, 24x100. Lease. March 12, 1 year. 2,500

Davis, Ann E., wife of John B., to Samuel S. Constant and ano., trustees for Eliz. A. Chapin. Lexington av, w s, 80.11 n 113th st, 20x73.10. March 8, 1 year. 8,000

Decker, Maria E., wife of Nicholas H., to THE UNION DIME SAVINGS INSTITUTION, New York. 5th av, w s, 38.1 n 28th st, 16.11x100. March 9, due May 1, 1885, 5 per cent. 30,000

Deering, John, to Robert Walsh, guard. 32d st, s s, 100 e 10th av, 25x98.9. March 10, 5 years, 5 per cent. 5,000

Derlich, Albert, to John L. Boethner. Houston st, n s, 37.2 e Thompson st, runs north 62 x east 19.1 x north 9.10 x east 18.9 x south 71.10 to Houston st, x west 37.11. March 10, due July 1, 1884. 4,000

Donnelly, Arthur, William S. Carr and Clara A. and Amelia M. Donnelly, Pater-son, N. J., to THE PATERSON SAVINGS INSTITUTION. 20th st, n s, 259.11 w 1st av, 15.4x92. July 19, 1 year, in gold. 3,000

Dunn, Joseph A., to Henry Meigs and ano., trustees J. I. Palmer, dec'd. 82d st. P. M. March 5, due March 11, 1885. 20,000

Dorzbacher, Louis, to Peter Schaus. 2d av, e s, 27 s 76th st, 25x100. March 15, 2 years. 1,000

Foote, Margaret L., wife of Emerson, to THE UNION DIME SAVINGS INST., New York. Beekman st, No. 20, n e s, 115.11 s e Nassau st, 23.8x85.5x23.6x85.4. Mar. 14, due May 1, 1884, 5 per cent. 25,000

Fowler, David H., Brooklyn, to John Mathews and Jacob Shipsey. Lexington av, 76th st. P. M. March 15, 5 yrs. 8,000

Ferris, Thomas H., to Martha A. Francis. 125th st, n s, 320 w 1st av, 55x99.11. March 11, due Oct. 1, 1883. 3,000

Foote, Anna M., wife George F., Stamford, Conn., to Alfred R. Whitney, exr. G. F. Nesbitt. 30th st, No. 8 E., s s, 157.6 e 5th av, 20x98.9. March 8, 3 years. 5,000

Fuld, Samuel, to Bernhard Field. Delan-cey st, n e cor Clinton st, 25x60. March 10, 3 years, 5 per cent. 5,000

Flannelly, William P., to Haydn Brown, West Newbury, Mass. 106th st. P. M. March 12, due March 16, 1883. 10,000

Same to Albert Kimball, Bradford, Mass. 106th st. P. M. March 12, due March 16, 1883. 10,000

Forbes, John M., Jr., Hong Kong, to Solon Humphreys et al, trustees. 130th st. P. M. March 17, due March 1, 1886, 5 per cent. 6,000

Same to same. 130th st. P. M. March 17, due March 1, 1886, 5 per cent. 6,000

Same to same. 130th st. P. M. March 17, due March 1, 1886, 5 per cent. 6,000

Gilman, George F., to Phillip and Margaret Donohue. 33d st. P. M. March 17, 1 year. 6,000

Gerard, Sarah M., widow, George Wood and Frances M. Schuyler, L. and James W. Gerard to William Boswell, Plain-field, N. J. Wall st, Nos. 87 and 89, s w cor Water st, 40x42.9. February 28, 5 years, 5 per cent. 12,500

Heuston, Thomas, to THE EMIGRANT IN-DUSTRIAL SAVINGS BANK, New York. Bloomingdale road, s w cor Lawrence st, 25.1x113.1x25.1x115. March 15, 1 yr. 2,000

Higgins, Thomas C., Brooklyn, to THE HARLEM SAVINGS BANK, New York. 125th st, No. 69 W., n s, 64.7 e 6th av, 20.5x99.11. March 11, 1 year. 4,000

Hall, Charles and J. G., Brooklyn, to Charles B. Waite. 73d st, s s, 233.4 w 9th av, 16.8x102.2. March 7, 5 years. 15,000

Hoffman, Daniel, to Henry A. Crain and ano., exrs. and trustees G. C. Crain. 64th st. P. M. March 12, due March 13, 1884. 19,000

Same to John D. Crimmin. 64th st. P. M. March 12, due March 13, 1884. 19,000

Hornbostel, Edward, Brooklyn, to William H. Macy and ano., exrs. and trustees S. Mason, dec'd. Bowery. P. M. March 14, due May 1, 1884. 15,000

Same to Henry A. Cassebeer, Jr., exr. Ja-cobina Emmel. Bowery. P. M. March 14, due May 1, 1884, 5 per cent. 1,500

Huf, Valentine, Jeffersonville, N. Y., to Eliza M. Smith. 41st st, n s, 275 e 8th av, 25x98.9. Feb. 24, 5 years. 9,500

Hughes, Francis, to Ann Heney. Norfolk st, e s, 50 s Stanton st, 25x100. 2d mort. March 11, 5 years. 1,800

Haight, Silvanus, to Morris L. Chaim. 3d av, s e cor 44th st, 20.6x80. March 16, 3 years, 5½ per cent. 10,500

Harvey, Eben A., to Eliza Gallagher. 32d st. P. M. March 15, instals. 7,000

Hassell, John, to Benjamin Abrahams. 10th av, 26th st. P. M. March 15, 1 yr, 5 per cent. 3,000

Hirsch, Joseph, to Zachariah Jaques. 124th st. P. M. March 8, 3 yrs. 3,000

Same to Patrick Mooney. 124th st. P. M. March 8, 3 years. 3,000

Hodges, George W., to Charles H. Eld-ridge, Brooklyn. South st, Jackson st, bulkhead. P. M. March 15, 1 year, instals. 2,000

Hodge, John, to August L. Nosser. 76th st, s s, 250 w 3d av, 75x102.2. March 15, due August 1, 1881. 20,000

Icken, Andrew, Brooklyn, to Charles H. Housman, committee. 1st av, n w cor 46th st, 50.2x60; 46th st, n s, 60 w 1st av, 20x75.4. March 2, 5 years, 5 per cent. 16,500

Johnson, Martha, wife of Peter, and Ann E. wife of William F. McEntee to The Union Theological Seminary, New York. 126th st, n s, 259 w 6th av, 6 lots, each 16.8x99.11. 6 morts., each \$8,000. March 16, 5 years. 48,000

Jackson, James L., to THE EMIGRANT IN-DUSTRIAL SAV. BANK, New York. 28th st, n s, 80 e 2d av, 245x98.9; 29th st, s s, 80 e 2d av, 203.6x98.9. March 1, 1 year. 75,000

Same to William H. Jackson & Co. 28th st, n s. Same property. March 5, due March 7, 1882. 32,785

Jacobs, Samuel, to THE NEW YORK LIFE INS. CO. 120th st. P. M. March 14, 1 year. 4,000

Juch, Wilhelmina, wife of William A., to Samuel S. Constant. 106th st, n s, 200 w 2d av, 25x100.11. March 10, 4 months. 6,500

Same to same. 106th st, n s, 175 w 2d av, 25x100.11. March 9, 4 months. 6,500

Same to William A. Caldwell. 103th st, n s, 150 w 2d av, 25x100.11. March 9, 4 months. 6,500

Same to Charles M. Caldwell. 106th st, n s, 125 w 2d av, 25x100.11. March 9, 4 months. 6,500

Same to same. 106th st, n s, 100 w 2d av, 25x100.11. March 9, 4 months. 6,500

Same to Abraham Steers. 2d av, n w cor 106th st, 25.11x75. March 4, 3 mos. 1,000

Jonas, Abraham H., to Charles A. Budden-siek. 77th st, s s, 213 w 2d av, 20x68. Mar. 8, due March 15, 1881. 5,000

Kellner, John A., to Joseph A. M. Young, exr. E. M. Young. 2d av. P. M. March 14, due March 15, 1886, 5 per cent. 9,500

Keys, William E., to Helen Embury. 20th st, s s, 466.10 e 9th av, 16.8x92. March 15, 5 years, 5 per cent. 6,500

Keirns, John, to Mary Bossert. 121st st, n s, 376.8 w 3d av, 18.4x81. Dec. 3, 1880. 1 year, 5 per cent. 1,700

Same to John J. Taggard. Av A, w s, 60.5 s 120th st, 40.4x85. March 11, 1 year. 1,500

Kilpatrick, Edward, to Frederic de P. Fos-ter. 86th st, 87th st. P. M. March 7, 1 year. 11,500

Kip, Lawrence, mortgagor, with the Church Charity Foundation, Long Island. Agreement extdgmort.

Kuchlin, Jacob, to Ernst Gunther. 11th st, s s, 169 w Av A, 25x94.8. March 7, due Jan. 1, 1886. 2,000

King, Henrietta L., widow, individ. and extr. N. Low, Paris, to THE CONNECTI-CUT LIFE INS. CO., Hartford. West Houston st, Nos. 130, 132, 134, 136, 138 and 140, n w cor Sullivan st, 120x80, ir-reg. Feb. 16, due March 1, 1886, 5 per cent. 31,000

Linsly, Johanna R., wife of Wilford, to Mary G. Hoffman. Irving pl, w s, 62.1 s 16th st. See Cons. March 16, due April 15, 1884. 5,000

Same to Mary G. Hoffman, extr. W. B. Hoffman. Irving pl, w s, 82.8 s 16th st, 20.7x100. March 16, due April 15, 1884, 5 per cent. 5,000

Lord, Franklin B., to Solon Humphreys and ano., trustees. 130th st. P. M. March 17, due March 1, 1886, 5 per cent. 6,000

Same to same. 130th st. P. M. March 17, due March 1, 1886, 5 per cent. 6,000

Lynch, Lawrence, to Alfred Dickinson et al., trustees S. B. H. Judah. 111th st. P. M. See Conveys. March 14, 3 yrs. 2,400

- Levy, Joseph, to Henry Meinken, Jersey City. 80th st. P. M. March 1, 1 yr. 4,775
- Levy, Joseph, to THE DRY DOCK SAVINGS INST. 115th st, s s, 200 e 2d av, 25x100.10. March 11, 1 year, 5 per ct. 5,000
- Same to same. 115th st, s s, 225 e 2d av, 25x100.10. March 11, 1 year, 5 per ct. 5,000
- McIntyre, Burnett C., to Charles B. Hedden. Perry st, s s, 140 w 4th st, 20x94.9x20x94.8. March 12, 3 years. 2,000
- McManus, James F., to Thomas McManus. 58th st. P. M. March 14, 1 year. 4,125
- Marks, Esther S., wife of Julius, to Francis O'Hara and ano., exrs. J. O'Hara. Av B, e s, 80.8 n 6th st, 20.2x93. March 12, 5 years, 5 per cent. 8,000
- Marshall, Mary C., Greely, Colorado, to THE NEW YORK BOWERY FIRE INS. CO. 118th st, n s, 354.11 e Av A, 20.5x100.10. Feb. 28, due Feb. 1, 1882. 3,500
- Same to John C. Chamberlain. Same property. Feb. 28, due Feb. 1, 1882. 1,295
- McCarthy, John, to Edward Sisserson. 144th st, n s, 229.5 e 3d av, 25x100. March 8, 3 years. 3,100
- Martling, Stephen H., to Mary S. Bidwell and ano. 52d st. P. M. Feb. 9, due March 10, 1882, 5 per cent. 2,000
- Same to same. M. W. Borland et al, trustee for Sarah L. Coit. 52d st. P. M. See Conveys. Feb. 9, due March 18, 1882, 5 per cent. 2,000
- Mehrbach, Solomon, to Lavinia Gould. 24th st, s s, 214 w 3d av, 52x98.9. March 16. 2,200
- Mehrbach, Solomon, to William H. Gebhard, exr. F. C. Gebhard. 24th st, s s, 214 w 3d av, 52x98.9. Jan. 28, 5 yrs. 22,000
- Meyer, Theodore F. H., to Agnes Arden, Westchester Co., Meloise M. Meyer, Bremen, Germany, Eleanor L. Meyer, Bremen, Germany. 60th st, s s, 272 e 5th av, 20x100.5. March 10, 5 years, 5 per cent. 10,000
- Miller, James E., to Julius Katzenberg. Barrow st, s s, 100 e Hudson st, 25x100. Lease. March 15, 2 months. 3,000
- Morris, Estelle B., to Peter W. Sheaffer. Pottsville, Pa. 155th st, s s, 150 e 10th av, 56.6x99.11. March 16, due March, 1886. 5,000
- Murray, Joseph, to Eliza A. Christy. 122d st, n s, 78 e 1st av, runs north 80.11 x east 10 x north 20 x east 10 x south 100.11 to 122d st, x west 20. March 14, 1 year. 6,000
- Same to John H. Deane. Same property. March 14, 1 month. 1,000
- Martin, Julia, wife of James, to Ann B. and Hilah T. Bolmer, Tappan, N. Y. 2d av, e s, 51 s 109th st, 17x66. March 12, due April 1, 1884. 2,700
- Meehan, Elizabeth, wife of Hugh, to Bleecker Van Wagenen, exr. Jane B. Fox. 2d av, s w cor 110th st, 25.11x73. March 9, 1 year. 9,000
- Same to Samuel S. Constant et al., trustees for Eliz. A. Chapin. 2d av, w s, 50.11 s 110th st, 25x73. March 9, 1 year. 8,000
- Same to Rebecca E. Williams and ano., exrs. F. B. Williams. 2d av, w s, 75.11 s 110th st, 25x73. March 9, 1 year. 8,000
- Same to John H. Deane. 110th st, n s, 200 w 3d av, 50x100.11. Mar. 9, demand. 1,376
- Same to same. 2d av, s w cor 110th st, 100.11x100. March 12, demand. 3,243
- Same to Bleecker Van Wagenen, exr. Jane B. Fox. 2d av, w s, 25.11 s 110th st, 25x73. March 9, 1 year. 8,000
- Same to Caroline C. Bishop. 110th st, s s, 73 w 2d av, 27x100.11. Mar. 10, 1 yr. 9,000
- Same to Samuel S. Constant. 109th st, n s, 136.3 e 4th av, 18.9x100.11. Feb. 25, 3 months. 4,000
- Mehrbach, Isaac and Solomon, to Theresa Gottschall. 24th st, s s, 214 w 3d av. 26x98.9. March 5, 1 year. 18,000
- Moore, Maria J., wife of Hiram, to John H. Deane. 124th st, s s, 100 e 8th av, 75x100.11. March 2, demand. 1,525
- Morton, Thomas, to THE CONNECTICUT MUTUAL LIFE INS. CO., Hartford, Conn. 20th st, s s, 90 e 2d av, 48x92. March 12, due April 1, 1886, 5 per cent. 15,000
- Murray, Joseph, to Richard Cummings. 122d st, n s, 118 e 1st av, 20x100.11. Mar. 9, 3 months. 1,500
- Same to Bleecker Van Wagenen, exr. Jane B. Fox. 1st av, s w cor 121st st, 22x86.8. March 1, 1 year. 8,000
- Marschall, Frederick C., to Clarence U. Embury. 69th st, s s, 558.4 e 2d av, 16.8x77.4, being also 75 w 1st av. March 15, 4 years. 2,300
- Moser, William, to THE WASHINGTON LIFE INS. CO., New York. Broome st, Nos. 457 and 459, s s, 50 w Mercer st, 50x95.9. March 14, due Dec. 1, 1884, 5 per cent. 15,000
- Navaratt, Rudolph, to THE BOWERY SAVINGS BANK. Greenwich st, e s, 135 s Christopher st, 20x75. March 12, 1 year, 5 per cent. 1,500
- Noble, William, to Haydn Brown. 72d st, n s, 85 e 2d av, 115x102.2. March 12, due Sept. 1, 1881. 25,000
- Oden, Clara F., and Charlotte wife of Mortimer L. Fowler to THE WASHINGTON LIFE INS. CO., New York. 14th st, No. 56 W., s s, 150 e 6th av, 25x103.3. March 15, due Dec. 1, 1883. 2,500
- O'Connor, Patrick, to Frank Lynch, New Windsor, N. Y. Suffolk st, No. 58, e s, 37.6 s Broome st, 18.9x50. March 12, 3 years. 1,600
- O'Connell, John M., to John N. Hayward. 132d st. P. M. March 15, due July 1, 1883. 6,500
- Peters, Joseph, to Thomas H. and William H. Simonson. 76th st, n s, 413 e 1st av, 25x145.3x-x149. March 12, due June 1, 1881, secures credits. 1,000
- Peters, Joseph, to James S. Briggs. 76th st, n s, 413 e 1st av, 25x145.3x-x149. March 12, due July 1, 1881. 5,000
- Pressler, Valentine, to THE BANK FOR SAVINGS IN THE CITY OF NEW YORK. 86th st, No. 165 E., w s, 150 n 3d av, 25x100. Feb. 17, 3 years, instals, 5 per cent. 9,000
- Quackenbush, Harriett F., wife Schuyler, to Carrie W. Sweet, Montclair, N. J. 57th st, s s, 290 e 7th av, 20x100.5. March 11, 1 year. 10,000
- Quick, Maria D., New Barbadoes, N. J., to John Ryan, Broad st, No. 41, e s, 30.4x 119x31.3x-128. Greenwich st, No. 473, e s, 28x80. 3/4 part. Dec. 13, 1 yr. 2,270
- Recknagel, Julius, to John C. Rumsal. 11th av. P. M. March 15, instals. 2,000
- Reis, Margaretha, wife of M. Anton, to William M. Prichard and ano., trustees G. J. Foster, dec'd. Rivington st. P. M. March 9, due March 16, 1884. 2,250
- Robinson, Annie L., wife of Thomas W., to Stanley W. Dexter and ano., trustees T. R. Walker, dec'd. 126th st, n s, 142.4 w 6th av, 17.10x9.11. March 17, due April 1, 1886, 5 per cent. 7,000
- Richardson, Benjamin, to THE CONNECTICUT MUTUAL LIFE INS. CO., Hartford, Conn. 8th av, No. 692, e s, 50.2 s 44th st, 50.2x100; 111th st, No. 131 E., n s, 132.1 w Lexington av, 17.11x100.11; 112th st, No. 316 E., s s, 205 e 2d av, 20x100.11; 114th st, No. 149 E., n e cor Lexington av, 9.6x100.11; 115th st, No. 152 E., s e cor Lexington av, 9.6x100.11; 101st st, s s, 80 w 4th av, 75.11x100.11; 4th av, w s, 25.11 s 101st st, 50x80. March 11, due April 1, 1886, 5 per cent. 45,000
- Rinaldo, Minnie, to Newman Cowen. Baxter st, w s, 75 s Franklin st, 25x58.6x25x60.10. Leasehold. 2d mort. Jan. 12, instals. 1,500
- Roy, Ann, wife Enos G., to John W. Conklin, exr. J. C. Parker. 34th st. P. M. 6.0 March 1, due March 14, 1884, 5 p. c. 6,0
- Sanger, Eugene B., to Lewis M. Hornthal, exr. M. Hornthal. 57th st, n s, 50 e 11th av, 16.8x100.5. March 17, due April 1, 1884. 4,200
- Sears, Alice G., mortgagor, with Eugene Ward. Agreement extending mort.
- Seehaus, Henriette, widow, to THE CITIZENS' SAVINGS BANK, New York. Allen st, w s, 175 n Stanton st, 25x83. March 11, 1 year. 12,000
- Same to Charles Breneman and ano., exrs. F. Leonard; Allen st, No. 195, w s, 175 n Stanton st, 25x83. 2d mort. March 16, 1 year. 550
- Shearwood, Jane, New Rochelle, to THE WESTCHESTER FIRE INS. CO. Chatham st, No. 110, n s, 25x96. 1/4 part. March 15, 1 year. 2,500
- Spiro, Jacob, to Leah J. Simpson. 7th st, s s, 274.9 w Av D, 22.8x90.10. March 15, due March 1, 1884, 5 per cent. 5,000
- Stevens, John W., to Augusta E. wife of Theodore Isham, of Malden, N. Y. 89th st, n s, 575 w 8th av. P. M. March 15, 1 year. 2,000
- Schmidt, Christian, to Christoph Pez. Union st. P. M. March 8, 5 years. 1,000
- Schoenberg, Caroline, widow, to Mary A. Kennedy et al, exrs. T. Kennedy. Lexington av. P. M. March 11, 2 yrs. 1,000
- Smith, Mary L., wife of J. Elliott, to Geo. Nichols, Northfield, Vt. 73d st, s s, 216.8 w 9th av, 16.8x102.2. March 5, 5 years. 15,000
- Sterling, Maria P., wife of George C., to L. L. Denning. 135th st, s s, 150.8 e Alexander av, 19.2x100. Feb. 1, 6 mos. 660
- Stevens, Susan, wife of Salmon S., to Richard H. L. Townsend. 2d av, s e cor 49th st, 50.3x50. March 10, 4 mos. 3,500
- The exrs. of J. F. L. Dohremveno, mortgagors, with Rosa Dohremveno, widow. Agreement extending mort. and reducing interest. nom
- Thomas, John R., to Mary A. Townsend and ano., exrs. I. Townsend. 26th st, n s, 100 w Lexington av, 14.3x98.9. March 9, due March 10, 1882. 1,500
- Torney, Judith, widow, Newark, N. J., to THE WEST SIDE SAV. BANK, New York. 80th st, s e cor 4th av, 19.2x77.2. March 5, due May 1, 1882, 5 per cent. 9,000
- Same to same. 4th av, e s, 77.2 s 80th st, 25x37.6. March 5, due May 1, 1882, 5 per cent. 3,000
- Trustees Beth Hamedrash, mortgagors, with Jacob Marks. Agreement extending mort. nom
- Tunstall, Annie D., wife of Alexander, Norfolk, Va., to Alexander Brown, Philadelphia, Pa. 9th st, s s, 456.1 w 5th av, 25.1x93.11. March 7, 5 years, 5 per cent. 7,500
- Tuttle, Louisa V., to Charles L. Vath. 36th st, No. 140 W., s s, 300 e 7th av, 25x98.8; 35th st, n s, 300 e 7th av, 25x98.8. All title. March 14, demand. 200
- Van Vorst, Hooper C., to THE DRY DOCK SAVINGS INSTITUTION. Madison av, s e cor 68th st, 22.5x95. March 16, 1 year, 5 per cent. 12,000
- Von Hesse, Christian, to William Heller. 59th st. P. M. Feb. 8, due March 1, 1882. 33,500
- Van Sindersen, Eliza and Adrian, to THE SEAMENS' BANK FOR SAVING, New York. Pearl st, No. 111, n s, 116 w Hanover sq, 24.5x79.10x24.9x78.10. March 11, due March 14, 1886, 5 per cent. 20,000
- Varnum, James M., and R. M. Harrison, with Alexander Hamilton et al, exrs. and trustees J. Pyne, dec'd. Agreement subordinating mortgage.
- Washing, Sigmund, to Victor H. Rothschild. 133d st. P. M. March 7, due Jan. 10, 1882. 9,250
- Same to Marx Rothschild. 133d st. P. M. March 7, due March 10, 1882. 9,250
- Wiener, Jacob, to Louise M. Stein. 60th st. P. M. March 15, 3 years. 4,000
- Wright, William S., to Bradford L. B. Baylies, trustee J. H. Blackwell, dec'd. Madison av, e s, 80 n 62d st, 20.5x50. March 14, due June 1, 1881. 4,000
- Winslow, DeWitt C., to THE MUTUAL LIFE INS. CO., New York. 136th st, n s, 525 w 6th av, 50x68.2x63.4x107. March 16, due Sept. 1, 1882. 3,000
- Witherell, Nathaniel, Leadville, Col., to Peter T. O'Brien. 67th st, s s, 120 w 4th av, 20x100.5. March 16, 2 years. 20,000
- The Rector, &c., Trinity Church consent to the mortgaging of Morton st leasehold by Owen Derry to Elizabeth M. wife of Clarence Cary.

