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No. 137 BROADWAY

There is one consideration in a real estate speculation which should never be lost sight of. Even after a panic the price of realty holds up. Two years after the panic of 1873, lots were sold at public auction at the Mott estate and other sales, on Riverside Drive, for as high figures as could be obtained to-day. If real estate is the last to feel the impetus of high prices, it is a safe and profitable sale after a panic has set in. Then there is no probability that we shall ever see so disastrous a recession of prices as occurred after 1873, for that was due to a paper money inflation, while the present advance in values is based upon gold and silver. We look for higher prices all around.

It is only the other day we were told that Chicago suddenly discovered it was short of houses, both for business and residence. Now the news comes from Ohio that all kinds of land in that State are enhancing in value, especially in Cleveland, Cincinnati and the other centres of population. We shall soon hear the same story from other States and, moreover, the investing public will wake up to the fact that there is a great deal doing in real estate in New York City, and that on this island ought to be found the choicest fancy lots in the whole world. Soon we will hear of land companies, and there is a great deal of quiet buying in unsuspected quarters, to take advantage of the coming "boom" in real estate.

### REPEAL THE TAX ON MORTGAGES.

The senatorial election having been disposed of by the legislature of our state, the great and pressing question of the period will, no doubt, shortly be taken in hand by our legislators, in order, not only to remedy the failures of the past, but also to prevent any future litigations in the courts. We, of course, allude to the revision of our tax-system, which can, with safety to the state and its continued prosperity, no longer be postponed. It is only a few weeks ago that we urged in these columns the appointment of a special commission to revise the tax laws and nominated in connection therewith, among others, Mr. Isaac Sherman. He has passed away from us since that time, leaving behind him a record of views and principles, well-known to his intimate reinds, but unfortunately not engrafted

upon our statute books. There are not so many men in our state, schooled in the laws of political economy, that we can contemplate the loss of such a man with feelings of indifference. His most persistent attacks were always aimed at that most pernicious system in our state which required the taxation of mortgages, and it is upon this subject that we desire to say a few words from time to time while the legislature remains in session.

Of course, when our present tax laws were enacted, all sorts of property was grasped at. Real property could not escape, as it was recorded piece by piece in our various County offices. Personal property, however, money and securities, not so recorded, were not so easily come-at-able, and that, too, in a state, where four men to one possess personal to real property. This apparent injustice to real property was somewhat overcome in the course of time by assessing land below its market value, but the unequal taxation was nevertheless not remedied. Now in order still further to relieve land from burdens which were felt to be excessive, our system, as now in vogue, seized upon the profits accruing to personal property, and therefore taxed profits. As we have already stated, neither personal property nor its profits were easily discoverable, and hence this attempt proved a failure with the exception of the taxation of mortgages. These being recorded and therefore easily found, were readily taxed as personal property.

The truth is, mortgages are actually, and in fact, deeds of conveyance, absolute only so far as they are under certain conditions subject to the original owner's right of redemption. For this reason, a tax on mortgages is a tax on real estate, and as real estate is already taxed regardless of mortgages, the mortgage tax is a double tax, and on land already too heavily taxed.

Now this attempt to tax money that is lent out upon mortgage security is not only foolish but injurious. It is not the creditor who pays the tax but the debtor. Let us look at it in the proper manner. Say a man borrows \$5,000 on real estate worth \$10,000. What becomes of the money? It is either put on the land in the shape of buildings, thus increasing its taxable value, or it is paid away to some one else in whose hands sooner or later it assumes a taxable form and is productive of revenue. The money on which it is pretended to raise this tax does in no wise disappear. This money lent to the land on mortgage has sunk into the land and if not, it has gone further where it can be pursued. In either case the tax upon mortgages is a double tax.

While thus remembering that this mortgage tax is virtually a land tax, let us not forget that to the individual owner there is, as a rule, less annual profit in real estate, in

proportion to the capital invested, than in any other commodity. In all civilized nations the theory of taxation commands a levy upon property, according to its production, as a source of profit. To prove this, we merely need to recite the fact that in some countries, like France, for instance, unproductive land is not taxed at all. In our own country, as in Iowa, unproductive land, when held by aliens, is heavily taxed, in order to compel those aliens to improve it or to sell it to others who will. In both instances it shows that the law endeavors to obtain a tax from the profits only. While these profits on real estate are already so very small, why should they be burthened with a double tax, such as is inflicted upon it by the taxation of mortgages?

A great deal has been heard of late, especially in the report of our State Controller, in regard to the necessity of equalizing our taxes. The first step towards the equal distribution of taxes must be the removal of double taxes. Hence, the tax upon mortgages must be first repealed, and this, too, before any other attempts are made at reviving the tax system of the State. Let our legislators cypher out for themselves the gain to the State's resources in taxable property that would ensue upon the remission of over \$4,000,000 taxes now realized through the tax on mortgages. Let them consider the consequent influx of capital and the the large amount of capital now idle which borrowers would then apply to the development of lands and improvement of towns and villages. To-day many would-be borrowers cannot take that capital, because, owing to this nefarious tax, it is held at too high a rate of interest. Take away the mortgage tax barriers and the vacant lots here, as well as elsewhere in the State, will readily absorb all the capital offered, as then, and then only, it will flow there freely and abundantly.

### IF GOLD STOPS COMING, WHAT?

Last winter and spring there was a stoppage of the drain of gold from Europe to this country. We retained the 80 million we imported in 1879, also the 77 million produced by our mines. But the spring of 1880 was a disastrous one to speculators. All who put up margins on stocks, provisions and cereals, metals and general merchandise, lost a great deal of money. The surprise at this state of affairs was general. What can be the matter? was asked. We have a redundant currency, our railroads have all they can do, trade is good, and yet behold a general shrinkage of values; New Jersey Central in May had fallen from 71 to 45, and other stocks in proportion.

Could it have been that to keep up a bull market, a constant addition to the currency was the one thing needful. Upon the resumption of specie importation in August came a stiffening of prices. Every gold dol-

lar that reached our shores was a basis for an inflation of at least four dollars in prices. Nothing that the bears or the politicians could do would keep back the advancing tide of values.

What is the prospect for this spring? Will gold continue to come from Europe to America? We have abundance of goods to export and European investments in our securities has not yet stopped. Yet we apprehend that our imports will be so large that exchange enough will be made to put a stop, for this spring, at least, to any large importations of gold and silver.

How will this affect the market? Will the experience of last year be repeated, and another fall in prices take place?

This is a question easier asked than answered. It may be that this tide of advancing values requires additional floods of gold and silver into our monetary system. Certain it is that operators would do well to be cautious from this time forward. The bears have frequently felt this market recently, and every time prices yield. There has been no panic nor any evidence of any. But after the funding scheme is decided upon, when the time comes for doubt about the new crop, then, if there is no more gold shipped hitherward, the elements exist for a serious break in the market. We allude more particularly of course, to stock values, for there is no reason to believe that the increase of values in real estate can be retarded by any of the fleeting conditions of the money market. The value of realty in New York is being enhanced, because of the continued additions to our population, the great number of new buildings that are being erected and the vast increase in the trade of the metropolis.

But our object in this article was to caution investors in the stock market against being extended during the early spring months. This is the time to be prudent.

#### HOW TO GOVERN A GREAT CITY.

*Propos* of the renewed attempts to give New York again another charter we quote the following from the Paris correspondence of the *Nation*:

"Most of the questions which come before a municipal council are technical and scientific questions; they concern the welfare and the comfort of the city. Such questions are better treated by scientific committees and boards than by little parliaments composed of politicians. \* \* \* The power of taxation must, of course, always belong in the end to the nominees of the people; but the power of the purse is not everything; when the taxes have been voted, the administrative details had much better be taken out of the hands of those who can give neither time nor knowledge to their study. In Paris we have a staff of men who are truly admirable for their honesty and for their science, who are engineers of the state, but who are allowed by the state to give to the city of Paris, the benefit of their great knowledge. Such a man is M. Alphonse, who has completely transformed all the promenades and plantations of Paris, who has made it the cleanest city in the world, and who has given to the population, even in the poorest quarters, small parks and squares. We had M. Belgrand, who instituted the great system of sewerage which will one day make Paris as healthy as possible; we have men who have undertaken to use the sewage of the city for agricultural purposes, and who have begun the most gigantic experiment of this kind which has ever been tried. It is the duty of these professional men to stand, as it were, between the municipal council and the great water, gas, and electric companies. They instruct the council, they control the companies and see that the charters are well obeyed."

When once the millennium shall have been reached, we in New York will also probably begin to understand that the great questions to be handled by our municipal government ought to have no political bear-

ing. They affect in the main the health and comfort of all citizens, whether Democratic or Republican. Both parties, at least the individuals constituting the same, are interested in clean streets, proper drainage, and a scientific system of sewerage, and the more talent that can be secured for the proper discharge of administrative details of our city government the better for all citizens. We did make a beginning by constituting a Board of Health and the example of Paris might easily be followed in securing for the aid of our common council, a staff of able men, who know how to clean our streets, perfect our sewerage system, and how to utilize the sewage after it has been gathered.

#### LITIGATION ABOUT MINES.

From this time forth the lawyers are likely to reap a profitable harvest in litigation connected with mining. Our state laws were not framed to deal with an extended speculation in mining shares and properties. Companies for working mines had to organize under the general manufacturing law, which is wholly unsuited in its provisions to the business of mining. The productiveness of a mine is necessarily limited as to time, even the best of them; while a manufactory, like Tennyson's Brook, may "go on forever." Then all the precedents; "the judge-made law" in manufacturing, will be found exceedingly burdensome when applied to mining.

Take one provision, that which makes a stock unassessable. This has had the effect of bringing a number of promising schemes to grief. Mining is always uncertain, and the wisest and most experienced operators are liable to have their hopes excited unduly. In California the law permits assessments and the burden of exploration is distributed over all the stockholders. This liberty on the part of the officers to tax the shareholders, has been fearfully abused. But the deep mining, so profitable in the Comstock, would never have been attempted were the Pacific coast companies limited, in this respect, as are those organized in New York. There must be over a thousand mines on this market which cannot be worked for want of funds.

But the feature of our New York organization, which is especially interesting just now, is the liability of persons who organize and conduct mining companies. These have been clearly pointed out in an address delivered by James W. Gerard, before the Bullion Club. That organization tried to induce persons interested in mining in this city, to have both the national and state laws amended so as to secure honesty of management and efficiency in the conduct of the business. But it was impossible to make any impression upon the great bulk of operators. All they thought of, was getting a mine on which to issue stock and then sell the shares. The gentlemen engaged in this business will, many of them, find to their horror that the law will have something to say. The *Mining Record* of January 29, publishes the following:

"We understand that a suit has been begun by a gentleman of known probity and responsibility in this city, against the Hon. Stephen B. Elkins, for misrepresentation and fraud in the purchase and sale of the Grand View and Rico Mines. So far as we have learned, it is charged that Mr. Elkins, Senator John P. Jones, ex-Senator J. B. Chaffee, and D. H. Moffat, Jr., arranged to purchase these properties at about \$100,000, and then induced parties, with whom they claimed to be friends, and whom they desired to benefit, to go in with them on what they represented to be the "ground floor," in the purchase of the property, at about \$400,000, these parties paying at that rate—trusting in the representations made them. In this way Mr. Elkins and his colleagues, it is charged, obtained of the other purchasers more than enough to pay for the property, while securing a large amount of stock for nothing, which they proceeded immediately to sell on the market that their friends, who had really paid for the whole property, had made for it. As eminent counsel, not only in this city but in the state, have been retained by the plaintiff, it looks as if the matter would be sifted to the bottom, and the whole facts of the case shown up in their true

light. It is about time that such transactions as are alleged in this affair should be thoroughly ventilated. Every one engaged in legitimate mining enterprises will be glad that some one has had the pluck to do it."

We know nothing of the merits of this case, but all of the persons mentioned above made a great deal of money in floating mines upon this market. It is upon record that they made the money by the sale of the stock, and their friends and the public the loss, when the shrinkage came. The method of procedure outlined above, was very common. That is to say, mines which cost \$20,000 were capitalized for \$2,000,000 or more and friends were let in on the ground floor for about \$1,000,000. It is to be hoped justice will be done in every one of these cases. Senator Jones, to say the least, has been very unfortunate. Every one who took his points, lost their money. And then Little Pittsburgh tells the story of the profits made by Chaffee and Moffat. We do not know that this lawsuit will ever amount to anything or that it has any basis, but we do know that the lawyers will, in all probability, reap a rich harvest from the commitments made by wealthy men during the mining excitement in 1880.

#### THE CO-OPERATE PLAN OF BUILDING.

MORE ABOUT THE PROPOSED IMPROVEMENTS IN THE DRY GOODS DISTRICT—WHAT HAS BEEN DONE IN THE PAST AND WHAT CAN BE DONE IN THE FUTURE.

The Central Real Estate Association, referred to in our previous issue as having taken charge of the new improvements that will shortly show themselves along Franklin and Leonard streets has been organized under the laws of the State of New York (see chapter 117, April 5, 1853,) and acts amendatory thereto, on the same plan as the New York and Manhattan Real Estate Associations, organized some years ago—and which associations did so much toward building up what is now known as the dry goods district of New York City. The New York Real Estate Association was the very first organized under said law. This organization came into existence when, in 1869, the New York Hospital Society leased its land along Broadway and Thomas street. The leases were put up at auction, and eight or nine gentlemen were in attendance at the Exchange Salesroom to secure them. After two or three lots had been disposed of, the bidders present formed a pool and purchased twenty-five lots. Instead of dividing the lots among the various individuals forming the pool, and having been informed of the existence of the law above alluded to, they formed an association and improved the lots thus acquired. This association, managed by a board of trustees, has been in existence now for over eleven years, and the smallest shareholders have received a large income *pro rata* as the largest holder of real estate in that vicinity. No attempt has ever been made to find a market for the stock, most of the transfers having been caused by deaths of original stockholders, and whenever any stock of this association was accidentally thrown on the market, other stockholders succeeded in getting possession of it.

In the spring of 1873, a second organization, called the Manhattan Real Estate Association was established on the same principle, consisting largely of members of the previous association or of those acquainted with the workings of its plan. The latter company leased the remaining lots of the hospital property on Thomas and Duane streets, and improved the same. The result was that the New York Real Estate Association became the possessor of twelve buildings on Thomas and Worth streets, and the Manhattan of nine on Thomas and Duane streets.

The depression in real estate from 1873 until 1880 discouraged building operations in this part of the city, but the present improvement in values has once more called attention to this mode of holding real estate, which is the corporate plan as already described, and supplying every subscriber with a certificate showing his interest in the enterprise which he can negotiate or dispose of like any other personal property. One great advantage of one association owning a number of buildings, consists in the fact that should, for in

stance, one warehouse remain unoccupied, the loss of income is so spread among the various shareholders as not to seriously affect the income of the individual. These various individuals hold from \$5,000 to \$10,000 worth of shares, though there are some who hold larger amounts, and also several who have but a few thousand dollars interested in the enterprise.

#### IN WHAT SHALL I INVEST?

(Dialogue between an Investor and the Editor of THE REAL ESTATE RECORD).

Investor.—Mr. Editor, I have called to have a chat with you about investments, especially about the wisdom of buying real estate. I have been a reader of THE RECORD for some years and have been struck with the tone and temper of the discussions in your journal of questions affecting real estate, railroad, mining and general financial matters.

Editor.—Well, sir, THE RECORD has been fortunate in its discussions of financial topics, and it is its business to collect and furnish information about investments, especially such as relate to real estate.

Inv.—I have made some money in stocks, but it seems to me prices are rather high, and I have thought perhaps it would be prudent to put money into real estate. The price of property is far less than it was from 1863 to 1872, and yet the increase of population and business ought to have added largely to the value of realty on this island.

Ed.—That last point you make is one that it would be well for real estate operators to keep in mind. The price of all New York property is less than it was between the years you mentioned, yet the city has improved in every respect. Our population has increased 300,000, we have built our elevated road system, vast additions have been made to the trade of New York, and yet both improved and unimproved property is generally quoted at lower figures to-day than in 1871, ten years ago. Then another fact must be borne in mind. The real estate speculation which culminated in 1873 was accompanied by great waste in city expenditure, by lavish and costly improvements of boulevards, of sewerage system, the underdraining of the upper portion of the island, the Riverside drive, all these heavy costs were met and paid for before the panic. To-day, miles of streets and avenues are ready for occupancy, opened, paved, graded, sewered, nothing to do but to build, and yet, with the exception of a few streets on the east side, lots are cheaper now than they were then.

Inv.—Before we discuss real estate further what is your judgment with regard to stocks?

Ed.—I do not think the highest prices have as yet been reached. Our enormous immigration, the constant addition to our currency, the amazing activity in all departments of trade, will express itself in time in higher stock values. So long as the government is using all its forces to cheapen money, prices will be constantly forced up. We have no national bank in this country, but our Treasury department wields a greater power over prices than any national bank in the world. It has been on the side of the bulls, very naturally, because of the desire of the head of the Treasury to re-issue government bonds at lower rates of interest. Then, the extension of the telegraph helps to cheapen money here, by making immediately available the surplus capital of other nations. This is a great factor in speculative ventures, which it would be well to keep in mind constantly. Sometime this spring, if not before, I look for a decided break in the general stock market; but it will not be permanent. Even one or two partial crop failures would only depress the railway shares in the district affected. It is as certain as anything can be that the prices of the future on the Stock Exchange will be of an advancing character. In the meantime we will be building beyond our means and this will bring on a crash in due time.

Inv.—Yet, I understand you as advising real estate investments in preference to purchasing stocks.

Ed.—Yes, and for a great many cogent reasons. Stocks have advanced 100 per cent., where real estate has gone up 10 or 15 per cent. There

is therefore more margin for improvement in the latter than in the former. It is the history of all speculative movements that the first effect is felt in the stock market, while the rise does not culminate in real estate until after every other interest in the country has been materially benefitted. It is the judgment of the best financiers in the country that the next five years will see an enhancement of twenty-five to thirty per cent. in the average price of realty throughout the United States. This enhancement of values will be more particularly experienced in the centers of population, and, from the peculiar formation of New York island, it would seem as if the greatest enhancement of all would be in the City of New York.

Inv.—But to come to the point. Suppose I had \$500,000 of my own and my clients to invest permanently in real estate, what property would be likely to yield the most satisfactory and the quickest returns?

Ed.—The district bounded by Broadway, Beaver, William and Fulton streets will, I think, see the very greatest rise in prices, especially in the immediate neighborhood of the Stock, Corn, Cotton and Produce exchanges. Banks and business offices will be forced to do business in this locality, the result of which will be to make that part of the city in time even more valuable than the old city of London.

Inv.—I see by the last assessment list that \$2,000,000 over that of the previous year has been assessed on the First Ward of New York City. To what do you attribute this exceptional increase in value?

Ed.—The elevated roads have settled the question as to the permanency of our various business centres. Were there no means of steam transit to the upper end of the island, the great business interests of the city would in time have found their way to Madison square, or perhaps further still uptown. Then the increase of value in the seats on the Stock Exchange, the Produce and Cotton exchanges, tell's the story of the immense increase in the business of the city. The enormous transactions which take place daily create a demand for office room which in time will double up values. You see, brokers are not satisfied with little, dingy offices now, as in the olden times; they have become rich and demand superior accommodations. As a consequence, this year rents have advanced in certain localities from 50 to 300 per cent. Hence, I think the "big" money is to be made in wise investments in this district.

Inv.—What other business location is promising?

Ed.—Lower Broadway and west of Broadway above Chambers street. Around the Franklin street station of the elevated road centres the domestic wholesale drygoods trade of the city. This includes, as I have said, the region north of Chambers street and west of the City Hall. Stores are scarce here and rents have advanced recently from 15 to 30 per cent. The old Eighth Ward, above Canal street and west of Broadway, is also a purchase. Indeed, it has been surmised that the station at Grand street may yet become the focus of the foreign drygoods trade. It is certain, however, that a vast miscellaneous wholesale business will be established in the streets running parallel with Broadway below Washington square.

Inv.—What really strikes you as being of most value in the speculative portion of the metropolis?

Ed.—Well, for a long turn, I should say you could not go far wrong in purchasing land in the Twenty-third and Twenty-fourth wards, or even Westchester County. If you get near one of the projected elevated roads, so that you would be within an hour of Wall street, you are likely to profit largely in any land which you can afford to buy by the acre. The elevated roads and their connections to the north mark out the lines upon which population is destined to settle. People will build within striking distance of the elevated roads.

Inv.—You prefer property, then, north of the Harlem River to lots purchasable on New York island?

Ed.—Oh, dear, no. I am a profound believer in vacant property on this island. Indeed, the quick money is here and not to the north of the

Harlem River. The rule is invariable. If you want a quick return, purchase just ahead of improvements. The advancing tide of building eats up lots with wonderful rapidity, and the quickest fortunes have been made by those who are willing to pay high prices for lots in improved locations.

Inv.—Are there any other general rules followed when investing in real property?

Ed.—Yes. Practiced traders in real estate prefer to buy corners to inside lots. They choose the north rather than the south side of the street, and the west side of an avenue to the east side. They give the preference, naturally, to the lots nearest an avenue; and then, above all, they deal in avenue lots rather than street lots. In a rising market, where the advance in street lots may be arithmetical, the enhancement of avenue lots is geometrical. Of course, this remark does not apply to all avenue lots, but it has been true of Fifth avenue property in the past, and in the future it may be true; it most likely will be true of Riverside drive lots, of Boulevard lots, of lots on Eighth avenue, west of Central Park, and perhaps of St. Nicholas avenue lots some time in the future.

Inv.—Are there any localities in New York, which, it seems to you, would depreciate in value in the near future?

Ed.—No. I think any house in the city of New York, or in Westchester County, will be a profitable investment at the rates now current in the market. But, understand me, I do not believe that all will be equally profitable, as I have already pointed out, the "very big" money is in the highest price down-town business property, in that golden district near the Stock Exchange, and where the great banking interests of the world are represented. For, mark you, New York is becoming the great money centre of the world, and the time cannot be far distant, when our bankers will be leaders in all the great syndicates for developing public works of utility in every part of the globe.

Inv.—Conceding that the business centre will be the most profitable, that, of course, involves the outlay of the most money. But suppose you have only from \$50,000 to \$100,000 to invest?

Ed.—Then, I should say, take a look at the property north of the Harlem River, or in Westchester County, north of the railroads, which will connect in time with the elevated road system. You can buy a great deal of property for comparatively little money, but, remember, it will require time to develop values. Strangely enough, the same elevated road system, which continues a monopoly of the old business centres, is equalizing the values of available residence properties. In the era when omnibuses were the only popular city travel, lots above Twenty-third street were of not much account; they were too far from business centres. The horse car era made available all the city property below the Central Park, and gave it an exceptional value over the region north, which could not be reached without serious loss of time by people doing business below Canal street. But now comes what may be termed the era of city steam travel, which has rendered available for immediate settlement every part of New York island, within four blocks of an elevated road station. In other words, a city business man or mechanic has four to five times as much land to build on, for his home, as he had during the horse car era. Hence, for the immediate future, there can be no extravagant values for lots, as there were, for instance, for Fifth avenue Central Park property before the panic. Of course, fashion will give exceptional value to certain locations. Certain neighborhoods will command higher prices than other localities, but, as a general thing, the price of lots suitable for residences will command lower figures than they would, were there no elevated roads.

Inv.—You have said that the quick money was in buying just ahead of improvements. That involves, of course, the command of considerable sums.

Ed.—Yes; to make money in that kind of speculation you should control large sums of money. You would find it profitable also to advance loans to builders to improve your property. They are generally willing to pay the highest prices for lots if money is advanced to them.

Inv.—How about property between Fourteenth and Forty-second streets?

Ed.—It will advance on general principles. But I certainly should not choose that portion of the city, except in certain locations, with the hope of any very large advance. It is an excellent part of the city to settle in for a home, but the tendency of fashion is up town in the neighborhood of the new parks; hence the great speculation in lots east of the Central Park and west of Third avenue.

Inv.—You speak of certain localities as being better than the rest of this region. To what do you allude?

Ed.—I mean Fourteenth street, Twenty-third street, Fifth avenue, the upper portion of Sixth avenue, and perhaps some of the side streets on the West side. These will be in demand for business purposes. A marvellous change has come over Fourteenth street in the last eighteen months. I mean, of course, that portion which lies between Sixth avenue and Union square. One prominent real estate operator has had a great deal to do with it. Then the establishment of Stern's store in Twenty-third street shows the value which may be given to a location by one enterprising firm. Store property on Sixth avenue is constantly increasing in value, and will continue to do so with the development of West Side population. Then, lower Fifth avenue, below say Fortieth street, will in time be given over to a retail traffic of a very costly kind. That will be filled in time with diamond dealers, jewelers, art stores, dealers in curiosities and articles of vertu, and a whole range of fancy goods of a choice and costly kind not to be found in the large stores. The part of this district which will be least desirable is the residence portion on the cross streets. I think up-town locations in the neighborhood of our beautiful parks will be preferred to the cross streets below Forty-second street.

Inv.—You speak of general considerations. What do I understand you to mean?

Ed.—It is settled, of course, that money in this country is to be cheaper in the future than it has been in the past. Instead of easily securing from seven to ten per cent. for legitimate investments, we shall have to be satisfied with from three and a half to six per cent. But I do not look for any immediate decrease in the price of rents. Indeed, landlords this spring are advancing their rents. New York is a desirable city to live in, as well as a luxury that must be paid for. Yet, rentals in time will not average much more than five per cent. income. In my judgment, this five per cent. will represent what we may call the increased capitalization of houses. As money became cheaper it advanced the price of stocks. The same argument which sent New York Central from 120 to 154 holds true of house property in all the large cities. While growing, there'll be some appreciation of rents, but a vastly greater enhancement of the market value of house property. Houses which to-day sell for \$30,000 ought to be worth \$45,000 on the same rentals. You cannot miss it, therefore, in buying property between Fourteenth and Forty-second streets, but you must realize that once on board the elevated cars, people as readily go to One-hundredth street as stop at Thirtieth street. Hence, I judge there is more future money in property on each side of and beyond the Central Park than half a mile below it.

Inv.—You believe in West Side property, don't you?

Ed.—In the fullness of time, as in every other large capital of the world, the West Side will be the fashionable quarter of New York. West and northwest of the Central Park, along the Boulevard, the Riverside drives, and back of Morningside Park, will be erected the residences of the *creme-de-la-creme* of New York society.

Inv.—You think the brown-stone houses, then, will begin to make their appearance in the new quarters soon?

Ed.—Softly, softly! I did not say brown-stone houses. Indeed, I think that the new rich, or rather, the residences of the very rich will differ themselves from the prevailing monotony of brown-stone. In the omnibus era our finest houses were brick. In the horse-car era brown

stones. The new fashionable quarters, rendered possible by steam, will, I think, show a change in our city (architecture, which may have important results. I think the millionaire of the future will want fine grounds as well as fine houses, and that he will build palaces with approaches, instead of a residence without even a garden or a grass plot upon a street. Now, brown-stone does not look so well, surrounded by foliage, as do lighter colored building materials.

Inv.—If that taste should spring up, we would soon see fancy property taken up on this Island, as well as on the river front and the Twenty-fourth Ward?

Ed.—Yes, the temporary craze for apartment houses, economizes the ground used for building purposes, but if the fine house of the future should involve from a quarter to five acres, the choice sites near the elevated railways would soon be gobbled up. If this whim should reach our rich people, you may expect to see phenomenal prices for well located, improved property, adjacent to the elevated roads.

Inv.—What effect will the World's Fair have?

Ed.—If held, it will add fuel to the speculative flame in real estate. It will bring into prominent notice the land in its immediate neighborhood, much of which is picturesque. It will give our citizens pleasure resorts in the neighborhood of Highbridge, which will outlast the exhibition. Then, it will not interfere with the legitimate improvement of the West Side, but will call attention to that most beautiful part of our city.

Inv.—General business, you think, will continue good?

Ed.—I see no prospect of any serious drawback until the next railway crash comes. We are overdoing railway building, and it will have the usual result. Panics which occurred in the London stock market, brought about by over-building, will be experienced here when the time comes. But I think we are safe for two or three years yet, and unless we have a war, or some unforeseen calamity, I never expect to see any such depression in real estate as lasted from 1873 to 1878.

Inv.—THE REAL ESTATE RECORD has generally been very sound on the financial situation and the price of realty, and hence I'm seeking to converse with you personally.

Ed.—Well, to say the least, we have been very lucky. THE REAL ESTATE RECORD is an old institution. We foretold the panic of '73, the bulls in real estate were very angry at our frankness for telling the truth at that time. Indeed, we gained the ill-will of the speculative real estate interest, by telling the whole truth about prices during the dismal period from 1874 to the beginning of 1878. You may imagine there was somewhat of a pressure upon us from large holders, who saw with dismay a gradual shrinkage of values, and who would have liked to get some comfort from their favorite real estate organ. But we honestly tried to be entirely truthful, and are glad to know that conservative holders of real estate were pleased with our course. They wanted facts and such opinions as the facts warranted, and not pleasant lies.

Inv.—I notice you have recently paid a good deal of attention to the discussion of general financial topics, as well as mining.

Ed.—Yes. You see a better state of feeling in business circles, first shows itself on the Stock Exchange. Prices there tell how the current is setting, and any one who wants to deal intelligently in realty, must carefully watch the general tendency of the stock list prices. In January, 1878, we were able to announce that the tide had turned; that hereafter prices were to be upward. In the fall of '79, as our files will show, we pointed out that the "big" money was to be made in the low-priced Western securities. We stated this over and over again, at a time when the financial press of the country was deprecating the interest shown in the cats and dogs of the stock market. But the RECORD was right. When we first pointed out the possible profit there was in the railway stocks west of the Missouri, M. K. & T., Iron Mountain Kansas Pacific, Wabash and Texas Pacific were selling very low. See where they are now. And the most of the money was made in just that class of securities. Last fall again, week in and week out, we

pointed out that the money was in high-priced securities, and it would really be a curious matter to note the quotations for Rock Island, Chicago & Burlington, Alton, Lake Shore and New York Central, in October last, when we were writing these articles, and then compare them with the December prices. Any one who has followed our advice has made money. In the issue of THE RECORD of November 27th, which is the only one we will cite, we predicted that certain stocks, then named, would sell within sixty days at prices which we then put into figures. It is worth reproducing in tabular form, a list of these stocks, with the prices they were then selling for, the price predicted, and the figures which they reached within that time:

	Nov. 27, predicted.	Price reached.
Delaware & Hudson ...	91	100
Canada Southern .....	72	90
Lake Shore .....	122	130
Omaha Preferred .....	85	95
Erie .....	48	55
C. C. & I .....	83	95
Oregon Navigation .....	130	175

Inv.—But you don't tell anyone to buy stocks now?

Ed.—No, it is real estate that is next in order. There can be no mistake in buying that at present figures, while there is a chance to make serious blunders in buying any railway stock at present figures.

Inv.—Why did you interfere in the mining field?

Ed.—Because it was a speculation which we saw was likely to work mischief. There were so many investors who read the RECORD, that we felt we owed them a word of caution at least. You will notice that we deprecated the mining craze from the beginning. It happened that we were in a position to know all about the mining fever, and we told the truth about it. There were a couple of supplements issued by us. This was last April, and in those supplements you can read the subsequent history of the mines on this market. We gave the facts about Father De Smet, Little Pittsburgh, Chrysolite, Bassick, Horn Silver, Bull Domingo, Spring Valley, Homestake, Silver Cliff, Harshaw and scores of other, then popular properties. But the truth about mines was not what the public wanted; they wanted the lies, and so they read the *Tribune*, the *World* and the mining papers, and they very generally lost their money. We never did anything with better intentions than what we said about the mining fever. But while what we said was heeded, judged by the price of the stocks it did the RECORD no good. We could have had a great deal of advertising had we puffd the mining swindles, as the other papers did; but we did not canvass for that class of business, nor wished to profit by the craze, then under way. The mining business has come to New York, and to stay; but there will be no more mining fevers.

The annual statement of the Mutual Life Insurance Company is indeed a statement of which any corporation may be proud. That an organization, however, which had to face the storms of the past, and especially the depression in realty covering a period of at least five years, should make such a splendid showing, the very first year after the return of prosperity, speaks volumes in behalf of its management. With assets amounting to nearly \$92,000,000, and a surplus fund of nearly five millions, we should like to hear of another company, that can show such an excellent standing at the beginning of the year.

#### THE BUILDING DEPARTMENT AND THE ANNEXED DISTRICT.

To the Editor of THE REAL ESTATE RECORD.

The Building Department will not let us build two story frame buildings filled in with bricks—front, rear and sides, and hall partitions filled in with bricks—buildings that will burn slower than a candle will burn. We have lots of people up here who would erect such buildings and could let them cheap. The force of Croton water up here, from a common fire hydrant, is such that with a hose and  $\frac{3}{8}$  inch nozzle I could throw a stream over a five story building without the aid of a fire steam engine. I have tried it in filling cisterns with water. Manhattan Island has 21 square miles; the annexed district gave it 19 more. Manhattan Island has 1,000,000 inhabitants, while we have only 50,000 or less inhabitants, and yet Esterbrook and the Building Department will not let us build two story high basement frame houses, not over 30 feet high.

Yours truly, GEO. C. GOELLER.



## MUNICIPAL NOTES.

The order of B'Nai Berith owns nine and a half acres of land at Yonkers, and will shortly erect a home for the aged there, at an expense of \$60,000.

A suit in partition for the sale of the southwest corner of Broadway and Bleeker street, running through to Mercer, has been brought in the Supreme Court.

The block bounded by Tillary, Raymond and Sycamore streets, Brooklyn, is used as an experiment for building very small brick houses. They are to be rented at \$18 a month, each.

It is suggested that the goods of the World's Fair could be landed at Sherman's Creek, with an easy grade up to the site Inwood. All this, of course, provided the ship canal be finished in time.

The plans for extending the Metropolitan road from Rector street to the South ferry are being rapidly perfected. The electric lights at the up-town stations are a great convenience for night travelers.

Comptroller Campbell gives notice that real estate owners can now pay arrears of taxes for 1877, 1878 and 1879, with interest at the rate of seven per cent. until April 1st; after that date the interest will be twelve per cent.

Brooklyn capitalists talk of constructing a tunnel from the East river bridge, on Sands street, to the junction of Atlantic and Flatbush avenues, and thence by an open cut up Atlantic avenue to the Brighton Beach depot.

## THE PROPOSED MADISON AVENUE EXTENSION.

To the Editor of THE REAL ESTATE RECORD:

Few public improvements have been suggested or executed in the City of New York of more importance to the business interests, or to the necessities of the population, than that which contemplates the widening of Broadway from Seventeenth to Twentieth street, and the extension of Madison avenue to the latter point.

The *cul-de-sac* that is formed by the narrowing of Broadway just above Union Square to the dimensions of a country lane, is becoming daily a source of greater annoyance, discomfort, and absolute injury to business. Unless this is speedily remedied, the active trade that has within the last few years centered at this point, largely increasing the value of property, will be driven away, involving a consequent reduction in the value of real estate from which it will be difficult to recover.

The time has arrived when all who have any interest in property in the locality, as well as all who desire to see the great business interests of the city promoted, should unite to accomplish this important public improvement. A want of foresight in carrying out judicious improvements has, in a number of instances, been the cause of a very great depreciation in the value of real estate in certain localities. Property owners who stand in their own light often see their mistakes when too late to remedy them.

The changes that have taken place within a recent period in business circles, due to the elevated railways and other causes, have been nowhere more manifested than between Madison and Union squares, and, as a consequence, Broadway between these two points is jammed and blocked with vehicles during the greater portion of the day—gorged with an amount of traffic for which it is totally unprepared. University place, lower Broadway and the Bowery, all converge towards this narrow passageway with all the traffic that seeks the upper section of the city. Again, the erection of the Grand Central Depot at Forty-second street, between Madison and Fourth avenues, obstructing and cutting off the latter avenue at that point, while the entire eastern, northern and western railway passenger travel has been centered there, has thrown upon Madison avenue a large increase of travel that actually necessitates for that thoroughfare an outlet, that it does not now possess, to the southward. It is the natural and only legitimate and direct avenue of approach to the Grand Central Depot from the lower portion of the city, and the extension of the avenue is the direct outcome of the construction of that depot. If the commissioners for laying out the city had conceived the possibility of the erection of this great railway terminus at that point, they would certainly not have allowed Madison avenue to terminate against a block of buildings, but would have opened it to Union square.

The cost of this improvement will be small compared with the advantages to be derived from it. The increased value of the lots facing the avenue

would far exceed the present value of the twenty-four lots to be taken, buildings included, to say nothing of the great public benefit that would accrue from it.

The entire space bounded by Twenty-third street, Broadway, Seventeenth street and Fourth avenue, is rapidly being absorbed for business purposes. It has ceased to be desirable as a place of residence. The simple question which presents itself to the owners of property within this space is, "What character of business shall occupy it?" If Madison avenue is extended, it will be faced on both sides with large and elegant stores and warehouses yielding a high rental. If Madison avenue is not extended, the intervening streets will be lined with insignificant and miscellaneous shops with low rentals, yielding small incomes.

Metropolitan rentals are destined to be something fabulous, but only in those localities where the foresight of owners leads them to make their property desirable and attractive, and this quarter of the city offers an unusual opportunity, which, if suffered to pass by, will not return.

To the city authorities the question presents itself in the two-fold light of necessity for creating increased commercial facilities, and an opportunity to increase the revenue of the city by encouraging the class of improvements that will necessarily follow the extension of Madison avenue and widening of Broadway.

Dilapidated dwelling-houses will give place to elegant and costly structures, ornamental to the city, adding to its attractions, and of course increasing the taxable value of property.

Finally, this improvement, which is urgently demanded at the present moment, will, if not now accomplished, become in the near future an imperative public necessity, at a largely increased cost.

EGBERT L. VIELE.

## MARKET REVIEW.

## REAL ESTATE MARKET.

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

The real estate market just now is in a condition whence all sorts of deductions may be made. To some it appears full of hope for the immediate future, to others it does not appear to have reached the strength which many dealers are willing to accredit it with. The truth is that the market is on a steady upward tendency, holding itself quietly aloof from outside influences—which have been endeavoring to fasten themselves upon its outskirts—and plodding its way along to prices that are gauged only by the actual question of supply and demand. Here and there some ex-mining speculator, for the want of something better to engage his attention, may be found disposed to either bear or bull certain parcels of property, but he readily ascertains that New York realty is not controlled by the laws and regulations governing transactions on speculative exchanges. Neither his fanciful ideas nor his bank account at all affect a market, which, indeed, has rules to go by, based not only upon the questions of supply and demand, but also upon the contingent expenses, fancied or real, that affect property seeking a market. Hundreds of people visited the salesroom during the past week, and the majority of them paid close attention to the various parcels offered, but in most instances they were either secured by the parties in interest or adjourned to future dates. The Kingsbridge road property, northeast corner of Hawthorne street, was sold by Lespinasse & Friedman, for \$22,950, to Mr. Wm. Yoran. The plot measured 20x250, and the amount of encumbrances on same footed up \$21,500. Other property in this vicinity, advertised for a later day in the week, was not put up and the sale adjourned to a future day. Improved property on Thirty-fifth and Fifty-fifth streets, West Side, was sold by Mr. Harnett, at prices which can be found in the list annexed, while the sale of vacant property on Ninety-fifth street and One Hundred and Thirty-fifth street, by authority of the Loan Commissioners, resulted in the disposal of the lots at very low figures. A considerable parcel of Perry street and Hammond street (West Eleventh street) property was sold by Mr. John T. Boyd, on Tuesday, for \$15,500, but there was no life in the bidding.

On Thursday Mr. Josiah Jex offered, through E. H. Ludlow & Co., his properties along Broadway and Thirty-eighth street, also some parcels on Fifth avenue, One Hundred and Twenty-fifth and One Hundred and Twenty-eighth street. The auctioneers, by instruction, gave the upset price of \$200,000 for the Broadway corner, but, notwithstanding the fact that there was a large attendance, not a single voice was raised, not a single bid heard. Mr. Jex, who has been heretofore offering this property through other auctioneers, did not mount the stand this time, but kept himself snugly esconced among the crowd of listeners. To his chagrin apparently no one listened a word, and he was permitted to retire from the salesroom if not a wiser man, then at least with the thorough knowledge that people, when bidding,

don't want to be gagged. The upset prices, no doubt, were fair, but, somehow or other, people in an auction room don't take to such arrangements, as we hope Mr. Jex has ascertained by this time. The failure of this sale does not in the least affect the real estate market; the conditions and restrictions insisted upon by the seller being the only drawbacks to a sale that might otherwise have proved exceedingly successful.

Some very important sales are announced for the coming week. Messrs. A. H. Muller & Son will sell on Thursday next, by order of the referee, business property on John, Pearl, Gold, Chambers and Dutch streets; also a chapel on East Twentieth street, a fine mansion on East Twenty-third street, and subsequently, some valuable property, in partition, on Duane street.

E. H. Ludlow & Co. will sell on the same day, in partition, the northwest corner of Hester and Mott streets, being a valuable five-story brick factory.

Quite a number of parcels will be disposed of Tuesday, 8th inst., by Mr. Harnett, as will be seen by our advertising columns. They comprise two lots on the northeast corner of Eleventh avenue and Sixty-fourth street, ready for improvement, the northeast corner of Gouverneur and Cherry streets, a four-story and cellar brick house; and valuable property on East Eighty-sixth street, East Twenty-sixth street, and East Fourteenth street. Also the northwest corner of Eighth avenue and One Hundred and Twentieth street. Most of this property now produces a handsome revenue, and all of it should attract the attention of investors.

In Brooklyn, on Wednesday next, Mr. J. Cole will sell at the Commercial Exchange, 389 Fulton street, thirty-two lots on Fulton street, sixteen lots on Decatur street, and a very large lot fronting on Tompkins avenue, Fulton and Decatur streets. All this property is first-class, suitable for investment purposes, as all the streets in the immediate vicinity are paved, sewer and lighted.

## GOSSIP OF THE WEEK.

The inclement state of the weather, as well as the bullish notions of holders of real estate, considerably interfered with the closing of numerous transactions during the past week. Nevertheless, the market retains extraordinary strength, and investment property, paying even a fair income, is readily disposed of.

Quite a number of sales have been made recently at private contract, around Beaver, Broad and Stone streets, in the immediate vicinity of the new Produce Exchange. No 10 Stone street, for instance, has been sold on private terms, we hear, to a prominent real estate operator, who intends to reconstruct it into a large office building.

