

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXVII.

NEW YORK, SATURDAY, FEBRUARY 12, 1881.

No. 674.

Published Weekly by

The Real Estate Record Association.

TERMS.

ONE YEAR, in advance....\$10.00.

Communications should be addressed to

C. W. SWEET,

No. 137 BROADWAY

SIX GIGANTIC ENTERPRISES.

How few Americans realize the magnitude of the enterprises now under way on the North American continent. Six different trans-continental lines, having in view the uniting of the Atlantic with the Pacific Ocean, are now either being perfected or are under way. The construction of any one of these great lines will be a feat of which any nation might be proud; but six of them at one time, is literally unexampled in the history of the world. The greatest memorials of the Roman Empire which have come down to us, are the magnificent roads, many of which have survived to this day the fall of the great Empire. But how poor a piece of work after all was a Roman road, compared with a double track railway line with its steel rails, bridges, culverts and costly palace cars and innumerable freight cars. Yet it is more than probable that dating back from the twentieth century fifty years, the United States alone will show more steam roads than were constructed of Roman roads throughout the world during all the centuries when that power was supreme.

Look at the list.

First, there is the Canada Pacific, which is intended to traverse the ice bound region to the north of us, so as to connect the Dominion with the British possession on the Pacific coast.

Next, there is the Northern Pacific, which is being pushed with great energy and which will be completed before the close of 1882.

Then comes the Union Pacific, the pioneer of them all, which is perfecting its system of roads, reaching north and south to mineral regions, coal lands and agricultural and grazing districts. The Union Pacific will soon have 3,000 miles of roads tributary to it. The Central Pacific is destined to become a part of a road under one management, extending from New York to San Francisco.

Then, fourthly, there is the Southern Pacific, the news of the completion of which we will soon hear. This road will have its eastern terminus at Newport News and Norfolk, and will be connected in time with several ports on the Pacific besides San Francisco. Numberless connecting roads will soon be under way to add to the volume of the business of the Southern Pacific.

Then comes the extension of the South-western system of roads to the City of Mexico, which will be followed almost

immediately by the construction of a line to some point on the Gulf of California or the Pacific Ocean, probably Guayumas.

And lastly there is the Panama Canal, the capital for which has been subscribed.

It is safe to say that something like \$1,000,000,000 will be spent before these roads and their branches will have been completed, and when we recall the fact that they are all now under way, with abundance of money back of each scheme, we may realize first, the immense impetus this is giving to all kinds of business, and, second, the peril which we run in using up money so rapidly for fixed improvements.

Great Britain comprises but a small portion of the earth's surface, and that densely populated. North America is no inconsiderable part of the whole surface of the globe, thinly populated. The rapid building of railroads in wealthy and overpopulated Great Britain, brought about at least five commercial crises. We have had two commercial panics, one in '57, the other in '73, due in great part to the overbuilding of railroads. Who dare say that we will not pass through several revulsions before we have completed the gigantic works we have undertaken.

Let us make money while we may. This immense expenditure for railroad building will keep our people employed at remunerative wages for several years to come. But about the time that payday arrives, woe to those who are in debt or who have ready money in institutions that are in any way weak financially.

WHAT WE MAY EXPECT.

All the private advices from Washington agree in saying that a funding bill will certainly be passed before the 4th of March. Our informants have seen letters from prominent leaders of the Senate and House, of both parties, and they all agree in predicting the passage of a satisfactory bill.

If this is so, we may look out for another very active market and rising quotations in securities. This will be more especially the case if the provision in the funding bill is retained, of issuing Treasury notes bearing 3 per cent. interest and of small denominations. These are proposed to give the poor a chance to invest in those parts of the country where there are no savings banks. But its real effect will be to set free the hoards of gold, silver and legal tender paper which are now put away in old stockings by poor and ignorant people all over the country.

The state of the exchanges shows that no gold can be shipped hitherward for the present; but the exports are very heavy, greater than they were this time last year, while the imports are much less. This, if continued, must lead to the renewal of the importation of gold. But to create a "boom" this will not be necessary if the funding bill

passes, and \$600,000,000 of investments will be set free to seek more lucrative employment than in the purchasing of Government 3½ per cent. bonds. We may see prices that will make one dizzy, if a speculative funding bill should pass. But we do not advise any one to buy, except indeed real estate, which is a purchase whether stocks go up or stocks go down.

POSITION OF THE WESTERN UNION.

People who are familiar with the telegraph system of the country, say there will be no difficulty in Western Union earning 8 per cent. on its capital stock of \$80,000,000. This can be done without increasing the tolls, while extra facilities can be given the press and the various Exchanges. It is clearly the policy of Western Union not to antagonize the public. The latter is just now in an angry mood, but this feeling will in time die out. It is understood that General Eckert is about to offer the use of his idle wires, of which he has an abundance, at very reasonable terms, to the members of the Cotton Provision, Grain and Stock Exchanges. This in the hope that it will put an end to schemes for starting new companies.

In any event it will be impossible to organize an opposition to the Western Union that will be efficient, in less than two years. Congress cannot act until the year 1882 and in the meantime the Western Union people will have the entire field to themselves. A new telegraph company starts in under great difficulties. Telegraphing is a kind of retail business, the plant of which does not cost so much as the machinery for carrying it on. It is easy enough to put up poles and wires, but to open offices and train operators is a far more difficult task. Then, a new company will be cut off from the markets of the world. The Western Union will not only have a monopoly of the existing cables, but Jay Gould has announced to the world, through an interviewer, that he expects to have cable communication with South America, the Continent, with the West India Islands and even with Russia by way of Alaska and Kamtschatka. A telegraph company confined to internal communication, cut off from cables, would not amount to much.

There is a great deal of folly and nonsense in the newspapers as to what the new companies can do. The fate of the twenty odd organizations swallowed up by Western Union, tells the story of what we may expect should a new company be organized. There is no such thing as competing in telegraphing or railroading. The competing companies are always bought up and the unfortunate public pockets the loss of capital. There is but one solution of the problem and that is, the purchase of the lines by the Government. Then, and not until then,

will we have telegraphy as cheap and as efficient as it is in Europe.

THE RENT MARKET.

REVIEW OF THE AGREEMENTS ENTERED INTO DURING THE FIRST WEEK OF FEBRUARY.

In addition to the constant and steady increase of our population, there are two special causes combining just now to make the rent market for offices as well as for the more moderate priced houses up-town exceedingly active. The reconstruction of several old buildings in the lower part of the city compels tenants to vacate premises where they have done business for years, and the exceedingly severe weather of the past two months causing detentions on the ferries, has induced a large number of Brooklyn and Jersey people to begin house hunting during the very first week in February.

DOWN-TOWN RENTS.

In a conversation with the gentleman having charge of the renting department of Messrs. E. H. Ludlow & Co.'s offices, he stated that rents for desirable brokers' offices along Broadway, between Wall street and Exchange place, had virtually been doubled; in Wall street proper and Broad street, the average advance was about 50 per cent. The rents in the Boreel Building have been advanced 10 per cent. It was thought at first that the collapse of the mining business would cause a good many offices to be vacated in several buildings along Broadway, but the few companies that have caved in do not appear to affect the rent market, quite a large number of them are yet in the field doing an excellent business and paying good rents. The Post Building will be the only one of the many new ones ready for occupancy on the first of May, the severe weather having materially delayed work on the other new office buildings. Already quite a number of offices have been taken in the Post Building, and the investment will pay as well as Wall street property. The demand for offices has been constantly on the increase at Mr. Ludlow's establishment, caused especially by a number of tenants who have been notified to quit. As to residence property there are already many people in the market anxious to secure good houses, but the supply is not equal to the demand. There is a marked advance in rents for choice houses between Lexington and Sixth avenues, Thirty-fourth street and Lenox Hill, and even there houses to rent are very scarce. Medium priced houses are higher than ever before, owing to the exodus from Brooklyn and Jersey City to Harlem and other upper districts. Flats are in very good demand, and notwithstanding the very large number of apartment houses built during the past ten years, the various floors and suites remain full constantly, with hardly any vacancies.

It became known throughout Pine street, yesterday afternoon, that the offices in the United Bank Building, on the corner of Wall street and Broadway, have all been disposed of at rates which leave a handsome return for the investment. The income thus far secured and calculated amounts to \$170,000 per annum, which includes the amount of rent heretofore paid by the two banks. The cost of the ground and the building is about \$2,000,000.

DEMAND FOR LONGER LEASES.

Messrs. D. Birdsall & Co. state that, in the dry goods district, everything is pretty well rented for the coming year at an average increase of twenty per cent. This relates to the side streets as well as to Broadway. Not many new firms have been added to the number of tenants, but the majority of concerns do a larger business and require more room. There has thus far been very little growling at the increased demands for rents in this district. The fight on the part of tenants this year has been more for time than for prices, any number of firms insisting upon longer leases, which have been granted only in very few instances. Tenants now see that one-quarter of the income from business property goes toward the payment of municipal taxes; the owner, therefore, must either have more rent or lower taxes must be levied. In the section of Broadway above Canal street everything also is being closely rented up, here being, with the exception of the old Brew-

ster stores, not a half-dozen buildings to let as far as Fourteenth street.

SOME BROADWAY RENTS.

After leaving the offices of the above firm our representative sauntered along Broadway and fell in with a party who keeps thoroughly posted as to Broadway business property. It was then learned that the firm of Bates, Reed & Cooley pay about \$42,000 rent per annum for their establishment at the southwest corner of Leonard street. In fact, after Mr. Hale had made the necessary improvements, he insisted upon receiving ten per cent. on his investment. This same Mr. Hale recently, it will be remembered, purchased the northwest corner of Duane street, which he will shortly improve with a magnificent fire proof building. The tenants are already vacating the rookeries on this site. Rothschild, the Fourteenth street ribbon merchant, who purchased some time ago the Olympic Theatre and erected in its stead a magnificent warehouse has, it is said, already secured a rental of \$30,500 for the same. The Snug Harbor property at the corner of Eighth street is now thoroughly occupied and for the first time all rented. It is rumored that Mr. Orlando B. Potter will shortly put up a new building at the corner of Astor place.

SIXTH AVENUE FLATS AND STORES.

Mr. J. Romaine Brown, from his point of observation at Thirty-fourth street, Sixth avenue, and Broadway, maintains that there is not such an advance in Sixth avenue store property as elsewhere. Owing to the elevated road, the avenue is losing gradually its carriage trade, which, in the past, was constantly growing. Many parties are unwilling to trust their horses on the avenue, notwithstanding the fact that the animals are getting gradually accustomed to the noise. Most of the houses in the cross streets south of the park are being rented at an advance of ten to fifteen per cent. The Broadway houses, as well as the apartment houses in this section, are all full, in fact, it is a surprise to many where all the people come from.

Mr. S. B. Goodale, in referring to Sixth avenue flats, says that, on the contrary, they are being quickly rented, especially those near the elevated stations, and that, too, at an advance. Twenty-Third street, just now, is in a transitory state, and not much renting has been done there as yet. Lower Fifth avenue, between Twenty-third and Fourteenth streets, is also somewhat off and there is no increase in rents the section being mostly occupied by piano warehouses and picture galleries. He finds, however, that there is a ready market for almost anything in the line of improved property, paying even a moderate return. The tenants of houses rented by him have in every instance agreed to an increase of ten to fifteen per cent.

Messrs. Jayne & Co., of Twenty-third street, have charge of various estates, and state that some exceptional Sixth avenue property, especially in the neighborhood of Macy's, has been rented since the first instant at an advance in some cases of thirty per cent. Most of the stores have been taken for furnishing and fancy goods, boots and shoes, etc. All other Sixth avenue property, including old buildings, is rented six per cent. higher. Store property, west of Seventh avenue, and along the Eighth avenue from Thirteenth to Fortieth is being closely rented up, at an advance of seven per cent. The same advance holds good for houses on the west side cross streets, below Thirty-fourth.

EIGHTH AVENUE.

Mr. Jacob Appell, who rents a number of stores along Eighth avenue, has renewed many leases at an advance of ten per cent. on previous rents. The same rate has been secured by him for dwellings in this section. He notes particularly the absence of growling this year on the part of tenants. Landlords who in the past could not get along with unreasonable tenants now find matters considerably easier, and negotiations are more readily consummated between landlords and tenants, the latter being disposed to be more liberal.

Mr. C. W. Luyster, the builder who owns apartment houses and stores at Eighth avenue and Fifty-fourth street, has raised the rents of all his tenants ten per cent. All of them have renewed

their leases at the advance, and he states "they were glad enough to remain at the price."

TWENTY-THIRD STREET NOTES.

While in Twenty-third street, the writer ascertained, that the seven lots elsewhere alluded to as having been purchased by Mr. Hyatt, will shortly be improved, plans being now prepared for an apartment house. Judge Hilton's new store, fronting forty feet on the north side of the street, between Fifth and Sixth avenues, and which has remained vacant for a considerable time, is about being rented to Mr. Chatain, furniture, for about \$14,000; the original rent demanded by the Judge was \$18,000.

IN HARLEM.

In the Harlem district, between Fourth and Eighth avenues, One Hundred and Twenty-third and One Hundred and Thirty-fifth streets, tenants are glad to remain at an advance of twenty per cent. Some four-story brown stone houses in this district, which have rented heretofore for \$1,300, have been disposed of during the week for \$1,600.

In the annexed district there has already set in a rush for houses, especially on the part of Brooklyn and Jersey people. Mr. Wm. O'Gorman, who has made extensive improvements along Willis avenue, One Hundred and Thirty-eighth, One Hundred and Thirty-ninth and One Hundred and Forty-first streets, has rented several three-story houses for \$700 per annum, and two-story houses for \$500. At least twenty dwellings have been thus disposed of by him and twenty others nearly completed. At no distant day, Mr. O'Gorman, who is the pioneer in that district, will make still further improvements in this district, which is indebted to him mainly for this accession to its population.

CONDITION OF THE "STREET."

(SCENE—Broker's office in New street. Bull and Bear studying the tapes.)

Bear—I tell you, the whole market is a sale. Keene and his California crowd are out of stocks and are shorting. These people believe that stocks are too high and that all the indications point to a lower range of figures.

Bull—O, nonsense. There is not a cloud at the sky. There is nothing likely to happen to depress prices. Can you give one reason why stocks should go down?

Bear—Exchange has gone up, so that there is no longer a profit in importing gold. Stocks went up in the fall of 1879, while gold was pouring into the country, while stocks went down last spring and touched very low figures, because of the stoppage of gold importations. Upon the resumption of those importations in the summer and fall, stocks went up again, which shows that, for a continued bull movement, we must have constant additions to the currency. Hence, operators, like Keene, who were badly hurt last spring, are not going to be caught tripping this spring.

Bull—Is it settled that gold importations have ceased? The trade returns show that our exports largely exceed those of last year, while we are importing far less goods. There certainly is no stoppage of the drain of European money in our securities and especially to the new construction companies. So long as these investments are going on there is no assurance that the drain of gold has permanently ceased. Even if there was no new gold and silver imported, our home production is nearly \$80,000,000 per annum, and that we will certainly retain. This will be a constant stimulus to business, for all additions to the currency, whether gold, silver or paper, advance the price of commodities.

Bear—But see what the banks can do. Over 600 million dollars of United States bonds become due this year, and it is in the power of the banks, if the funding bill does not suit them, to sell their bonds, withdraw the currency and then make a violent contraction—a contraction that would ruin half the active speculators in the Street.

Bull—O, the banks will not dare to do anything so violent and revolutionary. They are not popular now, but were they to do anything so sweeping they would be sternly dealt with by the pub-

lic opinion and by Congress. No, the banks have too much at stake to risk the effects of a sharp contraction in the currency. Have you nothing else to offer, showing a bearish condition of affairs?

Bear—Is not Jay Gould's position dangerous to the markets? That great operator is naturally a bear. His greatest successes in the Street were in destroying values. He was a bear, last fall, in face of a bull market. But now circumstances have put him in the false position of being a bull. He is loaded up with Western Union and South-western stocks and he is forced to stand by the market in order to effect a profitable sale of these securities. Gould has made money by the working out of magnificent schemes, but he makes many mistakes as to the course of the stock market. If he was mistaken as a bear, last fall, may he not be equally at fault as a bull this coming spring?

Bull—Is that not all the more reason for believing the market will keep up and advance now that the greatest natural bear is forced to be a bull? But now let us look at the other side of the picture. To begin with, the country is prosperous, exceptionally so. This ought to help prices. Then, immigrants are coming here at the rate of 600,000 per annum. How can we help doing a greater business with this great mass of adults poured in upon us, who patronize our railway lines, open up new farms and businesses, and add in every way to the wealth of the community. Then look at the effect that the back pay business will have. Nearly \$500,000,000 is shortly to be distributed among old soldiers and claim agents. This money, as soon as received, will be poured in the channels of trade, and generally for luxuries. See what railroad travelling and trading this will bring about. But the most potent factors of all is in the Funding Bill, about to be passed by Congress?

Bear—I don't believe that any Funding Bill will pass. If one does, the banks will do all they can to make it a failure.

Bull—But my advices are that it will pass, and one provision of it is destined to increase stock values enormously.

Bear—To what do you refer?

Bull—The provision for issuing \$250,000,000 of 3 per cent. Treasury notes in denominations of \$10 and upwards. That means a furious inflation.

Bear—How do you make that out?

Bull—Because it is settled beyond all peradventure that hundreds of millions of dollars are now hoarded in old stockings and out of the way places throughout the West and South. In the Middle and Eastern States, the savings banks show an increase in deposits of nearly \$90,000,000. In the South and West the hoarding has been carried on without reference to banks. Of all the vast sums which have come from abroad, scarcely any have stayed in New York. It has been absorbed throughout the country, specially the West. Now the \$250,000,000 of \$10 and upward interest bearing Treasury notes will take the place of these gold, silver and greenback dollars which are now hoarded, and we will once more see the tides of currency flowing to New York from all parts of the country. The moment the Funding Bill is passed (and I predict that it will be in a 3½ per cent. bond which will be authorized), be prepared for an immediate advance in prices, and the most active bull speculation Wall street has ever seen. It may be followed by a crash, but for the time being there will be a revel on all the exchanges of the country.

Bear—But are we sure of this summer's crops?

Bull—It is too soon to talk of that yet. Towards the middle of April would be time enough to get alarmed about the crops.

A FEW POINTS.

While the temper of the small operators on the Street is bearish, still there is a disposition to take small flyers on certain points which are being circulated from one broker's office to another. We give some of the latest, but do not advise anybody to buy anything.

Pacific Mail is said to be on the cards for a rise. It is the old story, that the Panama canal will want a great many supplies and it may need the steamers and the franchise of the Pacific Mail steamship company. There is reason to believe that all the business of the Pacific Mail is now profitable, with the exception of the steamship line which runs from San Francisco up the north coast.

It is said that Cincinnati, Sandusky & Central is on the cards for a big rise. This stock has been dealt in at Boston very extensively and has been but recently quoted upon our Stock Exchange. It is selling on this market at about 46 and there are people who predict 90 for it, at no distant day.

Wisconsin Central, now on the Boston market, is soon to be brought to New York. The point is given to buy, for a good rise.

Central Arizona is said to be a purchase, but it requires a great deal of courage to deal in this stock, in view of its close manipulation by Seymour & Co. The mine is a good one, however, and the great stamp mill is at work.

Strong parties have taken hold of the Standard Gold mine of Bodie. It has recently advanced from 22 to 26, and the mine, it is said, never looked so well. The annual report will soon be published and will contain an elaborate description of the mine. Parties will do as well to see this, before buying.

MINING NOTES.

The business of the New York Mining Exchange is steadily increasing in amount, and it is expected that this spring and summer will see a very active market. It must be confessed that the great bulk of the so-called mines dealt in are mere prospects. For one share of a dividend paying mine sold, there are 5,000 of properties which never have made any returns and probably never will. Still there are a great many of very good properties dealt in, good in the sense of having merit, and a prospect of becoming valuable. The business of the Mining Exchange, therefore, is useful in so far as it furnishes money to carry on the work of developing mines. But investors should give all mining shares a wide berth.

The strike in Little Pittsburgh is again bringing the Leadville properties into favor. Some eight months ago the disappointment was so great, due to the scoundrel management by the California and Colorado manipulators, that prudent people would not touch mining shares of companies located at Leadville. But it seems Little Pittsburgh has really made an important new development, while all the accounts from Chrysolite and some of the other mines are very satisfactory. It is expected that the California manipulators of Iron Silver will be "bounced" next month, and then it is expected that that magnificent property will be properly developed.

The news from the Standard mine of Bodie continues good, and not only is the production, but the ore in sight, larger and more valuable than ever. The annual report, soon due, will, it is believed, be very satisfactory. This mine has paid regular dividends for over four years, and, it is claimed, has at least three years dividends in sight. It is probably to-day the greatest known gold mine in the north.

There is every likelihood of a decided movement in other Bodie stocks before midsummer. Among the mines which may show much higher figures are Bodie, Bulwer, Mono, Tioga, Bechtel, Oro, Addenda and the Noondays. We cannot recommend either Consolidated Pacific or Boston Consolidated on account of the people who have manipulated them in the past. Goodshaw also is in dangerous hands.

The story of the Lenox estate is curious as showing the difference between values at different periods. James Lenox, in 1849, bought forty acres of land, least of what is now the Central Park, for \$40,000. The estimated value of that tract at the present date is about \$14,000,000. But, of course, this is an exceptional region, and there are but few localities where the same increase in value can be expected. Lenox was so convinced of the future value of the property, that he would

not permit, in his will, his son to sell it during his lifetime, for the reason that he expected "a village to grow up near the property." There are just such chances to-day, and 30 and 40 years from now people will be amazed at the difference in values, when the prices of 1881 will be compared with those of 1921.

THE MINING TRUST COMPANY.

We have repeatedly pointed out the non-utility of the American Mining Exchange. This paper was the only one which told the history of the charter under which it was organized. This we did nearly a year ago, and now the facts come out in a debate in the State Assembly. The charter was passed during the ring times, and would be a valuable one if in the hands of an efficient organization. It was intended to force the Stock Exchange to purchase it at a high figure. But the stockbrokers would none of it. It was bought in 1878 for \$34,000, and put into a syndicate known as the Mining Trust Company. Under this organization the American Stock Exchange was started; 171 persons joined it, each of whom paid in \$1,000. The stock of the Mining Trust Company was held by a very few men; the actual cash paid in \$50,000; nominal capital, \$5,000,000. This Mining Trust Company held the funds of the American Exchange, receiving in all \$210,600. This money has disappeared, all save \$140,000. Ex-Governor Latham, of California, was president. He received \$15,000 per annum. Other officers received high salaries. The debate on the character of this Trust Company was of so damaging a character, that there cannot be much vitality left in this institution. The American Board, we judge, cannot last much longer. It furnishes another evidence of what a dangerous set of operators the mining excitement brought from the Pacific coast to this city. In the mean time the business of the New York Mining Board is steadily increasing, and undoubtedly a very large business in mining shares will be transacted the remainder of this year.

MUNICIPAL NOTES.

Brooklyn's taxable real estate is \$257,114,034; of this aggregate over 13 per cent., or \$33,493,837 worth of property, pays no taxes whatever. Church property in Brooklyn is worth \$9,276,500.

The Knickerbocker Life Insurance Company has begun an action to foreclose mortgages on 100 lots along McDonough, Decatur and Macon streets, and Yates avenue, held as security for loans amounting to \$77,000.

The subject discussed by the West Side Association at its meeting held on last Saturday evening, how to establish direct communication between the west and east side of the park, will probably shortly be practically solved by the establishment of a new cross town route, along Eighty-sixth street, for which application is to be made to the legislature.

The subject of a new ferry between the foot of Broadway, Brooklyn, and Fourteenth or Twenty-third streets, New York, excites a great deal of interest in the minds of residents in the new Brooklyn wards. Such a ferry would tend to make that section of Brooklyn, now rapidly improving, still more looked after by investors.

The outcry about the condition of the streets, in certain of the daily papers, is very absurd. If the taxation of this city were doubled, the streets could not be kept in a proper condition during such a winter as we are now passing through. It is estimated that a really great snow storm would cost \$700,000 to remove. Where the authorities are derelict, is in not compelling householders to keep the gutters clear and the culverts open. A great snow storm is necessarily an annoyance and a nuisance in a large city, and it is unfair to blame the street cleaning bureau for what is beyond human power to prevent.

The specialization of certain localities is constantly going on. Maiden lane, between Broad-

way and Nassau street, has become the headquarters for the sale of diamonds and watches. A first-class house must be in that locality. This fact has begun to tell on rents. An office with two rooms, which has rented for \$1,500 a year, now commands \$3,500 per annum, at least that is now asked. For a large office which rented at \$1,200, \$2,600 is now asked. A large building on this block, full of offices reached by elevators, would return an incredible percentage to the owner. There has been some advance, though not so much as in this one particular block, in John street, between Broadway and Pearl street.

The changes in prices of New York realty will shortly be shown in a partition sale of the property in Bleecker street, south side, extending from Broadway to Mercer street. In 1797 several acres of ground, of which this property was a part, sold for £300 (\$1,500). In 1813 the present property has 25 feet on Broadway, 200 on Bleecker street and 25 on Mercer street, sold for \$3,500. In 1820 two persons bought the ground for a trifle over \$5,000. They both died intestate, and since then the property has not changed hands. Now there are some 218 heirs, drawing an income from the estate. It is, however, to be sold some time in April at public auction, and it will be curious to notice the difference between the prices of 1813, 1820 and 1881.