## KINGS COUNTY.

MARCH 10, 11, 12, 14, 15, 16.

- Bell, Beatson J., to Joseph H. Townsend. Hancock st. P. M. March 10, instals. \$2,300
- Bierds, William H., to Calvin Burr, New York. Webster st place, w s, 80 s 16th st, 15.3x98.11. March 10, due March 1, 1884. 1,100
- Blum, Israel, and Rachael, his wife, to James N. Brewster. Plot at Coney Island. Lease. March 1. 400
- Bossert, Barbara, wife of Jacob, to Geo. Proestler. Bushwick Boulevard, Montrose av. P. M. March 15, 1 year. 2,500
- Brocher, Charles W., to Elizabeth Furman. Broadway, Conway st. Aug. 7, due June 1, 1882. 1,000

Barrett, Anthony, to James Shevlin. Elliott st, e s, 250 n Lafayette av, 25x100. March 15, due May 1, 1882, 5 per cent. 4,200  
 Bramer, Klara, to John Kramer. Yates av. P. M. March 14, 3 years. 1,000  
 Brandt, Babetta, to Klara Bramer. Throop av. P. M. March 14, 5 years. 1,000  
 Bungarz, Gottfried, to Samuel Dean. 2d av, 9th st. P. M. March 10, instals. 2,350  
 Carrigan, Rose M., widow, to Josephine Franke. Dean st, s w s, 142.4 s e Bond st, 22.4x100. March 15, 5 years. 1,000  
 Calyer, John H., and Phebe Ann, widow, to Samuel Brown. Leonard st, w s, 100 n Calyer st, 62.6x—x63.2x100. March 8, instals. 1,000  
 Same to Edmund P. Rushmore, North Hempstead. Leonard st, w s, 100 n Calyer st, 25x100. March 8, instals. 2,500  
 Calyer, Phebe Ann, with Edmund P. Rushmore. Releases priority of mortgage. nom  
 Clinch, James, New Utrecht, to John L. and Timothy F. Nostrand, New Utrecht. Bath av, n w cor Bay 13th st, 100x108.4, New Utrecht; Bay 13th st, w s, 200 from Bath av, 50x108.4. March 1, due May 1, 1890. 1,000  
 De Baun, Alonzo E., to Phebe P. Kissam, Flushing. Halsey st, s s, 180 w Throop av, 20x100. March 8, 5 years, 5 per cent. 2,000  
 Dearing, James W., to William H. Dunning et al, trustees. St. Johns pl, n s, 381.5 w 6th av, 18x100. March 12, due May 1, 1884. 5,000  
 Daly, Joseph, to Michael Bennett and ano., exrs. T. Wheeler. Herkimer st, n s, 380 e Brooklyn av, 20x100. March 11, 2 years. 300  
 Dearing, James W., to William H. Dunning et al., trustees J. A. Robertson. St. Johns pl, n s, 363.5 w 6th av, 18x100. March 12, due May 1, 1884. 5,000  
 Dugard, Samuel, to John L. Jewett, New York. Prince st. P. M. Feb. 5, due March 1, 1884. 5 per cent. 2,000  
 Evans, Benjamin, to James Pilling. Dean st, s s, 425 e Schenectady av, 60x100. March 14, due June 1, 1881. 1,000  
 Eden, Mark, to Samuel Eden. Tompkins av, e s, 25 n Park av, 25x80. March 10, 5 years, 5 per cent. 1,500  
 Fitzsimmons, George, Sheepshead Bay, to Abram J. Van Dyke, Flatbush. East 14th st, plot 46 D. D. Stillwell's property, Gravesend. March 12, 3 years. 150  
 Fleeman, William H., to The Church Charity Foundation, Long Island. Pacific st, n s, 50 w Nostrand av, runs north 98.9 x southwest 40.1 x northwest to centre of block, x west to point 150 w Nostrand av, x south 100 to Pacific st, x east 100; also gore Nostand av, w s, 100 n Pacific st, runs west 45.10 x northeast 48 to Nostrand av, x south 14.2 to beginning. March 10, due March 1, 1886. 3,000  
 Feise, Henry, to John Reis. 5th av, n w s, 56 s w 8th st, 18x60. March 14, 3 years. 1,000  
 Fowler, Bernard, to F. Rapelje Boerum. Verona pl. P. M. March 1, 6 months. 4,250  
 Friel, Margaret A., widow, to Elenor Doherty. Greene av, s s, 254 w Reid av, 18x100. March 12, due Oct. 1, 1881. 3,000  
 Gilbert, Margaret J., wife of Charles A., to The Emigrant Industrial Savings Bank, New York. Halsey st, s s, 236.6 w Arlington pl, 16.7x100. March 12, 1 year. 2,000  
 Greenland, Thomas E., to Adriana wife of Chas. Bush. Vernon av, s s, 398.6 w Marcy av. P. M. and building loan. Sept. 15, 5 yrs. 2,750  
 Same to same. Vernon av, s s, 380.6 w Marcy av. P. M. and building loan. Sept. 15, 5 years. 2,750  
 Same to same. Vernon av, s s, 362.6 w Marcy av. P. M. and building loan. Sept. 15, 5 years. 2,750  
 Same to Susan Vanderveer. Vernon av, s s, 340.6 w Marcy av. P. M. and building loan. Sept. 15, 5 years. 2,700  
 Same to same. Vernon av, s s, 326.6 w Marcy av. P. M. and building loan. Sept. 15, 5 years. 2,750  
 Same to same. Vernon av, s s, 308.2 w Marcy av. P. M. and building loan. Sept. 15, 5 years. 2,750  
 Headler, John, to August F. H. Muller, New Lots. Magnolia st, s e s, 525 s w Central av, 25x100. Jan. 2, due Jan. 1, 1884. 1,000  
 Hegeman, Joseph H., to Margaret J. Prendergast. Jefferson st, s e s, 70 n e Washington st, 25x75. March 1, 3 years. 900  
 Hellwig, Theodore L. A., to Ann E. Pell. Baltic st. P. M. March 10, 3 years. 3,500  
 Heyd, Louise, Middle Village, L. I., to Ludwig Holzhausen. Humboldt st, w s, 75 s Varet st, 25x100. March 5, 5 years, 5 per cent. 800  
 Hamblin, Nelson, to George H. Pendleton. St. James pl. P. M. March 10, 3 years. 3,000  
 Hegeman, John and William, exrs. J. Hegeman, to Emma K. Simmons. Baltic st, s s, 255.5 w 6th av, 16.8x100. March 5, 3 yrs. 2,500  
 Hegeman, William, Bayonne, N. J., to Henry A. Bourne. 13th st. P. M. March 3, 3 yrs. 1,800  
 Same to Francis E. and Mary P. Lunt, Newburyport, Mass. 14th st. P. M. March 3, 1 year. 1,500  
 Hesse, Joseph, to John Timmes. Bushwick Boulevard. P. M. March 15, 6 years, 3,600  
 Hatten, William, to Joseph Lee. De Kalb av. P. M. March 1, 2 months. 7,000

Hellwig, Conrad, to Andrew Wils. Melrose st, s e s, 125 n e Central av, 25x100. March 12, due April 1, 1882. 225  
 Irvine, William, to Cyrus E. Staples. 5th av, 8th st. P. M. March 7, 3 years. 2,800  
 Kramer, Wilhelmina, to William Dick. South 5th st, n s, 60 w 7th st, 20x80. March 9, due July 1, 1882. 1,000  
 Lauer, Charles F., to Belle A. wife of John Boland, Mt. Vernon. Putnam av. P. M. Mar. 14, 1 year. 500  
 Lincoln, Kate, wife of John C., to James M. Hunting, Jamaica, L. I. 19th st. See Cons. March 15, 5 years. 500  
 Lowell, Thomas W., to Benjamin F. Tracy. Greene av, s s, 396.7 e Franklin av, 19.4x100, 2d mort. March 14, due May 29, 1882. 1,300  
 Same to same. Lewis av, Quincy st, Lexington av. P. M. March 14, 6 months, 5 per ct. 3,300  
 Lutz, Elizabeth and Julia, to Philipp A. Dommer. 9th st, e s, 80 n Grand st, 20x75. Mar. 7, due Jan. 1, 1886. 1,000  
 McKnight, Samuel, to John R. Planten. Monroe st, s s, 187 w Patchen av, 18.6x100. Feb. 21, 5 years. 1,400  
 McMahon, Francis J., to Spencer Aldrich, New York. Jefferson st. P. M. March 14, due April 1, 1881. 4,000  
 Same to Elizabeth W. Aldrich, widow. Jefferson st. P. M. March 14, due April 1, '81. 2,000  
 Murcott, John, to Peter B. Amory, Elizabeth, N. J. Richardson st. P. M. Sept. 22, 1880, due Sept. 27, 1881. 300  
 Murphy, Parthenia, wife of James, to Chas. F. A. Hinricks. Wierfield st, s e s, 240 n e Bushwick av, 20x200 to Margaretta st; Evergreen av, northerly cor Margaretta st, 40x100. March 15, 3 years. 600  
 Myer, Edmund J., to Margaret S. wife of Edward F. Smallwood. Ross st, s e s, 141.10 s w Bedford av, 19.6x100. March 12, 3 years, 7 per cent. 3,500  
 McCann, John, to Ellen Willis. South 6th st, n s, 43.6 s e 4th st, 20x81. Sept. 1, 1876, 5 years. 1,000  
 Mills, Nathaniel, to Charles J. Lowrey and ano., exrs. B. W. Davis. Fulton st, s s, 31.8 e Red Hook lane, runs south 98.4 x east 56.3 x north 24 x west 32 x north 74.3 to Fulton st, x west 24. March 11, 3 years, 5 per cent. 11,000  
 O'Brien, Patrick F., to Charles J. Lowrey and ano., exrs. and trustees. Hewes st, s s, 114.4 w Bedford av, 20x100. March 10, 5 years, 5 per cent. 4,000  
 Peters, Bernard, and William C. Bryant to Emily F. wife of James B. Taney, Wheeling, Va. Broadway, s s, 117.9 e 1st st, 44x65. Interior lot in vicinity of store, runs south 22 x east 44.4 x north 22 x west 44.4. Feb. 10, 3 years. 6,000  
 Phelps, Richard G., to Thomas H. Mallon and Frederick W. Rebham. Park av, n s, 250 w Tompkins av, 125x100. March 15, due July 1, 1881. 1,500  
 Peterson, Martin M., to John Hartell, New York. Sackett st, No. 91, n s, 291.8 w Columbia st, 16.8x100. March 15, due July 1, 1884. 1,200  
 Roche, Dominick H., to The Mutual Life Ins. Co., New York. Carroll st. P. M. March 12, due Sept. 1, 1882. 4,000  
 Rosche, John W., to John O. Whitehouse, exr. J. T. Whitehouse. Atlantic av, Oxford st. P. M. March 14, instals. 5,000  
 Rochow, Emily, wife of and Ferdinand, to The Amity Ins. Co. Pineapple st. P. M. March 16, instals. 5,000  
 Reinhardt, Sarbina, New Utrecht, to George S. Gelston. Lafayette av, Jefferson st. P. M. Feb. 3, 3 years. 182  
 Robbins, Lillian F., to John Skelly. Putnam av, n s, 425 w Nostrand av, 25x100. March 12, 3 years. 2,000  
 Sammis, George W., and William Bedford to William H. Cheney, Bedford Station, N. Y. Meeker av, s s, 160.8 w North Henry st, runs south 93 x west 28.10 x north 107.4 to Meeker av, x east 25; Herbert st, n s, 120.9 w North Henry st, 25x100. Jan. 1, 5 years. 1,000  
 Seebeck, John, to Section 2 First Union Co-operative Building Association. Jackson st, s s, 175 w Graham av, 25x75. Feb. 2, 10 years. 1,880  
 Snow, Charles L., New York, and Edward Barr to Elizabeth Bergen and ano., exrs. J. G. Bergen. 36th st, centre line. P. M. Feb. 8, 5 years. 23,500  
 Schwartz, John C., to Harman J. Stockholm, Jamaica, L. I. Greene st, n s, 330 w Central av, 20x200 to Grove st. March 1, 5 years, 1,200  
 Stellwag, Mary, wife of Ludwig J., to Mary wife of William Ferris. Myrtle av, n s, 54 w Canton st, 25x100. \$5,000 of this mortgage given in place of another mortgage. March 15, 6 years. 4,000  
 Same to Dorothea Miller. Same property. March 15, 1 year. 500  
 Same to Frederick Hamburg. Myrtle av, n s, same property. March 15, due Sept. 3, '81. 500  
 Taylor, John H., to The Williamsburgh Savings Bank. Bergen st, n s, 220 e Nostrand av, 20x100. March 15, 1 year. 2,500

The Anglo-American Dry Dock and Warehouse Co. to Thomas T. Buckley and Thomas Cochran. Elizabeth st, s w s, 850 s e Van Brunt st and in centre of slip, runs to bulkhead line Erie Basin, x southeast to point 100 from Otsego st, x northeast 15 x southeast to Otsego st, x north to Elizabeth st, x northwest 745 to beginning; also land under water. See Conveys. Feb. 15, issues bonds. 800,000  
 Truesdell, Eliza, wife of Samuel, to James D. Rankin. Clifton pl. P. M. March 9, due March 15, 1882. 712  
 Van Houten, Edward, Canarsie, to Ann Winterberg, Section 5 R. Van Houten property. Canarsie. Jan. 2, due Jan. 1, 1883. 100  
 Vrooman, Frederick C., to Phebe Lott, Jamaica, L. I. Myrtle st, s s, 115 w Evergreen av, 20x95. March 12, due May 1, 1884. 1,000  
 Same to same. Myrtle st, s s, 135 w Evergreen av, 20x95. March 12, due May 1, 1884. 1,000  
 Web, Anna, wife of Cornelius, to Henry Kordes. Flushing av, s s, 100.2 e Kent av, 25 x175 to Nassau st. March 12, due July 1, 1886. 1,500  
 Wilkinson, Albert, to Elias G. Brown, New York. Macon st, n w cor Yates av, 36.4x100; Macon st, n s, 70.8 w Yates av, 70.8x100. March 12, due May 1, 1881. 1,000  
 White, Sarah E., wife of William, to Frederick J. Richardson. Ryerson st, e s, 530 n Myrtle av, 20x180. Nov. 15, demand. 3,700  
 Zuglinger, Frank, to Andrew Wils. Elery st, s s, 350 e Throop av, 25x100. March 14, 3 years. 300

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.

MARCH 11TH TO 17TH—INCLUSIVE.