Messrs. E. H. Ludlow & Co. have sold, at private contract, the Tweed property, on the southeast corner of Fifth avenue and Forty-third street, to Mr. Richard T. Wilson, for \$185,000. The property fronts 62.11 on the avenue, the house being 37.6x85x123. The vacant lot adjoining is 25.5x123. The late Mr. Tweed paid over \$250,000 for this property, and recently it has been made use of as a boarding house.

Mr. J. W. Stevens has sold, for Mr. C. R. Robert, the church property on the northwest corner of Madison avenue and Twenty-eighth street, 74.5x95, to Mr. James G. Hubert, for \$80,000. The purchaser, acting in behalf of a co-operative association, intends to construct there a first-class apartment house.

Mr. A. H. Cammann, in conjunction with Messrs. Mordecai & Bellamy, has sold No. 910 Broadway, 24.4 x130, and another lot in rear, for \$110,000, to Mr. N. P. Bailly.

Messrs. L. J. & I. Phillips have sold, at private contract, two lots on Fifth avenue, between Eighty-seventh and Eighty-eighth streets, 50x140, to Tracy & Russell, for \$70,000. The same firm has sold for and on behalf of the New York Life Insurance Company, the southeast corner of Fifth avenue and Ninety-first street, four lots on the avenue and one on the street, to Mr. Anthony Mowbray, for \$125,000.

Nos. 1, 3, 5 and 7 West Forty-seventh street, the latter known as Dr. Ward's residence, fronting together, 105 feet on the street, being two large and two moderate sized houses, have been sold to Mr. Theodore Weston, for \$74,500 (leasehold). Mr. M. A. J. Lynch who effected this sale has also sold, at private contract, to Mr. Dexter R. Wright, six lots on the northeast corner of Riverside Park and One Hundred and Fifteenth street, four on the drive and two on the street, for \$15,000. Sixteen lots, running through from Ninety-fifth to Ninety-sixth street, between Eighth and Ninth avenues, have also been sold by the same broker, at private contract, to a Californian named William Phelps, for \$80,000.

Mr. John J. Clancy has sold four lots—two on the north side of Seventy-second street and two on the

south side of Seventy-third street—475 feet west of Eighth avenue, for \$45,000. All cash.

Messrs. Scott & Myers have sold at private contract to Mr. John Donovan four lots on the south side of Eighty-fourth street, 175 feet east of Ninth avenue, for \$21,900 cash.

Mr. William Noble has sold to Emile J. Sutro and Bernard Newmark the southwest corner of Second avenue and Seventy-third street, 76 8x100, also on Seventy-third street, 100 feet west of Second avenue, 150x102.2, for \$32,000. These lots are to be improved without delay.

Messrs. Lespinasse & Friedman have sold two lots on the north side of Fifty-second street, between Sixth and Seventh avenues, for \$40,000.

Isaac Honig has sold three lots on the south side of Fifty-ninth street, 170 feet east of Sixth avenue, to Mr. Christian Van Hesse, for \$73,400. The Greene street property, which the same broker sold for Mr. Einstein to Mr. Vogel, for \$61,000, has since been leased for a number of years at an annual rental of \$6,250.

Messrs. Tobias & Co. have sold for Mr. Moran four lots on the southeast corner of Ninth avenue and Ninety-first street to Hiram M. Forrester, President of the Bowery Insurance Company, for \$16,000.

Mr. Moritz Bauer has purchased on the south side of One Hundred and Twenty-third street, 130 feet east of Second avenue, nine lots for about \$3,500 each.

The Fifth avenue lot between Fifty-fourth and Fifty-fifth streets sold for \$71,000, as reported last week, was secured by Mr. Geo. A. Osgood. The purchaser will erect thereon a magnificent residence, to be built by Mr. Robert Irwin, who has already the plans prepared for the same, and the front of No. 697, when completed by Mr. Irwin, will indeed be an additional ornament to the avenue.

We are requested to state that the eight lots on Seventy-third street, adjoining Mr. Clark's houses, reported in last week's issue, were sold by Messrs. Mordecai & Bellamy, they acting for Mr. Hamilton, the purchaser and builder, who is to improve them with first-class private dwellings, and Messrs. Lespinasse & Friedman acted in behalf of the seller.

We call attention to the business property near Water street offered on easy terms in our advertising columns by "Investment."

Mr. V. K. Stevenson, Jr., has sold, at private contract, six lots on the north side of One Hundred and Twenty-ninth street, running through to One Hundred and Thirtieth street, 275 feet east of Eighth avenue, three on each street, for \$24,500, to Mr. R. J. McCoy, of Cohoes, N. Y.

We are informed that five lots on Ninth avenue, and four on One Hundred and Twenty-sixth street, nine lots in all, have been sold for \$45,000, to be improved without delay. This block, being in the immediate vicinity of the One Hundred and Twenty-fifth Street Station, near the St. Nicholas avenue and the macadamized portion of Ninth avenue, is attracting buyers, as it is far enough away from the noise of the steam road, and yet near enough to be within easy distance of a station.

Seven lots on One Hundred and Twenty-eighth street, and three on One Hundred and Twenty-ninth street, between Seventh and Eighth avenues, have been sold to Mr. Weil, of Brooklyn, for \$4,000 each. Eight more lots, four each on One Hundred and Twenty-seventh and One Hundred and Twenty-eighth streets, between the same avenues, have been sold for \$33,000.

Jere Johnson has sold for Mr. John A. Monsell, two lots on the south side of One Hundred and Thirtieth street, 115 feet east of Fourth avenue, for \$4,050.

Two lots on the south side of One Hundred and Twenty-fifth street, and one on the north side of One Hundred and Twenty-fourth street, about 150 feet west of Sixth avenue, have been sold at \$7,000 per lot with a builder's loan.

Two lots on the north side of One Hundred and Thirty-fifth street, 285 feet west of Fifth avenue (50x99 11), have been sold by Mr. Isaac Lichtenstein, as broker for A. C. Munson, to Nathan Rice, at \$3,500 each.

We understand that five houses, on the south side of Eighty-first street, near Madison avenue, have been sold for \$15,000 each. They have 16 feet frontage.

Mr. John Boyd has purchased a house on the south side of Forty-second street, between Broadway and Sixth avenue, having a frontage of 24.6 feet, for \$29,200.

Mr. Frederick Zittel has sold No. 435 East Fifty-eighth street, a three-story brown stone house, for \$9,400; also No. 111 East Fifty-seventh street, a four-story brown stone house, for \$30,000; also No. 108 East Seventy-eighth street, a three story house, for \$17,500, and a house on Park avenue, 80 feet north of Fifty-seventh street, for \$17,000.

Mr. John Gorman, of Third avenue, has sold

private contract, a two-story and basement frame house, 25x50x102.2 feet, Eighty-third street, between Lexington and Fourth avenues, to Chas. Gulden, for \$9,500; three-story and basement brown stone house, No. 953 Second avenue, between Fiftieth and Fifty-first streets, 20x50x80 feet, to F. R. Walker, for \$12,000; also a four-story English basement brick house, No. 242 East Eighty-second street, 19x42x102.2 feet, to F. R. Walker, for \$7,000.

It will be seen by our list of recorded leases, that the University Club has recorded its lease of the premises at the southwest corner of Fifth avenue and Thirty-fifth street, at a rental ranging from \$7,000 to \$11,000 during the five years' lease. The proprietors of the Brunswick have taken a twenty years' lease of the property on the north side of Twenty-sixth street, 30 feet east of Fifth avenue, at an annual rental of \$17,000.

The Coney Island Land Improvement Company, having a capital from \$100,000 to \$200,000, has secured by lease several plots on Coney Island, to erect villas and construct docks and piers.

The following are the sales at the Exchange Sales-room for the week ending February 4:

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

Beekman st. No. 76, n e s. 25x117, five-story stone front factory building. R. V. Harnett. (Partition sale).....	\$25,000
Delancey st. No. 120, n s. 50 e Essex st, 25x70.2, five story brick store and tenement. A. N. Stone. (Amount due, about \$11,000).....	11,000
Greenwich st. No. 323, s e cor Duane st, 25x58.6, five-story brick warehouse. Rosenstein Bros. (Partition sale).....	29,000
Kingsbridge road, n e cor Hawthorne st, 200x250 to Cooper st. W. A. Yoran. (Amount due, about \$21,500).....	22,950
Kingsbridge road, s e s. 151.9 s w Ellwood st, runs southeast 150 x east 62.2 to centre line of Ellwood st. x north 122.6 to Kingsbridge road. x 191.9 to beginning. John E. Lockwood. (Amount due, about \$1,900 \$4,392).....	6,662
Mulberry st. No. 63, w s. 96.3 s Bayard st, 25x108.10, five-story brick store and tenement. Mary H. Johnston. (Amount due, about \$14,200).....	13,000
Irving pl. No. 40, s e s. 39 6 a 16th st, 19.5x86.4, three-story brick (stone front) dwell'g. F. C. Fleming. (Public auction sale).....	15,700
Water st. No. 278, cor Dover st, 27.10x52, four-story brick building. S. Jacobs. (Public auction sale).....	14,025
Perry st. n s. 70 w Washington st, 60x100.3x132, irreg, two and one-story brick iron foundry.....	
11th (late Hammond) st, s s. 180 e West st, 22x100.3, two-story brick stable.....	
James J. Richards, a party in interest. (Amount due, about \$5,850).....	15,550
27th st. No. 129, n s. 101.8 w Lexington av, 21 8x93.9, three-story stone front dwell'g. A. Hirshfield. (Partition sale).....	13,325
*35th st. No. 70, s s. 100 e 6th av, 18x98.9, four-story brick dwell'g. Charles Kneeland. (Amount due, about \$19,000).....	19,925
55th st. No. 327, n s. 316.3 w 8th av, 18.9x100.5, three-story stone front dwell'g. John A. C. Gray. (Amount due, about \$10,150).....	13,000
62d st. No. 427 n s. 400 e 10th av, 25x100.5, two-story frame dwell'g. P. F. Magin. (Am't due, about \$1,300).....	5,065
98th st. n s. 175 e 9th av, 25x100.11, vacant. D. F. Hayes.....	3,572
135th st. s s. 485 e 6th av, 25x99.11, vacant. W. H. Barker.....	2,028
Lexington av. No. 684, w s. 50.5 s 56th st, 16.8x90, four-story stone front dwell'g. J. B. McCaffery. (Partition sale).....	12,000
Road leading from Tremont to Fordham, adj lands of Thomas W. Ludlow, 10 acres. Owen Christie. (Amount due, abt \$12,350).....	13,700
Total.....	\$235,492

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan, J. Cole, and Cole & Murphy have made the following sales for the week ending February 3:

Canton st. No. 83, e s. 142.5 n Auburn pl, 24x100. R. Hibbits.....	\$3,420
*Canton st. e s. 122.5 n Auburn pl, 20x100. Katharine Ann Carl.....	2,200
Ewen st. e s. 50 s Ainslie st, 25x100. Peter Acker, Jr.....	1,900
Johnson st. n s. 18 10 e Lawrence st, 18.10x60. Sarah Gritmore.....	3,380
*Lorimer st. e s. 40 n Stagg st, 20x60. Adeline Hendrickson.....	1,150
*Tillary st. s w cor Canton st, 73.11x91.5x114.8x92.4. Continental Ins. Co.....	12,400
4th st. s w s. 85.10 s e 5th av, 65.8x100. L. M. Van Brunt, B. F. G. Megie, Wm. Hatten, Fred'k Hubbard.....	18,315
*4th st. s e cor North 5th st, 30x80. Eliza A. Hoage. (Morts. \$6,250; taxes, &c., \$1,975).....	8,225
4th st. w s. 55.7 s 8th st, 15x91.6. John A. Perkin.....	1,600
*19th st. s s. 52 w 5th av, 16x75. Charles Lockitt. (Morts. \$300).....	1,225
*Carlton av. s e cor Flushing av, runs south 126.3 x west 95 x north 24 x west 46.5 x north 90.1 to Flushing av, x west 69.3. Manhattan Sav. Inst.....	2,000
*Clinton av. w s. 269 n Park av, 25x100. Isaac C. Schenck.....	1,000
*Tompkins av. e s. 20 n Floyd st, 20x100. Henry W. Leroy. (Morts. \$3,200).....	3,225
*5th av. w s. 39 s 19th st, 18x92. Charles Lockitt. (Morts. \$2,000).....	8,50

Atlantic Ocean shore, 300 w J. S. Remsen property, 100x200, lease. Manilla & Thompson.....	600
Total.....	\$64,170

BUILDING MATERIAL MARKET.

BRICKS.—The wholesale market is to all intents and purposes suspended, and must remain so until ruling adverse circumstances are overcome. To a certain extent, the prevailing influences neutralize the severe weather which has placed an ice embargo upon all the principal and regular sources of supply, also checking consumption, out-door work progressing only in a slow and irregular manner and against which there is stock enough in the majority of cases for immediate wants. Dealers, however, are by no means abundantly supplied, and when a cargo does work through, it is pretty sure to find customers ready to negotiate. As for some time past Long Island bricks are all that can be expected just now, and with the great advantages in hand, holders of these very naturally look for high and almost fancy rates. The figure last mentioned is \$10.20, though it is doubtful if even this would be accepted on a fresh offering. For all other kinds of stock there is of course no rate at all, though on the above basis an idea may be formed of what could be obtained for Haverstraws, etc. Present indications point to a liberal consumption during the coming season, and the expectations are that business will open lively as soon as manufacturers can get their stock upon the market.

HARDWARE.—Orders are increasing somewhat from various sections in the interior, but are not full, and bear every appearance of close and careful calculation. Business, however, seems to tend toward improvement, and the general tone of the market is cheerful as regards the future. Assortments are filling up, and stocks are now in shape to permit of any reasonable selection. There is still a failure to agree upon a regular list for Strap and T Hinges, and the nominal figure is 60 and 10 per cent. discount from frame list.

At a recent meeting of the manufacturers of Wrought Butts, the following discounts were decided upon: Loose Pin and Loose Joint 55 and 10; Narrow, Light Narrow, Light Blind, Table, Back Flaps, Inside Blind, Broad F. J., and Chest Hinges, 5 and 10. The Medina Manufacturing Co.'s U. S. Wood Track Barn Door Hangers are offered to the trade at \$12 per doz. pair for 4-in. wheel, and \$ 5 per doz. for 5-in. wheel, subject to discount of 60 per cent.

LATH.—There has not been much change on the general market since our last. As the immediate consumption runs rather light, buyers were not over anxious to negotiate, but supplies offering were in the meantime moderate and under control, with full value in all cases quite positively insisted upon. About \$3 may be named as an inside figure. Receivers are again predicting light receipts and a good consumption as soon as circumstances will admit and generally appear quite confident.

LIME.—Values do not change, but are very firm and maintained without difficulty. The fresh arrivals are small, and the occasional cargoes coming to hand find ready sale, with buyers asking for more.

LUMBER.—Very much the same reports are to be heard on the market for various kinds of stock as given for some time past. Supplies are naturally small and the offering irregular, with no open demand prevailing, though attractive grades find customers without much of a search, and command about former rates. Dealings in contracts are on the increase, and agents close quite a number weekly, both for shipments to foreign ports direct from primary points and to be moved coastwise, but are inclined to be reticent over the terms. It is not likely that any recent advance has been secured, nor can it be asserted that a shading has been made, and the indications are that for distant delivery and no over difficult cuts, buyers have been shown a few favors. Supplies at this point are gradually working downward, and the assortments in some cases quite broken up both in grades suited to home wants and also for shipment.

Spruce remains in a somewhat nominal position, and without many features of positive interest. Randoms are valued irregularly from \$16 to \$18 according to the attractions of the bill, but the supply is uncertain and the buyers wait to be sent for when the receivers have anything to offer. Specifications continue to be tendered for cargoes "as soon as deliveries can be made," but agents accept with caution, and cancel particulars whenever they enter upon a contract. About \$18@20 per M. are average quotations on specials, but extra lengths and prompt delivery cost \$1@2 per M. more.

White Pine retains a good healthy market, and holders appear satisfied with the outlook for the nearby future. Export orders continue to work down the accumulation made for this business, and at full notes, while the general home demand is good and promises further expansion. Quite a call has prevailed for box boards from local sources, including orders from some of the large consumers, who appear to have materially reduced their stocks. We quote \$17@20 per M. for West India shipping boards; \$23@25 for South America do.; \$15.5@16.50 for box board; \$17.0@17.50 for do. wide and sound do.

Yellow Pine is in pretty much all cases reported as retaining a good strong position, and sellers express themselves well satisfied with the outlook. All the principal mills have in hand orders enough to keep them busy for weeks, even with a steady full supply of logs, and manufacturers are very indifferent operators in view of the probabilities that the anxiety of buyers may lead to gradually increased bids. From supplies here there is occasionally a sale, and at pretty full rates. We quote random cargoes at about \$23.50@25 per M.; ordered cargoes, \$24@25 do.; green flooring boards, \$34@35 do.; and dry do. do. \$25@26.50. Cargoes at the South \$14@17 per M. for rough, and \$19@20 for dressed. Hardwoods are firm all around. Walnut, oak an

ash are much wanted, and very scarce, with dealers buying from each other such little lots as can be spared in order to meet ordinary trade orders. The interior accounts are strong. We quote at wholesale rates by carload about as follows: Walnut, \$77@85 per M.; ash, \$33@36 do.; oak, \$35@40 do.; maple, \$30@35; chestnut, 1st and 2d, \$30@35; do. do.; cills \$18@20 do.; cherry, \$45@47 do.; white wood, 1/2 and 5/8 inch, \$25@27.50 and do. inch, \$30@35 do.; hickory, \$35@45 do., for Western, and \$55@75 for good nearby stock.

The yard trade shows no really new features. The movement in a general way proving fair, but some irregularities shown on account of seasonable influences. On pretty much all stock prices are well maintained.

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

A Br barque, 565 tons, from St. John, N. B., to Glasgow, deals, 84c; a schr, 245 tons, from Bucksville, S. C., to Port Spain, lumber, \$9; a Sp barque, 399 tons, from Pensacola to Genoa, lumber, \$5 1/2; a schr, 150 M lumber, from Wilmington, N. C., to a Mexican Gulf port, \$9; an Am barque, 529 tons, hence to Havana, white pine lumber, \$4 7/8; an Am barque, 615 tons, from Portland to Cardenas, empty hogheads, 75c; a Br brig, 249 tons, from Annapolis, N. S., to Demerara for orders to discharge there or at Barbados lumber, \$6 50; a Br schr, 276 tons, from St. Mary's River to Barbados for orders, lumber, if discharged at Barbados, \$7 50, or at a second port, \$8; a vessel, about 200 tons, from the Mexican Gulf Coast to New York, mahogany, \$10 50; a schr, 151 tons, hence to Jacksonville, general cargo, and back with lumber, \$10 for the round; a schr, 200 M lumber, from Wilmington, N. C., to Philadelphia, \$5 50; a schr, 489 tons, 400 M lumber, from Pensacola to New York, \$3; a schr, 330 M lumber, from Brunswick to Providence, \$6 50; a schr, 300 M lumber, from Pensacola to Philadelphia, \$3; a schr, 190 M lumber, from Savannah to Philadelphia, \$6; a schr, 200 M lumber and timber, from Savannah to New York, \$6; a schr, 156 tons, from Portland to New York, lumber, \$2; a schr, 29 M lumber, from Pascagoula to Philadelphia, \$3; a schr, 290 M dry boards, from Pensacola to Providence \$3 50; a schr, 225 M lumber, from Pensacola to New York or Providence, \$8 50; a schr, 259 M lumber and timber, from Savannah, to St. John, N. B., \$9.

Exports of lumber from the port of New York:

Table with 3 columns: Region, This Week, Since Jan 1. Rows include West Indies, South America, East Indies, Europe, and Total.

ONCE AGAIN ON THE RAMPAGE.

This has been a remarkable season for heavy storms, cold waves, blizzards, epidemics and "other afflictions," and among the latter comes the following terror:

"WHERE THE FORESTS ARE GOING.—To make shoe-pegs enough for American use consumes annually 100,000 cords of timber, and to make our lucifer matches, 300,000 cubic feet of the best pine are required every year. Posts and boot-trees take 500,000 cords of birch, beech and maple, and he handles of tools 500,000 more. The baking of our bricks consumes 2,000,000 cords of wood, or what would cover with forest about 50,000 acres of land. Telegraph poles already up represent 800,000 trees, and their annual repair consumes about 300,000 more. The ties of our railroads consume annually thirty years' growth of 75,000 acres, and to fence all our railroads would cost \$45,000,000, with a yearly expenditure of \$15,000,000 for repairs. These are some of the ways in which American forests are going. There are others; our packing-boxes, for instance, cost, in 1875, \$12,000,000, while the timber used each year in making wagons and agricultural instruments is valued at more than \$100,000,000."

The above item, originally placed before an unsuspecting public some two or three years ago, secured one of the most wonderful runs on record, pretty nearly every paper printed in the English language giving it a place, until finally having circumnavigated the globe, and reached several republications in this country, it appeared to die a natural death about this time last winter. Alas, how deceptive were appearances! It comes to the front, again, vigorous and hearty, an alleged "interesting item of news," and has already been successful in securing the attention of many a "scissors fiend" in the United States, Canada and Europe. Does any one know who invented it, and why he did not secure a patent to control it?

THE WEST.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The selling of lumber in midwinter and in the storms which the Canadian weather fiend has invented and distributed over the Continent is no easy task. Chicago has run down in the shipments to less than a million feet per day. St. Louis with some degree of latitude in her favor has to be satisfied with a business of three hundred thousand, and the northern Minneapolis has only a trade of some ten or a dozen cars a day. But as every man in the business would rather see a friend than a customer, there is a serenity about the whole situation which is truly beautiful. All feel that the past and present points to still more glorious things in the future—thus Chicago reasons that if she can reduce her stock 63,000,000 feet in the month of December, (which she did) there is no fears to be entertained about the spring trade, even if she does not sell over 25,000,000 feet in January. The news from the pine woods is of the most cheering character for all those who wish to see logs plenty and cheap next summer. In Michigan the chopping is nearly all done and the hauling in progress with 50 per cent. of the crop on the bank. In Wisconsin, and Minnesota where they haul from the stump there is from 15 to 30 per cent.

more logs on the landing than there was one year ago, and all things seeming to favor a large cut. There are no transactions in logs at this season of the year, and will not be until winter breaks, as there is always too much margin between the views of log men and mill men to permit any bargains to be consummated. The January statement of stock on hand, so far as received indicate a short stock for the prospective trade of spring. All markets are short of many leading kinds of lumber and prices are very firm for all standard grades. Even at the country steam mills which can run during winter, there is no disposition to make more than competitive prices on anything, and a feeling that long heavy stuff should bring better prices.

The buoyant tone of the Chicago market is so fully set forth in the extended report of the trade meeting held on the 24th inst., which appears in another column, that it is superfluous to advert to it in this connection. That trade is good and orders plentiful, for this season of the year, will at once be seen from the figures of receipts and shipments, the former of which, during the past week, have, in lumber, exceeded those of the same week in 1880, by 3,363,000 feet, and for the first twenty five days of the year are 5,608,000 feet in excess. The shipments for the week do not show so large an excess, while for the twenty-five days they exceed those of 1880 by 4,540,000 feet. The receipts and shipments of shingles, both for the week and in the aggregate, show a movement below that of 1880, which, by the law governing the lumber trade, is a healthful indication, as it may always be observed that the shingle trade is best when lumber is in least demand, and with a revival of the demand for lumber shingles are more neglected. We will not undertake an explanation of the phenomenon, but it is one well established in the experience of lumbermen.

At the meeting of the trade referred to, it was developed that one of the larger firms of this city had made a recent purchase from a brother dealer of 200,000 feet of six inch fencing at \$14, which is fifty cents above the list. On being questioned as to his motives in doing so, the purchaser freely stated that it was because he thought that class of stock worth all he paid for it; for while in quality his purchase was not extraordinarily above the average, he yet firmly believed that it would soon go to higher quotations; and, at the price paid by him, he esteemed it good property to hold. The fact that a large log and lumber stock may be looked for during the coming season has no unfavorable influence upon the market here. Dealers have apparently made up their minds that larger stocks must in future be carried. The fact that, with so much larger stock in the yards at the beginning of the year, the supply is more inadequate to the present and prospective demands of the Western consumer than in previous years, and that thus early in the season the interchanges between dealers have become very extended, goes far to convince them that no fear is to be apprehended of an inability to care for all the lumber that the mills can manufacture from the logs the booms will be able to supply. Rumors continue to reach us of cut rates being offered in some cases, but we find, on inquiry, that it comes from outside the regular trade, and from irresponsible parties, and in at least one case, may honestly be set down as buncombe on the part of one who could, by no possibility, have filled the order at any rates below the list, and it is doubtful if he could have obtained the sizes desired at any price.

HARDWOODS.—Trade for the month has gone by spurts, the request being good when the weather was moderate, and poor when it became intensely cold. The volume of business will compare favorably with that of the same month of previous years, but had there been plenty of stock and unbroken assortments the dimensions it would have assumed would be of another magnitude. It is safe to say there is not a yard in the city, keeping a general stock of hardwoods, that can fill one out of five orders it receives. An order for a few hundred feet often necessitates making two or three purchases from other yards in order to complete it.

The scarcity of cars is still a bother, and the little stock coming in would be somewhat larger could this hindrance be overcome. For the week we have heard of no heavy receipts.

One inch, clear, dry walnut is hard to be found, and firsts and seconds are very scarce. In ash we quote step plank \$5 higher, and flooring \$2. In oak, timber has advanced somewhat, and quartered is worth \$55 in place of \$50 a week ago and the elasticity is extracted from the price of bolsters and reaches. Walnut 1 inch culls are \$3 higher, and sales at higher figures than the new ones are not uncommon. No great amount of maple flooring can be found outside of two yards. The demand is a continuous one, and would absorb heavy supplies. In some of the maple districts of Michigan little or no maple will be put in during the winter. One operator, who last season turned out 5,000,000 feet, assures us that his profit did not exceed \$1 per thousand, and rather than dispose of his timber on such terms he chooses to let it stand.

While some of the dealers are making big efforts to secure their stocks for the coming season's trade, others, although they are in the minority, believe that in the spring their yards can be stocked for less money than at present, and are neither on the road, nor buying at home, except when lots are offered at figures to suit them. That the cut this winter will be a big one, is assured, but that prices will decline before the demand will swallow up the cut, when seasoned, does not appear so clear to us.

We extract the following from the Lumberman's Gazette:

A correspondent desires to know how the proportion of uppers in the logs now cut on the Saginaw river compares to what it used to be. Well, it doesn't compare at all. Twenty years ago a lumberman would not go a great ways to look at timber that would not run 25 per cent. to uppers; 40 per cent. was the rule, and as high as 75 per cent. uppers was sometimes obtained. Not only was the standing timber better, but the lumberman was more fastidious in his tasks. He cut his logs from the trunk of the tree, below the tops and left the rest to the worms, and only set his axe men upon the stalwart trees. Now he lumbers land that has been cut over

once, twice, thrice, before, and is rejoiced if his logs run 10 per cent. to uppers—15 per cent. is the height of his ambition. The general run of logs is below 10 per cent. uppers. This tells the story of depletion of the pine in more impressive language than any other statement of facts or array of figures can do it.

If there have been any complaints of a lack of snow in the lumber woods this winter, they have ceased and given place to murmurs of discontent as to the quantity which now covers the ground. During the past week Vannor's predicted deluge of snow has come, and the unfortunate workers in the woods are wallowing in it to the depth of two feet or more. Nor is the supply exhausted. The feathery flakes are still falling, with no promise of an immediate cessation. The result is, that lumbering is more laborious than before, and the daily log scale will be much less while the woods are cumbered with such heaps of snow. But the hardy men who perform the labor will keep at it with their utmost strength, for nothing but a thaw discourages a lumberman these days. Although the snow is not thought much of for hauling logs upon it will be found useful for raising the streams to a good driving stage when the spring break-up comes, providing the thaw does not come too soon and the water run off before the logs are ready to start.

THE EAST.

The Boston Commercial Bulletin as follows:

The market for Western lumber remains quiet and steady. We learn that a strong feeling prevails in the West. The stock of good lumber there is exceedingly limited and the holders are not disposed to let them go. The continued cold weather also restricts trade in Eastern lumber. The dealers seem to be well supplied and will not take hold in the present unsettled state of the market. Prices have a drooping tendency, spruce being noticeably weaker.

FOREIGN.

The London Lumber Trades Journal of January 15 says of the Liverpool market:

The past week has again been a quiet one, and, with the exception of some fair orders for oak timber, there has not been any movement in the market beyond the customary retail consumption. As will be seen on another page, the importations during the past week have been of an unimportant nature, and consist chiefly of woods from the United States, such as blackwalnut wood, oak, wagon scantling, &c.

Several small parcels of the former wood have recently arrived, and have been placed at fair rates when of good quality; but really prime wood, i. e., straight, well-grown, and sound logs of large sizes, have brought extreme prices, averaging from 5s 9d to 6s 6d per foot, whereas small and defective wood has been difficult to sell even at comparatively low prices. The quantities of oak scantling cut to sizes suitable for wagon work have been too freely brought forward, and the natural result is that, as neither the quality of the wood nor the accuracy of the sawing is up to the strict requirements of the consumers of these goods, they are being forced off at prices far below those of good to prime Michigan logs.

There is not much doing in spruce deals, save the usual trade consumption, and prices remain steady at about the last rates quoted. Neither is there much probability of an immediate rise in the value of these goods, as the building of common household property appears at present to be very dull in most of the manufacturing districts of Lancashire.

The only auction sales held since the commencement of the new year have been those of Messrs. Duncan, Ewing & Co., Messrs. Farnworth & Jardine, and Messrs. Edward Chaloner & Co., who offered on Thursday and Friday last several parcels of St. Domingo and Jamaica lignum-vitæ, partridge-wood, satinwood, &c.

The attendance of buyers was large for a sale of goods of such small variety, and, owing to the scarcity of lignum-vitæ the competition for this wood was brisk and the prices realized were more than fair.

The cargo per Adone, from City St. Domingo, was of good quality, round, and thin-sapped, and sold readily, at the 7 to 10 inch being bought for the continent; the wood 14 in. and upwards diameter, £10 to £10 10s per ton; 12 in. and under 14, £8 to £9; 10 in. and under 12, £9 10s; 7 in. and under 10, £10; 5 in. and under 7, £10; under 5 in., £7.

A parcel of St. Domingo (Porto Plata), 88 tons, sound but thick-sapped, sold at 7 in. and under 10 diameter, £3 15s to £2 5 in. and under 7, £3 10s to £9; Jamaica, all sizes together, £6 10s to £7 10s. A parcel of partridge-wood, 45 tons, at £3 15s per ton.

GLASGOW.

The opening public sales of American timber and deals took place this week. Prices obtained are noted below. The sale on Tuesday, the 11th inst., at Greenock, was well attended, but the company being, apparently, not disposed to meet the brokers' views as to prices, a very limited business was done.

On the 12th inst., at Glasgow, there was also a very good turn-out of the trade, including shipbuilders, dealers and consumers, and a fair proportion of the catalogue was sold, the first quality broad Quebec pine deals being specially in request.

AUCTION SALES.

On 11th inst., at Greenock, Messrs. Singleton, Dunn & Co., brokers: Quebec waney boardwood, 45 c ft av per log, 2s 4d c ft; do yellow pine, 4s to 61 c ft av per log, 1s 3/4d and 1s 5d c ft; do red pine, 35 c ft av per log, 1s 4d c ft, 1st Quebec yellow pine deals, 13 ft, 12x3, 2 1/2; do deal ends, 7-8 ft, 7-2, x3, 2s and 2s 1d c ft; do 6 ft, 7-21x3, 1s 9d c ft; 3d do, 6 ft, 11x3, 1 1/4d c ft; do 6 8 ft, 7-10x3, 1 1/4d c ft.

On 12th inst., at Glasgow, Messrs. Edmiston & Mitchell, brokers: 1st Quebec yellow pine deals—10 to 14 ft, 13-27x3, per cub ft, 3s; 10 to 14, 16 1/2x3, do, 2s 11d; 10 to 13, 15x3, do, 2s 9d; 13 ft, 14x3, do, 2s 9d; 10 and 11 ft, 14x3, do, 2s 8d; 13 and 14 ft, 13x3, do, 2s 8d; 13 and 14 ft, 12x3, do, 2s 7d; 13 ft, 7x3, do, 2s 2d; 1st Quebec deal ends—6 to 8 ft, 12-21x3, per cub ft, 2s 4d; 6 to 8 ft, 6 11x3, do, 2s 2 1/2 and 2s 3d; 3d Quebec deals—10 to 14 ft, 16-21x3, per cub ft, 1s 5d; 1 to 18 ft, 6-23x3, do, 1s 2 1/2d; 3d Quebec deal ends—6 to 8 ft, 12-18x3, per cub ft, 1s 2 1/2d; 6 to 8 ft, 7-11x3, do, 1s 2d; 3d Quebec planks—7 to 16 ft, 6 1/2x3, per cub ft, 1s 1d. Mirimichi spruce deals—12 and 14 ft, 11x3, per cub ft, 1s 1d; 13 to 22 ft, 7x3, do, 11d; 15 and 16 ft, 7x3, do, 1 1/4d; 12 and 13 ft, 7x3, do, 10 1/4d.



Pictou birch timber, 40 logs, 15 3/4 in av square, 1s 4d c ft.

This week's mail advices from Rio Janeiro report as follows:

Pitch pine deals.—The only arrival has been the Isaac Hall, from Mobile, with 414,554 feet, badly assorted, which have been sold at 39\$000 per dozen. The market continues firm at 40\$000@41\$000 per dozen. Total receipts in 1880, 7,544,997 feet.

White pine lumber.—The 398,787 feet per H. H. Wing, noticed in our last, were sold at 120 reis per foot. Since then the arrivals have been 40,010 feet per Marena, sold at 120 reis, and 137,792 feet per Isaac Jackson, sold at 110 reis per foot. The market is now well supplied, and we cannot quote over 110 to 120 reis per foot. Total receipts in 1880, 3,050,227 feet.

Spruce pine deals.—There have been no arrivals during the month. We quote nominally 32\$000@34\$000 per dozen. Total receipts in 1880, 1,644,391 feet.

METALS—COPPER.—Ingot has undergone some slight fluctuations, but the general tendency was in sellers' favor, and with supplies under close positive control, holders generally are firm and confident. We quote at 19 1/2 @ 19 3/4 for lake. Manufactured Copper has met with a full and rather increasing demand, and prices were well maintained on all descriptions. We quote as follows: Brazier's Copper ordinary size over 16 oz per square foot. 28c per lb; do do do, 16 oz and over 12 oz per square foot, 30c per lb; do do, 10 and 12 oz, per sq foot, 32c per lb; do do, lighter than 10 oz per sq foot, 34c per lb; circles less than 8 1/2 inches in diameter, 31c per lb; do 8 1/2 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, 36c per lb and Bolt Copper, 38c per lb. IRON.—Scotch 1 1/2 found a very fair demand from regular sources, and was at times quite active for this season of the year. Full prices were obtained, and in some cases a small advance, but no positive buoyancy shown. We quote at 32 1/2 @ 34.50 per ton, according to brands, delivery and quality. American Pig has had a somewhat irregular sale, but in the aggregate a considerable amount of stock changed ownership, and full prices were obtained with little or no difficulty. Offerings are fair and production is likely to continue without abatement. We quote at 25 1/2 @ 26 per ton for No. 1; 22 1/2 @ 23 do do, for No. 2; and 21 1/2 @ 22 for forge. Rails are still in good demand, and the contracts for both domestic and foreign made cover liberal quantities. Values naturally rule firm all around. Old rails and scrap iron in good demand, and tending upward with the offering of stock reduced. We quote rails at 5 1/2 @ 5 3/4 for iron and 5 1/2 @ 5 3/4 for steel, according to delivery. Old rails 3 1/2 @ 3 3/4 per ton; scrap, 3 1/2 @ 3 3/4. Manufactured Iron selling very fairly from store, and ruling quite steady in price, but supplies ample, and there is no indication of more than a small fractional advance. We quote Common Merchant Bar, ordinary sizes at 2 1/2 @ 2 5/8, from store, and Refined at 2 5/8 @ 3 1/8, wrought beams at 3c. Fish plates quoted at 2 1/2 @ 2 3/4 c, track bolt and nuts, 3 1/2 @ 3 3/4 c, railway spikes, 3c, tank, 2 1/2 @ 3 1/4 c, angle, 3c, best flange, 6c, and domestic sheet on the basis of 3 1/2 c for common Nos. 10 @ 16. Other descriptions at corresponding prices. Domestic Pig not quite so active from cars. Lead and concentration of stock gives holders good control of the position, and the line of valuations is supported without much difficulty. The accounts from primary sources are in nearly all cases of an encouraging character. We quote 5 1/2 @ 5 3/4 c. The manufacturers lead are steady and quoted: Bar, 6c; Pipe 6 1/2 c, and sheet, 7c, less the usual discount to the trade; and Tin lined pipe 15c. Block Tin pipe, 40, on same terms. Tin—Pig was for some time quite dull, and tending downward, but a better demand, in part speculative, and a very firm position was formed on which full prices are now well supported. We quote 20 1/2 @ 20 3/4 c for Australian, 20 1/2 @ 20 3/4 c for Straits, 20 1/2 @ 20 3/4 c for English Refined, 20 @ 20 1/2 c for do. Common Tin Plates not very active, but still found a fair average trade movement, and maintained a pretty steady position on the general market. We quote 1 C. Charcoal, third cross assortment, 55.75 @ 58.75 for Allaway grade, and 58.12 1/2 @ 57 1/2 for Melyn grade; 1 C. Coke \$4.87 1/2 @ 5.00 for B. V. grade; 55.12 1/2 @ 55.25 for Yspity grade; Charcoal terme 55.12 1/2 @ 55.25 for Allaway grade, 14x20; 11 1/2 @ 11.12 1/2 for do., 2 1/2 x 3 1/2, Coke terme \$4.90 @ 5.00 for Glais grade, 14x20, and 5 1/2 @ 10.1 1/2 for do., 20x23—all in round lots. Spelter has found quite a steady movement toward consumption, and prices ruled firmly throughout. Quoted at 5 3/4 @ 5 5/8 for domestic. Sheet Zinc is in good steady demand, and firm at 7 1/4 @ 7 1/2 c, according to quality and quantity.

NAILS.—Business has been somewhat irregular, and confined in the main to positive orders, but on all outlets the aggregate movement foots up well. The supplies are said to be falling away, and there has certainly been a less general offering. Prices firm all around, and "list" rates about the best terms offered. We quote 100 to 600 common fence and sheathing, per keg, \$2.90 @ 3; 8d and 9d, common do, per keg, \$3.50 @ 3.61; 4d and 5d, common do, per keg, \$3.75 @ 3.85; 3d and 4d, light, per keg, \$4.50 @ 4.60; 3d, fine, per keg, \$5.25 @ 5.35; 2d, per keg, \$5.25 @ 5.35.

Cut spikes, all sizes, \$3.25 @ 3.35. Floor, Casing and Box, \$3.75 @ 4.25. Finishing, \$4 @ 4.75.

CLINCH NAILS.

1 1/2 inch, \$5.50 @ 5.60; 1 3/4 inch, \$5.25 @ 5.35; 2 inch, \$5 @ 5.10; 2 1/2 @ 2 3/4 inch, \$4.75 @ 4.85; 3 inch and longer, \$4.50 @ 4.65.

PAINTS AND OILS.—On the general run of paints, etc., the market is only showing moderate movement and no new features of a very decided character. The stock appears to be quite equal to all wants but not excessive, and well enough under control to admit of a steady holding. Advices from the interior indicate that considerable quantities of stock will be wanted for the spring trade, and are likely to be called for as soon as transportation facilities im-

prove. Linseed oil has met with a fair average demand, and, on the whole, the tone of the market is a shade firmer, with a more careful offering of the really desirable parcels of stock. We quote at about 56 @ 57c for City and 61 @ 61c for Calcutta, from first hands.

PITCH.—Business does not alter much in form and preserves a fair volume, with about the old line of values ruling. Offerings of stock very fair. We quote at \$2.00 @ 2.15 per bbl for City, delivered.

SPIRITS TURPENTINE.—Demand, in jobbing way, has been fair, but for wholesale parcels the outlet proved somewhat small and uncertain, and the tone slightly in buyers' favor. Holders do not openly make concessions, but intimate that slightly reduced bids would receive attention. As this report is closed, the quotations stand at about 47 @ 48 1/4 c per gallon, according to the quantity of stock handled.

TAR.—Business has been fairly active on the usual run of trade orders, with a stock quite equal to the outlet and former rates asked. Holders, however, are not inclined to allow buyers to go away empty handed if a fair concession will secure their orders. We quote \$2.25 @ 2.37 for Newberne and Washington, and \$2.25 @ 2.50 for Wilmington, according to size of invoice.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee, they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

JAN. 28, 29, 31, FEB. 1, 2, 3.