DOYING'S MADISON AVENUE BLOCK.

The block of ten elegant houses on the west side of Madison avenue, between Sixty-second and Sixty-third streets, built by Mr. J. E. Doying, is now completed, and the houses are in the market for purchase by investors. The block contains all twenty-foot houses, four stories high, the corner houses being 20.5. The brown stone is exquisitely finished, and the elaborate portico, stoop and brown stone rails unite in giving all of them a decidedly solid appearance. Double floors are provided in the various stories, and, while seven houses are finished in walnut, three of them are trimmed in mahogany. The main halls and vestibules are all laid with encaustic tiles, giving the entrance to the front parlors a peculiarly cheerful aspect. The dining rooms are all finished in oak and burl maple, the floors are elegantly inlaid, and great pains have been taken with the finishing of the wainscoting. The mantels and mirrors are all of artistic design, the carving in the front, as well as back, parlors being of a superior order. The butler's pantry, on this floor, has been constructed and finished with due regard to a family's comfort, and here, as well as on the upper floors, ample closet room is provided. The second, third and fourth floors contain front and back bedrooms connected in the modern saloon style, while the lighter colors here met with afford a contrast pleasing to the eye of the visitor. It should be borne in mind that the plumbing in all of these houses has been done by day's work, under the direct supervision of Mr. Doying, and that the material used in this connection is the very best that can be found in the city. The cellars in these houses are all excellently finished in Portland cement, refrigerators are built in the various walls; dumbwaiters and electric bells abound in all of them. The very best of ranges have been secured, and the most approved heating apparatus can be found in each of the ten houses. Mr. Doying offers the inside houses at \$15,000 each, and the corner houses at \$35,000, prices which in the present state of the market must be called exceedingly moderate.

IMPORTANT DECISION IN ELECTRIC LIGHTING—EDISON BEATEN.

The Patent Office has just decided against Edison, in an important interference case which has been on trial for some time past.

Soon after Mr. Edison turned his attention to the electric light, it was announced that he had "solved the whole problem," and had invented a perfect lamp, which would very soon be used in the place of gas, for purposes of illumination. This lamp was soon after patented, and its novel features consisted of what is known as the thermostatic regulator.

It was claimed on behalf of the United States Electric Lighting Company that Mr. Maxim had invented the same lamp before Mr. Edison, and an application was filed which was put into interference with Edison's patent.

The case was very strenuously contested, and was argued in December last. The Examiner of Interferences has decided that Edison was not the first

inventor, and that the patent must be issued to the United States Electric Lighting Company.

This is the famous platinum lamp, which created such a panic in gas stocks about two years ago, and sent the stock of the Edison Company up to an almost fabulous figure. It is claimed by the United States Company that other important contests relating to incandescent lighting will now be decided in its favor as it was the first in the field in this country.

MARKET REVIEW.

REAL ESTATE MARKET.

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

A great deal of property, most of it improved, was sold at auction during the past week, and the Exchange Sales-room showed a still further increased attendance. For the purposes of perfecting title, Mr. Peter F. Meyer sold a tract of land along 206, 207 and 208 Academy, Sherman and Hawthorn streets, and the property all went to one purchaser, without establishing values in that locality. Among the speculative property sold by Mr. Harnett, on Tuesday last, was a lot on the northwest corner of Eighth avenue and One Hundred and Twentieth street, which Mr. John Donovan secured, for \$5,000. The investment parcels, however, were the great attraction throughout the week, and eliciting lively bidding, showing that even in parts of the city where the great lines of trade have not yet established themselves, property returning a reasonable income is readily disposed of. In this manner, Hugh N. Camp sold No. 150 Wooster street, for \$16,975, and No. 16 Bond street, for \$23,100. The stores and lots sold by Messrs. A. H. Muller & Son, on Thursday, most belonging to the Colgate estate, were disposed of very successfully. It was a partition sale which attracted, notwithstanding the storm of that day, a very large attendance, and the prices obtained were exceedingly satisfactory. No. 41 John street was sold at \$43,100, and No. 43 John street, for \$32,000; No. 211 Pearl street, running through to Gold street, for \$37,250, and No. 128 Chambers street, for \$44,000. No. 25 East Twenty-third street, 25.8x99 9, was sold for \$45,250. The residence once occupied by Mrs. Benjamin Nathan, No. 683 Fifth avenue, 30x125, was sold by Messrs. E. H. Ludlow & Co., to Dr. E. P. Huyalar, for \$108,500. Since the sale an offer of \$120,000 has been made to the purchaser, but has been declined.

The sale of Fulton and Decatur streets lots, held by Mr. Cole, in Brooklyn, on Wednesday, was attended by a large number of New York investors, and, amid spirited bidding, the property was disposed of, as will be seen by the list at foot, at very fair prices.

The block bounded by Tompkins avenue, Decatur street and Fulton street, sold in August last for \$30,000, at a partition sale. The same block was sold this week for \$64,000.

Messrs. E. H. Ludlow & Co. announce for next Tuesday an administratrix's sale of property on Broome, Grand and Gouverneur streets, all paying good incomes, the details of which can be found in our advertising columns.

Greene street property being in demand just now, we call attention to the sale announced for Thursday next, by R. V. Harnett, when some eligible parcels will be offered in that locality.

On Thursday, the 24th instant, an important sale of Broadway property will be held by A. H. Muller & Son, to which we call preliminary attention to-day for the information of investors. The plot comprises the northwest corner of Broadway and Fifty-fourth street, 52 feet on Broadway, and 92 feet on the street. Fuller details of this sale will be given in our next issue.

The sale under foreclosure of Canal street property, between Allen and Orchard streets, is also announced in our advertising columns.

Mr. Josiah Jex called at THE RECORD office during the past week, and stated that at the sale held during the previous week he established no other basis for his upset prices than the actual cash offers received by him for the various parcels at private sale. His figure, for instance, for the Fifth avenue and One Hundred and Twenty-sixth street property, was originally \$65,000, he obtained an offer of \$55,000, but would not accept it, as it had been already advertised. He, however, told his customer that at the auction sale it could be had for any figure over that amount. So with his other parcels. It happened, however, that at the Exchange Sales-room, these parties who had been willing to buy at private sale, did either not put in appearance or were unwilling to take hold of it.

GOSSIP OF THE WEEK.

Probably, in sympathy with the stock market, private transactions in real estate have not been so volu-

minous during the past as during the previous week. There is, however, no reaction, only a slight let up in the closing of contracts, caused perhaps, also by the stormy weather preventing buyers from visiting the various speculative parcels offered. Nevertheless, some heavy transactions, amounting to several hundred thousand dollars, have been closed in Pine street during the week.

Messrs. L. J. & I. Phillips have sold at least \$400,000 worth of property during the past few days, as follows: Eighty feet on Greene street, twenty feet south of Prince street, and fifty feet on Prince, fifty feet east of Greene, for \$116,000; No. 75 Greene street, 25x90, for \$55,000; a piece of Broadway property, between Spring and Bleecker, for \$90,000; three lots on the south side of Seventy-first street, between Eighth and Ninth avenue, for \$6,750, each; two lots on the north side of Eightieth street, between Fifth and Madison avenues, each lot having 21 feet frontage, for \$17,000, each; six lots on Eightieth street, between Madison and Fourth, for \$57,000; two lots on Eighth avenue, between Eightieth and Ninetieth streets, for \$30,000. Additional sales have been made by this firm, but they are restrained by parties interested from furnishing the details.

Messrs. Scott & Myers have sold three full lots on the south side of Fifty-ninth street, 275 east of Seventh avenue, for \$60,000.

Messrs. Isaiah Meyer & Leppman have sold to Mr. Coar, the builder, five lots on the south side of Fifty-eighth street, 300 feet west of Sixth avenue, with builder's loan, for \$17,000, each.

Six lots, running through from Eighty-first to Eighty-second street, three on each street, between Eighth and Ninth avenues, have been sold by Mr. Philip G. Weaver, to a capitalist, for \$50,000.

It is reported, but not confirmed, that Mr. Jonas Clark has sold his nine lots at the northeast corner of Fifth avenue and Seventy-second street at figures, which have not transpired.

An offer of \$115,000 has been made to the New York Life Insurance Co. for the three lots on the southeast corner of Fifth avenue and Eighty-second street, but has been declined.

The site of the old Excelsior building on West Twenty-third street, between Seventh and Eighth avenues, once the property of the Ingersoll family, where are still visible the ruins of the late fire, containing seven lots, have been disposed of at a private sale, by Mr. R. V. Harnett, to ex-Alderman Hyatt, who intends to erect there a large apartment house.

The purchase of Manhattan Market, bounded by Eleventh and Twelfth avenues, Thirty-fourth and Thirty-fifth streets, by William H. Vanderbilt for \$75,000, has been recorded during the week.

Mr. W. H. Barnes has sold, at private contract, six lots on the corner of Eighth avenue and One Hundred and Twenty-eighth street, for \$28,250; seven lots on One Hundred and Twenty-third street, between First and Second avenues, for \$24,000; one lot on Ninety-sixth and one on Ninety-seventh street, running through between Tenth avenue and the Boulevard, for \$3,250 each.

Isaac Honig has sold at private contract a lot on the north side of Seventy-ninth street, between Madison and Fourth avenues, for \$13,000 to Dr. Woolley. The same broker has sold the four-story brown-stone house No. 313 East Seventeenth street, 26x70x106, opposite Stuyvesant square.

Mr. Hugh N. Camp, who sold the sixty-two lots on One Hundred and Fiftieth and One Hundred and Fifty-first streets, Boulevard and Tenth avenue for Mr. Field, requests us to state that the sale at effected by him amounted to \$127,000 and not \$157,000, as heretofore stated, unless it has been resold since, of which he has no knowledge.

Mr. William Noble states that the nine lots on the corner of Second avenue and Seventy-third street, recently sold by him to Sutro & Mewmark, were disposed of at \$52,000 instead of \$32,000; the three avenue and two streets lots adjoining, bringing \$32,000, and four street lots next adjoining \$20,000.

Quite a number of houses have been sold at private contract during the week. Messrs. Riker & Co. have sold for Mr. C. W. Luyster, No. 13 East Sixty-sixth street, 22x61x100, a four-story brown stone house for \$50,000, to P. O. Costello. This leaves only one house, 34 feet front, on Mr. Luyster's hands, and this he intends to sell at \$100,000 in a very few days. He has been exceedingly successful in the disposal of his row of houses in an incredible short space of time.

Mr. S. M. Brown has sold to Mrs. Dobler a four-story brick house on the southwest corner of Fourth avenue and One Hundred and Twenty-fifth street, 25.6x90, for \$20,000.

Mr. Hamilton, the builder, has sold to Mr. S. N. Hurlbut, a three-story brown stone house on One Hundred and Twenty-eighth street, near Fifth avenue, for \$15,000.

Mr. S. M. Blakely has sold No. 112 West Forty-fifth street, south side, between Sixth and Seventh avenues, four-story brown stone dwelling, 20x50x100, extension 17x15, for Judge Sedgwick to Theo. M. Leonard for \$33,230.

Messrs. Timpson & Peet have sold for Mr. D. G. Crosby, the leasehold premises consisting, of a four-story brown stone and flat property, No. 725 Eighth avenue, to Mr. Jacob Dohrman, for \$3,750.

Messrs. Siegmund T. Meyer & Son have sold for the New York Life Insurance Company, Nos. 29 and 31 East One Hundred and Thirty-second street, 17.6x50x100 each; also No. 6 East One Hundred and Thirty-first street, to J. Hirsch, for \$9,000 each.

The lease of the northeast corner of Broadway and Thirtieth street, 105.8x110.6x98.8x72.9, to Lester Wallack, for twenty-one years from May next, is recorded at last, the consideration being \$30,000.

The Niagara Fire Insurance Company has complied with the Safety Fund Law of this State, and all its policies are now issued under protection of that law.

The following are the sales at the Exchange Sales-room for the week ending February 11 :

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

Table listing real estate sales with columns for address, description, and price. Includes entries like Academy st. e. s. ext'dg from Post to Naegele av., 310x250. Myron P. Bush. (Amount due, about \$6,450) \$7,400.

Table listing real estate sales with columns for address, description, and price. Includes entries like 119th st, Nos. 101 and 103, v a cor 4th av, 36x75.7 two-story frame houses. M. Dempsey. (Executor's sale) 7,950.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan and J. Cole have made the following sales for the week ending February 9 :

Table listing real estate sales in Brooklyn with columns for address, description, and price. Includes entries like Decatur st. s. s. 300.5 w Throop av, 36 x irreg. C. P. Allen. (Public auction sale) \$650.

BUILDING MATERIAL MARKET.

BRICKS.—Since our last, the market has been a very stupid one, and we find scarcely anything of positive interest to report. In addition to the shutting off of supplies from the River and the points down the Bay, the condition of the Sound has prevented fresh arrivals from Long Island and aside from the one cargo held here for considerable time past, we are not aware of any offering from first hands. This parcel is, we understand, limited at \$11.00, and up to the present writing found no sale.

The condition of the weather was at times more favorable for work, and the consumption of stock has probably been somewhat larger, but the supply in hand and such as could be drawn from the accumulation held in yard by dealers appears to have satisfied most wants. So far as can be judged from present appearances there is still every reason to expect a brisk demand for brick as soon as supplies again come within reach, but buyers do not calculate upon taking hold until the cost is materially modified from the rates at which nominal quotations are given, or say \$10.00@11.00. A large percentage of the left over stock remains in first hands, and will go far toward neutralizing a good call unless the new make should be unusually late in coming upon the market.

HARDWARE.—The demand is not of an animated character, and most orders given still bear indications of close and careful calculation to early wants, and run largely to standard shelf goods, etc. Importation is expensive and difficult, and buyers prefer, in most cases, to work along from hand to mouth whenever this policy is possible. Operations, however, show some little growth, and the majority of dealers speak cheerfully and confidently of the prospect. A first rate local consumption of builders' hardware is anticipated. Values are, as a rule, well supported. Recent meetings of the manufacturers of Augers and Bits, Chisels and Drawing Knives, and Locks, adjourned without altering lists.

Russell & Erwin Manufacturing Company make several changes in their discount sheet, mostly on builders' hardware. Sargent & Co. alter the list rates on their Reversible Shutter Bar as follows: For two-inch, \$1.30, \$1.60, \$6.30, and \$6.30 for Nos 167, 165, 164 and 169 respectively; and 2 1/2-inch, \$1.40, \$1.70, \$6.60, and \$6.60 for the same numbers, with the list subject to discount of 6 1/2 per cent.

The manufacturers of Cordage publish a revised list as follows: Manila cordage, sizes above 12 th'd, and hay and hide rope, 14c; do do 12 th'd (3/4 in diam.), 14 1/2c; do do, 6 th'd and 9 th'd (3/4 in. and 5-16 in diam.), 15c; do do, bolt rope yarns, 1 1/2c; do do, do, 6 th'd and 9 th'd, 16 1/2c; do, whale lines, 15 1/2c; tar'd Manila, 13 1/2c; fine tar'd Manila lath yarn, 15c; Sisal rope, sizes above 12 th'd, and hay and hide rope, 11c; do 12 th'd (3/4 in diam.), 11 1/2c; do 6 th'd and 9 th'd (3/4 in. and 5-16 in diam.), 12c; tar'd Sisal lath yarn, 10 1/2c.

The most important announcement of late comes from the American Screw Company, as follows: "In view of the prices made by other Rivet manufacturers, we have this day reduced (sic) the discounts on our regular Iron Block, Iron Tinned, Block and Carriage Rivets from 50 and 7 1/2 to 65 per cent; Rivets in bulk from 30 and 7 1/2 to 50 per cent; Burrs from 30 and 7 1/2 to 50 per cent, and Coach Screws (by the keg, 150 lbs) from 60 to 65 per cent." They also quote the following discounts on Wood Screws: Flat Head, Iron, 40 per cent; Round Head, Iron, 35 per cent; Flat Head, Brass, 40 per cent, and Round Head, Brass, 30 per cent cash; no prices guaranteed.

LATH.—In a wholesale way the market has been quiet, owing to the absence of supplies, and moderate offerings to arrive. The views of receivers, however, appear to be quite firm on a basis of the last sales, or say \$2 per M, and some seem to think they can do better than this when supplies come to hand to work with. It is reported that only a moderate quantity has been detained by the ice in the Sound, and that altogether the amount afloat is quite small.

LIME.—So far as it goes the market is firm, and full former rates are quoted on all kinds. The fresh arrivals, however, prove extremely small, and there is scarcely enough stock changing hands to make any regular market.

LUMBER.—Our local market has continued void of exciting features; is, in fact, becoming quite monotonous, especially to those who are compelled to make an attempt at writing something of interest. In most cases accumulations are diminishing slowly, and holder's advantages growing correspondingly stronger, but without leading to a direct and positive advance. Of stock available from coastwise sources the amount received this winter has been a trifle in excess of expectation, but about all disposed of, and at fair rates. The most difficult class of goods to find is a good selection of hardwoods. There is a few such here, but they are under control of dealers who must have them for a special trade, and would not close out in bulk upon as easy terms as they would accept from regular jobbing customers. Walnut, oak and ash continue the most difficult to find. Of the first named, large amounts have passed through this port for Europe since the commencement of the year. Advances from the woods indicate plenty of logs and plenty of snow, with every prospect of a heavy run of "saw fodder" in the spring.

Spruce has been somewhat irregular with a tendency rather in buyers favor on anything not extra attractive. In one way and another, dealers find they are receiving more attention from commission men and agents of the mills, and this naturally leads to cautious bids and efforts to secure better terms, which in some cases have been successful. Reports of increases in shipments from the East have also been circulated in such form as to induce caution, especially since the ice in the Sound and harbors has interfered with navigation, and makes arrivals uncertain, both as to time and quantity. On extra difficult specials \$2.25 quoted, but \$20 about an average top rate, and randoms, hardly saleable, about \$15.00@17.50 per M.

White Pine is firmly and confidently held on all good assortments as the depletion of stock cannot be made good at ruling rates, and no important additions are looked for until the river opens. Demand is holding up very well and covers a good general assortment taken on home account with many orders from exports, though the difficulty experienced in getting vessels has checked the latter movement somewhat. We quote \$17.20 per M. for West India shipping boards; \$22.25 for South America do; \$15.50@16.50 for box board; \$17.00@17.50 for do, wide and sound do.

Yellow Pine without much change on specials.

Agents have advices of an increased supply of logs but plenty of back orders to consume them, and there is a continued indisposition to offer terms on specifications, except for very distant dates. Some random stock has been offered of late under a little pressure and buyers gained the advantage, especially on flooring boards, though, as a rule, sellers were unwilling to give way. We quote random cargoes at about \$23 50@25 per M.; ordered cargoes, \$24@26 do.; green flooring boards, \$24@25 do. and dry do. do. \$25@26.0. Cargoes at the South \$14@17 per M. for rough, and \$19@20 for dressed.

Hardwoods of attractive quality have only to be offered to find customers, but are seldom offered, and the market is dull. It is probably unnecessary to add that the price on pretty much all grades is supported without difficulty. 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.; culls, \$18@20 do.; cherry, \$45@47 do.; white wood, 1/2 and 3/4 inch, \$25@27.50, and do. inch, \$33@35 do.; hickory, \$35@35 do., for Western, and \$65@75 for good nearby stock.

Shingles remain firm in price and meet with quite a steady call for export, while on home account the demand is unusually good for the season. We quote Cypress at about \$6 for saps and \$8.50@9 for hearts; pine shipping stocks, \$4 for 18 inch, and Eastern saw grades at \$2.80@4.50 for 16-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch, \$16@22.25 for A and \$38.75@43.25 for No 1; for 24-inch, \$6.50@16 for A and \$16.75@23 for No. 1; for 20-inch, \$5@10.50 for A and \$11.25@11.75 for No. 1.

At the yards stocks are held firmly for full former rates, and dealers say "business is all right" when the weather favors.

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

An Am barque, 922 tons, 650 M white pine lumber, from Boston to Montevideo or Buenos Ayres, private terms, quotable \$12@13 per M; a Br barque, 516 tons, from Pensacola to Rio Janeiro, lumber, at or about \$20 net; Nor barque, 499 tons, from Pascagoula to St. Nazair, timber, 388; a Br barque, 637 tons, from Doby or Union Island or Valencia, resawed lumber, 26; a brig, 331 tons, from Mobile to Kingston, Jam., lumber, \$9; An Am barque, 558 tons, from Portland to River Plate white pine lumber at or about \$13.50 net; a schr, 281 tons, from Savannah to Barranquilla, lumber, \$10; a Br brig, 263 tons, from St John, N. B., to Mantanzas, for orders, box shooks, 17c; a schr, 220 M lumber, from Darien to Waidoboro, \$8; a schr, 300 M lumber, from Brunswick to New Haven, \$7; a schr, 300 M lumber, from Stockton, Ala. to New York, \$9; a schr, 280 M lumber, from Pascagoula to New York, \$8; a schr, 275 M lumber, from Brunswick to Baltimore, \$5.25; a schr, 200 M lumber, from Ferdinandina to Philadelphia, \$7; a barque, 375 M lumber and timber, from Doby to Philadelphia, \$6 and \$7; a schr, 370 M lumber, from Savannah to New York, \$6; a schr, 180 M lumber, from Wilmington, N. C., to New York, \$6.25; a schr, 230 M lumber, from Jacksonville to Philadelphia, \$8; a schr, 475 tons, from Savannah to Boston, lumber, \$7, option of loading at Brunswick, \$7.25; a schr, 344 tons, from Wilmington, N. C., to Boston, lumber, \$7; a schr, 200 M lumber, from Darien to Bridgeport, \$7; a brig, 197 tons, from Wilmington, N. C., to Newburyport, lumber, \$8.

Exports of lumber from the port of New York:

	This Week, feet.	Since Jan 1, feet.
West Indies	154,491	3,117,286
South America	172,620	2,689,543
East Indies, Africa, etc.	100,000	511,251
Europe, Continent	15,000	15,000
Europe, United Kingdom	62,500	423,000
Total	504,521	6,756,080

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE OFFICE,

The inquiry for lumber continues active, and an increasing number of sales are reported. The transactions are in lumber now in pile, and for stock to be cut when the desired qualities and assortment cannot readily be found. At the rate sales are progressing, there will not be much unsold lumber on the river when navigation opens. The sales of the past month are estimated to aggregate some 40,000,000 feet, the prices of which have ranged from \$6.50@8.00 for culls, \$13.50@16.00 for common and \$30@38 for uppers, the outside figures being for extra choice lots. The more common figures were \$7.00@7.70 for culls, \$14@15 for common and \$3@3.50 for uppers. The market is considered in a good condition, and the promise of a year of prosperity very decided. The steadiness of the Eastern market, and the absence of complaints about prices is regarded as a favorable indication.

Logging operations are progressing under favoring conditions, although the quantity of snow has been somewhat of a hindrance in the work. Without doubt, however, a large amount of logs are now on bank, and even should the thaw, which is just setting in, continue and prevail for some weeks, logs enough for next season's sawing would still be secured.

Shingles are in better request, the near approach of spring leading dealers to place orders for future delivery. The shipments by rail has also increased, but prices remain as before, namely, \$1.85@2.00 for clear burs and \$2.85@3.10 for XXX.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The dull season is upon the trade and no one expects heavy orders, but there is much comfort in the returns of shipments from all points which show by comparison that the demand is from 10 to 15 per cent, heavier than it was a year ago, and that an improvement on the preceding year. This increase has been uniform during the last twelve months and shows that the increased production of lumber leaves the country with no surplus. The indications

remain in favor of another increase both in demand and production. The prodigious figures stagger the credulity of all, but we predict now 1,750,000,000 production for 1881 as we predicted 1,400,000,000 one year ago for the Mississippi Valley. The only changes to note in prices is that many special sizes and lengths cannot be bought in any Western market at the regular quotations each firm putting its own figures on the scarce articles. The bad weather has blocked many railroads and prevented shipments of lumber. During the last ten days heavy snows are reported all over the North which would naturally have a depressing effect on business. A move was made during the week to advance prices on certain kinds of lumber but no action has been taken to secure uniformity of prices while many refuse to sell at present prices.

The Northwestern Lumberman reports the Chicago market as follows:

The blocking of the railroads with snow, coupled with the bad weather, has made a large gap in the business of the week among lumber dealers. It has cut from their sales many thousand feet, and though some of this business will come to them when the weather improves, much of it is lost forever. Yet in spite of all the drawbacks they have had to encounter, they have made a good record for the week just closing. From most points trade is reported fair, and occasionally good, which leads to the conclusion that it compares well with the average of former years, however much it may fall short of what it might have been under more favorable conditions. The winter so far has not been a good one for lumber selling, and it must be looked upon as a very favorable sign that, notwithstanding this, the average of business actually done in the principal markets has been so high. It shows that there has been a consumptive demand of pretty liberal proportions for the time of year, for it is impossible upon any other hypothesis to explain why so much lumber has been wanted by retail dealers.