Baldwin, Samuel W., East Orange, N. J., to Ebenezer A. Smith, Newark, N. J. \$15,000  
 Bridge, John, exr., &c., L. K. Bridge, to William F. Bridge, trustee L. K. Bridge, dec'd. nom  
 Brown, Haydn, Westbury, Mass., to Isaac P. and Juliet H. Smith, trustees Ada and Emily Smith. 3,250  
 Boice, Sarah A., exr. C. Boice, to Sarah A. Cole, North Plainfield, N. J. 2,500  
 Burr, Sarah, to Roswell Eldridge, town treasurer, Hempstead. 6,000  
 Brugiare, William, exr. and trustee Harriet A. Morgan, dec'd., to William H. Stewart. 12,000  
 Burchell, Jennette, to Randolph Guggenheimer. 2,200  
 Burckle, Susan, to Harriet Wetmore, New London, Conn. 13,000  
 Bussell, Samuel D., exr. C. Bussell, to Jane S. Norton, formerly Jane S. Comp. nom  
 Burr, Sarah, to Roswell Eldridge, town treasurer, Hempstead. 6,000  
 Chamberlain Mary B., et al., exrs. W. L. Chamberlain, to Davis Cossitt, trustee by order court. —  
 Collins, Sarah J., widow, to John H. Deane. 3,774  
 Cook, Martha, to Edward C. Underhill. 940  
 Cornell, Louisa, Brooklyn, to Edward S. Bowne, Baltimore, Md. 4,000  
 Coster, Henry A., trustee D. J. Coster, to Mary L. wife of Henry A. Coster. 5,000  
 Danziger, Max, to Stephen H. Olin. 3,500  
 Fischer, Charles, Brooklyn, to August C. Fischer, Brooklyn. 650  
 Gilman, Hannah E., to Lambert Suydam. 4,000  
 Goddard, Thomas P. I., et al., trustees J. C. Brown, dec'd., to William Steinyaw, exr. A. Steinyaw. 8,000  
 Goelet, Robert, Ogden, and Jean B., to Hannah G. Gerry. 2/3 parts. 5,667  
 Goelet, Robert and Ogden, and Hannah G. Gerry to Jean B. Goelet. 2/3 part. 46,000  
 Goelet, Robert and Ogden, to Jean B. Goelet and Hannah G. Gerry. 1/2 part. 11,333  
 Golet, Jean B., and Hannah G. Gerry to Robert and Ogden Goelet. 48,467  
 Graham, James L., to Richard M. Harison and ano., trustees P. W. Turney. 2,700  
 Same to same. 2,300  
 Grunewald, Louise, admrx., to William Wolf, trustees for J. H. Wolff, Newark. 2,800  
 Guggenheimer, Eliza, to Betsey Mayer. 5,500  
 Hebbard, Isaac N., to Annie E. Odell. 3,000  
 Hedden, Charles B., to Burnett C. McIntyre. 500  
 Same to same. 500  
 Higgins, A. Foster, Greenwich, Conn., to Stephen H. Olin. 1,250  
 Jackson, Edwin A., to John H. Hankinson. Assign. of 1/2 interest in prop. and credits of W. H. Jackson & Co. nom  
 Jewett, John L., to Walter W. Concklin. 30,000  
 Kellner, John A., to Joseph M. Young, exr. E. M. Young. nom  
 Landt, William, to Jacob Metzger. 500  
 Loeser, Charles McK., guardian, to John E. Cronly. 6,000

Lockwood, Levi A., Brooklyn, exr. Mary A. Dyckman, dec'd, to Mary C. Wallace.	2,200
Lyon, Amos N., to Adolph Hallgarten, exr. B. Mayer.	7,000
McQuade, Hugh, to Stephen H. Olin.	2,934
March, Mary L., Staftsburg, N. Y., to Alexander Hamilton et al., exrs. and trustees J. Pyne.	5,500
Marsland, Richard, Brooklyn, to Henry R. Low.	11,600
Orth, William, to John C. Boettner.	1,500
Paul, Carl W., Yonkers, to Mary Foley, guard.	278
Prince, John D., et al, of Prince & Whitley, to Edgar H. Ferris.	15,310
Ray, James, to Edwin Corning et al, exrs. and trustees J. R. Ludlow, dec'd.	3,500
Reinig, Charles, to William Zachwetzke.	nom
Sammis Henry and Wm. W., exrs. J. F. Sammis, to William W. Sammis.	3,000
Same to Henry F. Sammis.	2,000
Same to same.	1,500
Schlesinger, Charles, to Elizabeth F. Pegg.	nom
Schuck, Frederick, to James B. Kissam.	10,000
Smith, Ebenezer A., Newark, N. J., to George J. Wood.	12,000
Stone, William, to William Hall & Sons.	nom
Stonebridge, George H., to Louis B. & Leopold H. Frahar.	6,000
Sherwood, John H., to Ellen F. Brooks.	14,016
Swift, Arthur F., to Edward B. Swift.	7,000
The New York Life Ins. Co., New York, to Frederika Reutz.	5,000
The Manufacturers' and Builders' Fire Ins. Co., New York, to Charles A. Peabody, Jr.	42,000
Towle, Frank E., to John Cunningham.	2,000
Van Ostrand, Abraham B., exr. M. Van Ostrand, to Jacob Van Ostrand.	nom
Vansaun, Sarah A. and S. S., exrs. S. J. Vansaun, to Elias A. Day.	211
Voorhis, Richard, to Elias A. Day.	850
Walter, Harriet A., extrx. &c., J. R. Walter, Jr., to William A. Butler, trustee for Helen M. Haseltine.	16,285
Waterbury, John S., exr. Phebe S. Waterbury, to Mary J. Prindle.	nom
Winslow, Edward, to The Church Charity Foundation of Long Island.	25,000

KINGS COUNTY.

MARCH 10TH TO 16TH—INCLUSIVE.

Amory, Peter B., Union Co., N. J., to Seth B. Ryder, Union Co., N. J.	\$306
Burchill, George, exr. Mary Hurcomb, to William S. Hurcomb, New York.	nom
Carnet, Agata, New York, to Salome T. Stearns, Reading, Vt.	1,250
Clement, Amelia P., wife Nathaniel H., to James H. Rich.	400
Ford, William S., to Theron L. Neff.	nom
Ford, William S., to Alice McGee.	750
Hardie, James, to William M. Benedict of Lisle, Broome Co., N. Y.	500
Hoelt, John H., to Johan A. Pfuhl.	1,540
Hurcomb, William S., New York, to Mary J., wife Francis Ustick.	900
Jackson, Isaac, Westbury, L. I., to Benjamin Andrews.	250
Jordan, William F., to William J. Sayers.	3,060
Kelly, Mary, to Charles J. Patterson.	500
Lefferts, John L., to Gertrude R. Van Siclen, Jamaica.	2,000
McCann, Daniel J., to James Powers, Sr.	nom
Mackinney, Eliz and W. C., exrs. H. Mackinney, Philadelphia, Pa., to Elizabeth Mackinney, Philadelphia, Pa.	3,600
Macray, Elizabeth, to Charles Ross, Jr.	150
Powers, James, Sr., to Daniel J. McCann.	nom
Reichert, Mathias, to Joseph Frisse.	1,000
Ryder, Isaac, to Abram J. Van Dyke.	200
Sammis, William W. and H. F., exrs. J. F. Sammis, to Henry F. Sammis.	2,500
Same to same.	4,000
Same to same.	1,800
Same to same.	2,500
Same to same.	2,500
Same to same.	3,000
Same to William W. Sammis.	3,000
Same to same.	3,500
Same to same.	1,500
Same to same.	4,000
Same to same.	1,600
Same to same.	2,500
Stephens, Melvin, to Nathan tSephens.	2,500

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.

MARCH 11TH TO 17TH—INCLUSIVE.

SALOON FIXTURES.

Balz, Chas. 376 3d av....Brunswick & Balke Co. Pool Table.	\$325
Berger, J. 124 W. 3d....Elias & Betz.	100
Byrne, P. 170 Mulberry....D. Jones. Ale.	285

Brown, J. 113 Orchard....Bernheimer & Schmid.	(R) 110
Bauer, J. 5 Norfolk....A. Stauf.	(R) 369
Bienfait, A. 335 W. 41st....J. I. Jones, exr.	213
Bornemann, H. 475 Pearl....C. Stein. Saloon Fixtures and Furniture.	1,908
Coughlin, Ellen. Barrow and 4th sts....J. Feury.	400
Dobson, M. M. 163 Bank....G. Gregory.	250
Danner, E. 250 8th av....C. Lehritter.	500
Doelfel, F. 67 Eldridge....Ochs & Lehmert.	325
Finnegan, P. J. 824 Broadway....D. Pearson.	(R) 3,000
Fischer, H. 731 Washington....G. F. Cordes.	(R) 200
Frank, C. 23 Allen....G. Bechtel.	100
Fauth, Emilie. 78 1st....A. Stauf.	(R) 105
Fischer, H. 115 4th av....Bernheimer & Schmid.	(R) 500
Follmer, T. J. 253 Canal....G. P. Kato.	2,500
Forestal, C. J. 73 Park pl, 253 Greenwich....D. Murphy.	100
Gieselberg & Swan. 69 3d av....Griffith & Co. Pool and Billiard Tables.	500
Gorton, B. H. 429 East Houston....F. Klein.	(R) 700
Gould, R. J. 52 and 54 W. 31st....Mayer & Bachmann.	2,000
Hawkins & Freyesein. 235 Mercer....Albertina Freyesein.	1,500
Harms, C. 433 W. 41st....Baur & Betz.	500
Heintz, F. 589 2d av....Brunswick & Balke Co. Pool Table.	200
Herrman, Emilie. 24 Lispenard....A. Schmid. Bar Fixtures and Furniture.	1,500
Kneher, J. 101 Essex....Mary Kneher.	300
Kean, Mary. 21 Bayard....Mary Barg. Saloon Fixtures and Furniture.	400
Lavalle, M. 293 Cherry....D. Jones. Ale.	57
Levy, C. 407 Broome....P. Hemmer.	175
Madigan & Bischoff. 424 Greenwich....Brunswick & Balke Co. Pool Table.	210
Munster, M. 212 7th....Mayer & Bachmann.	250
Nunnenkamp, H. E. 19th....Louise Hansen.	500
O'Brien, T. 533 W. 29th....D. Jones. Ale.	152
Pfost, G. 38 Clinton....J. Hensler.	300
Roermemann, Julia A. Fordham depot....C. Rivinius.	(R) 150
Runk, F. 75 Ludlow....P. Scherffius. (Marie Matty, by assign.) Saloon Fixtures and Furniture.	(R) 1,000
Riegel, G. 538 2d av....Bernheimer & Schmid.	(R) 200
Riley, Alicia. 143 Greene....P. J. Hanbury. Bar Fixtures, Furniture, &c.	(R) 2,000
Sabel, C. 418 E. 23d....H. Kroencke.	200
Smith, A. B. 100 Bleecker....B. Cregan.	(R) 566
Steiner, J. 341 W. 37th....H. Schauzlin.	150
Stein, L. City....Bernheimer & Schmid.	(R) 300
Schroeder, R. 109 Eldridge....F. Rost.	90
Thoesen, P. 303 1st av....H. Thoesen.	500
Ufer, E. 38 Liberty....Mayer & Bachmann.	4,630
Walter, F. 16 Moore....A. Hupfels Sons.	75
Weiss, C. 44 Orchard....J. & L. F. Kuntz.	150
Weismuller, J. 206 Forsyth....G. Krueger.	175
Weisenstein, Minnie. 342 E. 45th....Mary Hubner.	500
Yunker, J. 581 3d av....Bernheimer & Schmid.	100
Zethner, Eliz. 146 Attorney....Bernheimer & Schmid.	(R) 120

HOUSEHOLD FURNITURE.

Bachman, J. H. 318 Stanton....B. M. Cowperthwait.	128
Blanchard, Annie L. 207 Lexington av....Schulz & Brechtel.	252
Breler, A. 638 Greenwich....E. D. Farrell.	108
Bueren, Melinda C. 231 W. 38th....Camille Marie.	(R) 4,509
Boyer, Lizzie. 111 W. 26th....D. O'Farrell.	132
Boyle, Margaret. 210 E. 29th....W. H. Turner.	46
Cohn, C. 95 Forsyth....D. H. Leidesdorf. Furniture and Sewing Machines.	35
Conklin, M. E. City....H. W. Le Roy. (R)	106
Daly, M. 293 Madison....R. C. Neuhardt. Piano.	195
Dias, M. L. 326 W. 34th....B. M. Cowperthwait.	137
Dickinson, Kate A. 356 W. 15th....R. M. Walters. Piano.	200
Fisher, C. J. 106 W. 31st....J. Genzel.	2,500
Forrest, Victoria. 26 W. 35th....C. H. Raymond.	(R) 5,000
Forrest, Victoria A. J. City....C. H. Raymond.	5,000
Giese, A. L. 951 6th av....R. E. Livingston.	103
Goff, Cornelia S. 5 W. 42d....Sarah W. Wilson. (A. Kopke, by assign.) (R)	1,230
Gonzalez, Louise. 534 E. 82d....D. Krakauer. Piano.	125
Grasser, Marie. 112 W. 25th....H. Gotlib.	210

Greenough, C. H. and Ella S. 337 E. 58th....S. V. Lane. Furniture, Surgical Instruments, &c.	500
Gilbert, J. L. 239 W. 45th....W. R. Gilbert. (Dated April 30, 1880.)	800
Hienecke, Anna. 25 E. Houston....C. Vogel. Furniture, Safe, &c.	500
Henry, Wm. 157 W. 14th....L. Baumann.	484
Hinde, Emily M. 129 E. 26th....Catherin Hinde.	500
Hansel, P. J. City....P. McIntyre.	500
Kesselmeier, E. City....Mary Doerner. Piano.	90
Kip, Bauvette. 917 3d av....Elizabeth Henry.	450
LeHuray, Blanche. 51 W. 35th....A. Baumann. (R)	54
Lopez, P. 12 Oak....J. P. Delehanty.	126
McKean, Bridget. 260 W. 40th....J. Kelly. (R)	300
McKenney, Hattie. 239 E. 81st....Jordan & Moriarty.	145
McNally, C. H. 1781 Broadway....A. Baumann.	742
Meaney, T. Riverdale....E. D. Farrell. (R)	121
Mercer, W. S. 180 E. 104th....G. Brutscher.	240
Morris, Kate. 9 Catharine slip....E. D. Farrell.	101
McGraw, Sarah and Jennie H., and Isabella Gault. 65 W. 21st....D. Clarkson, exr.	316
McMurtrie, Mrs. B. P. and C. W. 355 W. 23d....Louisa G. Schaefer.	6,600
Mylius, Fannie. 115 Chatham....J. Murphy.	500
Manning, Melvine. 109 and 421 W. 23d....H. Goff.	975
Miller, A. 733 3d av....Thoesen & Uhl.	156
Mussot, A. 119 Clinton pl....Jordan & Moriarty.	121
Nussbaum, S. 130 2d....N. Pollock.	300
Niederermann, J. 24 Av B....S. Loewenthal.	350
Otte, D. 253 Monroe....Jordan & Moriarty.	261
Page, Mrs. Arthur. 180 7th av....D. O'Farrell.	106
Prusser, R. E. and Meta. 604 W. 49th....W. Siewert.	100
Prince, Eve. 15 W. 11th....Jos. exr., &c., of Sarah, Hart. (R)	5,000
Quillout, Juliette. 24 E. 12th....W. T. Van Zandt. (R)	323
Regan, Nellie. 42 Oak....J. P. Delehanty.	114
Roach, Mary J. 231 E. 111th....Thoesen & Uhl.	111
Robinson, Henry and Hannah. 281 Broome....J. Heim.	75
Romand, Henry and Helena. 2272 1st av....J. Zieger.	400
Steel, G. 161 E. 126th....Fennell & Co.	109
Sterling, G. C. 135th st, east of Alexander av....L. L. Deming.	660
Story, Eliz. 440 Madison av....R. P. Charles (R. C. Dorsett, by assign.) (R)	410
Seymour, L. S. 3 Perry....S. L. Horwitz.	515
Tisdale, Mary. 150 W. 22d....A. Bridge-man.	1,320
Thompson, Kate. 631 E. 12th....T. Sta-com.	140
Vredenburgh, O. S. 161 E. 119th....Fennell & Co.	118
Vaccas, Agnes. 25 Clinton pl....A. Baumann.	1,754
Wainwright, Mrs. A. H. 131 W. 16th....D. O'Farrell.	114
Warner, Alice A. 239 W. 52d....Mary Wood.	1,000
Waibel, Rosalie. 261 W. 25th....L. Baumann.	110
White, Esther. 68 Columbia....Herschmann & Manges.	118
Wittich, Clothilde. 17 Ridge....H. Fischer. (R)	150
Walker, Frances H. 402 W. 57th....J. E. Ham.	3,000

MISCELLANEOUS.

Ackerman, H. City....F. Banfield. Carriage. (R)	355
Alsop, J. 450 W. 27th....J. Herrigan. Coffee Mills and Furniture.	30
Baker, F. 27 Chambers....R. S. Hobbs (I. Henderson, by assign.) Office Fixtures.	(R) 500
Biney, Emma. Lexington av and 33d....J. A. Trowbridge. Horses, Carriages, &c.	5,000
Bamberger, J. 310 3d....Jette Kahn. Horse, Wagons, &c.	350
Binder, A. 97 Prince....J. Gross. Loom, Machinery, &c.	525
Birney, Emma. Lexington av and 33d....J. A. Trowbridge. Horses, Carriages.	5,000
Breher, P. 273 7th av....G. Breher. Barber Fixtures.	65
Blass, H. 5th st....Martha Mayforth. Horse, Milk Wagon, &c.	400
Brown, H. S. 12 Lispenard....A. Comstock. Machines, Tools, &c.	275
Burkhardt, Caroline. 334 E. 11th....Agathe Rauff. Bakery Fixtures.	250
Birdsall, J. W. 255 6th av....E. Montanus, Jr., and L. C. Raeger. Drug Fixtures, &c.	3,000