Allen st, No. 19, w s, 75 n Canal st, 25.2x65.7, five-story brick store and tenem't. Julius Katzenberg to Rosetta Steinert and Isidor Abrahams. Morts. \$14,771. January 29. . . . . exch. and . . . \$650
Attorney st, e s, 225 n Stanton st, 24.9x100. David Dinkelspiel to Sussman Reinhardt. Mort. \$8,000. Jan. 28. . . . . 12,500
Baxter st, Nos. 120, 120 1/2, two two-story brick dwell'gs, No. 122, two two-story brick store and dwell'g. Mary L. Tiffany, widow, to John W. Hamburger. Jan. 29. . . . . 15,000
Beaver st, No. 95, n s, 9.6 w Pearl st, runs north west 34.8 x southwest 14.6 x southeast 16.2 to Beaver st, x east 27 along Beaver st, four-story brick office building. Catharine Brett to James A. Roosevelt. Mort. \$6,250. Jan. 31. . . . . 16,000
Bowery, No. 111, e s, 21x103.8x21x103.10. . . . . }
Broome st, No. 238, n s, 21.10x60. . . . . }
Shannon Sherwood, Brooklyn, to Susan Homan, New York, and Hattie Kennedy, Princes Bay. July 22. . . . . nom
Bowery, No. 119. Statement of amount due grantee by grantor and agreement that above premises were conveyed to secure said indebtedness, \$2,888. Richard O'Donnell to W. C. Flanagan. Nov. 23. . . . . nom
Broadway, Nos. 305, 307 and 309, n w cor Duane st, 75x105x75.4x105, three three-story brick buildings, stores and offices, Nos. 95 and 97 Duane st, three-story brick office and store building. John Gemmel, Delhi Del and Helen J. Ryerson to Ezekiel J. M. Hale, Haverhill, Mass. Jan. 31. . . . . 250,100
Broadway, No. 512, e s, abt 175 s Spring st, 25x100. William A. Martin to Edward Livingston. Jan. 25. . . . . nom
Boulevard, s e cor 105th st, runs south along the former e s of the Bloomingdale road 112.9 x west 36.11 to e s Boulevard, x north 101.9, vacant. Charles A. Brower to Mary E. Zimmerman, Anna Heddendorf, Augusta C. Blohm and Ernst H. Schmultz. Q. C. January 28. . . . . 500
Same property. William O. Brower, Minneapolis, Minn, to same. Q. C. Confirmation deed. Feb. 3. . . . . 500
Same property. Marietta B. Walke, Minneapolis, Minn., to Mary E. Zimmerman, et al. Q. C. Confirmation deed. Dec. 3. . . . . 500
Boulevard, n w cor 144th st, runs west 125 x north 93 x southeast 51.10 x north 20.9 x east 75 to Boulevard x south 99.11. Emma J. Simons to Enos Wilder and John Greenough. Q. C. Jan. 6. . . . . nom
Crosby st, No. 63, e s, 92.4 s Spring st, 21.8x100 x 21.7x100, four-story brick (stone front) factory building. Angelo L. Myers to Morris S. Herrman. Jan. 28. . . . . 17,500
Cannon st, No. 59, w s, 175 n Delancey st, 25x100. Michael Jacobs, Brooklyn, Elizabeth Ehrhard widow, Friederika wife of Jacob Joh. Louis and Charles Demaud, New York, and Katharina wife of August J. Kubasch, Providence, R. I., heirs Rudolphe Demaud, dec'd, to John Fath. Mort. \$10,000. Jan. 31. . . . . 13,900

Division st, No. 34, n s, 200.7 e Bowery 24.11x85.3 x 25x97.6, three-story frame (brick front) store and dwell'g. Martin Freligh to Peter Spies. Feb. 1. . . . . 12,000
Essex st, Nos. 142, 144 and 146, e s, 175 n Rivington st, 75x100. George Jr., Emil M. and Anna L. Pfeiffer (wife of Geo. W.) to August C. Hassey. May 25. . . . . nom
Elm st, Nos. 193 and 195, e s, 168.9 n Broome st, 40x38.10x40.1x39.2, No. 193, two-story brick dwell'g; No. 195, three-story brick dwell'g. John Roberts, Jr., to Henry Knabe. Mort. \$8,000. Feb. 2. . . . . 12,000
East Broadway, n s, abt 240 e Pike st, 25x124.9 to Division st, x 25x125. Alfred Bedlow to Isidor Goldstein. Dec. 3. . . . . 10,000
Same property. William C. Clopton to same. Q. C. Dec. 2. . . . . nom
East Broadway, s s, abt 250 e Pike st, 25x124.9 to Division st, x 25x125. Release judgement, &c. William C. Clopton to Alfred Bedlow, Feb. 1. . . . . nom
Grand st, No. 375, s s, 25x75, three-story frame (brick front) store and dwell'g and one-story brick shop. Anthony Arent, individ., exr., &c., A. Arent, to Lewis Ash. Feb. 1. . . . . 17,000
Greene st, No. 77, w s, 101 s Spring st, 25x110, five-story brick (iron front) store. Henry and Isaac Meinhard to Philip Brunner. Jan. 10. . . . . 57,500
Same property. Philip Brunner to Joseph Reckendorfer. Mort. \$30,000. Jan. 27. . . . . 57,500
Greene st, No. 81, w s, 51 s Spring st, 25x100, five-story brick (iron front) store. David L. Einstein to William Vogel. Jan. 31. . . . . 64,000
Greene st, Nos. 135 and 137, w s, 170 s Houston st, 48.3x100, two two-story brick dwell'gs. Max and Moses Ottinger to Henry and Isaac Meinhard. Mort. \$8,000. Jan. 27. . . . . 44,000
Hudson st, No. 165, n w cor Laight st, 25x80, three-story brick store and dwell'g, No. 48 Laight st, four-story brick store and tenem't. . . . . }
Laight st, w s, 80 w Hudson st, 20x50, vacant. }
William A. Boyd to Gouverneur Tillotson. Foreclose. Feb. 2. . . . . 17,000
Jane st, No. 37, 21x87.6, three-story brick dwell'g. Thomas C. Huxley, Almeda Co., Cal., to William J. Huxley. . . . . ingold 100
Same property. William J. and Emma Huxley to Saeley R. Budd. Feb. 1. . . . . 7,350
Leonard st, No. 8, s s, 100.2 e Hudson st, 14.9x54.7x510x56.11, one-story brick shop. Walter B. Lawrence to Robert and Orden Goelet. Jan. 31. . . . . 5,200
Leonard st, No. 14, s s, 25.3x100, three-story frame store and dwelling, and two-story brick stable in rear. Lawrence Rust, Gambler, Ohio, to Helen C. wife of Augustus D. Juilliard. Jan. 27. . . . . 14,000
Leonard st, No. 47, n s, 101.8 e West Broadway, 23.8x100, five-story brick (stone front) store. William Voorhis, Nyack, N. Y., to J. Howard Nichols, Newton, Mass. Mort. \$24,000. Jan. 12. . . . . 47,500
Leonard st, No. 33, n s, abt 25 w West Broadway, 25x70, three-story brick store and tenement. Henry B. Doremus, Newark, N. J., to Jacob G. Doremus, Jacksonville, N. J. Jan. 29. . . . . nom
Same property. J. G. Doremus to William Thompson, Brooklyn. Mort. \$12,000. Jan. 31. . . . . 15,000
Mercer st, Nos. 9, 11 and 13, w s, 289.8 s Grand st, 56.9x100x56.8x100. Adolph C. Poppenhuisen, Colgate Point, L. I., to The India Rubber Comb Co. Correction deed. July 1, 1879. . . . . nom
Monroe st, Rutgers pl, No. 5, n s, 52.6 e Jefferson st, 27.1x130, four-story brick dwell'g. George H. Walker, exr. Job Walker, to Abraham Siegel. Mort. \$4,500. Jan. 31. . . . . 8,600
Mulberry st, No. 63, w s, 96.3 s Bayard st, 25x108.10x25x106.10, five-story brick store and tenem't. S. Wright Holcomb to Mary H. Johnston, Westchester, N. Y. Foreclose. Jan. 31. . . . . 13,000
Mulberry st, No. 148, e s, 76.6 s Grand st, 27.2x100.6x27.9x100.6, two-story brick dwell'g, and three-story brick and frame shops in rear. Angelina T. Dealy, widow, to Cornelia Cruger, Barrytown, N. Y. Mort. \$7,500. February 1. . . . . 10,000
Norfolk st, No. 26, e s, 175 s Grand st, 25x100. Joseph Schaeffer to Anna A. wife of Daniel Huber. Mort. \$10,000. Jan. 31. . . . . 17,000
Nassau st, Nos. 37 and 39, and Nos. 56 and 58 Liberty st, being Nassau st, s w cor Liberty st, runs west 111 x south 63.8 x east 13.10 x north 0.10 x east 96.2 to Nassau st, x north 54.4, three five-story brick buildings, stores and offices. James A. H. Cornell and ano., exrs. J. Suydam, to Benjamin F. Corlies, Charles A. Macy, Jr., and Francis H. Macy, Jr. Jan. 31. . . . . 185,000
Pearl st, No. 435 1/2, w s, 12.6x99x11.3x98, vacant. John A. Brown, Brooklyn, to Michael J. and Daniel F. Mahoney. Jan. 27. . . . . 2,500
Pearl st, No. 161, n s, runs north 49.6 x west abt 4 x north 38.6 x east 30.3 x south 90.1 to Pearl st, x 22, five-story brick office building. William M. Price to Robert Hewitt, Jr. Morts. \$30,000. Jan. 13. . . . . 4,737



Pearl st, No. 161. Release of judgment. William A. Gellatley to William M. Price. Jan. 10.....nom

Perry st, No. 161, n s, 136 w Washington st, 19x65.3x19.7x65.3, two-story brick dwell'g. Hannah J. Van Nostrand, widow, to James J. Richards. Mort. \$4,000. March 22.....6,000

Pine st, No. 72, n s, 128.2 w Pearl st, 19.8x56.6x 19.8x56.9, four-story brick store and office building. Mary M. wife of Patrick M. Brickhead, Baltimore, Md., Fanny and Bettie Davies to Matilda W. White, Lenox, Mass. Jan. 17.....12,000

Prince st, No. 180, s s, 75 e Sullivan st, 25x100, six-story brick store and tenem't. John Knell to Charles Koch. 1/2 part. C. a. G. April 30.....2,000

Prince st, No. 180, s s, 75 e Sullivan st, 25x100, six-story brick store and tenem't. Charles Koch to William C. Traphagen and E. A. Matthews. Jan. 21.....profession services

Spring st, n e cor Crosby st, 50x109.5x50x112. Warren Ward to Charles C. Hastings. December 4.....nom

Same property. Charles C. Hastings to Mary E. Ward. Dec. 4.....nom

South William st, rear part of No. 16, 18.8x 6.8x18.6x6.8. Alexander Brown, Philadelphia, Pa., to Thomas McMullen. C. a. G. Jan. 26.....350

Suffolk st, Nos. 46 and 48, e s, 125.9 n Grand st, 33.10x100.7, two two-story brick dwell'gs and two four-story brick tenements in rear. Rosena Pease, et al., exrs. W. J. Pease to Abraham Siegel. Mort. \$5,000. Jan. 19. 9,500

Vandam st, No. 24, s s, 235.2 e Varick st, 24.10x 100, two-story frame (brick front) dwell'g and four-story brick tenem't in rear. John P. Chaitillon, exr. G. Chaitillon, to Thomas Reid. Mort. \$6,000. Jan. 28.....10,100

West Broadway, No. 89, e s, 80.6 n Leonard st, 20x50.6x20.4x50.7, three-story frame (brick front) store and dwell'g, to be torn down. Anna L. wife of Thomas A. Jaggar, Cincinnati, Ohio, to Richard P. Messiter, Arlington, N. J. Reserves right to remove building upon expiration of lease. Jan. 26.....12,505

West Broadway, s w cor Franklin st, runs west 48 x south 84 x east 23 x south 0.2 x east 25 to West Broadway, x north 84.2, six-story brick (iron front) store. Foreclos. Silas B. Brownell to Harrison D. and Chauncey F. Kerr. Jan. 29.....95,000

Wooster st, No. 203, w s, 173.6 n Bleeker st, 24.6x100, three-story brick store and dwelling and one-story frame stable in rear.....

Wooster st, Nos. 205, w s, 198 n Bleeker st, 24.6x100, th. ee-story frame and brick store and dwell'g and two-story frame stable in rear.....

The Mutual Life Ins. Co., New York, to Amos R. Eno. C. a. G. Feb. 1.....22,000

Wall st, No. 8, n s, 114.7 e Broadway, 22x121.8x 22x120.8, a part of five-story brick office building. Elizabeth P. wife of Peter K. Paulding, Mary G., wife of Wm. J. Paulding and Emily P., wife of James N. Paulding, Cold Spring, Putnam Co., N. Y., to Franklin H. Delano, et al., trustees for John J. Astor. Mort. \$8,000. Jan. 22.....250,000

Wall st, No. 10, 22x121.8x22x122.7, a part of five-story brick (stone front) office building. William M. Kingsland, exr. D. C. Kingsland, and G. F. and A. C. Kingsland, individ., and with C. F. Kingsland, as exrs. of A. C. Kingsland, dec'd, to John J. Astor. January 29.....250,000

Same property. John J. Astor to Franklin H. Delano et al., trustees under will of W. B. Astor, for John J. Astor. Jan. 31.....250,000

Washington st, e s, 75 n Clarkson st, 50x168.2 to w s Greenwich st, x50.2x165.2, No. 951 Washington st, one and two story brick and frame stable, &c.; No. 610 Greenwich st, two-story brick store and dwell'g and two-story brick stable in rear, and No. 612, two-story brick and frame stable.....

Bowery, No. 40, w s, 125 n Bayard st, 16.8x 120, three-story brick store and dwell'g.....

Crosby st, No. 66, w s, 70.8 s Spring st, 23.1x 74.10, two-story frame (brick front) dwell'g Harriet L. wife of Philip Schuyler to Michael Coleman. Jan. 28.....40,000

Washington st, e s, 75 n Clarkson st, 50x168.2 to Greenwich st, x 50.2x165.3.....

Bowery, No. 40, w s, 125 n Bayard st, 16.8x 120.....

Crosby st, No. 66, w s, 70.8 s Spring st, 23.1x 74.10.....

Harriet L. wife of Philip Schuyler, formerly the widow of Eugene Langdon, to Michael Coleman. Jan. 28.....45, 00

West st, No. 195, runs east 79.3 to Caroline st, x south 14.4 x west 36.1 x south 3.8 x west 43.8 to West st, x north 18.1, four story brick store. John C. Clough, Hudson, N. Y., to George Van Wageneu. Mort. \$7,000. January 28.....13,500

3d st, No. 222, s s, 189.6 e Av B, 24.9x106, five-story brick store and tenem't. Charles Hamberger to John Losel and Theresia Losel his wife. Feb. 2.....17,000

3d st, No. 322, s s, 73 w Av D, 20x70.3, three-story brick dwell'g. Foreclos. Walter W. Adams to Josephine J. S. Wendel. January 28.....6,400

Same property. Cecilia Schoen, daughter M. Schoen, to Josephine J. S. Wendel. Q. C. Jan. 20.....nom

4th st, No. 78 E., or No. 12 Albion pl, s s, 100 w 2d av, 25x112.5, four-story brick dwell'g. Jane wife of George H. Baller to Marie A. Kessler. Mort. \$14,500. Jan. 27.....26,000

5th st, No. 227, n s, 230 w 2d av, 25x97, three-story brick store and dwell'g. Hieronymus Breunich to Maria Gucker. Mort. \$14,000. Feb. 3.....11,650

5th st, No. 229, n s, 205 w 2d av, 25x97, three-story brick dwell'g. Hieronymus Breunich to Henry Gucker. Mort. \$14,000. Feb. 3.11,650

9th st, No. 736 E., s s, 218 w Av D, 20x93.11, three-story brick store and dwell'g. Bridget wife of Wm. F. Squires to Jacob Rosenstein. Mort. \$500. Feb. 1.....6,500

9th st, No. 611, n s, 168 e Av B, 25x92.3, four-story brick store and tenem't and four-story brick tenem't in rear. Henrietta wife of Fredrick Scharringhausen to Sophia Hauer. Jan. 28.....11,800

Same property. Sophia wife of Joseph Hauer to Peter Albrecht. Morts. \$10,000. January 29.....12,100

10th st, No. 275 W. Release dower. Mary Nash to Mamie A. Nash. Feb. 1.....nom

10th st, No. 419, n s, 62 w Dry Dock st, 22x70.6, three-story frame (brick front) dwell'g. George Seeberger to Mendel Gerhart. Mort. \$1,700. Jan. 31.....5,100

10th st, No. 410 E., s s, 173 e Av C, 20x92.3, four-story brick store and tenem't. Annie wife of Ferdinand Fischermann to Hannah wife of Marx Taylor and Flora Levy, widow. Mort. \$3,000. Jan. 31.....6,500

11th st, No. 79 W., n s, 250 w 5th av, 20x103.3, Susan J. Wright to Eliza A. wife of Bernard Travis, Katonah, N. Y. Jan. 7.....nom

11th st, No. 79 W., n s, 250 w 5th av, 20x103.3, three-story brick dwell'g. Eliza A. wife of Bernard Travis, Bedford, N. Y., to George Black. Mort. \$6,000. Jan. 31.....11,500

16th st, No. 423, n s, 275.2 w 9th av, 24.11x92, five-story brick store and tenem't. Morris Keller to George M. Chapman, Rahway, N. J. Morts. \$11,000. Jan. 31.....15,000

18th st, No. 118, s s, 100 w Irving pl, 25x92, four-story stone front dwell'g. Sarah P. wife of Alfred A. Valentine and Elizabeth B. James, individ. and as exrs. H. T. Ingalls, to George H. Peabody. Jan. 25.....35,000

18th st, No. 114, s s, 150 w Irving pl, 25x92, four-story stone dwell'g. Susan Burckle to William R. Renwick. Jan. 31.....23,000

21st st, No. 206, s s, 94.5 w 7th av, abt 23.8x101.7 x26.2x101, three-story stone front dwell'g. John F. Werner, exr., &c., F. Autenvieth, dec'd, to Caroline Ramshorn. Mort. \$7,500. Jan. 28.....12,000

Same property. Caroline Ramshorn to Elise Werner. Morts. \$11,500. Jan. 28.....12,000

23d st, Nos. 361 and 363, n s, 150 e 9th av, 50x 142.4, three-story brick dwell'g.....

24th st, s s, 171 e 9th av, 8x55, connecting with above on rear, vacant.....

William Libbey to Thomas A. Scott, Philadelphia, P. Jan. 29.....50,000

24th st, No. 152, s s, 150 e 7th av, 25x98.9, three-story brick stable. John F. W. Knolhoff to Joseph Stickney. Feb. 1.....14,000

25th st, s s, 150 e 1st av, 20x98.9. Hugh and George Carson, et al., to James Carson. Release, &c. Jan. 15.....nom

28th st, No. 108, s s, 120 w 6th av, 20x98.9, three-story brick dwell'g. William H. Patten to Deborah L. wife of James H. Gaffney. Mort. \$5,000. Feb. 2.....10,700

30th st, No. 305, n s, 80 e 2d av, 21x90, three-story stone front dwell'g. The United States Trust Co., to Louise C. wife of Vincent Colyer, Rowayton, Conn. C. a. G. February 3.....8,647

30th st, No. 349, n s, 75 w 1st av, 25x98.9, five-story brick tenem't. Olivia wife of Charles A. Johnston, Columbus, Miss., to John Cullen, exr. C. Cullen. Mort. \$3,250. Jan. 1.10,250

30th st, s s, 316.3 e 3d av, 18.9x98.9. Richard Jones to Adolph Herrmann. All title. Q. C. Jan. 25.....nom

Same property. Maria wife of John Leeper, England, to same. All title. Q. C. Dec. 21. nom

30th st, No. 184, s s, 71 e Lexington av, runs south 24.8 x east 20 x south 14.1 x east 9 x north 38.9 to 30th st, x west 29, three-story brick dwell'g and extension. Partition. Oliver Dyer to Maurice H. Taylor, Mamaroneck, N. Y. Jan. 28.....6,900

31st st, No. 122, s s, 265 w 6th av, 20x123.6x20.5 x119.5, three-story stone front dwell'g. Margaret A. Cronkite to Sophie E. Carton. Mort. \$3,000. Feb. 1.....14,500

32d st, No. 456, s s, 100 e 10th av, 25x98.9, four-story brick store and tenem't. Ellen M. and Wm. J. Jenkins, exrs. Robert A. Jenkins, dec'd, to John Deering. Mort. \$6,000. Jan. 29.....9,000

Same property. Ellen M. Jenkins, widow, to same. Q. C. Jan. 29.....nom

34th st, No. 57, n s, 105 w 4th av, 25x98.9, four-story stone front dwell'g. Richard Stout to William Stout. Jan. 26.....47,325

34th st, No. 210 W., s s, 134.8 w 7th av, 16.6x 98.9. Jane A. wife of Stephen Arbutnot to Joanna M. wife of Henry Lassing. Mort. \$8,000. Q. C. July 29.....nom

38th st, No. 327, n s, 350 e 2d av, 25x98.9, Margaret wife of James Collins to Patrick Larney. All title. Error leaves off five feet of front. Jan. 4.....2,900

41st st, s s, 240 w 6th av, 20x98.9.....

Bowery, No. 296, w s, 19.10x92x19.10x91.10. Joseph Bachman to Jacob A. Berk. Morts. \$24,000. Jan. 28.....nom

Same property. Jacob A. Berk to Caroline Bachman. Morts. \$24,000. Jan. 28.....nom

42d st, No. 138 W., s s, 375 w 6th av, 24.6x98.9, four-story stone front dwell'g. Anna M. wife of Anton Moller to John Boyd. January 31.....29,000

43d st, No. 218, s s, 200 w 7th av, 16.8x100.4, four-story brick dwell'g. Georgiana Blunt to The Children's Aid Society, New York. Jan. 26.....12,000

43d st, n s, 150 e 1st av, 50x100.5.....

44th st, s s, 150 e 1st av, 50x100.5..... portion two-story brick stable, and one and two-story brick slaughter houses. Foreclos. John H. McCarthy to Joseph B. Hoyt, Daniel B. Fayerweather and Harvey S. Ladew. Jan. 27.....36,000

44th st, No. 520, s s, 300 w 10th av, 25x100.5, one-story frame stable, and three-story brick dwell'g in rear. Patrick Leahy to Wilhelmina D. wife of Claus Torney, Brooklyn. Mort. \$2,250. Feb. 1.....5,125

45th st, No. 43, n s, 401.3 e 6th av, 18.9x100.5, three-story stone front dwell'g. Michael Schwab to John T. Parker. Mort. \$10,000. Feb. 1.....21,000

45th st, No. 526, s s, 375 w 10th av, 25x100.5, five-story brick tenem't. John Lavery to Joseph Murray. Mort. \$8,000. Jan. 28.....13,500

Same property. John Tonyes to John Lavery. Mort. \$8,000. Jan. 28.....13,500

46th st, No. 547, n s, 125 e 11th av, 25x100.4, three-story brick tenem't in rear. William A. Parshall, by Horace K. Thurber, att'y, to William Garms. Feb. 1.....5,500

Same property. Horace K. Thurber to same. Q. C. Jan. 31.....nom

48th st, Nos. 329-335, n s, 175 w 1st av, 100x 100.5, four five-story brick tenem'ts. David H. McAlpin to Ferdinand Sulzberger. Jan. 27.....44,000

48th st, No. 134, W., s s, 365 w 6th av, 20x100.5, three-story stone front dwell'g. Rodman Bartlett to William M. Onderdonk. Mort. \$15,000. Jan. 27.....20,500

49th st, No. 115, n s, 216.8 w 6th av, 20.10x100.5, four-story stone front dwell'g. George Sloane to Thomas C. Acton. Mort. \$15,000. February 1.....21,000

50th st, No. 413, n s, 200 w 9th av, 25x100.5, four-story brick store and tenem't, and four-story brick tenem't in rear. James J. Brennan to James McCune. Jan. 27.....17,000

51st st, n s, 72.5 e 7th av. Release mort. Henry S. Fearing et al., trustees Charlotte T. Taylor, to Charles Loughran. Jan. 17.....nom

52d st, No. 230, s s, 385.6 e 8th av, runs south 109.2 x east 44.6 x north 8.9 x west 30 x north 100.5 to 52d st, x west 14.6, four-story brick stone front dwell'g. Foreclos. Harlow M. Hoyt to William C. Lester. Oct. 9.....11,550

52d st, No. 230, s s, 385.6 e 8th av, 14.6x100.5, four-story stone front dwell'g. William C. Lester to Mary A. wife of Charles W. Woodward. Mort. \$10,000. Jan. 28.....16,000

53d st, No. 317, n s, 195.10 e 2d av, 19.2x100.5, two-story brick dwell'g. Rebecca S. wife of Joseph L. Henning to Walter R. Darrow. Jan. 22.....6,500

Same property. Walter R. Darrow to Caroline Stage. Mort. \$5,000. Feb. 1.....6,500

53d st, centre line, n s, 375 e 7th av, 25x130.5. Foreclos. Edward D. Gale to Thomas J. McCahill. The map reference in this deed is wrong. Jan. 27.....5,500

54th st, No. 60, s s, 191 e Madison av, 17x100.5, four-story stone front dwell'g. Thomas Minford to Josephine M. L. wife of Henry P. Finlay. C. a. G. Jan. 25.....20,000

56th st, No. 328, s s, 288.1 w 8th av, 21.10x100.5, three-story stone front dwell'g. John M. Scribner, exr. E. Quinn, to Eliza Cooper, Dobbs Ferry, N. Y. Jan. 31.....24,500

57th st, No. 356, s s, 95 w 1st av, 20x78.8x20.5x 79.6, four-story stone front tenem't. Jacob Levi to David Heineman. Mort. \$6,000. Jan. 29.....14,500

57th st, No. 499, n s, 25 e 10th av, 30x100.5, five-story stone front flat. Adam Eller to George A. Roll. Mort. \$20,000. Jan. 24.....35,000

57th st, n s, 175 e 10th av, 33.4x100.5. John O'Connor, Newark, N. J., to Frederic R., Charles and Louis L. Coudert. Mort. \$7,000. Jan. 22.....nom

57th st, n s, 125 e 7th av, 75x100.5. John H. Deane to Spencer A. Fanning. Morts. \$15,000. Feb. 1.....63,000

58th st, s s, 125 e 7th av, 75x100.5. Ward B. Chamberlain to John H. Deane. Morts. \$17,550. Feb. 1.....21,000

Same property. John H. Deane to Spencer A. Fanning. Mort. \$17,550. Feb. 1.....42,000  
 58th st, s s, 200 e 7th av, 25x100.11..... }  
 57th st, n s, 200 e 7th av, 25x100.11..... }  
 John H. Deane to Spencer A. Fanning. Mort. \$20,000. Feb. 1.....35,000  
 58th st, s s, 125 e 7th av, 100x100.11, vacant... }  
 57th st, n s, 125 e 7th av, 100x100.11, vacant... }  
 Spencer A. Fanning to John H. Deane and William A. Cauldwell. Mort. \$52,000. Feb. 1.....140,000  
 58th st, s s, 184.2 w 8th av, 20.5x100.5x20.9x 100.5, vacant. Elizabetha Schwarzwalder, extr. John Schwarzwalder, dec'd, to Ferdinand Beinbauer. Jan. 8.....10,500  
 59th st, Nos. 419-421, n s, 250 e 1st av, 46.3x100.11 x59x100.5, one and two story frame stores and dwell'gs. Joseph I. West to Nathan Rose. Mort. \$4,000. Jan. 6.....10,000  
 59th st, Nos. 4:9 and 421, n s, 250 e 1st av, 46.3 x100.11x59x100.5, one and two story frame store and dwell'g. Nathan Rose to Moritz Bauer. Mort. \$6,000. Jan. 31.....10,000  
 60th st, No. 143, n s, 25 e Lexington av, 20x 80.5, four-story stone front dwell'g. Eva wife of Frederick Haberman to Teresa A. Colton. Mort. \$11,000. Jan. 28.....17,000  
 61st st, No. 75, n w cor 4th av, 20x100.5, four-story stone front dwell'g. Edward B. Ecker, Brooklyn, to Joseph M. Emanuel. Mort. \$16,000. Dec. 23.....30,000  
 61st st, No. 44, s s, 87.6 w 4th av, 12.6x160.5, four-story stone front dwell'g. William F. Shirley to Catharine M. Lawrence. Mort. \$7,500. June 8.....7,500  
 61st st, No. 15, n s, 285 e 5th av, 20x100.5, four-story stone front dwell'g. William F. Croft to Mary P. Harney. Mort. \$26,000. January 28.....42,500  
 65th st, Nos. 2 and 4, s s, 100 e 5th av, 50x75, two four-story stone front dwell'gs. Robert E. Dietz to Rosanna Spaulding. Jan. 25.....50,000  
 65th st, Nos. 6 and 8, s s, 150 e 5th av, 50x100.5, two four-story stone front dwell'gs. Robert E. Dietz to Rosanna Spaulding. Jan. 25.....50,000  
 66th st, s s, 155 e 4th av, 25x100.5, vacant. Andrew J. White to Henry G. Lapham. January 18.....11,500  
 67th st, s s, 95 w Madison av, 25x100.5. Anthony Mcwbray to John D. Lyon. Mort. \$22,560. Nov. 8.....nom  
 67th st, s s, 168 w Madison av, 27x100.5. Anthony Mcwbray to John D. Lyon. Mort. \$25,000. Nov. 8.....nom  
 70th st, n s, 173 e Av A, 5'x100.4, stone yard. Sydney J. Culford to Henry Crichton and Edward Reynolds. Jan. 25.....3,600  
 Same property. Release of dower. Catherine M. Jones, widow, to same. Jan. 25.....646  
 70th st, No. 179, n s, 160 w 3d av, 12.6x100.5, three-story stone front dwell'g. Caroline wife of Benjamin F. Stage to Edward W. Bedell. Mort. \$5,250. Jan. 29.....10,000  
 72d st, No. 146, s s, 233.4 w 3d av, 16.8x102.2, four-story stone front dwell'g. Margaret wife of Francis Crawford to Jennie L. Mackey. Mort. s. \$12,000, taxes, &c., since Oct. 1, 1880. Feb. 1.....20,000  
 72d st, n s, 50 w 8th av, 25x102.2, vacant.... }  
 73d st, s s, 50 w 8th av, 25x102.2, vacant.... }  
 Charles H. Hallock, Brooklyn, to Charles F. Hoffman. Mort. \$12,000. Jan. 26.....22,000  
 Same property. William J. Hopkins, et al, trustees Cath. C. Hunt, to Charles H. Hallock. Asses'm't on 73d st lot, \$581, now in contest- Dec. 13.....19,500  
 72d st, n s, 150 w 1st av, 125x102.2, four-story brick tenements. James H. Redman, extr. &c. Charles H. Redman, dec'd, to Charles A. Buddensiek. Contract. Jan. 29.....17,500  
 73d st, s s, 135 e 3d av, 25x102.2, four-story stone front tenement. Annie M. wife of Daniel Green to Kieran Egan, Brooklyn. Mort. \$13,595, taxes, 1880. Jan. 25.....17,000  
 73d st, Nos. 218-218, s s, 160 e 3d av, 150x102.2, six four-story stone front tenem'ts. William Noble to James H. Darrow. Feb. 1.....64,000  
 Same property. James H. Darrow to Robinson Gill and ano., trustees of creditors of Darrow & Babcock. Feb. 1.....nom  
 73d st, s s, 160 e 3d av. Release mort. Nathaniel P. Rogers, Hyde Park, N. Y., to James H. Darrow. Feb. 1.....18,000  
 74th st, Nos. 235-239, n s, 100 w 2d av, 75x102.2, three four-story stone front tenem'ts. Abraham H. Jonas to George M. Chapman, Rahway, N. J. Mort. 3,000. Jan. 31.....exch  
 75th st, No. 225, n s, 280 e 3d av, 25x102.2, four-story brick store and tenem't. Caroline Stern to Betsey wife of Liberman Libman. January 31.....10,000  
 77th st, No. 63 E., n s, 181.3 e Madison av, 18.9x 102.2, three-story stone front dwell'g. William L. Jaques to Matilda wife of William Schlemmer. Mort. \$10,000. Feb. 1.....18,175  
 78th st, n s, 219 w Av A, 25x102.2, vacant. John Gitz to John Goerlitz. Mort. \$2,750. Jan. 29.....3,200  
 78th st, s s, 125 w 4th av, 25x102.2, vacant. Thomas S. Manahan, Boston, Mass., to James S. Manahan, Boston, Mass. Jan. 25.....7,100  
 78th st, s s, 125 w 4th av, 25x102.2. James S. Manahan, Boston, Mass., to John Webb. Taxes 1880. Jan. 26.....7,100

79th st, No. 48, s s, 39 e Madison av, 18x90, four-story stone front dwell'g. Samuel S. Howland to E. Stewart wife of Lemuel E. Wells. Jan. 31.....20,000  
 82d st, s s, 124 e 5th av, 50x102.2. The Mayor, &c., City of New York, to Matilda Wall. Deed of Confirmation. June 16.....nom  
 82d st, s s, 125 e 5th av, 50x102.2. Matilda wife of Thomas Wall to James A. Breakell. January 29.....nom  
 Same property. James A. Breakell to Thomas Wall. Jan. 29.....nom  
 82d st, n s, 115 w 4th av, 100x102.2, vacant. George F. Jones to William F. Croft. December 30.....36,000  
 84th st, No. 337, n s, 240 w 1st av, 30x102, two-story frame dwell'g, and two-story frame dwell'g in rear. Sarah E. wife of Thomas C. Acton to Thomas J. Hoghtaling. January 29.....6,000  
 84th st, s s, 175 e 9th av, 100x102.2, vacant. Jessie F. Ferris to John Donovan, Brooklyn. Contract. Mort. \$12,600. Jan. 27.....21,900  
 84th st, No. 243, n s, 141.8 w 2d av, 20x102, three-story stone front dwell'g. Samuel Ryckman to James J. Jones. Mort. \$5,000. Jan. 31.....7,500  
 85th st, No. 118, s s, 216.10 e 4th av, 18.9x102.2, three-story stone front dwell'g. Cornelius O'Donnell, Ireland, to John Gorman. Mort. \$8,000. June 29.....12,000  
 Same property. John Gorman to Mary E. Walker. Mort. \$8,000. Jan. 3.....9,660  
 86th st, Nos. 402-410, s s, 94 e 1st av, 125x102.2, five four-story stone front flats. Morris Keller to George M. Chapman, Rahway, N. J. Mort. \$9,500. Jan. 31.....exch  
 87th st, Nos. 173-175, n s, 125 w 3d av, 50x100.8, two four-story stone front tenem'ts. Henry M. Ahrens, Hoboken, N. J., to John Schreiner. Mort. \$16,000. Jan. 21.....24,000  
 88th st, No. 436, s s, 406 e of centre line 1st av, 28x100.8, three-story brick dwelling. Emma J. wife of John S. Johnston, Astoria, L. I., to Ellen F. Palmer. Jan. 1.....11,800  
 88th st, s s, 406 e of centre line 1st av, 50x100.8. John F. Williams to Emma J. wife of John S. Johnston, Astoria, L. I. C. A. G. October 4.....nom  
 98th st, s s, 100 e Madison av, 70x100.11..... }  
 98th st, s w cor Madison av, 21.7 to center of Old Post road x south along said centre line 103.4 x east 45.3 to Madison av, x north 100.11..... }  
 Madison av, s e cor 98th st, 100.11x100..... }  
 Catharine J. Fox to Maggie A. wife of James H. Coleman. Mort. \$12,000. May 1, 1879. nom  
 104th st, No. 170, n s, 225 w 3d av, 25x100.10, four-story stone front dwell'g. Bertha A. wife of John H. Deane to Ann M. Jenny. M. rt. \$1,700. Jan. 26.....4,000  
 104th st, n s, 95 e Lexington av, 50x100.10, vacant. Bertha A. wife of John H. Deane to Ann M. Jenny. Mort. \$4,000. Jan. 26.....8,000  
 104th st, s s, 200 w 3d av, 50x100.11. Edward H. Moeran to John H. Deane. Q. C. October 22.....nom  
 104th st, s s, 250 w 3d av, 25x100.11. Thomas H. Walker to Ida wife of John A. Walker. Mort. \$11,800. Jan. 18.....nom  
 Same property. John A. Walker to Thomas H. Walker. Mort. \$11,800. Jan. 17.....nom  
 107th st, s s, 125 w Lexington av. Release mort. John H. Deane to Ann E. wife of John B. Davis. Jan. 28.....nom  
 109th st, No. 304, s s, 66 e 2d av, 17x68, two-story frame dwell'g. Simon Bing, Jr., to Mary F. Cree. Mort. \$1,350. Feb. 1.....3,250  
 110th st, s e cor 4th av. Release mort. John H. Deane to Elizabeth Meehen. Jan. 27.....nom  
 112th st, n s, 145 e 1st av, 100x100.11, stone yard. John C. Overhiser to Lambert Suydam. Jan. 31.....8,300  
 112th st, No. 100, s e cor 4th av, 20x100.11, four-story brick store and dwell'g and two-story brick stable. Joseph Murray to John Tonyes. Mort. \$10,000. Jan. 28.....13,500  
 116th st, No. 231, n s, 250 w 2d av, 20x100.10, three-story stone front dwell'g. Matthew Baird to Silas J. Donovan. Mort. \$6,000. Jan. 28.....15,000  
 116th st. Party wall agreement. James Gault with Henry L. Grant.....nom  
 116th st, Nos. 220-226, s s, 310 w 2d av, 75x102.10, four three-story stone front dwell'gs. Matthew Baird to Silas J. Donovan. Ms. \$24,000. Jan. 28.....52,000  
 124th st, s s, 175 w 7th av, 50x100.11. John O. Higgins to William H. Browning. Correction deed. Q. C. Jan. 15.....nom  
 124th st, s s, 200 w 7th av, 25x100.11. Thomas Ward, Ossining, N. Y., to William H. Browning. Q. C. Correction deed. Jan. 17.....nom  
 124th st, n s, 80 e 5th av, 20x100.11, vacant. William D. Lent to Peter Fuchs. Jan. 31.....7,500  
 125th st, n s, 160 w 5th av, 75x99.11, vacant. Richard Parkhurst, East Orange, N. J., and Thomas M. Young to Frederick Aldhous and Anthony Smyth. Mort. \$17,000. January 31.....20,250  
 126th st, s s, 225 e 7th av, 75x99.11, vacant. Edward Oppenheimer to Frederick Aldhous and Anthony Smyth. Dec. 17.....14,350

128th st, Nos. 151-157, n s, 400 w 6th av, 120x 99.11, four two-story frame dwellings. James Birchett to Henry Weil. Jan. 31.....19,000  
 132d st, s s, 150 w 6th av, original line, 25x99.11, vacant. John F. Hopkins to Samuel McMillan. Mort. \$1,000. Dec. 21.....3,600  
 Av A, n w cor 114th st, runs north 50.5 x west 69 x north 25 x west 24 x south 75 to 114th st, x east 93, new building in course of erection. Stephen Roberts to Margaret McGill. Q. C. Feb. 1.....16,000  
 Av A, s e cor 62d st, fronts on av abt 162.11, and bounded on east and south by East River as it curves. Foreclos. John W. Searing to Stephen B. Fish. March 29.....17,500  
 2d av, s w cor 73d st, 76.8x100..... }  
 73d st, s s, 100 w 2d av, 150x102.2..... }  
 William Noble to Emanuel S. Sutro and Bernard Newmark. Contract. Lots to be delivered excavated for buildings. Party second part covenants to build immediately. Jan. 26.....32,000  
 Lexington av, No. 317, e s, 22 n 38th st, 20.8x61, three-story stone front dwell'g. Francis L. Brooks to Frederick W. and Charles E. Brooks. Q. C. Jan. 25.....3,333  
 Lexington av, w s, 50.5 s 46th st, 50x100, vacant. Thomas B. Gilford to George Gilford. 1/2 part. Jan. 31.....11,000  
 Lexington av, e s, 34 n 91st st, 33.4x70, two three-story stone front dwellings. James Donohue to John Ryan. Mort. \$12,000. Feb. 1.....20,000  
 Lexington av, e s, 34 n 91st st. Release mort. Edward Leisner to James Donohue. February 1.....nom  
 Same property. Eliza Guggenheimer to same. Release mort. Feb. 1.....nom  
 Same property. Randolph Guggenheimer to same. Two releases of mort. Feb. 1.....nom  
 Madison av, n e cor 67th st, 160.5x100..... }  
 67th st, n s, 100 e Madison av, 25x100.5..... }  
 Vacant. }  
 William H. De Forrest to Simon Lightstone and David Dinkelspiel. Mort. \$8,500. Feb. 1.....122,500  
 Same property. David Dinkelspiel and Simon Lightstone to Daniel Hennessy. Mort. \$2,000. Feb. 1.....130,000  
 Madison av, n e cor 114th st. Release dower. Marcella T. wife of Michael Hallaran to Robert McCafferty. Feb. 2.....nom  
 Madison av, n e cor 114th st, 100.10x100, shanties..... }  
 114th st, n s, 100 e Madison av, 20x100.10, shanties..... }  
 Michael Hallaran to Robert McCafferty. Q. C. Feb. 1.....1,000  
 1st av, e s, 25.6 s 78th st, 25.6x71.3x25.11x77.1, four-story stone front store and tenement. Jacob L. Maschke to Siegmund Roller. Mort. \$14,000. Jan. 26.....15,000  
 2d av, No. 67, w s, 48.6 s 6th st, 23.4x105, four-story brick dwell'g..... }  
 2d av, w s, 72.9 s 6th st, 0.6x56, wall..... }  
 Eliza wife of Thomas L. Cornell, Emma J. wife of George W. Place, Robert, Samuel A. and Carrie A. McKinley, heirs R. McKinley, to Charles E. Nauss. Mort. \$12,000, which is not assumed. Jan. 31.....17,000  
 2d av, n e cor 72d st, 102.2x85, vacant. James D. Lynch to Max Danziger. Feb. 1.....28,000  
 3d av, No. 1255, e s, 44 n 72d st, 32.8x71.8, four-story stone front store and tenem't. Abraham Glauber to Jacob Bookman. Mort. \$2,000. Jan. 31.....22,500  
 3d av, No. 1503, e s, 150.8 n 87th st, runs east 90 x north 18.6 x north-west 9 x west 83.10 to 3d av, x south 25, four-story brick store and tenement. Laurence Ennis, Brooklyn, to Chas. T. Harbeck. Mort. \$10,000. Jan. 28.....15,125  
 3d av, e s, 150.8 n 87th st, 25x90. Eliza wife of Randolph Guggenheimer to Lawrence Ennis, Brooklyn. Q. C. Jan. 27.....nom  
 4th av, No. 2802, s w cor 125th st, 25.6x99, four-story brick store and tenem't, and one-story brick extension. John Berry to Wilhelmina Dobler. Feb. 1.....19,000  
 Same property. Edward C. Ripley to Wilhelmina Dobler. Feb. 1.....19,000  
 5th av, e s, 50.11 n 110th st, 25x160, vacant. John D. Shewell, Boston, Mass., to George G. Shewell. Dec. 21.....10,000  
 5th av, s w cor 125th st, 100.10x100..... }  
 125th st, s s, 100 w 5th av, 85x100.10, vacant. }  
 Margaret A. wife of Hiram A. Pooler, Goshen, N. Y., to Louis J. Pooler. Q. C. January 29.....nom  
 Same property. Louis J. Pooler, Goshen, N. B., to De Lancey Nicoll. Jan. 29.....70,000  
 8th av, No. 157, w s, 19.2 s 18th st, 19.2x56, three-story brick store and dwell'g. Simon Mann to Robert Blackburn. Mort. \$9,000. Jan. 27.....16,700  
 8th av, w s, 77.2 n 82d st, 75x100. Joseph H. Godwin and Charles G. Havens to John N. Stearns. 1/2 part. Dec. 27.....nom  
 Same property. 1/2 part. Howard W. Coates and ano., exrs. G. H. Peck, dec'd, and Mary A. Peck, widow, to same. Dec. 27.....nom  
 9th av, n e cor 90th st, 100.8x100, vacant. John H. Tingle, Seymour, Conn., to Daniel B. Alger. Mort. \$4,000. Feb. 3.....14,000

11th av, Nos. 144 and 146, e s, 74.1 n 36th st, 32.11 x100, two four-story stores and tenem'ts. Edward Maher to Timothy Donovan. Mort. \$6,000. Jan. 31.....18,000

11th av, No. 673, w s, 83.7 n 48th st, 16.9x100, four-story brick store and tenem't. Sarah A. wife of Dennis Dowling to Matvey wife of Henry Bruggemann. Mort. \$3,500. Feb. 1.....6,500

Share of a trust fund created by S. W. Howland, for the benefit of his daughter, Catharine Howland Hunt. William H. Aspinwall, et al., exrs. S. S. Howland, to William J. Hoppin, et al., in trust as above. March 1863.....nom

All title grantor in estate of his father, Wm. Jackson, in New York and Hoboken, N. J. William Jackson to Mary A. Jackson and Thos. J. Tilney, trustees. Jan. 31.....nom

Ante nuptial agreement, by which grantor's property is conveyed to trustee for her own use. Sarah L. Perry, Morristown, with consent of Frederick W. Merrill, to John E. Taylor, trustee. Jan. 19.....nom

10th av, e s, 50.2 s 67th st, 25.1x100, vacant. Ann wife of Martin Grace, Bridgeport, Conn., to Mary Minnock, widow. Jan. 30, 2,000

Lots 241 and 242, damage map of Lexington av opening from 102d st to Harlem River. Release mortgage. The German Savings Bank, New York, to The Mayor, &c., New York. Jan. 24.....nom

All grantor's title in the estate of the late G. G. Howland, his father. Meredith Howland to Samuel S. Howland. Assigned to secure notes, &c., \$50,000, at 7 per cent interest.....nom

Declaration of Meredith Howland, trustee, that certain securities, &c., are for the benefit of Samuel S. Howland.