Our readers will hardly look for anything new this week in regard to prices. It only need be said that they are practically where they were left a week ago. The occasional changes made denote nothing more than slight differences of opinion as to the value of some particular sort of stock, and are not to be regarded as indications of either an advance or a decline in prices. There is just now, no general tendency either way. The lists are simply stationary. There is no reason why they should be higher, and nothing that requires them to be crowded below their present range. The lumbermen have so adjusted them that they represent pretty nearly what lumber is worth now, and are content we are glad to say, to let them alone for a while. In most places lumber may be called pretty firm. The list adopted in this city January 24, is said to be well maintained, even less cutting being discoverable than was expected, and about the same general condition of firmness is observed in other markets.

Perhaps the most noteworthy feature of the trade at present is the lack of good assortments. This trouble seems to exist everywhere. Although there is more lumber on hand, there seems to be unusual difficulty experienced in getting together what is needed to fill orders. Even at this point, where there must be upwards of 400,000,000 feet in a pile, the dealers complain that dry stock of many kinds is excessively scarce, and in some of the items that appear on the list, impossible to find. Much of the lumber now on hand is still green, though it is not so described in quoting, and buyers, disliking to pay from 25 to 50 cents per hundred pounds for moving water and sap about the country, it cannot be shipped. There are some things, however, at nearly all points that cannot be had, seasoned or unseasoned. Small timber is in such exceedingly limited supply here that it cannot be bought at many yards, and elsewhere we find there is a similar scarcity of special kinds or qualities of stock. Grades of which the supply is so small are held above the market by such as happen to have them, and usually bring readily all that is asked.

The mid-winter season of inactivity is generally considered about over at the close of January, and soon after indications that the regular spring demand is beginning to set in are looked for. It is not unlikely that this year the trade may be kept back a little by bad weather; but the letters of inquiry that are already making their appearance from retail dealers proves that the demand is there, and only awaits a reasonably good opportunity to show itself. The outlook now is certainly as good for an active spring as it ever has been, and we think most lumbermen have settled down in the belief that it will not prove deceptive.

HARDWOODS—The storm, the fore part of the week, acted as an embargo upon the hardwood, as well as upon all other business. Small shipments of oak, whitewood and walnut have reached here, and a few of the yards have been moderately busy hauling their arrivals to the piling ground. There is a perceptible falling off in the receipts of whitewood, soft weather having again made log hauling, in some parts of Tennessee, impossible. The mill men are now building tramways, and expect soon to be able to do steady work. The demand for whitewood is very active, and one dealer, who is also a producer, has contracts which will take his entire seasons cut. These contracts call for more lumber than he sold during the whole of last season, and we look upon it as an indication as to what the business of next summer will be, providing stock can be obtained.

Stack and whiskey barrel staves are higher, and we quote pork barrel staves \$2 lower. Headings are higher throughout the list, and hoops remain unchanged. The market is by no means active, and arrivals are moderate. Last week the coopers were on a strike again, and all winter they have seemed to be chronically affected that way. Evidently, they do not understand the situation, else they would know that striking will not better their condition. They may as well settle down to work, or engage in other business. Coopers receive 20 cents for making a pork or lard barrel, and it is not a bad week's work to turn out from 25 to 30. It is doubtful if the average cooper makes 80 cents a day on this class of work. Our manufacturers deplore such a state of affairs, but cannot remedy it so long as there are five penitentiaries contributing to the wants of the

packing interest of this city. Last year Louisville contractors placed 20,000 prison made packages among our packing men, which was but a small proportion of the same make used here. During the dull season the work at the prisons goes on all the same, and the products are stored ready to be thrown upon the market in any quantity when the time comes for their use. A bill is now before the Legislature of this State which, if passed, will not allow but fifty convicts to be employed upon this kind of work, and in that way relief is hoped for.

It can now be stated pretty definitely that the production of staves, particularly in Indiana, will not be heavy this season. The demand for ash and oak is so active that more can be obtained for them than stave manufacturers feel warranted in paying.

The demand for hardwoods at Montreal is particularly good, but men are so scarce in that section, owing to so many going into the woods of Michigan and the Ottawa district, that a comparatively small cut will be made. The forests of walnut have almost entirely disappeared in Ontario, and what little remains is in the western part of the province.

In Philadelphia the demand is good; prices are firm, and an inspection of the statement in another column of stocks on hand shows that there is no walnut or cherry in the hands of wholesalers in that market. As compared with stocks on hand January 1, 1880, there is a deficit in all kinds of hardwoods with the exception of oak.

In Boston there is a quick market for walnut and cherry, and hardwoods generally are firm and active. Nos. 1 and 2 maple have advanced \$2.

THE EAST.

The Boston Commercial Bulletin as follows:

Western lumber continues dull, but with a firm feeling on the part of Western holders. The chief topic of discussion among the local trade the past week, has been the disagreement between the Northern and the Vermont Central roads, which results in lumber which has heretofore been brought over the Lowell, being diverted to the Fitchburg. The dealers complain of this state of things, but we understand that the Fitchburg people are making arrangements to remedy the trouble and to facilitate the moving of lumber freight. There is still no activity in Eastern lumber, but there is a general feeling that with the advent of favorable weather there will be a good demand and that early spring cargoes will meet with satisfactory prices. Southern hard pine is in strong position, though the spring demand has not yet set in. A noticeable feature of the trade is a decided increase in the size of large stuff.

The following shows the value of the exports and imports of lumber, shingles, lath, shooks, staves, poles, timber, &c., for the fiscal years ending June 30:

	Imports.	Exports.
1875-76	\$595,801	\$83,774
1876-77	597,616	67,113
1877-78	521,177	61,318
1878-79	507,328	75,347
1879-80	565,755	184,187

THE PROVINCES.

The Montreal Journal of Commerce has the following on the timber supply:

There are few questions more important to Western Ontario farmers than the question of timber culture for future use. Forests have been cut down with almost criminal waste and no new ones planted, and even in the Orilla districts ten years will use all lumber fit for the saw. While the future lumber supply has been much talked of, a few farmers in that neighborhood show the question not so very difficult of solution. Having planted a few acres of poor land they found it does not require many years to grow profitable timber, and that if its culture were properly understood there is little occasion to offer any inducement to plant beyond the self interest involved in itself, just as there is in any other business pursuit. The man who plants an orchard does not expect to get any return until it is ten or fifteen years old. He knows that if he wants to sell his farm before the trees bear fruit the statement on the sale bills that it contains "an orchard of fruit trees just coming into bearing," will help the bidding wonderfully, and it would be the same with trees if the timber question were properly understood. These parties state that a piece of woodland properly planted will come into use as quickly as an apple orchard will, and a farm of 100 acres that had a few acres of young forest would bring far more than the additional cost of planting, should the farmer be forced to sell before the timber matured. All this implies that it is properly located.

It would neither be prudent nor profitable to plant where a whole acre of timber could be bought for a few dollars any more than it would be wise to plant apple trees the fruit of which nobody cared to buy. There is, however, no doubt that in fifteen or twenty years, over a large district of our Province, timber will be scarce and lumber high priced, and that those who plant now will be well rewarded though the trees be not large enough for saw logs then, yet the little plantation would come well into use for fuel and other purposes.

Every one who owns a farm should look about him and see how the timber prospect is, and, if he sees a probable scarcity in the market or in his wood shed, plant a few acres to supply the deficiency.

NAILS—The market as a whole does not present many new features of an interesting character. Demand fluctuates somewhat both as to the source from whence it comes and the amount of stock required to meet it, but takes quite as full total quantity as before and some of the trade think the outward movement is increasing. On the general range, prices stand about as before and are steady.

We quote 10d to 60d common fence and sheathing, per keg, \$2.90@3; 8d and 9d, common do, per keg, \$3.25@3.31; 6d and 7d, common do, per keg, \$3.50@3.60; 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, \$

@5.10; 2 1/2 @ 3 1/4 inch, \$4.75 @ 4.85; 3 inch and longer, \$4.50 @ 4.65.

PAINTS AND OILS.—Business does not greatly improve, and the demand in the main still comes from what may be considered regular sources, and covers simply an ordinary selection of stock. Small additions, however, are noticeable on orders occasionally, and the tendency is toward still larger and more general movement as spring approaches.

PITCH.—A slow demand from regular sources and no unusual features on the market since our last offerings fair at about former rates. We quote at \$2 @ 2.15 per bbl. for city, delivered.

SPIRITS TURPENTINE.—Supplies have been under very fair control, and holders generally refrained from offering with freedom. The demand, however, was not over active in any case, and buyers refrained from handling stock much in excess of early wants.

TAR.—About the ordinary inquiry current with the general tone of the market steady on jobbing parcels and holders unwilling to offer except upon a basis of former rates. The supply is comparatively full, and this checks buoyant tendencies.

CONVEYANCES.

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

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

NEW YORK CITY.

FEBRUARY 4, 5, 7, 8, 9, 10.

Bayard st, Nos. 21 and 23, s s, 64 w Chrystie st, 42x50, two three-story brick stores and dwell'gs. William T. Horn, exr. Benj. T. Horn, dec'd, J. Albert, James T. and Charles W. Horn, Isabella M. Dewey, Mary C. James and Isabella M. Horn, widow, to Pauline A. Wagner, Brooklyn. Jan. 29. \$14,050

Delancey st, No. 138, n s, 75 e Norfolk st, 25x 100, four-story brick store and tenem't, and four-story brick shop in rear. William T. Horn, exr. B. T. Horn, James T., Charles W. and Isabella M. (widow) Horn, Isabella M. Dewey and Mary C. James to John Albert Horn. Jan. 29. 11,750

Washington sq, West No. 39, w s, 27.6 n 4th st, 27.6x91.10. MacDougal st, s w cor 4th st, 34x86.6. New st, Nos. 42 and 44, e s, 49.9x48.4x43.7x 49.8. Also quantity of land in Mississippi. Ayres P. Merrill, Jr., to George M. Miller, Eustace Surget and Thomas Kinnicut. In trust. May 17, 1867. nom

52d st, No. 318, s s, 233.4 w 8th av, 16.8x100.5, four-story stone front dwell'g. Jane wife of John Clark, Yonkers, to John V. D. Witbeck, Castleton, Rensselaer Co. Feb. 4. 15,000

55d st, No. 341, n s, 250 e 9th av, 25x51.1x25x51.8, two-story framed dwell'g. Sarah Plunkitt, widow, to George W. Plunkitt. Mort. \$3,000. February 3. gift

57th st, No. 194, s s, abt 294.7 w Lexington av, 20.5x100.5x20x100.5, four-story stone front dwell'g. The Amoskeag National Bank, Manchester, N. H., to Simon Rothschild. Jan. 28. 30,500

57th st, No. 192, s s, 290 e 7th av, 20x100.5, four-story stone front dwell'g. John C. Thompson, Jr., to Sarah S. wife of Henry L. Horton. Mort. \$18,740. Feb. 5. 30,000

57th st, n s, 5.5 w 5th av, 25x100.5. Solomon Loeb to William S. Dunn. Mort. \$50,000. Feb. 8. 87,300

55th st, No. 225, n s, 255 w 2d av, 25x100.4, three-story brick dwell'g. Margaret Slatery to Michael Carew and Catharine Magner, Brooklyn. Mort. \$4,000. Feb. 4. 8,500

55th st, Nos. 534-533, s s, 175 e 11th av, 20x100.5, three one-story frame dwell'gs; Nos. 540-550, five-story brick paper hanging factory. Susan Jefferson, widow, to John J. Thomas, Susan and Edwin Jefferson. Morts. \$7,000. Feb. 4. gift

55th st, s s, 350 w 6th av, 125x100.5, vacant. Morris Littman, Max Weil and Isaias Meyer to John Coar. Morts. \$35,000. Feb. 1. 85,000

61st st, No. 243, n s, 155 w 2d av, 20x100.5, three-story stone front dwell'g. Mary J. Keeler, widow, to Elizabeth M. wife of Matthew J. Wall. Mort. \$9,500. Feb. 8. gift

63d st, s s, 80 w 1st av, 20x100.5. Jehial Read to William T. A. Strange, Paterson, N. J. Mort. \$5,500. May 27, 1880. nom

69th st, s s, 323 e Av A, 75x100.4, portion Jones' Wood Colosseum.

East River, at intersection s s 69th st, runs west along 69th st 77 x south 25.1 x east 80 to East River, x north to beginning, water rights, &c.

Helen Langdon, widow, to Emma C. wife of Louis A. Gent. Feb. 5. 7,500

70th st, s s, 125 e 9th av, 75x100.5, shanties. Daniel Hoffman to Daniel B. Safford. Mort. \$3,000. Jan. 31. 18,000

71st st, s s, 125 w 8th av, 100x100.5, vacant. John Campbell to Andrews Soher. March 24, 1879. 32,000

73d st, s s, Party wall agreement. Annie M. wife of Daniel Green with James H. Darrow. 100

77th st, n s, 356.3 e Madison av, 18.9x102.2, William L. Jaques to Sarah A. wife of Charles L. Hadley. Mort. \$10,000. February 9. 15,850

78th st, No. 108, s s, 136 e 4th av, 17.4x102.2, three-story stone front dwell'g. Thomas Bennett to Helen D. wife of Jay L. Adams. Mort. \$10,000. Feb. 5. 17,500

78th st, s s, 136 e 4th av. Release mort. Henry Hyman to Thomas Bennett. Feb. 4. 2,000

79th st, No. 67, n s, 190 w 4th av, 13.4x102.2, four-story stone front dwell'g. J. Bentley Squier to Dexter R. Wright, New Haven, Conn. Mort. \$7,500. Feb. 8. 18,000

80th st, s s, 225 e 5th av, 25x102.2, vacant. Anna L. wife of Leopold Haas to Marguerite Bulkley. Mort. \$6,500. Feb. 7. 20,000

81st, n s, 300 w 8th av, 75x102.2, vacant.

82d st, s s, 309 w 8th av, 75x102.2, vacant. Daniel Hoffman to George H. Jones. Mort. \$27,000. Feb. 9. 50,000

84th st, s s, 120 e 1st av. Release mort. Lucy L. Barney to Otto W. Loefler. Dec. 23. 1,298

84th st, n s, 125 e 9th av, 50x102.2, vacant. George W. Hinchman, Long Island City, to Thomas J. Reilley, Brooklyn. June 7, taxes and assessments since April 1880. 11,000

Same property. Thos. J. Reilley, Brooklyn, to William B. Lynch. Mort. \$7,500. February 9. 11,000

84th st, n s, 800 e 5th av, 18x62x-x75. Joseph A. Dunn to Joseph M. Emanuel. Mort. \$2,500. Jan. 29. 4,500

93d st, No. 134, s s, 513.4 w 3d av, 18.4x100.8, three-story brick dwell'g. Fanny wife of David Frank to Louis Kahn. Mort. \$4,000. Feb. 10. 9,200

94th st, s s, abt 11.1 w Madison av, 76.8x100.8, two-story frame dwell'g. James King to Henry Hilton. May 27. nom

Same property. Henry Hilton to Lillie E. wife of Benjamin A. Willis. Feb. 7. 15,000

94th st, s s, 11.1 w Madison av, 76.8x102.3. Lillie E. wife of and Benjamin A. Willis to S. Van Rensselaer Cruger. Feb. 7. 27,000

97th st, n s, abt 150 w 9th av, 25x100.5, vacant. }
98th st, s s, abt 150 w 9th av, 25x100.5, vacant. }
Foreclos. De Witt C. Graham to Joseph A. Dunn. Dec. 27. 4,650

98th st, s s, abt 150 w 9th av, 25x100.5, vacant }
97th st, n s, abt 150 w 9th av, 25x100.5, vacant }
Three lots adj. Croton Aqueduct }
Joseph A. Dunn to Isaac T. Meyer. C. a. G. Mort. \$3,500. Feb. 8. 6,000

99th st, n s, 105 e 3d av, 25x100.11, vacant. Henry D. White, New Haven, Conn., to Charles E. Miller. C. a. G. Jan. 13. 1,500

104th st, s s, 116.8 w 3d av, 50x100.11. Annie Fettech to Joseph A. Dunn. Jan. 6. nom

104th st, s s, 116.8 w 3d av, 50x100.11. Joseph A. Dunn to Annie Fettech. Morts. \$13,500. Feb. 4. nom

110th st, n s, 350 e Boulevard, 25x90.11, vacant. William B. Dixon to Joel Melick. Mort. \$2,500. Feb. 7. 5,000

111th st, Nos. 175-181, n s, 70 w 3d av, 100x100.11, four four-story stone front flats. Thomas Smith and John Bannen to Joseph H. Bearns, Brooklyn. Morts. \$40,000. Feb. 4. 56,000

111th st, s s, 50 e Lexington av, 75x100.11, frame Baptist Church. John H. Deane to August Baumgarten, Brooklyn. January 18. 12,000

112th st, n s, 375 e 8th av, 250x100.11, vacant. }
111th st, n s, 200 e 8th av, 175x100.11, vacant. }
Anna M. wife of and John A. Monsell, Brooklyn, to Angelo L. Myers. Morts. \$29,000. Feb. 8. 49,150

113th st, No. 166, s s, 166.8 w 3d av, 16.8x100.11, three-story frame dwell'g. Susan D. wife of Michael J. Farrell to Benjamin Waldron. Morts. \$3,300. Feb. 7. 4,300

113th st, No. 168, s s, 150 w 3d av, 16.8x100.11, three-story frame dwell'g. Michael J. Farrell to Benjamin Waldron. Morts. \$3,300. Feb. 7. 4,300

113th st, No. 168, s s, 150 w 3d av, 16.8x100.11, three-story frame dwell'g. Michael J. Farrell to Benjamin Waldron. Morts. \$3,300. Feb. 7. 4,300

113th st, No. 168, s s, 150 w 3d av, 16.8x100.11, three-story frame dwell'g. Benjamin Waldron to Bridget wife of William F. Squires. Mort. \$3,500. Feb. 8. 4,525

113th st, n s, 31 e 4th av, 16x100.11, Babeta wife of Max Bacharach to Samson Wallach. Mort. \$5,000. Feb. 3. nom

114th st, n s, 270 w 3d av, 50x100.11, vacant. James Cunningham to Heinrich Walther. Feb. 3. 7,125

116th st, s s, 190 w 4th av, 150x100.11, shanties. }
115th st, n s, 230 w 4th av, 50x100.11, shanties. }
Clarence G. Mitchell to Joan W. Mitchell. Mort. \$4,000. June 10, 1875. 32,000

117th st, s s, 233 e Av A, 25x100.11, vacant. Charlotte Kramer, Charles and Charlotte Pasewark, being widow and heirs August Pasewark to Oscar F. G. Megie. Feb. 1. 2,000

118th st, n s, 7th brown stone house east of 1st av, now in course of construction. James Gault to Stone & Healing. Contract. Mort. \$6,250. House to be delivered when completed, and grantee to pay in cash the difference between the mort. and the actual cost of the building. Feb. 9. nom

118th st, n s, 175 e 3d av. Release mort. William MacKellar to George Harmon. February 7. nom

121st st, s s, 160 w 2d av, 25x100.10.

121st st, s s, 130.6 w 2d av, 29.6x100.10. }
William Beaman to Joseph T. Preston. Morts. \$16,000. Feb. 10. 20,000

127th st, No. 21 W., n s, 253.9 w 5th av, 18.9x90.11, three-story stone front dwell'g. Henry Morgenthau to Catharine B. wife of Charles W. Chase. Mort. \$8,500. Feb. 5. 16,500

127th st, n s, 200 e 8th av, 16.8x99.11, three-story stone front dwell'g. Susan wife of Salmon S. Stevens to Julius Graa. Mort. \$5,833. Feb. 7. 10,000

128th st, No. 11 E., n s, 199.4 e 5th av, 19.4x99.11, three-story stone front dwell'g. Annie E. wife of Franklin A. Thurston to Enoch R. Tuthill. Mort. \$9,500. Feb. 4. 18,000

Same property. Release mort. James Floy, Elizabeth N. J., to Annie E. wife of Franklin A. Thurston. Feb. 2. nom

128th st, s s, 150 e 8th av, 106x99.11, vacant. Charles M. Earle, trustee of and Margaret G. Earle, to John L. Brewster, Plainfield, N. J. Jan. 14. 15,000

130th st, No. 1, n s, 75 e 5th av, 18.9x99.11, four-story stone front dwell'g. Sarah W. wife of Thomas B. Wilson, Elizabeth N. J., to Darius G. Crosby, Westchester, N. Y. Ms. \$10,500. April 14, 1880. 4,500

130th st, s s, 335 e 12th av, runs east 25 x south 182.9 to Manhattan st, x northwest 55.9 x north 57.10 x east 25 x north-99.11, one and two-story frame stable. Foreclos. Edwin H. Herrick to Arthur Gillender and ano., exrs. George E. L. Hyatt, dec'd. Feb. 4. 8,250

130th st, s s, 425 e 12th av, 50x99.11, two-story frame dwell'g. }
129th st, n s, 425 e 12th av, 50x99.11, vacant. }
Foreclos. Edwin H. Herrick to Arthur Gillender and ano., exrs. George E. L. Hyatt, dec'd. Feb. 4. 9,575

152d st, s s, 425 w 10th av, 125x99.11, three-story brick (frame mansard) dwell'g.

151st st, n s, 425 w 10th av, 125x99.11, two-story brick stable. }
Stella wife of James O. West to The Manhattan Life Ins. Co. Conveyed in satisfaction of morts. \$40,000. Feb. 1. nom

Av B, No. 105, 20.2x93, three-story brick dwell'g. Simon and Luis Frank to Frances Hein. Contract. Feb. 5. 11,000

Lexington av, No. 288, w s, 49.5 s 37th st, 24.6x84, four-story stone front dwell'g. James O. Lloyd et al., exrs. Ellen L. Lloyd, dec'd, and Catharine A. Martin, individ., to The House of the Evangelists. Feb. 1. 21,250

Lexington av, s w cor 39th st, 20x75. Ira D. Warren to Catharine M. Laurence. Sept. 27. nom

Lexington av, No. 1469, s e cor 95th st, 19.8x95, three-story stone front dwell'g. Contract. Sutherland G. Taylor to Eliza M. wife of Lawrence D. Kiernan. Feb. 7. 10,500

Lexington av, No. 1649, e s, 79.4 s 105th st, 15.10x70, three-story stone front dwell'g. Ann E. wife of John B. Davis to William McCabe. Mort. \$5,500. Feb. 8. 2,000

Madison av, No. 956, w s, 27.2 n 75th st, 25x95, four-story stone front dwell'g. Mary A. Davis to James Kearney, Franklin, N. J. Feb. 7. 43,000

Same property. James Kearney to Harriet E. Page. Mort. \$26,000. Feb. 7. 43,000

Madison av, No. 956, w s, 27.2 n 75th st, 25x95. }

Madison av, w s, 77.2 n 75th st, 25x95. }

Stephen A. Trowbridge, Toledo, Ohio, Frederick K. Trowbridge and W. R. H. Martin, exrs. E. L. Trowbridge, to Mary A. Davis. Confirmation deed. Feb. 4. nom

Same property. Alida B. Trowbridge, widow, to same. Release dower. Feb. 3. nom

Madison av, w s, 52.2 n 75th st, 25x95. Stephen A. Trowbridge, Toledo, Ohio, et al., exrs. Edwin L. Trowbridge, dec'd, to John H. Brower. Deed of confirmation. Feb. 4. nom

Same property. Release of dower. Alida B. Trowbridge, widow, to same. Feb. 3. nom

Riverside av, s e cor 115th st, runs east 144.4 x south 100.11 x west 50 x north 50 x west 98.7 to av, x north following course of av 51.1, two-story frame stable. }

Riverside av, e s, 76.1 s 115th st, 50x99.8, vacant. }

William Bond to Dexter R. Wright, New Haven, Conn. Morts. \$19,267. Jan. 17. 65,000

1st av, n e cor 114th st, 25.10x95, three-story brick store and tenem't, and one-story frame stable in rear. George Trabold to James Murphy. Morts. \$4,000. Feb. 3. 8,750

1st av, w s, 33.4 s 115th st, 18.9x90, John A. Ebel to Catharine Flanagan. Mort. \$5,000. Feb. 3. nom

Same property. Catharine Flanagan to Margaret Ebel. Mort. \$5,000. Feb. 3. nom

1st av, s e cor 123d st, 100.10x187, vacat. Clarkson Croltus to Spencer A. Fanning. Feb. 9. 2,000

2d av, n e cor 73d st, 102.2x85, vacant. Max Danziger to Samuel Simmons. Mort. \$25,200. Feb. 1. 34,500

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 Newark. Contract. (Correcting error in issue of Feb. 5). 52,000

2d av, w s, ext'dg from 95th to 99th sts, 201.6x100, frame shanties and stables. Peter Cooper to Dennis F. Hayes. Feb. 5. 2,600

Same property. Dennis F. Hayes to John Townshend. Feb. 5. 2,650

2d av, n e cor 71st st, 102.2x100, vacant. }

71st st, n s, 100 e 2d av, 25x100.10, vacant. }
Morris Keller to Max Danziger. Morts. \$27,000. Dec. 22. 50,000

2d av, n e cor 107th st, 76.10x125, vacant. Oscar F. G. Megie to Spencer A. Fanning. January 27. 10,000

Same property. The German Savings Bank, New York, to Oscar F. G. Megie. Release judgment. Jan. 20. nom

Same property. Same to same. Release judgment. Jan. 20. nom

2d av, n e cor 103d st, 100.11x100, vacant. Bertha A. wife of John H. Deane to John D. Karst, Jr. Mort. \$12,263. Jan. 12. 18,000