Brereton, J. W. 25 1/2 Sheriff...J. Cunningham, Son & Co. Carriage. 55  
 Buttre, J. C. 48 Franklin...S. Philips. Presses, Engravings, &c. (R) 2,051  
 Buttre, J. C. 7 Barclay...F. E. Francisco. Plates, &c., of American Portrait Gallery. 600  
 Byrne, Mary. 324 W. 42d...E. T. Hall. Grocery Fixtures, Horse, &c. (Dated March 12, 1880). 500  
 Cohen, S. 39 East Broadway...S. Golde. Button-hole Machines. 120  
 Cohen, S. 39 East Broadway...J. Salomon. Button-hole Machines. 250  
 Calder, J. L. Beekman and Gold...T. L. Greene. Lead Pipe Factory Fixtures, Machinery. (R) 8,000  
 Cohn, D. 70 or 36 1/2 Baxter...S. Michelitsky. Clothing Fixtures. 100  
 Conley, F. 547 W. 37th...H. Hastorf. Horses, Carts, Canal Boat, &c. 600  
 Carroll, J. Leroy and Washington...W. Conran. Horses, Truck, &c. (R) 620  
 Clyde, J. H. City...Sarah A. Ellis. (Mary M. Clyde, by assign.) Horses, Furniture, &c. 1,000  
 Denney, J. H. 442 W. 25th...J. H. Arnold. Horses, trucks, &c. 128  
 Dodge, E. S. 95 Chambers...W. E. Dodge, exr. Machinery, Presses, Type. 3,500  
 Ernst, L. F. 34 Rutgers...M. Ehlers. Grocery Fixtures, Horse, &c. 2,500  
 Everly, J. 1504 1st av...A. Pollack & Co. Grocery Fixtures. 50  
 Ficke, F. 41 Bond st...Augusta Kuntze. Morocco Case Factory Fixtures. 300  
 Freund, Clara. 161 Orchard...R. Rosenthal. Soda Water Factory Fixtures. 110  
 Fick, M. 53 Delancey...H. Bathmann. Grocery Fixtures, Horse, &c. 1,100  
 Fitzpatrick, P. 419 Cherry...J. C. Jewett. Horses, Truck, &c. (R) 592  
 Gautier, P. and F. 132 83d...Pitt, Eagles & Johnson. Bakery Fixtures. 1,219  
 Gilday, J. B. 32 Park row...J. P. Huggins. Tailors' Fixtures, Cloths, &c. 2,000  
 Goldstein, M. 31 Essex...M. Oblusiner. Button-hole Machines. 238  
 Graham, J. 23 Canal...Nuffer & Lippe. Horses, Coach, &c. 175  
 Grassel, J. B. 112 W. 25th...L. F. Duparquet & Huot. Range, &c. 120  
 Haerlin L. 518 11th av...Mary Giessen. Bakery Fixtures. 200  
 Hassel, J. C. 39 Nassau...W. H. Woodcock. Presses. 350  
 Hoole, W. E. 48 Centre...E. G. Black, trustee. Machinery, Lathes, &c. 2,500  
 Jans, Charles. 2256 2d av...G. Herrold. Butcher Fixtures. 250  
 Jorgensen, H. 733 10th av...H. Lorencen. Barber Fixtures. 95  
 Kolling, W. 506 W. 15th...Dole & Merrill. Horses, Trucks, &c. 1,600  
 Kasschau, J. and Bro. 138 Centre...J. L. C. Koch. Machinery, &c. (R) 2,000  
 Keithan, W. 411 W. 41st...Gennerich & Hilsman. Bakery Fixtures. (R) 449  
 Langenbahn, T. 261 2d...J. L. Langenbahn. Feed Store Fixtures, Horse, Trucks, &c. (Dated Oct. 18, 1880.) 500  
 Link, M. 2357 3d av...Margaret Polye. (Henry Polye, by assign.) Butcher Fixtures. 156  
 Logan & Fiegel. 588 Hudson...W. Forbes. Presses, Type, &c. 3,000  
 Lowey, W. 85 Nassau...Globe Manuf'g Co. Press. (R) 173  
 Livingston, W., Jr. 84th near 3d av...Mary Livingston. Horses, Trucks, &c. 1,800  
 Lull, W. B. 142 E. 59th...D. B. Dunham. Coaches. 1,425  
 Landfried, Adam and Anna M. 446 2d av...J. L. Jarvis. Bakery Fixtures. 500  
 Lawrence, John J. 1st av and 32d...S. A. Woods Machine Co. Machine. (R) 480  
 Lederer, C. 167 and 169 E. 51st...P. Asten. Horses and Carriages. (R) 1,430  
 Marx, A. 1251 Broadway...Hirsch & Schwarzkopf. Cigar Fixtures. 83  
 Meyer, C. 116th, near 7th av...F. Meyer. Horse, Truck, Cows, &c. 450  
 Murphy & Hall. 8 South...J. C. Rose. Cigar Store Fixtures, Canal Boat, &c. 3,000  
 Mulford, P. S. 350 6th av...G. Frankard. Cigar Fixtures. 600  
 Murphy, Hugh. 140 Suffolk. C. Stigeler. Horse, Trucks, &c. 49  
 Marigold, Magdalena. 163 Mott...A. Koelling. Bakery Fixtures. 250  
 Meth, Geo. 203 Bowery...J. Boehm. Box Machine, Tools, &c. 90  
 Naecher, A. 199 Av A...F. Hauff. Butcher Fixtures. 225  
 Neustaedter, F. J. 251 Front...J. Neustaedter. Toy Factory Fixtures, Machinery, &c. 1,200  
 New York Athletic Club. 150th st and Harlem River...C. H. Hawkes, trustee. Boat House Fixtures, &c. Secures bonds. 4,000  
 O'Leary, P. 411 E. 15th...E. Willis. Coupe. (R) 77

Potthast, E. 134 Allen...F. Kresse. Grocery Fixtures. 700  
 Parker, G. 81 Nassau...P. Heinrich. Printing Fixtures. 200  
 Paton, R. 26 Grove...Elinora C Paton. Machinery. (R) 750  
 Parker, H. 283 Bowery...Hagerty Bros. & Co. Soda Water Fixtures. 625  
 Richmond, H. 88 Maiden lane...I. J. Solomon. Brush Factory Fixtures. 100  
 Runk, F. 110 Norfolk...D. Frohlich. Horse. 150  
 Rancke, A. 525 6th...H. K. and F. B. Thurber. Grocery Fixtures, Horses. 500  
 Rohrig, F. W. 215 Centre...A. Vogeley. Machine, Tools, &c. (R) 1,487  
 Scheuermann, A. 1261 3d av...A. Jung. Cigar Fixtures. 200  
 Schillberg, F. 103 Canal...L. S. Welker. Drug Fixtures and Furniture. (R) 600  
 Sinsheimer, A. 176 Worth...L. V. Streeter. Toilet Soap Factory Fixt. 3,000  
 Schaffner, C. 302 1st av...L. Beer. Butcher Fixtures. 75  
 Stroh, L. 864 8th av...Katharina See. Plumbing Fixtures. (R) 350  
 Schultz & Kieferle. 168 Centre...A. Beck. Machine Shop Fixtures. 1,700  
 Stretz, A. 213 and 215 Centre...P. Happersberger. Wagon. 150  
 Templer, H. 549 9th av...Mary Penning. Tin Roofers Fixtures, Horse, &c. (R) 562  
 Thomas, H. W. and W. D. 1288 Lexington av...J. J. Millin. Press, Type, &c. 200  
 Thomas, J. B. 26 Grove...T. Russell & Co. Machinery, Horse, &c. 5,000  
 Thomas, M. J. B. 26 Grove...F. W. Morris. Machinery. 2,500  
 Theis, F. 127 Worth...Phillipine Kallman. Machinery, Tools, &c. 300  
 Tiernan, W. 42 Rutgers...Nuffer & Lippe. Carriage. 358  
 Walter & Spitzberger. 1246 1st av...A. Kanenbley. Mineral Water Fixtures, Horses, &c. (R) 900  
 West, Geo. A. 521 W. 21...J. C. Cady. Horses, Ice Wagon, &c. 800  
 Wilckens, H. 87 8th av...G. L. Kohler. Confectionery Fixtures. 500  
 Williamson, T. 642 W. 52d...H. A. Chamberlain. Machinery, &c. 5,550  
 Weidner, C. 61 Attorney...V. Kaesinger. Horse, Wagon, &c. 400

BILLS OF SALE.

Cohen, H. 409 E. 5th...S. Silberstein. Tailoring Fixtures. 400  
 David, J. H. 9 3d av and 311 E. 12th...T. Sesnan. Saloon Fixtures and Furn. 330  
 Hauff, F. 199 Av A...A. Naecher. Butcher Fixtures. 95  
 Holmes, J...I. D. Demarest. Wreck of Schooner Elysia A. 430  
 Kelly & Boot. 12 Union sq...C. Moebins. Saloon Fixtures. 900  
 Knox, Ellen, and M. Carney. 781 7th av...J. Braden. Bar Fixtures. 1,000  
 Magill, Mary J. City...J. W. Pearl. Hat Stands, &c. 60  
 Marshall, J. Clinton pl...J. Linehan. Saloon Fixtures. 275  
 Nevin, T. B. 212 Bowery...P. I. Navarro. 1/2 part Printing Fixtures. 325  
 Nikola, P. City...Mary D. Schwoon. Horse, Wagon, &c. 325  
 Schroeder, Elise and Wm. 300 Greenwich...C. Kramer. Saloon Fixtures. 1,400  
 Wander, C. 203 Bowery...S. Meth. Box Machine, Tools, &c. 75  
 Warren, A. 5 Greene...J. H. Walker. Fixtures. 1

ASSIGNMENTS OF CHATTEL MORTGAGES.

Goldstein, M. L. to S. Golde. (S. Cohen, Feb. 14, 1881). 124  
 Honeck, F. D. to C. F. Koehler. (Landman & Honeck, Feb. 10, 1881). 1  
 Lindemann, C. to Ida Zahn. (Franz Zahn, March 3, 1881). 1  
 Richardson, Ellen C. to Jane Hoey. (Joseph Hoey, March 9, 1881). 1  
 Schuttrich, O. H., to Max Frankel. (Theresa Friedlander, April 22, 1880). 1

RELEASES.

Honeck, F. D., with Landman & Honeck. Release part of mortgaged property.  
 Koehler, C. F., with Landman & Honeck. Release part of mortgaged property.

KINGS COUNTY.

Acevedo, Mercedes C. 50 3d st...A. Schulz. Furniture. \$144  
 Aten, H. F. and Elizabeth W. M. 34 Hanson pl...Elizabeth A. Wood. Horse, Coupe, Furniture, &c. 1,000  
 Alcock, Thomas. 261 9th st...A. Blake, Jr. Furniture. 67  
 Applegate, Joseph...Peter Barret. Wagon. 160  
 Bill N. E. 779 Fulton st...Aramantha Wallace. Counter's Books, &c. 300

Bogue, W. H...William Avery. Canal Boat "W. G. Lapham" (R) 300  
 Briggs, J. 1872 Fulton st...Anna Obrig. Piano Furniture, &c. 200  
 Barry, H. H. 57 Ann st, New York...Sarah A. Barry. Machinery. 1,200  
 Barry, T. H. 57 Ann st, New York...J. S. Mitchell. Machinery. 400  
 Brokaw, D. T. Fulton av near Clermont...Henry Meyer. Horse, Milk Wagon. 65  
 Brunges, Johanna. 376 South 4th st...A. Schulz. Furniture. 65  
 Bryant, W. R. 18 Orient av...A. Schulz. Furniture. 58  
 Burr, Charlotte. 151 Taylor st...J. A. Howe. Furniture, &c. 1,200  
 Clarke, J. E. 899 Hancock st...A. Schulz. Furniture. 130  
 Coffin, Jr., G. G. 171 Herkimer st...G. G. Coffin. Furniture, &c. 2,000  
 Carlin, Jane. 3101 Seventh st...East River Savings Inst., N. Y. Piano. 100  
 Collins, M. 100 Bridge st...M. Kehoe & Son. Liquor Store. 500  
 Cook & Son, Lewis...Peter Barrett. Wagon. 160  
 Coons, Maria. 775 Fulton av...John Lynch. Furniture. 110  
 Conway, B. F. and A. C. S w cor. Hicks and Carroll sts...Extr of Henry Muller. Butcher's Fixtures. 50  
 Cromer, Ferdinand. 211 Broadway...Warren Foote & Son. Bakery and Fixtures (R) 700  
 Doyle, William. 188 Park av...Henry Siedenbergh. Barber Shop. 94  
 Damman, J. H. 161 Maujer st...Doris Knief. Horses, Cracker Wagon, &c. (R) 500  
 Dodge, E. S. 95 Chambers st and 77 Reade st, New York...Exr. of Edward Dodge. Printing Materials, Type, &c. 3,500  
 Donnelly, T. J. 74 Hudson av...W. B. Davis. Coach. 500  
 Dorrien, Mary. 92 North 5th st...A. Schulz. Furniture. 76  
 Duggan, N. 640 Hicks st...Brunswick & Balke Co. Pool Table. (R) 58  
 Egan, P. N e cor Lafayette and Henry sts...David Jones. Ale. 41  
 Empire Bronze Powder Manufg Co. 66 and 68 North First st...Andrew Cunningham. Machinery, Fixtures, &c. 4,008  
 Farnam, J. B. 62 Frankfort st., N. Y...Dissoyway & Hatch. Machinery. (R) 1,200  
 Feltman, Louisa. 451 Pulaski st...Bernhard Rothenberg. Furniture. 1,000  
 Foley, T. E. 121 Jay st...J. Mullins. Furniture. 148  
 Folkart, Rosa. 154 Atlantic av...J. M. Morsman. Safe. 95  
 Fagan, Margaret. 106 Butler st...James Hicks. Grocery Fixtures. 200  
 Fait, G. 97 Concord st...S. Ballin. Furniture. 161  
 Floyd, Hattie. 498 Humboldt st...A. Schulz. Furniture. 69  
 Ghent, Mrs. L. 473 Atlantic av...B. M. Cowperthwait. Furniture. 133  
 Grootage, Henry and Mary. 546 Lexington av...Louis V. D. Hardenburgh. Furniture. 231  
 Gavitt, Eugenie. 47 Concord st...G. A. Frietsche. Piano. 40  
 Gilluly, Francis. 90 3d av...N. Langler. Blacksmith Tools, &c. 200  
 Gratz, W. R. 652 Lafayette av...Max Baehr. Furniture, &c. 785  
 Herrick, Jane E. and J. J. 57 7th av...Louis Adelstein. Piano Pictures, &c. 630  
 Ihlenburg, Friederich. 145 Green st...Richard Holst. Mineral Water Business. 1,900  
 Heidelberg, Margaret. 537 Manhattan av...A. Schulz. Furniture. 60  
 Heinman, John E. and Elisha W., Jr. 244 and 246 17th st...Eliphalet Rollins. Undertaker's Fixtures, &c. 275  
 Hopkins, Edward. 206 Harrison st and 19 East 14th st, New York...C. A. Zebisch. Music Plates, Tools, &c. 3,705  
 Hughes, B. 953 Pacific st...J. F. Mason. Furniture. 115  
 Hufnagel, Frank. 4th st, Long Island City...Joseph Schiek. Horse, Cows, Milk Wagons, &c. 275  
 Hunt, Francis. 41 and 43 Nassau st, New York...Du Vivier & Co. Liquor Store. 500  
 Hurd, Julia. 94 1/2 Guernsey st...A. Schulz. Furniture. 80  
 Itzstein, Elizabetha. 660 Flushing av...Gustav Kunz. Horse, Feed, Truck, &c. 100  
 Kienlein, E. J. Z. 182 1/2 Bedford av...J. B. Baird. Barber Fixtures. 200  
 Knapp, Mrs. A. E. 368 Pearl st...George Wilson. Piano. 126  
 Kittle, Alice. 47 Maujer st...Adam Schulz. Furniture. 48  
 Keely, Louise. 109 Lewis av...Herschmann & Manges. Furniture. 82  
 Keenan, John. 48 North Elliott pl...J. Mullins. Furniture. 112

Kuykendall, W. H. 521 DeKalb av....P. J. Sullivan. Cigar Store Fixtures, &c. (R) 300  
 Lippman, Henriette. 1012 1/2 Lafayette av....J. E. Murray & Co. Furniture. 198  
 McMullen, Mrs. J. 457 Manhattan av....Simpson & Co. Piano. (R) 130  
 Marciy, Sarah. 111 North 2d st....A. Schulz. Furniture. 44  
 Miles, Catharine. North 10th st, near 5th st....A. Schulz. Furniture. 49  
 Moore, Frederica C. and Marcus D....794 Fulton st....Joseph Applegate. Bar Fixtures. 200  
 McGrath, Maria. 35 Hicks st....Thomas Stacom. Furniture. (R) 106  
 Meehan, T. J. 568 DeKalb av....E. J. Jennings. Horses, Trucks, &c. 500  
 Meyers, Wm. H. 975 Fulton st....Roberts & Collin. Bakery, &c. 900  
 Nolan, Mary C. 120 Carroll st....J. H. Magill. Furniture, &c. 233  
 Nichols, Margaret. 5 Elm pl....J. F. Mason. Furniture. 96  
 O'Dea, John. 300 4th st....A. Schulz. Furniture. 45  
 O'Dosha, W. H. 625 Monroest....William Conrady. Milk Wagon. 200  
 O'Shea, John. 235 Van Brunt st....Roger Costello. Bar Fixtures. 150  
 Pichardo, J. Atlantic av....J. Mullins. Furniture. 156  
 Pratt, Isaac N. 155 Bridge st....John A. Umfreville. Piano. 150  
 Packard, Matilda V. 107 Henry st....W. R. Romaine. Furniture, &c. 1,800  
 Pyle, W. H. and M. W. 322 Tompkins av....Rachel Burns. Furniture. 180  
 Robertson, L. A. Cor. Gates av and Downing st....N. Langler. Wagon. 100  
 Rohrig, F. W. 215 Centre st, New York....Alexander Voageley. Machinery, &c. (R) 1,392  
 Rooney, Thomas. 379 or 381 South 1st st....Joseph Applegate. Horses, Hearse, Coaches, &c. 2,870  
 Sackett, Clara. 326 Hancock st....R. G. Lockwood & Son. Furniture. 48  
 Schmidt, George. 9 Seigel st....William Schneider. Machinery. 150  
 Schweickert, G. A. 828 Flushing av....Bade & Schluter. Vinegar Factory. 1,000  
 Sheedy, E. P. S w cor Vanderbilt av and Dean st....T. C. Lyman & Co. Bar Fixtures. 75  
 Smith, Rylance. Cor North 5th and 7th sts....Hotchkiss, Field & Co. Blacksmiths' Tools. 346  
 Suhr, J. H. 1757 Fulton st....Elias and J. E. Bach. Cigar Fixtures, &c. 78  
 Sunderland, J. P. 596 Franklin av....J. Mullins. Furniture. 199  
 Sweeney, Anne. 420 Carroll st....Michael O'Connell. Furniture. 78  
 Schierloh, Marie. 626, 628 and 630 4th av....John Schlegel et al. Pianos. 2,500  
 Schmidt, Godfried. 234 Hopkins st....A. Schulz. Furniture. 100  
 Schriegel, Henry. 77 Fulton st....George Ehret. Bar Fixtures. 400  
 Seymour, Julia M. 206 Cumberland st....J. G. Du Bois. Furniture, &c. (R) 1,491  
 Shoobert, Emma. 649 Myrtle av....Leopold Schwager. Cigar Fixtures. 300  
 Slocum, L. H. 29 4th st....W. R. Slocum. Oyster and Ice Cream Saloon Fixtures. 1,300  
 Smith, P. M. Broadway cor Reid av....A. Schulz. Furniture. 136  
 Smith, Simeon. 333 North 2d st....G. Hotchkiss, Field & Co. One Truck. 150  
 Stein, F. 136 North 7th st....A. Schulz. Furniture. 40  
 Steinhauer, Magdalena. 565 Vanderbilt av....Fred. Michel & Co. Bakery Fixtures. 500  
 Terry, Thomas. 26, 28 and 30 Powers st....G. W. Terry. Machinery. 1,500  
 Van Mater, C. E. 190 Park av....Cornelius Van Mater. Grocery Fixtures. 500  
 Vaughan, R. H. Tompkins av cor Hart st....Edward Potter. Drug Store. 298  
 Welby, Barney. 111 North 9th st....Adam Schulz. Furniture. 83  
 Walling, G. S. 758 Bedford av....R. G. Lockwood & Son. Furniture. 318  
 Winkler, John. 50 Bartlett st....John Winkler, Jr. Horses, Wagons &c. 300  
 Zinser, J. G. 37 Johnson av....Lorenz Darmstadt. Horse, Wagon, &c. 50

BILLS OF SALE.

Collins, Michael, 100 Bridge st, to Michael Collins. Liquor Store. 1,150  
 Essig, Gottlieb, 199 Lee av, to Mathias Frank. Lager Beer Saloon. 500  
 Horstmann, Luhr. 156 Henry st and 62 Nassau st, to John R. H. Flege. Grocery Store. 2,000  
 Kopp, Frederick, 1083 Fulton av, to John Holst. Saloon. 1,600  
 Lepine, William J., 275 Marey ay, to Bernard Martin. Bakery. 130

Lewis, Alpheus, 458 De Kalb av, to Edward B. Lewis. Undertaking Business. 1,000  
 Lewis, Edward B., 458 De Kalb av, to Eliza Lewis. Undertaking Business. 1,000  
 Lewis, Isaac E., to Eliza Lewis. Horse, Phaetons, &c. 600  
 Powell, William S., 10 Ormond pl, to Elbert Layton. Hay and Feed Business, Horses, &c. 1,300  
 Potter, Edward, Tompkins av cor Hart st, to R. H. Vaughan. Drug Store. nom  
 Reckless, Charles S., 909 Fulton st, to Edward Stevenson. Drug Business. 500  
 Vaughan, R. H., Tompkins av cor Hart st, to William R. Vaughan. Drug Store. 1,000

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. \* means not summoned. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

NEW YORK CITY.