Bonds, &c., of the United States and State of New York. Frances wife of Eugene P. Hawthorne to The New York Life Ins. & Trust Co. In trust. Sept. 5, 1873.....nom

Assignment of additional securities. Same to same in trust.....nom

Last will of Charlotte E. Colgate bequeathing all her real and personal estate to her husband, Abner W. Colgate.

**TWENTY-THIRD AND TWENTY-FOURTH WARDS.**

Benson st, n s, 25x100, being 1/2 of lot 142 map Melrose South. Hannah E. wife of Thomas J. Hitchman to Joseph McDonald. January 25.....nom

Same property. Joseph McDonald to Thomas J. Hitchman. Jan. 28.....nom

Jefferson st, n s, 198 e Franklin av, 25x100. Eliza Chave to Marsella Pagan. Jan. 20.....760

133d st, s s, 200 e Cypress av, 100x200 to 132d st. Foreclos. Fordham Morris to The Port Morris Land & Improvement Co. Jan. 21, 8,000

134th and 135th sts, Oak and Walnut avs—the block. Foreclos. Fordham Morris to The Port Morris Land & Improvement Co. Jan. 21.....35,750

135th st, n e s, 15 n w Mott Haven Canal, 35x100, under covenant that the canal shall be kept open. David Whiting to John H. Cheever. Q. C. Subject to 2 cents per ton for vessels passing through lock-gate. November 23.....1,750

144th st, s s, 100 from College av, 25x100, being 1/2 lot 262 map Mott Haven. Michael Sheehan to John Henney. Jan. 25.....1,000

Alexander av, n e cor 142d st, 75x106.6. John M. Beck to John C. Overhiser. Feb. 1.....7,750

Alexander av, n e cor 140th st, 50x110. Emily C. Tiemeyer to Clara E. wife of James Baird and Ida P. Odell. Deed of correction. Mort. \$2,968. Jan. 22.....4,000

Alexander av, e s, 60 n 134th st, 20x75. h & l. John Mooney to Alexander McQuillan. Mort. \$3,000. Jan. 6.....5,000

Same property. Alexander McQuillan to Richard K. Fox. Feb. 3.....5,500

Fordham av, e s, lot 129 map Morrisania, 25x148x3.9x150. Henry Weyand to Philipp Hill. C. a. G. Feb. 1.....3,450

Same property. Foreclos. John Mulhall to Henry Weyand. Jan. 31.....1,500

Monroe av, w s, 100 n Gray st, 34x101.5x52.8x100. Mary A. White to Mary A. wife of Charles F. White. Q. C. Feb. 29, 1881.....100

Robbins av, e s, 130 s 149th st, 25x230. Smith Williamson to Mary McKenna. C. a. G. Aug. 2.....nom

Same property. John McKenna to Smith Williamson. Aug. 2.....nom

Willis av, e s, 28 n 135th st, 22x100. Robert Hall to Ann E. wife of Joseph Struthers. Jan. 31.....5,000

Same property. Release mort. Charlotte M. Malherbe to Robert Hall. Jan. 25.....nom

Same property. Same to same. Jan. 27.....nom

3d av, n w s, 1/2 part plot 18 map Claremont, 50x101. Christina Wood, widow, to Augusta E. wife of Sidney P. Slater. Jan. 22.....200

3d av, n w s, 1/2 part plot 18 map Claremont, 25x100. Same to Christina wife of Washington Groesbeck. Jan. 22.....100

3d av, n w s, 1/2 part plot 18 map Claremont, 25x100. Same to Marion I. Wood. Jan. 22.....100

Right of way by boat through lockgate of Mott Haven canal, at or near junction of 135th st. David Whiting to Henry F. Durant, Boston, Mass. Q. C. Nov. 23, lockage fee 2 cents per ton and cash.....105

Strip of land 50 wide, occupied by the Spuyten Duyvil & Port Morris Railroad Co., for the purposes of its rail road, bounded north by centre line Wolf st, south by line dividing lands J. W. Benedict from S. W. Devoe. Smith W. Devoe to Egisto P. Fabbri and J. Hood Wright. Jan. 20.....nom

Strip of land abt 50 wide, occupied by the Spuyten Duyvil & Port Morris Railroad Co., for the purposes of its railroad, bounded north by line dividing lands A. L. Eastman and A. A. Degrauw, south by line dividing lands Aaron Kemp, dec'd, and A. A. Degrauw. Aaron A. Degrauw, Jamaica, N. Y., to Egisto P. Fabbri and J. Hood Wright. March 9.....2,000

Strip of land abt 50 wide occupied by the Spuyten Duyvil & Port Morris Railroad Co., for the purposes of its railroad, bounded north by line dividing lands A. Kemp, dec'd, and Kieran B. Daly, south by line dividing lands D. McLeod and K. B. Daly. Kieran B. Daly, Brooklyn, to West Side & Yonkers Railway Co. Dec. 5, 1879.....nom

Land under water of Harlem River, in front of and adj. lands of grantees, contains 1 88-1,000 acres; also 3 753-1,000 acres; also 848-1,000 acres. People State New York, by letters patent, to Egisto P. Fabbri and J. Hood Wright.

Lands under water of Harlem River, in front of and adj. lands of grantees, 189-1,000 acres; also 90-1,000 acres. People State New York, by letters patent, to the West Side & Yonkers Railway Co.

Spuyten Duyvil & Port Morris Railroad, e s, at intersection of a prolongation of the centre line of Wolf st, an irregular plot of 8 955-1,000 acres, extends to Sedgwick av and West Side & Yonkers Railway, and short distance on Wolf st. Egisto P. Fabbri and J. Hood Wright to the West Side & Yonkers Railway Co. C. a. G. Dec. 7, 1880.....76,299

Spuyten Duyvil & Port Morris Railroad, w s, at intersection of prolongation of Wolf st, 20 503-1,000 acres, runs towards 10th av and includes land under water of Harlem River. Egisto P. Fabbri and J. Hood Wright to the New York City & Northern Railroad Co. C. a. G. Dec. 7, 1880.....165,919

LEASEHOLD CONVEYANCES.

Broadway, No. 192, and Nos. 9, 11 and 13 John st. Assign. leasehold. Edgar W. Crowell, Brooklyn, to Stephen Crowell.....nom

Same property. Assign. leasehold. Stephen Crowell to Austin Corbin.....20,000

Duane st, No. 141. Assign. lease. Margaret McKimmin to Thomas and Robert Patterson.....3,000

East Broadway, s s, 101 e Catharine st, 20x73. Assign. lease. Arthur McCaffray to Charles F. and Richard M. Walters.....5,000

Same property. Lydia wife of Joseph Foulke to Richard M. and Charles F. Walters. 21 years, from May 1, 1878.....200

Grand st, No. 293. Assign. lease. Adolph G. Kraetzer to Albert A. Kraetzer.....nom

Same property. Assign. lease. Albert E. Kraetzer to Julia H. Menike.....nom

Greenwich st, e s, 50.2 n Morton st, 25.1x93.7x 25x95.9.....1,000

Greenwich st, e s, 75.3 n Morton st, 25.1x91.6 x25x93.7.....1,000

Maria S. Bull to The Rector &c., Trinity Church. Surrender of leases.....1,000

2d st, n s, 59.10 e Av A, 20.2x57.5. Assign. lease. Theresa Kappel to John Tronsor. Jan. 27.....nom

5th st, s s, 237.11 e 1st av, 25x96.2. Charles F. Southmayd, et al., trustees of W. Astor, under will of W. B. Astor, to Magdalena Musig. 20 years from May 1, 1880, per year.....350

15th st, No. 404, s s, 94 e 1st av, 25x103.3. five story brick store and tenem't. Foreclos. Edward D. Gale, referee, to Samuel Streit, Newark, N. J. Leasehold. Oct. 1.....4,050

47th st, n s, 92 w 5th av. Consent to assign. The Trustees of Columbia College, New York, to William B. Lynch.....nom

47th st, n s, 92 w 5th av, 108x110.5x100x92.5 x—. Assign. lease. William B. Lynch to Theodore Weston.....50,000

59th st, s s, 200 e 5th av, 25x100.5. Assign. lease. Charles W. Durant to Thomas F. Durant.....nom

59th st, s s, 200 e 5th av, 25x100.5..... }  
59th st, s s, 225 e 5th av, 50x100.5..... }  
58th st, n s, 200 e 5th av, 75x100.5..... }  
Assign. leases. Thomas F. Durant to Wilhelm Pichardt and Adolph Kutroff.....90,000

59th st, s s, 228 e 5th av, 50x100.5..... }  
58th st, n s, 200 e 5th av, 75x100.5..... }  
Charles W. Durant to Thomas F. Durant. Assign. lease.....nom

108th st, s s, 50 w Lexington av. Tax lease. The Mayor &c., New York, to James Lynch. Nov. 20, 1867, 90 years.....9

Same property. Assign. of lease. James Lynch to Stephen C. Williams. Jan. 6, 1872.....nom

Same property. S. C. Williams to John C. Thompson, Jr. Jan. 28, 1881.....value rec'd

1st av, s w cor 22d st, 24.9x100. Assign. lease. Henry Heath, Brooklyn, to F. William Miller.....nom

3d av, w s, 77.5 n 11th st. 25 10x100. Lease. Marx Rothschild, assignee, to Seth M. Milliken.....13,750

7th av, No. 126. Assign. lease. B. L. Shalke to Isabella V. Hare.....900

8th av, w s, 75.4 s 46th st, 25.1x75. Assign. lease. Darius G. Crosby to Jacob Dohrmann.....8,750

10th av, n w cor 12th st, 51.9x110. Assign. lease. Christopher D. Shute to John W. Schulte.....10

Same property. Assign. lease. John W. Schulte to Henrietta M. Shute.....10

KINGS COUNTY, N. Y.

JAN. 27, 28, 29, 31, FEB. 1, 2.

Adams st, s w cor Concord st, 105x110. Julia Waterbury and others, individ., Caroline Waterbury et al., exrs. L. Waterbury, dec'd, and John S. Ellis and ano., exrs. J. M. Waterbury, dec'd to Daniel S. Arnold.....\$15,000

Baltic st, s w s, 150 s e Bond st, 25x100. J. V. B. Martense and ano., exrs. Helen Martense, to Tobias Mansell and Elen H. Mansell his wife.....510

Boerum st, n s, 125 w Leonard st, 21x100. Louis Lorezz to George Underhill. Subject to life estate grantor.....nom

Same property. George Underhill to Loui-a wife of Louis Lorezz. All combined in one paper subject as above.....nom

Bergen st, n e s, 27.10 n w 4th av, 20x100. Robert H. Falls to John L. Grube.....nom

Same property. J. L. Grube to Christianah M. Falls.....nom

Bergen st, s s, 149 w Carlton av, 20x100. Eleanor R. Donnellon to Manly A. Ruland. Mort. \$4,000, and taxes 1878, 1879 and 1880.....exch

Bridge st, s e cor Plymouth st, 24x75; h & l. Charles F. Southmayd to Annie M. Sadlier.....6,100

Broadway, northerly cor 9th st, 25x100x25x103.7. Andrew Harman to Jacob Hermann, New York. Mort. \$11,000.....15,179

Cambridge pl, e s, 520 n Putnam av, 21x100, h & l. Amanda L. wife of George W. Gerard to Mary R. wife of Edward A. Phelps, Jr. Mort. \$6,000.....8,500

Clinton st, e s, 100 s Nelson st, 20x90. Austin B. Trowbridge, assignee, F. A. Suedeker, to Thomas Dusenbury. Q. C. April 14, 1885.....5,150

Columbia st, s e s, 200 n e Woodhull st, 20x80. Lewis Jacobs to James and E. Sinnamon Calvert. Mort. \$4,000.....7,500

Columbia st, e s, 82.5 n Degraw st, 19.10x77.6x19.10x77.6. Abraham L. Schocken; to Isaac Levy, New York. Mort. \$3,300.....5,000

Conselyea st, n s, 75 w Lorimer st, 25x50, h & l. Elizabeth A. wife of Job L. Sweeney to Joseph Stichel.....2,760

Court st, s e cor Union st, 30.5x84.8x22x88, h & l. Error. John R., Clarence E. and Mulford M. Fenniman, heirs John Fenniman, and Sarah E. Campbell, widow, to Catharine M. Meyer.....10,000

Court st, w s, 295 s Bryant st, 25x100. William Beard, et al., trustees I. Rich, to Timothy Shea.....2,500

Dean st, n s, 150 e 3d av, 25x100. John H. Doherty to Frank P. Biers. Mort. \$3,000.....4,500

Degraw st, s s, 460 e Smith st, 2 x100, h & l. The Brooklyn Savings Bank to John Layton.....4,750

Degraw st, s s, 360 e Smith st, 20x100, h & l. Foreclos. William S. Cogswell to John Layton.....consid. omitted

Dwight st, e s, 50 n Van Dyke st, 51x100. Partition. J. W. Sanderson to John Hope.....800

Dwight st, e s, 50 n Van Dyke st, 50x100. Thomas H. Rodman et al., trustees, to John Hope. Q. C. Confirmation d ed.....nom

Eckford st, e s, 170 s Norman av, 24.10x100, h & l. Thomas Gately to James Dickson. Mort. \$3,100. See 4th st.....7,500

Front st, n e cor Jay st, 23.6x100, h & l. Foreclos. Thos. M. Riley to Hugh O'Reilly, New York.....6,025

Same property. James J. Early to same. Q. C.....nom

Gerry st, n s, 301 w Harrison av, 50x100, hs & ls. Magdalena Heinrich, individ. and trustee J. Heinrich, dec'd, and the exrs. of same to Charles Pfizer and Charles F. Erhart.....6,000

Hewes st, s s, 63.10 w Lee av, 16.3x100, h & l. Patrick F. O'Brien to Charles E. Bruce. Mort. \$4,000.....8,000

Henry st, e s, 75 s w Pineapple st, 25.7x92.6. Arthur H. Greene to Cornelia W. wife of Lyman R. Greene.....8,000

Henry st, n w cor Degraw st, 21.7x97. Agnes wife of John Smith to Frances A. Smith. Q. C.....nom

Same property. Frances A. Smith to Agnes Smith. Q. C.....nom

Hicks st, s e cor Jorammon st, 19.11x9.3x30.9x90.7. Margaret Dimon to Edward Kenna.....0,000

Hicks st, w s, 50 s Sackett st, 25x100. Foreclos. Albert Daggett to John Townshend, New York. 1878.....800



Hooper st, n w s, 161.4 s w Marcy av, 19.6x100. James Sheridan to Evan Hibbs. Mort. \$4,200. 7,050

Hooper st, n w s, 181.4 s w Marcy av. Release mort. The Williamsburgh Savings Bank to James Sheridan. nom

Jackson st, n s, 150 e Union av, runs north 130 x east 25 x south 30x50 x south 100 to Jackson st, x west 75. Mary Cooke, New York, to Eibe D. Cordts. C. a. G. 3,000

Jackson st, n s, 100 e Union av, 50x130. Sarah L. Coope, New York, to Eibe D. Cordts. C. a. G. 4,000

Jefferson st, s s, 133.7 e Franklin av. Release mort. Mary McDermott to Hans S. Christian and Woolsey R. Fowler. 350

Jefferson st, s s, 133.7 e Franklin av, 16.9x100, h & l. Woolsey R. Fowler and Hans S. Christian to Ida J. Van Vrankin. Mort. \$3,100. 6,500

Johnson st, n s, 15.10 e Lawrence st, 18.10x60. Foreclos. Henry M. McKean to Sarah Gritman, Long Island City. 3,380

Kosciusko st, n s, 350 w Nostrand av, 25x100. Ann Walsh, extrx. G. A. Walsh to Henry A. Baudier. 1,200

Same property. Mary A. Baudier to Elizabeth Walsh. Mort. \$500. 1,200

Little st, e s, 68 s United States st, 23.1x75x24.1 x80.3. Charles Benner, Long Island City, to Dudley P. Brown. 1,050

Leonard st, n w cor Powers st. Release mort. Elizabeth Bush and ano., extrx. R. I. Bush, to Julia C. Brennon. 750

Lincoln pl, s s, 256.3 w 6th av, 18.9x100, h & l. Henry E. Woodward, New York, to Lucetta B. Phelps. Mort. \$1,250. 7,000

Madison st, s s, 346.8 w Bedford av, 16.8x100. Theodore Amelung to Stewart M. Curtis. 5,000

Madison st, s s, 346.8 w Bedford av, 16.8x100. Stewart M. Curtis and F. Adele Curtis his wife to Theodore Amelung. 5,000

Marion st, s s, 50 e Ralph av, 25x100. Marcus L. Videto to Abraham Steers, New York. Mort. \$2,000. nom

Montague st, s s, 75 w Henry st, 25x100. George W. Colton to Edwin F. Knowlton. 20,000

Morton st, s s, 130 e Wythe av, 20x100. William M. McCutcheon, Plainfield, N. J., to James G. Dempsey. 6,000

Maujer st, n s, 200 e Humboldt st, 25x100. Michael Ward to Leon and Gertruda Brzezinski. 1,700

Macon st, n s, 265 w Tompkins av, 20x100. Ira Smith to Andrew Luko, Cos Cob, Conn. Mort. \$2,000. 4,000

Magnolia st, s e s, 300 n e Central av, 75x100. The New York Co-operative Building Lot Association to John Davidson, Elizabeth, N. J. 600

Navy st, e s, 275 n Fulton av, 16.9x100.6. William H. Andrews to Anna M. Brown. Mort. \$2,751. nom

Prospect st, n s, 25 w Charles st, 25x75. Catharine Mahon to Andrew Calvin and Samuel Miller. 8,800

Prospect pl, s s, 103.10 e 5th av, 20x100. Nathaniel H. Clement to Mary Birmingham, Gravesend. 5,000

Penn st, n s, 172.11 e Bedford av, 21.7x100. Hannah M. Mayhew to Mary L. Mayhew. Mort. \$4,200. 7,000

Quincy st, n s, 191.8 e Yates av, 16.8x100, h & l. August G. wife of Edward J. Van Wagner to Peter Mead. Mort. \$2,600. 3,000

River st, n s, 225 e Harrison av, 25x100. John Muller to John Freitag. nom

Same property. John Freitag to Rachel Muller wife of John Muller. nom

Sandford st, w s, 157.9 n Myrtle av, 25x100. Mary Allison, widow, to Peter De Wey. Mort. \$1,000. 1,560

Scholes st, n s, 200 e Union av, 25x100, h & l. Friedrich Zinke to Adam Henrich. Mort. \$3,000. 8,950

Scholes st, n w cor Bushwick av, 25x100. Joseph McCracken, Newton, Mass., to Jane M. Hunniford. All title. nom

Sackett st, s s, 159 e 7th av, 50x95. James F. Easton to William R. Grace. 4,000

St. John's pl, n s, 164.7 e 7th av, 20x100, h & l. William Gibbins to Hattie M. wife of Melvin J. Bailey. 10,000

Stockholm st, s s, 600 e Evergreen av, 50x100. Ferdinand Meyers to John C. Meyers. 1,200

State st, s s, 66.8 e Bond st, 16.8x90, h & l. Margaret M. Macdonald to Mary E. Somes. 4,000

Van Dyke st, n s, 150 e Richards st, 25x100. Ernst de la Chappelle to Heinrich Depping and Sophie Depping his wife. 700

Warren st, n s, 103.6 w Columbia st, 23.4x82.5x 23.4x83.8. Barney Thomas A. and Michael Green and Mary M. wife of John McCamus to Peter McKeon. 1,200

Same property. Cornelius and Margaret Green, by L. S. Turner, guard., to Peter McKeon. 2-5 part. 560

Walworth st, e s, 340 s Willoughby av, 25x100. David L. Haviland to Eliza A. Mott and ano., extrx. S. Mott, dec'd. 3,000

Water st, n s, 142.6 w Gold st, 29.11x100x33x 100. Thomas M. Riley to E. R. Durkee & Co., New York. Foreclos. 5,050

Willoughby st, s e cor Raymond st, 199 to Bolivar st, x 203.4 to Navy st, x 172.3 to Willoughby st, x 206

Navy st, e s, 71.6 s Willoughby st, runs east 200 to Raymond st, x north 38.10 to Willoughby st, x west 206 to Navy st, x south 71.6

Sandford st, e s, 250 s Tillary st, runs south 225 x east 200 to Nostrand av, x south 225 x west 200, with all buildings, factories, machinery, &c

Foreclos. Edmund R. Terry to John H. Prentice. 17,300

1st st, s e s, 70 n e North 12th st, 30x100, hs & ls. Margaret Daly, individ. and extrx., and B. Daly, extr. E. Daly, to Charles Pratt & Co. 2,350

3d st, n s, 386.10 w Hoyt st, 20x80, h & l. The Brooklyn Savings Bank to John Surin, Sr. 3,100

3d st, s s, 110 w 7th av, 22x90. Robert Stockings to Lucinda wife of William Tumbridge. Mort. \$12,000. 14,000

4th st, s e s, 25 n e North 9th st, 18.3x80, h & l. Error. James Dickson to Thomas Gately. See Eckford st. 3,500

North 5th st, n e cor 3d st, 20x60, h & l. Daniel Doyle, New York, to Archibald Graham. 1,600

North 8th st, s s, 25 w 6th st, 20x75. Dismas Ziegler to Isabella wife of John S. Murray. 600

8th st, w s, 22.6 n Division av, 18x100x17.7x100, h & l. Thomas Holmes to Joachim E. Adickes and Henry Ruptel. Mort. \$3,000. 6,100

South 9th st, s s, 175 w 2d st, 25x100. Darius Allen to John Regan. 3,250

10th st, n e s, 256.3 s e 6th av, 37.6x100, hs & ls. Benjamin F. Tracy to John Miner. Mort. \$2,300. 9,000

Same property. Louise A. S. wife of John J. Allen to John Miner. Q. C. nom

12th st, s s, 272.10 w 8th av, half an inch x100. Anna Denham, widow, et al., to A. A. Cowles, New York. Q. C. 75

Same property. Martha O. wife of Alexander G. Harmon, Orange, N. J., to Thomas C. Gourlay. Q. C. nom

Same property. Release mort. S. Tabor, committee, to same. 574

Same property. A. A. Cowles to same. Q. C. nom

12th st, s s, 247.10 w 8th av, 25x100. Thomas C. Gourlay to The Ansonia Clock Co., Conn. 750

48th st, n e s, 104 n w 3d av, 16x100.2. James Tibbals to Rebecca Roberts, Kingston, N. Y. 1,500

Bay av, n s, 75 e Sheffield av, 25x50, East New York. James Meehan to Martin Kleehaupt and Friederich Schlereth. 375

Bedford av, w s, 60 s Clymer st, 20x90. Interior lot 90 s w Bedford av, and 60 s e Clymer st, runs southeast 40 x southwest 10 x 40.10. Hoffman Beach to Jeannette M. wife of O. M. Beach. Mort. \$6,000. nom

Bedford av, e s, 40 n Willoughby av, 20x82, h & l. Mary E. wife of Philip T. Roach to Thos. D. Hudson. 3,500

Butler av, w s, 250 s Fulton av, 50x100, New Lots. William F. Earley to Morris Bookmann. Mort. \$800. 150

Bath av, n e s, 155.3 s e New Utrecht road, 70x 285.7x70x84.8. Bath, L. I. William W. Swayne to John Loughlin. nom

Central av, n e s, 30 n w Elm st, 15x70. George Evans to David Donald. Mort. \$1,500, taxes and assessments. 2,600

Carlton av, e s, 66 s Prospect pl, 21x80, h & l. Mary J. Burch, widow, to William Gubbins. Mort. \$3,500. 5,500

Clinton av, w s, 269 n Park av, 25x100. Foreclos. Thomas M. Riley to John C. Schenck, East New York. 1,000

Eldert av, e s, 250 s Broadway, 25x100, East New York. Frederick Cobb to Robert T. Newcome, New Lots. 1,000

Grand av, s e cor Van Buren st, 25x100. Ella L. wife of Cornelius E. Donnellon to Charles Kennedy, Jr. Mort. \$800. 3,400

Graham av, s e cor Meserole st, 25x100. Milton Woolley to Louis B. Schuler. 9,500

Hudson av, e s, 92.6 n John st, 22.6x75. Hugh Hughes to The Brooklyn Gas Light Co. 2,340

Lafayette av, s s, 225 e Lewis av, 50x100. Jas. A. Witt to Susannah Witt. nom

Same property. Susannah Witt to Mary A. wife of James A. Witt. nom

Lafayette av, s s, 210 w Reid av, 20x100. Christine Brenon to Frank A. Brenon, Turin, Lewis Co., N. Y. Mort. \$2,500. 4,000

Lafayette av, s s, 300 e Reid av, 25x100, h & l. Franklin M. Tripp to Royal Van Brocklin. Mort. \$1,500 and taxes 1880. 4,500

Lexington av, s s, 170 w Franklin av, 25x100. Jane A. Bartow to Margaret Bartow, widow. Mort. \$1,130. 8,000

Lewis av, w s, 100 s De Kalb av, 25x100. Geo. Evans to David Donald. Mort. \$2,000. 4,000

Meeker av, s e cor Graham av, 21x100x37.6x 101.4, h & l. Bernard F. Lee to William Nash. Mort. \$2,000. 4,000

Myrtle av, No. 179, n s, 96 w Carll st, 24x100, h & l. Mary A. wife of John B. Brady to Frederick R. Wyburn. Mort. \$6,000. 10,500

Same property. Agreement as to the apportionment and payment of certain mortgages upon above and adjoining premises.

Marcy av, e s, 80 n Jefferson st, 20x00. Thos. J. Keilly to Jesse and Israel Darlington, of Darlington, Pa. 850

Same property. John A. Monsell to same. Q. C. nom

Norman av, s s, 62 e Oakland st, 19x85, h & l. Samuel D. Clark to Caroline wife of William Farrell. 4,000

Park av, s s, 31.8 w Broadway, 25x100. Lawrence M. Kortright to George Loeffler. 1,250

Prospect av, n e s, 150 n w 7th av, 25x98. Charlotte A. wife of William H. Bierds to John H. Doherty. Mort. \$300. 1,000

Prospect av, n e s, 100 n w 7th av, 25x98.1x14x 20.11x81. Charlotte A. wife of William H. Bierds to John H. Doherty. Mort. \$300. 1,000

Putnam av, n e cor Nostrand av. Release mort. The Mutual Life Ins. Co., New York, to John L. Brewster, Plainfield, N. J. 600

Rogers av, w s, 48.5 s Prospect pl. Release mort. William H. Wells, New York, to George Nichols. 3,300

South Portland av, w s, 155 s Hanson pl, 20x 100. Loreanor wife of Alanson Pratt, Cambridge, N. Y., to Benjamin H. Lawton. Mort. \$5,000. 7,500

Smith av, w s, 100 n Division av, 100x100, East New York. Helen A. Woodbridge and Betsey Davis to William Hatten. 2,200

Washington av, w s, 40.6 n De Kalb av, 0.6x 100. Party wall. Antonie Jahn to John MacGregor. 10

Washington av, n w cor De Kalb av, 41x100, hs & ls. Julius Jahn to John MacGregor. 17,000

Washington av, w s, 166.1 n Atlantic av, 20x 130.11, h & l. Sophia B. wife of John H. Babcock to Mary H. McCord. M. \$5,000. 10,000

3d av, s e cor Dean st, runs south 77.11 x 75 x west 7.11 x north 22 x west 70 to 3d av, x north 53, hs & ls. John J. Barnier and ano., extrx. E. Auerbach to Lilla wife of John W. Brown. 10,000

4th av, e s, 70 n 66th st. Release mort. Leffert L. Bergen to James Dean and John M. Keller. 75

4th av, e s, 70 n 66th st, runs in various courses to 65th st, x southwest and west back to 4th av, x north along av 5, Bay Ridge. James Dean and J. M. Keller to The New York, Bay Ridge & Jamaica R. R. Co. 600

5th av, e s, 20 n 10th st, 20x70, h & l. Nathaniel Cothren to Henry Peter. M. \$3,000. 8,000

5th av, w s, 65 n Baltic st, 20x65. Jacob Berg to Joseph Marhofer. Mort. \$4,000. 7,250

7th av, n w cor 10th st, 100x440. Leopold and Ludwig Brandies to Louise A. S. wife of John J. Allen. Q. C. nom

8th av, northerly cor 19th st, 127.9x155x116.10x 150. Richard C. Overton to Jonathan Warner, Mineral Ridge, Ohio. 500

18th av, w s, 175 n Bath av, 50x193.4, New Utrecht. Thomas Rutherford to John Williams, New York. 700

18th av, w s, 125 n Bath av, 50x193.4, New Utrecht. Thomas Rutherford to Wm. McMannis, New York. 700

Leasehold plots on Coney Island. Ellen Cl. ar to William A. Wisdom, in trust, to organize the Coney Island Land Improvement Co., to erect villas or small houses thereupon, erecting bulkheads, raising the grade, and creating gardens, &c. Capital stock from \$100,000 to \$200,000.

Exemplified copy of the last will of Mary Twohig.

Interior lot, 97.6 s w Sackett st, and 212 s e Nevins st, runs southwest 2.6 x southeast 20 x northeast 2.6 x northwest 20. Release mort. James Brady to James Victory. 80

Same property. James Victory to William Sanderson. 80

One acre at Sheephead bay, extd to Coney Island creek. Aletha A. Stillwell, widow, Janie E. wife of George Stillwell, John L. and J. S. Voorhies and Jaques V. B. Voris to Abraham Ford, Jr., Alpine, N. J. 2,500

Plot in Gravesend for road. Court Van Sielen to The Gravesend & Coney Island Bridge and Road Co. 1826. nom

Plot on Gravesend bay, heretofore conveyed by D. Davies, dec'd., to John J. Hart. Agnes Milligan to James Geddes. nom

Same property. James Geddes to Agnes Geddes. nom

Release of two claims of Thomas Addison, arising under the will of Betsey Addison, by Thomas Darlington, assignee. 730

Release of claim arising out of will of Betsey Addison. Thomas Darlington, assignee of T. Addison, to Addison Conkling. 300

The New York Life Ins. & Trust Co. with Frederick R. Wyburn and Mary A. wife of John B. Brady. nom

WESTCHESTER COUNTY, N. Y.

Jan. 27 to Feb. 3—inclusive.

COURTLAND.

Smith, H. W.—Mary F. Pratt, e s Highland av, 150x40. 3,775

Wood, Charlotte, extrx. of—Isaac McCoy, cor Academy and Broad sts, 69x82. 1,985

Hunt, W. A., ref.—M. L. Sandford, Main st, adj land of Mr. Depew, 209x36. 7,300



EASTCHESTER.

Poinier, S. J.—Jane Skelly, e s 7th av, lot No. 602... 150

GREENBURGH.

Lovett I. B.—William Lovett, s w cor Washington st, 100x33 1/2  
 Davidson, W. B. ref.—Fields Hall, n e s road from from Tarrytown to White Plains, lot No. 6... 50  
 Biegen, P. M.—Peter Lee, e s 1st st, part lot No. 16, 906  
 Davidson, W. B. ref.—S. J. Cough, e s 1st st, lot No. 6, and part lots Nos. 5 and 7... 2,343

WESTCHESTER.

Moulton, N. W.—J. D. Perry, s e cor Lafayette st and Railroad av, map of Unionport. 153.4x108... 1  
 Thornton, Patrick—Eliza Clinton, n s Zulett av, lot No. 135... 157

YONKERS.

Crawford, W. W.—G. L. Clark, map entitled portion of Archdale, Yonkers, N. Y., lots Nos. 24 and 47... 1  
 Muldoon, Dennis—Margaret White, e s Riverdale av, 300x100... 5  
 Same—same; w s Riverdale av, 181x171... 5  
 Waugenstein, Louise—Anna Kramer, e s Vineyard av, lot No. 102... 400  
 Hanlon, Owen—Peter Lee, n w cor lot No. 17 on 1st st, 120x13... 230

MORTGAGES.

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

REAL ESTATE.

NEW YORK CITY.

JAN. 28, 29, 31, FEB. 1, 2, 3.

Aldhous, Frederick, and Anthony Smyth, to Edward Oppenheimer. 126th st. P. M. Dec. 17, due September 15, 1881. \$14,350  
 Alperson, Davis, to Sarah Meyers. Allen st, w s, 125 n Delancy st, 25x87.6. Jan. 27, 2 yrs. 3,000  
 Arnold, David P., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Houston st, n w cor Mulberry st, 35.1x100.5x25.5x98.9. Jan. 26, 1 year. 9,000  
 Aumann, Lewis, to Julia Aumann. Pitt st, No. 31, w s, 150 s Delancy st, 25x100. January 29. Secures to mortgagee; \$6 per week during life, being alimony. 1,000  
 Aldhous, Frederick, and Anthony Smyth to Richard Parkhurst, East Orange, N. J., and Thomas M. Young. 125th st. P. M. Jan. 31, due Feb. 1, 1882. 7,000  
 Andrews, Charles B., to THE EQUITABLE LIFE ASSURANCE SOC., U. S. 77th st, n s, 136.3 w Madison av, 16.8x102.2. Feb. 2, due Dec. 1, 1885. 16,500  
 Ash, Lewis, to Anthony Arent, exr., &c., A. Arent, dec'd. Grand st. P. M. Feb. 1, 2 years. 5 per cent. 10,000  
 Barry, Rosalie C., Brooklyn, widow, to Edmund R. Robinson. 59th st, n s, 100 e 1st av, 50x100.5; also plot in Brooklyn. Feb. 1, 6 months. 1,200  
 Beinhauer, Ferdinand, to Elizabetha Schwarzwalder, extrx. John Schwarzwalder, dec'd. 58th st, s s, 184.2 w 8th av, 20.5x100.5x20.9x100.5. Jan. 8, 5 years, 5 per cent. 10,000  
 Bertrand, Jacob, to Bernard Karsch. 47th st, s s, 400 e 11th av, 50x100.4. Feb. 1, 5 yrs. 10,000  
 Bookman, Jacob, to Stephen Merrihew and ano., exrs., &c., T. Putnam, dec'd. 3d av. P. M. Jan. 31, 1 year, 5 per cent. 2,500  
 Bruns, Hermann, to THE METROPOLITAN SAVINGS BANK. 1st av, w s, 24 s 4th st, 24x74. Jan. 31, 1 year, 5 per cent. 10,000  
 Budd, Seely R., to Gertrude A. Martin. Jane st, No. 37, 21x87.6. Feb. 1, 3 years. 2,500  
 Bush, Ralph I., to Julia A. Fenn. 52d st, n s, 184 e 8th av, 14x100.5. Jan. 31, due Feb. 1, 1884. 5,000  
 Barton, William O., to John Davidson. 133d st, n s, 100 w 6th av, 100x100.11. Jan. 25, due March 1, 1881. 2,500  
 Bergin, Rudolph, to Joseph and Caroline M. Wilde, exrs. John S. Wilde, dec'd. 51st st, n s, 125 w 9th av, 25x100.5. Jan. 29, due Feb. 1, 1884, 5 per cent. 8,000  
 Birdsall, Marcelina V., wife of Wallace P., to John J. Tracy. 126th st, s s, 20 w Madison av, 18x83. Jan. 29, 6 months. 1,400  
 Boisubin, Vincent, St. Louis, Mo., to Edward Thebaud, Madison, N. J. 1st av, n e cor 45th st, runs northeast 206.6 to s s 46th st, x southeast 107.4x— to shore of Turtle Bay, East River, x south to 45th st, x west to beginning. Jan. 15, indef. period. 600  
 Brooks, Frederick W. and Charles E., to THE GERMAN SAVINGS BANK. Lexington av, e s, 22 n 38th st, 20.8x61. Jan. 25, due Jan. 29, 1882. 2,000  
 Runner, Philip, to Henry and Isaac Meinhard. Greene st, No. 77. P. M. January 10, due Jan. 31, 1882, 5 per cent. 30,000

Barnes, Hannah E., wife of Henry B., to Harriet E. wife of Alfred S. Barnes, Brooklyn. 45th st, s s, 225 e 5th av, 20x100.5. Feb. 1, 1 year, 5 per cent. 10,000  
 Campbell, John A., to THE MUTUAL LIFE INS. CO., New York. 54th st, No. 344 E., s s, 175 w 1st av, 25x100.5. February 3, due March 1, 1882. 1,500  
 Colyer, Louise C., wife of Vincent, Rowayton, Conn., to THE UNITED TRUST CO., New York. 30th st. P. M. Feb. 3, due Feb. 1, 1884. 6,500  
 Croft, William F., to George F. Jones. 82d st, n s, 115 w 4th av, 100x102.2. Dec. 30, due Feb. 1, 1882. 30,000  
 Carroll, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 33d st, s s, 200 w 2d av, 18.9x98.9. Jan. 28, 1 year. 3,500  
 Connolly, John E., to Catharine M. Day. 34th st, s s, 323.8 w 11th av, 23.2x100. Lease. Jan. 20, notes. 6,000  
 Coughlin, Helen C., wife of John D., to Charles H. Jones, Cold Spring, L. I. 64th st, s s, 300 e 10th av, 25x100.5. Jan. 18, due Jan. 5, 1883. 1,000  
 Campbell, James, to Jacob F. Wyckoff. 63d st, s s, 100 e Madison av, 82x100.5. January 21, notes. 10,000  
 Same to same. 63d st, s s, 50 e Madison av, 50 x100.5. Jan. 21, notes. 5,000  
 Colton, Teresa A., widow, to Orleana R. E. Pell. 60th st. P. M. Feb. 1, 5 years, 5 per cent. 12,000  
 Conger, George D., Grand Rapids, Mich., to Stephen H. Conger. Grand st, No. 364; also Grand st, No. 431 1/2. Jan. 19, 3 years. 1,500  
 Cook, Helen M., wife of Benjamin F., to THE MUTUAL LIFE INS. CO., New York. 121st st, No. 113 E., n s, 158 e 4th av, 17x100.11. Jan. 31, due March 1, 1882. 6,000  
 Corlies, Benjamin F., Charles A. Macy, Jr., and Francis H. Macy, Jr., to the General Synod of the Reformed Church in America. Nassau st, Liberty st. P. M. Jan. 31, 5 years. 140,000  
 Cree, Mary F., to Simon Bing, Jr. 109th st. P. M. Second mort. Feb. 1, 5 years, 5 per cent. 450  
 Crichton, Henry, and Edward Reynolds to Sydney J. Colford. 70th st. P. M. Jan. 25, due Feb. 1, 1884. 2,850  
 Crosby, Darius G., Westchester, N. Y., to Anthony Wallach. 8th av, s w cor 46th st, 25.1x75. Lease. Oct. 16, 1879, 1 year. 7,000  
 Danziger, Max, to James D. Lynch. 2d av, 72d st. P. M. Feb. 1, due Jan. 2, 1882. 25,200  
 Darrow, James H., to Caroline L. Macy. 73d st, s s, 184.19 e 3d av, 25x102.2. February 1, 6 months. 12,000  
 Same to William M. Kingsland, Mt. Pleasant, trustee D. C. Kingsland, dec'd. 73d st, s s, 285 e 3d av, 24.11x102.2x25x102.2. Feb. 1, 5 years. 12,000  
 Same to same. 73d st, s s, 209.10 e 3d av, 25x102.2. Feb. 1, 5 years. 12,000  
 Same to same. 73d st, s s, 259.11 e 3d av, 25x102.2. Feb. 1, 5 years. 12,000  
 Same to same. 73d st, s s, 234.11 e 3d av, 25x102.2. Feb. 1, 5 years. 12,000  
 Same to John B. Harrison. 73d st, s s, 160 e 3d av, 6 lots each 25x102.2. Mort. on each lot \$2,500. Feb. 1, 6 months. 15,000  
 Darrow, Walter R., to Peter Buckel. 53d st, n s, 195.10 e 2d av, 19.2x100.5. February 1, 3 years. 5,000  
 Dean, Joseph P., to Orlando L. Stewart. 129th st, n s, 150 e 7th av, abt 25x99.11. Jan. 29, due Feb. 1, 1882. 260  
 Davis, Ann E., wife of John B., to Sutherland G. Taylor. 105th st, s s, 175 w 3d av, 100x100.11. Jan. 28, 4 months. 1,500  
 Same property. 107th st, s s, 75 1/2 w Lexington av, 100x100.11. Jan. 28, 4 months. 2,500  
 Dean, Joseph P., to Dwight H. Olmstead, et al., exrs., &c., Noah T. Pike, dec'd. 129th st, n s, 150 e 7th av, 25x99.11. Jan. 21, 3 years. 6,500  
 Duffy, James, to Robert Reade. 113th st, s s, 95 e 1st av, 25x100.10. Jan. 29, due Feb. 1, 1884. 5,500  
 Dohler, Wilhelmina, to John R. Suydam, Sayville. 125th st. P. M. Feb. 1, 2 years. 10,000  
 Farley, John, to THE NEW YORK LIFE INS. CO. Lexington av, s w cor 75th st, 102.2x80, 6 lots, corner one, 17.2 front; the others, 17 front, each. Mort. on cor, \$15,000; on each of others, \$13,000. Jan. 25, 3 years. 80,000  
 Fanning, Spencer A., to Sutherland G. Taylor. 4th av, s e cor 106th st, 100.11x100. Jan. 20, note, 4 months. 2,000  
 Same to Oscar F. G. Megie. 2d av, 107th st. P. M. Jan. 27, installs. 5,700  
 Same to same. 2d av, 107th st. P. M. Jan. 27, 1 year. 4,300  
 Ferdinand, Edward F., to THE MUTUAL LIFE INS. CO., New York. 10th st, No. 329 E., n s, 195.6 w Av B, 25x94.8. Jan. 29, due March 1, 1882. 5,000  
 Fettretch, Catharine, to William H. Morrell. 130th st, s s, 283.4 w 6th av, 16.8x99.11. Jan. 26, due May 1, 1881. 1,000  
 Forney, John A., to Sarah Burr. 64th st, s s, 150 w 3d av, 20.10x100.5. Jan. 28, due Feb. 1, 1882. 3,000  
 Fischer, Henry, to Henry Olsen. 113th st, n e cor 4th av, 20x100.11. Jan. 28, due February 1, 1886. 9,000