2d av, e s, 60.11 n 120th st, 20x80. Augustus C. Thompson, Brooklyn, to Henry B. Sire. Mort. \$5,500. Feb. 5. nom

3d av, No. 735, e s, 50 s 46th st, 16x80, five-story brick store and tenem't. Charles R. Parfit to Emanuel Knight. Mort. \$6,000. January 31. 12,500

3d av, No. 858, n w cor 52d st, 25.5x106.4x25.5x107.9, four-story store and tenem't. Jane T. wife of Laurence S. Kane, and Charles F. Kane, Brooklyn, Ella W. wife of Edward A. Kane, John J. Kane and Delia M. wife of James F. Kane to Thomas Regan. Mort. \$15,000. Feb. 8. 80,000

Same property. Agreement as to encroachments and indemnity. Same to same. February 8. nom

3d av, Nos. 1662-1667, e s, extending from 93d st to 94th st, 201.5x90, eight five-story brick stores and tenem'ts. James E. Granniss, New York, Maria L. Tweedy, widow, Danbury, Conn., George H. and Robert A. Granniss, Brooklyn, Charles B., Sarah A. and Mary L. Granniss, Newark, N. J., to Jacob Uthink. Jan. 26. nom

Same property. Geo. H. and R. A. Granniss, exrs. G. B. Granniss, and C. B. Granniss, exr. C. B. Granniss, to same. Jan. 26. exch and 115,000

Same property. Jacob Uthink to Jacob Cohen. Mort. \$125,000. Jan. 26. 200,000

3d av, n e cor 98th st, 50.5x110. }

2d av, w s, extending from 93th to 99th st, 201.6x100. }

Katharine S. Sandford, individ. and extrs. C. H. and M. S. Sandford, to Peter Cooper. Q. C. February 3. 100

3d av, No. 2116, w s, 46.10 s 116th st, 20.2x100, two-story frame store and dwell'g. Lucy wife of William D. Holmes to Franklin B. Lord. Mort. \$5,000. Jan. 29.....10,000

4th av, No. 9 (Park av), e s, 88.1 n 34th st, 20x80, four-story stone front dwell'g. Gustavus H. Witthaus to Oliver F. C. Billings. Mort. \$30,000. Feb. 4.....30,000

4th av, e s, abt 51.1 s 81st st, 53.3x100, vacant. Phillip Schloss and Joseph Freedman to George Shepherd. Feb. 9.....15,600

5th av, e s, 75 s 55th st, 25.5x100. Louis C. Hamersley to George A. Osgood. Feb. 3. 71,000

6th av, No. 184, e s, 45 s 13th st, 20x100, four-story brick store and dwell'g. Foreclos. Samuel G. Courtney to James D. Fish. (Correcting error in issue of Jan. 22).....16,950

6th av, n w cor 125th st, 99.11x75, two-story frame dwell'g. Addison Smith to Alva S. Walker. Mort. \$15,000. Feb. 8.....32,500

6th av, Nos. 140 and 141, e s, 34 s 127th st, 33 x85, two four-story stone front dwell'gs. John Galwey to Andrew Zerban. Mort. \$19,000. Feb. 1.....27,000

Same property. Felipe N. Casado to John Galwey. 1/2 part. Mort. \$19,000. Dec. 21. nom

6th av, e s, 49.11 s 135th st, 50x85, vacant. Smith Ely, Jr., to George H. Cook, Brooklyn. C. a. G. Feb. 7.....9,600

8th av, Nos. 146 to 152, e s, 25.11 n 17th st, 75x100, three three-story brick stores and tenements, and three three-story brick tenem'ts in rear: No. 152, two-story brick store and tenem't. Stephen D. Marshall and ano., exrs. I. R. Marshall, dec'd., to Benjamin Lehmaier, Frankfurt, Germany. C. a. G. Jan. 22. 10,854

8th av, n w cor 99th st, 45.11x100. Charles Dowd to Emerson W. Perry. 1/4 part. Feb. 1.....nom

Same property. Emerson W. Perry to Charles Dowd. 1/4 part. Feb. 1.....nom

9th av, No. 948, e s, 75.5 n 60th st, 25x100, two-story frame dwell'g. Susan Jefferson, widow, to Susan Jefferson. Subject to Life estate of grantor. Feb. 4.....gift

9th av, e s, 102.2 s 83d st, runs north 51 x east 44.9 x north 54.6 to 83d st, x east 36.6 x south 102.2 x west 100 to beginning, vacant. Jenat De Witt, widow, Yonkers, to Charles Siedler, Jersey City. Dec. 27.....12,000

9th av, s w cor 107th st, 100.11x100, vacant. Emanuel Loveman to Joseph Bierhoff. C. a. G. Mort. \$3,000. (Correcting error in issue of Jan. 29).....10,650

11th av, Nos. 616 and 614, agreement as to drain. Mary Ebbars wife of Daniel F., with Alice wife of William Purcell. Jan. 20.....112

11th av, No. 594, e s, 23.3 n 44th st, 26x74, five-story brick store and tenement. Michael Connolly, Oil City, Pa., to Peter Murphy. Mort. \$9,000. Feb. 9.....1,500

11th av, No. 596, e s, 49.3 n 44th st, 26x74, five-story brick store and tenement. Michael Connolly, Oil City, Pa., to Peter Murphy. Mort. \$9,000. Feb. 9.....1,500

11th and 12th avs, 34th to 35th st—the block, 197.6 on avs and 800 on sts, vacant.....

12th av, w s, extending from 34th to 35th st, and in dep h to w s of 13th av, as laid down and established as the exterior bulkhead line of the City of New York, with water rights, &c.....

New York Market Co. to William H. Vanderbilt. Jan. 28.....375,000

Same property. Courtlandt Palmer and Mary A. P. wife of Henry Draper and Charles P. Palmer to William H. Vanderbilt. Q. C. Jan. 28.....nom

11th av, No. 593, e s, 100.5 s 45th st, 25.1x100, three-story brick store and tenem't. Henry F. Schaefer to Charles Schaefer. June 5, 1878.....825

11th av, No. 667, w s, 30 n 48th st, 20.2x100, four-story brick store and tenement. Herman S. Le Roy to Robert R. Hamilton. Feb. 5.....6,800

11th av, e s, 50 s 74th st, 50x100, vacant. Patrick J. Duan to Thomas F. Brady. Mort. \$4,500. Feb. 4.....5,500

MISCELLANEOUS.

Agreement between heirs to hold intact for two years all the real estate of which James Cochrane died seized and appointing James Cochrane as administrator and Thomas Cochrane agent for same.

Agreement. William H. Crosby, lessor, with Rache Metz. Lessor covenants and agrees that nothing in lease is to effect agreement on part of lessor to pay for buildings.

Release as exr., &c., and personally. Richard L. Thurston to Richard Lathers. Jan. 6. nom

Revocation of powers of attorney given to Dore Lyon by Harry M. Levy and Regina his wife.

Substitution of trustee and acceptance of the trust. Ayres P. Merrill, Jr., appoints Ayres P. Merrill, Sr.

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Cliff st, s s, 150 w Concord av, 50x95.2. Paul G. Decker to Clara Decker. C. a. G. February 1.....3,000

Devoe st, n s, 200 w Highbridge av, runs north 145 x west 125 x south 100 x east 40.6 x south 99.5 to Devoe st, x east 100.8. Morris Weinstock to Isaac Mayer. Q. C. 1/2 part. June 2.....nom

Same property. Isaac Mayer to Sara wife of Morris Weinstock. Q. C. 1/2 part. June 2.....nom

150th st, s s, 250 w Courtlandt av, 25x100. Hugh Martin and Ellen Martin, his wife, to John Salmon. Mort. \$1,000, assessm'ts, &c. Feb. 8.....nom

Courtlandt av, e s, 25 n 157th st, 25x100. William E. Sammis to Frank A. Ferris, assignee. Jan. 15.....nom

Jackson av, w s, 75 n Cliff st, 39.6x75.....nom

Tinton av, w s, 144.2 n Strong av, 24.2x135..... } Paul G. Decker to Willett Bronson. C. a. G. Feb. 1.....nom

Railroad av, n w s, 62 n e Catharine st, 62x184.4x55x160.5. Sophia E. Van Axte, widow, to Charles H. Woehling and Helena W. Woehling his wife. Ms. \$3,000. Jan. 31. 5,330

Sedgwick av, s w cor Depot pl, 25x—x27.9x100. James Kyle to Isaac Evans. Feb. 1.....4,500

Sedgwick av, e s, at centre 205th st, runs east 183.7 x north 180 x west 134.7 to av, x south 186.6. William S. Ridabock, Jr., to Horace W. Fowler, East Orange, N. J. C. a. G. Nov. 25, 1879.....nom

Wilson av, e s, 400 n e Tarrytown av, 100x54 to old line Bronx river x n w 363 to beginning.....

Opdyke av, n e cor 2d st, 100x154.7x100x155.6. Opdyke av, s e cor 3d st, 100x101.....

Opdyke av, s w cor 2d st, 250x100.....

Clinton av, n s, 275.4 e 1st st, 100x100.....

Benedict P. and Alphonus L. Smith to Ellen E. Smith. Feb. 8.....nom

Lots in Morrisania. Release judgment. Philip Dater, Jr., exr. P. Dater to Thomas Rae. Dec. 29.....nom

Lot 4-9 map West Morrisania, bounded west by Gerard av 164, south and southeast by Butternut and Cedar sts 281.7, x north by lot 408, 189.8. Foreclos. Hamilton Morton to Victor and M. J. Sigrist and Marie L. G. orgeon. Jan. 13.....10,000

Road from Spuyten Duyvil station on Hudson River R. to Kingsbridge, e s, 25 n stone monument on land A. Van Cortland, 50x61, to land Port Morris Railroad Co. x51x71. Edward McFadden to James Kilcullen. Feb. 24.....nom

LEASEHOLD CONVEYANCES.

Leonard st, No. 128. Caroline E. Peoples to Hermann H. Cammann. Assign. lease.....350

31 st, s s, 144.9 e Av A, 24.9x105.11. John Klein to Sophia Hoffmann. Assign. lease, 8,000

5th st, n s, 175 w Av A, 25x97. John J. Astor to John Wanner, exr. 20 years, from May 1, 1880, per year.....350

7th st, s s, 100 w Av A, 25x90.10. John Schaefer and Anna E. his wife to Gotfried Ducharde and Lina his wife. All title. Assign. lease. 5,125

10th st, n s, 175 w 3d av, 25x94.7. Assign. lease. William Lummis, exr. Eliz F. Ellet, to Lisinka Hall.....5,750

23d st, n s, abt 250 e 10th av, 22x117.6. Francis J. Herron to Joseph Vilas. Assign. lease.....8,000

51st st, s s, 454 w 5th av, 21x100.5, gas fixtures, mirrors, cornices, buffet, &c. Assign. lease. Helene S. wife Clark Bell to Alexander C. Howe. Contract. Feb. 10.....28,500

55th st, n s, 100 e 9th av, 20x100.5. Margaret L. Richardson to John F. Pupke and Thomas Reid. Assign. lease.....11,600

5th av, w s, 25 s 50th st, 25.5x100. Consent to assign. lease. Trustees Columbia College to Sara E. S. wife of Charles E. Appleby.

Same property. Assign. lease. Sara E. S. wife of Charles E. Appleby to John W. Masury.....55,000

Same property. Helen S. wife of Clark Bell to Sara E. S. wife of Charles E. Appleby. Assigns. all title in lease.....nom

8th av, s w cor 42d st. Adolph Levy, lessor, with Vogel Bros., lessees. Settlement of cost of building erected by lessees of which lessor, under terms of lease, is to pay 1/3 of value if lease is not renewed.....27,073

9th av, s e cor 55th st, 75.4x100. Assign. lease. John O'Connor to Frederic R., Charles and Louis L. Coudert.....nom

9th av, e s, 18.9 s 55th st, 18.9x50. Assign. lease. Frederic R., Charles and Louis L. Coudert to John O'Connor.....nom

Interior lot, 4 1/2 w 11th av and 44.3 s 55th st, runs south 56.2 x east 50 x north 51 x west 50. Jacob Zimmermeier to Georg Lohr. Assign. lease.....nom

KINGS COUNTY, N. Y.

FEBRUARY 3, 4, 5, 7, 8, 9.

Adelphi st, No. 453, e s, 247.9 s Fulton st, 20x75 x21.6x65.1. Foreclos. Albert W. S. Proctor to Hannah Smith, Jamaica.....\$3,000

Adams st, w s, 105 n Johnson st, 20x80.....

Also all title in personal estate of Jas F. Harnett, dec'd.....

George H. Brewster, New York, to Gertrude A. and Joseph Brewster.....gift

Baltic st, n s, 303 e Utica av, 60.6x40x117.1x105x127.9. Edward Egloff to Janette F. wife of Henry S. White.....1,000

Same property. Joseph Guillotel to Clarisse Suse.....nom

Bergen st, n e s, 173.3 s e Court st, 37.6x100.4. Robert F. Westcott, Orange, N. J., to Christian Nickl.....nom

Same property. Christian Nickl to Margaret J. Westcott.....nom

Bergen st, n s, 77.11 e 4th av, 19.5x100, h & l. Anna L. Coghlan to Julia G. Coghlan. Q. C.....nom

Bergen st, s s, 165 w Hoyt st, 60x100. Mary C. Polhemus, extrx. A. D. Polhemus, to James W. Dearing.....2,750

Boerum st, s s, 124 e Bushwick boulevard, being the point of intersection of e s of old Bushwick av or road, and s s Boerum st, runs south 87.6 x west to boundary bet Schenck and Lawrence's land, at point 86.6 from Boerum st, x northwest to centre old Bushwick av or road, x northeast 85.6 to Boerum st, x east 32.11. Marvin Cross, Sherlock Austin and John H. Ireland to Joseph J. Froelich. Q. C.....830

Boerum st, n s, 50 e Morrell st, runs north 50 x east to w s Bushwick av, x southwest to Boerum st, x west to beginning. William Alexander to John Jamieson, Rockaway Beach, and John Davis. C. a. G.....5,686

Same property. Mary Woods and Walter Jamieson, Rockaway Beach, to same. Q. C. All title.....nom

Bond st, w s, 75 n Wyckoff st, 25x75. Andrew Schiebel to George F. Bolen.....850

Bond st, n w cor 4th st, 100x140x100—. Francis T. Magill to Frank P. Adams. Taxes and assessments.....3,500

Same property. Frank P. Adams to John O. Adams. C. a. G. Party of first part releases from all liability for liens, &c.....1,000

Broadway, s s, 80 e 4th st, runs south 62 x east 6 x south 38 x east 14 x north 100 to Broadway, x west 20. Richard Ficken to Charles Luger. C. a. G. 1/2 part. Mort. \$3,000.....5,050

Canton st, 142.5 n Auburn pl, 24x101. Foreclos. Richard B. Greenwood, Jr., to Roderick Hibbets.....3,450

Clinton st, e s, 170 s Bryant st, runs south 100 x west 100 x north 100 x east 10. William Beard and Jeremiah P. Robinson and W. Clafin et al., trustees Isaac Rich, dec'd, to Edward Downing and Merrick D. Lawrence. Q. C.....nom

Clifton pl, n s, 375 e Grand av, 75x100. Hubert L. Judd to Thomas Fisher.....4,000

Dupont st, n s, 245 e Franklin st, 50x100. Adele P. Dobeimann wife John B. to Louise M. Lucas. Mort. \$5,000. 1872.....6,000

Douglass st, s s, 175 w Rogers av, 15x17.6. Mary J. Hagner, widow, to George S. Wheeler. Taxes and assessments.....25

Ewen st, e s, 50 s Ainslie st, 25x100. Foreclos. Thos. M. Riley to Peter Acker, Jr., Ridgefield, N. J.....1,900

Fort Greece pl, w s, 310.6 s De Kalb av, 25x95. Contract. William B. Shields to J. Paul Bonner.....600

Fulton st, s s, 775 w Nostrand av, runs west 209.9 to Bedford av, x south 100.5 x northeast 63.4 x east 40 x south 12.7 x east 89 x north 101. Foreclos. David D. Terry to Thomas J. Reilly, New York.....19,300

Fulton st, n w cor Howard av, 38.5x— to McDougal st, x 37.6 to Howard av, x 133.3. Reuben Ross to Alice K. Parsons. All taxes, &c.....nom

Fulton st, n s, 33.5 w Howard av, 38.5x— to McDougal st, x 37.6x—. John Brandt, New York, and Minnie wife of Philip Braender, New York, to Alice K. Parsons. C. a. G.....1,000

Fleet st, s e s, 155 n e De Kalb av, runs southeast 56.10 x northeast 31.3 x northwest 57.4 to Fleet st, x southwest 39.11. Christian Schumann to John F. James.....5,625

Gwinnett st, No. 112, s s, 506 e Marcy av, 19x76.9x75.5. Augustus C. Thompson to Albert Baur, Flushing, L. I. Mort. \$750. Conveyed subject to any clerical error in boundaries, exch

Same property. Albert Baur to John Moran. Subject as above.....exch

Halsey st, s s, 40 e Throop av, 20x100. The Excelsior Life Ins. Co., New York, to Van H. Higgins, Chicago.....4,903

Hancock st, s s, 250 e Ralph av, 25x100, h & l. Annie E. wife of William H. H. Pullis to Daniel Fowler.....2,500

Henry st, e s, 225 s Harrison st, 16.8x110. Guilina wife of Leopold Brandies to Hattie J. Dougherty.....nom

Henry st, s w cor President st, 80.4x104..... } President st, s s, 104 w Henry st, 5x100..... } Theodore F. Lewis to Ella L. Donnellon.....10,750

Henry st, w s, 50 s President st, 25.4x104. Matilda C. wife of Starks W. Lewis, Elizabeth A. wife of John Lewis and Alice Y. B. wife of William F. Lewis to Theodore F. Lewis. Q. C.....nom

Huron st, s s, 325 e Union av, runs south 75 x southwest 28 x west 12 x north 160 to Huron st, x east 25.....

Also interior gore, on centre line, bet Huron and India st, at point 350 w Oakland st, runs north — x southwest — to centre line across said, x east 9.9, being the gore probably on rear of above.....

Christian Hartmann to Augusta F. wife of Fritz Janson, Jr. Mort. \$1,500.....nom

Hicks st, w s, 22.6 n Luquer st, 9.6x84.6. Susan F. Drury, widow, Rasanah, Thomas and Stephen F. Drury, heirs P. Drury, to Ann wife of Michael Loughton. 1/4 part. 170
 Same property. Elizabeth F. Drury, heir P. Drury, by T. Drury guard, to same. 1/4 part. 60
 Jacob st, n w s, 190 in e Central av, 20x100, h & l. Hugh Kenny to William A. Downing. 1871. 200
 Same property. William A. Downing to Mary Kenny. 1871. 250
 Jefferson st, s s, 190 w Marcy av, 240x100. William H. Scott, New York, to Julius B. Daventport. Mort. \$2,200. 8,640
 Jay st, e s, 50 n Prospect st, 25x75. Hannah wife of James Holland to Hannah A. Gates. Taxes and assessments. 4,455
 Keap st, n w s, 40 n e Marcy av, 20x80. Lucy T. wife of Hanford A. Brush to Alexander E. Shipley. Mort. \$3,000. 6,150
 Leonard st, w s, 65 n McKibben st, runs west 15 x south 4 x west 10 x north 39 x east 25 to Leonard st, x south 35 to beginning, h & l. John M. Stearns to Max Hallheimer. Morts. \$12,050. 1,800
 McKibbin st, n w cor Leonard st, 25x100. Max and Esther Hallheimer to John Ketterle. Morts. \$1,900. 3,000
 Macon st, n s, 300 e Throop av, 20x100. The Excelsior Life Ins. Co., New York, to Van H. Higgins, Chicago. 5,700
 Monroe st, n s, 80 e Patchen av, 20x75. Jas. S. Carpenter to John L. Collyer, Low Point, N. Y. 3,000
 Monroe st, No. 367, n s, 350 w Throop av, 20x100. William S. Relfe, Supt. Insurance, Missouri, to Henry M. Stevens, George H. Sherman and John C. Knowlton. 3,000
 Meserole st, n s, 125 w Lorimer st, 25x abt 100. Juliet Grannis to Henry Beales and James Meakim. 1,500
 Myrtle st, s s, 100 e Hamburg st, 25x146.7x 26.3x138.9. 2,500
 Myrtle st, s s, 150 e Hamburg st, 75x178.7x 78.9x154.7. 2,500
 Myrtle st, s s, 300 e Hamburg st, 100x100. 2,500
 Myrtle st, s w cor Knickerbocker av, 125x100 x100x— to av, x 21.8. 2,500
 Montrose av, s s, 25 w Morgan av, 208.9x100.2 x197.7x100. 2,500
 Johnson av, n s, 151.1 e Morgan av, 226.7x120 x—x195x142.2. 2,500
 Johnson av, n s, 528.9 e Morgan av, 55.5x208 x— to ditch x62. 2,500
 Johnson av, n s, 735.2 e Morgan av, runs east to L. Waterbury land, x north and northeast along said land, and northeast and northwest along Troutman's land to centre Montrose av, x west to canal x south along canal 240 x west still along canal 10 x south 150.9 to beginning. 2,500
 Johnson av, s s, 75 w Vandervoort av, 100x100. 2,500
 Johnson av, s s, 100 e Vandervoort av, 195.10 x108.10x233.5x100. 2,500
 Harrison pl, n e cor Porter av, centre lines, triangular, gore bounded northeast by L. Waterbury's land. 2,500
 Hamburg av, n w cor George st, centre lines, triangular gore, bounded northwest by Geo. Whites' land. 2,500
 Metropolitan av, s w cor Gardner av, centre lines, runs south along centre line Gardner av to east branch Newtown Creek, west, northwest and southwest, following curves of creek to centre Stewart av, x north along centre Stewart av to land of Cross, Austin & Co., x northeast to centre Metropolitan av, x southeast along centre line of av to beginning. 2,500
 William M. Dykman, ref., to Caroline M. Burr. Partition. 807
 Oakland st, w s, 50 n Huron st, 25x100. 2,500
 Greene st, n s, 100 w Oakland st, 25x100. 2,500
 Ellen Gillen to Patrick Kelly. 2,500
 President st, n s, 92.6 w 7th av, 75x95. Ellen L. Donnellon to Enos Wilder and John Greenough, New York. Mort. \$3,000. 5,300
 Penn st, s s, 261.4 w Harrison av, 20.2x100. George Loffer to William Kohlmeier. 1,000
 Park pl, s s, 145.5 w 6th av, 20x100, h & l. Abraham Knox to Ada V. Bartling. Morts. \$3,200, assessments, taxes, &c., from 1879. 5,200
 Spencer st, w s, 207 n Myrtle av, 25x100, h & l. Ellen Donney wife of William, to James Horigan. Q. C. 2,500
 Stanhope st, s e s, 100 n e Central av, 25x109.11. Catharine Kurcher wife of Frederick J., to Peter Brennan. 350
 St. James pl, w s, 123 s Fulton st or av, 37.6x100. Thomas Fisher to Hubert L. Judd. Mort. \$12,000. 18,560
 Seabring st, n s, 200 w Richards st, 150x100. 2,500
 Seabring st, s s, 200 e Richards st, runs east to land of R. W. Adams, x south 33.5 x south to centre block bet Seabring and Commerce sts, x west to land of party second part, — x north to beginning. 2,500
 Richards st, n e cor Bowne st, 100x100. 2,500
 Elizabeth W. and Anson M. Blake and ano., exrs., &c., A. Blake, and Eliz. W. Blake, individ., to Robert A. Chesebrough, New York. 12,800