March.  
 11 Alden, John B.—Horace Chadwick. \$718 95  
 12 Anderson, Harvey B.—Mary O., as extrx. of Howell, Hoppock. 10,456 64  
 14 Anthony, James L.—J. F. Wyckoff 8,097 48  
 14 Anthony, Richard K.—American Exchange National Bank of N. Y. City. 40,265 36  
 14 Achenbach, David—G. W. Green. 114 75  
 14 Adams, Russell W. and Frank P.—Wright Gillies. 126 87  
 14 Anthony, Richard K.—N. Y. Life Ins. & Trust Co. 40,432 61  
 16 Arnold, Isidor—R. S. Clark. costs 112 14  
 17 Adler, Simon—W. R. Staples. 55 51  
 17 Andursky, Abraham—Mark Samter 412 15  
 18 Anqueen, Mary—M. J. Sweeney. 49 73  
 18 Adams, Charles A.—Amalia Schreiber. 149 07  
 12 Bartlett, Sylvanus L.—J. J. Hayes. 227 67  
 12 Bloominghall, Isaac—Bernard Flood 42 50  
 12 Biggs, George W.—John Horan. costs 160 37  
 12 Baker, Harvey—W. H. Gebhard. 209 31  
 12 Bailey, William P.—People of the State of N. Y. 300 00  
 12 Bessie, Adolph—the same. 300 00  
 12 Bishop, Addison A.—the same. 300 00  
 12 Behrens, John—the same. 300 00  
 12 Benoliel, David J.—Chas. Frazier. 75 08  
 12 Burke, James M.—G. B. Smith. 27 90  
 12 Butler, George A.—Hanover Nat. Bank. 1,420 53  
 12 Buonaforza, Gabrielle and Mary—Antonio Quirolo. 432 52  
 14 Bowen, Chauncey T.—F. M. Lockwood. costs 463 71  
 14 Baust, Kunigunda—J. P. Schuchmann. 112 50  
 14 Block, Hyman—M. J. O'Brien. 1,632 28  
 14 Bernheim, Gustave—Michael Curley. 84 50  
 15 Brundage, Edward H.—James Symmers. 432 89  
 15 Bertram, John R.—Laurenz Bauerband. 75 00  
 15 Bamber, Thomas and Robert—Seeber Lipe. 13,526 07  
 15 \*Branigan, Rosanna—Julius Freiberg. 1,086 26  
 16 Brown, William S.—John Molony. 456 93  
 16 Birney, Emma—D. H. Vanderpool. 1,089 14  
 17 Brooks, Adrian C.—J. E. Flagler. 436 91  
 18 Bouton, Charles—J. S. White. costs 58 55  
 18 Bulson, Theodore H.—F. W. Banks. 81 34  
 18 Balbach, Leopold—Richard Sharp, assignee of F. R. Sturges. 112 66  
 18 Byron, Jennie—Benj. Mahlich. 77 50  
 18 Burg, Henrietta—Josephine Lambrecht. 57 37  
 18 Breitenstein, Sarah M. L. Gold—\*Breitenstein, David man. 146 82  
 12 Cook, Thomas—C. J. Woibent. 1,846 94  
 12 Carey, John } People of the State of N. Y., each... 100 00  
 12 Carpenter, Margaret } 100 00  
 12 Collins, Phillip—the same. 100 00  
 12 Clark, Theodore—the same. 300 00  
 14 Catlin, Julius C.—Sam. Keefe. 49 41  
 15 Cornell, John B. and John M.—John Roach. costs 169 42  
 15 Covert, Raymond L.—F. H. Leggett 99 21  
 16 Clear, Ellen—Benj. Pfifferling. 76 38  
 16 Colby, Moses F.—S. T. Birdsall. 775 80  
 17 Cutter, Ralph L.—Chas. Bouton (Adolph Ascher, by assgt.). 270 18  
 18 Conkling, Frederick A.—R. S. Hayward. 7,853 70  
 18 Colell, Herman—Armin Bruell. costs 68 60  
 18 Christie, William—J. H. Jackson. 670 85  
 12 Davis, Joseph—Wm. Marshall. 119 85  
 12 Davis, Ann E.—Pat. Claffey. 514 31  
 12 Davis, Susan C.—Wilhelmina Dobler 148 35

12 Dunscomb, Samuel W.—W. H. Gebhard. 209 31  
 12 Dominato, Achilla—People of the State of N. Y. 300 00  
 12 Denner, Philip—the same. 300 00  
 14 Doubleday, William E.—P. C. Ritchie. 337 69  
 14 Dash, Bowie—American Exchange Nat. Bank of N. Y. City. 40,265 36  
 14 the same—N. Y. Life Ins. & Trust Co. 40,432 61  
 14 De Long, Delevan—M. M. Price. costs 27 72  
 14 De Mareil, Henry—F. W. Christern. 93 81  
 15 Dibble, Calvin B.—Ed. Nottebohm. 3,411 77  
 15 Dam, Andrew J., Jr.—J. D. Davidson. 365 06  
 16 Davis, Thomas A.—F. A. Cotharin. costs 33 03  
 17 Davidson, John McBride—J. I. Wakefield. costs 1,856 04  
 17 the same—the same. costs 96 49  
 17 Deegan, Martin E.—J. H. Heroy. 369 37  
 17 Dailey, Patrick—A. D. La Wall. 1,758 27  
 17 Davis, Ann E.—Leonard Beeckman. 605 96  
 17 Dodge, Arthur M.—John McDermott. costs 253 92  
 17 Drescher, William H.—John Guth. 560 44  
 17 Duff, Thomas and Michael—Health Department of the City of N. Y. 159 91  
 18 Davenport, Charles F.—S. H. Larmie. 278 18  
 12 Ellison, M. J.—P. B. Hayt. 80 11  
 14 Ecclesine, Joseph B.—G. H. Purser. 281 09  
 15 Eason, John A.—G. W. Martin. 275 31  
 15 Ellwood, Reuben—Seeber Lipe. 13,526 07  
 15 Ennis, Lawrence—E. P. Wilder. costs 161 52  
 16 Eichkern, Charles W.—L. F. Geheimer. 260 16  
 16 Ecclesine, Joseph B.—James Browne Ely, Sumner Stow—George Fox, (D) 4,400 03  
 17 Erwin, Daniel P.—Germania Fire Ins. Co. costs 103 73  
 12 Ford, Edward—Michael Barry. 47 50  
 12 Fraser, Robert—Mary E. Duffield. 82 62  
 12 Fitch, Benjamin, Jr., as admr. of Augustus B.—Mayor, Aldermen, &c. 66 25  
 12 Fognatti, Antonio—People of the State of N. Y. 100 00  
 12 Fay, James } the same, each 300 00  
 12 Flannely, Wm. M. }  
 15 Fairchild, Benjamin P.—Mayor, Aldermen, &c. 1,860 65  
 15 Francke, Fabiano R. and Jonas R.—Kate L. Youmans. costs 454 80  
 16 Fellows, John R.—Eliza M. Bartlett 382 39  
 16 Flagg, Ernest—Pat. Moran. 648 43  
 16 Ferris, Elizabeth—Louisa B. Marsh. 4,013 49  
 17 French, Winsor B. } J. I. Wakefield costs 1,856 04  
 17 Fargo, William G. } the same. 96 49  
 18 Flannely, William M.—Wm. Flannely. costs 156 98  
 12 Gillean, Andrew L.—People of the State of N. Y. 200 00  
 12 Griffiths, Llewellyn T.—Hanover Nat. Bank. 1,420 53  
 14 Goetchins, Theodore M.—H. K. Thurber. 370 47  
 14 Gardner, Fredericka—Hugh O'Neil. costs 21 94  
 14 Guillebaud, Mary—Richard Sharp. 165 26  
 15 Guttman, Gustave and Max—S. B. Livingston. 69 95  
 15 Garrish, John Pool—C. H. Macy. 150 68  
 16 Gibbs, Patrick D.—Dennis Sadlier. 119 73  
 17 Girvan, Thomas—Elizabeth M. Chamberlain. 90 63  
 17 Garson, Isaac H.—Hiram Howard. 82 27  
 18 Gaw, William—M. J. Sweeney. 52 36  
 18 Goldsmith, Meyer L., No. 421 East 84th st—F. P. Eppens. 348 32  
 18 Goldschmidt, Leopold—John Dobson. 93 70  
 18 Gross, August J.—E. A. Phelps, Jr. 668 12  
 18 the same—E. C. Hazard. 301 81  
 18 Gallup, Albert—A. L. Thurber. 783 39  
 18 Ging, James, City Marshall—Pat. Dockrey. costs 35 24  
 12 Hyatt, Theodore P.—W. H. Gebhard 209 31  
 12 Halford, Edward and August—People of the State of N. Y. 300 00  
 12 Harris, Jacob—the same. 200 00  
 14 Husson, John A.—J. H. Moran. 662 65  
 14 Hurlbut, Joseph M.—S. F. Dewey. 77 50  
 14 Hughes, Sarah—W. F. Duncan. 63 25  
 15 Humbrock, Bernard—J. A. Weekes 181 35  
 15 Hintze, Julius E.—J. H. Tienken. costs 108 57  
 15 Hamman, Louis—W. S. Okie. 234 17  
 16 Heather, Richard—James Neill. 701 34  
 16 Hull, Sturgis B.—J. S. Curry. 183 98.  
 16 Hogan, Michael J.—W. H. Wright. 438 52.  
 16 Haggood, John H.—Georgeanna P. Marcellin. 317 96.  
 17 Herz, Martin—National Shoe and Leather Bank of City N. Y. costs 154 97  
 17 Hayman, Herman—W. J. Moore. 251 67  
 17 Houghton, Henry—Robert Crowley. costs 117 26  
 18 Haskell, William H.—A. L. Thurber 783 39  
 18 Herrman, Harry } S. R. Leshar. 383 94  
 18 \*Herrman, Jacob }

Table of real estate records for Kings County, March 19, 1881. Includes entries for Hasbrouck, Irwin, Isaacs, Ireland, Jacks, Jacoby, Johnston, Jantzer, Jones, Jackson, Jones, Jones, Krauss, Kelsey, Kimball, Kennagh, Kern, Kirby, Kinney, Kelly, Krauss, Koch, Kiehn, Kelleher, Klein, Killen, Knox, Kerrigan, Levy, Lyons, Leist, Lindhagen, Levy, Livingston, Livingston, Louchheim, Lockard, Leyser, Lockwood, Loughlin, Mars, Mann, Muccini, Michelette, Moonis, Mehrbach, Mayette, Martin, Mars, Macleod, Melville, Miller, Meigs, Mondschein, Mitchell, Murphy, Miller, Miller, McKeage, McKinley, McCann, McAllair, McColligan, McKigney, McConnell, McKee, McMichael, McDonnell, Naughton, Odell, O'Connor, O'Rourke, Oliphant, O'Connor, O'Donnell, Purcell, Platt, Cooke.

Table of real estate records for Kings County, March 19, 1881. Includes entries for Plume, Potter, Powers, Pond, Pridgeon, Page, Quinn, Quenzer, Reddington, Reynolds, Ryan, Ramm, Rogers, Reitmeyer, Ross, Rehberg, Russ, Raftery, Rider, Read, Stern, Simpson, Steckel, Synnott, Schiefer, Shaw, Schneider, Solomon, Stube, Stern, Savage, Stout, Sherman, Sloan, Stevenson, Swasey, Smith, Smith, Tambine, Tilby, Tesoriere, Tracy, Thomas, Thomas, Trimper, Taylor, Theiss, Thornton, Twogood, Jeremiah, Glass Mfg. Co., The Newark Fire Ins. Co., The Produce Bank, The World Underground Mica Telegraph Wire and Ocean Cable Co., The Mayor, Aldermen, &c., Trows Printing and Book Binding Co., The Russell Manufacturing Co., The Mayor, Aldermen, &c., The Celluloid Shoe Protector Co., F. Betts, the same, the same, the same, the same, The Manneck Mfg Co., Vose, The Kansas Pacific Railway Co., Ullman, Vogt, Viele, Voessing, Van Ranst, Wehle, Wertheimer, Holmes.

Table of real estate records for Kings County, March 19, 1881. Includes entries for Weiner, Wagner, Wuterich, Wilshinsky, Winter, Williamson, Winterbottom, Winters, Winslow, Whittman, Whitman, White, Walker, Walker, Walker, Walker.

KINGS COUNTY.

Table of real estate records for Kings County, March 19, 1881. Includes entries for Agnew, Adams, E. Holmes, Same, Brooklyn Crosstown R. R., Bedell, Bamber, Baldwin, Carhart, Crooker, Coomes, Clyne, Same, Campbell, Condon, Carroll, Daley, Doyle, Day, Dier, Doubleday, Enton, Elwood, Foley, Gillan, Same, Goodwin, Griffing, Haurand, Hull, Hurlbut, Hynes, Husson, Hunt, Ihne, Hamm, Hartshorn, Kostenbader, Kugler, Kelly, Klein, Libby, Lynch, LePine, Lynch, Lonergan, McMahon, Mullane, Martin, Mahoney, McWilliams, Monell, Mehrbach, McDougall, McDonnell, Parker, Phipps, Quinn, Riceman, Reed, Smith, Schlichting, Wintjen, Smith, Sprague, Tournade, Twigg, Traub, Admrx. J. Schlichting, Admrx. W. Daley, Union Wool Co.

Table of judgments with columns for case number, name, and amount. Includes entries like '12 Guard. ad litem J. Foley, Jr.—H. Wiebush' and '12 Brooklyn City R. R. Co.—Ann Gilroy'.

SATISFIED JUDGMENTS.

NEW YORK.

March 12 to 18—inclusive.

Table of satisfied judgments in New York, listing names like 'Aitkin, James—First Nat. Bank of Norfolk' and 'Adams, Russell W. and Frank P.—J. W. Smith'.

Table of judgments in Kings County, listing names like 'Anderson, David' and 'Fisher, Catharine'.

\* Vacated by order of Court. † Secured on Appeal. ‡ Released. § Reversed. ¶ Satisfied by Execution. \*\* Discharged by going through bankruptcy.

KINGS COUNTY.

March 11th to 17th—inclusive.

Table of judgments in Kings County, listing names like 'Anderson, David' and 'Fisher, Catharine'.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses like '16 Bridge over Harlem River' and '15 Eighty-second st, s s, abt 231 w Av A'.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses like '14 Lafayette av, n s, 243.9 w Yates av'.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens in New York City, listing addresses like '14 \*Fortieth st, No. 205, n s, 125 e 8th av'.

Table of judgments in New York City, listing addresses like '16 Division st, Nos. 82 and 84 n s'.

\* Cancelled by order of Court. † Discharged by depositing amount of Lien with Clerk.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 173—Sedgewick av, w s, being Morris Dock, Harlem river, 3,000 n Highbridge, one two-story frame dwell'g, 20x28, slate roof, wooden cornice; cost \$2,800; owner, W. Sponable, Grand Central Depot; architect, C. D. West.



tic slate roof, stone and brick cornice; cost, \$—; owner and architect, same as last.

Plan 194—One Hundred and Twenty-eighth st, Nos. 151 and 153, n s, bet 3d and Lexington avs, one three-story brick mill, 45x60, tin roof, brick and stone cornice; cost, \$4,000; owner, David Wakeman, Southport, Conn.; architect, J. H. Valentine; builder, not selected.

Plan 195—Eightieth st, n s, 152 w 2d av, two four-story brown stone dwell'gs, 25x73, tin roof, iron cornice; cost, \$14,900; owner and builder, Jas. H. Sloum, 117 Bowery; architect, J. C. Burne.

Plan 196—Eighty-second st, s s, 106 w Av B, one four-story brown stone tenem't, 25x69, tin roof, iron cornice; cost, \$14,000; owner, Thos. H. Walker, 177 East 104th st; architect, J. C. Burne; builder, not selected.

Plan 197—One Hundred and Eleventh st, n w cor Lexington av, one five-story brown stone apartment house, 25x68, tin roof, iron cornice; cost, \$17,000; owner and builder, John Bannen, 17 East 47th st; architect, J. C. Burne.

Plan 198—Av A, n w cor 70th st, one one-story brick dwelling, 30x20, gravel roof; cost, \$500; owner, architect and mason, Thos. McMahon, 1274 Av A; carpenter, not selected.

Plan 199—Sixth av, n w cor 125th st, four one-half-story brick stores and tenements, and tenements, 25x60, and 65 and 75, tin roof, iron cornice; cost, each \$12,000; owner, Alva S. Walker, 43 West 130th st; architect, T. E. Thomson; builder, not selected.

Plan 200—Fifty-first st, No. 219 E., one two-story brick stable, 20x116, gravel roof, brick and stone cornice; cost, \$4,000; owner, John Rush, 831 3d av; builders, E. D. Connelly & Son.

Plan 201—Fifty-ninth st, s s, abt 200 e 9th av, five five-story brown stone tenements, two 32x68, and three 20x68, with extensions ranging from 15.3 to 20 and covering whole depth of lot, tin roof, iron cornice; cost, \$21,000 and \$30,000 each; owner, Frederick Heerlein, 312 West 9th st; architect, Jos. M. Dunn; builder, not selected.

Plan 153, printed last week, read builder's name John P. Schweikert.

KINGS COUNTY.

Plan 82—Lafayette av, s s, 255 w Bedford av, two four-story brick flats, 23 6x65, gravel roof terra cotta cornices; cost, each, \$13,000; owner, Paul C. Grening, 420 Gates av; architects, Parfitt Bros.; builder, J. A. Thomson.

Plan 83—Graham av, w s, 75 n Meserole st, one three-story frame store and tenement, 25x55, tin roof; cost, 4,500; owner, Chas. Kiehl; architect, Jno. Platte; builders, Geo. Lehrian & D. Kreuder.

Plan 84—Park pl, s s, 99 e 6th av, four four-story brown stone dwellings, 18.9x48, tin roof, wooden cornices; owner and builder, John Thomas, 32 Park pl.

Plan 85—DeKalb av, n s, about 300 e Nostrand av, one three-story frame store and dwelling, 25x40 first story and 30 above, tin roof; cost, \$2,800; owner, Messrs. Duffy, 635 DeKalb av; architect, Mr McMahon.

Plan 86—Kosciusko st, s s, 120 e Nostrand av, two two-story frame dwellings, 16.8x40, tin roof; cost, \$1,600; owner, architect and mason, M. J. McLaughlin, 114 Yates av; carpenter, not selected.

Plan 87—Hewes st, s s, bet Wythe and Bedford av, five two-story brick stores and dwellings, 19x43, tin roof, wooden cornices; owner and builder, Richard Healy; architect J. D. Reynolds.

Plan 88—DeKalb av, s s, about 74 e Bedford av, one two-story frame store and dwelling, 26x33, tin roof; cost, \$900; owner, Drisler; builders, C. Dixon and A. Johnson.

Plan 89—Woodbine st, No. 68, e s, 200 n Bushwick av, one three-story frame dwelling, 22x32, tin and slate roof; cost, \$3,000; owner, R. Cornell, 70 Woodbine st; builder, E. Wright.

Plan 90—Stanhope st, e s, 100 n Central av, one two-story frame dwell'g, 22x36, tin roof; owner, Peter Brennan.

Plan 91—Graham av, w s, 25 s Power st, one one-story frame stable and office, 24.9x75, gravel roof; cost, \$300; owner, Isaac Remsen; builder, D. Acker.