Fuhrmann, Lorenz, to Anthony Pascer. 41st st, No. 328 W, s s, 375.6 w 8th av, 24.6x98.9x25x98.9. Jan. 20, due Jan. 1, 1886, 4 1/2 per cent. 2,800  
 Fuchs, Peter, to William D. Lent. 124th st. P. M. Jan. 31, due Feb. 1, 1882. 5,000  
 Garms, William, to William A. Parshall. 46th st. P. M. Jan. 31, due Feb. 1, 1884. 3,000  
 Goldstein, Isidor, to Geraldine L. Hoyt, widow. East Broadway. P. M. Dec. 3, due Feb. 1, 1886. 8,000  
 Grunfeld, Julia, wife of David, to The United Brothers, City New York. 33d st, n s, 136.8 w 2d av, 18.4x98.9. Jan. 31, 5 years, 5 1/2 per cent. 4,000  
 Hanigan, Edward H., to John G. Attridge, agent. Avenue B, w s, 57.9 s 7th st, 20.8x64.6. Feb. 4, 1879, 5 years. 1,770  
 Harron, Carrie S., wife of Robert L., to Jane Lawton, Jersey City. 168th st, s e cor Concord av, 31.10x125x27.1x125.1. January 27, 2 years. 400  
 Harriman, James, to William E. Andariese, et al, exrs., &c., U. J. Smith. 58th st, No. 42 W., s s, 345 e 6th av, 25x100.5. Feb. 1, 3 years, 5 per cent. 30,000  
 Helms, Charles F., to THE DRY DOCK SAVINGS INST. 2d av, s e cor 106th st, 100.11x125. Jan. 28, 1 year, 5 per cent. 14,000  
 Hencken, Sophia, wife of and George, to Henry S. Fearing et al., trustees A. R. Sheldon. 1st av, s e cor 13th st, 59x80. January 31, 5 years. 18,000  
 Huber, Anna M., wife of Daniel, to Joseph Schaeffler. Norfolk st. P. M. Jan. 31, due Jan. 1, 1882. 2,000  
 Hallock, Charles H., to William J. Hoppin et al., trustees of Catharine C. Hunt. 72d st, n s, 500 w 8th av, 25x102.2. P. M. Dec. 13, due Feb. 1, 1884. 8,500  
 Same to same. 73d st, s s, 500 w 8th av, 25x102.2. P. M. Dec. 13, due Feb. 1, 1884. 3,500  
 Hennessy, Daniel, to David Dinkelspiel and Simon Lightstone. Madison av, 67th st. P. M. Feb. 1, due Jan. 1, 1882, installs. 97,500  
 Herrman Edward, exr. Fanny Lissner, to Elizabeth E. Rose, Baltimore, Md. Mulberry st, No. 240, e s, 25x100. Feb. 1, due April 9, 1886. 4,000  
 Jenny, Ann M., wife of Jacob, to Bertha A. Deane. 104th st. P. M. Jan. 26, 3 mos. 3,946  
 Same to same. 104th st. P. M. Jan. 26, 3 months. 2,281  
 Johnson, William, to Michael Eagan. Bedford st, w s, 58 n Barrow st, 23.9x103.9x25x104.10. 2d mort. Feb. 1, due July 1, 1887. 3,000  
 Johnston, Emma J., wife of John S., Astoria, L. I., to John F. Williams. 88th st, s s, 207 w Av A, 22x100.8. Feb. 1, 3 months. 1,500  
 Jonas, Abraham H., to Henry Lipman. 74th st, n s, 100 w 2d av, 75x102.2. Jan. 7, due April 1, 1881. 5,250  
 Keller, Morris, to Bertha A. Deane. 86th st, s s, 94 e 1st av, 25x102.2. Jan. 31, 2 mos. 2,564  
 Same to Henry Lipman. 16th st, n s, 275.2 w 9th av, 24.11x92. Jan. 5, due June 1, '81. 2,000  
 King, C. Volney, to Elizabeth Burgess et al., exrs. J. Burgess. 14th st, s s, 126 e 8th av, 24 x103.3. Jan. 28, 2 years. 9,000  
 Lavery, John, to John Tonyes. 45th st. P. M. Jan. 28, 2 years. 2,500  
 Loughran, Charles, to John Belden. 51st st, n s, 72.5 e 7th av, 25.9x75. Jan. 29, 5 yrs. 10,000  
 Same to same. 51st st, n s, 93.2 e 7th av, runs north 75 x east 1.10 x north 25.5 x east 23.8 x south 100.5 to 51st st, x west 25.6. Jan. 29, 5 years. 10,000  
 Same to same. 51st st, n s, 123.8 e 7th av, 26.4 x100.3. Jan. 29, 5 years. 10,000  
 Larney, Patrick, to Orleana R. E. Pell. 38th st, n s, 350 e 2d av, 25x98.9. Feb. 1, 3 yrs. 2,000  
 Leserman, Philip, Adelaide wife of Julius Praeger and Rosalie wife of Louis Leserman to Morris Kuttner and Jacob Fibel. 38th st, n s, 428.4 e 8th av, 20.7x98.9. Feb. 1, 5 years, 5 per cent. 5,000  
 Livingston, Edward, to William A. Martin. Broadway. P. M. Jan. 25, due Feb. 1, 1882. 25,000  
 Same to same. Broadway. P. M. Jan. 25, due Feb. 1, 1882. 25,000  
 Libman, Betsey, wife of Liberman, to Isaac Blumenthal. 75th st. P. M. Jan. 31, 3 years. 3,000  
 Losel, John, to Charles Hamberger. 3d st. P. M. Feb. 2, installs. 13,500  
 Mackey, Jennie L., to Margaret Crawford. 72d st. P. M. Feb. 1, installs. 3,500  
 Same to same. 72d st. P. M. Feb. 1, due Oct. 1, 1882. 2,700  
 Malloy, Sarah, to James H. Brush, Greenwich, Conn. 43d st, s s, 275 e 11th av, 25x50. Lease. Jan. 29, due Feb. 1, 1882. 591  
 McGill, Margaret, to THE BOWERY SAVINGS BANK. Av A, n w cor 114th st, 50x93. Jan. 31, 1 year, 5 per cent. 9,000  
 Moore, Thomas, and Bernard Wilson, to Phebe Pearsall. 1st av, w s, extg from 79th to 80th st, 204.4x100; 79th st, n s, 100 w 1st av, 300x102.2. Feb. 1, 2 years. 107,000  
 Martin, Edward, to Edward Martin, Jr. 32d st, s s, 100 e 7th av, 25x98.9. December 15, 5 years. 3,000

Mehen, Elizabeth, wife of Hugh, to Thama-  
zine R. Ellicott, Westchester, Pa. 110th st. s  
e cor 4th av, 20x75.8. Jan. 27, 3 years. 8,500

Messerschmitt, Adam, to George F. Scheever.  
Springfield st, n s, lot 553 map Melrose  
South, 25x100. Jan. 15, 2 years. 900

Miller, Henry, to William P. Uptegrove, War-  
wick, N. Y. Spring st, s s, 100 w Varick st,  
25x100. Jan. 17, 1 year. 2,500

Nesbit, John to THE BOWERY SAVINGS BANK.  
71st st, s s, 22 e 4th av, 20.6x96.5. Jan. 8, 1  
year. 12,000

Nicoll, Charlotte A., widow, Bayside, L. I., to  
THE UNITED STATES LIFE INS. CO., New  
York. 21st st, No. 6 W., s s, 170 w 5th av, 25  
x42. Jan. 28, due April 1, 1884, 5 per cent. 19,000

Nicoll, De Lancey, to Louis J. Pooler, Goshen,  
N. Y. 5th av, 125th st. P. M. Jan. 29, 1  
year. 65,000

Nichols, Sarah E., with Leonard Scott. Agree-  
ment to extend mortgage, &c. nom

Ohl, Daniel, to Henry Sturz. Stanton st, n w  
cor Chrystie st, 20.3x61.2x20x61.2. Feb. 1,  
due Jan. 1, 1884, 5 1/2 per cent. 7,500

Same to William Meyer. Stanton st, n w cor  
Chrystie st, 20.3x61.2x20x61.2. Second Mort.  
Feb. 1, 3 years. 2,500

O'Connell, Sr., Nicholas J., to Nicholas J.  
O'Connell, Jr. 79th st, s s, 160.8 w Av A, 16.8  
x102.2. Dec. 31, 5 years. 400

Onderdonk, William M., to Rodman Bartlett.  
48th st. P. M. Jan. 27, due May 1, '91. 15,000

Ottinger, Marx and Moses, to THE MANUFAC-  
TURERS AND BUILDERS FIRE INS. CO., New  
York. 6th av. e s, extending from 131st to  
132d st, 199.10x85, 12 lots, the corners each  
17 front, the ten interiors 16.7 each. Mortg.  
on each of corner lots, \$6,000; on each of the  
others, \$4,800. Feb. 1, 1 year, 5 per cent. 60,000

Patterson, Thomas and Robert, to Margaret  
McKimmin. Duane st, No. 141. Leasehold.  
P. M. Jan. 31, 5 years. 2,000

Petit, John J., to Emil F. Bartow, extrx. Cath-  
arine D. Mumford. Agreement to extend  
mort. nom

Pangburn, Jeremiah, to William H. Leupp, New  
Brunswick, N. J. Ashland pl, No. 5, n s,  
93.10 w G. en-wich lane, abt 22.6x98.4. Feb.  
1, 3 years, 5 per cent. 8,000

Pehody, George H., to GERMANIA LIFE INS.  
CO. 18th st. P. M. Feb. 1, due Nov. 30,  
1884, 5 per cent. 20,400

Kenwick, William R., to Susan Burckle. 18th  
st. P. M. Jan. 31, due Feb. 1, 1882, 5 per  
cent. 13,000

Rose, Nathan, to THE MUTUAL LIFE INS. CO.,  
New York. 59th st, n s, 250 e 1st av, 46.3x  
110.1x59x100.5. January 31, due March 1,  
1882. 6,000

Rudolf, John G., mortgagor, with David and  
Fanny Blumenthal. Agreement reducing  
mortgage and interest and extending same.

Ramshorn, Caroline, to John F. Werner, extr.,  
&c., Frederick Autenrieth, dec'd. 21st st.  
P. M. Jan. 28, 5 years, 5 per cent. 4,000

Reinhardt, Sus-man, to David Dinkelspiel. At-  
torney st. P. M. Jan. 28, 6 months. 1,500

Robinson, Mary B., and Frances N. Shimmin  
to THE METROPOLITAN SAVINGS BANK. 13th  
st, Nos. 23 and 24 W., s s, 350 w 5th av, 50x  
137.6x52.1x122.9. Jan. 7, 1 year. 5,000

Roll, George A., to George Roll, Brooklyn.  
57th st, n s, 25 e 10th av, 30x100.5. Jan. 25,  
3 years. 4,700

Same to same. 57th st, n e cor 10th av, 25x  
100.5. Jan. 25, 2 years. 7,000

Schmitt, George, and Christian Koehne to Aug-  
ust Zinsser. Av A, s w cor 57th st, 135.9x  
1 n 9x123.3x106.5; Av A, e s, 75 s 57th st, 67.9  
x115 to East River, 265x129. Oct. 1, 1878, 4  
years 7 per cent. 12,000

Schneider, Philipp, to Frederick R. Hilsmanu.  
46th st, No. 402 W., s s, 75 w 9th av, 25x100.5.  
Jan. 28, 5 years. 2,400

Shewell, George G., Boston, Mass., to Daniel D.  
Lord et al., trustees Margt. H. Lord. 5th av,  
No. 2006, w s, 61.11 n 124th st, 19.6x80. Jan.  
31, due Feb. 1, 1884. 13,000

Skehan, Mary, wife of James, to Jessie wife of  
Daniel Clark, Cornwall, N. Y. 26th st, s s,  
175 e 9th av, 25x98.9. Jan. 27, due Jan. 28,  
1882. 500

Smith, Elliot, et al., exrs. Augustus F. Smith,  
dec'd., mortgagor, with Edmund S. Hamil-  
ton, extr. Wm. H. Townsend, dec'd. Agree-  
ment extending mort. and reducing interest.

Squires, Bridget, wife of William F., to Mary  
E. Miller, New Windsor, New York. 9th st,  
No. 736, s s, 218 w Av D, 20x93.11. Jan. 28,  
due Jan. 26, 1886. 4,000

Striker, Elsworth L., to Helen S. Schroeder,  
Woodside, L. I. 11th av, n e cor 53d st, 90x  
101.1x75.5x100. Jan. 28, 1 year. 8,000

Sacher, Charles, to THE WASHINGTON LIFE INS.  
CO., New York. Chrystie st, No. 228, e s,  
99.3 s Houston st, 25x75. Jan. 31, due Dec. 1,  
1885. 13,000

Same to John Kopp. Chrystie st, e s, 99.3 s  
Houston st, 25x75. Feb. 1, installs. 4,000

Smalen, Hugh, to Samuel Ward. College av,  
e s, 50 n 141st st, 50x100. Feb. 1, 5 years. 2,000

Spaulding, Rosanna, wife of Bernard, to New  
YORK LIFE INS. CO. 65th st, s s, 100 e 5th av,  
25x75. Jan. 25, 3 years. 31,000

Same to same. 65th st, s s, 125 e 5th av, 25x75.  
Jan. 25, 3 years. 31,000

Same to same. 65th st, s s, 150 e 5th av, 25x  
100.5. Jan. 25, 3 years. 42,000

Same to same. 65th st, s s, 175 e 5th av, 25x  
100.5. Jan. 25, 3 years. 42,000

Spies, Peter, to Martin Freligh. Division st.  
P. M. Feb. 1, 5 years, 5 per cent. 5,000

Steinreich, Jennie, mortgagor with Hayman  
Leopold. Agreement extending time of pay-  
ment, also reducing interest on balance of  
mort. upon payment of \$5,000 thereof.

Struthers, Ann E., to Maria H. Struthers.  
Willis av. P. M. Jan. 31, due February 1,  
1883. 1,800

Sulzberger, Ferdinand, to Edgar Swain, Jersey  
City, N. J. 48th st. P. M. Jan. 29, 1 year,  
5 per cent. 5,500

Same to same. 48th st. P. M. Jan. 29, 1 yr.  
5 per cent. 5,500

Same to Mary E. Kerrigan, Brooklyn. 48th  
st. P. M. Jan. 29, 3 years, 5 per cent. 4,000

Same to Alicia L. Burke, Brooklyn. 48th st.  
P. M. Jan. 29, 3 years, 5 per cent. 4,000

Schaeffer, Joseph, to George Hartmann. Nor-  
folk st, e s, 175 s Grand st, 25x100. Jan. 28,  
due Jan. 1, 1883. 10,000

Thompson, William, Brooklyn, to Jacob G.  
Doremus, Jacksonville, N. J. Leonard st.  
P. M. Jan. 31, due Aug. 1, 1886, 5 per  
cent. 12,000

Thompson, Jr., John C., to Ambrose Snow et  
al., trustees for John D. Young. Lexington  
av, No. 1676, w s, 80.11 s 108th st, 20x75.  
Jan. 24, 3 years. 4,500

Same to Ambrose Snow et al., trustees for Ann  
S. Young. Lexington av, No. 1678, w s, 60.11  
s 108th st, 20x75. Jan. 24, 3 years. 4,500

Same to Ambrose Snow et al., trustees for Car-  
oline A. Brundage. Lexington av, No. 1680,  
w s, 40.11 s 108th st, 20x75. Jan. 24, 3 yrs. 4,500

Same to Ambrose Snow et al., trustees for Anna  
P. Bogert. Lexington av, No. 1682, w s, 20.11  
s 108th st, 20x75. Jan. 24, 3 years. 4,500

Same to Ambrose Snow et al., trustees for Wil-  
liam H. Young. Lexington av, No. 1684, s w  
cor 108th st, 20.11x75. Jan. 24, 3 years. 5,000

Treanor, Katharine, wife of John, Tremont, to  
James J. Phelan. Madison av, lots 171 and  
172 map Central Morrisania, 100x120. Jan.  
31, 3 years. 2,000

Taylor, Maurice H., to Theodore Van Amringe.  
30th st. P. M. Jan. 28, 1 year. 3,500

Taylor, Maurice H., Rye, N. Y., to Joseph  
Hoffman, Mamaroneck, N. Y. 30th st. P.  
M. Jan. 28, 1 year. 400

Tillotson, Gouverneur, to Charles M. Wolcott,  
Fishkill, N. Y. Hudson st, Laight st. P. M.  
Feb. 2, 3 years. 15,000

Torney, Wilhelmina D., Brooklyn, wife of  
Claus, to Patrick Leahy. 44th st, s s, 300 w  
10th av, 25x100.5. Feb. 1, 1 year. 850

Vogel, William, to Adolph Mack, Somerville,  
N. J. Greene st. P. M. Jan. 31, due Feb.  
1, 1884, 5 per cent. 44,000

Waldron, Walter B. and Samuel W., to THE  
EMIGRANT INDUSTRIAL SAVINGS BANK, New  
York. 64th st, n s, 100 w 4th av, 18x100.5.  
Jan. 24, 1 year. 21,000

Same to same. 64th st, n s, 118 w 4th av, 16x  
100.5. Jan. 24, 1 year. 17,000

Same to same. 64th st, n s, 134 w 4th av, 16x  
100.5. Jan. 24, 1 year. 17,000

Welde, Charles, to John Ross. 5th av. n e cor  
129th st, 50x110. Jan. 27, due Jan. 19, '81. 7,500

Wesley, Edward B., Rye, N. Y., to William H.  
Macy and ano., exrs. E. Hicks. 21st st, No.  
107 E., n s, 205 e 4th av, 27.6x98.9. Jan. 28,  
1 year, 5 per cent. 16,540

White, Martha, wife of Charles, to Louis Bauer.  
Av A, e s, 50.5 s 16th st, 19x94. Jan. 26, 1  
month. 1,000

Wildberger, Caroline, wife of and Christopher,  
to P. Fuchs. 2d av, n e cor 5th st, 25x75; 5th  
st, n s, 75 e 2d av, 25x48.6. Feb. 3, due Aug.  
1, 1882. 1,500

Same to THE EMIGRANT INDUSTRIAL SAVINGS  
BANK, New York. Same property. Feb.  
3, 1 year. 18,000

Woodward, Mary A., wife of Charles W., to  
Edward H. Birdsall. 52d st. P. M. Jan. 31,  
3 years. 5,000

Wilder, Sophia A., widow, to Diana M. Wiltse.  
45th st, s s, 266.8 w 6th av, 16.8x100.4. Jan.  
29, 2 years, 5 per cent. 6,000

Weismann, Augustus, to Anna M. Knoll,  
Brooklyn. 8th st, s s, 375 e 2d av, 25x93.6,  
being also known as No. 64 St. Marks pl.  
Feb. 1, 3 years. 3,000

White, Martha, wife of Charles, to Henry C.  
Smith. Av A, e s, 50.5 s 16th st, 75x94.  
Feb. 1, demand. 4,000

Williams, David, mortgagor with Francis J.  
Schneider. Agreement extending mort. and  
reducing interest. nom

Yost, Caroline, L. M. K., wife of Abraham,  
to Jacob F. Wyckoff. 123d st, n s, 100 e 2d av,  
50x100.11. Jan. 24, notes. 3,200

Same to same. 123d st, n s, 150 e 2d av, 50x  
100.11. Jan. 24, notes. 3,200

KINGS COUNTY, N. Y.

JANUARY 27, 28, 29, 31, FEBRUARY 1, 2.

Arnold, Daniel S., to Julia Waterbury. Adams  
st, Concord st. P. M. Jan. 31, 1 year. 5  
per cent. \$12,000

Brown, Lillie, wife of John W., to John J. Bar-  
ner and ano., exrs. E. Auerbach. Dean st.  
P. M. Feb. 1, installs. 9,500

Brown, Selina L., wife of George F., to Wm.  
E. D. Stokes. Greene av, s s, 265 e Tompkins  
av, 20x100. Feb. 1, 1 year. 6,500

Bandier, Mary A., widow, to Kate J. Haydock.  
Koscusko st, No. 55, n s, 350 w Nostrand av,  
25x100. Jan. 27, due May 1, 1884. 500

Brown, Dudley P., to Charles Benner. Little  
st. P. M. Jan. 12, 3 years. 850

Brown, Lewis, to Lydia Willets, New York.  
Clifton pl, s s, 450 e Nostrand av, 25x100.  
Jan. 28, 3 years. 1,500

Brzezinski, Leon, to Michael Ward. Maujer st,  
n s, 200 e Humboldt st, 25x100. Jan. 27, 5  
years, 5 per cent. 400

Bailey, Hattie M., wife of Melvin J., to Char-  
lotte M. Noble, extrx. Curtis M. Noble. St.  
Johns pl, n s, 164.7 e 7th av, 20x100. Feb. 1,  
5 years, 5 per cent. 5,000

Baver, Adriana, by James C. Bergen, att'y, to  
The Brooklyn Trust Co. 1st pl, s s, 160 e  
Court st, 20x100. Feb. 1, 1 year. 5,000

Beine, Maria, mortgagor, acknowledges receipt  
from John H. Kucks of \$4,500, on account of  
mortgage of \$6,500.

Birmingham, Mary, to William A. Engeman.  
Pro-pect st, s s, 103.10 e 5th av, 20x100. Jan.  
31, 5 years, 5 per cent. 1,000

Brush, Luther H., to Charles Kornder. Put-  
nam av, s s, 300 w Nostrand av, 20x100. Jan.  
31, 5 years, 5 per cent. 2,200

Chamberlain, Anna B., to Charles M. Marsh.  
Halsey st, s s, 520 e Throop av, 20x100. Jan.  
29, 1 year. 1,000

Chapman, George M., to Mary G. Hoffman,  
guard. Park pl, s s, 207.11 e 6th av, 16.8x100.  
Jan. 29, 3 years, 5 per cent. 5,000

Same to James H. Frothingham, et al., trustees.  
Park pl, s s, 191.3 e 6th av, 16.8x100. Jan. 29,  
3 years, 5 per cent. 5,000

Coulter, Lydia A., wife of Alexander H., to  
Nicholas Luquer, extr. H. F. Watson. Consel-  
yea st, n w s, 113.7 s w Myrtle av, 50x68.5x  
54.2x47.6. Jan. 29, 3 years. 2,000

Cordts, Eibe D., to Sarah L. Cooke. Jackson  
st. P. M. Jan. 27, due Jan. 25, 1884, 5  
per cent. 4,000

Same to Mary Cooke. Jackson st. P. M. Jan.  
27, 3 years, 5 per cent. 3,000

Cowen, Robert, to Mary E. Sergeant. Bain-  
bridge st, s s, 525 e Stuyvesant av, 50x200 to  
Chauncey st. Aug. 1, 2 years. 332

Carr, John H., to Margaret J. Robins, widow,  
New York. Navy st, e s, 199.5 n Lafayette  
av, 20x100.6. Feb. 1, 3 years. 2,500

Doyle, Annie, Mary E. and Margaret, to Au-  
gustus F. Kinnersley. Dean st, n s, 75 e  
Smith st, 20.10x100. Jan. 29, 1 year. 179

Dempsey, James G., to William M. McCutchen,  
Plainfield, N. J. Morton st. P. M. Feb. 1,  
3 years. 4,000

Doherty, Hugh J., Sarah Coyle and Ann Clancy  
to Mary I. Van Dusen, Southold, L. I.  
Bridge st, e s, 57.7 s John st, 21x100; Water  
st, s w cor Jay st, 25.6x100. January 31, 5  
years. 1,500

Donnelly, Thomas, to Max Miller. Pacific st,  
n s, 579.8 w Franklin av, 25x115.3x25.5x  
100.1. Jan. 25, due Jan. 1, 1884. 3,500

Fenniman, John R., Clarence E. and Mulford  
M., to Sarah E. Campbell. Sackett st, s s,  
103.6 e Court st, 22x100; Court st, n e cor  
Union st, 24x55x23.10x30.6x75.5. Jan. 31,  
secures life annuity. 600

Foulks, Mary A., wife of Thomas, to John  
Parkinson, Evert, Osceola Co., Mich. Oak-  
land st, e s, 125 s Meserole av, 25x100. Jan.  
28, 3 years. 500

Frost, Frank, to Robert Hunter. 6th av, s s,  
22 n e Prospect pl, 20x100. Jan. 7, due Jan.  
1, 1884. 4,000

Fowler, Julia E., Gravesend, to Charles Fow-  
ler. Road from Voorhees lane to Sheepshead  
Bay, plot at Sheepshead Bay, 50x83x50x59.  
Dec. 4, 3 years. 500

Garvey, Ann S., to Stephen L. Vanderveer.  
New Lots. High st, s s, 99.8 e Bridge st, 25.1  
x96.7 to alley, 25.2x96.5. Feb. 1, 3 yrs. 3,500

Gritman, Sarah, Long Island City, to M. A. P.  
Bowers, Watertown, Conn. Johnson st. P.  
M. Jan. 31, due Feb. 1, 1884. 2,000

Given, Margaret C., wife of Robert, to Ernest  
H. C. Dohrmann. Chauncey st. P. M. July  
14, 1 year. 200

Greene, Cornelia W., wife of Lyman R., to The  
South Brooklyn Savings Institution. Henry  
st, s s, 75 s Pineapple st, 25.7x92.6. Feb.  
1, 1 year. 5,000

Harmon, Andrew, to Jacob Herrmann. Broad-  
way, n e cor 6th st, 60x80. Jan. 24, in-  
stallments. 5,000

Hatten, William, to Elizabeth Vanderbilt.  
Smith av, w s, 100 n Division av, 100x100.  
Jan. 15, due Jan. 20, 1885. 2,000

Jones, Mary, to Hobby & Leeds. 11th st, n e s,  
175.6 n w 7th av, 33.4x60.6x33.4x62. Jan. 27,  
6 months. 650

Johnston, Charles, to Charles H. Hanold. Wyckoff st, n s, 363 w Smith st, 23x100. Jan. 31, 3 years. 1,500

Keegan, Kate, wife of Patrick, to James H. Mullarky, trustee J. Sullivan. 19th st, n s, 210 w 9th av, 25x90. Jan. 29, 3 years. 1,200

Kenna, Edward, to The New York Life Ins. Co. 5th av, w s, 40 n Union st, 20x69. Jan. 25, 1 or 3 years. 5,000

Same to same. 5th av, w s, 20 n Union st, 20x69. Jan. 25, 1 or 3 years. 5,000

Same to same. 5th av, n w cor Union st, 20x69. Jan. 25, 1 or 3 years. 6,000

Same to G. H. and R. A. Granniss, exrs. Geo. B. Granniss, Jorammon st, Hicks st. P. M. Jan. 26, due May 1, 1882. 10,000

Same to Elizabeth W. Aldrich, widow. Bedford av. P. M. Jan. 29, demand. 10,000

Kiernan, Fannie L., widow, to The Williamsburgh Savings Bank. Grand st, s w cor Lorimer st, 75x100. Jan. 25, 5 years. 15,000

Kinney, Frederica M., wife of John P., to Robert I. Hubbard. 3d st, s w s, 100 n w 6th av, 109 10x95. Jan. 27, demand. 3,000

Kohlmann, Diederick, to Abraham Underhill. Atlantic st, n s, 25 w 3d av, 18.2x50. Jan. 27, 5 years. 2,50

Kennedy, Charles, Jr., to Ella L. Donnellon. Grand av, s e cor Van Buren st, 25x100. Jan. 24, 6 months. 3,400

Kleehaupt, Martin, and Friederich Schlereth to Edward Clark. Bay av, n s, 75 e Sheffield av, 25x50. Jan. 12, 5 years. 200

Kenna, Edward, to George W. Brown. Clinton av, w s, 241.10 s Park av, 20x100. Jan. 27, 2 years. 1,500

Same to same. Clinton av, w s, 261.10 s Park av, 20x100. Jan. 27, 2 years. 1,500

Lock, George, to James Lock. Throop av, w s, 37.6 s Vernon av, 18.9x100. Jan. 29, 1 yr. 400

Loffler, George, to Abraham Underhill, exr. of A. L. Jordan. Bremen st, w s, 50 n Forrest st, 15x100. Jan. 29, 5 years. 1,400

Same to Nina and Louise P. Jordan. Bremen st, w s, 25 n Forrest st, 25x100. Jan. 29, 5 years. 1,400

Lyons, William S., Mt. Vernon, N. Y., to Sarah J. wife of Ephraim S. Force. Clinton av, w s, 22.10 s Park av, 23x87.5. Jan. 31, 1 yr. 550

Layton, John, to The Brooklyn Savings Bank. Degraw st, s s, 360 e Smith st, 20x100. Jan. 25, 1 year. 4,000

Same to same. Degraw st, 460 e Smith st, 20x100. Jan. 25, 1 year. 4,000

Lock, George, to The East Brooklyn Savings Bank. Throop av, w s, 37.6 s Vernon av, 18.9 x110. Jan. 29, 1 year. 2,250

Mogk, William, to Charles H. Burtis and ano., exrs. M. L. D. Burtis. Elm st, s e cor Bushwick av, 115.4x97.6x88.6x101.1. Jan. 27, 3 years. 3,500

Murray, Isabella, to John W. Dreyer. North 8th st. P. M. Jan. 26, 3 years. 200

MacGregor, John, to Henry N. Curtis and ano., exrs., &c., F. A. Armstrong. Washington av, w s, 21 n De Kalb av, 20x100. Feb. 1, 1 year, 5 per cent. 7,000

Same to same. Washington av, n w cor De Kalb av, 21x100. Feb. 1, 1 year, 5 per cent. 3,000

Mayer, Frederick A., to Alexander Rickard. Throop av, w s, 50 s River st, 25x100. Feb. 1, 1 year. 500

Manning, William J., to Richard W. Preston. Walworth st, w s, 522.9 n Park av, 25x100; Walworth st, w s, 510.3 n Park av, 12.6x80. Jan. 31, 5 years. 1,200

Mansell, Tobias, to J. V. B. Martense and ano., exrs. Helen Martense. Baltic st. P. M. Jan. 27, 3 years. 330

Minor, Israel, to Israel Minor, guard. Hopkins st, s s, 100 e Nostrand av, 50x100. Jan. 3, 1 year. 6,500

Munch, Ferdinand, to Otto Huber. Yates av, n e cor Vernon av, 100x100; Vernon av, n s, 100 e Yates av, 225x100, brewery, being a first mort. on first pl't, and a second mort. on last plot. Jan. 31, 1 year. 5,000

Munoz, Edwina E., wife of Antonio A., to John Webb. Clinton av, w s, abt 400 s Park av, 50 x100; Main st, s w cor Water st, runs south along Main st 34.7 x west 100 x south 31 x east 100 to Main st, x south 50 x west 130.7 x north 115 to Water st, x east 130.11; Main st, w s, 47.4 n Front st, 22.8x50; Prospect st, s s, 90 w Bridge st, 50x100; Alabama av, w s, 125 n Liberty av, 50x100; Alabama av, w s, 89.3 s Atlantic av, 50x100; Williams av, e s, 99.5 s Atlantic av, 75x100; Williams av, e s, 100 n Liberty av, 25x200 to Alabama av; Atlantic av, s s, extd'g from Henry av to Snediker av, runs south along Henry av 87.6 x west 100 x north 25 x west 100 to Snediker av; x north 106.5 to Atlantic av, x east 205; Liberty av, s s, extd'g from Snediker av to Van Sinderen av, 20x100; Liberty av, s w cor Henry av, 100x100; Liberty av, s s, extd'g from Williams av to Alabama av, 200x100; Broadway, South Carolina av, Snediker av and Van Sinderen av, 20x400, the block; Van Sinderen av, n e cor Broadway, centre line, 21.2x1,088x21.2x 1/2 part. Jan. 26, demand. 3,000

Nichols, George, to William A. Jones, Norwich, Conn. Rogers av, w s, 48.5 s Prospect pl, 16.1 x80. Jan. 28, due Feb. 1, 1882. 3,300

Newcome, Robert T., to Ginditta Dolfin, New York. Eldert av. P. M. Jan. 25, due May 1, 1881. 750

O'Brien, Patrick F., to The Mutual Life Ins. Co., New York. Willoughby av, n s, 320 e Throop av, 3 lots, each 20x100. 3 mort's., each \$5,000. Jan. 28, due March 1, 1882. 15,000

Papps, Israel, to Mary Preston, widow. Nassau av, n s, 75 w Eckford st, 25x100. Jan. 27, 5 year. 2,500

Pryor, Peter, to Emma Zerrenner. Herkimer st, s s, 500 w Utica av, runs south 190.6 to Brooklyn & Jamaica Railroad, x west 3.3 x northwest 30 x northerly and easterly 160 to Herkimer st, x east 25. Jan. 27, 1 year. 300

Rin, Lucy, to Edward J. Peters. 18th st, n s, 120 w 9th av, 20x100. Jan. 28, due Jan. 1, 1884. 533

Regan, John, to Darius Allen, New York. South 9th st. P. M. Feb. 1, 2 years. 1,000

Sammis, Lewis W., to Alfred Duryea. Newel st, w s, 145 n Norman av, 25x100. Jan. 15, 2 years. 800

Somers, Mary E., widow, to Margaret M. MacDonald. State st. P. M. Jan. 31, 3 yrs. 2,000

Straut, Edward J., Suffern, N. Y., to Bushwick Savings Bank. Kosciusko st, s s, 76 e Stuyvesant av, 24x50. Jan. 1, 1 year. 800

Strong, John T., to Anne C. Forbes. Nostrand av, e s, 65 n Lafayette av, 19x70x14x10x5x60. Jan. 28, 3 years. 450

Schink, Wilhelmina, wife of Frederick, to Clarence S. Dunning. Smith st, e s, 80 s Sackett st, runs east 80 x south 10 x west 20 x south 10 x west 60 to Smith st, x north 20. Jan. 28, 1 year. 600

Smith, Agnes, wife of John, to The South Brooklyn Savings Inst. Henry st, n w cor Degraw st, 21.7x97. Jan. 27, 1 year. 2,000

Steur, John, to Jacob Mertz. Centre st, n e cor Sackett st, 50x100. Jan. 24, due Jan. 1, 1888. 900

Shea, Timothy, to William Beard et al., trustees I. Rich. Court st. P. M. Nov. 30, 3 years. 1,500

Sadlier, Anna M., widow, New York, to Wm. H. Dunning et al., trustees J. A. Robertson. Bridge st, s e cor Plymouth st, 24x100. Feb. 1, 3 years. 5,000

The Trustees of the Swedish Evangelical Lutheran Bethlehem Church, Brooklyn, to George Beach, Hartford, Conn. Bergen st. P. M. Jan. 3, 5 years. 2,820

Tienken, John H., to William R. Siney. Greene av, s s, 344.10 w Patchen av, 44.10x200 to Hickory st; Greene av, s s, 300 w Patchen av, 44.10x200, last plot to be released at any time upon payment of \$1,000. Feb. 1, 2 yrs. 4,000

Vosburgh, William C., to Henry Wilson and ano., exrs. and trustees M. C. Tunison, dec'd. Clermont av, e s, 348 n De Kalb av, 22x200 to Vanderbilt av. Feb. 1, 3 yrs, 5 per ct. 8,000

Walsh, Catharine R., to Miriam Hains, Hempstead, N. Y. Marcy av, e s, 50 s Vernon av, 50x100. Jan. 31, 3 years, 5 per cent. 2,450

Washburn, Nathaniel, to The Dime Savings Bank of Williamsburgh. Clymer st, s e s, 262.6 n e Bedford av, 12.6x100. Jan. 31, 1 year. 1,500

Wilkinson, Albert, to Elias G. Brown, New York. Lewis av, n w cor Lafayette av, 100x100x94.7x94.9; Atlantic av, s s, 69.3 w Sackman st, 19.4x100. January 28, due April 1, 1881. 1,600

Williams, Debbie A., wife of Charles T., to Gertrude Calyer, widow. Eckford st, e s, 225 n Norman av, 25x100. Jan. 25, 3 years. 1,600

Wyckoff, Adelaide, to William G. Damarel. Elliott pl, w s, 90 s Hanson pl, 20x100. Jan. 1, 1 year. 1,500

MORTGAGES — ASSIGNMENTS

NEW YORK CITY.  
JAN. 21ST TO FEB. 3D—INCLUSIVE.

Association for the Relief of Respectable, Aged Indigent Females, &c., to Abraham B. Odell, exrs. J. D. Odell. \$8,000

Atridge, John G., agt., to Sarah E. Bassford and Edward H. Hanigan, committee. nom

Aubery, Albert C., Brooklyn, as committee, to George W. Weed. nom

Burr, Sarah, to Henrietta Katzenberg. 4,303

Birkett, James A., to Cyrus H. Loutrel. Jan. 1880. 2,000

Blesson, Hugh, to J. S. and N. Peck. 3,000

Bowne, Richard H., guard., W. F. Kidder, to William F. Kidder. nom

Boardman, Andrew, to Cordelia E. Boardman, extr. G. G. Yvelin. 5,143

Caldwell, William A., to The University of Rochester. 4,959

Coles, Albert, to Albert L. Coles. 3,500

Collyer, E. Merritt, Sing Sing, to K. S. T. Willits & Co. 900

Clarke, John, to John Smith. 520

Constant, Samuel S., admr. trustees for Eliz. A. Chapin, under will T. Christy, dec'd, to David and Fanny Blumenthal. 10,000

Caldwell, William A., to John H. Deane, assign't total. 43,507

Dixon, William P., referee, to James W. Smith, trustee for Eliz. A. Draper. nom

Same to same, as trustee C. H. Crofts. nom

Same to same, as trustee Anna K. Shaw. nom

Same to same, as trustee for Eliz. S. Haggerty. nom

Deane, Bertha A., to Samuel S. Constant. consid. omitted

Same to same. consid. omitted

Drake, John H., Plainfield, N. J., to Francis C. Reed. 4,300

Fay, Maria, wife Andrew, to Ellen Curry. nom

Freund, Ludwig A., Dresden, Germany, to Felix Thurman. 8,000

Same to same. 8,000

Garcia, Miguel, and Andrew Leaman, to Benigno S. Suarez. 7,500

Same to same. 7,500

Golet, Jean B., to Charles N. Schenck, Brooklyn. 8,120

Gottsch, Jochin and Henry, to Hans Gottsch. 2,200

Guggenheimer, Eliza, to Emma Feist. 2,500

Same to Edward Leissner, consid. omitted

Gunning, Lucene, to The Seaman's Bank for Savings, city N. Y. 25,000

Haskin, John B., to The Sag Harbor Savings Bank, village of Sag Harbor. 4,000

Huggins, John P., to Gilbert E. Dorland. 2,500

Katzenberg, Julius, to Eliza, wife Randolph Guggenheimer. consid. omitted

Havens, Charles G., et al., exrs. G. H. Peck, to The Havens Relief Fund. 10,207

Horgan, Margaret, wife of Denis, to Mary E. Miller, New Windsor, N. Y. 8,000

Jacks, Maria, wife of James, to Edward Kilpatrick. nom

Koster, John G., to John Kopp. 4,000

Kouwenhoven, Eve, to Adelaide Gutmann. 11,672

Kouwenhoven, Francis D., and ano., exrs. to Eve A. Kouwenhoven. 9,000

Same to Francis D. Kouwenhoven. nom

Kouwenhoven, Francis D., to Adelaide Gutmann. 11,672

Keogh, Christopher B., to John H. Deane. nom

Laurence, Newbold, to George N. Lawrence. 24,500

Loutrel, Cyrus H., to Clara L. Bool, Brooklyn. 2,030

Larocque, Joseph, Astoria, N. Y., to John B. Rebound and ano., exrs. Horace, Whittemore, dec'd. 7,572

Leupp, William H., New Brunswick, N. J., to Anna F. C. Remmertz. 8,000

Loeb, Solomon, to Dorothea Wolff. 25,000

McCarty, John H. and Mary E., to William H. McCarthy. 15,400

Montross, John D., to Benjamin G. Disbrow, exr. B. Disbrow. 1,000

Mayhew, Hannah M., Brooklyn, to Frank B. Mayhew. 2,000

Meyer, Isaac T., to William H. Sears. 1,200

Morgan, Paulina A., widow to Almy Gilford, 1870. 35,000

Mowbray, Anthony, to Edward F. Brown. 5,121

Nevins, David H., exr., &c., R. H. Nevins, dec'd, to Anna K. and Louisa E. Nevins. 6,000

O'Connor, John, to Emanuel Oppenheimer. 2,892

Sage, Russell, to Matilda F. Van Buren, Philadelphia, Pa. 10,000

Sackett, Adam T., to Sarah Burr. 5,349

Schuster, Sophia, to Charles Dorn and Jacob Schmitzer. 750

Scudder, Abby E., wife Alanson H., to Edward G. Burgess, Montclair, N. J. 6,500

Scudder, Linus, to Augusta Gillender. 3,000

Same to same. 6,503

Steers, Abraham, to Samuel S. Constant. 3,000

Schenck, Charles N., Brooklyn, to Robert Ogden and Jean B. Golet and Hannah G. Gerry. 8,120

The Broadway Ins. Co., New York, to James W. Lyon, exr. 2,500

Taylor, Valeria P., Ball's Pond, Conn., to George Black. 50

The Manufacturers and Builders' Fire Ins. Co. to Martha J. Hall, Greenburgh, N. Y. 91,120

The Trustees for the Support of Aged and Infirm Clergymen of the Protestant Episcopal Church, in the diocese of Albany, to John Mathews. 5,000

Thacher, Thomas A., to The President &c., Yale College, New Haven, Conn. nom

Same to same. nom

Trustees of the Fund for Aged and Infirm Clergyman, Protestant Episcopal Church, to Trustees for same class of Albany. 1870. nom

Whittemore, Catharine, to Annie S. Miller. 7,000

White, Frances A., wife George W., to Leonard Scott. 8,143

Whitehead, Frances M., to Charlotte W., wife Alfred J. Miller, Providence, R. I. nom

Wilson, Anna B. and Henry H., and ano., exrs. J. T. Wilson, to Annie E. Fenning and Robert Fenning, as guard. 10,000

Consent of the Stockholders of the Manhattan Lining Co. to the mortgaging of its property to Willett Bronson for 1,500

KINGS COUNTY, N. Y.  
JAN. 13TH TO FEB. 2D—INCLUSIVE.