Scholes st, e s, 383.9 s Willoughby av, 18.9x100. Foreclos. Thomas M. Riley to James Eaton. 2,500
 State st, n e s, 185 s e Powers st, 20x64.6x—x 73.4. 2,500
 Cheever pl, e s, 350.7 n Degraw st, 19.5x88.6. Eliza Reynolds, widow, and James E. Reynolds, heir Daniel D. Reynolds, to Clinton G. Reynolds. nom
 Scholes st, n s, 75 w Lorimer st, 25x100, hs & ls. Gertrude Meyer, Ann M. Koll, Margaret Ohm, Joseph and John Koll, heirs A. Koll, to Anthony Koll. 1,500
 Schermerhorn st, n e cor Nevins st, 25x75. Foreclos. George P. Sheldon to Lizzie H. Perkins. 5,500
 St. Johns pl, n s, 281.5 w 6th av, 36x100, h & l. Maria L. wife of and J. E. De Laney to Jas. W. Dearing. 15,000
 Tillary st, s w cor Canton st, runs west 73.11 x south 92.4 x east 114.8 to Canton st, x north 91.5. Foreclos. Thomas M. Riley to The Continental Ins. Co., New York. 12,400
 Van Dyke st, n s, 150 e Richards st. Release mort. Emigrant Industrial Savings Bank, New York, to Ernest de La Chappelle. 375
 White st, e s, 85 s Boerum st, runs north 15 x east 105 x southwest to beginning, gore. Also interior lot 100 e Bushwick boulevard and 56.6 s Boerum st, runs east 20 x again east 65.2 x westerly on curved line back to beginning. Also interior gore 530.2 e Bushwick boulevard and 87.6 s Boerum st, runs east 420 x westerly on curved line back to beginning. Marvin Cross, Sherlock Austin and John H. Ireland to Daniel B. Whitlock, New York. nom
 White st, w s, 57.10 s Boerum st, 30.4x90x northeast to beginning. Interior lot 87.6 s Boerum st, and 85.2 e Bushwick av, runs east 345 x northwest, west and southwest to beginning, contains 6,711 square feet. Interior lot 130 n McKibben st and 145 e White st, runs north 6.9 x west and southwest to point 70 south Boerum st, and 105 east White st, x east 40 to beginning. Daniel B. Whitlock to Marvin Cross, Sherlock Austin and John H. Ireland. C. a. G. exch
 West st, e s, 250 n Broadway, 50x100, East New York. Aime Suze to Joseph Guillotel, New York. nom
 Same property. Joseph Guillotel to Clarisse Suze. nom
 Wyckoff st, s s, 100 e 3d av, 102.4x100, hs & ls. Thomas H. Brush to Abbey S. wife of Benjamin Urner, Elizabeth, N. J. Ms. \$20,000. exch
 Wyckoff st. Declaration as to location of westerly line of grantor's land. Harriet E. Page to Abby S. Urner. nom
 2d st, n s, 203.6 w Hoyt st, 20x96.6, h & l. Mary wife of Henry S. Day to Albro J. Newton. C. a. G. nom
 2d st, lato Balchen pl, s s, 340 w Hoyt st, 20x90. Aime Suze to Joseph Guillotel, New York. nom
 North 2d st, n s, 62.6 w 4th st, 25x— to North 3d, hs & ls. Stafford D. Gay, New York, to Wilson Kent. Mort. \$4,500. nom
 North 2d st, s s, 75 w Leonard st, 25x100. Henry Eisner, New York, to Thomas Johnston. Mort. \$1,300. 800
 4th st, w s, 55.8 s South 8th st, 18x91.6. Foreclos. Gerard M. Stevens to John Peterkin. Mort. \$4,000. 1,600
 North 4th st, n s, 100 e 3d st, 25x100. }
 North 4th st, n s, 26.6 e 3d st, 25x100. }
 John Dorgan to Abby McLaughlin. Mort. \$1,500. 5,000
 4th st, easterly cor North 5th st, 30x80, h & l. Foreclos. Thos. M. Riley to Eliza A. Hoage. Mort. \$6,250, interest Sept. 1880, also taxes, assessments and sales for same. 1,000
 East 5th st, w s, 217 n Greenwood av, 25x100, Flatbush. Thomas G. Guthrie, England, to William E. Murphy, Flatbush. 275
 North 6th st, n e s, 150 s e 2d st, 25x100, h & l. Foreclos. Thomas M. Riley to James Hanan, New York. Mort. \$3,901. 2,825
 8th st, n e s, 100 n w 3d av, 75x200 to 7th st. Henry Langbein to Max Wyemann. 2,500
 South 8th st, n s, 100 e 4th st, 30.5x100. John M. Otto to Louise Stoll. Ms. \$6,000. 1879. 8,225
 South 9th st, s s, 200 e 5th st, 50x—. Dexter R. Wright, New Haven, Conn., to Christian Friedman. 12,000
 17th st, s w s, 425 n w 5th av, 18.9x109.2. Dennis Shehan to Richard C. Spear. nom
 15th st, n s, 460 e 10th av, 40x100.2. Nathan Carpenter to Sarah F. Mead. Mort. \$2,000. exch and 200
 Bedford av, e s, 80 n Herkimer st, runs east 99.9 x southeast 5 x northeast 12.7 x northwest 40 x west 68.4 to Bedford av, x south 20. John McKesson, New York, to Thomas J. Reilly, New York. 1,595
 Bedford av, w s, 132.3 s Park av, 25x100. Helen E. Van Beuren, widow, to Egbert K. Van Beuren. Q. C. 1,750
 Bennett av, w s, 100 s Broadway, 25x100, East New York. The Pioneer Iron Works to Gilbert S. Wood. 1,250
 Bushwick av, as widened, e s, 121.5 s Boerum st, runs east 28.3 x southwest to e s Bushwick av, x north 54.1. Joseph J. Froehlich to Daniel B. Whitlock. C. a. G. nom

Bushwick av or Boulevard, n e s, 192.8 n w Adams st, runs northeast 138.11 x southeast 25 x northeast 25 x northwest 50.8 x southwest 175.6 to Bushwick boulevard x southeast 27.6. Mary A. Grim, extrx. C. F. Grim, to James O. Grim. 1,200
 Same property. Charles A. Grim, Mary A. wife of Charles A. McLaughlin, Christian L., R. B. S. and William M. Grim and Sarah G. wife of James Minard to James O. Grim. nom
 Buffalo av, n w cor Dean st, 27.8x100. Magdalena Boos to Margaretha Koehl. gift
 Interior gore, 28.3 e Bushwick av, and abt 121.5 s Boerum st, runs east 124.9 x north 33.11 x west on crooked line to point 52.2 east Bushwick av and 75.10 south Boerum st, to centre old Bushwick road, x southwest to beginning. Daniel B. Whitlock to Joseph J. Froehlich. C. a. G. exch
 Central av, s w s, 25 s e Troutman st, 25x100. George H. Fisher to Joseph and Catharine Bayer. 800
 Clinton av, w s, 241.10 s Park av, 40x100, hs & ls. Augustus C. Thompson to William F. Hall. Mort. \$19,000. 30,000
 Clinton av, w s, 241.10 s Park av, 40x100, h & l. Edward Kenna to Augustus C. Thompson. Mort. \$19,000. 30,000
 De Kalb av, s s, 27.7 e Vanderbilt av, 16.6x82.7x 16.10x85.11. Mary L. Brundage to Ella T. wife of George W. Rudkin. Mort. \$4,500. 9,000
 Flatbush av, s e cor Melville av, 140x100, Flatbush. Wm. Fitzsimons to George Smith, Jersey City. 100
 Fulton av, s s, 49 w Williams pl, 46x90.1x46x 80.6, New Lots. Lucinda C. Whitney to E. Colyer. C. a. G. Conveyed to satisfy mortgage. nom
 Gates av, n s, 18.9 w Nostrand av, 18.9x100, h & l. Ann wife of George Gilmour to George Gilmour, Jr. Mort. \$3,000. nom
 Same property. Geo. Gilmour, Jr., to George Gilmour. Mort. \$3,000. nom
 Gates av, s s, 489 w Nostrand av, 18x100, threestory brown stone dwell'g. Joseph C. Hoagland to Frank S. Edminster. Mort. \$3,000. 7,250
 Gates av, s s, 331.3 e Yates av. Release mort. William B. Sammis, exr. L. Sammis to John B. Zeller. nom
 Graham av, n e cor Withers st, 2.4x103x28x100. Catharine Reilly, widow, to Charles Kuecher. Q. C. Release from leases, tax sales, &c. 100
 Hudson av, e s, 71.4 n De Kalb av, 23.1x100.5x 23.5x100.5. Thomas T. Evans to Frederick Herr. 4,500
 Hudson av, w s, 62.6 s Plymouth st, 20.10x—x 20.10x70. John F. James to Christian Schumann. exch
 Lafayette av, n s, abt 335.6 e Bedford av, 22.6x100. Rose Gaughran to George W. Woodruff. Contract. 3,000
 Lafayette av, s w cor Lewis av, 100x200 to Van Buren st. 2,500
 Gates av, s s, 200 w Throop av, 18.9x100. James H. Cotter to Ann J. Cotter. Morts. \$7,000. 14,000
 Lexington av, n s, 509.2 w Throop av, 20x100, brown stone dwell'g. 2,500
 Lexington av, n s, 289 w Throop av, 20x100, h & l. James H. Cotter to Ann J. Cotter. Morts. \$6,000. 12,000
 Lafayette av, n e cor Reid av, 20x80. Margaret J. wife of William Reynolds to Kate L. wife of James Nelson. Mort. \$1,200. 2,600
 Marcy av, Rodney st. Agreement as to joint use of foundation. Frank L. Herrschaft with John W. Herrschaft. nom
 Myrtle av, n s, 50 w Kent av, 25x90.10x25x91, h & l. Jacob Lehmann to Charles Marks. Mort. \$3,000. 7,500
 Myrtle av, s s, 125 e Lewis av, 125x the block to Witherspoon st. 2,500
 Witherspoon st, s s, 100 e Lewis av, 200x—. Norman R. Haskell to Eva F. Fairchild. Mort. \$6,700. 15,000
 Ovington av, lot 42 map Ovington village, New Utrecht, 54.5x170.2. John C. Myers, New Barbadoes, N. J., to Peter S. Bogart, New Utrecht. 200
 Putnam av, n w cor Clason av, 76.6x100. Lillian R. Terrett, by Sarah A. Terrett, guard., to Joseph C. Hoagland. Infant's share. 244
 Same property. Sarah A. Terrett, widow, Julia A. wife of Dudley Holbrook, Harriette M. Sarah L., Dudley R., Jr., and Charles S. Terrett, devisees Dudley R. Terrett, dec'd, to same. Q. C. nom
 Putnam av, n w cor Clason av, 76.6x99.6. Same to same. Mort. \$4,600. 7,000
 Park av, s s, 30 e Skillman st, 20x82.3. Helen E. Van Beuren, extrx. C. Van Beuren, to Elizabeth K. Van Beuren. 1,000
 Park av, n s, 400 e Throop av, 25x100, h & l. Ella wife of John Cregan, New York, Mary wife of Jeremiah Spillane, Utica, New York, Kate wife of James Donovan, Centreville, Pa., heirs M. Spillane, to Kate Spillane, widow. Subject to dower right, taxes and assessments. 617
 Skillman av, s s, 150 e Graham av, 25x60, h & l. George Nehlson and Frederica Nehlson to John A. Saal. 2,450

Skillman av, No. 175, n s, 150 e Graham av, 25x100. Jane Kelly, widow, to James W. Hay. Mort. \$1,500, taxes, &c. nom
 Tompkins, av, s e cor Halsey st, 40x100, h & l. Theodore Neander, New York, to Henry Wellbrock. Mort. \$8,000. 11,000
 Waverly av, e s, 310 n Myrtle av, 20x100. Hannah A. wife of Thomas Darlington, Newark, N. J., to James W. Smith, Yaphank, L. I. Q. C. All title. nom
 5th av, w s, 39 s 19th st, 18x52. }
 19th st, s s, 52 w 5th av, 16x75. }
 George W. Roderick to Charles Lockitt. Mort. \$2,800. Foreclos. 1,925
 5th av, s w cor 13th st, 25x97.10. Peter A. Brown to John Delmar. 7,000
 5th av, n e cor 11th st, 20x74, h & l. Michael Kavanagh to James Kane. Mort. \$6,000. 10,000
 All the premises affected by action in partition. Vandervoort agt Vandervoort. Release dower. Eva K. wife of Abraham Vandervoort to William N. Dykman, referee. nom
 Same premises. Fannie wife of Francis D. Vandervoort to same. Release dower. nom
 Brooklyn, Flatbush & Coney Island Railway and Concourse. Release mort. William Marshall to The Kings County Railway Co. nom
 Plot on Coney Island, bounded east by Ocean Parkway and Concourse, on north by Coney Island Creek and Gravesend Bay, and south and west by Atlantic Ocean and Gravesend Bay. }
 Also another plot, bounded west by Ocean Parkway, on east by W. Engemann's land, on north by W. Voorhees and south by Atlantic Ocean. }
 Nicholas Johnson to the town of Gravesend. Q. C. Discontinuance of suit and. nom
 Plot at Gravesend, commencing at a stake bet lands Charles M. Ryder and John R. Lake, runs east 256 x north 202.4 x west 231 x south 202.4. John C. Van Sicken to Charles M. Ryder. 440
 Road from Voorhies lane to Sheepshead Bay, plot at Sheepshead Bay, 90x100x78x104. Abraham A. Emmons and Sarah wife of John L. Voorhies to Julia A. wife of Edmund Williams. 300

WESTCHESTER COUNTY, N. Y.

February 2 to 8—inclusive.

BEDFORD.

Munson, L. S.—Frederick Schocht'e, w Baptist Meeting House adj land D. Brack, ½ acre. \$600
 Miller, F. E.—D. F. Gorham, Carding Mill at Whittackville. 38x22 and lot adj 29x22. 1,800

COURTLANDT.

Covert, N. V.—M. A. Piegeon, s e Kings Ferry road, adj land L. Harper, 1 40-100 acres. 200

EASTCHESTER.

Buckley, William—Martha Sperl, s e Railroad av, lot No. 287. 4,500
 Butler, M. F.—S. F. Smith, e s Union st, No. 390, 100 x100. 1
 Insurance Co., The Mutual Life, New York—Jno. Feldhusen, road from Bronxville to Tuckahoe, adj land J. M. Prescott, 4 367-1,000 acres. 13,500

GREENBURGH.

Downey, John—S. C. Lewis, map Western Park Farm, heirs of S. B. Tompkins, lot No. 25, con. 3 404-1,000 acres. 4,750

MT. PLEASANT.

Brandreth, S. Louise—Ralph Brandreth, ½ farm adj Rendell Farm on highway leading from Tarrytown to New York and Northern R. R. Depot 1,000 Weeks, A. F.—J. B. Snook, n s Bedford road, adj land A. T. Weeks, con. 790-1,000 acres. 26,000

NEW CASTLE.

Launsberry, J. W.—Eugen Launsberry, 1 w cor road leading from Pines Bridge to Sing Sing, 227 acres 1 road and 20 rods. 5,000

NEW ROCHELLE.

Disbrow, Susan W.—Albert Mahlstedt, adj land of R. Cushion, 50x20. 1
 Guest, Francis B., et al., N. Mills, ref.—W. M. Smith, e s Franklin av, parts lots Nos. 16 and 17. 1,950
 Smith, W. M.—M. E. T. Smith, e s Franklin av, parts lots Nos 16 and 17. 2,000

NORTH SALEM.

Moore, Cordelia—The Farmers' and Drivers' National Bank, s s road from hotel to Titicus Bridge, adj land of D. Bedell, con. 5,000 ft. 500
 Purdy, J. H.—W. H. Moore, on street from hotel to Titicus Bridge, adj land of David Bedell, 5,000 feet. 300

OSSINING.

Lyonnes, Martin, Jno. Gibney, ref.—Francis Larkin, n s Hand st, lot No. 9. 250

POUNDRIDGE.

Halmes, J. C.—James Reynolds, adj land of L. D. Brown, 19 acres, 2 roads and 7 rods. 500

WESTCHESTER.

Friend, Esther, and J. E. Ellison, referee—Jno. Downey, map Western Park Farm, heirs of S. B. Tompkins, lot No. 24, con. 3 404-1,000 acres. 3,500

WHITE PLAINS.

Lyell, John—Mary Lyon, n s New st, adj land of Ann Donnelly, 110x32.6. 1

YONKERS.

Feakins, S. N.—P. A. Deyo, et al, n s Wells av, lot No. 4, 101x25. 4,000
 Flagg, Ethan—Louisa Bistrich, lot No. 38 Yonkers av. 400

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.

FEBRUARY 4, 5, 7, 8, 9, 10.

Altschul, Fanny, to THE FARMERS' LOAN AND TRUST CO., as trustee Josephine Cozzens. 57th st, n s, 290 e 3d av, 20x100.5. Feb. 5, due Feb. 1, 1884, 5 per cent. \$2,900
 Amend, Paul, and Martin Schwarer to William and August Zinsser. 56th st, n s, 150 w 10th av, 50x100.5. Feb. 1, 3 years. 2,000
 Auerbach, Meyer, to William Demuth. 60th st, s s, 115 w 2d av, 20x100.5. Feb. 5, due Feb. 7, 1883, 5 per cent. 10,000
 Anderson, Mary, Jersey City, widow, to Charles C. Thompson. Bowery, No. 123, e s, 25x102. Lease. Feb. 5, due May 1, 1886. 5,000
 Archer, George W., Richmond, S. I., to Thomas Kindergan. 57th st, s s, 95 w 3d av, 50x100.5. 2d mort. Jan. 3, 10 years. 6,370
 Archer, Daniel O., Tarrytown, N. Y., to THE PEOPLE'S BANK, CITY NEW YORK. North Moore st, Nos. 38 and 40, 50x87.6; Franklin st, No. 156, 25x87.6. Feb. 9, 1 year. 17,000
 Bell, Helen S., wife of Clark, with Alexander C. Howe. 51st st, s s. See Cons. Leasehold. Agreement in relation to deducting payments made from mortgage, &c. nom
 Boehm, Ferdinand, to Isaac M. Dyckman, trustee I. Dyckman, dec'd. East Houston st. P. M. Feb. 7, 5 years. 4,000
 Boyd, John, to Ellen E. wife of Elijah Ward. 42d st, No. 138, W., s s, 375 w 6th av, 24.6x98.9. Feb. 9, due Feb. 1, 1886, 5 per ct. 15,000
 Brooks, John I. and Edward C., mortgagors, with Effie C. Skiuner. Agreement extdgt mort. and reducing interest to 6 per cent. nom
 Brady, James B., to THE MECHANICS & TRADERS NAT. BANK. Corlears st, w s, 59.6 n Monroe st, runs north 59.6 to Grand st, x north-west 23.4 x south 70 x east 20.10; Oliver st, No. 52, 25x100; Forsyth st, Nos. 67 and 69, w s, 50x100. Feb. 5, note. 16,619
 Baumgarten, August, Brooklyn, to Frederic de P. Foster, trustee G. H. Carey, dec'd. 11th st, s s, 50 e Lexington av, 75x100.11. Jan. 18, due Feb. 5, 1884. 7,000
 Brewster, John L., Plainfield, N. J., to Charles M. Earle, trustee Mrs. M. G. Earle. 128th st, s s, 150 e 8th av, 100x99.11. P. M. Jan. 14, 1 year. 14,000
 Bulkeley, Margurite, to Justus L. Bulkeley and ano., exrs. J. E. Bulkeley. 80th st, s s, 225 e 5th av. P. M. Second mort. Feb. 7, 10 years, 5 per cent. Money advanced, and to be advanced. 40,000
 Carter, George, to Henry Dudley, exr. 13th st, n s, 194 e 2d av, 23x103.3. Feb. 2, 1 year. 5 per cent. 1,200
 Cassidy, Ann, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 2d av, s e cor 33d st, 25x60.1. Feb. 4, 1 year. 8,500
 Same to same. 2d av, e s, 25 s 33d st, 24.4x60x24.4x60.1. Feb. 4, 1 year. 6,500
 Same to same. 33d st, s s, 80.3 e 2d av, 19.9x49.4x19.10x49.4. Feb. 4, 1 year. 3,000
 Same to same. 3d st, s s, 60.1 e 2d av, 20.2x49.4. Feb. 4, 1 year. 3,000
 Chase, Catharine B., wife of Charles W., to Henry Morgenthau. 127th st. P. M. Feb. 5, 2 years. 4,000
 Coe, Charles A., to THE CITIZENS' SAVINGS BANK, New York. Courtlandt st, n e cor Church st, 23.1x123x31.7x123.8. Jan. 26, 1 year. 40,000
 Cook, George H., Brooklyn, to Ambrose K. Ely. 6th av. P. M. Feb. 7, 1 year. 7,000
 Crawford, Margaret, wife of Francis, to Albon P. Man, trustee Maria M. C. Wetmore. 63d st, s s, 182 e Madison av, 18x100.5. Feb. 4, due Feb. 7, 1884. 20,000
 Cunningham, Edward, to Jacob F. Wyckoff. 23d st, n s, 300 e 9th av, 58x142.4; 24th st, s s, 321 e 9th av, 8x55 to last property. Leasehold. Dec. 23, 1 year. 40,000
 Cutler, Maria A., widow, to THE MUTUAL LIFE INS. CO., New York. 33d st, s s, 350 w 8th av, 20x98.9. Feb. 7, due March 1, 1882. 3,500
 Chilton, Mary S., widow, to THE GREENWICH SAVINGS BANK. 49th st, No. 52 E., s s, 180 w 4th av, 20x100.5. Feb. 5, due May 1, 1885, 5 per cent. 1,000
 Coar, John, to Morris Littman, Max Weil and Isaias Meyer. 58th st. 7 purchase money mortgage. Feb. 1, 2 months. 63,500
 Same to same. 58th st, n s, 350 w 6th av, 16.8x100.5. To be released when building on property included in above purchase have been partly finished. Feb. 1. 63,500

Croft, William R., to Daniel Carroll, Jr. Av A, n e cor 86th st, 100x75. Subject to other mort. Feb. 3, 2 months. 785
 Conely, Elizabeth D., to Charles Struss. 114th st, s s, 193 w Av A, 25x100.10. February 10, 5 years. 2,200
 Danziger, Max, to THE MUTUAL LIFE INS. CO., New York. 2d av, n e cor 71st st, 102.2x325. Feb. 8, due March 1, 1882. 30,000
 Dunn, Joseph A., to THE MUTUAL LIFE INS CO., New York. 97th st, n s, 150 w 9th av, 25x100.5; 98th st, s s, 150 w 9th av, 25x100.5. Feb. 8, due March 1, 1882. 3,500
 Dean, Estelle, wife of George W., to Geo. L. Kingsland, et al., exrs. A. C. Kingsland. South 5th av, w s, 58.9 s Grand st, 26x27.5x25.11x27.6. Lease. Feb. 7, 2 years. 1,100
 Donnelly, Edward C., to THE MUTUAL LIFE INS. CO., New York. 10th av, w s, 559.8 s 137th st, runs west 679 to Bloomingdale road, x northeast along road 560 to s s 137th st, x southeast to w s 10th av, at point 199.10 south 137th st, x south 360. Jan. 18, due March 1, 1882. 20,000
 Dowd, Charles, to THE MUTUAL LIFE INS. CO., New York. 8th av, n w cor 99th st, 45.11x100. Feb. 1, due March 1, 1882. 23,000
 Dowd, Charles, and Emerson W. Perry to John Webb. 8th av, n w cor 99th st, 45.11x100. Feb. 1, 4 months. 4,000
 Dunn, Joseph A., to THE MUTUAL LIFE INS. CO., New York. 104th st, Nos. 178 to 182 E., s s, 116.8 w 3d av, 3 lots, each 16.8x10.11. 3 mort., each \$4,500. Jan. 31, due March 1, 1882. 13,500
 Eidt, Jacob, and Henry Weyand to Margaretha Scheig. 45th st, n s, 125 e 2d av, 25x100.5. Feb. 4, 5 years, 5 per cent. 6,000
 Ewell, Jennie K., wife of John N., to Theodora Polhemus. 58th st, n s, 100 w 4th av, 20x100.5. Feb. 4, 3 years, 5 per cent. 18,000
 Ewest, Johanna, wife of Frederick W., to Edward Clark. Broome st, s s, 37.6 w Essex st, 24.6x64.3. Feb. 7, 1 year. 500
 Foulke, Mary E., wife of William, to Joseph Laicoue. Astoria, L. I. 50th st, s s, 292 w 5th av, 25x100.5. Lease. Feb. 1, 1 year, 6,000
 Fox, Maria T., to John Knox. 98th st, n s, 200 w 2d av, 25x100.5x25x100.9. Dec. 2, 3 yrs. 315
 Fullan, Mary, Patrick, Arthur and John J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 39th st, n s, 225 w 8th av, 25x98.9. Feb. 2, 1 year. 5,000
 Fanning, Spencer A., to Clarkson Crolins. 123d st, 1st av. P. M. Feb. 9, 2 years. 16,000
 Finnerty, Thomas, to Bridget Gorman. 40th st, No. 434 W., s s, 350 e 10th av, 25x98.9. Feb. 8, 1 year. 2,000
 Fox, John, to THE EMIGRANT INDUT. SAVINGS BANK, New York. 28th st, n s, 200 w 9th av, 50x98.9. Jan. 29, 1 year. 10,000
 Fink, John and John W., to Henry Schloss. 10th av, e s, 74.1 s 40th st, 74x100; 40th st, s s, 77.6 e 10th av, 22.6x74.1. Feb. 9, due Jan. 1, 1885. 14,000
 Fowler, Anderson, to THE GERMANIA LIFE INS. CO., New York. 62d st, n s, 223 e 4th av, 16 x73.1x16x72.2. Jan. 23, due May 30, 1884, 5 per cent. 7,000
 Same to same. 62d st, n s, 60 e 4th av, 17.6x64.2 x17.6x63.3. Jan. 23, due May 30, 1884, 5 per cent. 7,000
 Same to same. 62d st, n s, 239 e 4th av, 16x74x16x73.1. Jan. 23, due May 30, 1884, 5 pr ct, 7,000
 Same to same. 62d st, n s, 191 e 4th av, 16x71.4 x16x70.5. Jan. 23, due May 30, 1884, 5 per cent. 7,000
 Same to same. 62d st, n s, 143 e 4th av, 16x68.8 x16x67.10. Jan. 23, due May 30, 1884, 5 per cent. 7,000
 Same to same. 62d st, n s, 175 e 4th av, 16x70.5 x16x69.7. Jan. 23, due May 30, 1884, 5 per cent. 7,000
 Gebhard, Edward, to Nellie C. Van Reyphen, Brooklyn. 50th st, No. 222 E., s s, 228.9 e 3d av, 15.7x88.5x15.7x86.1. Feb. 10, 2 yrs. 1,500
 Geis, Francis, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, n e cor 16th st, runs north 23 x east 67.4 x north 23 x east 28.2 x south 46 to 16th st, x west 95.6. Feb. 9, 1 year. 14,000
 Germond, Wellington, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Madison st, s s, 286.11 e Scammell st, 47x94.6x47x94.9. Feb. 5, 1 year. 8,000
 Gent, Emma C., wife of Louis A., to Helen Langdon. 69th st. P. M. Feb. 5, 5 yrs. 5,625
 Gent, Emma C., wife of Louis A., to George Ehret. 69th st. P. M. Feb. 5, 1 year. 1,500
 Goldsmith, Moses and S. Plant, with Henry Morgenthau. Agreement as to priority of mortgages given and to be given by Fannie M. Porter. nom
 Harman, George, to Abraham Steers. 118th st, n s, 175 e 3d av, 18.9x100.5. Feb. 7, 1 year. 2,500
 Hazard, Jabez H., to The Trustees Western Theological Seminary, &c., Alleghany City, Pa. Bond st, n s, 162.8 w Bowery, 26x100; Great Jones st, n s, 100 w Bowery, 26.4x100, 3 lots adj. on rear. March 1, 1867, due Sept. 1, 1876. 1,250
 Same to same. South st, n s, bet Market slip and Pike st, 40x160 to Water st. March 1, 1867, due Sept. 1, 1876. 1,35