Plan 92—Carroll st, n s, 70 w 6th av, eight four-story brown stone tenem'ts, 20x50, gravel roofs, wooden cornices; owner, architect and builder, Geo W. Brown, 728 Fulton st.

Plan 93—Fulton st, s s, 360 e Franklin av, four four-story brown stone tenem'ts, 20x50, gravel roofs, wooden cornices; owner, architect and builder, same as last.

Plan 94—Bedford av, w s, 20 s Hancock st, two four-story brown stone tenem'ts, 20x50, gravel roofs, wooden cornices; owner, architect and builder, same as last.

Plan 95—Bedford av, s w cor Hancock st, one four-story brown stone store and tenem't, 20.6x50, gravel roof, wooden cornice; owner, architect and builder, same as last.

Plan 96—Calyer st, n s, 275 from Guernsey st, three two-story frame dwell'gs, 15x40; cost, \$3,000; owner and architect, D. W. L. Moore; builder, D. Miller.

Plan 97—North 4th st, No. 119, one three-story frame tenem't, 25x47, tin roof; cost, \$4,200; owner, Fr. Maas, 551 3d st; builder, John Rueger.

Plan 98—Hancock st, n s, 300 e Patchen av, one two-story frame stable, 25x30, tin roof; owner, Chas. Rumpf, 447 Marcy av; architect, M. Thomas; builder, M. McCarty.

Plan 99—Devoe st, No. 73, one one-story frame workroom, 25x18, tin roof; owner, Jane Allhouse, on premises; builders, J. H. Doremus and J. Deringer.

Plan 100—Thirty-ninth st, s s, 400 w 3d av, three two-story frame dwellings, 16.8x30, tin roofs; cost, each \$2,800; owner, John G. Burke, 321 East 27th st, New York; architect, &c., J. H. O'Rourke; mason, Jas. Hart.

Plan 101—Columbia Heights, w s, bet Poplar and Vine sts, one three-story brick factory, 24x70 and 80.3 to Furman st, gravel roof; cost, \$6,000; owner, Thos. Messenger, Pierrepont st, cor Willow st; architect, Mr. Provost; builders, D. P. Ledyard and F. D. Norris.

Plan 102—Park av, s s, 440 w Tompkins av, one two-story frame dwelling, 20x40, tin roof; owner, Conrad Guthart, on premises.

Plan 103—Kosciusko st, No. 323, one one-story frame stable, 9x26, felt roof; cost, \$50; owner, Jacob May.

Plan 104—Stockton st, No. 266, one three-story frame tenement, 21x40, tin roof; cost, \$3,500; owner, S. Sehientlar.

Plan 105—South 9th st, No. 208, s s, 100 from 7th st, one three-story brick dwelling, 19.9x56, tin roof, iron cornice; owner, Frederick Ellmess; architect, A. Herbert; builder, not selected.

Plan 106—Maujer st, No. 210, s s, 150 from Bushwick av, one three-story frame tenement, 25x54, tin roof; owner, G. Woerner, 210 Maujer st; architect, A. Herbert; builder, not selected.

Plan 107—Seabring st, n s, 350 w Richard st, one one-story brick shop, 50x50, gravel roof; owner and architect, Angus McLaughlin, 119 Oak st.

Plan 108—Pulaski st, s s, 325 e Lewis av, seven two-story frame dwell'gs, 14.3x32, gravel roof; cost, each \$1,200; owner, C. P. Skelton, 454 Herkimer st.

Plan 109—De Kalb av, n s, 305 e Lewis av, six three-story brick flats, 20x45, gravel roofs, wooden cornices; cost, each \$3,500; owner, same as last.

Plan 110—Twenty-first st, n s, 200 w 5th av, one one-story frame shop, 16.6x34, tin roof; cost, \$300; owner, Mr. Derenthal; architect, A. H. B. Brush; builders, Mr. Bayer and J. Sorenson.

Plan 111—Twenty-first st, n s, 200 w 5th av, one two-story frame stable, 30x16, tin roof; cost, \$600; owner, architect, &c., same as last.

Plan 112—Twenty-first st, n s, 175 w 5th av, one two-story frame dwell'g, 20x40, tin roof; cost, \$2,900; owner, architect, &c., same as last.

Plan 113—Twenty-first st, n s, 175 w 5th av, one-story (re r, frame brewery, 20x20, tin roof; cost \$200; owner, architect, &c., same as last.

Plan 114—Jefferson st, s s, 220 w Bedford av, three three-story brown stone flats, 21x56, gravel roofs, wooden cornices; owners, Brown & Sheldon, 401 Wyckoff st; builders, J. M. Brown and C. B. Sheldon.

Plan 115—Tenth st, near Ainslie st, one two-story brick factory, 17.6 and 113x50, gravel roof, brick cornice; cost, \$1,050; owner, Chas. B. Paul, on premises; architect, O. H. Doolittle; builders, J. W. Gibbons and Marneis & Gill.

ALTERATIONS.

NEW YORK CITY.

Plan 203—Nassau st, s e cor Beekman st, raised to eight stories, metal roof; also eight story extension, 19 10x34, metal roof, entrance enlarged, increase thickness of walls, interior remodeled, heavier iron work introduced; cost, \$98,000; owner, W. H. Vanderbilt; architect, J. B. Snook; builder not selected.

Plan 236—Eighty-fifth st, No. 70 E., raise 9 inches; also two-story brick extension, 22.6x24.6, tin roof, rebuild front wall; cost, \$2,500; lessee, C. McLosky; architect and builder, C. M. Clark.

Plan 237—Fifty-seventh st, No. 206 E., one-story brick extension, 20x35, tin roof, iron cornices; cost, \$800; owners, A. & J. Keogh, 119 E. 23d st; builder, J. Smith.

Plan 238—Third av, No. 2156, front and interior alterations, new floors, etc.; cost, \$350; owner Jas. Wilson, Wilmington, N. C.; architect, W. J. T. Duff; builders, J. Stewart & J. Farrell.

Plan 239—Thirtieth st, Nos. 36 and 38 W., raised 2 feet, interior alterations, and front and rear rebuilt; cost, \$1,500; owner, G. Rudd, 37 W. 28th st; architect, W. Jose.

Plan 240—Broadway, No. 714, raised one story; cost, \$2,500; owner, Jno. N. Hayward, 243 E. 17th st.

Plan 241—Fifth av, No. 426, two story brick extensions, 13.6x34 9, tin roof, interior alterations, general repairs, inside and outside; cost, about \$10,000; owner, George W. Cullum, 315 5th av; architect, S. Hamilton, Jr.

Plan 242—Catharine st, No. 26, cor Henry st, front alteration; cost, \$1,250; owner, H. Solomon, 459 West 25d st; builder, Jno. Jordan.

Plan 243—Fifty-first st, No. 143 W., one-story brick extension, 25x8, tin roof, iron cornice; cost, \$700; owner, A. A. Shea, 143 West 51st st; architect, G. A. Davis.

Plan 244—Seventy-fourth st, No. 419 E., one-story brick extension, 20x40; cost, \$1,000; owner, Jno. C. Landauer, on premises.

Plan 245—Desbrosses st, No. 5, raised one-story, flat tin roof; cost, \$200; owner, W. H. Bessing, 586 Broome st; architect and builder, M. Sneidericker.

Plan 246—Eighty-ninth st, No. 118 E., s s, 150 w Lexington av, raised two-story, also four-story, brick extension 9 and 12x18, brick roof; cost, \$3,000; owner, architect and builder, J. B. Squires, 55 East 70th st.

Plan 247—Desbrosses st, No. 24, front alteration; cost, \$2,000; owner, J. W. Dimick, 268 Canal st; architect and builder, J. H. Whitehead.

Plan 248—Fourth av, s e cor 111th st, interior and front alterations; cost, \$500; owner, Mr. Kriete, 4th av, cor 109th st; architect and builder, J. M. Fulder.

Plan 249—First av, Nos. 261 to 269, inclusive, four-story brick extensions, 17x20, tin roof, interior and front alterations; cost, \$25,000; agent, J. G. Attridge, 242 E. Houston st; architect, Chas. Sturtzkober.

Plan 250—Bowery, No. 29, cor Bayard st, partition store, new show window; cost, \$700; owner, E. D. Farrell, 73 and 75 Bowery; builder, W. J. O'Connor.

Plan 251—Second st, No. 78, carry rear wall up, also three-story brick extension, 20x20, tin roof, iron cornices; cost, \$2,500; owner, Miss Emilie Sauer, 82 2d st; builders, J. Steinech & J. Muhl.

Plan 252—Fourteenth st, No. 8 W., four-story brick extension, 25x36 9, interior and front alterations, tin roof; cost, \$16,000; owner, J. H. Wright, 140 Pearl st; architects, Wm Field & Son.

Plan 253—Forty-fifth st, No. 163 W., three story brick extension, 17.2x10, tin roof, iron cornices; cost, \$5,000; owner, W. P. Langworthy, 324 W. 48th st; architect, A. B. Ogden; builder not selected.

Plan 254—Sixth av, No. 353, two-story brick extension, 12x21, tin roof, new wall to extension; cost, \$700; owner, Mr. Riker, 118 W. 22d st; builder, O. Perrin.

Plan 255—Twenty-ninth st, No. 7 W., two-story brick extension, 20.1x74, new staircase, and repair east wall, &c.; cost, \$25,000; owner, Association of Bar, New York; architect, C. C. Haight; builders, Robinson & Wallace and Smith & Crane.

Plan 256—Bowery, Nos. 226, 226 1/2 and 228, front alteration; cost, \$850; owner, Cornelia G. Hays, Yonkers; builder, Guy Culgin.

Plan 257—One Hundred and Fifty-second st, n s, 124 w Boulevard, two-story frame extension, 15x37, gravel roof, wooden cornice; cost, \$2,150; owner, A. Trageser, 447 West 26th st; architects, J. & J. T. Kirby; builder, not selected.

Plan 258—Sixth av, Nos. 970 to 978, and Nos. 982 to 988, inclusive, fronts altered; cost, \$9,000; owner, Jonathan Edwards, 27 Pine st; architect, J. M. Forster.

Plan 259—Fourteenth st, No. 443 W., one-story brick extension, 12x13, gravel roof; cost, \$500; owner, A. S. Dickinson, on premises; builder, J. M. Dodd, Jr.

Plan 260—Fifty-sixth st, Nos. 239 to 245, inclusive, three-story brick extension, 85.6x35, gravel roof; cost, \$3,000; owner, James Williams, 242 East 55th st; builders, Pugh & Stewart.

Plan 261—William st, No. 224, three-story brick extension, 25x17, tin roof; cost, \$1,400; owner, Peter L. Ronaldo; builders, J. Demarest and M. Berry.

Plan 262—Greenwich st, No. 266, front foundation wall rebuilt; cost, \$600; owner and architect, F. R. Barnes, 524 Hudson st; builders, J. P. Niblo and D. Wilkie.

Plan 263—Tenth st, s s, 80 w Washington st, remove brick partition, wooden posts, &c., instead; cost, \$400; owners, Beadleston & Woerz, 291 W. 10th st; builder, J. L. Weber.

Plan 264—One Hundred and Thirty-eighth st, n s, 550 e Willis av, two-story frame extension, 33x10.6, tin roof; cost, \$1,800; owner, H. Henebergh, 317 Washington st; builder, Jno. Knox.

Plan 265—Williamsbridge av, n s, near Cortlandt Lake, one-story frame extension, 52x30.4, shingle roof, wooden cornice; cost, \$500; owner, Aug. Van Cortlandt; lessee and architect, G. R. Tremper; builders, Emery & Forsyth; carpenter, G. R. Tremper.

Plan 266—Broome st, Nos. 43, 45 and 47, s e cor Lewis st, raised one-story, interior alterations; cost, \$10,000; owner, E. Jones, 21 W. 23d st; architect and builder, E. Smith.

Plan 267—26th st, No. 3 E., raised two-story, mansard roof, iron cornice; also seven-story brick extension, 36x50, tin roof, iron cornice, interior alterations to suit of rooms, and new front; cost, \$32,500; lessees, Mitchell & Kinsler, Hotel Brunswick; architect, G. E. Harding; builder, W. A. & F. E. Conover.

Plan 268—Broadway, n w cor White st, take out present sills and lintels and replace with new ones of brown stone; cost, \$1,500; owner Smith (L) k, 450 5th av; architect, J. E. Tushman; builders, Thompson & Mickens.

Plan 269—Fourteenth st, No. 431 W., one-story brick extension, 11x13 on west side; cost, \$200; lessees, A. and B. Brown, McAllister & Co., on premises.

Plan 270—Av A, No. 47, underpin extension 10 feet below street; cost, \$700; owners, Klingenstein & Co., 48 Av A; architect, W. Jose.

Plan 271—Fifty-fourth st, Nos. 154 and 156 E., build centre wall to support beams; cost, \$850;

owner, First Universalist Soc; builder, Thomas Kepple  
 Plan 272—Courtlandt st, No 36, store front altered; cost, \$400; owner, Warren Ackermann, Cedar st, n w cor William st; builders, John Hankinson and Joyce & Creogh.  
 Plan 273—Allen st, No 103, raised one story flat, tin roof, iron cornice; cost, \$500; owner, Metta Manner, 103 Allen st; builder, F. Kappel.  
 Plan 274—Pine st, Nos 59 and 61, partition wall, new elevator, &c; cost, \$5,000; owner, Geo. P Wetmore, 59 and 61 Pine st; architect, C. W. Clinton; builders, R. L. Darragh and E. Gridley.  
 Plan 275—Greenwich st, No. 456, front and interior alterations; cost, \$2,000; owner, Lewis Steinhardt, 458 Greenwich st; architect, J. Boekell.  
 Plan 276—Bowery, No. 193, front alterations; cost, \$1,000; lessee, George Goeling, on premises; architect, Julius Boekell.  
 Plan 277—Twenty-fifth st, Nos 550 and 552 W., stairs shifted; cost, \$50; owner, Thomas J. Raymond, on premises.  
 Plan 278—West st, Nos. 530 and 532, W., cross wall removed and furnaces built; cost, \$1,500; owners, the Billings Patent Horse Shoe Co., 161 and 163 Bank st; builder, Philip Herrman.  
 Plan 279—One Hundred and Fifty-fourth st, s, s, 450 w Elton av, raised three feet stone wall be neath; cost, \$300; owner, M. Gunther, on prem ises; architect, Geo. Mand; mason, not selected; carpenter, G. Mand.  
 Plan 280—One Hundred and Forty-fourth st, s s, 100 w College av.  
 Plan 281—Bleecker st, No. 97, front alterations; cost, \$80; lessee, S. C. Bonerot; builder, J. W. Crawford; extension raised, &c; cost, \$300; owner, John Henney; builder, W. H. Waters.  
 Plan 282—Madison av, No 78, n w cor 28th st, n-w metal cornice, bay windows, dumb waiter, &c.; cost, \$2,800; owner, H. D. Chegary, Vine land, N. J.; builders, W. B. Pettit and P. J. Walsh.

KINGS COUNTY.

Plan 123—First st, s e cor South 6th st, add two stories; cost, \$2,500; owner, F. Umstie, on prem ises; builder, W. & T. Lamb, Jr.  
 Plan 124—Oakland st, No. 331, raised 2 feet on brick wall and two-story frame extension, 25x17, gravel roof; cost, \$300; owner, Mrs. Welsh, on premises; builder, J. H. Murphy.  
 Plan 125—Oakland st, No. 325, raised one story flat, gravel roof and three-story frame extension, 25x22; cost, \$1,200; owner, Patrick Kelly, 325 Oakland st; architect and builder, Peter Coyle.  
 Plan 126—Fulton st, s e cor Yates av, alter stairs; cost, \$2,500; owner, August Imming, Chauncey st, cor Patchen av; builder, J. Kane.  
 Plan 127—Hoyt st, s e cor Butler st, two-story brick extension, 20x20, tin roof; cost, \$2,000; owner, Thos. Fitzpatrick, on premises; architect, J. Mumford; builders, Daly & Hudson.  
 Plan 128—Lorimer st, No. 596, two-story brick extension, 10x15, gravel roof; cost, \$650; owner and architect, Albert Stearns, on premises; builders, D. H. Hulse and S. F. Bartlett.  
 Plan 129—Hopkins st, No. 150, raise 1 foot on stone wall; owner, P. Hohlfath, on premises.  
 Plan 130—Columbia Heights, e, s, 75 n Clark st, two-story brick extension, 28x17.4, tin roof; cost, \$2,000; owner, H. C. Bowen; builder, James P. Miller.  
 Plan 131—Fulton st, Nos. 1778 and 1780, one-story frame extension, 40x14, gravel roof; cost, \$125; owner, Mrs Pritchard; builder, E. Holingern.  
 Plan 132—Ninth st, n, s, 75 w 3d av, one-story frame extension, 18x15, gravel roof; cost, \$80; owner, Peter Rogers.  
 Plan 133—North 3d st, No. 137, flat tin roof; cost, \$550; owner, B. Menke, 139 North 3d st.  
 Plan 134—South 4th st, s e cor 5th st, front and interior alteration; owner, Chas. Zollhoffer; builders, M. Smith and W. Kohlmeier.  
 Plan 135—Bridge st, No. 113, front alteration; cost, \$450; owner, J. J. Dempsey, 214 Clason av; architect, L. Lucas; builder, T. West.  
 Plan 136—Greene av, No. 315, raise roof 5 feet change partitions; cost \$240; owner, A. J. Pouch, 302 Greene av; architect, R. B. Eastman; build ers, T. B. Rutan and E. Sneediker.  
 Plan 137—Harrison av, No. 33, one-story brick extension, 6.6x11, tin roof; owner, W. H. Lacey, on premises.  
 Plan 138—Fulton st, s, s, 50 w Schenectady av, rebuild part foundation; builder, R. Given.  
 Plan 139—Palmetto st, No. 78, two-story frame extension, 14x16, tin roof; cost, \$200; owner, J. H. B. Stummers, on premises; builder, W. Cruddy.  
 Plan 140—Clinton av, e, s, 150 s Flushing av, two-story brick extension, 25x10, gravel roof; cost, \$350; owner, F. Larkin, Sing Sing, N. Y.; builder, — Haffy.  
 Plan 141—Johnson st, n, s, 50 e Washington st, r rise building, put cellar beneath, and first story of brick and stone; cost, \$1,800; owner, Thos. Flemming, Washington and Johnson sts; archi tect, Thos. F. Houghton.  
 Plan 142—Bridge st, No. 233, front alteration; cost, \$150; owner, E. Jacobs, St. Felix st; build ers, Baker & Kane and H. C. Draper.

Plan 143—Flushing av, No. 499, raised one-story; cost, \$400; owner, P. Hayes, on premises; build er, John Schneider.  
 Plan 144—Rochester av, s e cor Herkimer st, one-story frame extension, 26x10; tin roof, wooden cornice; cost, \$600; owner, J. Fraser, President.  
 Plan 145—Clermont av, No. 99, raised one-half story; flat tin roof; cost, \$800; owner, M. H. Robin, on premises; architect, Mr. Lucas; build ers, A. Fardin and W. Schepper.  
 Plan 146—Nineteenth st, No. 311, one-story frame extension, 9x28, felt roof; cost, \$50; own er, H. Gutekunst.  
 Plan 147—Willoughby st, n e cor Lawrence st, two-story brick extension, 16x22, tin or gravel roof; cost, \$300; owner, W. S. Ford, 83 Myrtle av; builder, F. D. Ath.  
 Plan 148—Graham av, No. 226, raised one-story; cost, \$1,000; owner, H. Wilds, on premises; build ers, Jno. Auer and Sammis & Bedford.  
 Plan 149—Myrtle av, No. 365, one-story brick extension, 12x12, also cellar extended; cost, \$250; owner, E. Veerhoff; builders, Randolph & Pier son.