Asson, Thomas M., exr. T. C. Asson, to Mary E. Smith. \$986

Andrews, Norman, and ano., admrs T. J. Feeks, to Caroline Pardee. 1877. Two assignments. nom  
 Same to Esther Feeks. 1877. nom  
 Bleecker, William P., exr. Eliz. F. Onderdonk, to John Peterkin. 7,800  
 Bloch, Leopold, to Leopold Michel. 1,000  
 Bearns, Joseph H., to Albert Hahn. 2,500  
 Beasley, David S., to Eliza Molo. 300  
 Bloch, Leopold, to Moses May. 2,800  
 Same to same. 600  
 Babcock, Edward H., to Lucy A., Huntington. 500  
 Beuner, Charles, Long Island City, to Stephen C. Williams, New York. 850  
 Brooks, Mary K., wife Charles F., to Richard H. L. Townsend. 6,034  
 Burtis, Charles H., exr. Martha L. D. Burtis, to The Mercantile Trust Co. 1,035  
 Burtis, Charles H., to The Mercantile Trust Co. 4,000  
 Same to same. 6,965  
 Cash, Mary J., Huntington, L. I., to William F. Carwith. 250  
 Coles, Albert, to Albert I. Coles. 7,000  
 Cook, Mary, as admr. to Abigail Hanson. 500  
 Coyle, Sarah, to Mary I. Van Dusen, Southold, L. I. nom  
 Carolan, Patrick, to James R. Allaben. 100  
 Crell, Charles A., to Leopold Haas. Assigned as collateral to note. nom  
 Cruikshank, James, Hempstead, L. I., to Peter J. and Catharine Munro, Irvington, N. J., to Margaret W. wife of I. De Hart Bruen, New Jersey. nom  
 Same to same. nom  
 Cobb, Catharine S., Barnstable, Mass., to Mary E. Colyer, North Hempstead. 2,000  
 Dalton, A. O., to Martha E. Cooke, Stamford, Conn. nom  
 Du Bois, Gilbert, Elderville, N. Y., to William H. Wells, New York. 11,250  
 Davidson, John, Elizabeth, N. J., to Adelia S. Davidson, Elizabeth. 10,000  
 Drinker, John, and ano., trustees G. Bushnell, dec'd, to Pierrepont Minor. 6,000  
 Dunn, Helen, to Hannah A. Pew, New York. 1,500  
 Eisemann, Charles, to Peter Eisemann. 300  
 Engelhardt, William, to George Engelhardt. 1,000  
 Engelhardt, Philip, guard. W. Engelhardt, to said William Engelhardt. nom  
 Elmendorf, Sarah C., New Brunswick, N. J., trustee, to Charles Samuel. 1,548  
 Fowler, Levi, to William J. Northridge. 1,050  
 Fish, James D., receiver, to The New York Life Ins. Co. 10,000  
 Floyd, David Van H., admr. R. M. Floyd, dec'd, to Benjamin Floyd. 1876. nom  
 Fowler, James W., New York, to Charles A. Davison, New York. 3,258  
 Fish, James D., recvr. to W. J. and C. E. Brooks, exrs. W. Brooks. 3,000  
 Frey, Henry, and ano., admrs. Eliz. Dicenta, dec'd, to Henry T. Lee, trustee. 4,080  
 Gibney, Charles, to Sarah A. Prindle. 1,700  
 Gribbe, Charles L., Newark, N. J., to Mary J. Merrill. 6,000  
 Green, Theodore E., to Mary J. Reardon. 200  
 Hoogland, William H., Oyster Bay, and ano., exrs. Cath. Hoogland, to Catharine L. wife of John B. Suydam, Susan wife of R. S. Suydam, and Phebe L. wife of Joseph C. Cable. 1,625  
 Hopkins, Rose, to Catharine J. Brown, Matawan, N. J. 500  
 Hunt, Samuel J., New York, to Samuel J. Hunt and ano., exrs., &c., H. Van Wageningen, Jr. 1,000  
 Haydock, George R., to Charlotte Brown, Rye, N. Y. 1,163  
 Henrich, Adam, to Friedrich Zinke. 6,000  
 Hickling, John, to William Tumbidge. 10,000  
 Hillenbrand, Joseph, exr. F. A. Hillenbrand, dec'd, to Simon W. Arnold. 5,000  
 Johnson, James, New York, to John Borger. 2,000  
 Koelsch, Peter, t; John A. Sehy. 14,500  
 Kinnersley, Augustus F., to Pierre L. and Josephine Lanoir. 3,000  
 Lefferts, Robert B., trustee, to John McKesson, New York. 1862. 2,400  
 Linde, Frederick C., to Annie A. Brown. 2,000  
 Lindsay, Andrew B., admr. R. Lindsay, dec'd., to Sarah McComb. 1,000  
 Lang, Mary, admr. R. Wilhelms, to William Steinway, exr. H. Steinway. 1,500  
 Leese, Edith S., wife of John S., to Louise C. Behman. 5,000  
 Luyster, Mary W., New York, to Marie E. Tenney. 2,000  
 McCue, Alexander, and ano., exrs. E. Harvey, to Rufus T. Bush. 25,000  
 Magill, Francis T., to Cornelius J. Bergen. nom  
 Mamber, Wilhelmina and Michael, to William Ginste. 600  
 McConnell, John, to Sarah F. Mead. nom  
 McKissam, John, New York, to Henry M. Bradhurst. 1863. 2,400  
 Mayhew, Mary L., to Grace A. Silleck. 2,000  
 Meyer, Louis, to Catherine Brandenburg. nom  
 Montfort, George R., to Alfred Rosenthal. nom  
 Fackard, Ralph G., to Sarah A. Prindle. 2,000  
 Peed, Frances M., to Mary H. McCord. 1,000

Ross, Mary L., individ. and guard., to Goodwin Cross & Co. 252  
 Richardson, Gertrude, widow, to Charles Klotz. 200  
 Robinson, Edmund R., trustee J. Thomson, dec'd, to James Thomson, Paris, France. nom  
 Rolfe, John P., to Delia P. wife of Gilbert W. Chapen. Assign. mort. 3,037  
 Rumsal, Caspar, New York, exr. B. Engert, to Dorothea Terr. nom  
 Sayres, William J., Jamaica, to Cornelius S. Stryker. 5,000  
 Schenk, Abraham V., late trustee for Julia A. Schenck and Susan Posten, to Julia A. Schenck, trustee. 28,130  
 Smith, Edward A., Warren, Ohio, and Jane E. Smith and Annie H. Pancoast, Newark, Ohio, to Frederick Cobb. 400  
 Steers, Abraham, New York, to Edward P. Steers, New York. nom  
 Stewart, John, to Smith E. Hendrickson et al, exrs. F. Hendrickson, dec'd. 600  
 Saxe, Geo. G., Stamford, Conn., to M. J. Thompson. 2,500  
 Shehy, John A., to Catharine M. Koelsch. 14,500  
 Simm, Abraham, Solomon and Isaac A., to James Fitzsimons, Rhinebeck, N. Y. 500  
 Scott, Margoret, to Josiah T. Mareau. nom  
 Skelton, Charlotte P., to John S. Loomis. 1,000  
 Smith, Levi N., et al., exrs. S. Smith, to Aaron S. Robbins. 9,131  
 The Dime Savings Bank, Brooklyn, to Mary Dent. 3,000  
 The J. L. Mott Iron Works, New York, to Thomas Read. 650  
 The New York Life and Trust Co. to Henrietta Anthon, widow. 3,096  
 The Williamsburgh Savings Bank to Elizabeth wife of Francis Thill. 15,000  
 The Farmers' Loan and Trust Co., admrs. of R. Brown, to John Duer, New Brighton. 5,500  
 Twibell, Maggie E., to Josephine Haff. 500  
 Vanderveer, Adrian, to Peter Lott and ano., trustees S. J. Lott. 3,000  
 Walbridge, Olin G., and ano., exrs. J. C. Calhoun, to John E. Calhoun. 5,000  
 Same to same. 5,000  
 White, Alexander M., to Edward Lammer, New York. nom  
 Willis, Albert L., admr. Mary Elsworth, to Albert L. Willis, guard. Florence Elsworth. nom  
 Wood, Helen O., wife of Cornelius D., to Caroline E. Jewett. 1871. 7,000  
 Wood, Martin V., exr. V. Wood, to Samuel Mitchell, New Lots. 1,000  
 Wright, Matilda, to William Adams. 1,000  
 Whitney, Cordelia C., wife Albert B., to Sophia B., wife John H. Babcock. 5,000  
 Wils, Andrew, to Nathan May. 718  
 Woodruff, Franklin, guard., to William G. Starr. 15,000  
 Same to same. 10,000  
 Same to same. 4,000  
 Same to same. 5,000  
 Young, Elizabeth J., to Jacob and Isaac Levy. 814  
 Young, Ann S., et al., exrs. J. S. Young, to Ambrose Snow et al., trustees J. S. Snow, dec'd. 6,500

Millen, W. and R. 151 Chatham.... Williamsburgh Brewing Co. 250  
 Muller, F. City... M. Seitz. 100  
 McCarthy, J. 1351 3d av.... Griffith & Co. Pool Table. 212  
 Millen, W. 151 Chatham... Griffith & Co. Pool Table. 275  
 Moncrief, J. J. 45 E. Houston... Brunswick & Balke Co. Pool and Billiard Tables. 375  
 McDermott, W. 217 W. 19th... Brunswick & Balke Co. Pool Table. 175  
 Nowak, A. 170 Orchard... Brunswick & Balke Co. Pool Table. 175  
 Pencergast, J. J. 1029 2d av.... Brunswick & Balke Co. Pool Table. 225  
 Pook, F. 275 Bowersy... L. Mayer. 54  
 Prati, R. and J. D. Angelo. 570 3d av.... H. Schalk. 160  
 Parke, P. M. 357 Grand... J. Kersey & Co. (R) 1,000  
 Quell, S. 299 Av C... P. & W. Ebling. (R) 252  
 Reichel, F. 507 E. 5th... F. Froehrbach. 250  
 Reilly, J. 810 10th av... D. Dillon. 300  
 Reinhardt, Eliza. 139 W. 25th... De la Vergne & Burr. (R) 400  
 Ryan, J. P. 15 Broadway... Brunswick & Balke Co. Pool Table. (R) 84  
 Riordan, Ed. 21 Catharine slip... Brunswick & Balke Co. Billiard and Pool Tables. 50  
 Russell, S. 641 E. 12th... D. Jones. Ale. 190  
 Schmedes, Barbara. 17 to 21 Hudson and 11 College pl... A. Kopke, Sr. Bar Fixtures and Furniture. (R) 2,500  
 Schwartz, M. 135 East Broadway... Bernheimer & Schmid. 250  
 Schneider, L. 160 7th... Wilhelmine First. 150  
 Stenshorn, Lizzie. 402 E. 11th... A. Kahn. (Elias & Betz, by assign.) (R) 300  
 Tresal, C. 19 Greenwich av... Elias & Betz. 250  
 Unmuth, N. 11 7th... G. Ehret. (R) 400  
 Weinber, I. 539 3d av... J. H. Berenter. Pool Table. 225  
 Zwerger, Hannah. 430 E. 5th... A. Giegenjack. 400

HOUSEHOLD FURNITURE.

Aime, M. 106 South 5th av... C. Morell and wife. Furniture and Fixtures 400  
 Blanchard, W. 172 Chrystie... H. Spies. 100  
 Buffum, Harriet A. 33 W. 45th... Geo. A. Buffum. 1,987  
 Butler, Anastasia. 323 E. 30th... J. Lynch. 121  
 Claucey, M. E. 25 W. 22d... C. Kerrigan. 500  
 Clark, Mary W. 239 W. 23d... P. Guire. 900  
 Doane, Catharine R. and Robert M. 1 North Washington sq... J. Zittlosen. (R) 1,453  
 Doane, Catharine R. and Robt M. 1 North Washington sq... J. Zittlosen. (R) 1,453  
 De Melt, Jeannie C. 118 W. 48th... Susan H. Fisher. 1,313  
 Eisler, L. 165 1st av... Herschmann & Manges. 137  
 Elwell, Clara P. 342 E. 52d... D. Loonie. 110  
 Finkelstein, M. L. 218 Canal... J. Harris. 140  
 Gale, Elizabeth H. 232 and 234 W. 11th... Maria Kenney. (R) 2,140  
 Gallagher, H. J. 56 Leroy... J. A. Luddy. 9C  
 Hobday, J. H. 115 Waverley pl... Emily Kelly. (R) secures rent and 325  
 Jackson & Freund. 1307 Broadway... L. Baumann. 521  
 Larne, F. 103 E. 30th... Cohen & Greenstone. 117  
 Larkins, Mrs. M. A. 341 W. 23d... Carrie A. Trevett. 402  
 Lee, W. H. 2032 7th av... D. W. Lee. 1,115  
 Lewis, Z. 211 E. 3d... J. Lynch. 267  
 Lyon, W. 230 W. 52d... J. A. Hyland. Piano. 100  
 Manchester, Mary A. 212 W. 14th... M. Waterhoue. 1,845  
 McKenzie, Mary F. 340 E. 82d... Jordan & Moriarty. 130  
 Middleton, Miriam. 3 Livingston pl... Harriet Romain. 357  
 Mills, G. W. 141st st... S. Evans. 287  
 O'Connor, Sarah. 207 E. Broadway... Sara Strom. (Dated Jan. 28, 1880.) 410  
 Ogden, Mary E. 7 Commerce... H. Mc Clintock. Piano. 150  
 Overton, E. B. 23 E. 17th... Anna M. Gilbert, extr. 800  
 Paddock, Catharine C. 1121 to 1125 Broadway, &c... Eustace W. Fisher. (R) 3,451  
 Place, I. Z., wife of George. 549 5th st 3 W. 45th st and Fishkill, N. Y... C. Van Brunt. Furniture, Phaetons, &c. (R) 1,500  
 Soebeler, Wm. 4 St. Marks pl... M. Merschheim. Piano. 200  
 Velvin, Hannah C. 356 W. 33d... W. H. Warburton. 950  
 Weingarten, Louisa. City... Sara Strom. 198

MISCELLANEOUS.

American Photo Lithographic Co. 3d av and 10th st, Brooklyn... H. T. Anthony. Presses. 3,159  
 Ayer, C. E. 414 W. 48th... A. L. Thompson. Horses, Wagon, &c. (R) 400  
 Ambrose, J. W., & Co. Brooklyn... Fulton Bank Sectional Dry Dock, &c. 12,000  
 Biedenfeld, Karoline. 3 2d av... H. P. Schnabel. Drug Fixtures. 4,000  
 Ballard, J. 384 and 386 6th av... F. Delafield and ano., exrs. (Margaret C. Murray, by assign.) St. Omer Hotel Fixtures and Furniture. (R) 1,500  
 Beaty & Forst. 44 West Broadway... Claudine F. Beaty. Presses, Engine, &c. 5,600  
 Beach, J. G. 533 Hudson... Gardner & Co. Chairs. 70  
 Becker, H. 623 E. 11th... Anna Becker. Grocery Fixtures. (R) 300  
 Bryant, Mary J. 48 Washington alley... Celina Shannon. Horses, Wagons, &c. 225  
 Baecht, B. 247 E. 45th... J. Strauss. Horses, Trucks, &c. 650  
 Bandsept, E. L. 233 E. 29th... Mary G. Mullen, Candy Fixtures. 125  
 Brandt, C. 305 5th... J. Wirth. Sewing Machines, &c. (R) 700  
 Brennan, J. 164 Division... Nuffer & Lippe. Horses, Coaches, &c. 1,500  
 Christman, S. 68th st, near 11th av... G. Christman and ano. Grocery Fixtures. (R) 20  
 Clapp, Mary Ann. 418 W. 57th and 90th st and 5th av... W. G. Wheelwright. Horses, Wagons, Furniture, &c. (R) 2,300

CHATELS.

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.

JANUARY 28TH TO FEBRUARY 3D.—INCLUSIVE.  
 SALOON FIXTURES.  
 Aufenanger, J. L. and Mary M. 439 Canal... G. Ehret. \$200  
 Bretz, J. 284 2d... M. Seitz. 250  
 Butzbach, Eliz. 110 Hester... P. Schmitt. 500  
 Berry & Grosjean. 12 Stuyvesant... J. M. Reichard. 350  
 Buck, G. 834 Washington... J. Stemme & Co. Bar Fixtures, Horse, &c. 650  
 Cole & Wicker. Albany, N. Y... Brown & Bliss. Saloon Furniture. 303  
 Dahl, G. 195 7th av... G. Marjenhoff. 500  
 Eagan, P. 214 E. 61st... Griffith & Co. Pool Table. 250  
 Fay, W. F. 16th and Av C... Long Island Brewing Co. 500  
 Frensen, P. 479 3d av... F. Henseler. (Dated Dec. 30, 1878.) secures rent 3,100  
 Gobel, Catherine. 17 Bayard... J. Welz. 400  
 Gunkel, R. 256 Fulton... F. Hartman. 700  
 Gersten, M. 68 Orchard... Griffith & Co. Pool Table. 275  
 Herlitz, J. 168 E. Houston... G. Reubert. 156  
 Hobbs, C. 41 Bowersy... P. & W. Ebling. (R) 250  
 Keller, A. 522 Pearl... H. Eibel. 175  
 Kunz, F. 36 Maiden lane... A. Elvers. 116  
 Kennedy, F. 203 W. 20th... J. & M. Dempsey. 50  
 Kessler, W. 116 Chrystie... Williamsburgh Brewing Co. (R) 50  
 Kirchner, H. 97 Stanton... H. Clausen, Jr., and ano. (R) 350  
 Langer, H. 1381 3d av... Minna Pincus. 200  
 Lenna, M. 358 W. 26th... J. H. Berenter. Pool Table. 160  
 Lindsay, J. H. 2 Abingdon sq... S. Roberson. (R) 1,224  
 Marquardt, Barbara. 507 12th... J. Tallowitz. 500



Davidson, S. 28 Nassau...G. W. Rennert. Barber Fixtures. 125  
 Dietzel & Green to W. F. Wuterich. Release of part of mortgaged property.  
 Flynn, W. 721 E 9th st...S. Cohn. Horse, Wagon, &c. (Dated Jan. 1880). 50  
 Gaillard, D. A. 108 Spring...F. H. Jordan. Drug Fixtures. 630  
 Gildersleeve, D. H. 101 Chambers...D. B. Halstead. Printers' Fixtures. (R) 6,210  
 Goetze, J. F. and Wilhelmine. 178 Av A...J. Schlosser, excr. Barber Fixtures. 50  
 Greene, W., Jr. 216 E. 125th...Carrie S. Lockwood. Horses, Carriages, &c. 2,500  
 Hoefle, E. W. 83 White...J. Schradin. Fancy Leather Goods Manufacturing Fixtures. (Dated Nov. 2, 1881.) 450  
 Halfmann, L. 356 Pearl...H. Bormann. Lutheran Publication Society Fixtures and Books. 2,500  
 Horn, A. E. 168 W. 45th...Klingler & Wekerle. Barber Fixtures. 24  
 Horn, William. 2396 4th av...J. Wurm. Market Fixtures, Horse, &c. 1,500  
 Jonas, A. H. 235, 237 and 239 E 74th...S. Simmons. Gas Fixtures, Carpets, &c. 300  
 Jaeger, Francisiska M. 1333 3d av...J. Adler. Butcher Fixtures and Horse. (B) 200  
 Kammerer & Lochmann. 90 Columbia...F. Geyer. Butcher Fixtures, Horse, &c. 150  
 Kerner, C. H. 56 to 62 Union pl. &c...J. A. Weekes. Clarendon Hotel Furn. and Fixt. (R) 6,105  
 Keller, M. 412 to 420 E. 86th...S. Simmons. Gas Fixtures, Carpets, &c. 500  
 Kemple, P. City...Smith & Sills. Horses, Trucks, &c. 140  
 Knapp, W. E. 77 East Broadway...N. Knapp. Butter, Milk and Egg Fixturs. Horses, &c. 500  
 Leiter, I. H. 324 Delancey...M. G. Rosenblatt (Leiter Bros., by assign.) Looms, Machinery, &c. (R) 1,500  
 Leik, C. 734 1st av...E. Schronock. Butcher Fixtures. 18  
 Little, J. F. 317 E. 22d...R. Eustace. Machinery. 2,500  
 Low, Mary A. 800 7th av...J. J. Brown. Plumbers Fixtures 800  
 Lahr, Martha. 60 Attorney...M. Kirch. Machinery, Tools, &c. (R) 1,000  
 Menike, Julia H. 293 Grand...A. A. Kraetzer. Confectionery Fixtures. 1,596  
 Mahler, M. 677 6th av...J. F. Crandall. Jewelry Fixtures. 956  
 Manhattan Carpet Lining Co. 236 E. 43d...W. Bronson. Machinery, &c. 1,545  
 Marsullo, B. 2 William...P. Pinfildi. Restaurant Fixtures 200  
 Martin, A. 33 2d av...Nuffer & Lippe. Hearses. 975  
 Martin, A. 33 2d av...F. Keckeisen. Horses, Coaches, &c. 2,525  
 Meehan, John. Boulevard, near 112th...Ellen Murphy. Horses, Trucks, &c. 300  
 Miles, I. L. 599 Broadway...Eleonora R. Dyar, extr., &c. Lathes, &c. 153  
 Mills, Hosea. 144 9th av...T. Beyers. Butcher Fixtures. 300  
 Nicholson, R. J. 99 and 101 E. 4th...E. E. Price. Horses, Wagon, &c. 3,000  
 O'Connor, P. 247 Division...T. J. Campbell. Paint Store Fixtures, Horse, &c. 750  
 Park, R. H. 53 Broadway...S. Tousey and ano. Marble Busts. 500  
 Parr, W. F. 221 Centre...Vanderburgh, Wells & Co. Press. (R) 28  
 Pike, D. 930 Broadway...A. Boardman et al., trustees. Stereotype Plates, Optician's Fixtures, Machinery, &c. 5,000  
 Polye, Margaret. 225 E. 127th...Eliz. Nordhaus. Horse, Wagons, &c. (R) 400  
 Read, C. H. Hoffman House...A. Robbins et al. Fixtures, Furniture. (R) 40,277  
 Riemenschneider & Mueller. 356 Pearl...L. Halfmann. Printing Fixtures. 1,000  
 Rollins, J. W. 54th st...D. B. Dunham. Carriages. (R) 100  
 Schmitt, C. 82 Chatham. S. Frey. Barber Fixtures. (Dated May 1, 1880.) 130  
 Schuh, David. 243 E. 59th...Finck & Son. Bakery Fixtures (R) 641  
 Seybolt, C. E. City...D. H. Seybolt. Horse, Milk Fixtures, &c. 1,000  
 Shine, W. City...Mary A. Shine. Horses, Wagon, Furniture, &c. (Dated Feb. 1, 1877.) 2,500  
 Simon, J. and A. Bear. 612 Broadway...Goodman & Schanck. Presses, &c. —  
 Simon & Bear. 612 Broadway...W. H. Woodcock. Presses, Type, &c. (R) 168  
 Steele, or Stute, G. 409 W. 37th...G. W. Mercer. Sewing Machine. 42  
 Steinreich, Adelaide. 43d st near 1st av...L. Whitehead. Horses, Trucks, &c. 1,150  
 Stewart, J. 271 8th av...B. F. Curtis. Engine, Lathes, &c. 96  
 Timayenis, T. T. 1481 Broadway...E. H. Brown. School Furniture and Books. (R) 81  
 Trenhaft, Betty. 182 Suffolk...E. Trenhaft. Sewing Machines, &c. 250  
 Volkmar, L. G. 8 Whitehall...A. Lewis. Drug Fixtures. (R) 800  
 Voorhis, Lydia D. City...J. A. Demarest. Horses, Coaches, &c. 295  
 Walsh, J. City...F. Banfield. Coach. (R) 650  
 Woolley, Peter. City...J. E. Rogers. Horses, Milk Fixtures, &c. 800  
 Waters, R. H. L. 158 E. 56th...A. M. Lee. Dental Fixtures and Furniture. (R) 500  
 Wilson, I. P. North River, bet 51st and 52d...F. Logan & Son. Steam Launch, &c. 300  
 Young, G. W. 324 Grand...C. H. Tillotson. Bakery Fixtures and Furniture. 725

BILLS OF SALE.

Harriot, E. A. 198 Av B...Esther Conway. Bakery Fixtures. 450  
 Kraetzer, A. A. 293 Grand...J. H. Menike. Confectionery Fixtures. 2,500  
 Lampus, C. 636 9th av...C. Hangenauer. Butcher Fixtures. 300  
 Levy, A. 305 W. 30th...Rachel Levy. Butcher Fixtures. 367  
 Mesam, J. 47 Hester...F. Wolf. Saloon Fixtures. 500

O'Connell & Tighe. 384 Canal and 127 Grand...John Creeden. Bar Fixtures. 2,060  
 Roche, C. 254 Av B...P. Ryan. Saloon Fixtures. 250  
 Rosegrant, J. M. 394 7th av...J. C. Gerard. Fixtures, Milk Wagon, &c. 1  
 Ryan, P. 254 Av B...Mary Roche. Saloon Fixtures. 135  
 Speth, Benhard. 11 W. 3d...F. Kropp. Grocery and Bar Fixtures, Horse, &c. 1  
 Spitzberger, J. 107 1/2 St. Marks pl...C. Gas. Saloon Fixtures. 700  
 Tomaselli, J. B. 292 West...Rosa Rothenhofer. Restaurant Fixtures. 112

ASSIGNMENTS OF CHATTEL MORTGAGES.  
 Haskell, Celestia A., to Wm. Arras. (Mortgage made by J. A. Hicks, Nov. 17, 1880.) 700  
 Huntington, C. R., to N. Barnett. (J. and I. Rosenfield, Feb. 12, 1880.) 444  
 Kelly, Jane, to Charles Whitlock, Jr. (J. Smith, Jan. 18, 1881.) 100  
 Le Roy, H. W., to A. P. Sherman. (J. and I. Rosenfield, Feb. 12, 1880.) 1  
 Maze, James, to Patrick Davey. (Keirnan & Dempsey, Dec. 17, 1880.) 800  
 Sherman, A. P., to C. R. Huntington. (J. and Isabella Rosenfield, Feb. 12, 1880.) 1

BROOKLYN, N. Y.

American Photo Lithographic Co. Cor 3d av and 10th st...H. T. Anthony. Lithographic Presses, &c. \$3,159  
 Ambrose & Co. J. W...The Fulton Bank. Brooklyn. Dry Dock, &c. \$12,000  
 Bader, Fredericka. 26 McKibbin st...Obermeyer Liebmann. Lager Beer Saloon. 50  
 Beatty, J. B. and C. Forst. 44 West Broadway, N. Y...Claudius F. Beatty. Lithographic Press, &c. 56  
 Boyd, J. 1087 Fulton st...W. W. Boyd. Saloon Fixtures. 406  
 Brockway, G. 767 Fulton st...J. Carey. Furniture. 133  
 Brophy, A. J., and J. J. Murray. Cor. Manhattan and Greenpoint aves. Fixtures, &c. 1,200  
 Buckley, Sarah H. 238 Flatbush av...J. T. Slane. Furniture. 100  
 Collins, Michael. 753 Myrtle av...F. & H. Federke. Pool Table. 225  
 Cornell, Edwin F...Wm. H. Cornell. Horse, Coupe, &c. 300  
 Collyer, Frank. 70 Rapelyea st...Vanderburg, Wells & Co. Printing Press. 85  
 Castle, J. W. 261 Myrtle av...Ephraim J. Jennings. Bakery. 1,500  
 Dittmeier, V. 222 Graham av...Julius Minz. Butcher Shop. 200  
 Daly, John. 147 Van Brunt st...Henry Clausen, Jr. Saloon Fixtures. 200  
 Endris, J. 260 Court st...John Roehsler. Fixtures. 500  
 Fee, W. F. N. w. cor. Nelson and Henry sts...M. E. Kennedy. Pool Table. 90  
 Firmbach, John. 54 Stuyvesant av...Max Spiess. Saloon Fixtures, &c. 1,500  
 Gildersleeve, D. H. 101 Chambers st, N. Y...D. B. Halstead. Printing Presses, &c. 10,170  
 Heiser, Joseph. 509 Grand st...Gustav Follmer. Saloon Fixtures. 300  
 Hogg & Son, G. 103 Walker st, N. Y...C. E. and W. Z. Larned. Stamping Presses &c. 664  
 Houghton Brothers. 81 Fulton st...Alfred Houghton. Fixtures, &c. 1,800  
 Hagar, Wm. 10 Barclay st, N. Y...Elias Frazier and F. E. Williams. Printing Press, &c. 420  
 Higbie, S. J. 241 South 2d st...Henry Philpitt. Horse, Wagon, &c. 125  
 Hildebrandt, H. 28 Meserole st...Charles Hildebrandt. Fixtures, &c. 100  
 Kane, J. 475 5th av...Michael Kavanagh. Bar Fixtures, &c. 5,000  
 Kelly, Patrick. Clausen av cor Bergen st...W. M. Fliess. Saloon Fixtures, &c. 381  
 Lindsay, Christina, wife of Thos. W. Foot of 21st st...B. W. Johnson. Ship "Scud" 200  
 Lonsinger, John A., agent. 25 Dean st...Nicholas Langler. Wagon. 60  
 Martin Camilla B. 93 Pineapple st...Margie Hoffman. Furniture. 304  
 Mitchell, Thomas. 198 Clermont av...Joseph Hegeman & Co. Piano. 100  
 Mulady, John. 127 Columbia Heights...W. B. Davis. Coupe, &c. 500  
 Mendorf, L. 65 Union st...Gunther Mendorf. Lager Beer Saloon. 1,200  
 Minden, M. Junction 15th and 16th sts, city line. Eleazer Jackson. Furniture, Fixtures, &c. 200  
 Newell, G. B. 732 1/2 Carroll st...Thomas Ryan. Furniture. 149  
 New Williamsburgh & Flatbush Railroad Co...A. N. Weller and Philip Reilly, trustees. Railroad Franchises, &c. Secures Bonds 200,000  
 O'Donnell, C. 43 Joralemon st...John B. Heywood. Furniture. 223  
 Presdee, J. E. 194 Columbia st...Helen S. Alden. Grocery Store. 250  
 Schottler, P. 150 Broadway...Frederick Shad. Fixtures, &c. 100  
 Siegwart, C. 265 Powers st...Isaac Moog. Fixtures. 150  
 Stoutenburgh, I. 4 Lafayette av...Mary E. Hurst. Furniture. 283  
 Turner, A. E. 161 India st...H. Kraurer. Furniture. 166  
 Turner, F. 204 Flatbush av...J. H. Stevens. Fixtures, &c. 300  
 Wittich, Fr. 290 McDonough st...Julius Lehren Krauss. Furniture. 300  
 Whitehouse, J. 417 Manhattan av...Mrs. Klichinsky. Furniture. 187  
 Wilton, Anna B. 15 Myrtle av...Fremont Payne. Printing Presses, &c. 125  
 Wortendyke, J. S. 592 Atlantic av...Alexander Hunter. Saloon Fixtures, &c. 200  
 Young, Elizabeth J. 103 Putnam av...Robert Atchison. Butcher Shop. 357

BILLS OF SALE.

Giffin, Azariah and Isaac, to Samuel Feb. Barber Shop. 5 Boerum pl. 200

Hewitt, Robert, to P. G. Schakers. Horses, Wagons, &c. 400  
 Hoffmann, Henry, to John E. Hopke. Saloon Fixtures, &c. 102 Park av. 100  
 Maurer, Henry L., to Julius Schaefer. Lager Beer Saloon. 145 Mauer st. 120  
 Walzer, Gottlieb, to John G. Goetz. Lager Beer Saloon. 66 Throop av, cor Wallabout st. 400  
 Wahlen, John H., to Charles Hollmann. Grocery Store, 143 Franklin st. 825

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

NEW YORK CITY.

Jan. and Feb.  
 29 Appleton, Frank—J. J. Trettenback \$93 50  
 31 Andrews, Wesley R.—Morris Rindskopf..... 496 14  
 2 Alexander, James J.—Adaline Alexander.....costs 209 96  
 2 Albrecht, Henry—People of the State of N. Y..... 750 00  
 3 Anway, Le Grand M., individ. and as extr., &c., of Mary Aveline Anway, impld.—Mutual Life Ins. Co. of N. Y.....(D) 1,112 48  
 4 Allyea, David P.—W. M. Donaldson. 235 01  
 28 Bohne, Christian F.—Henry Bock... 654 95  
 29 Bannon, Patrick—Columbus Stigeler..... 126 98  
 29 Borst, William H.—J. R. Boyd... 227 01  
 29 Bowman, John—Eliz. Lingsweiler... 147 98  
 29 Beers, Charles C.—L. S. Chase... 378 00  
 29 Bryant, Carolin O'Brien—Ann Robinson..... 94 50  
 29 Brown, John W.—Hester A. Tompkins..... 658 13  
 29 Brady, Lawrence—David Stevenson, Jr..... 643 41  
 31 \*Bullock, Chester—Morris Rindskopf..... 496 14  
 31 Baker, Maria L.—J. H. Reed..... 161 09  
 31 Bernheim, Gustave—Michael Curley..... 92 50  
 31 Batz, George C.—Max Doctor..... 152 87  
 31 Beach, Lewis—Knickerbocker Life Ins. Co..... 134 66  
 1 Beasley, Alfred W. and Joseph T.—D. H. Ransom..... 207 69  
 1 Brady, William—F. M. Ackerman... 342 00  
 1 Byrne, James—A. A. Thomson..... 87 09  
 1 Brady, Walter A.—Alex. Fletcher... 33 34  
 2 Bamber, Robert L.—John Smith... 5,120 41  
 2 Burke, Peter N.—Jos. Foxell..... 645 32  
 2 Bischoff, John—H. K. Thurber..... 371 66  
 3 Boell, William—J. M. Fuchs..... 454 32  
 3 Balmain, James H.—Jos. Sulzbacher 159 46  
 3 Blanke, Ferdinand, personally and as admr., &c.—Ed. Robinson..... 250 00  
 3 Boesse, Frederick J.—Abraham Strasburger.....costs 75 37  
 4 Balmain, James H.—J. J. Thornley... 89 47  
 4 Barrett, Louis F.—Denis Shea..... 45 92  
 4 Brown, Martin B.—William Mackellar..... 535 88  
 28 Comte, Pierre—Chas. Damas..... 59 50  
 29 Campbell, James—L. N. Vause..... 149 79  
 29 Coggey, Matthew J.—David Stevenson, Jr..... 643 41  
 31 Cross, George W.—R. M. Laimbeer. 521 29  
 31 Clemente, Josua—Louis Lange..... 179 40  
 31 Chicket, Pasquel—People of the State of N. Y..... 300 00  
 31 Christie, William—R. S. Hayward... 201 53  
 1 Connor, John—Wm. Meeteer..... 329 75  
 2 Cole, Charles H.—Chas. Frazier..... 441 92  
 2 Conway, William A.—Jos. Foxell... 645 32  
 2 Christie, William—Pat. Claffey..... 724 00  
 3 Cole, Eugene H.—F. W. Devoe..... 103 56  
 3 Cram, Henry A.—D. S. Riddle..... 682 12  
 29 Dawley, Thomas R.—J. W. Gillies.....costs 98 11  
 29 the same — J. W. Miller.....costs 98 11  
 29 the same — Annie L. Bagley.....costs 98 11  
 29 the same — Mrs. Henry Garrison.....costs 98 11  
 29 Durland, William and George—J. J. Allen, assignee of R. L. Leggett..... 330 16  
 31 Dexter, Andrew Jackson—E. H. Bailey..... 293 96  
 31 Dexter, Andrew J.—the same... 1,031 41  
 31 Doe, John—E. P. Tysen..... 334 89  
 31 Decker, Clara—Robert Colgate... 213 60  
 31 Dickinson, Charles M.—F. E. Burrows..... 1,363 89  
 1 Dempsey, Matthew—Sam. Kessler... 210 25  
 1 Deegan, Martin E.—J. E. Miller.... 648 89  
 3 Duryea, Alonzo and Andrew—Irrving Nat. Bank of N. Y..... 1,258 06  
 31 Elkus, Isaac—Hy. Newman..... 2,129 40  
 31 the same — M. W. Cooper..... 2,433 72  
 31 the same — Benj. Knower... 1,179 09  
 31 the same — Mayer May..... 750 16  
 31 the same — T. J. Davis..... 737 23  
 29 Fuerth, William G.—George Shaw... 135 27  
 31 Francis, Rees P.—G. F. Bassett.... 87 09  
 1 Fitzsimons, Philip—A. A. Thomson... 87 67  
 2 Fishblatt, Edward—G. C. Flint..... 133 66

2 Fuller, A. G.—Ed., exr., &c., of Cor. Vreeland, Sr.....	548 06
2 Fehrensén, Christian L.—People of the State of N. Y.....	750 00
4 Fry, Edwin W.—William Windsor, costs.....	46 67
4 Flandrow, William H.—Ed. Schell, special admr. of Tunis Van Brunt, costs.....	112 61
29 Grilliere, Honore—Bernard Reilly, sheriff.....	185 51
29 Green, Nelson W. and Mason A.—R. S. Lincoln.....	3,626 69
29 Guillemot, Charles and Anna—Amelia V. Marrett.....	108 72
31 Gibson, Adolph B.—R. M. Laimbeer.....	521 29
31 Gernon, Michael—J. O. Hoyt, costs.....	133 07
31 Gaylord, Willis—Wm. Dunning.....	385 94
1 Goodstein, Rosa—Sam. Firnski.....	387 51
2 Gilbert, Charles E.—Ed. Roche.....	124 36
2 Groos, Martin—S. I. Hunt, exr., &c.....	631 30
2 Goldstein, Bernard—People of the State of N. Y.....	2,000 00
2 Goldstein, Anna—the same.....	2,000 00
3 Gaeckle, Eugene—Henry Clausen, Jr.....	107 58
3 Green, Anna M.—J. N. Donaldson.....	259 50
4 Gilkinson, James—Michael Moloughney, Jr.....	476 78
29 Hurlay, David—Chas Kinkel.....	176 70
29 Haggerty, Ellen—Stephen Perit, costs.....	86 54
28 Horgan, Patrick K. and John A.—Penrhyn Slate Co., correction.....	112 16
29 Hogan, William H.—Wm. Smith.....	188 81
*Hyde, Lydia F. } L. S. Chase.....	378 00
*Holden, Oliver }.....	
29 Habe, Ferdinand—J. H. Baker.....	285 46
29 Hebert, Julian—Felicia C. Marston.....	290 14
29 Howard, David E.—P. J. Rockefeller.....	67 50
Hebden, Lydia } J. H. Reed.....	161 09
31 Halliday, Mitchell }.....	
31 Hawkes, Quayle W.—J. J. Collins.....	456 98
31 Hurlbut, Joseph M.—Wm. Dunning.....	385 94
1 Hushion, Thomas—C. H. Evans.....	191 12
1 Hodges, Walter—W. F. Bridge, (D).....	1,100 04
2 Hawes, Madeline E.—A. L. Philip.....	334 94
2 Hance, Alexander—J. D. Kinner.....	42 39
2 Henze, Henry—People of the State of N. Y.....	750 00
2 Hoffmeister, Charles—J. H. Heroy.....	395 18
3 Hart, Francis X.—Alfred Low, costs.....	77 20
3 Hofmeister, Adalbert—Gustave Boehm.....	32 42
3 Harrison, Richard A.—E. D. Sniffen.....	120 75
3 Henna, Julius J.—O. C. Wheeler.....	114 40
3 Hunziker, Edward—Abraham Strasburger, costs.....	75 37
4 Hoffmann, Edward—Elias & Betz.....	43 17
4 Hayes, William—James Snodgrass.....	1,416 16
29 Isell, William—Abraham Quackenbush.....	126 11
29 Jenkins, Charles E.—E. P. George.....	91 29
31 Judson, Curtis—W. W. Tupper.....	145 70
1 Jenkins, Raymond—H. D. Kerr, (D).....	7,651 14
1 Jung, Ferdinand—J. B. Hoyt.....	394 84
3 Jantzer, Joseph and Elizabeth—Magdalena Kuefer.....	91 86
3 Jacobs, Daniel—Hannah Tannenholtz.....	287 35
3 Jones, Joshua S.—E. H. Knight.....	201 67
3 Judson, Charles—Catherine E. Sterling, costs.....	182 54
29 Kelly, Thomas, assignee of Albro Weir—Mary Carr.....	29 30
29 Koehler, Emil—Pat. McNamara.....	665 74
29 Kettle, John—Mary Kettle.....	209 20
29 Kivlan, John—Lavinia C. H. Dempsey.....	152 87
1 Kaufman, David—R. B. Campbell, trustee.....	274 35
1 Kiernan, Thomas—Sam. Kessler.....	210 25
2 King, Adolph—Adolph Pohl.....	36 50
2 Kraft, Christian—J. H. Heroy.....	395 18
2 Kavanagh, John—G. I. Hallett.....	82 48
2 Kruskop, Charles—Buffalo Grape Sugar Co.....	240 74
3 Keller, Ludwig H.—Abraham Strasburger, costs.....	75 37
4 Kelly, Michael J.—Alfred Spear.....	410 62
4 Kiely, John—D. G. Yuenling, Jr.....	314 16
4 Kempton, James C.—William Moores.....	293 89
29 Lunn, Kate—Nicholas Rogers.....	267 87
31 Lewit, Angelo—People of the State of N. Y.....	300 00
31 Loeffler, Otto W.—J. J. Collins.....	456 96
2 Luttbegs, Christopher—People of the State of N. Y.....	2,000 00
3 Lynch, Martin A. J.—John Falconer.....	851 73
3 Little, John W.—Law Telegraph Co.....	37 41
4 Leach, Nathan W.—Ellen, as admrx. of P. J. Bergen, costs.....	123 99
28 Merrick, John M.—Brothead Schiefelin.....	319 12
29 Menet, Albert—L. S. Chase.....	378 00
29 Meyer, Emanuel—John Leppert.....	672 17
31 Mosher, Merton S.—Morris Rindskopf.....	496 14
31 Meehan, Patrick—Julius Keil, costs.....	73 42
31 Morgenroth, Emma—M. B. Ochs.....	226 54
31 Muller, Louis—Sam. Michaelis.....	48 85
31 Maher, Thomas—Isidore Cohen.....	203 39