Hofstatter, Theodore, to Frederick Faubel. Rivington st, s s, 50 e Forsyth st, 25x100.2. Feb. 4, due Jan. 1, 1886. 6,000

Howell, Frederick H., to Charles Zinn, Frankfurt, Germany. 46th st. P. M. Dec. 23, due Feb. 1, 1886, 5 per cent. 20,000

Hadley, Sarah A., wife of Henry L., to Edward I. Jacques. 77th st. P. M. Feb. 9, 2 yrs. 3,000

Harrigan, John, to Mary H. wife of Thomas B. Taylor. 3d av, s w cor 45th st, 24.11x95. Feb. 9, instals. 4,500

Same to THE CONNECTICUT MUTUAL LIFE INS. Co., Hartford, Conn. Same property. Feb. 9, due Feb. 10, 1886, 5 per cent. 21,500

Harmon, George, to Frank E. Wise. 2d av, s e cor 118th st, 20.5x75. Feb. 3, 3 months. 500

Same to same. 2d av, e s, 20.5 s 118th st, 30x75. Feb. 3, 3 months. 500

Harst, John D., Jr., to Bertha A. Deane. 2d av, 106d st. P. M. Jan. 12, 3 months. 5,513

Jackson, Charles, to THE SEAMEN'S BANK FOR SAVINGS, City New York. 46th st, n s, 450 e 7th av, 16.8x100.5. Feb. 10, 3 years, 5 per cent. 4,000

Jantzen, Adolph, to Louis Benziger, exr. and trustee J. N. A. Benziger. 1st av, s w cor 84th st, 27x75. Feb. 9, 5 years. 10,000

Jonas, Abraham H., to Phebe Pearsall, trustee for Mary Bradhurst. 72d st, n s, 240 e 2d av, 3x102.2. Feb. 10, 2 years. 13,000

Same to same. 72d st, n s, 220 e 2d av, 20x102.2. Feb. 10, 2 years. 11,000

Same to James L. Bogert. 72d st, n s, 270 e 2d av, 30x102.2. Feb. 10, 2 years. 13,000

Same to same. 72d st, n s, 220 e 2d av, 20x102.2. Feb. 10, 2 years. 11,000

Jefferson, John J., Susan, Edwin and Thomas, to Susan Jefferson. 58th st, s s, 175 e 11th av, 200x100.5. P. M. Feb. 4, instals. 5,000

Jones, Sarah M. E., to Augusta E. Breese. 30th st, s s, 316.3 e 3d av, 18.9x98.9. Feb. 4, due Jan. 31, 1884. 3,500

Kelly, Andrew, to Henry T. Richardson. 1st av, e s, 51.2 s 82d st, 51x106. Feb. 2, 2 mos. 312

Kane, Thomas, Larchmont, N. Y., to Mary Harrison. 3th st. P. M. Feb. 8, 1 yr. 4,575

Kearney, James, Franklin, N. J., to George L. Kingsland et al., exrs. A. C. Kingsland. Madison av. P. M. Feb. 7, due Feb. 8, 1883. 26,000

Konvalinka, John, to William E. Glover. Maiden lane. No. 38, s s, 92.5 e Nassau st, 21.3 x 62.8x18.5x67.4. P. M. Feb. 8, 3 years, 5 per cent. 10,000

Laurence, William B., Newport, R. I., to Maria wife of Wm. R. Travers. 4th to Madison av, 96th to 97th st—the block. Feb. 4, 1 yr. 40,000

Livingston, Mary C., to Eliza Wiener, Philadelphia, trustee H. Wiener, dec'd. 26th st, n s, 500 e 6th av, 25x98.9. Feb. 1, 5 years, 5 per cent. 11,000

Loehr, George, to Frederick Neubauer. Interior lot 44.3 s 55th st and 425 w 11th av, runs south 56.2 x east 50 x north 51 x west 50. Lease. Dec. 30, due Jan. 1, 1883. 450

Mahler, Matthew, to George Refhuss, East Broadway, No. 106, n s, 126.8 w Pike st, 25x65. Feb. 8, due July 1, 1883 5 per cent. 4,000

Maloney, Patrick, to William Maloney. 6th st, s s, 280 w 2d av, 25x97. Dec. 30, due Jan. 1, 1884. 2,000

McKim, Mary, wife of John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 58th st, s s, 250 e 2d av, 53.4x100.5. Feb. 9, 1 year. 7,000

Marvin, Lilla B., wife of Willis B., to THE UNITED STATES TRUST CO., New York. 42d st, s s, 232 e 5th av, 22x98.9. Feb. 2, due May 1, 1884, 5 per cent. 14,000

McCahill, Thomas J., to William H. Hoople. Lexington av, e s, 59.3 n 40th st, 19.9x85. Jan. 25, 3 years, 5 per cent. 11,000

McGuire, James H., John E. and Philip J. and Elizabeth wife of John Grady, to THE CONNECTICUT MUTUAL LIFE INS. Co., Hartford, Conn. 7th st, No. 225, n s, 83 w Av C, 25x97.6. Feb. 7, due Feb. 10, 1886, 5 years. 5,000

Same to same. 7th st, No. 223, n s, 108 w Av C, 25x97.6. Feb. 7, 5 years, 5 per cent. 5,000

Morgenthau, Henry, mortgagor, with Moses Goldsmith and S. Plant. Agreement reducing mortgage, extdg. same and reducing interest to 5% per cent.

Same to same. Agreement similar to above, covering other property.

Murphy, James, to THE MUTUAL LIFE INS. Co., New York. 1st av, n e cor 112th st. P. M. Jan. 24, due March 1, 1882. 5,500

Same to George Trabold. Same property. P. M. Jan. 3, 2 years. 1,750

McGuire, James H., John E. and Philip J., and Elizabeth Grady, to Levy Cohen, trustee. 7th st, Nos. 223 and 225, n s, 83 w Av C, 50x93.6x50x93.5. Feb. 10, due March 13, '83. 1,000

Muhler, Johanna, wife of Henry, to THE METROPOLITAN SAVINGS BANK. 1st av, w s, 22 n 120th st, 23.5x84. Feb. 9, 1 year, 5 per cent. 9,000

Same to same. 1st av, n w cor 120th st, 22x84. Feb. 9, 1 year, 5 per cent. 11,000

Naylor, Henry, to THE GREENWICH SAVINGS BANK. Pearl st, No. 3, n s, 45.9 e State st, runs north 87.10 x northeast on curve 11.10 x north 25.6 to Bridge st, x east 11.7 x south 123.9 to Pearl st, x west 21. Feb. 4, 5 years, 5 per cent. 10,000

Officer, James, to THE DRY DOCK SAVINGS INST. 9th av, w s, 50 n 56th st, 25.5x75. Feb. 7, 1 year, 5 per cent. 5,000

Same to same. 9th av, w s, 25 n 56th st, 25x75. Feb. 7, 1 year, 5 per cent. 5,000

O'Connor, John, Newark, N. J., to Marie Gilbert. 9th av, No. 1838, e s, 18.10 s 55th st, 18.10x50. Lease. July 12, 1880, 3 years. 3,000

Osgood, George A., to Louis C. Hamersley. 5th av. P. M. Feb. 3, due Feb. 11, 1883. 50,000

Palmer, Mary A., wife of Gilbert, to Emilie J. Murray. 78th st, n s, 250 w 4th av, abt 25x102. Feb. 9, 1 year. 1,500

Perry, Emerson W., to John Webb. 5th av. P. M. Feb. 9, demand. 2,500

Same to THE MUTUAL LIFE INS. Co., New York. 5th av, No. 2127, e s, 50 n 130th st, 16.8x75. Feb. 9, due March 1, 1882. 10,000

Same to William MacKellar. Same property. Feb. 9, due May 1, 1881. 1,000

Phillips, Whitman, Ridgewood, N. J., to Frances B. Austin. Broadway, n w cor 130th st, 100x102.6x99.11 to 130th st, x east 108.6. Feb. 1, 3 years, 5 per cent. 4,000

Pike, Helen A., to Frederick Prime, New Rochelle, N. Y. 19th st, n s, 206 w 3d av, 22x75. Feb. 5, 3 years. 2,500

Porter, Fanny M., wife of and David F., to Moses Goldsmith and Solomon Plant. 126th st, n s, 195.9 e 6th av, 17.10x99.11. Feb. 1, 3 years, 5 per cent. 5,500

Rosenblatt, Asher, to Ralph Gans. Downing st, Nos. 18 and 20, s s, 155 e Bedford av, 40x75. Feb. 3, due March 1, 1882, 5 per cent. 2,000

Rothschild, Simon, to Edward Stieglitz. 57th st. P. M. Feb. 1, 5 years, 5 per cent. 12,000

Regan, Thomas, to Jane T., wife of Laurence S. Kane, and Charles F. Kane, Brooklyn, and John J. Kane, New York. 3d av, n w cor 52d st, 25.5x106.4x abt 25.5x107.9. Feb. 1, 2 years. 5,000

Reiley, Thomas J., Brooklyn, to George W. Hinchman, Long Island City. 84th st, n s, 125 e 9th av, 50x102.2. P. M. June 7, 5 years. 7,500

Rodgers, Annie A., to Leicester P. Holme. 46th st, s s, 222 w 8th av, 22x100.8. Lease. Jan. 19, 1,500

Sommerkorn, Auguste, to Matilda Bandlitz. Grove av, w s, 50 n Cliff st, 50x100. Feb. 2, 3 years, 5 per cent. 1,800

Schmidt, Frederick, to John H. K. Blauvelt. West 4th st, e s, 56 n West 11th st, 22x50; Christopher st, Nos. 47 and 47½, n s, 139.6 w Waverly pl, 34.6x93.2x34x93.2. February 8, instals. 800

Shepherd, George, to Phillip Schloss and Joseph Freedman. 4th av. P. M. Feb. 9, 3 years. 10,000

Siedler, Charles, to Jenat De Witt, widow, Yonkers. 9th av. P. M. Dec. 27, due Feb. 9, 1884. 8,000

Squires, Bridget, wife of William F., to George L. Ingraham. 113th st. P. M. Feb. 8, due Feb. 1, 1884. 3,500

Simmons, Samuel, to Max Danziger. 2d av, cor 72d st. P. M. Feb. 1, due Aug. 1, 1881. 5,300

Stadtmiller, Louisa, and Mary Cambers to Lauretta M. Boies, Rye, N. Y. 55th st, s s, 120 e 9th av, 20x100.5. Feb. 5, 1 year. 1,000

Stengel, Friedrich, to Margaretha Scheig. 9th st, s s, 125 w 1st av, 25x93.11. Feb. 5, 5 years, 5 per cent. 8,000

Turner, Martha S., widow, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 4th av, w s, 62.2 s 86th st, 20x86. Feb. 5, 1 year. 10,000

Uthik, Jacob, to G. H. and R. A. Granniss, exrs. G. B. Granniss, and C. B. Granniss, exr. C. B. Granniss. 3d av, 93d st, 94th st. P. M. Jan. 26, due Feb. 1, 1882. 90,000

Same to Charles A. Coe. 3d av, 93d st. P. M. Second mort. Jan. 26, 1 year. 35,000

Vogel Brothers, to Adolph Levy. 8th av, s w cor 42d st, runs west 100 x south 49.5 x east 25 x north 24.8 x east 75 to 8th av, x north 24.9. Lease. Feb. 4, due May 1, 1901. 10,000

Vose, Maria E., wife of Joseph A., to Seth M. Vose, Providence, R. I. 55th st, s s, 186.1 w 8th av, 17.3x100.5. Lease. Feb. 3, 1 year. 500

Waldron, Benjamin, to George L. Ingraham. 113th st. P. M. Feb. 8, 3 years. 3,500

Walker, Alva S., to Addison Smith. 6th av, n w cor 125th st. P. M. Time of payment partly contingent upon settlement of contested assessments. Feb. 8. 11,422

Whitmore, John H., to THE UNION DIME SAVINGS INSTITUTION, New York. 47th st. P. M. Monthly instals. of \$1,000 until reduced to \$7,500, which is to remain at 5 per cent. Feb. 5. 13,950

Wagner, Pauline A., Brooklyn, to William T. Horn, exr. and trustee J. Horn. Bayard st, No. 23. P. M. Jan. 29, due Jan. 1, 1884. 4,000

Same to same. Bayard st, No. 21. P. M. Jan. 29, due Jan. 1, 1884. 4,000

Walther, Heinrich, to James Cunningham. 114th st. P. M. Feb. 3, due Feb. 4, 1882. 5,500

Warner, John W., to Abraham Steers. 2d av, n w cor 112th st, runs north 88.1 x west 80 x north 12.10 x west 20 x south 100.11 to 112th st, x east 100. Jan. 15, 6 months. 5,500

Wallach, Samson, to Eva Friend. 62d st, n s, 140.6 w 3d av, 16x99.7x16x100.5. Feb. 9, 3 years, 5 per cent. 6,000

Zeimer, Samuel, with Maria Moss. Agreement extending mort.

KINGS COUNTY, N. Y.

FEBRUARY 3, 4, 5, 7, 8, 9.

Atkins, James, to Maria Willets, New York. 14th st, s w s, 237.10 n w 4th av, 20x100. Feb. 3, 3 year. \$1,500

Bailey, James, Hempstead, L. I., to Ellen Bailey. Clinton st, e s, 74.10 n Love lane, 24.11x100. July 12, instals. 900

Bell, Thomas, Parkville, L. I., to The East River Savings Inst. 5th av, w s, 80 s 11th st, 20x70. Feb. 2, 1 year, 5 per cent. 4,500

Same to same. 5th av, w s, 60.1 s 11th st, 19.11x70. Feb. 2, 1 year, 5 per cent. 4,500

Same to same. 5th av, w s, 40.1 s 11th st, 20x70. Feb. 2, 1 year, 5 per cent. 4,500

Same to same. 5th av, w s, 20.1 s 11th st, 19.11x70. Feb. 2, 1 year, 5 per cent. 4,500

Bonert, Louis, to Esther Williams. 4th pl, n s, 241 w Clinton st, 18.3x133.5. Feb. 1, 5 yrs. 2,800

Brown, Dudley P., New York, to Stephen C. Williams, New York. Little st, e s, 68 s United States st, 23.1x75x24.1x80.3. Jan. 20, 3 years. 1,200

Burchell, John C., to Abraham Underhill. Ferris st, s e s, 20 s w Dikeman st, 30x100. Feb. 4, due in Feb., 1882. 200

Same to Mary A. Squire, extr. J. L. Williams. Ferris st, s e s, 27 s w Dikeman st, 30x100. Feb. 4, due in Feb., 1886. 3,500

Brandt, Elizabeth, wife of Henry D., to Hezekiah S. Archer. 16th st, s w s, 131.10 n w 7th av, 20.1x63. Feb. 9, 5 years. 1,400

Chesebrough, Robert A., New York, to Elizabeth W. Blake et al. exrs. A. Blake. Seabring, Richards and Bowne sts. P. M. Jan. 1, due Feb. 1, 1884. 8,960

Dearing, James W., to The Emigrant Industrial Savings Bank. Bergen st, s s, 165 w Hoyt st, 30x100. Feb. 2, 1 year. 7,500

Same to same. Bergen st, s s, 195 w Hoyt st, 30x100. Feb. 2, 1 year. 7,500

Delmar, John, to Peter A. Brown. 5th av, 13th st. P. M. Feb. 5, 5 years. 5,000

Dillon, Victoria J., and Clarence M. Neville to Artlissa V. Gearon. Clermont av, No. 214, w s, 68.10 s Willoughby av, 17x74.10x17x75. Feb. 3, due July 1, 1881. 800

Donohue, Michael F., to Thomas Quinn. Prospect av, n w cor 5th av, runs west along Prospect av, 85 x north 46 x north 89.3 x east 80 to 5th av, x south 41.8. Jan. 18, instals. 1,700

Downing, Edward, and Merrick D. Lawrence, to Wm. Beard and Jeremiah P. Robinson and W. Claflin et al., trustees I. Rich, dec'd. Clinton st. P. M. Jan. 6, instals. 6,878

Daly, Francis, to Susan A. Hendrickson, Flushing, L. I. 2d st, s e cor Bond st, 20x30. Feb. 4, 5 years. 1,500

Duff, James, to The Williamsburgh Savings Bank. Powers st, n s, 162.6 w Lorimer st, 19.8x100. Feb. 8, 1 year. 1,500

Davis, Margaret, wife of and John H., to John T. Lord. 12th st, n s, 213.1 e 5th av, 16.8x74.11. Feb. 5, 2 years, 5 per cent. 1,000

Dewald, Karl J., to Leonhardt Eppig. Central av, southerly cor Madison st, 25x100. Feb. 9, 5 years, 5 per cent. 4,500

Donnellon, Ella L., wife of Cornelius E., to Theodore F. Lewis. President st, Henry st. P. M. Feb. 2, 1 year. 5,750

Evans, Benjamin, to John Foot, Darian, Conn. Dean st, s s, 425 e Schenectady av, 20x100. Feb. 9, 3 years. 1,000

Edminster, Frank S., to Joseph C. Hoagland. Gates av. P. M. Feb. 1, 2 years. 3,000

Fowler, Julia E., wife of Charles Gravesend, to Susan Leonard. Road from Voorhies lane to Sheepshead Bay, 50x93x50x83. Jan. 3, 3 years. 600

Fitzpatrick, Anne, widow, and devisee E. Fitzpatrick, to Mary E. Fox. North 7th st, n s, 60 w 4th st, 20x60. Feb. 8, 3 years. 200

Haggarty, Francis, to Jonathan M. Barkley. Tremont st, n e s, 160 n w Richards st, 20x100. Feb. 3, due Jan. 1, 1882. 100

Hartz, Claus, to John and Hedwig M. Behnken. Van Brunt st, n w s, 75 n e Van Dyke st, 25x69. Jan. 31, due Feb. 1, 1882. 2,400

Hinck, Caroline, to George Marsters, New York. Greene av, s w cor Waverly av, 20x70. Feb. 5, due Feb. 3, 1882. 1,000

Jamieson, John, Rockaway Beach, L. I., to William Alexander. Boerum st. P. M. Feb. 3, due Feb. 1, 1886. 2,685

Kanofsky, Gottlieb to Ephraim L. Corning and ano., trustees Sarah A. D. Lewis. South 5th st, n s, 160 w 7th st, 20x89.5. Feb. 7, 5 years. 1,600

Kasper, William, to Rudolf Lipsius. Manhattan av, s e cor Ash st, 25x100. Feb. 1, 3 yrs, 5 per cent. 1,000

Kohmann, Henry, to John H. Becker. 66th st, e s, 50 n 6th av, 50x100.2. February 5, 5 years. 600

Kane, James, to Michael Kavanagh. 5th av, 11th st. Jan. 27, 3 years. 3,500

Letz, William F., to George G. King, New York. 2d pl, n s, 76.6 e Clinton st, 26.6x133.3. Feb. 7, 3 years, 5 per cent. 6,000

Table of real estate transactions in New York City, including entries for Luttringshausen, Mead, Markendorf, Mertens, Meyer, Nelson, Poole, Reichart, Reilley, Schwartz, Schiffermuller, Vien, Walton, and Weyman.

MORTGAGES — ASSIGNMENTS

Table of mortgage assignments in New York City, including entries for Barnum, Berliner, Bowman, Cooney, Deane, Devlin, Dunning, Delevan, Durr, Edsall, Eisemann, Fish, Fitzpatrick, Hall, Herzfeld, Luquer, Marshall, Martin, Yereyance, McChesney, and Moss.

Table of real estate transactions in Kings County, N. Y., including entries for Noble, Parsons, Pupke, Smedberg, Schloss, Scribner, Stedman, Trabold, Treacy, Tuska, Varnum, Walsh, Same to Ann Hessiou, Warshing, Weight, Same to same, Woods, and Wyckoff.

KINGS COUNTY, N. Y.

FEBRUARY 3D TO 9TH—INCLUSIVE.

Table of real estate transactions in Kings County, N. Y., including entries for Adams, Amery, Barnard, Bearn, Brooklyn Bank, Brundage, Culver, Day, Dunning, Feist, Halsey, Ives, Johnson, Kelly, McCormack, Philip, Powell, Read, Shaffer, The Excelstor Life Ins. Co., Same to Matthew Lafin, and Van Amburgh.

CHATELS.

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

Table of chattel transactions in New York City, including entries for Asch, Beiter, Buggen, Carney, Carroll, Delany, Dirich, Fiebig, Gempert, Haggerty, Hellerich, Haussier, Hoeft, Infeld, Kaiser, Kane, Kuhn, Kamppen, Kupper, Lynch, Loos, Mortimer, Maurer, and Miller.

Table of real estate transactions in other areas, including entries for Mardorf, Meierdierck, Michels, Mueller, Muller, O'Brien, O'Rilly, Ormston, Ridard, Rosenkrand, Schneider, Satow, Schramm, Sherney, Tiedemann, Thum, Van Hamson, Warnke, Wetzler, Wilking, Wilson, Wright, Zellweger, and J. H. Berenter.

HOUSEHOLD FURNITURE.

Table of household furniture transactions, including entries for Auen, Baccostuplo, Berwin, Bettis, Rheith, Borgen, Bailly, Ranta, Bezan, Boyer, Byrne, Campbell, Chadwick, Dosit, Durenberger, Engler, Eyeremann, Fargis, Fingerhuth, Gavin, Giese, Grennwald, Haidinger, Herman, Hirsch, Hoagland, Horan, Hovey, Jolly Corks Assoc., Kienz, Lieb, Lyon, Maiden, Moran, Moses, Neely, Nye, Palmer, Ritzewoller, Roberts, Reed, Smyth, Smith, Sullivan, Topf, Weingarten, Wanckel, Wedemeyer, Wilhelm, Aschenbrand, American Metalice Co., Tracy, Rosch, Boyus, Brandhorst, Boehm, Brooke, Clairmont, Church, Cohn, Cross, Covert, Dull, Dybilas, and Eller.

Table of advertisements and notices, including Evans, A. H. 160 Broadway... J. W. Beebe. Hatters Fixtures. 3,000

Table of advertisements and notices, including Ebberts, J. 68 Willet st... Johanna C. Bosch. Milk and Grocery Fixtures, Horse, &c. 350

Table of advertisements and notices, including Roberts, W. E. 45 2d st... J. Mullins. Furni- 315

BROOKLYN, N. Y.

Table of advertisements and notices, including Andrews, F. H., and Henrietta Manney. S w cor Flatbush av and 7th av... Horace A. Miller. Fixtures, &c. \$900

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.