MISCELLANEOUS.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolu tion 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, March 15, 1881.

REGULATING, GRADING, ETC.

94th st, south side, from the west curb of 3d av to east curb of Lexington av.\*

153d st, from west curb of 3d to east curb of 4th av.\*

FLAGGING.

94th st, s s, from west curb of 3d av to east curb of Lexington av.\*

153d st, from west curb of 3d to east curb of 4th av.\*

CURB STONES AND FLAGGING.

81st st, bet Avs A and B.\*

CROSSWALKS.

77th st and 4th av.\*

Oliver st, from n e to s e cor Chatham st.†

DRINKING FOUNTAIN.

95th st, s s, abt 20 west of 2d av.\*

MAINS.

Bronx st, from Ann st to Centre st; gas.\*

Cliff st, from Concord av to Union av; Croton.\*

Union av, from Cliff st to Wall st; gas.\*

Cliff st, from Concord to Union av; gas.\*

55th st, bet Av A and East River; Croton.\*

60th st, bet 1st av and Boulevard; gas.\*

76th st, bet Lexington and 5th avs; gas.\*

160th st, from Courtland to Elton av; Croton.\*

166th st, from Washington to Railroad av; Croton.\*

168th st, from Washington av to Boston road.\*

Bergen av, from 147th st to Westchester av; gas.\*

Boston av, from point 300 n Jefferson st to Chestnut st, thence along Chestnut st to Locust av, thence along Locust av to Main st, thence along Main st to the Fordham road; Croton.\*

Elton av, from 154th to 163d st; Croton.\*

PAVING.

Av A, from northerly curb of 56th to southerly curb of 57th st.\*

4th av, from east side of 76th to west side of 76th st.\*

Ann st, bet Broadway and Gold sts.

Frankfort st, bet Nassau and Jacob sts.

Jacob st, bet Frankfort and Ferry sts.

Front st, bet Fulton and Roosevelt sts.

Pike st, bet Division and South sts.

Christopher st, bet Greenwich av and West st.

Carmine st, bet Varick st and 6th av.

11th av, bet 15th and 25th sts.

30th st, bet Broadway and 8th av.

10th av, bet 42d and 48th sts.

33d st, bet Lexington and 1st avs.

1st av, bet 23d and 30th sts.

15th st, bet 2d and 3d avs.

Broome st, bet Bowery and Centre st.

Broadway, bet 17th and 18th sts.

Av A, bet Houston and 7th sts.

Rutgers st, bet East Broadway and Cherry st.

Broadway, from 18th to 22d st.

7th st, from 4th av to Av A.

Water st, bet Market and Clinton sts.

Bayard st, bet Bowery and Market st.

Rivington st, bet Bowery and Clinton st.

Av A, bet 23d and 24th sts.

23d st, bet 10th and 11th avs.

122d st, bet 2d and 3d avs.

129th st, bet 3d and 6th avs.

36th st, bet 8th and 10th avs.

54th st, bet 6th and 7th avs.

Rutherford pl, bet 15th and 16th sts.

8th st, bet Avs B and D.

Gouverneur st, bet Grand and Water st.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, March 7, 1881.

CROSSWALKS.

Tillary st, w s Raymond st.

Hamilton av, n s Prospect av.

Bushwick av, w s Palmetto st.

FENCING VACANT LOTS.

Monroe st, s s, 74 e Bedford av.

FLAGGING.

Franklin st, bet Calyer st and Meserole av.

CULVERTS.

Reid av, at cor Broadway.

BUSINESS FAILURES.

ASSIGNMENTS—BENEFIT CREDITORS.

March.  
 17 Perls, Emanuel, to Louis Spitzer.  
 16 Meyer, Emanuel, 53 Warren st., to Louis I. Haber.  
 12 Kelly, John B., to Malcolm R. Lawrence.  
 11 Schwenk, Gustave, to Peter Boos.

KING'S COUNTY GENERAL ASSIGNMENTS.

Mar.  
 14 Hawkins, Mary, to R. W. L'Hommedien.  
 14 Hindley, Arthur W., to C. R. B. Krogsgaard.  
 14 Tice, Thomas S., to P. T. Tunison.

ADVERTISED LEGAL SALES.

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

March.  
 7th av, e s, 60.5 s 47th st, 20x80, No. 1564 Broadway, three-story stone front dwell'g, by Scott & Myers. (Amount due, abt \$10,725) 21  
 34th st, No. 239, n s, 377.2 e 8th av, 22.10x98.9, three-story stone front dwell'g, by R. V. Harnett. (Amount due abt \$14,600) 22  
 10th av, No. 255, s w cor 25th st, 20x75, four-story brick store and tenem't, by R. V. Harnett. (Two mortg.; amount due, abt \$5,500 and \$4,600) 22  
 Washington st, w s, 181.11 n Spring st, 45.2x206.8x 45.3x232.6, w th bulkhead opposite, three three-story brick and two two-story brick buildings, by A. H. Muller & Son. (Partition sale) 22  
 59th st, No. 242, s s, 85 w 2d av, 20x100.5, three-story stone front dwell'g, by H. W. Coates. (Amount due, abt \$14,350) 22  
 Lexington av, No. 1461, s e cor 95th st, 19.8x95, three-story stone front dwell'g, by J. T. Boyd. (Amount due, abt \$3,450) 22  
 57th st, n, s, 75 w 10th av, 25x50.5, vacant, by Louis Mesier. (Amount due, abt \$5,800) 22  
 2d av, Nos. 501 to 505, n w cor 25th st, runs west 4 x north — x east — to 3d av, x south 55.4, three-story brick store and dwell'g, by H. N. Camp. (Amount due, abt \$7,500) 22  
 7th av, No. 493, e s, 60.1 s 37th st, 20x75, four-story brick store and tenem't, by R. V. Harnett. (Amount due about \$12,400) 23  
 39th st, No. 219, n s, 384.4 w 2d av, 19.6x98.9, three-story brick dwell'g, by J. T. Boyd. (Amount due, about \$8,300) 23  
 White st, No. 79, s s, 200 e Broadway, 25x100, five-story store and iron front store 24  
 Franklin st, No. 44, n s, 325 e Broadway, 25x80, two-story and attic brick building 24  
 Franklin st, Nos. 53 and 55, s s, 225 e Broadway, 50 x abt 51, three-story brick store 24  
 Leonard st, No. 113, n s, 257.6 e Broadway, 21.3x 81, three-story brick store 24  
 Leonard st, No. 115, n s, adj above, 21.3x81, three-story brick store 24  
 Benson st, No. 2, e s, 81 n Leonard st, 23x85, two-story frame store 24  
 Benson st, No. 3, e s, adj above, 20x61.8, four-story brick building 24  
 Broadway, No. 758, e s, 23.6 n 8th st, four-story stone front store with lease of lot, 23.6x104.6... by A. H. Muller. (Executor's sale) 24  
 Union st, s w s, 100 from Bremer av, 25x100 24  
 Union st, junction of Bremer av, 50x100 } by J. T. Boyd. (Amount due, abt \$1,525) 24  
 3d av, No. 546, w s, 39.9 n 36th st, 19.10x80, four-story brick store and tenem't 24  
 3d av, No. 544, w s, 19.11 n 36th st, 19.9x80, four-story brick store and dwell'g 24  
 by H. Henriques. (Two mortg.; amount due, \$18,210 and \$15,000) 24  
 Front st, No. 51, s s, 21.10 w Cuyler alley, 27.6x abt 82.3, irreg., four-story brick factory, by E. H. Ludlow & Co. (Partition sale) 25  
 Pearl st, No. 261, n s, 23x84.9, irreg., six-story brick factory building, by E. H. Ludlow & Co. (Parti tion sale) 25  
 22d st, No. 411, n s, 166.6 e 1st av, 23.6x98.9, four-story brick tenem't, and portion of two-story brick building in rear, by R. V. Harnett. (Amount due, abt \$2,600) 25  
 10th av, No. 368, n e cor 31st st, 24.8x60, three-story brick store and tenem't, and two-story brick stable in rear, by H. N. Camp. (Partition sale) 2  
 Grand st, No. 36, n e cor Thompson st, 18.11x47, three-story brick store and dwell'g, frame side; No. 23 Thompson st, two-story brick store and dwell'g, by W. O. Hoffman. (Amount due, abt \$1,400) 25  
 Maiden lane, No. 128, s s, 22.6x64.4, five-story brick warehouse, by B. M. Fowler, ref. (Partition sale) 25  
 15th st, s s, bet 1st av and Av A, 25x109.6, leasehold, by J. T. Boyd. (Public Adm'r's sale) 25

KINGS COUNTY.

March  
 Division av, s e cor Butler av, 100x100, by J. Cole, at 389 Fulton st. 21  
 South 8th st, s w cor 2d st, 50x100, 2-5 part, by T. A. Kerrigan, at 35 Willoughby st. 21  
 Hudson av, n e cor Park av, 28.6x105.1x45.1x108.9, by Thos. A. Kerrigan, at 35 Willoughby st. 22  
 Morrell st, e, s, 100 s Varet st, 25x100, by Jas. C. Eadie, at 45 Broadway, E. D. 23  
 Lexington av, n s, 84.5 w Franklin av, 20x89.2.... Nelson st, n s, 125 w Court st, 25x100 } 24  
 Clifton pl, s s, 533.4 e Nostrand av, 16.8x100 } 24  
 Ellery st, n s, 60 e Tompkins av, 40x25 } by T. A. Kerrigan, at 35 Willoughby st. 24  
 Greene av, s s, 20 w Hamilton st, 20x70, by Cole & Murphy, at 379 Fulton st. 24  
 Hicks st, No. 536, n w s, 67 s w Sackett st, 22x 100 } 24  
 Oxford st, e s, 367.10 n Atlantic av, 25x100 } by Cole & Murphy, at 379 Fulton st. 25  
 Lafayette av, n s, 60 w Franklin av, 20x76 } 25  
 Van Buren st, s s, 197 e Tompkins av, 18.9x100 } by T. A. Kerrigan, at 35 Willoughby st. 26  
 Stockholm st, s e s, 425 n e Evergreen av, 25x100, by J. J. Carburry, ref., at Court House. 26

Granite block.†

Trap block.\*

LIS PENDENS---N. Y. CITY.

Table of legal notices for LIS PENDENS in N.Y. City, including entries for 1st av. n e cor 77th st., 4th st. No. 261 E., 73d st. s. s., 318 9 w Lexington av., etc.

FORECLOSURE SUITS.

Table of foreclosure suits, including entries for 213th st. s. s., 175 e 10th av., 4th st. s w s, bet Av A and B, 23x96 2, etc.

Table of legal notices for LIS PENDENS in Kings County, including entries for 114th st. s, s, abt 100 w 2d av., Boulevard, n e cor 139th st., etc.

LIS PENDENS, KINGS COUNTY.

Table of legal notices for LIS PENDENS in Kings County, including entries for Lots 379, 380, 399, 423, 424, 494, 437, 674, 676, 680, 682, etc.

RECORDED LEASES.

Table of recorded leases, including entries for Allen st. No. 19, store and 4 rooms on first floor; Broadway, No. 285, first floor and basement; etc.

Table of legal notices for N.Y. STATE, including entries for Broadway, Nos. 305, 307 and 309, and Nos. 91, 93, 95 and 97 Duane st.; Chatham st. No. 134; Chatham st. Nos. 85 and 87; etc.

N. Y. STATE.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: in the first name in the Conveyance is the Grantor; in Mortgages the Mortgagor; in Judgments, the Judgment debtor.

DUTCHESS COUNTY.

Table of mortgages in Dutchess County, including entries for Becker, Christian—P E Teator, Red Hook; Cole, J F—S B Hasson, Poughkeepsie; etc.

Table listing names and amounts for Poughkeepsie City, including Foerseher, Andrew, Hawcer, John, Mylod, Patrick, Stoutenburgh, M G & J A-T Herrick, Hyde Park.

CHATTELS FOR POUGHKEEPSIE CITY.

Table listing chattel items and amounts for Poughkeepsie City, including Jones, John, Morgan, Peter, Taylor, K M, Tanner, Charles.

BILLS OF SALE.

Table listing bills of sale items and amounts, including Holdridge, S P, Rogers, A E.

JUDGMENTS.

Table listing judgments and amounts, including Dayton, Milton, Decker, Henry, DeGross, James, Drum, J W, Hawes, P S, Hotchkiss, M J, Milburn, Frank, Mittenberg, G W, O'Hare, J G, Pardee, John, Pryor, Violetta, Van Wyck, James, Walters, C F.

ORANGE COUNTY.

MORTGAGES.

Table listing mortgages in Orange County, including Buchanan, James A, Currie, Thomas, Clark, Patrick F, Dobbin, Thomas, Durland, A J, Ferguson, Mary E, Gall, Fannie, Garling, Frederick, Kelly, S M B, Nichols, Diana, Post, Wm H, Phillips, Michael.

JUDGMENTS.

Table listing judgments in Orange County, including Carpenter, Theodore, Downey, John, Downey, John, Ehrenfuter, Frederick, Green, John C, Joyce, James, Kinney, Lemuel A, Rice, Charles G, Swett, Joel B, Vance, Daniel S, Vail, Anthony.

SCHENECTADY COUNTY.

CONVEYANCES.

Table listing conveyances in Schenectady County, including Alsdorf, Catharine, Bach, A J, Cullings, A B, Ellis, Edward, Featherstonhaugh, G W, Gpps, Anna, Ingersol, H J, Jordan, C N, Pool, Joseph, Weatherwax, Webb, Frederick.

MORTGAGES.

Table listing mortgages in Schenectady County, including Bennett, W J, Clements, John, Cox, Frank E, Dorn, R C, Farrel, Susan, Flynn, James H, Fuller, Frank, Kruger, Christian, Stafford, Spencer T, Yates, I I.

ASSIGNMENT OF MORTGAGES.

Table listing assignments of mortgages in Schenectady County, including Britton, A M, Clute, Jacob W, Ryne, Wm A, Van De Bogart, Ch, Fuller, Frank G.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Schenectady County, including Fuller, Frank G.

Table listing names and amounts for Morre, W H et al, Smith, N B, Smith, D R, Walsh, James.

JUDGMENTS.

Table listing judgments and amounts, including Hart, Patrick, Platto, John, Kennedy, Margaret, Wandell, M E.

ULSTER COUNTY.

MORTGAGES.

Table listing mortgages in Ulster County, including Cooney, Bridget, Donnelly, Peter, Evans, John T, Gage, Kate A, Kiny, William H, Markle, John J, Newkirk, Catharine, Peters, Herman, Smith, Elam M, Waterbury, Catharine M, Wise, Albert.

JUDGMENTS.

Table listing judgments in Ulster County, including Boice, Lemuel, Bond, John T, Bertsche, Ida, Dayton, Milton, Van Wagonen, Harvey.

NEW JERSEY.

ESSEX COUNTY, N. J.

CONVEYANCES.

Table listing conveyances in Essex County, including Allen, Albert, Altha, B H, Adams, M W, Bauer, Michael, Blackwell, G W, Baker, H R, Same, Same, Same, Same, Benson, Samuel, Coudert, Charles, Calley, E C, Coe, H L, Churchill, Mary, Dingwell, Robert, Daly, S E, Dougherty, H M, Eckert, A F, Same, Same, Same, Fennell, Bosiat, Henry, J J, Jacobus, William, Jewett, E G, Launhardt, Henry, Leonard, E L, McDevitt, Samuel, Mulock, W G, Oughtree, Alfred, Passmore, William, Paul, Mary, Powles, Henry, Richards, M S, Sander, Albert, Schmitt, J J, Smyth, L M, Shipman, C T, Tobin, John, The Newark Fire Ins Co, The Mutual B L Ins Co, The Mechanics Fire Ins Co, Wilde, G C, Woodruff, Mary, Warwick, William, Walker, Mary, Wilkinson, F A.

MORTGAGES.

Table listing mortgages in Essex County, including Ahrens, J C, Atha, Benjamin, Baier, John, Croke, Thomas, Crane, M P, Crowell, Calvin, Drew, J B, Flynn, E E, Hember, Christian, Hoertzh, A C, Hughes, Michael, Jacobus, H V, Lewis, M L, Lott, Francis, Littell, J M, Lyon, W S, Malone, P M, Moses, Albert, Marsh, Edmund, Mackin, James, Mantel, Andrew, Nutzel, Amelia, P'ster, D I, Pell, C S, Same, Roemer, Henry, Stevenson, James, Staats, John.

Table listing names and amounts for The Franklin Lodge, Twitchell, A B, Twitchell, M M.

CHATTEL MORTGAGES.

Table listing chattel mortgages and amounts, including Donovan, Harriet, Finegan, J E, Fuhr, H C, Griggs, Anna, Holzwarth, Frederick, Kalsch, Abner, Lanerbiere, Henry, Mitchell, C H, Parker & Co, Price, A V, Rapp, Philip, Richards, Joseph, Squier, J C, Schaffer, John, Stevens, Charlotte, Sutphen, J M, Sherwood, C M, Tracy, Mary, Widmer, G H, Wort, James, Wolf, A G.

JUDGMENTS.

Table listing judgments in Essex County, including Ayres, W S, Reinhard, A M.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Ahlmeyer, Enoch, Bolling, James, Brown, Jane A, Boehme, F A, Coles, Franklin, Cleary, D E, Crevier, J C, Clarke, William, Same, Louis Morse, Coles, F W, Coles, Edward, Dudley, Melissa, Doerner, Bernhard, Dod, S B, Daly, Peter, Fox, Catharine, Gray, L C, Gregory, W H, Gafney, Thomas, Kauth, Peter, Koenig, David, Same, Union, Leicht, C L, McRoberts, Hugh, Rochford, John, Rogers, John, Ross, Joseph, Rouse, German, Snyder, G M, Schuyler, J R, Smith, John, Suckley, J H, Forbes, A J, Smyth, Anthony, The Pennsylvania Coal Co, The Mechanics' and Laborers' Sav Bank, The Central New Jersey Land and Improvement Co, Tuers, A C, Tagart, Laura, Vreeland, R A, Vreeland, A G, Vreeland, G A, Vreeland, R A, Wallace, John, Wilmarth, Elizabeth.

MORTGAGES.

Table listing mortgages in Hudson County, including Atfield, Patrick, Brogan, William, Boti, August, Barnes, Charlotte, Bente, August, Creggan, John, Cox, Mary, Deel, an, Gill, John, Halligan, J J, Ingleson, Isaac, Jordan, C N, King, A J, Livingston, William, Lienan, R B, Martin, J H, Mitchell, F W, Mears, E A, Ross, Samuel, Reilly, Edward, Riordan, J W, Sullivan, John, Toppin, Nicolas, Vorrath, August, Vreeland, G A, Voss, Wilhelmina.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including Bretzfeld, Morris.

Table listing various goods and services such as Carewitz, Emma M, Hoboken; Cronin, P J, Guttenberg; Feddersen, Mrs J C, Simpson & Co, piano.

BILLS OF SALE.

Table listing bills of sale for items like Boessernecker, John H, and Daniel Ferber; Weehawken, J. Callery, saloon, &c.

JUDGMENTS.

Table listing judgments for items like Boltwood, Charles-A Quackenbush, Jr, et al.

PASSAIC COUNTY, N. J.

PATERSON MORTGAGES.

Table listing Paterson mortgages for Aldred, James-F Hobson, Ellison st.; Blanchard, Elizabeth-Mutual B & L Assoc'n.

PATERSON CHATTEL MORTGAGES.

Table listing Paterson chattel mortgages for Brevort, Jacob, Paterson-J Riley, furniture; Emerson, Amos, Paterson-M Inglis, 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 BRICK, including items like Pale, Jerseys, Long Island, Staten Island.