1 Marrin, John J., as exr., &c., of William—Sisters of Charity of St. Vincent de Paul.....	261 81
2 Morgenroth, Emma—Chas. Rosenberg.....	125 00
2 Marsh, William—Seymour Marsh.....	701 72
2 Montgomery, Frank L.—H. R. Wilcox.....	417 64
3 Marks, Nannetta—Wolf Marks, costs.....	182 10
3 Mead, Peter } Thos. Landers.....	101 71
3 Molloy, Joseph }.....	
4 Malloy, Rowland B.—Augusta L. Malloy.....	656 86
4 Moncrief, John J.—Sam. Barth.....	216 22
4 Miller, Wesley C.—Wyllis Blackstone, costs.....	109 92
29 McQuien, Donald—E. D. Sniffen.....	282 97
29 McDonough, John, marshal—Frank McGovera.....	217 50
31 McGuire, Daniel—Sam. Simon.....	272 06
31 the same—Siegsmund Simon, an infant.....	623 31
31 *McClure, William—G. F. Bassett.....	87 67
4 McKee, Ransom J.—W. M. Donaldson.....	225 01
2 Nolte, Henry—A. J. D. Wedermeyer.....	227 27
4 Newell, George B.—Isaac Isaacs.....	165 37
31 Osborne, William—E. P. Tysen.....	334 89
31 Osborn, William H.—J. W. Bell.....	159 01
1 Oppendick, J. F. D.—C. B. Keogh.....	134 16
3 O'Connell, James—J. W. Boyle.....	902 48
4 Ostermann, Edward—Isaac Isaacs.....	165 37
29 Pfyte, John D.—L. N. Vause.....	149 79
29 Philip, Sigmund—Ed. Harbison.....	572 63
29 the same—G. F. Viator.....	482 16
31 Pratt, George N.—H. H. Edwards.....	3,285 46
1 Pfifferling, Benjamin—Isaac Hays.....	319 37
1 Pariser, Eva—F. W. Fabarius.....	49 36
2 Proctor, George H.—A. J. Cormick.....	95 76
2 Pray, Richard I.—Robert Johnston.....	138 00
3 Palmer, George G.—S. W. Roof.....	187 38
4 Poillon, Cornelius and Richard—Edwin as Exr., &c., of Edwin Smith, costs.....	74 08
4 Palmer, Gideon—David Dows, Exr., &c., of Wm. Tilden.....	4,569 64
29 Reiners, Henry—Eliz. Lingsweiler.....	147 98
29 Regan, James F.—Sol. Levy.....	866 88
29 Rengel, Sophia—Rud. Hoffeld.....	1,065 11
31 Rowan, Michael—W. J. Gage.....	406 76
31 Reisig, Richard—W. V. Webster.....	257 41
31 Rowan, James M.—Martha H. Peters.....	49 50
31 Rauth, Adolph, individ. and as surviving partner of Rauth & Son—Chas. Cottier.....	288 57
31 Reynolds, George W.—Alanson Cary.....	556 17
31 Reiche, Charles and Henry—Hartwig Seeman.....	624 38
1 Rose, L. P.—Phenix Ins. Co.....	633 96
1 Riccadonna, Abel—Ed. Cazade.....	105 54
2 Rooney, Daniel J.—Thos., admr., &c., of Catharine Perdue.....	818 80
2 Ritz, Alexander—J. D. Kinner.....	42 39
2 Rice, Charles—Hugh O'Neill.....	191 04
2 Roach, Cornelius—D. M. Koehler.....	217 54
3 Robert, J. Eugene—Abraham Strasburger, costs.....	75 37
29 Spear, Edward F.—N. K. Thompson.....	97 30
29 Sachs, Philip, as surviving partner of Heyman Lewis—Rachel Richman.....	73 27
29 Segal, Max—Morris Spiegel.....	184 16
29 Shaffner, Taliferro P.—Pottier & Styms Mfg. Co.....	867 42
31 Schwarzler, Joseph—C. S. Carmichael.....	157 50
31 Sperry, Martha F.—Delaware, Lackawanna & Western Railroad Co, costs.....	111 16
31 *Savin, Marcus D.—Hy. McCabe.....	206 57
31 Scheier, Ignatz—Jos. Lazarus.....	503 76
31 Snow, George W.—Hoopes & Merry.....	136 70
31 Siegel, Philip—Anton Weidmann.....	451 27
1 Silverberg, Simon—Moses Rosenberg.....	284 16
2 Segal, Max—August Rinteln.....	242 30
2 Simmons, Dolpheus G.—Wm. Menckson.....	339 75
2 Starr, George O.—W. T. Stephenson.....	78 74
2 Schmitt, Conrad—J. K. Krieg.....	41 27
2 Spencer, Francis B.—Patent Elastic Felt Co.....	4,629 43
2 Siemer, George—People's Bank.....	10,149 37
2 Schrieber, Michael—Buffalo Grape Sugar Co.....	240 74
3 Selle, Alfred } Gustave Boehm.....	32 42
*Selle, Hermine }.....	
3 Schroeder, Frederick—C. P. Burdett.....	172 16
3 Shine, Dr. William L.—F. R. Miller.....	50 50
3 Schroeder, Margaretha and John—Elias & Betz.....	5,043 59
3 Shaw, Charles C.—J. M. Gano.....	32 65
4 Salomon Simon—Ferd. Kaufman.....	34 32
4 Slator, John, as assignee of Walter M. Fleming—G. F. Brown, costs.....	54 87
29 Smith, Henry—G. V. Hecker.....	195 62
29 Toense, Rudolph G.—Ed. Harbison.....	572 63
29 the same—G. F. Viator.....	482 16
29 Timms, Tryphena—H. L. Grant.....	917 62
29 Tyler, Maria S.—John Boyle.....	477 79

31 Thompson, Elias W.—J. W. Guernsey.....	174 25
2 Tilton, David and John—Sidney Smith, admr.....	99 19
2 Tarlow, Jacob—Jacob Stettheimer.....	280 31
3 Thomas, John R.—Hopkins & Dickinson Mfg. Co.....	282 31
4 Tracey, John—J. C., admr., &c., of A. D. Hiles.....	289 13
4 Tall, Alfred T.—Max Freund.....	404 94
3 Tighe, Michael—J. W. Boyle.....	902 48
1 Variety Manufacturing Co.—W. H. Martin.....	279 98
1 Wolf & Co.—Thos. Kelly.....	115 60
1 The Mayor, Aldermen, &c.—John Thistle.....	230 94
2 The Centennial Sapphire Mining Co.—W. H. Arthur.....	71 97
3 Sonoma Valley Wine and Brandy Co.—Julia Heyman.....	532 54
3 Jeremia Quinlan Co.—A. H. Wirz.....	39 66
3 the same—M. V. Olry.....	69 96
3 D. Langley's Son & Co.—The Spectorator Co.....	245 86
4 The Noah Benevolent Widows' and Orphans' Association—Rose, admr, &c., of David, Wachtel.....	106 00
4 The Neversink Steamboat Co.—Annie A. Erwin, admx., &c., of W. E. Albertson.....	100 50
4 the same—the same.....	13 60
3 Udell, Charles A.—S. J. Donovan.....	189 14
1 Valentine, Isaac—Moses Hertz.....	49 50
2 Volkmar, Louis G.—D. M. Stern.....	28 15
3 Vredenburg, George W.—E. H. Knight.....	201 67
2 Van Horne, John C.—W. G. L. King.....	1,243 26
4 Van Buskirk, William E.—Eli Baldwin.....	213 98
29 Willers, George—Cord Mahnen.....	218 05
29 Watson, William—J. W. Smith, costs.....	111 93
31 Weld, De Forest—Morris Rindskopf.....	496 14
31 Weldon, David K.—E. H. Bailey.....	1,031 41
31 Widman, Mindel—M. B. Ochs.....	226 54
31 Whitney, Abram A.—C. H. Hamilton.....	250 83
31 Wolf, Simon—Hy. McCabe.....	206 57
31 Walker, John A.—R. S. Hayward.....	201 53
31 Wales, James A.—Wm. Engel.....	27 50
31 Walter, Thomas H. and Harriet A.—Mayor, Aldermen, &c., costs.....	124 54
1 Whaley, William—Wm. Meeteer.....	329 75
1 Wolf, Simon—Thos. Kelly.....	115 60
1 Wells, Chester F.—Frank Rhoner.....	74 09
1 Woffe, Manuel—Geo. Breber.....	419 73
2 Widman, Mindel—Chas. Rosenberg.....	125 00
2 Walker, John A.—Pat. Claffey.....	724 00
2 Wilson, James W.—Eben Peek.....	70 03
3 Witherbee, Martha—Martha, extrx., &c., of Albert, Weber.....	129 29
3 Wiese, A. Henry—Germania Fire Insurance Co.....	140 32
4 Wiiner, Isaac—John Finley.....	112 71
4 Washburn, Thomas J.—Johanna Groth, costs.....	246 30
1 *Young, Robert A.—R. B. Campbell, trustee.....	274 85

KINGS COUNTY, N. Y.

Jan. and Feb.	
28 Ashcroft, John—J. Ward.....	\$344 88
28 Bruff, Richard P.—J. C. Russell.....	6,263 42
28 Brandy, Joseph P.—D. E. Reynolds.....	4,025 83
2 Balmain, James H.—J. J. Thornley.....	89 47
2 Burrows, Lemuel—P. Castner.....	1,217 22
2 the same—the same.....	1,147 22
2 Burhenne, Gustave—A. Geiger.....	353 12
28 Cline, Bedford—D. E. Reynolds.....	4,025 83
31 Crooke, Robert L.—North Eastern Gold and Silver Mining Co. and others.....	168 98
28 Doekum, Thomas—H. E. Page.....	260 75
2 Douglass, Daniel A.—L. W. Butler.....	63 25
2 Demond, Kate, exr.—Brooklyn White Lead Co.....	182 67
29 Fryer, William A., applt—J. Cauldwell, respdt.....	36 62
29 Fries, Barbara—W. Heinzmann.....	3,095 20
28 Gargan, Lucy—P. Feron.....	45 83
29 Gaffney, Thomas, plttf—C. O'Neil.....	117 22
28 Hinsdill, Wheeler—D. E. Reynolds.....	4,025 83
31 Habe, Ferdinand—J. H. Baker.....	285 46
29 Korfman, John—H. A. Muller.....	300 00
29 Kettle, John—M. Kettle.....	209 20
31 Kelly, Peter R.—H. F. Burroughs.....	43 96
31 Killerlane, Dennis—S. O. Vanderpoel.....	297 91
1 Lynch, Nicholas—J. A. Smith.....	113 14
28 Miller, John L.—A. Nelson.....	131 12
28 Mollenhauer, John—M. A. Wilson.....	313 02
29 Meyer, John F.—H. Stapleton.....	1,990 88
2 Mannie, Frank—M. H. Bartholomew.....	795 52
2 Macomber, Albert H., plttf—J. E. Mullin.....	208 44
31 Newtown, Benna—S. L. Pettit.....	135 37
31 O'Hara, Arthur K.—S. O. Vanderpoel.....	297 91
2 O'Rourke, Owen P.—M. H. Bartholomew.....	795 52
2 Provost, John C., exr.—Brooklyn White Lead Co.....	182 67

Table with 2 columns: Name and Amount. Includes entries like '28 Spader, J. Van-D. D. Whitney ... 4,511 74' and '29 Schweickert, Frederick-W. Heinzmann ... 3,095 20'.

Table with 2 columns: Name and Amount. Includes entries like 'Griffin, Azariah-Isaac Hall. (1880) ... 393 79' and 'Mouch, Jacobine-J. J. Smith. (1880) ... 116 54'.

Plan 57-Ninety-third st, s s, 125 e 2d av, one one-story brick stable, 12x12, gravel roof; cost, \$40; owners, O'Neil & Darmstadt, 93d st, near 2d av.

SATISFIED JUDGMENTS, NEW YORK.

Table with 2 columns: Name and Amount. Includes entries like 'Bogert, Henry S. { S. A. Pearce. (Jan 8, '77) \$75 12' and 'Booth, James A. { S. A. Pearce. (Jan 8, '77) \$75 12'.

MECHANICS' LIENS.

Table with 2 columns: Name and Amount. Includes entries like 'Jan and Feb. 7 One Hundred and Twenty-fifth st, s s, 60 w 1st av, 75 ft front, 4 buildings. James Crowley agt Margaret and Martha White \$380'.

Table with 2 columns: Name and Amount. Includes entries like 'Jan. 31 Stuyvesant av. n w cor Pulaski st, 100x175. John Rueger agt John Firmsbach ... \$300'.

SATISFIED MECHANICS' LIENS.

Table with 2 columns: Name and Amount. Includes entries like 'KINGS COUNTY, N. Y. Jan. 27 to Feb. 3-inclusive. Utica av, w s, 99.1 n Atlantic av, 5'x100. Robert Given agt Maria J. Burgess. (Jan. 1, 1881) ... \$1,950'.

BUILDINGS PROPOSED.

Table with 2 columns: Name and Amount. Includes entries like 'NEW YORK CITY. Plan 48-Seventy-second st, n s, 100 e Madison av, nine four-story brown stone dwell'gs, 20, 22, 25 and 27x65, irreg. in depth, tin roof, iron cornice; cost, \$23,000, \$25,000, \$33,000 and \$35,000; owner, architect and builder, Robert B. Lynd, 41 E. 84th st.'

KINGS COUNTY, N. Y.

Plan 21-Ralph st, w s, 290 s Central av, one two-story frame dwell'g, 17x30, gravel roof; owner, Eliza Phillips, 81 Ralph st.

ALTERATIONS, NEW YORK CITY.

Plan 53-Madison av, n e cor 36th st, one and two-story stone and brick extensions, 59x3, tin roof, iron cornice, old brick walls first story removed and iron girders inserted, bay windows, conservatory, &c., portion of walls under-pinned; cost, abt \$52,000; owner, J. P. Morgan; architects, Herter Bros.; builder, Marc Eidlitz.

SATISFIED JUDGMENTS, KINGS CO.

Table with 2 columns: Name and Amount. Includes entries like 'Bennett, James-L. A. Sprague (1878) ... \$1,997 22' and 'Boeher, Henry L.-T. J. Morrell. (1873) ... 606 75'.

KINGS COUNTY, N. Y.

Plan 26-Grand st, No. 246, one-story brick extension, 18x27.6, tin roof, wood cornice; cost, \$250; owner, Mr. Parker; architect, J. B. Alexander.

Plan 28—Fulton st, No. 488, two-story brick extension. 19x36, gravel roof, wood cornice; cost, \$3,000; owner, A. S. Robbins, 6th av cor Park pl; architect and carpenter, Joseph Platt; mason, John Demott.

Plan 29—Warren st, s s, 100 e 4th av, one-story brick extension, and four-story brick extension, one 16.8x37, the other 25x35, tin or gravel roof, wood cornice; cost, \$4,000; owner, Brooklyn Watch Case Co.; builder, James Lock.

Plan 30—Maujer st, No. 146, two-story frame extension, 7x9.10, tin roof, wood cornice; cost, \$100; owner, Abraham Katzenstein.

BUILDERS' DIRECTORY.

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

NEW YORK CITY.

- THOMAS F. TREACY.....135th street and 6th av JOHN KELLEHER.....109 Canal street SAMUEL O. WRIGHT.....155 East 113th street B. SPAULDING.....527 Lexington avenue JOHN SMITH.....307 West 36th street MICA ROOFING COMPANY.....73 Maiden lane FISCHER, GEO. & BRO. (Roofers).....209 Forsyth st BROOKLYN.

- E. SNEDEKER.....578 Bedford avenue J. LEE.....216 State street THOMAS B. RUTAN.....175 Monroe street

MISCELLANEOUS.

NOTICE TO PROPERTY-HOLDERS.

DEPARTMENT OF FINANCE, BUREAU FOR COLLECTION OF ASSESSMENTS, AND OF ARREARS OF TAXES AND ASSESSMENTS, AND OF WATER RENTS.

NEW COUNTY COURT HOUSE, CITY HALL PARK.

NEW YORK, February 1, 1881.

Property holders are hereby notified that the following assessment list was received by the Collector of Assessments and Clerk of Arrears January 29, 1881, for collection.

Confirmed January 25, entered January 23, 1881.

STREET OPENING.

153d st, from the easterly line of the new av, lying between 8th and 9th avs, to the Harlem river.

All payments made on the above assessment on or before March 30, 1881, will be exempt from interest; after that date interest will be charged at the rate of 7 per cent per annum, from January 25, 1881. Payments to be made between 9 A. M. and 2 P. M.

BUSINESS FAILURES

Schedule of assets and liabilities filed by assignees for the week ending Feb. 4:

Table with columns: Name, Liabilities, Assets, Real Assets. Includes entries for Connolly, Elizabeth; Lee, Wm. H.; Mager, Lehman & Kohn; Mitchell, Wm.; Mount & Tull.

ASSIGNMENTS—BENEFIT CREDITORS.

- Jan. and Feb. 3 D. Witt, John, to James Cavanagh Kind, Jonas 31 Gottschalk, Henry to Joseph Autler, preferences, \$900. 31 Lee, William H., furniture, to Daniel W. Lee, preferences, \$14,645. 1 Morgan, Edward J., to John Hopkins. Pfeiffer, George 3 Pfeiffer, Emil M. to Edward F. Hassey. (George Pfeiffer's Sons, four and spices.) Swezey, John A. 3 Dart, Joseph. to John A. Bagley. (Swezey & Dart.)

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE EXCHANGE SALESROOM, No. 111 BROADWAY.

- Front st, No. 83, e s, 70.10 n Old slip, 24.1x96, four-story brick store, by L. J. & L. Phillips. (Amount due, abt \$18,500) 8 99th st, s s, 350 w 8th av, 25x100.11, vacant, by Scott & Myers. (Amount due, abt \$2,350) 8 2d av, No. 546, e s, 39 n 30th st, 19x60, four-story brick store and tenement, by Sheriff, at City Hall. (Sale under execution) 8 Bond st, No. 16, n s, 26x100, three story stone front store and dwelling, by Van Tassel & Kearney. (Amount due, abt \$2,500) 9 Canal st, No. 203, n w cor Mulberry st, 26.7x80.10x 25.3x72.5, 1/2 part, by Sheriff, at City Hall. (Sale under execution) 9 Canal st, No. 205, n s, 26.7 w Mulberry st, 26.7x72.5 x 5.3x64, 1/2 part, by Sheriff, at City Hall. (Sale under execution) 9 Canal st, Nos. 203 and 205, n w cor Mulberry st, 53.2x80.10x50.6x64, 1/2 part 9 Canal st, Nos. 217 and 209, n s, adj above, 50.6x 64x50.6x46.2, 5.40 part 9 Canal st, No. 211, n s, adj above, 26.4x21.2x25.1x 13.6, 5.40 part 9 by Sheriff, at City Hall. (Sale under execution.) 9 East Washington pl, No. 18, s w cor Greene st, 28x96, four-story brick dwelling, by R. V. Harnett. Partition sale 9 21st st, No. 231 w new number, 245, n s, 200 e 4th av, 25x98.9, three story brick tenement, by R. V. Harnett. (Amount due, abt \$11,250) 9 74th st, No. 492, s s, 125 w Av A, 25x102.2, five-story brick tenement, by Louis Mesier. (1st mort; amount due, abt \$10,800) 9

- 129th st, No. 41, n s, 290 w 4th av, 100x99.11, three story frame dwell'g 130th st, n s, 290 w 4th av, 100x99.11, by Wm. Kennedy. (Amount due, abt \$19,700) 10 John st, No. 41, n s, 76.11 e Nassau st, 27.9x 110, irreg., four-story brick store 10 John st, No. 43, n s, 104.8 e Nassau st, 23.7x 105.6, irreg., four-story brick store and three-story brick extension 10 Pearl st, No. 211, n s } 21.10x20.0, 2x21.2x234.2, two Gold st, No. 10, n s } five-story brick stores and extensions. 20 23d st, No. 22, s s, 317.11 e Broadway, 25.8x98.9, four-story stone front dwell'g 20 20th st, s s, 390 from 2d av, runs west 40 x south 92 x east 40 x north 92, brick chapel, &c 20 Chambers st, No. 128, s s, 75 e College pl, 25x100, five story brick (stone front) store 20 by A. H. Muller & Son Partition sale 20 Water st, s s, 290.11 e Pike slip, 25.4x160 to South st, No. 499 Water st and No. 253 South st, two five-story brick factory buildings, by R. V. Harnett. (Amount due, abt \$39,800) 11 7th av, No. 391, e s, 55.6 n 31st st, 18.6x59.7, five-story brick store and tenement, by R. V. Harnett. (Amount due, abt \$12,300) 11 2d av, Nos. 501 to 505, n w cor 23th st, 55.4x1x—x, three-story brick store and dwell'g, by H. N. Camp. (Amount due, abt \$7,500) 11

KINGS COUNTY, N. Y.

- Graham av, w s, 75 n McKibben st, 25x100, by J. C. Eadie, at 45 Broadway, E. D 7 Throop av, e s, 75 n River st, 2x28.7x8.26 9x68.8, by Walter Thorn, ref., at Court House. (Partition sale) 7 Devoe st, n s, 125 w Catharine st, 25x100 7 36th st, centre line, 100 n w 3d av, runs north-west to Gowanus Bay, thence southwest along Bay, 258.4 to land of Simon Bergen, x southeast — x northeast 100 8 by T. A. Kerrigan, at 35 Willoughby st. 8 Atlantic av, s s, 68.2 e Pearsall st, 23.2x46.2, irreg, by J. W. Sanderson, ref., at Court House 8 4th pl, n s, 200 w Court st, 20x100 8 Atlantic av, s s, 150 e Grand av, 20x100 8 Bergen st, s s, 200 e 6th av, 39.10x131 10 by T. A. Kerrigan, at 35 Willoughby st 10 St. Felix st, e s, 331 s Lafayette av, 19x100, by A. E. Lamb, ref., at Court House 10 Madison st, n s, 141 e Patchen av, 19x100, by Jas. Crombie, ref., at Court House 10 St. John's pl, n s, 273.5 w 6th av, 18x100 10 Warren st, n s, 157.3 w Clinton st, 21x80 10 by T. A. Kerrigan, at 35 Willoughby st 12 Sackett st, s s, 129 w Nostrand av, runs south 185.7 to Union st, x west 57.1 to Rogers av, x north 40.3 x northeast 225.11 to Sackett st, x east 398.9 to beginning, by J. Cole, at 389 Fulton st 12

LIS PENDENS. N. Y. CITY.

- Jan. Lexington av, w s, 65.4 n 31st st, 23.6x100, irreg. Caroline L. Whittemore and ano. agt Kate M. Beaman and ano.; att'y, Fred Hemming 28 Same property. Caroline Scott agt same 28 City Hall pl, s w cor Reade st, 16.3x48 Partition. Ellen Eckersley agt James T. Curran; att'ys, Hathaway & Montgomery 29 Broadway, s w cor Bleeker st, 25x20 to Mercer st. Partition. Clemence S. Leonard agt Amelia L. Williams; att'y, Edward M. Lee 29 2d av, n w cor 96th st, 100x100. Henry Gross agt Catharine Borganitter; action to compel performance of contract; att'ys, Wernberg & Reilly 31 Feb. Broadway, w s, 58.6 n Howard st, 16.6x75. Partition suit. Marshall Bell agt Margaret A. Peckham; att'y, Marshall Bell 1 47th st, n s, 125 e 8th av, 25x100.5. Morris Steinbock agt Frederick Buse; att'ys, A. & L. Levy 1 6th av, w s, 24.8 n 26th st, 148.1x10 1 27th st, s s, 65 w 6th av, 35x24.8 Partition suit. Edward J. and Rosalie King agt Sylvester Brush; att'y, M. S. Isaacs 2

FORECLOSURE SUITS.

- Jan. 119th st, n s, 95 w 5th av, 14x50 1 119th st, n s, 137 w 5th av, 14x65 1 Foreclosure of Lien. Walter Powers agt Isabella V. Hogan; att'y, N. A. Chessey 28 24th st, n s, 326 w 3d av, 22x98.9. Francis H. Weeks and ano. exrs, agt Wm. A. McRoberts; att'ys, DeForest & Weeks 28 Arcuaris pl, s s, 309.3 e Gerard av, 100x157.3. William A. Stebbins, gen'l guard, agt Annias Gibson; att'ys, Arthur Knivals & Ransom 31 10th st, n s, 143.10 w University pl, 24.5x94.9. Arthur W. Austin, exr, agt Wm. C. Traphagen, exr; att'ys, Varun & Harrison 31 10th st, n s, 124.5 w University pl, 24.5x94.9. Same agt same 31 56th st, n s, 80 s e Av A, 98x51.5x55.9 to East river, &c. Mercantile Trust Co. agt Thomas Hay; att'ys, Alexander & Green 31 61st st, s s, 80 w Lexington av, 20x80. Universal Life Ins. Co. agt John McCool; att'y, Sidnev Ward 31 Feb. Central av, lot 66 on map of Monterey, 50x103 Phebe J. Arnow agt Farrell Keegan; att'y, S. M. Purdy 1 29th st, n s, 69.8 e 6th av, 30.4x24.8. Margaret Hoffman agt Margaret M. Palmer; att'y, Chas. E. Crowell 1 7th av, e s, see Liber 1,400 of Mortis, p. 299, 26.4x 100. Isaac and Elizabeth Fisher agt George Sauer; att'y, L. S. Goebel 1 Orchard st, s s, 118 e Ogden av, 400x100. Henry Rogers, admr., agt Mary Hynes; att'ys, Gibson, Whiting & Parkin 2 71st st, n s, 570 w 9th av, 30x102.3. John Davidson and ano. trustees, agt Lucretia L. Chester; att'y, Robt. Davidson 2

- 55th st, s s, 136.6 w 9th av, 13.6x100.5. William Floyd Jones and ano. exrs, agt John Mullaly; att'y, James A. Olwell 3 55th st, s s, 123 w 6th av, 13.6x100.5. Same agt same 3 17th st, n s, 100 w 9th av, 25x92, 1/2 part. Philip Cohn agt Abraham Kain; att'y, Rudolph Sampter 3 35th st, s s, abt 150 e 8th av, 25x98.9. Bailey Hascall agt Philip W. Frank; att'ys, Man & Parsons Av A, e s, 48.10 s 87th st, 15.7x81. Germania Life Ins. Co. agt Michael McGrath; att'ys, Shipman, Barlow & Larocque 4

LIS PENDENS.

KINGS COUNTY.

- Jan. 3d st, n s, 381 e 5th av, 20x90. John H. Doherty agt Marie L. Baker; att'y, Geo. V. Brower 28 Marcy av, w s, 80 s Kosciusko st, 20x60. Martha A. Marshall, extr., agt Thomas Killon and wife and Mary Cavanagh; att'y, H. T. Ketcham 28 President st, n s, 279.6 w 6th av, 20.10x95. Joseph Larocque, exr., agt James W. Dearing, James A. Lawson, et al.; att'ys, Shipman, Barlow & Larocque 28 South 3d st, n s, 25 w 11th st, 95.3x120 11th st, w s, 120 n South 3d st, 30x50 Marcy av, n w cor Lexington av, 100x100 Ellen Eckersley agt James T. Michael H., John S., Francis J. and Michael Curran; att'ys, Hathaway & Montgomery 29 Luquer st, n s, 156.6 n w Hicks st, 25x100. Geo. R. Haydock agt Margaret McCaul; att'y, John P. Kirby 29 Van Buren st, s s, 90 e Bedford av, 60x100. Chas. M. Marsh agt Catharine and John McCrum et al.; att'y, Charles M. Marsh 29 Coney Island av, w s, 97.2 e Church av, 80.3x101.1x 30x95.2. The Trustees Reformed Protestant Dutch Church, Flatbush, agt Peter Young et al.; att'y, John H. Kemble 29 Madison st, s e s, 150 s w Johnson av, 25x100. Jacob Zimmer agt Elizabeth Roesser, Kunegunda Schmitt et al.; att'y, James J. Rogers 29 1st st, s e cor South 2d st, 37.6x135.10. Eliza R. Thompson agt Elizabeth C. Fehrman, Mary T. Moore et al.; att'ys, Ward & Jenks 29 Clifton pl, n s, 200 w Bedford av, 25x100. Margaret Buchanan agt Jane Buchanan et al.; att'y, David Barnett 31 Ryerson st, e s, 76.6 e De Kalb av, runs east 100 x south 18.6 x west 50 x south 0.6 x west 50 to Ryerson st, x north 19. D. H. Olmstead, exr., agt Mary Maguire, individ., and as admrx. Wm. Maguire, dec'd, et al.; att'y, C. E. Tracy 31 Greene av, s s, 40 w Waverly av, 30x70. John Hevelman agt Daniel H. Stone et al.; att'ys, Chambers, Boughston & Prentiss 31 Sydney pl, e s, 124.10 s Livingston st, 22.11x134.7x 22.11x134. Bridget Quinn agt Mary Cronough; att'y, James W. Ridgway 31 Feb. Ocean av, n e cor Caton av, 300.2x220 to East 21st st, x 26.11x—. Julia A. Schenck, trustee, agt Philip S. Crooke, The Oriental Bank et al.; att'ys, Morris & Pearsall 1 Vernon av, s s, 310 e Marcy av, 16.8x100. Darius Crowell agt Ada W. and Eben H. Sturgis; att'y, William Colt 1 Main st, n e cor Front st, 50x75. Henry Brown agt John C. and Meta Haurand and Gilbert Turner; att'y, Dan'l W. Northrup 1 Graham av, n w cor Stagg st, 44.2x100. Herman Hubener agt Henry Biegen and Agatha his wife; att'ys, Turner, Lee & McClure 1 Pacific st, No. 225, n s, 237.8 e Court st, 25x100. Benjamin E. Valentine agt Catharine and Henry McDermott; att'y, B. E. Valentine 1 Melrose st, No. 18. Henry Loeffler agt Nathan and Flora Nachenstein; att'y, M. Hallheimer 2 Bedford av, w s, 20 n Lafayette av, 20x81. Home Life Ins. Co. agt William R. Tice, Charles M. Roberts, Russell W. Adams et al.; att'ys, Moore & Low 3 Broadway, n e s, 34 s e Margaretta st, 18x80. John H. Ross, trustee, agt Letitia L. D. and Nehemiah B. Morton et al.; att'ys, N. & M. Niles 3 Hanson pl, s s, 66.2 w Fort Greene pl, 21.10x90. Hannah Enston agt Elizabeth W. M. and Henry F. Aten; att'y, K. Buxton 3 Myrtle av, s w cor Graham st, 23x70.7x23x70.5. Henry Kiep agt Christopher Bussenschult et al.; att'y, John H. Kemble 3

RECORDED LEASES.

- NEW YORK Per Year. Bowery, No. 31, cor Bayard st; Robert Coles to William Johnson; 15 months, from Feb. 1, 1881, per month 292 Columbia st, No. 129, store floor and second floor; Conrad Petri to Heinrich Van Dahl; 5 years, from Nov. 1, 1880 756 Grand st, No. 293; Harris Lyons to Albert A. Kraetzer; 2 years, from May 1, 1881 3,500 Hester st, No. 47, n e cor Essex st, store, basement, and three upper floors; John Mesam to Frank Wolf; 5 1/2 years 1,050 Morris st, No. 7; Margaret Brennan, individ. and guard, &c. to Albert Gutherinz; 3 years, from May 1, 1881 1,200 Pearl st, No. 282; Maria, Ellen and Henry Dolan to Abendroth Bros; 5 years, from Feb. 1, 1881 1,750 Pearl st, No. 515; Robert Boyd to Lorenz Sauer; 5 1/2 years 900 Prince st, Nos. 55 and 55, engine, boiler, &c; Mary P. Moore to Tiffany & Co; 9 years, from May 1, 1880 7,000 South st, Nos. 372, 373 and 374, n e cor Gouverneur slip, runs east 75.3 x north 59.2 x west 0.1 x north 5.10 x west 75 to Gouverneur slip, x south 65; Henry Bergh, Jr., and others, to William H. Nichols; 8 years, from Feb. 1, 1881 3,000 South st, n s, 150 e Gouverneur slip, runs north 140 to Front st, x west 75 x south 80.10 x east 0.1 x south 59.2 to South st, x east 74.8; Henry Bergh, Jr., to William H. Nichols & Co.; 8 years, from Feb. 1, 1881 other consid and 1,000



Table listing real estate transactions in Schenectady, N.Y., including property addresses, names of parties, and dates.

Table listing real estate mortgages and judgments in Schenectady, N.Y., including names of mortgagors and judgment holders.

Table listing real estate mortgages and judgments in Ulster County, N.Y., including names of parties and property details.

N. Y. STATE.

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

DUTCHESS COUNTY.

Table listing real estate mortgages in Dutchess County, N.Y., including names of mortgagors and amounts.

Table listing judgments in Dutchess County, N.Y., including names of judgment holders and amounts.

Table listing chattel mortgages for Poughkeepsie City in Dutchess County, N.Y.

ORANGE CO., N. Y.

Table listing real estate mortgages in Orange County, N.Y., including names of mortgagors and amounts.

Table listing judgments in Orange County, N.Y., including names of judgment holders and amounts.

ULSTER COUNTY, N. Y.

Table listing real estate mortgages in Ulster County, N.Y., including names of mortgagors and amounts.

Table listing judgments in Ulster County, N.Y., including names of judgment holders and amounts.

NEW JERSEY.

ESSEX COUNTY, N. J.

Table listing real estate conveyances and mortgages in Essex County, N.J., including names of parties and property details.

REAL ESTATE MORTGAGES.

Table listing real estate mortgages in Newark, N.J., including names of mortgagors and amounts.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Newark, N.J., including names of mortgagors and amounts.

BILLS OF SALE.

Table listing bills of sale in Newark, N.J., including names of parties and items sold.

JUDGMENTS.

Table of judgments listing names like Flynn, John, and amounts.

REAL ESTATE MORTGAGES.

Table of real estate mortgages listing names like Bandermann, Michael, and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages listing names like Brown, David, and amounts.

JUDGMENTS.

Table of judgments listing names like Coeyman, Amzi.

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Table of real estate conveyances listing names like Alz, or Altz, Jacob.

Table of real estate mortgages in Passaic County, N. J., listing names like Burns, William and amounts.

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Table of Paterson real estate mortgages listing names like Angel, Susan and amounts.

PATERSON CHATTEL MORTGAGES.

Table of Paterson chattel mortgages listing names like Bush, Barney and amounts.

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 of market quotations for bricks, frontes, and iron, listing prices per unit.

FIRE BRICK.

Table of fire brick prices listing types like Welsh, English, and prices.

CEMENT.

Table of cement prices listing types like Rosendale, Portland, and prices.

DOORS, WINDOWS AND BLINDS

Table of door and window prices listing sizes like 2.0 x 6.0 and prices.

GLAZED WINDOWS.

Table of glazed window prices listing sizes like 2.0 x 6.0 and prices.

GLASS.

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

WINDOW GLASS, Prices Current per box of 50 feet.

Table of window glass prices listing sizes like 6 x 8-10 x 15 and prices.

Table of window glass prices listing sizes like 1 x 8-10 x 15 and prices.

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. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket. Discounts, French 50 and 15 @ 60 per cent. American 60 and 10 @ 70 per cent.

Table of greenhouse, skylight and floor glass prices listing types like Fluted plate and prices.

Table of hair prices listing types like Cattle and Goat and prices.

Table of iron prices listing types like Duty, Bar, and prices.

Table listing various iron and steel products such as BAR-Refined, Sheet, Galvanized, and Patent finished, with prices per unit.

Table listing Common American and R. G. American products, including Nos. 10 to 16, 17 to 20, 21 to 24, 25 to 26, and 27 to 38.

Table listing LIME, Rockland, common, finishing, State, common, cargo rate, and State, finishing.

Table listing LABOR, Ordinary, per day, Masons, Plasterers, Carpenters, Plumbers, Painters, and Stone-setters.

Table listing LUMBER, Prices for yard delivery, average run of stock, Allowance must be made on one side for special contracts, and various types of pine, spruce, and hemlock.

Table listing PAINTS AND OILS, Chalk block, China clay, Whiting, Paris white, Lead, Litharge, Ochre, Venetian red, Tuscan red, Turkey red, Indian red, Vermilion, Carmine, Chrome, Orange Mineral, and Paris green.

Table listing various pigments and dyes such as Sienna, Umber, Drop Black, Chinese blue, Prussian blue, Ultramarine blue, and Chrome green.

Table listing PLASTER PARIS, Duty, 20 Per cent. ad. val. on calcined; lump, free, Calcined, Eastern and city, Calcined, city casting, and Calcined, city superfine.

Table listing SOLDERS, No. 1 and No. 2, with prices.

Table listing SLATE, Delivered at New York, Purple roofing slate, Green slate, Red slate, and Black slate, Pennsylvania (at Jersey City).

Table listing TIN PLATES, Duty, 11-10c, I. C. charcoal, I. C. coke, I. X. charcoal, I. C. charcoal, I. X. charcoal, I. C. coke, I. C. coke, and I. C. charcoal, terne.

Table listing STONE, -Cargo rates, delivered at New York, Amherst freestone, Amherst do, Amherst No. 1 light drab, Berlin freestone, Berea freestone, Brown stone, Granite, Canaan marble, and Dorchester, N. B., stone.

Table listing BLUE STONE, Drain stone, Flag, smooth, Flag, rough, Flag, smooth, 4 and 4.6, Flag, rough, 4 ft., Flag, large, promiscuous, Curb, 10in., Curb, 12in., Curb, 14in., Curb, 16in., Curb, 20in., Curb, 20 extra, Corners, 20in., Sills and lintels, Coping, 11 to 18in. wide, Coping, 20 to 28in. wide, Coping, 30 to 36in. wide, Gutter, 12in., Gutter, 14in., Bridge, Belgian, Bridge, thick, Bridge, thin, Bridge, 16in., Bridge, 20in., Steps, 6in., Steps, 7in., Steps, 6in., Steps, door, Platforms, Platforms, Platforms, Platforms, Platforms.

Table listing NATIVE STONE, Common building stone, Base stone, Base stone, Base stone, Base stone, Base stone, Gutter, Bridge, Bridge, Steps, Steps, Steps, Platforms, Platforms, Platforms, Platforms, Platforms.

Table listing ZINC, Duty, sheet, Sheet, and open, with prices.

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

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

Copies of said Letters Patent may be inspected at my office, or that of my Counsel, and all duly authorized Skylights will bear my label. All so-called Patents of other persons are contingent to infringements upon mine, and calculated to deceive. GEORGE HAYES, 71 Eighth av., N. Y.

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Reserve for re-insurance .. \$1 221,264 43  
Reserve, representing all other claims and undivided profits .. 224,672 06  
Capital paid in Cash .. 1,000,000 00  
Unallotted Surplus .. 100,000 00  
Net Surplus .. 1,059,661 93

Total Cash Assets .. \$3,605,598 42

GEO. T. HOPE, President.

CYRUS PECK, Secretary.

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(FIRE)

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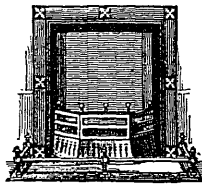
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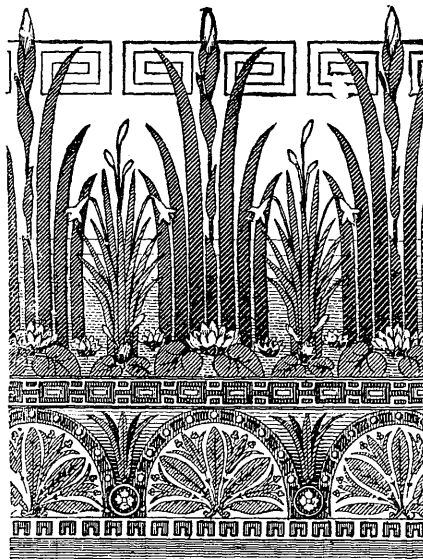
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## CO-PARTNERSHIP NOTICES.

B. WURZBURGER & CO.—The undersigned have  
formed a limited partnership in pursuance of  
the statute of the State of New York

I. The name of the firm under which such co-partnership is to be conducted is B. Wurzbürger & Company.

II. The nature of the business intended is the manufacture and sale of suits and cloaks

III. The names of the general and special partners interested in such partnership are as follows: Bernard Wurzbürger, who resides in the City of New York, is a general partner; and Charles Rothschild, who resides in the same place, is a special partner.

IV. The amount of capital which has been contributed by said special partner is the sum of twelve thousand (\$12,000) dollars in cash.