Table of judgments, including Feb. 5 Anderson, Solomon—Margaret L. Catlin \$339 30

9 Deegan, Martin E.—J. P. Kernochan, trustee of Mary I. Barbey.	452 24	9 ₃ Moses, Simon—Mayer Goldsmith...	428 86	7 The Greenwich Bank in the City of N. Y.—D. S., trustee, &c., for Susan E., Le Roy	2,400 00
9 Dillon, Thomas—Sam. Philips	116 12	9 Muldoon, Henry—Bernard Muldoon	70 84	7 The Mayor, Aldermen, &c.—August Kananbly	175 76
9 Doty, David R.—Geo. KISSAM	50 50	9 Mondschein, Moses—Ed. Cromwell	744 20	8 The New York Bakers Union—Johanna Mayer	287 00
9 Duryea, Alonzo and Andrew—Michael Connolly	295 61	10 Mix, Garry—G. F. Shipp	39 07	8 Scovill Manufacturing Co.—Ebenezzer Gordon, stayed on appeal by order of court	4,855 17
10 Dix, Robert—W. H. Everson	116 70	11 Mott, Stephen—Ward Wheeler, as assignee of D. S. Bryen	176 00	9 The Commerce Fire Ins. Co.—R. R. Martine	93 58
11 De Sales, Elizabeth—Feodore Mier-son	91 44	5 McAvoy, Joseph J.—Ann W., admr., &c., of A. B., Mills	27 91	10 The Germania Fire Insurance Co.—John Rohrbach	2,694 97
11 Decker, Paul G.—Wm. O'Neill	52 68	7 McClure, William K. and Elisha B. P.—Eleanor D. Constantine	307 39	10 The Manganese Iron Ore Co.—I. P. Martin	8,176 34
7 Eastman, Clinton H.—John Halk	218 63	7 McLean, David W.—David Kipp	96 17	10 The Russian American Manufacturing Co.—O. C. Long, by guard	184 55
9 Edsall, David A.—H. H. Hunne-well	254 01	8 McGinnis, John J.—Val. Loewer	230 09	11 The Columbia Steam Navigation Co.—Jos., as admr., &c., of Sarah, Leonard	125 77
9 Elmer, William, exr., &c.—S. A. Wood	40 47	8 McGill, E. Mary, known as Mary E.—W. J. Carroll	129 38	11 The New York Liquid Fuel Co.—Handren & Robins	365 75
5 Frey, Louis—Marcus Oppenheimer	665 53	9 McNulty, James—Wm. Vail	177 02	11 The Universal Life Insurance Co.—Maria Rice	10,229 74
5 Frederick, Charles—Robert Graves	417 81	9 McLaughlin, James—F. A. Utter	67 50	7 Van Orden, Edward—C. H. Delamater	132 90
8 Fowler, George W.—Ed. Harbison	522 68	9 McLaughlin, Thomas, an infant, by John McLaughlin, his guardian ad litem—E. C. Finch	186 46	7 West, Jesse, Sr.—Michael Regan	292 45
11 Flanagan, Thomas—Michael Judge	36 67	8 Neuberger, Bernard—Elias & Betz	445 33	8 Wentz, John G.—Bernheimer & Schmid	1,172 87
11 Frank, Henry C.—National Traders Bank of Portland, Maine	5,124 35	9 Newman, William H.—Bernard Muldoon	70 84	8 Wood, Samuel S., Jr.—S. B. P. Higgins	69 21
5 Greenleaf, Daniel—John Haddon	26 57	9 Newcomb, Isaac B.—N. W. Kingsley	817 79	8 Willson, Carrie A., as admrx. of Tom—Bowery Savings Bank	69 68
7 Gunther, Marcus—Maross Jenkins	50 83	9 O'Reilly, Edward—Michael Mouloughney, Jr	863 74	8 Watson, Charles J.—Hy. Kugeler	359 75
8 Galwey, William T.—C. W. Binsse	336 12	11 O'Dowd, Charles—L. P. Tibbals, exr., &c., of J. H. Watts	30 00	9 Wynne, Teresa M.—Michael Mouloughney, Jr	863 74
9 Gurney, Richard—I. T. Williams	179 92	5 Paul, Henry—George Winter	148 29	9 Walker, John A.—R. S. Hayward	189 29
10 Gourley, Henry B.—N. Y. & Manhattan Beach Railway Co.	160 63	5 Parsball, William A.—Enoch Morgan's Sons Co.	167 82	9 the same—the same	276 04
10 Gibbons, Sarah J.—George Jardine	355 13	7 Peppard, Margaret F.—H. M. Reynolds	396 96	9 the same—the same	770 44
10 Grey, Cecil T. C. De L.—H. W. Clark	85 97	7 Pateson, Thomas A.—J. S. Beauford	456 44	10 Wallace, George D.—James McNally	640 85
10 Genez, August G.—Michael Englert	641 95	8 Pastor, W. Harry—E. C. Hazard	176 69	10 Wilson, Charles A. and David W.—James Stewart	99 68
10 Griffin, John A.	133 13	8 Post, William W.—Northampton Cutlery Co	4,554 90	10 Welsh, Samuel, John, John, Jr., John L. and Osgood—J. H. Gossler	108 16
11 Goldsmith, Leonard—H. W. Field	186 77	8 the same—Wm. Furness	3,108 48		
11 Gutman, Emil—National Traders Bank of Portland, Maine	5,124 35	8 Phillips, Augustus—J. N. Galway	105 21		
5 Horsfall, John H.—Fred. Uecker-mann	802 90	8 Platt, Frederick R.—Henry Kugeler	359 75		
7 Hencken, George D.—New York Produce Exchange	19 46	10 Pfefferling, Benjamin—Anna M. Hunt	193 19		
8 Heger, William—J. L. Jarvis	750 63	10 Perkins, Benjamin—J. H. Gossler	108 16		
8 Hunting, Horace—Josiah Partridge	183 44	10 Powers, Stephen H.—W. H. Everson	116 70		
9 Holdwedel, William F.—C. F. Schmidt	106 20	11 Peters, Joseph—Michael Judge	36 67		
9 Hepburn, Samuel—E. C. Hazard	124 98	11 Philip, Sigmund—John Menke	417 63		
9 Hamburger, Simon—Andrew Winterburn	287 94	11 the same—F. M. Bacon	546 93		
9 Husslein, Valentine—P. M. Dingee	37 94	5 Roche, Cornelius—C. H. Evans	164 81		
9 Horton, Frank—J. R. Greason	167 15	7 Riedonna, A.—V. A. Errico	34 25		
9 Hayes, William—Peter Koller	75 71	8 Rapp, J. Edward—E. C. Hazard	176 69		
9 Holzer, Max—Morris Loshitz	499 78	8 Rowe, Daniel C.—Northampton Cutlery Co	4,554 90		
9 Hinsdale, William R.—H. C. Hoerle	139 74	8 the same—Wm. Furness	3,108 48		
10 Hayes, George—G. C. Howard	159 03	8 Ryan, Isaac R.—J. W. Bouton	174 72		
10 Holliday, William—Abraham Weinberg	49 28	8 Riker, Samuel E.—Hy. Kugeler	359 75		
10 Hoey, John—J. B. Tallman	91 87	8 Reed, Edgar—Agrrippa N. Bell	116 24		
10 Hoag, Daniel H.—Harlem Extension Railroad South Coal Transportation Co	117 45	9 Ruger, William and Emil—I. T. Williams	179 92		
11 How, Richard W.—P. H. Hanley	262 91	9 Robbins, Louis S.—Marshall Robbins	86 84		
11 Herrick, Jane Eliza—F. S. Van Boskerck	173 47	9 Rosenthal, Isidor—E. W. Converse	2,339 28		
11 Hintze, Henry C.—C. G. Moritz	501 95	9 the same—C. H. Blake	674 62		
10 Irving, William H.—J. A. Humphrey	151 19	9 Rice, Bernard—G. F. Hall	152 50		
8 Jeens, William M.—Andrew Webster	195 64	9 Ripinsky, Robert B.—Alex. Goldberg	95 25		
9 Johnston, Thomas—J. J. Duffield	1,006 30	10 Reavv, Frank C.—I. H. Lehman	95 76		
9 Jessup, Charles W.—Michael Dugan	81 00	11 Raynor, Henry V.—Appleton Morgan	349 20		
7 Kayser, Henry—I. M. Bates	160 05	11 Robertson, Francis W.—John Sloane	515 34		
8 Kavanagh, William H.—McNab & Harlin M'fg Co	408 37	5 Schleier, Charles S.—C. B. Rogers & Co.	324 95		
8 Katz, Aaron—Simon Zimmern	726 09	5 Sandman, Jacob—Herman Duden	225 99		
8 Keefe, Michael—Val. Loewer	38 58	5 Spencer, Thomas P.—Wm. Robinson	142 49		
8 Korfman, John—H. A. Muller	309 00	7 Springhorn, Herman—C. S. Higgins	192 81		
10 Kendrick, William A.—G. F. Shipp	39 07	7 Sanders, Joshua C.—Mary E. Randall, as admrx	92 95		
10 Keyser, John—H. L. Monninger	22 94	7 Sussdorf, Charles—J. C. Haselton	135 15		
11 Kuck, George—Francis Bolting	85 92	8 Sanford, Philip—Thos. McIntyre	86 79		
5 Lord, Henry—J. W. C. Seavey	115 98	9 Stafford, James L.—James Oliphant	99 03		
9 Lee, John—J. P. Sunderland	90 90	9 Sonneborn, Jonas—Nils Mitander	3,767 75		
9 Loeb, Charles and Leon N.—Andrew Winterburn	287 94	9 Selkreg, Mortimer—Sam. Philips	34 87		
9 Lynch, George M.—C. M. Moseman	83 19	9 Squire, Benjamin—Benj. Ayer	111 73		
9 Longmire, Jonathan—Wm. Taylor	3,931 98	9 Sanford, Horatio S.—H. C. Maey	28 19		
10 Lindau, Leopold—Muhlen Sands	298 03	9 Spaeth, Julius—F. J. Wall	231 10		
11 Little, John W.—C. M. Decker	103 80	9 Starin, Myndert W.—Hy. Herman	1,512 57		
11 Lynde, John W.—Vilas National Bank of Plattsburgh	20,848 71	9 Salt, M. S.—Murray Hill Bank	285 06		
11 Lockhart, Charles F., surviving partner, &c.—M. M. Belding	68 40	10 Siegel, Aaron—J. R. Graham	397 05		
5 Mayer, John J. D.—C. F. Reichmann	95 19	11 Sacia, Mary E.—J. J. Decker	121 06		
5 Mueller, David—George Winter	61 27	11 Sisco, George H.—Board of Commissioners of Pilots	78 25		
5 Morrow, George T.—J. W. C. Seavey	469 27	11 Sibbald, John G.—James Muldoon	92 85		
7 Mathewson, Andrew J., as admr., &c., of John—D. S., trustee, &c., for Susan E., Le Roy	2,400 00	7 Smith, George, Jr.—H. F. L. Bunting	64 50		
7 Mesler, Edwin—G. W. Dilks	241 37	5 Troxell, Benjamin F.—Enoch Morgan's, Sons Co	167 82		
7 Martin, William R.—Katherine B. Chapman	82 91	7 Tierney, Patrick—Wm. Lowrie	193 68		
8 Miller, John W.—E. Remington & Sons	132 73	8 Thomson, James C.—G. W. Wager	72 06		
8 Moran, James H.—Thos. McIntyre	86 79	8 Tracey, John—P. H. Jones	1,251 03		
8 Moore, Stephen—J. P. Bennett	531 29	9 Thorp, Gould H.—Laura M. Thorp	83 70		
8 Meech, Jacob H.—Josiah Partridge	183 44	9 Tritschler, Mary—Bernheimer & Schmid	469 78		
8 Mitchell, William—T. M. Seaver assignee of T. E. and C. E. Allen	587 49	10 Treacy, George A.—Hazard Powder Co	437 39		
		11 Turnbull, John G.—Thos. Antrobus	153 64		
		11 Toense, Rudolph G.—F. M. Bacon	546 93		
		11 the same—John Menke	417 63		
		11 Thompson, Hugh—Lawrence Finn	168 43		

KINGS COUNTY, N. Y.

Feb.	
3 Arthur, Alexander T.—J. M. Paulding	\$832 50
3 Alexander, John—H. Hilton	1,086 03
3 Anway, Le Grand M., individ. and as exr., &c., Mary Aveline Anway, dec'd, imp'd—Mutual Life Ins. Co., N. Y.	1,112 48
7 Albrecht, Henry, surety—People of the State N. Y.	750 00
9 Anderson, Solomon—M. L. Catlin	339 30
3 Bodine, John—E. L. Conklin	288 57
3 Birnn, Ernst—G. W. Blauvelt	117 52
4 Brown, Ann, imp'd., &c.—K. A. Carll	637 93
4 Brown, Martin B.—W. Mackellar	535 88
9 Baker, Charles H.—C. E. Bragdon	998 09
10 Browning, William G.—F. Lambert	11,689 20
10 Bloch, Samuel—L. Hess	179 30
10 Beyerle, Eliza—J. M. Nelson	67 68
10 Betz, John J.—G. W. Moore	6,957 94
3 Cordes, John D. and Edward D.—C. F. Ankamp	122 91
3 Corbett, David M.—J. S. Martin	164 16
4 Chamberlin, H. H. and W. W.—C. C. Dike	3,119 87
4 Cory, Nathaniel T., exr., &c., imp'd., &c.—Mutual Life Ins. Co., N. Y.	293 60
5 Crooke, Frank, as exr., &c., appt—A. Lott, resp'd	96 78
8 Clements, William—J. H. Nash	31 30
3 Dawley, Thomas R.—Mrs. H. Garrison	98 11
3 the same—J. W. Miller	98 11
3 the same—J. W. Gillies	98 11
4 the same—A. L. Bagley	98 11
5 Delamotta, Henry—F. Loehfelm	67 19
8 Donnelly, Wilham—H. Wischmann	88 00
8 Davis, Joseph H.—O. Goerke	92 62
9 Donnelly, William—E. Donnelly	448 00
7 Erlacher, Charles A., as late admr., &c., of William M. Kilduff, dec'd—M. Boyle	8,732 24
4 Freeman, Washington M.—C. H. Kidder	56 37
7 Fehrensens, Christian L., surety—People State of N. Y.	750 00
8 Ferris, James V. R., pl'tff—W. Nelson, Jr	146 41
9 Fitzsimmons, Frank—S. Hoffheimer	94 03
10 Gleason, Patrick J.—J. Kirwin	525 52
3 Hollwedel, William F.—H. Mathias	432 94
4 Henesey, M. H.—H. McShane	120 13
4 Holwedell, William F.—M. Levy	358 50
5 Humann, Charles and Frederick, composing firm of Charles Humann & Brother—J. H. Albohn	148 55
5 Hertling, Philip and George—C. J. Warren	743 01
7 Henze, Henry, principal—People of the State of N. Y.	750 00
7 Hoggson, Samuel J.—E. W. Bliss	100 50
7 Hartigan, Jane—P. H. Dunn	42 88

Table of satisfied judgments in New York, listing names like Holdwedel, William F., and amounts such as 106 20, 6,373 51, etc.

SATISFIED JUDGMENTS, NEW YORK.

February 5 to 11 - inclusive.

Table of satisfied judgments in New York, listing names like Adams, Samuel G., and amounts such as \$181 87, 319 02, etc.

Table of satisfied judgments in Kings County, listing names like Faber, Gustavus W., and amounts such as 175 42, 99 50, etc.

SATISFIED JUDGMENTS, KINGS CO.

Feb. 4 to 10 - inclusive.

Table of satisfied judgments in Kings County, listing names like Bartow, Margt E., and amounts such as \$52 46, 58 37, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing names like Fifty-sixth st. Nos. 77, 79 and 81, and amounts such as \$2,400.

Table of mechanics' liens in Kings County, listing names like Lexington av, w s, fourth house south of 75th st., and amounts such as 44, 44, etc.

KINGS COUNTY, N. Y.

Table of mechanics' liens in Kings County, listing names like Grove st, n s, 12 1/2 e Central av., and amounts such as \$100.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens in New York City, listing names like Sixtieth st, s s, abt 160 w 1st av., and amounts such as \$150.

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

KINGS COUNTY, N. Y.

February 4 to 11 - inclusive.

Table of mechanics' liens in Kings County, listing names like Sixteenth st, s s, 190 3 e 4th av., and amounts such as \$60.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 62—Seventy-third st, n s, 96 e 4th av, two four-story Connecticut brown stone tenements, 21x36, tin roof, iron cornice; cost, each \$14,000; owner, Charles H. Bliss, 823 Lexington av; architects, Thom & Wilson; builder, not selected.

four-story brick apartment houses, corner, 20.11, others, 2x52, tin roofs, iron cornices; cost, each, \$10,000; owner, E. M. Meehan, 131 East 109th st; builder, H. Meehan.

Plan 71—One Hundred and Ninth st, n s, 80 e 4th av, four four-story brick apartment houses, 18.9x52, tin roofs, iron cornices; cost each \$10,000; owner, E. M. Meehan, 131 East 109th st; builder, H. Meehan.

Plan 72—Twenty-seventh st, No. 47 E., one one-story brick and iron car factory, 41x74, tin and cement or gravel roof; cost \$9,000; owner, John Stephenson, Co., Limited, 47 East 27th st; architect, M. C. Merritt.

Plan 73—Ninth av, e s, 25 n 51st st, three five-story brown stone stores and tenements, 25x85, tin roof, iron cornice; cost, each, \$9,000; owner and builder, Andrew Ewald, 432 West 51st st; architect, John Forster.

Plan 74—Third av, No. 1441, one four-story brick store and tenement, 25x53, and extension 17.6x10.6, tin roof, iron cornice; cost, \$10,000; owner, Thomas Martin, Flushing av, Brooklyn; architect, Jno. McIntyre; builder, not selected.

Plan 75—Eighty-second st, No. 231 E., one one-story brick stable, 11x14, tin roof, iron cornice; cost, \$20; owner, Jno. Schuegler, 231 East 82d st; architect, J. McIntyre; builders, Cook & Higgins.

KINGS COUNTY, N. Y.

Plan 26—Sanford st, w s, opposite Ellery st, one one-story brick foundry, 39x100, gravel roof, plain cornice; cost, \$3,000; owner, Andrew Froehlich, 202 Stockton st; architect, Th. Engelhardt; builders, H. Grasman and H. Loeffler.

Plan 27—Sanford st, w s, opposite Ellery st, one four-story brick warehouses, 36x35, gravel roof, wood cornice; cost, \$4,700; owner, Andrew Froehlich, 202 Stockton st; architect, Th. Engelhardt; builders, H. Grasman and H. Loeffler.

Plan 28—Franklin st, e s, 210 s Calyer st, one one-story frame store, 20 and 16.6x35, gravel roof; cost, \$500; owner, Eclipse Lubricator Co.

Plan 29—Eckford st, e s, 103 s Nassau av, one three-story frame tenement, 25x44, felt and gravel roof; owner, P. Walker; architect, Samuel Self; builder, John Fallon.

Plan 30—Park av, n s, 78 w Throop av, one three-story frame dwelling, 22x28, tin roof; cost, \$2,300; owner, Michael Pressler, cor Throop av and Park av; builder, J. H. Eich.

Plan 31—Second av, n s, 60 n 9th st, one one and a-half-story frame office, 20x16, shingle roof; owner, Brooklyn Improvement Co.; architects, Parfit Bros.; builder, Chas. M. White.

Plan 32—Java st, No. 241, one one-story frame dwelling, 24x24, gravel roof; cost, \$300; owner, Lewis Boulger, on premises; builder, Hulce.

Plan 33—Norman av, n s, 70 w Manhattan av, three two-story frame dwellings, tin cornice, gravel roof; owner, Adrian Meserole, 590 Lorimer st; architect, Stephen M. Randall; builders, G. J. Roberts and S. M. Randall.

Plan 34—Lorimer st, n e cor Norman av, four two-story frame dwellings, 16.8 and 20x40, gravel roof; cost, \$2,600; owner, Adrian Meserole, 590 Lorimer st; architect, S. M. Randall; builders, G. J. Roberts and S. M. Randall.

Plan 35—Pacific st, n s, 10 e Rockaway av, six two-story frame dwellings, 16.8x32, tin roof; cost, each \$1,000; owner, architect and carpenter, G. R. Waldron, Bergen st and Rockaway av; mason, E. Sutterlin.

Plan 36—Fifty-fifth st, at foot of st on Bay av, two-story frame club house, 4 and 50x70, shingle roof; owner, Aleyone Boat Club; architect, M. Thomas; builders, Blaisdel & Co.

Plan 37—Central av, e s, 25 s Troutman st, one three-story frame tenement, 25x50, tin roof; cost, \$3,200; owner, Joseph Baier, 69 Starr st; builder, P. Scheu.

Plan 38—Scholes st, No. 29, one one-story frame tenement, tin roof; owner, Bernhard Mueller, 88 Ten Eyck st; architect, T. Enghardt; builders, U. Maurer & Son.

ALTERATIONS, NEW YORK CITY.

Plan 67—Sixth av, s e cor 40th st, raised one-story, mansard; cost \$8,000; owner, Hyman Israel, 155 East 61st st; architects, D. & J. Jardine.

Plan 68—Broadway, Nos. 1206, 1208 and 1210, entire front rebuilt, altered internally for hotel, with stores beneath; cost, \$15,000; owners, J. H. Breslin & Bro.; architect, Jas. E. Ware.

Plan 69—Forty-seventh st, Nos. 1, 3, 5 and 7, four-story brick extension, 100x20.6, tin roof, copper cornice, interior alterations, entrances altered, &c.; cost, \$40,000; owner and architect, Theodore Weston, 120 Broadway; builders, Moran & Armstrong.

Plan 70—Ninth st, No. 212 E., two-story brick extension, 20x18, tin roof; cost, \$600; owner, J. L. Smith, on premises; builders, Geo. D. Hilyard and J. L. Smith.

Plan 71—Avenue C, n w cor 9th st, front alterations; cost, \$200; owner, Robert Gregory, 231 East 13th st; builders, Peter Tostevin's Sons and Mr. Fanning.

Plan 72—Twentieth st, Nos. 104 and 106 W., one-story brick extension, 20x68, tin roof, interior alterations; cost, \$6,500; owner, H. C. F. Koch, 6th av cor 20th st; architect, Wm. Jose.

terior alterations; cost, \$6,500; owner, H. C. F. Koch, 6th av cor 20th st; architect, Wm. Jose.

Plan 73—Sixth av, s w cor 57th st, one story brick extension, 25x20 tin roof, iron cornice; cost, \$600; owner, E. Suydam, 163 Broadway; architect, W. H. Cauvet.

Plan 74—Ninety-eighth st, s s, 333.3 e 9th av, new chimney; cost, \$60; owner, Wm. Hamel, 34 West 55th st; builders, J. Hamel & Son.

Plan 75—Bleeker st, No. 78, repair damage by fire; cost, \$390; owners, Stephens & Lippincott Estate; builder, Furber.

Plan 76—Barclay st, Nos. 51 and 53, repair damage by fire; cost, \$5,300; owner, S. B. Chittenden, agent S. B. Chittenden, Jr., 237 Broadway; builder, E. Smith.

Plan 77—Broadway, No. 708, cellar under store; cost, \$1,000; owner, Philipp Meyer; builders, C. Niemann and Wagner & Faby.

Plan 78—Second av, s w cor 33d st, new show windows; cost, \$2,000; owner, R. I. Brown; architects, O. P. & R. F. Hatfield; builders, Joseph Smith and Haight & Monnia.

Plan 79—Broadway, No. 708, raise 29.8 peak roof, slate and tin, rebuild front wall, &c.; cost, \$2,000; owner, Lawson Valentine, 64 5th av; architect, E. E. Rahr; builders, D. Campbell & Co. and Hamilton & Henry.

Plan 80—Eighth av, Nos. 183 and 185, repair damage by fire; cost \$3,000; owner, J. L. Jewett, trustee, 287 Greenwich st; builders, Jas. Parker and D. Wilkie.

Plan 81—Eighty-sixth st, No. 341 E., flat tin roof; owner, P. and F. Schaad; architect and builder, F. Schaad.

Plan 82—Fulton st, No. 10, front alteration; cost \$385; agent, E. A. Cruikshank, 68 Broadway; builder, J. McKenzie.

Plan 83—Houston st, No. 318 E., raised one-story, flat tin roof, iron cornice, two story brick extensions, 25x13, interior alteration and front alteration; cost \$3,000; owner, Moses Zivernmann, on premises, architect, J. Boeckl.

Plan 84—Fortieth st, nos. 328 and 330 W., raised one-story, flat gravel roof, bulkhead on roof, chimney coursed up; cost, \$1,500; owner, E-state Louisa E. Field, 26 East 46th st; builder, J. D. Demarest.

Plan 85—Tenth av, n w cor 27th st, front alteration; cost, \$1,000; owner, Thos. B. McManus, 501 West 27th st; builder, Jn. Jordan.

Plan 86—Elm st, No. 193, raised one-story, flat tin roof; cost, \$400; owner, H. Knabe, Centre st, n e cor White st; builder, John Derr.

Plan 87—Elm st, No. 195, four-story brick extension, 13.6x8.4, tin roof, build new bulkhead on roof; cost, \$450; owner, H. Knabe, Centre st, n e cor White st; builder, J. Derr.

Plan 88—Fourteenth st, Nos. 116 and 118 W., raised one-story (hotel); cost, \$5,000; owners, Pedro Riesgo & Suarez, on premises; architect, W. H. Smith; builder, W. H. Owens.

KINGS COUNTY, N. Y.

Plan 31—Myrtle av, No. 181, three-story brick extension, 20x20, tin roof and front alteration; cost, \$1,500; owner, G. C. Jeffries; builders, S. Rippingale, Jr., and Jas. Potts.

Plan 32—Kent av, n e cor De Kalb av, front alteration; owner and architect, J. A. Huckie, 465 Kent av; builder, E. Van Voorhes.

Plan 33—Myrtle av, No. 179, front alteration; cost, \$590; owner, F. R. Wyborn, Bridge st, near James st; builders, Lang & Barnes.

Plan 34—Pacific st, No. 218, peak alteration to flat tin roof; cost, \$400; owner, &c., John McPortland, on premises.

Plan 35—Willoughby av, s e cor Cumberland st, repair damage by fire; cost, \$1,400; owner, Mr. Denmore; builders, Wright & Brook.

Plan 36—Willoughby st, No. 45, lower floor altered for offices; cost, \$250; lessee, Thos. G. Gibbins, 9 University pl, New York; builder, W. S. Hanna.