Table listing market quotations for FRONTS, including items like Croton and Croton Points-Brown, Croton.

Table listing market quotations for FIRE BRICK, including items like Welsh, English, Silica, Lee-Moor.

Table listing CEMENT, including items like Rosendale, Portland, Saylor's American, Portland (English).

Table listing DOORS, WINDOWS AND BLINDS, including items like DOORS, RAISED PANELS, TWO SIDES.

Table listing DOORS, MOULDED, including items like Size, 2.0 x 6.0, 2.6 x 6.6.

Table listing GLAZED WINDOWS, including items like Dimensions of windows, 2.1 x 3.6, 2.4 x 3.10.

cc. means counted checked-plowed and bored for weights. Hot Bed Sash Glazed. Hot Bed sash Unglazed.

Table listing OUTSIDE BLINDS and INSIDE BLINDS, including items like Per lineal foot, up to 2.10 wide.

Table listing FOREIGN WOODS-Duty free, including items like CEDAR, Cuba, Mexican, small.

Table listing MAHOAGANY, including items like St. Domingo, crotches, ordinary to good; St. Domingo, logs, small.

Table listing GLASS, including items like Duty.-Window - Polished. Cylinder and Crown not over 10 x 15 in.

Table listing WINDOW GLASS, Prices Current per box of 50 feet, including items like SIZES, 6 x 8-10 x 15, 11 x 14-16 x 24.

Table listing DOUBLE window glass, including items like Size, 8 x 10-12 x 15, 14 x 17-18 x 24.

Table listing various sizes of glass, including items like 90 x 56-34 x 5 1/2, 30 00, 27 75.

Sizes above-\$10 per box extra for every five inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide.

Per square foot, net cash.

Table listing GREENHOUSE, SKYLIGHT AND FLOOR GLASS, including items like 1/2 Fluted plate, 1/2 Rough plate.

HAIR-Duty free.

Table listing Cattle and Goat prices, including items like Cattle-bushel of 7 D, 16@ 18.

IRON.

Duty.-Bar, 1 to 1 1/2 c. # D; Railroad, 70c. # 100D Boiler and Plate, 1 1/2 c. # D; Sheet, Band Hoop and Scroll, 1 1/2 to 1 3/4 c. # D.

Table listing various iron products, including items like Fig. Scotch, Coltness, Fig. Scotch, Gtengarnock.

BAR-Common.

Table listing common bar prices, including items like 1 x 3/4 to 6 x 1 flat, 1 x 1 1/2 to 6 x 1 1/2 and 5-16 flat.

BAR-Refined.

Table listing refined bar prices, including items like 1 x 3/4 to 6 x 1 flat, 1 to 2 round and square.

Table listing various iron products, including items like 2 1/2 to 2 3/4 round and square, 3 to 3 1/2 round and square.

Table listing Sheet iron prices, including items like Nos. 10 to 16, Nos. 17 to 20.

Table listing Galvanized iron prices, including items like Galvanized, 14 to 20, 21 to 24.

LIME.

Table listing lime prices, including items like Rockland, common, Rockland, finishing.

LABOR.

Table listing labor prices, including items like Ordinary, per day, Masons, Plasterers.

LATH-Cargo rate.

LUMBER.

Table listing lumber prices, including items like Prices for yard delivery, average run of stock; Allowance must be made on one side for special contracts.

Table of lumber and building materials including Hemlock boards, Oak, Maple, Cypress, and various sizes of planks and shingles.

Table of paints and oils including Chalk block, China clay, Paris white, Lead, and various colors like Vermilion and Chrome.

Table for Plaster Paris listing different grades and their prices per barrel.

Table for Slate listing different types of roofing and building slate.

Table for Solders listing different grades and their prices.

Table for Stone listing various types of freestone and granite.

Table for Native Stone listing different sizes and types of building stone.

Table for Tin Plates listing different grades and their prices.

ZINC, Duty, sheet, 24c. Sheet ask. 7 @ 7 1/4 open. 7 1/4 @ 8

MURTAUGHS Standard Dumb Waiter and General Hand Hoisting Establishment. Double Acting Dumb Waiters, for French Flats.

14th St. Saw, Planing and Turning Mill BUCKI & HIRSCH. YELLOW PINE FLOORING Ceiling and Step-Plank.

CARPETS! SHEPPARD KNAPP, 189 and 191 Sixth Avenue, Cor. 13th Street. Latest Styles and Newest Patterns of Fashionable Carpetings.

This immense assortment consists of Axminsters, Moquettes and Velvets. Royal Wilton, Brussels and Tapestry, Three Ply, Ingrain and Venetians, Oil Cloth, Linoleums and Lianums. Also, SMYRNA KNAPPISAN REVERSIBLE CARPETS, RUGS AND MATS.

UPHOLSTERY GOODS. Tapestries, Raw Silks, Crepes, Sateens, Cretannes, etc. Real Lace and Nottingham Curtains, Cornices, Window Shades, Shade Hollands, etc., etc.

JAMES BROOKS, MANUFACTURER OF SHELL LIME Factory, 55th St., and 11th Ave., New York. MASONS AND FARMERS SUPPLIED.

GEORGE HAGEMEYER, DEALER IN Mahogany and Walnut Ash, Oak, Cherry, Maple, Whitewood, Butternut, &c. &c. FOOT EAST ELEVENTH ST., N. Y.

STEAM HEATING. HIGH OR LOW PRESSURE. For Factories, Public Institutions & Private Dwellings. Parties who intend to heat their houses with steam, will find it to their interest to call on us, as we guarantee satisfaction, or no pay. Personal references given. ANNIN & CO., Brooklyn Tube Works. Foot A Jams St. Brooklyn

John F. Carr. MAHOGANY, HARD WOOD, PINE California Red Wood Lumber. 543 to 557 West 23d Street, Bet. 10th and 11th Aves., NEW YORK

1881.

THIRTY-SIXTH ANNUAL STATEMENT OF THE MUTUAL BENEFIT LIFE INSURANCE COMPANY. Louis C. Grover, President.

Table showing Premiums received in 1880 (\$3,866,379 07) and Interest received in 1880 (1,935,103 07).

Table showing Balance January 1st, 1880 (\$32,784,307 70) and total balance (\$38,585,789 84).

Table showing EXPENDITURES IN 1880, including Claims by death (\$2,187,862 73) and Endowments and annuities (\$49,851 03).

Table showing Balance January 1st, 1881 (\$32,953,797 82) and total balance (\$38,585,789 84).

Table showing ASSETS, JANUARY 1ST, 1881, including Cash on hand and in Banks (\$1,445,345 54) and United States Bonds (\$7,562,500 00).

Table showing Interest due and accrued (\$654,097 55) and Deferred and unreported premiums on Policies in force (243,407 84).

Table showing Total (\$33,851,303 21) and Market value of U.S. and other bonds above par, as computed and allowed by the Examining Commissioners (\$2,031,196 55).

Table showing Less difference in value of real estate as appraised by the Examining Commissioners (46,414 01) and Reserve Fund 4 per cent. Massachusetts standard (\$31,196,991 00).

Table showing LIABILITIES, including Policy claims in process of adjustment (\$27,640 00) and Dividends due (180,443 95).

Table showing Estimated expenses on unpaid premiums, 10 p. c. (24,340 78) and Premiums paid in advance (6,158 90).

Table showing Surplus as regards policy-holders, par value (\$1,915,728 58) and Surplus as stated by Commissioners, market values (\$3,815,382 08).

By the New York standard of computation the amount last named would be increased to \$5,988,905 08. From the surplus as above a dividend has been declared payable on the anniversary of policies entitled thereto. Number of policies in force January 1st, 1881, 44,350. Insuring \$121,474,005.

DIRECTORS: LEWIS C. GROVER, ANZI DODD, HENRY McFARLAN, O. L. BALDWIN, J. B. PEARSON, THEODORE MACKNET, JOSEPH A. HALSEY, F. T. FRELINGHUYSEN, B. C. MILLER, WILLIAM CLARK, E. A. STRONG, EDWARD H. WRIGHT.

In August, 1880, this company invited the insurance departments of Massachusetts, Ohio, and New Jersey, to make "a thorough and critical examination into its condition and methods of business." The examination covered a period of more than five months, and was conducted under the personal supervision of the Hon. Julius L. Clarke, of Massachusetts; the Hon. Joseph F. Wright, of Ohio; and Mr. W. F. Van Camp, of New Jersey. The company's assets were rigidly examined. Every piece of real estate owned by or mortgaged to the company was subjected to the most careful scrutiny, both in regard to titles and values. The premium notes were examined one by one, and the stocks and bonds owned carefully appraised. The commissioners valued the company's assets at \$35,726,815.93, which exceeds its own valuations (based on par values) by the sum of \$1,875,512.72, making its surplus \$3,815,382.08, at four per cent., or \$5,988,905.08 at four and one half per cent. N. Y. standard. The report gives the company the most unqualified endorsement in every regard. It will be furnished on application to the company, and should be read by every one interested in life insurance.

Every policy issued by this company contains the following conditions, and is absolutely non-forfeitable: In case of Lapse, after two or more Full Years' Premiums have been paid, the full Four Per Cent. Reserve Value will be applied by the Company, at the option of the Assured, in either of two ways: First—To the extension of the full amount of the Insurance, for such period as the full value will pay for at the Company's Published Rates; or, Second—On surrender of the Original Policy within Three Months from date of Lapse, to the purchase of a paid-up Policy. Illustration: A party insures at Age 35, for \$10,000. He pays his Premium for Ten Years, receiving the large Dividends of the Company, and then stops payment. The result will be as follows: First—The whole \$10,000 Insurance would be extended for Ten Years and Forty-six days; or Second—He would receive a Paid-up policy for \$2,960.

I. SPENCER GOBLE, State Agent. Southern New York and Northern New Jersey. NO. 137 BROADWAY, NEW YORK.

# 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, Unequaled 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.

## DEMAREST'S

Patent Water Closets.

Thoroughly reliable and strictly first class in every respect.

## MOTT'S

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.

## THE J. L. MOTT IRON WORKS,

OFFICE AND SHOW ROOMS,

Nos. 88 and 90 Beekman Street, N. Y.

## Culbert Bros.,

Manufacturers of

## Builders Hardware,

148 BAXTER ST., near Grand St.  
Established 14 Years. Estimates Furnished.

## Butler & Constant,

Successors to Butler & Hunting,

Sole New York Agents for P. & F. Corbin,

Manufacturers of

## Builders' Fine Hardware.

Dealers in

## BUILDERS' HARDWARE, NAILS, SASH WEIGHTS, SASH CORD, &C.

Manufacturers agents for BUILDING PAPERS, such as DEAFENING FELT, ROSIN SIZED FELT, MANILA WATER PROOF PAPER, and CARBONIZED FELT, a substitute for Tarred Felt.

Sole manufacturers of

CANNON'S PATENT DUMB WAITER.

87 CHAMBERS ST. AND 53 DEY ST.

After May 1st, 87 Chambers St.

G. W. RADER & CO.,

Manufacturers of

## Drain Pipes,

WEST 51ST STREET.

## CO-PARTNERSHIP NOTICES.

THE UNDERSIGNED, DESIROUS OF FORMING a limited partnership under the statutes of the State of New York, hereby certify:

1. That the name or firm under which such partnership is to be conducted is HALL, NICOLL & GRANBERY.

2. That the general nature of the business intended to be transacted by such partnership is the general business of importing and selling foreign and domestic fancy goods and on commission.

3. That the names of all the general and special partners interested in said partnership are as follows: Bolton Hall, who resides in the City of New York; Benjamin S. T. Nicoll, who resides in the City of New York; and David W. Granbery, who resides in the City of New York.

4. That the said Marcellus Hartley has contributed the sum of twenty thousand dollars, and said Malcolm Graham the sum of twenty thousand dollars as capital to the common stock.

5. That the period at which the said partnership is to commence is the seventeenth day of March, 1881, and the period at which the said partnership is to terminate is the last day of February, 1883.

BOLTON HALL,  
BENJAMIN S. T. NICOLL,  
DAVID W. GRANBERY,  
General Partners.  
MARCELLUS HARTLEY,  
MALCOLM GRAHAM,  
Special Partners.

THIS IS TO CERTIFY THAT THE UNDERSIGNED have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State New York.

The name or firm under which said partnership is to be conducted is APGAR, MERRILL & CO. The general nature of the business intended is the buying and selling on commission, of Stocks, Bonds and other Securities. The place in which the business is to be carried on, is the City of New York.

The names of all the partners are as follows: Louis J. Apgar, who resides in Jersey City, New Jersey; George Merrill, who resides in Raritan Township, New Jersey; and William S. Hartt, who resides in the City of New York, are the general partners, and Nathaniel Dole, who resides in the City of New York, is the special partner.

The said Nathaniel Dole has contributed the sum of twenty-five thousand dollars in cash, as special capital.

The said partnership is to commence on the twenty-fourth day of February, 1881, and is to terminate on the twenty-third day of February, 1883.

Dated, New York, 68 Broadway, and 17 New street, February 24th, 1881.

LOUIS J. APGAR,  
Member N. Y. Stock  
Exchange, } General Partners.  
GEORGE MERRILL,  
WILLIAM S. HARTT,  
NATHANIEL DOLE, Special Partner

## NEW YORK SOAP STONE WORKS,

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, Registers, Frames, Griddles, Foot Warmers, Slabs, Dust, &c. W. H. RAMSDELL, Proprietor

## CO-PARTNERSHIP NOTICES.

FEINBERG AND WINTER.—STATE OF NEW YORK, City and County of New York. s. s.—This is to certify that we, the undersigned, have formed a limited partnership, pursuant to the provisions of chapter four, title one, part two, of the Revised Statutes of the State of New York, entitled “Of Limited Partnerships,” and of the several acts and statutes amending the same.

First. The name or firm under which such partnership is to be conducted is FEINBERG & WINTER.

Second. The general nature of the business intended to be transacted is that of commission merchants and purchasing agents; and also the purchasing, selling and dealing in general merchandise.

Third. The names of all the general and special partners interested therein, and their respective places of residence are:

Moses S. Feinberg, who is a general partner, who resides at San Francisco, in the State of California; Benjamin G. Winter, who is a general partner, and who resides in San Francisco, in the State of California; and Zadoc Staab, who is a special partner, and who resides in the City, County and State of New York.

Fourth. The amount of capital which Zadoc Staab, the special partner has contributed to the common stock is the sum of five thousand dollars.

Fifth. The period at which said partnership is to commence is the fourth day of March, 1881, and the period at which it will terminate is the 4th day of March, 1884.

In witness whereof we the above named persons who are desirous of forming such partnership, have made, and severally signed this certificate this fourth day of March, 1881.

MOSES S. FEINBERG,  
BENJAMIN G. WINTER,  
General Partners.

ZADOC STAAB,  
Special Partner.

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

On this 4th day of March, 1881, before me personally appeared Moses S. Feinberg, Benjamin G. Winter and Zadoc Staab, to me known, and known to me to be the individuals described in, and who executed the within instrument, and who severally acknowledged to me that they executed the same.

C. F. CONNER,  
Notary Public,  
N. Y. County.

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, have formed a limited partnership, pursuant to the Revised Statutes of the State of New York, and:

I. The name or firm under which such partnership is to be conducted is MILLER, PETERS & CO.

II. The general nature of the business intended to be transacted by such partnership is the manufacture and sale of cigar moulds and cigar makers' tools, at the city of New York.

III. The name of all the general and special partners interested in said limited partnership, are Frederick C. Miller and Henry C. Peters, both of whom reside in the city of New York, who are the general partners, and William Wicke, who resides in the city of New York, and August Roesler, who resides in the city of Brooklyn, County of Kings, and State of New York, who are the special partners.

IV. The amount of the capital which each of the special partners have contributed to the common stock, is the sum of five thousand dollars, paid in cash by the said William Wicke, and the sum of five thousand dollars, paid in cash by August Roesler.

V. That the period at which said partnership is to commence is the tenth day of February, 1881, and the period at which it will terminate is the ninth day of February, 1883.

In witness whereof we have hereunto set our hands and seals, this fifth day of February, 1881.

In presence of  
GEORGE W. VULTEE,  
FREDERICK C. MILLER, [L. S.]  
HENRY C. PETERS, [L. S.]  
WILLIAM WICKE, [L. S.]  
AUGUST ROESLER, [L. S.]

City and County of New York, s. s.: On the 9th day of February, 1881, before me personally came William Wicke, August Roesler, Frederick C. Miller and Henry C. Peters, all to me known, and known to me to be the individuals mentioned, and described in, and who executed the foregoing certificate, and severally acknowledged to me that they executed the same.

GEORGE W. VULTEE,  
Notary Public,  
City and County of N. Y.

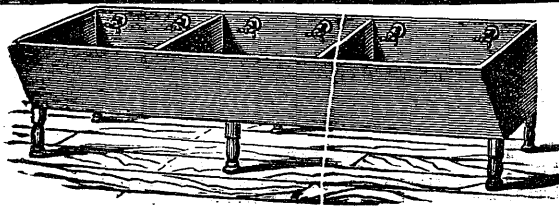
Frederick C. Miller and Henry C. Peters, being severally duly sworn, do each for himself depose and say that they are the general co-partners mentioned in the foregoing certificate, and that the sums therein specified, to have been contributed by William Wicke and August Roesler, have been actually, and in good faith paid in in cash.

FREDERICK C. MILLER,  
HENRY C. PETERS,  
Sworn to before me February 9th, 1881.

GEORGE W. VULTEE,  
Notary Public,  
City and County of N. Y.

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED have formed a partnership, of which the name is DAKIN & COMPANY. The business is buying and selling stocks and securities, as stock brokers. The general partners are George W. B. Dakin, of Brooklyn, N. Y., and Charles E. Upton, of Rochester, N. Y. The special partners are Lewis P. Ross and James B. Perkins, both of Rochester, N. Y. Each of the special partners, has contributed twenty-five thousand dollars to the capital. The partnership begins February the eighth, 1881, and will end February 7th, 1886.

GEORGE W. B. DAKIN,  
CHARLES E. UPTON,  
LEWIS P. ROSS,  
JAMES B. PERKINS.



**BUILDERS' SUPPLIES.**

**WILLIAM LITTLE,**  
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**EBEN PEEK,**  
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FLOORING, CEILING AND STEP PLANK.  
West 24th St. and 11th Av., New York.  
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FRESCO PAINTERS and DESIGNERS,  
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Some of our work can be seen at Koster & Bial's,  
23d street and 6th avenue; Delmonico's, Madison  
square and 26th street.

**JOHN L. BAINES,**  
**STAIR BUILDER,**  
345 East 59th St., Cor. 1st Av.

**THOMAS W. JONES,**  
(ESTABLISHED 1862),

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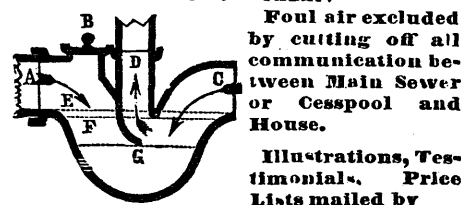
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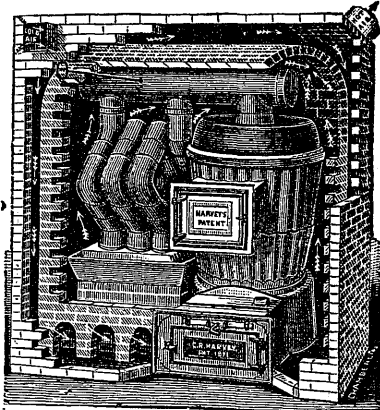
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