V. The said co-partnership is to commence on the 17th day of January, 1881, and to terminate on the 1st day of January, 1883.

Dated, New York, January 15th, 1881

BERNARD WURZBURGER,  
General Partner.  
CHARLES ROTHSCHILD,  
Special Partner.

## CO-PARTNERSHIP NOTICES.

THE UNDERSIGNED, DESIROUS OF FORMING A Limited Partnership, under the Statutes of the State of New York, hereby certify:

1st. That the name or firm under which said partnership is to be conducted is the H. L. HAAS CHEMICAL MANUFACTURING COMPANY.

2d. That the general nature of the business intended to be transacted by such partnership is manufacture and sale of polishing materials and nickel plating supplies, and such other business as is incidental thereto.

3rd. That the names of all the general and special partners interested in said partnership are as follows: Harry L. Haas, who resides at 49 West 39th Street, in the City, County and State of New York, is the general partner; and Leopold Haas, who resides at 49 West 39th Street, in the City, County and State of New York, is the special partner.

4th. That the said Leopold Haas has contributed the sum of five thousand dollars as capital to the common stock

5th. That the period at which the said partnership is to commence is the 1st day of February, 1881, and the period at which said partnership is to terminate is the 31st day of January, in the year 1884.

H. L. HAAS, General Partner. [L. S.]

LEOPOLD HAAS, Special Partner. [L. S.]

Dated this 26th day of January, in the year 1881.

City and County of New York, s. s.  
On this 26th day of January, 1881, personally came before me the above named Harry L. Haas and Leopold Haas, to me known to be the persons described in, and who executed the above certificate, and severally acknowledged to me that they respectively signed said certificate.

JAS. J. CAMPBELL,  
Notary Public,  
N. Y. Co.

City and County of New York, s. s.

Harry L. Haas, of said City, being duly sworn, says: That he is the general partner named in the annexed certificate, and that the sum specified in said certificate to have been contributed by the special partner in said certificate named, to the common stock of said partnership, has been actually, and in good faith paid in cash.

Sworn before me this 26th day of } H. L. HAAS.  
January, 1881.

JAS. J. CAMPBELL,  
Notary Public,  
N. Y. Co.

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

That the name or firm under which such partnership is to be conducted is STIRN AND LYON.

That the general nature of the business intended to be transacted by such partnership is the importing and exporting, buying and selling of toys, china and glass ware, fancy goods, and fireworks.

That the names of all the general and special partners interested in the said business are Carl P. Stirn, Amos M. Lyon and Francis H. Ruhe; that the said Carl P. Stirn is a general partner, and his place of residence is in the City of Brooklyn, in the County of Kings, and State of New York; that the said Amos M. Lyon is a general partner, and his place of residence is in the City of Brooklyn, in the County of Kings, and State of New York; that the said Francis H. Ruhe is a special partner, and his place of residence is in the City, County, and State of New York.

That the amount of capital which the said special partner, Francis H. Ruhe, has contributed to the common stock of said partnership is the sum of twenty-five thousand dollars.

That the period at which the said partnership is to commence is the first day of February, 1881, and the period at which it will terminate is the thirty-first day of January, 1884.

Dated New York, January 31, 1881.

CARL P. STIRN,  
AMOS M. LYON,  
General Partners.  
FRANCIS H. RUHE,  
Special Partner.

CO-PARTNERSHIP NOTICE—THIS IS TO CERTIFY that we, whose names are hereunto severally subscribed, have this day entered into a limited special partnership, under and by virtue of the provisions of the civil code of the State of California relative thereto:

First—The name and style under which said partnership is to be conducted is REDINGTON & CO., in the city and county of San Francisco, State of California, and COFFIN, REDINGTON & CO., in the city and State of New York.

Second—The general nature of the business intended to be transacted by said firm is the importing and wholesale drug business in all its branches, and the principal place of business of said co-partnership is at the city and county of San Francisco, State of California.

Third—The names of all the general and special partners composing said firm, and their residence, are as follows: John H. Redington, Christian W. Smith, Samuel Heitschu and William P. Redington, all residing in the city and county of San Francisco, and State of California, and Isaac S. Coffin, residing in the city of Brooklyn, Kings county, State of New York, are the general partners; and Andrew G. Coffin, residing in the city of Brooklyn, Kings county, State of New York, is the special partner in said firm.

Fourth—That the said special partner, Andrew G. Coffin, has contributed and paid in the sum of one hundred and forty-two thousand dollars (\$142,000), in United States gold coin, as capital to the common stock of said co-partnership.

Fifth—The said partnership is to commence on the first day of January, 1881, and terminate the thirty-first day of December, 1883.

Dated, December 28, 1880.

JOHN H. REDINGTON,  
CHRISTIAN WHELAN SMITH,  
SAMUEL HEITSHU,  
W. P. REDINGTON,  
I. S. COFFIN,  
ANDREW G. COFFIN, Special Partner.



CO-PARTNERSHIP NOTICES.

**COPARTNERSHIP.—NOTICE IS HEREBY GIVEN** that the undersigned have, pursuant to the Statutes of the State of New York, renewed and continued the limited partnership heretofore formed by them under the name or firm of LENT & BRAMAN, and which, by its terms, was to commence on the 1st day of January, 1869, and to continue for three years; and which said limited partnership was again renewed and continued from the 31st day of December, 1871, for three years, and was again renewed and continued from the 31st day of December, 1874 for three years, and was again renewed and continued from the 31st day of December, 1877, for three years; that the general nature of the business intended to be transacted is, as heretofore, importing of tailors' trimmings; and that William H. Lent, who resides in the City, County and State of New York, and Samuel L. Braman, who resides in the City of Brooklyn, County of Kings, State of New York, are the general partners, and Abraham Lent, who resides in the City, County and State of New York, is the special partner; and that said Abraham Lent has contributed the sum of ten thousand dollars, being the same original sum contributed at the formation of said partnership to the common stock; and that said renewed and continued partnership is to commence and continue from the thirty-first day of December, 1880, and is to terminate on the thirty-first day of December, 1883.

Dated New York, December 29th, 1880.  
 WILLIAM H. LENT,  
 SAMUEL L. BRAMAN,  
 General Partners.  
 ABRAHAM LENT,  
 Special Partner.

**NOTICE IS HEREBY GIVEN THAT A LIMITED** partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which such partnership is to be conducted is STONE & GLASS; that the general nature of the business intended to be transacted by such partnership is the manufacture and sale of clothing; that the names of all the general and special partners interested in the said business are John Stone, Joseph H. Glass and Melvin L. Morris; that the said John Stone and Joseph H. Glass are the general partners, and the said Melvin L. Morris is the special partner; that all of the said partners reside in the City, County and State of New York; that the amount of capital which the said special partner has contributed to the common stock is the sum of five thousand dollars in cash; that the period at which the said partnership is to commence is the tenth day of January, 1881, and the period at which it will terminate is the thirty-first day of December, 1882.

Dated New York, January 10th, 1881.  
 JOHN STONE,  
 JOSEPH H. GLASS,  
 General Partners.  
 MELVIN L. MORRIS,  
 Special Partner.

**THIS IS TO CERTIFY THAT THE UNDERSIGNED** have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, and of the several Statutes of the said State; that the name or firm under which such partnership is to be conducted is L. S. BOWMAN & CO; that the general nature of the business to be transacted is that of commission merchants and general dealers in hay, grain and produce, and in such goods as are usually dealt in by dealers in those articles; that the names of all the general and special partners are as follows: Jacob H. Ostrum, who resides at the City of New York, in the State of New York, is the general partner, and Mary Bowman, who resides at Jersey City, in the State of New Jersey, is the special partner; that the said Mary Bowman has contributed the sum of eight thousand five hundred dollars as capital to the common stock, and that the said partnership is to commence on the 8th day of January, A. D. 1881, and is to terminate on the 31st day of December, A. D. 1885.

Dated this eighth day of January, 1881.  
 JACOB H. OSTRUM,  
 MARY BOWMAN.  
 State of New York, City and County of New York, s.s.  
 On this 8th day of January, A. D. 1881, before me personally came Jacob H. Ostrum and Mary Bowman, to me personally known, and known to me to be the same persons described in, and who executed the within and foregoing instrument, and severally acknowledged that they executed the same.  
 EUG. F. DALY,  
 Notary Public,  
 N. Y. City.

State of New York, City and County of New York, s.s.  
 Jacob H. Ostrum, being duly sworn, says that he is the general partner named in the above certificate, and that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith, paid in cash.  
 JACOB H. OSTRUM.  
 Sworn to before me this 8th day of January, A. D. 1881.  
 EUG. F. DALY,  
 Notary Public,  
 N. Y. City

CO-PARTNERSHIP NOTICES.

**CERTIFICATE.—THE UNDERSIGNED DESIROUS** of forming a Limited Partnership under the Laws of the State of New York, do hereby certify.

First.—That the name under which such partnership is to be conducted is MANUEL E. DE RIVAS AND COMPANY.

Second.—That the general nature of the business to be transacted by such partnership is that of buying and selling bonds, stocks and other securities for others, as brokers, and on commission only.

Third.—That Manuel E. De Rivas and Edward H. Myers, who both reside in the City of New York, are the general partners, and Theodore W. Myers, who also resides in said city, is the special partner.

Fourth.—That the said Theodore W. Myers has contributed the sum of forty thousand dollars in cash, as capital to the common stock.

Fifth.—That said partnership will commence on the fourth day of January, 1881, and will terminate on the fourth day of January, 1883.

Dated New York, January 3d, 1881.  
 M. E. de RIVAS,  
 E. H. MYERS,  
 THEO. W. MYERS,  
 Special Partner.

State of New York, City of New York, County of New York, } s.s.  
 On this third day of January, 1881, before me personally came Manuel E. De Rivas, Edward H. Myers and Theodore W. Myers, to me known to be the persons described in and who executed the above certificate and acknowledged that they executed the same.  
 JOHN H. KITCHEN,  
 Notary Public,  
 New York Co.

City and County of New York, s.s.  
 Manuel E. De Rivas, being duly sworn, says that he is one of the general partners named in the above certificate, and that the sum specified in such certificate to have been contributed by the special partner in said certificate named, to the common stock of the partnership, has been actually and in good faith paid in cash.

M. E. de RIVAS.  
 Sworn to before me, this 3d day of January, 1881.  
 JOHN H. KITCHEN,  
 Notary Public,  
 New York Co.

**CERTIFICATE.—IN THE MATTER OF THE** formation of a Limited Partnership between John C. Latham, Junior, Henry E. Alexander and Richard P. Salter, general partners, and Charles G. Miller, special partner.

This is to certify that the undersigned have formed a Limited Partnership pursuant to the Laws of the State of New York.

That the name or firm under which such partnership is to be conducted is LATHAM, ALEXANDER AND COMPANY.

That the general nature of the business to be transacted is the General Banking and Commission business.

That the names of all the general and of the special partners are as follows, to wit:

John C. Latham, Jr., who resides in the city, county and State of New York; Henry E. Alexander, who resides at New Brighton, Richmond County, in said State, and Richard P. Salter, who resides in said city, county and State of New York, are the general partners, and Charles G. Miller, who resides at New Rochelle, Westchester County, in said State of New York, is the special partner.

That Charles G. Miller, the said special partner, has contributed the sum of one hundred thousand dollars, in cash, as capital to the common stock.

That the said partnership is to commence on the first day of January, 1881, and is to terminate on the first day of January, 1886.

Dated this thirty-first day of December, 1880.  
 JNO. C. LATHAM, JR.  
 H. E. ALEXANDER,  
 R. P. SALTER,  
 C. G. MILLER.

State of New York, City and County of New York, } s.s.  
 On this 31st day of December, 1880, before me personally came and appeared John C. Latham, Junior, Henry E. Alexander, Richard P. Salter and Charles G. Miller, to me known and known to me to be the individuals described in and who executed the foregoing certificate, and they severally acknowledged to me that they executed the same for the purposes therein mentioned.  
 CHRISTIAN ZABRISKIE,  
 Notary Public,  
 New York Co.

[Seal.]  
 City and County of New York, s.s.  
 John C. Latham, Jr., being duly sworn, says he is one of the general partners named in the above certificate, and that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith paid in cash.  
 JNO. C. LATHAM, JR.

Sworn to before me, this 3d day of January, 1881.  
 CHRISTIAN ZABRISKIE,  
 Notary Public,  
 New York County.

CO-PARTNERSHIP NOTICES.

**LIMITED PARTNERSHIP.—THIS IS TO CERTIFY** that pursuant to the provisions of the Statutes of the State of New York, a Limited Partnership has this day been formed, and that the persons desirous of forming the same do hereby make and severally sign this certificate, as follows:

First.—The name or firm under which said partnership is to be conducted is LAWRENCE MYERS & CO.

Second.—The general nature of the business intended to be transacted is the importation and sale of Wines, Liquors and Spirits, and the purchase and sale of domestic Liquors, and the various branches of business incidental thereto or connected therewith; and the principal place of business shall be in the City and County of New York.

Third.—The names of all the general and special partners interested in said partnership are as follows: Robert G. Larason and Alfred A. Henriques, who reside in the City and County of New York, and who are the general partners, and Angelo L. Myers and Julien L. Myers, who reside in the City and County of New York, and who are the special partners.

Fourth.—The amount of capital which the said Angelo L. Myers, as one of such special partners, has contributed to the common stock is the sum of thirty thousand dollars, and the amount of capital which the said Julien L. Myers, as one of such special partners has contributed to the common stock is the sum of thirty thousand dollars.

Fifth.—The partnership hereby formed is to commence on the first day of January, 1881, and is to terminate on the thirty-first day of December, 1882.

In witness whereof, the parties above named have hereto severally subscribed their names, this thirty-first day of December, in the year 1880.

In the presence of  
 W. J. OSBORNE.  
 ROBERT G. LARASON, [L.S.]  
 ALFRED A. HENRIQUES, [L.S.]  
 ANGELO L. MYERS, [L.S.]  
 JULIEN L. MYERS, [L.S.]

City and County of New York, s.s.  
 On this thirty first day of December, 1880, before me personally appeared Robert G. Larason, Alfred A. Henriques, Angelo L. Myers and Julien L. Myers, all to me known and known to me to be the persons described in and who executed the foregoing certificate, and they severally acknowledged to me that they executed the same.

W. J. OSBORNE,  
 Notary Public, Kings Co.  
 Cert. filed in N. Y. Co.

**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 B. B. KIRKLAND AND COMPANY.

2. That the general nature of the business intended to be transacted, by such partnership, is the buying and selling of Railroad bonds and stocks, and other evidences of indebtedness and securities, also charging and taking of commissions for negotiations and dealings in Railroad supplies.

3. That the names of all the general and special partners interested in said partnership are as follows:

B. B. Kirkland, who resides at the City, County and State of New York, is the general partner, and the D. E. Culver Company, a body organized under the laws of the State of New Jersey, is the special partner.

4. That the said The D. E. Culver Company has contributed the sum of five thousand dollars (\$5,000) as capital to the common stock.

5. That the period at which the said partnership is to commence is the fifth day of January, 1881; and the period at which the said partnership is to terminate is the fifth day of January, 1884.

Dated, this fifth day of January, 1881.  
 D. E. CULVER,  
 (L. S.) President of the D. E. C. Co.  
 W. C. DOUBLEDAY, Secty.  
 [L. S.] B. B. KIRKLAND.

**THE UNDERSIGNED HAVE FORMED A LIMITED** partnership under the name, or firm, of DREYFUS, KOHN & COMPANY for the purchasing, importing and selling, upon commission and otherwise, goods, wares and merchandise. The general partners are Isaac E. Dreyfus, residing at Basel, Switzerland, and Aaron Kohn and Moses G. Rosenblatt, who severally reside in the City of New York. The special partner is Gottlieb Rosenblatt, who resides in New York City, and has contributed to the common stock of said partnership one hundred thousand dollars in cash. The said partnership is to commence January 5th, 1881, and to terminate December 31st, 1883.

ISAAC E. DREYFUS,  
 AARON KOHN,  
 MOSES G. ROSENBLATT, } General partners.  
 GOTTLIEB ROSENBLATT, } Special partner.

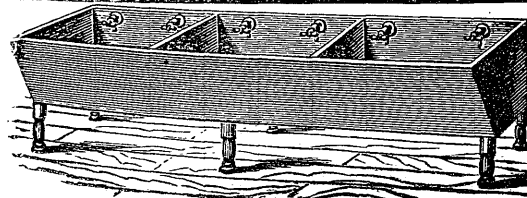
No. 53 Dey Street, N. Y.,  
 January 1, 1881.

The copartnership heretofore existing between John H. Butler and Tunis D. Hunting, under the firm name of BUTLER & HUNTING, has this day been dissolved by the withdrawal of said Tunis D. Hunting.

Mr. Butler and Mr. John C. Constant have this day formed a copartnership for continuing the business at the same place, under the firm name of BUTLER & CONSTANT. Mr. Butler will pay all obligations, and receive all assets of the old firm of Butler & Hunting.

JOHN H. BUTLER,  
 TUNIS D. HUNTING,  
 JOHN C. CONSTANT.

G. W. RADER & Co.,  
 Manufacturers of  
**Drain Pipes,**  
 WEST 61ST STREET.



**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, Register Frames, Griddles, Foot-Warmers, Slabs, &c. W. E. RAMSDALL, Proprietor

## CO-PARTNERSHIP NOTICES

## PACKER, KNOWLTON &amp; CO.

The undersigned, desirous of forming a limited partnership under the provisions of the Statutes of the State of New York for such cases made and provided, hereby certify:

That the name or firm under which such partnership is to be conducted is PACKER, KNOWLTON & CO.

That the general nature of the business intended to be transacted is a general coal commission business.

That the names of the general partners interested therein are Elisha A. Packer, who resides in the City of New York, and D. Henry Knowlton, who resides in the City of New York; and the name of the special partner is Danford Knowlton who resides in the City of New York.

That the amount of capital contributed by the said special partner to the common stock is the sum of fifty thousand dollars.

That the period at which said partnership is to commence is on the third day of January, 1881, and the period at which said partnership is to terminate is the third day of January, 1882.

Dated, New York January 3, 1881.

ELISHA A. PACKER,  
D. HENRY KNOWLTON,  
General Partners.  
DANFORD KNOWLTON,  
Special Partner.

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

s. s.  
On this third day of January, 1881, personally appeared before me, Elisha A. Packer, D. Henry Knowlton and Danford Knowlton, to me known to be the same persons described in and who executed the foregoing certificate who severally acknowledged that they executed the same.

ROBERT L. READE,  
Notary Public,  
N. Y. Co.

[Notarial Seal.]

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

s. s.  
Elisha A. Packer being duly sworn doth depose, that he is one of the general partners named in the annexed certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership has been actually and in good faith paid in cash.

Sworn to before me this 3d day of January, 1881.

ELISHA A. PACKER,  
ROBERT L. READE,  
Notary Public,  
N. Y. Co.

[Notarial Seal.]

THE UNDERSIGNED, DESIROUS OF FORMING a limited partnership, pursuant to the provisions of 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 J. GOULD'S SONS.

2. That the general nature of the business to be transacted is the buying and selling teas.

3. That the names of all the general and special partners interested in said partnership are as follows: George T. Gould, who resides in Newark, New Jersey, is general partner, and Charles J. Gould, who resides in Tarrytown, New York, is special partner.

4. That said Charles J. Gould has contributed to the sum of eight thousand dollars (\$8,000), as capital to the common stock.

5. That said partnership is to commence January 1, 1881, and is to terminate January 1, 1883.

Dated New York, Dec. 31, 1880.

GEO. T. GOULD,  
CHAS. J. GOULD,

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

On this 31st day of December, 1880, before me personally came George T. Gould and Charles J. Gould, known to me to be the persons described in, and who executed the above certificate, and severally acknowledged to me that they executed the same.

F. C. WHITE,  
Notary Public, N. Y. Co.

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

George T. Gould, being duly sworn, says: That he is the general partner named in the above certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership, has been actually and in good faith paid in cash.

Sworn before me this 31st day of December, 1880.

GEO. T. GOULD,  
F. C. WHITE,  
Notary Public, N. Y. Co.

RAFFERTY AND WILLIAMS.—NOTICE IS HEREBY given that a Limited Partnership has been formed by the undersigned, pursuant to the provisions of the Revised Statutes of the State of New York. That the name or firm under which such partnership is to be conducted is RAFFERTY AND WILLIAMS. That the general nature of the business to be transacted is the manufacturing and selling Fertilizing Supplies, Tallow and Grease, etc.

That the names of all the general and special partners are as follows: Thomas Rafferty and John T. Williams, who both reside in the city of New York, in the county and State of New York, are the general partners, and Harvey S. Ladew, who resides in said city of New York, is the special partner. That said Harvey S. Ladew has contributed the sum of fifty thousand dollars as capital to the common stock of said partnership.

That the said partnership is to commence on the first day of January, 1881, and is to terminate on the 1st day of December, 1883.

Dated New York, January 3d, 1881.

THOMAS RAFFERTY,  
JOHN T. WILLIAMS,  
General Partners.  
HARVEY S. LADEW,  
Special Partner,

## CO-PARTNERSHIP NOTICES.

## LEONARD, HOWELL &amp; COMPANY.

58 Broadway, New York.  
The partnership of LEONARD, HOWELL & COMPANY expires this day by limitation.

Dated, New York December 31st, 1880.  
WILLIAM B. LEONARD, GEORGE R. HOWELL,  
JOSEPH S. DECKER, WILLIAM A. WILLIAMS,  
WILLIAM EVANS, Junior,

## DECKER, HOWELL &amp; COMPANY.

This is to certify that the undersigned have formed a limited partnership, pursuant to the provisions of the statutes of the State of New York.

I. The name or firm under which such partnership shall be conducted is DECKER, HOWELL AND COMPANY.

II. The general nature of the business intended to be transacted by said firm is that of Bankers and Brokers, receiving deposits and lending money, buying, selling and negotiating securities, stocks, bonds, notes and exchange on commission, and loaning and borrowing money thereon.

III. The names of the General and Special Partners interested in such partnership are as follows: Joseph S. Decker, who resides in the City of New York; George R. Howell, who resides in the City of New York; William A. Williams, who resides in the City of Brooklyn, and William Evans, Junior, who resides in the City of Brooklyn, are the General Partners; and William B. Leonard, who resides in the City of Brooklyn, is the Special Partner.

IV. The amount of capital, which the said Special Partner, William B. Leonard, has contributed to the common stock of said partnership is one hundred thousand dollars, (\$100,000).

V. That said partnership is to commence on the thirty-first day of December, A. D. 1880, and to terminate on the thirty-first day of December, A. D. 1883.

Dated, New York, December 31st, A. D. 1880.

Witness:  
A. T. MOORE.

JOSEPH S. DECKER,  
GEORGE R. HOWELL,  
WILLIAM A. WILLIAMS,  
WILLIAM EVANS, Junior,  
General Partners.  
WILLIAM B. LEONARD,  
Special Partner.

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

s. s.  
On this 31st day of December, A. D., 1880, before me personally appeared William B. Leonard, Joseph S. Decker, George R. Howell, William A. Williams, and William Evans, Junior, to me known to be the persons described in and who executed the foregoing certificate and severally acknowledged to me that they signed and executed the same.

ALBERT T. MOORE,

[Notarial Seal.]

Notary Public,  
Kings County,  
Certificate filed in N. Y. Co.

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

s. s.  
George R. Howell, being duly sworn, makes oath and says: That he is one of the general partners named in the annexed certificate, and that the sum of one hundred thousand dollars specified in said certificate to have been contributed by William B. Leonard, the Special Partner, in said certificate named to the common stock of said partnership, has been actually and in good faith paid in cash.

Subscribed and sworn to before me this 31st day of December, 1880.

ALBERT T. MOORE,

(Notarial Seal.)

Notary Public,  
Kings Co.  
Certificate filed in N. Y. Co.

WILBUR AND HASTINGS.—THE PARTNERSHIP heretofore existing between Edward R. Wilbur and William M. Hastings, is hereby dissolved. Either partner is authorized to sign in liquidation.

Dated, New York, January 1st, 1881.

EDWARD R. WILBUR,  
WM. M. HASTINGS.

The undersigned, desirous of forming a Limited Partnership under the Statutes of the State of New York, hereby certify that the name or firm under which such partnership is to be conducted is WILBUR & HASTINGS.

That the general nature of the business intended to be transacted is the buying, selling and manufacturing of stationary and of goods usually dealt in by stationers. That William M. Hastings, whose place of residence is the City of Brooklyn, State of New York, is the only general partner interested in said partnership, and that Edward R. Wilbur, whose place of residence is Sayville, Suffolk County, State of New York, is the only special partner interested in said partnership.

That the said Edward R. Wilbur has contributed the sum of five thousand dollars as capital to the common stock. That the period at which said partnership is to commence is the fifth day of January, 1881, and the period at which the said partnership is to terminate is the thirty-first day of December, 1883.

Dated, the 4th day of January, 1881.

(Signed) WM. M. HASTINGS,  
EDWARD R. WILBUR.

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

On this fourth day of January, 1881, personally before me came William M. Hastings and Edward R. Wilbur, known to me to be the same persons described in and who executed the foregoing instrument in writing, and they severally acknowledged that they executed the same.

HOMER G. MURPHY,  
Notary Public,  
N. Y. Co.

## CO-PARTNERSHIP NOTICES.

THE UNDERSIGNED, JOHN WALKER, ROBERT F. WALKER, RUSSELL L. ENGS, GEORGE F. WALKER, and Robert A. Walker, 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 said copartnership is to be conducted is WALKER BROTHERS AND ENGS.

2. That the general nature of the business intended to be transacted by such partnership is the buying, selling and exporting of grain and flour, and the business of general commission merchants.

3. That the names of all the general and special partners, and the residence of each are as follows: That Russell L. Engs who resides at the City of Brooklyn and State of New York and George F. Walker and Robert A. Walker, who respectively reside in London, England, are the general partners and John Walker and Robert F. Walker, who respectively reside in London, England, are the special partners.

4. That the said John Walker, the special partner, has contributed the sum of twenty-five thousand dollars in cash as capital to the common stock, and the said Robert F. Walker, the special partner, has contributed the like sum of twenty-five thousand dollars in cash as capital to the common stock.

5. That the said partnership is to commence on the first day of January, 1881, and is to terminate on the thirty-first day of December, 1883.

Dated, New York, this 11th day of November, 1880.

JOHN WALKER, [L. S.]  
ROBERT F. WALKER, [L. S.]  
RUSSELL L. ENGS, [L. S.]  
GEORGE F. WALKER, [L. S.]  
ROBERT A. WALKER, [L. S.]

Signed, sealed and delivered by John Walker, Robert Frederick Walker, George Frederick Walker, and Robert Arthur Walker in the presence of

J. W. PEIGOT,  
I. A. MACKINTOSH,

Consul General U. S. A., London.  
Signed, sealed and delivered by Russell L. Engs in the presence of

RUFUS K. TREVOR,  
Notary Public,  
N. Y. City and Co.

Consulate General of the United States of America for Great Britain and Ireland at London.

On this, the 11th day of November, 1880, before me, Joshua Nunn, Vice and Deputy Consul General and Notary Public of the United States of America, at London, England, personally appeared John Walker, Robert Frederick Walker, George Frederick Walker and Robert Arthur Walker to me known to be the persons of that name severally described in and who have executed the foregoing deed or instrument and then and there acknowledged the same to be their respective free and voluntary act and deed for the uses and purposes therein contained.

In testimony whereof I have hereunto set my hand and affixed my official notarial seal at London, aforesaid, the day and year above written.

J. NUNN,  
Vice and Deputy Consul General  
U. S. A., London.

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

s. s.  
On this 29th day of December in the year of our Lord eighteen hundred and eighty, before me personally came Russell L. Engs, to me known to be the individual of that name described in, and who executed the foregoing instrument and certificate, who acknowledged to me that he executed the same.

RUFUS K. TREVOR,  
(L. S.) Notary Public,  
N. Y. City and Co.

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

s. s.  
Russell L. Engs, being duly sworn deposes and says that he resides in the City of Brooklyn and State of New York, and that he is one of the general partners named in, and who executed the foregoing instrument and certificate and that the sums specified in the said certificate to have been contributed by each of the special partners therein named to the common stock of the said partnership, to wit: the sum of twenty-five thousand dollars contributed by the said special partner John Walker, and the sum of twenty-five thousand dollars contributed by the said special partner, Robert F. Walker, have and each of them has been actually and in good faith paid in cash.

RUSSELL L. ENGS.

Sworn to before me, this 29th day of December, 1880.

RUFUS K. TREVOR,  
Notary Public, (96.)  
N. Y. City and Co.

THIS IS TO CERTIFY THAT THE UNDERSIGNED have pursuant to the provisions of the Revised Statutes of the State of New York formed and renewed and continued a limited partnership under the firm name of WEL & HEIDELBACH, as now existing. That the general nature of the business to be transacted is the manufacture and sale of what is known as converted cotton goods and goods of like nature, and the incidents thereto belonging. That Herman Weil, who resides in the City of New York, and Albert Heidelberg, who resides in the City of Cincinnati, State of Ohio, are the general partners, and Moses Heidelberg, who resides in said City of New York, is the special partner.

That the said Moses Heidelberg hath contributed the sum of twenty-five thousand dollars in cash as capital towards the common stock.

That the said partnership is to commence on the first day of January, 1881, and terminate on the 31st day of December, 1881.

Dated this 30th day of December, 1880.

HERMAN WEIL,  
ALBERT HEIDELBACH,  
By MOSES HEIDELBACH, attorney in fact.  
General partners.  
MOSES HEIDELBACH,  
Special partner.

M. M. FRIEND, attorney, &c.,  
No. 3 Broad street, New York City.

CO-PARTNERSHIP NOTICES.

NOTICE IS HEREBY GIVEN THAT THE LIMITED partnership lately subsisting under the firm name of SHANNON, MILLER & CRANE, expires this day by its own limitation.  
Dated December 31st, 1880.

LIVINGSTON A. SHANNON,  
WALSINGHAM A. MILLER,  
HAROLD L. CRANE,  
General Partners.  
WILLIAM W. CRANE,  
Special Partner.

The undersigned, desirous of forming a limited partnership under the Statutes of the State of New York, hereby certify:

That the name or firm under which such partnership is to be conducted is SHANNON, MILLER & CRANE;

That the general nature of the business intended to be transacted by such partnership, is merchants and dealers in military goods, costumers' materials, gold and silver laces and trimmings, and in the buying, selling and vending of all such goods, wares and merchandise as appertain to such line of business;

That the names of the general and special partners interested in said partnership are as follows:

Livingston A. Shannon, of the City of Brooklyn, County of Kings and State of New York; Walsingham A. Miller, of the same place; Harold L. Crane, of the same place, are general partners, and William W. Crane, of the city of Brooklyn aforesaid, special partner;

That the said William W. Crane has contributed the sum of twenty-five thousand dollars as capital to the common stock;

That the period at which the said partnership is to commence is the first day of January, 1881, and the period at which said partnership is to terminate is the thirty-first day of December, A. D. 1884.  
Dated the 31st day of December, 1880.

LIVINGSTON A. SHANNON,  
WALSINGHAM A. MILLER,  
HAROLD L. CRANE,  
General Partners.  
WILLIAM W. CRANE,  
Special Partner.

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

On this thirty first day of December, 1880, personally appeared before me Livingston A. Shannon, Walsingham A. Miller, Harold L. Crane and William W. Crane, to me known to be the same persons described in, and who executed the foregoing certificate, who severally acknowledged that they executed the same.

(Signed), ROBERT E. TIBBITS,  
Notary Public.

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

Walsingham A. Miller, being duly sworn, doth depose: That he is one of the general partners named in the annexed certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership, has been actually and in good faith paid in cash.

WALSINGHAM A. MILLER.

Sworn to before me this thirty-first day of December, 1880.

(Signed), ROBERT E. TIBBITS,  
Notary Public.

THE UNDERSIGNED, BEING DESIROUS OF forming a limited partnership for the transaction of mercantile business, pursuant to the provisions of Article I. of Title I. of Chapter IV. of the second part of the Revised Statutes of the State of New York, entitled: "Of Limited Partnerships," and the several Acts amendatory thereof, do make this certificate, in and by which they certify as follows:

First. The name of the firm under which the said partnership is to be conducted is VAN EMBURGH & ATTERBURY.

Second. The general nature of the business intended to be transacted by the said partnership is a general brokerage and commission business in gold, stocks, bonds, exchange and other securities.

Third. The names of all the general and special partners interested in the said partnership, and their respective places of residence, are as follows, that is to say: The general partners therein are David B. Van Emburgh, who resides in the City of Yonkers, in the County of Westchester and State of New York, and John Turner Atterbury, who resides in the City, County and State of New York, and the special partner therein is William R. Travers, who resides in the City, County and State of New York.

Fourth. The said William R. Travers, as such special partner, has contributed the sum of one hundred and fifty thousand dollars of capital to the common stock in cash.

Fifth. The said partnership is to commence on the 1st day of January, in the year one thousand eight hundred and eighty-one, and is to continue until, and terminate upon the thirty-first day of December, in the year one thousand eight hundred and eighty-three.

Sixth. The principal place of business of said co-partnership is in the City of New York.

Dated at the City of New York the thirtieth day of December, A. D., 1880.

W. R. TRAVERS,  
D. B. VAN EMBURGH,  
J. T. ATTERBURY.

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

On this 30th day of December, A. D. 1880, before me personally appeared William R. Travers, David B. Van Emburgh and John Turner Atterbury, each to me personally known, and known to me to be the persons described in, and who executed, the foregoing certificate, and they severally acknowledged that they executed the same.

WM. A. DUEE,  
Notary Public,  
N. Y. Co.

CO-PARTNERSHIP NOTICES.

THIS IS TO CERTIFY THAT THE LIMITED partnership now existing between the undersigned is hereby renewed and continued, pursuant to the provisions of the Revised Statutes of the State of New York.

That the name or firm under which said partnership is conducted, and will be continued, is A. H. HILDICK. The nature of the business transacted, and intended to be transacted, by said partnership, is the importation of hardware and a general commission business.

The names of the parties interested, and to be interested therein, are Thomas A. Hill, who is the special partner, and who resides at Walsall, England, and Alfred H. Hildick, who is the general partner, and who resides at Englewood, County of Bergen, State of New Jersey. The place of business of said renewed and continued partnership will be in the City of New York.

The amount of capital which the said special partner, Thomas A. Hill, has contributed to the common stock is fifteen thousand (\$15,000) dollars. The said partnership is to be renewed and continued from the first day of January, eighteen hundred and eighty-one, and is to terminate on the first day of January, eighteen hundred and eighty-four.

Dated New York, November 22d, 1880.  
(Signed), THOMAS A. HILL. [L. S.]  
ALFRED H. HILDICK. [L. S.]

Consulate of the United States of America, England.

DALE, DUTCHER & CO., LIMITED PARTNER-SHIP.

We, the undersigned, hereby give notice that we have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, and the various Acts amendatory thereof, to begin on the first day of January, one thousand eight hundred and eighty-one, and to end on the thirty-first day of December, one thousand eight hundred and eighty-two, for the purpose of carrying on the business of wholesale dealers in dry goods, under the name or firm of DALE, DUTCHER & CO. Said firm is to have its place of business in the City, County and State of New York. The general partners of said firm are George L. Dale, residing in Orange, New Jersey; John T. Dutcher, residing in New York City, New York; Frederick B. Dale, residing in New York City, New York, and Philo P. Hotchkiss, residing in Brooklyn, New York. The special partners are William A. Wheelock, residing in New York City, New York, and Thomas W. Evans, residing in New York City, New York. Each of the said special partners, William A. Wheelock and Thomas W. Evans, has contributed and paid in cash, as capital to the common stock of said partnership, the sum of fifty thousand dollars.

Dated New York City, December 31st, 1880.  
GEO. L. DALE,  
JOHN T. DUTCHER,  
FRED. B. DALE,  
PHILO P. HOTCHKISS,  
WM. A. WHEELOCK,  
THOMAS W. EVANS,  
General Partners.  
Special Partners.

THIS IS TO CERTIFY THAT WE, WHOSE names are undersigned, are desirous of forming, and do hereby form, a limited partnership, pursuant to the laws of the State of New York.

First. The name and firm under which such partnership is to be conducted is HITCHCOCK & POTTER.

Second. The general nature of the business intended to be transacted by such partnership is importing and dealing in dry goods.

Third. The names of the general and special partners interested in said business are Welcome G. Hitchcock and Lucius Moore.

The said Welcome G. Hitchcock is a general partner, and his place of residence is in the City, County and State of New York. The said Lucius Moore is a special partner, and his place of residence is in the City of Hudson, County of Columbia and State of New York.

Fourth. The amount of capital which the said special partner has contributed to the common stock of said partnership, is the sum of twenty thousand dollars.

Fifth. The period at which the said partnership is to commence is the first day of January, 1881, and the period at which it will terminate is the first day of January, 1884.

In witness whereof we have hereunto set our hands and seals this 29th day of December, 1880.

WELCOME G. HITCHCOCK. [Seal.]  
LUCIUS MOORE. [Seal.]

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

On this 29th day of December, A. D. 1880, before me personally came Welcome G. Hitchcock and Lucius Moore, to me known to be the individuals described in, and who executed, the foregoing instrument, and who acknowledged severally to me that they executed the same for the purposes therein mentioned.

E. J. MYERS,  
307 Notary Public,  
City and County of New York.

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

Welcome G. Hitchcock, being duly sworn, deposes and says: That he is the general partner named in the foregoing certificate, and that the sum specified in the foregoing certificate to have been contributed by the special partner, has been actually and in good faith paid in cash.

WELCOME G. HITCHCOCK.  
Subscribed and sworn to before me this 29th day of December, 1880.

E. J. MYERS,  
Notary Public,  
New York City and County

CO-PARTNERSHIP NOTICES.

H. E. DILLINGHAM & CO.—NOTICE IS HEREBY given that a limited partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which such partnership is to be conducted is H. E. DILLINGHAM & CO.

That the general nature of the business intended to be transacted by such partnership is the buying and selling for others, upon commission, of gold, and the stocks and bonds dealt in at the New York Stock Exchange, and a general brokerage business in stocks, bonds, gold and securities of various kinds, such as is ordinarily conducted by stock brokers in the City of New York. That the names of all the general partners and of the special partner interested in the said business are Horace E. Dillingham, Robert H. Parks, Cumberland G. White and Melville S. Nichols. That the said Horace E. Dillingham is a general partner, and his place of residence is in the City and County of New York; that the said Robert H. Parks is also a general partner, and his place of residence is also in the City and County of New York; that the said Cumberland G. White is also a general partner, and his place of residence is also in the City and County of New York; and that the said Melville S. Nichols is the special partner, and his place of residence is in the City of Chicago, in the County of Cook and State of Illinois. That the amount of capital which the said special partner, said Melville S. Nichols, has contributed to the common stock of said partnership is the sum of twenty-five thousand dollars (\$25,000). That the period at which the said partnership is to commence is the first day of January, in the year 1881, and the period at which it will terminate is the thirty-first day of December, in the year 1881.  
Dated, December 28, 1880.

HORACE E. DILLINGHAM, { General Partner.  
ROBERT H. PARKS, {  
CUMBERLAND G. WHITE, {  
MELVILLE S. NICHOLS, { Special Partner.

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

On this thirtieth day of December, in the year one thousand eight hundred and eighty, before me personally came the above named Horace E. Dillingham, Robert H. Parks and Cumberland G. White, to me personally known and known to me to be three of the individuals described in and who executed the above certificate, and they severally acknowledged to me that they executed the same for the purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal this 30th day of December, A. D. 1880.

[L. S.] CHARLES EDGAR MILLS,  
Notary Public for New York,  
State of New York,  
117 Broadway, N. Y. City.

State of Illinois, County of Cook and City of Chicago, s. s.

Be it remembered that on this twenty-eighth day of December, 1880, at the said City of Chicago, and County of Cook and State of Illinois, before me the undersigned, a commissioner resident at said City of Chicago, appointed by the Executive Authority, and under the laws of the State of New York, and duly qualified to take acknowledgments and proof of deeds in said City of Chicago, County of Cook and State of Illinois, to be used and recorded in the said State of New York, personally came Melville S. Nichols, to me personally known and known to me to be one of the individuals described in and who executed the foregoing certificate and he acknowledged that he executed the same for the purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

[Seal.] PHILIP A. HOYNE,  
Commissioner for New York,  
at Chicago, Illinois.

State of New York, office of the Secretary of State, s. s.

I hereby certify that Philip A. Hoyne, of the City of Chicago, County of Cook and State of Illinois, was, at the time of taking the proof or acknowledgment mentioned in his annexed certificate, a Commissioner for the State of New York to take the proof and acknowledgment of deeds and other instruments to be used or recorded in this State, and to administer oaths and affirmations; and that such Commissioner was, at the time aforesaid, duly authorized to take the same; and that I have compared the signature of the said Commissioner to the certificate subjoined to the annexed instrument with the signature of such Commissioner deposited in this office, and have also compared the impression of the seal affixed to such certificate with the impression of the seal such Commissioner deposited in this office, and I verily believe the signature and impression of the seal to the said certificate to be genuine.

In witness my hand and the seal of office of the Secretary of State, at the City of Albany, this thirtieth day of December, in the year one thousand eight hundred and eighty.

[L. S.] JOSEPH B. CARL,  
Secretary of State.

AFFIDAVIT OF A GENERAL PARTNER.

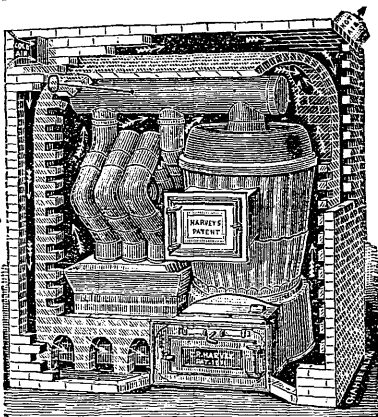
State of New York, City and County of New York, s. s.

Robert H. Parks, of said City and County, being duly sworn, deposes and says: That he is one of the general partners named in the certificate hereto annexed, and that the sum specified in the said certificate to have been contributed by the special partner therein named, to wit: the said Melville S. Nichols, to the common stock of the said partnership has been actually, and in good faith, paid in cash.

Subscribed and sworn to before me this 30th day of December, 1880.

CHARLES EDGAR MILLS,  
Notary Public for New York  
City and County of New York



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