Plan 37—Oakland st, Nos. 413 and 421, build smoke chimney; cost, \$650; owners, Cooper & Hoile, on premises; builder, C. Barker.

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.

- 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.....316 State street
THOMAS B. RUTAN.....175 Monroe street

MISCELLANEOUS.

BUSINESS FAILURES.

ASSIGNMENTS—BENEFIT CREDITORS.

- Feb.
7 Decker, Paul G., to Thomas Carroll.
9 Metz, Conrad, as surviving partner of Brannsdorf & Metz, to Henry Weil.

9 Newstead, Morris and Isaac, 96 3d av, to Moses Green aum.

KINGS COUNTY.

- Feb.
GENERAL ASSIGNMENTS.
9 Aaron Rodolph, to I. Solomon.
Decker, Charles A., to W. B. Cobb.
Jenkins, John T., to W. B. Cobb.
5 Hindley, Arthur W., to C. R. P. Krosgard.
10 How, Richard W., to S. B. Chittenden, Jr.
10 R-es, Issah H., to D. D. Bounett.

ADVERTISED LEGAL SALES.

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

- Feb
123d st, No. 367, n s, 236 e 2d av, 18x100 11, three-story stone front dwell'g, by H. N. Camp. (Amount due, abt \$1,925)
2d st, s s, 80 w Av B, 72 6x103.5, leasehold, by B. Smith (Amount due, abt \$1,354; taxes, &c., abt \$300.)
St. Nicholas av, e s, 233 9 s 145th st, 37.5x100, vacant
New av, w s, 2 8 9 s 145th st, 25x100, vacant
by Van Tassel & Kearney. (Amount due, abt \$26.30)
Elm av, s w s, lots 14 and 15 on map of South Belmont, 10x100, by R. V. Harnett. (Amount due, abt \$350)
Suffolk st, No. 52, e s, 100 s Broome st, 25x100, three-story frame (brick front) store and dwell'g, and four story brick tenement in rear. Also, interior lot, adj above on south and 30 e Suffolk st, 15.10x50, vacant
by B Smyth, (3d mort, amount due, \$11,150; 1st mort, \$2,144)
11th st, s s, 75 w 1st av, 3 lots, each 25x100.11, three four story brick dwell'g, by H. N. Camp. (Amount due, abt \$21,300)
Sheriff st, No 19, e s, 175 n Stanton st, 25x100, five-story brick store and tenement, by G. H. Scott. (Amount due, abt \$9,950)
128th st, No. 34, s s, 435 w 5th av, 25x99.11, two two-story frame dwell'gs, by R. V. Harnett. (Amount due, abt \$700)
Broome st, No. 524 s s, abt 5th house west of Thompson st, 18x63x2 x93, with right of way in alley to Thompson st, three story frame (brick front) store and dwell'g, by E. H. Ludlow & Co. (Amount due, abt \$10,650)
7th av, No. 72, w s, 41 s 15th st, 25x100, four-story brick dwell'g, by Sheriff at City Hall. (Sale under execution)
Boston road, or Morse av, s e s, 211 6 n e 165th st, 119.9x312x96 4x245
165th st, n s, abt 27 6 e Boston road or Morse av, 17 6x100
by J. T. Boyd. (Amount due, abt \$9,800)
10th av, n e cor 107th st, runs east 100 x south 50 4 x west 81.6 x northwest 43 4 to 10th av, x north 19 2 to beginning, vacant, by J. T. Boyd.
Av A, w s, 51.1 n 75th st, 25 6 x100, vacant, by H. N. Camp. (Amount due abt \$2,700)
2d av, s e cor 93d st, 100 8x150, shanties, by R. V. Harnett. (Amount due, abt \$9,000)

KINGS COUNTY, N. Y.

- Feb.
Atlantic av, s s, 68.2 e Pearsall st, 23.2x46.2, irreg., by J. W. Sanderson, ref., at Court House
Throop av, e s, 75 n River st, 25x87 8x26.9x68 8, by Walter Thorn, ref., at Court House. Partition sale
Herkimer st, s s, 300 w Utica av, 25x135 6
Franklin av, w s, 53 n V. n Buren st, 25x100
Adelphi st, e s, 259.5 n Park av, 25x98 2
Navy st, e s, 125 s Lafayette av, 25x100
12th st, s w s, 21 4 s
by T. A. Kerrigan, at 35 Willoughby st
66th st, w s, 10 n 5th av, 75x30.4 to 67th st
Spencer st, e s, 297 9 n Myrtle av, 25x100
9th st, n s, 275 w 5th av, 25x20 to 8th st
Road from Coney Island through Graveyard Village to Brooklyn, w s, adj land of Albert Cook, 6 and 76-100 acres
by T. A. Kerrigan, at 35 Willoughby st
Dunfield st, w s, 235.3 n Johnson st, 24.9x75
Pacific st, n s, 469 8 w Pearsall st, 2 x100
by J. Cole, at 389 Fulton st
Throop av, s w cor Stockton st, 30x100, by Cole & Murphy, at 379 Fulton st
Powers st, n s, 25 w Humboldt st, 24x75, by J. C. Eadie, at 45 Broadway, E. D
Metropolitan av, s s, 25x100, by J. C. Eadie, at 45 Broadway, E. D
43d st, s s, 300 w 3d av, 50x100.2
North 9th st, n e s, 250 s e 2d st, 25x100
by T. A. Kerrigan, at 35 Willoughby st
Hopkins st, n s, 43.1 e Delmonico pl, 7x100, by J. Cole, at 389 Fulton st

LIS PENDENS.

N. Y. CITY.

- Feb.
11th av, s e cor 96th st, 75x100
96 h st, s s, 100 e 11th av, 25x100.8
James Britt agt Thomas J. McCahill. Action for specific performance of contract of sale; att'ys, Rodman & Adams
Broadway, n w cor Battery pl, 56 2x123.11, Partition suit, John J. Drake, Jr., agt Julia Raymond; att'ys, Jones, Roosevelt & Carley
Av A, e s, 72.6 1/2 n 3d st, 34 1/2x100, leasehold. Partition suit, John J. Tamsen agt Frederick Fink, exr; att'ys, Wehle & Jordan
3d av, e s, 126.7 s 29th st, 25 2x80, Henry Selig agt Rasmus Christensn, p. individ. and as admr; partition suit; att'ys, Geo. Behrens
14th st, s w s, 219 s e 1st av, 95x43.3, Jane E. Smith agt John A. Smith; att'ys, S. T. Streeter
Bank st, n s, 58.11 w 4th st, 18x65
Watts st, n e cor Washington st, 20x76.3
31th st, n s, 161 w 1st av, 20x102 2
70th st, n s, 635 10 w 8th av, 19 8x100.5
Bank st, s s, 206.11 w Greenw ch st, 21.6x95
11th av, e s, 21.2 n 96th st, 50.6x100
Minerva J. Houghton agt Daniel W. Houghton; att'ys, Thos. G. Swartwout

FORECLOSURE SUITS.

Table of foreclosure suits with columns for date (Feb.), address, and names of parties and attorneys.

LIS PENDENS.

KINGS COUNTY.

Table of lis pendens with columns for date (Feb.), address, and names of parties and attorneys.

Main table of real estate records with columns for address and names of parties and attorneys.

RECORDED LEASES.

NEW YORK

Per Year.

Table of recorded leases with columns for address, terms, and names of parties and attorneys.

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.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Dutchess County with columns for names and amounts.

CHATTEL MORTGAGES FOR POUGHKEEPSIE CITY.

Table of chattel mortgages in Poughkeepsie City with columns for names and amounts.

JUDGMENTS.

Table of judgments in Dutchess County with columns for names and amounts.

ORANGE CO., N. Y.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Orange County with columns for names and amounts.

JUDGMENTS.

Table of judgments in Orange County with columns for names and amounts.

SCHENECTADY, N. Y.

REAL ESTATE CONVEYANCES.

Table of real estate conveyances in Schenectady with columns for names and amounts.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Schenectady with columns for names and amounts.

ASSIGNMENTS OF MORTGAGE.

Table of assignments of mortgages in Schenectady with columns for names and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Schenectady with columns for names and amounts.

JUDGMENTS.

Table of judgments in Schenectady with columns for names and amounts.

ULSTER COUNTY, N. Y.

REAL ESTATE MORTGAGES.

Table of real estate mortgages in Ulster County with columns for names and amounts.

Clark, James R—Rachel B Clark, Marlborough..	1,500
Davis, John H—Harriet Caman, Kingston.....	1,400
Dubois, John H—Philip A Ayers, Marlborough..	500
Frantz, Nahum—Gertrude Chipp, Wawarsing...	400
Freer, Eve—Richd D Demerest, Rosendale.....	300
Hoff, Frank—Rosa Hoff, Wawarsing.....	224
Hedden, Daniel—A R Taylor, Shawangunk.....	60
Kiernan, Mary H—Ulster Co Savings Inst, King- ston.....	300
Montross, James A—Saugerties Savings Bank, Saugerties.....	2,220
Stevens, Lewis B—Philetus Kortright, Wawar- sing.....	250
Trumbour, Wm H—Ulster Co Savings Inst, Catskill.....	1,000
Van Saulvoort, Cornelius—T R Westbrook, Kingston.....	650
Van Wagonen, McD—F L Westbrook, Kingston	1,800
Weise, Albert—Nicolaus Wiese, Wawarsing....	1,500

JUDGMENTS.

Ayers, Andrew J—H & E G Muaid.....	110
Bodine, John—Elizabeth L Conklin.....	283
Champlin, Chauncey R N, and Josiah Dubois, Jr—City of Kingston.....	1,168
Houghtaling, Hannah S—Ulster Co Savings Inst.....	1,200
Joy, James—Ulster Co Savings Inst.....	2,450
Roe, William H—Jacob Handley.....	2,295
Schoonmaker, Jonathan—Henry W Palm.....	41
Short, Mary E—David P Short.....	745

NEW JERSEY.

By an oversight the Real Estate Conveyances and Mortgages of Hudson County were last week wrongly printed under Essex County.

ESSEX COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Allme, Horace—K W Gruet, Franklin st....	\$8,500
Ball, Philander—J Gallagher, Hunterdon st..	500
Bauman, M—F Fische, Bank st.....	1,500
Bauman, Andrew—J Bauman, Beacon st....	3,000
Blum, Julius—O Wiener, Clinton.....	400
Brady, Michael—M Margarieli, Johnson st...	nom
Brown, O O—G F Somme, Hill st.....	4,500
Bulger, A P—G V Lambert, East Orange.....	nom
Burtchall, W E—S C Burtchall, Catherine st..	3,000
Burtchall, S C—W E Burtchall, Catherine st..	3,000
Campbell, A E—F M Mark, East Orange.....	13,100
Clark, William—T Rudden, Liberty st.....	14,000
Condit, E M—C F Coyne, Orange.....	500
Cooper, S A—J R Anderson, Magazine st....	500
Cody, Patrick—D Cody, Springfield av.....	nom
Crosby, Judah—D J Warren, Montclair.....	14,985
Doughty, Samuel—P Hassinger, Court st....	nom
Same—same, Walnut st.....	nom
Farley, John—J Holz, Kunyon st.....	1,000
Fowle, George—L Lelong, Pennington st....	3,500
Fort, J F—B Feldman, Brunswick.....	2,800
Fisher, A H—A Embury, Orange.....	6,000
Fischel, F—B Kern, Belmont av.....	nom
Fireman's Ins Co—F Mackin, 18th av.....	1,800
Guerin, L D—B Sire, Clinton.....	nom
Hill, Henry—E Hill, Bloomfield.....	nom
Hillyer, A S—W S Hillyer, East Orange.....	nom
Heath, S R W—P J Garrigan, High st.....	5,000
Lambert, G V—H B Thistle, East Orangs....	1,050
Lemassona, Andrew—J G Aschenbach, New- ark.....	100
Mark, F M—A E Campbell, East Orange.....	11,000
McCherney, Hugh—K H Fischer, Orange.....	300
Same—H McCherney, South Orange.....	250
Same—S J McCherney, South Orange.....	250
Munn, D T—D Douglass, Jr, Montclair.....	500
Nickl, Christian—M J Westcott, Orange.....	nom
Peddie, T B—Trinity Church, Park pl.....	nom
Rudden, Thomas—W Clark, Warren st....	11,000
Reynolds, Eliza—J E Reynolds, East Orange	nom
Same—same, East Orange.....	nom
Same—same, Meadows.....	nom
Same—C G Reynolds, Orange.....	nom
Schmidt, Catherine—J Schreihofer, South 18th st.....	1,800
Sheridan, Francis—W Ackerman, Columbia st.....	3,300
Spaeth, Edward—C E Bryer, New Jersey Railroad av.....	1,700
St John, M H—A E Campbell, East Orange..	nom
Stull, S T—A Dowd, Orange.....	950
Vogel, Elisabeth—W Acherman, Columbia st.....	3,300
Webb, J N—J Tanwalt, Elm st.....	550
Westcott, R F—C Nickl, Orange.....	nom
Wheeler, G J—A Lemassona, Newark.....	1,000
Williams, H R—The Home Ins Co, Stanton st.....	275
Winans, Caroline—P Minder, 18th av.....	615

REAL ESTATE MORTGAGES.

Balbach, Edward—J Frey, Ferguson st.....	6,500
The same—the same, E River st.....	4,500
The same—the same, E River st.....	4,000
Bryer, C E—E Spaeth, N J R R av.....	300
Camm, Emma—The Howard Sav Inst, M & E R R av.....	700
Cayne, C F—J S Dixon, Orange.....	300
Cody, David—The People M B Assoc, Springfield av.....	12,000
Davenport, H T—J E Williams, Caldwell....	600
Dunlap, William—E E Wright, Montclair...	600
Gruet, K W—H Alling, Franklin st.....	5,000
Garrigan, P G—S R H Heath, High st.....	4,000
Hamblin, Cornelius—J B McGeorge, Newark	3,000
Hanlon, Michael—G D Randell, Milburn....	150
Horton, E H—J C Johnson, Fairmount av....	500
Lyon, J S—C J Van Riper, E Orange.....	1,600
Mackin, Francis—Fireman's Ins Co, 18th av.	1,200

Peters, J C—O Ditson, Orange.....	5,000
Smith, P E—S A Briggs, 19th st.....	1,100
Sommer, G F—O O Brewer, Hill st.....	2,500
Salomon, R G—M Mellin, Nesbitt st.....	1,500
Taylor, W M—J Valentine, Montclair.....	1,000
Tuers, David—J H Baldwin, Montclair.....	1,000
Weber, William—The Newark Fire Ins Co, Brown st.....	600
Wiuder, Paul—C Winans, 18th av.....	400
Williams, A G—M L Smith, 8th av.....	6,000

CHATEL MORTGAGES.

Bonnell, J H, 363 Broad st—The J M Bruns- wick & Balke Co, 1 billiard table.....	175
Brown, B C, 150 Sherman av—L Mendee, horse.....	106
Brandenburgh, G A, 9 Crawford st—H Hansheimer, machines.....	150
Coburger, Elias, 288 W Kinney st—H Weil, 1 horse, &c.....	300
Cox, F P, Market st—H J Cooper, furniture, Crawford, Isaac—S Condit, furniture.....	150
Earl, W H, Clinton—J Jelliff, furniture, &c.	5,000
Finger, Adolph, 9 Prince st—Mendel & Leh- man, horses.....	762
Gilsteider, Jacob, 59 James st—W R Clark- son, horses, &c.....	575
Geisinger, Philip, Wallace st—W Burk, furn Haydon, J H—146 Washington st—The J M Brunswick & Balke Co, 1 billiard table..	221
Katz, Alexander, 51 Madison st—W N Rapp, 1 horse.....	55
Kent, A H, Bloomfield—R A Kent, furn....	500
Price, M L, Caldwell—S S Dobbins, furn....	8 0
Price, W P, 24 Oak st—W Campfield, furn...	125
Voss, Frederick, 162 William st—A Brom- mel, furniture.....	600
Webb, Thomas, Nassau st—C Hayes, ma- chines.....	350
Wicke, Christian, 31 Broome st—H Lehm- kuchen, fixtures.....	500

JUDGMENTS.

Wharton, G W—S Buckharlter.....	801
---------------------------------	-----

HUDSON COUNTY, N. J.

REAL ESTATE CONVEYANCES.

Althof, Louis—J T Mahon, Hoboken.....	\$1,900
Brown, Edward, et al, by sheriff—J N Frace	1,550
Bremer, Henry, et al, by sheriff—Maria Nor- ris, Union.....	900
Butts, Theophilus—Emma Butts, Hoboken..	3,100
Coles, J B—Hannah V Cornett, J City....	5,000
Cogan, J J—L Davis, Bayonne.....	175
Culver, Tuttle—F A Ferris, assignee of Tut- tle Culver, J City.....	nom
Davis, J S—The Jersey City & Albany Rail- way Co, North Bergen.....	500
Edwards, Esther E—O E Bailey, J City.....	40
Fuller, D B—Emily H Fuller, Arlington....	nom
Fitch, W J—Louise S Soper, J City.....	75
Galbraith, C S—R Ochmann, Union.....	1,500
Glenny, H P, C T and May E, et al, by sheriff —W G Wheelwright, J City.....	1,500
Graham, William—A Steeken, J City.....	400
Heintze, Ferdinand, by com—The United New Jersey R R and Canal Co, J City....	325
Howell, G P—C L Corbin et al.....	10,750
Kerrigan, W Q—F W Baldwin, West Ho- boken.....	nom
Kelly, William—J J Cogan, Bayonne.....	nom
Keller, Morris—D F Appleton, Kearney....	25
Loewelle, Joseph and Janni, et al, by sheriff —B Westheimer, J City.....	3,951
Lindmeyer, Carolice—F A Tebbenhoff, J City.....	nom
Muller, Frederick, et al, by sheriff—Emma Vorrath, Hoboken.....	700
McCloskey, John, and John Loughlin—M A Corrigan, J City.....	nom
McCloskey, John, John Loughlin and M A Corrigan—St Pius Church, Harrison....	nom
McGraw, John, and J W Dwight—W Flennau Meeks, Elizabeth, John, Joseph, Eugene, R T, F L and H V—H McK Twombly, Weehawken.....	22,000
Nugent, Thomas, by sheriff—Anne H Cow- per et al, Harrison.....	100
Ogden, W B, by exrs—R Whitaker, extr, Jersey City.....	900
Penrose, Elizabeth A—T B Penrose, Jersey City.....	800
Ross, G M, by Master—O E Bailey, Jersey City.....	7,300
Smi h, Agnes, Robert, Wm H, George et al, by sheriff—Mary A Henry, Union..	25
Smith, B P and A L—Ellen E Smith, Kear- ney.....	nom
Scheibe, F G, by sheriff—J W Tompkins, Jersey City.....	25
Seibert, Charles, heir of F J and Elizabeth— Mary J Seibert, North Bergen.....	nom
Thompson, W L—Susan S Thompson, Kear- ney.....	500
Tompkins, Gettianna—G Dorn, Jersey City..	1,550
Tompkins, J W—Emma Scheibe, J City.....	nom
Tebbenhoff, F A—L Linemeyer, J City....	nom
Walker, A J—C Ahrens, Union.....	25
Wilcox, Pheebe W—O E Bailey, J City....	100
Williams, Leighton—Exr of W B Ogden, J City.....	nom
Young, William—W Kelly, Bayonne.....	400
Zabriskie D L—S W Doty, Bayonne.....	nom
Zabriskie, D L—S W Doty, Bayonne.....	nom

REAL ESTATE MORTGAGES.

Baptis, J S—H Lahey, West Hoboken, 3 yrs.	200
Calhoun, William—J R Woodward, 1 year...	500

Christian, Gerriet—E A A Parlier, Ba- yonne, 3 years.....	1,200
Carpenter, John—N P Tyler, North Bergen..	500
Corbin, C L, W H, F T, E L, and G P How- ell—W Parnley, 5 years.....	5,000
Doty, S W—R Story, Bayonne, 3 years.....	7,000
Grassman, Edward—F Meyer et al, Hoboken, demand.....	900
Gronney, Patrick—Hannah L Dodd, Harris- son, 1 year.....	300
Hopkins, Patrick—A Cointrel, J City, 5 yrs..	3,000
Kilpatrick, Samuel—J Hudson, 1 year.....	1,300
Mulligan, Patrick—J Duff, Harrison, 1 year..	100
Riordan, J W—J Fountain, Harrison, 3 years	2,000
Reilly, Patrick—Mary E Kilburn, Harrison, 1 year.....	1,400
Steers, Rosa V—J Cadmus, Bayonne, 5 years..	1,100
Sullivan, Joseph—J Flynn, 3 years.....	2,500
Tierney, Myles—Margaretha McLean, 3 yrs..	1,000
Whitaker, Robert—Exrs of W B Ogden, 3 years.....	200

CHATEL MORTGAGES.

Aeschbach, Jacob, Hoboken—James Wil- liams, saloon.....	900
Boer, Gustav, Hoboken—J Mullins, furni- ture.....	131
Clark, Andrew—Hunker & Bischoff, confec- tionery.....	316
Convery, Henry—M Gogelin, saloon.....	137
Lostoff, Johann—D Krakauer, piano, &c....	250
McDevitt, Hugh—P Gildea, horse and wagon	476
Mackin, Henry—T J Hannon, saloon.....	1,200
Mincher, J T—J Mullins, furniture.....	476
Marks, Esther—N W Raphael, furniture.....	1,000
Mitchell, J M, Bayonne—G G Vreeland, horse, wagon, derricks, &c.....	300
Petersen, B W, Hoboken—W Peter, saloon..	50
Pitcher, William—G G Vreeland, 950 hot bed sashes, &c.....	1,200
Quimby, I N—Sara L Flemming, drug store.	1,000
Stroh, John, Union—J Erhardt, grocery store	300
Vanderbeck, Isaac—W W Lee, wagons, har- ness, &c.....	100
Walter, Louis, North Bergen—C Brown, horse, wagon, &c.....	100
Wobber, Ernest—C Meyer, grocery and li- quor fixtures.....	381
Weber, Joseph, Hoboken—H Reiche, Ham- burg and Bremen hotel.....	4,000

BILLS OF SALE.

Klein, P N, Bayonne—T P Sherwood, furn..	100
--	-----

JUDGMENTS.

Clark, Samuel—J W C Seary et al.....	93
Herbert, James, and James Tumulty—J Henry.....	109
Wyckoff, A H—P Reilly.....	107

PASSAIC COUNTY, N. J.

PATERSON REAL ESTATE MORTGAGES.

Agel, Susan—F Weiler, Main st.....	\$250
Atkinson, Joseph—G Van Riper, Hamburg av.....	2,500
Bodie, Edward—Pat Mutual B & L Assoc, Wayne av.....	800
Bodie, Edward Pval & White, Wayne av....	150
Doremus, A V H—V S H Doremus, E Van Van Houten st.....	3,000
Hyatt, J G—T H Rodman, E 15th st.....	5,500
Liottard, Antoinette—Pat Mutual B & L Assoc, Essex and Beach sts.....	1,300
McGlory, Sarah—H V Van Riper, Main st....	1,500
McNeill, C E—G J Hopper, Clinton st.....	700
Meyer, Martin—M Ackerman, Holoman st..	500
Molestalg, Cornelius—M A Hartley, Hooker st.....	500
Sandford, Jacob—J A Zabriskie, E Holman st.....	500
Van Houten, William—M A Pierce, Totawa av.....	800
Walker, W H—T G Blauvelt, Preakness av... 50	
Weiler, Frederick—J Mosberger, Gould av.	12,000
Willard, C A—Armstrong & Huson exrs., Manchester P'p.....	4,375

PATERSON CHATEL MORTGAGES.

Brewster, William, Paterson—H Heming- way, stock of segars, ales, &c.....	200
Brownell, S, and others, Paterson—L A Snedden, stock in shoe store.....	500
Dale, F S, Paterson—S P Dale, silk ma- chinery.....	16,000
Horton, Abel, Passaic—Walsh & Eckerson, horse and carriage.....	500
Lorne, Andrew, Paterson—Theodore Lorne, beer taps, &c.....	400
Proskey, A S, Paterson—David Proskey, horses, wagons, &c.....	600
Saengling, Fred, Little Falls T'p—Thomas McCrae, horses, wagons, &c.....	125
Wright, S E, Paterson—Wm. Wait, furni- ture, &c.....	300

MARKET QUOTATIONS.

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

BRICK.	Cargo atloat
Pale.....	\$ M. \$.....
Jerseys.....	10 00 @11 00
Long Island.....
"Up-rivers".....
Haverstraw Bay, 2ds.....

Table listing various building materials and their prices, including Haverstraw Bay, 1sts., Favorite brands, Hollow Fire Clay Brick, and various types of Portland Cement.

Table listing FOREIGN WOODS—Duty free, including Cuba, Mexican, Florida, St. Domingo, and other regions, with prices per superficial foot or cubic foot.

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. 7/8 d.

Table listing WINDOW GLASS, Prices Current per box of 50 feet, categorized by SINGLE and DOUBLE sizes.

Per square foot, net cash. GREENHOUSE, SKYLIGHT and FLOOR GLASS. 1/8 Fluted plate, 18@20; 1/4 Fluted plate, 20@22; 1/2 Fluted plate, 25@27; 3/4 Rough plate, 22@24; 1 Rough plate, 35@40; 1 1/4 Rough plate, 30@35.

Table listing HAIR—Duty free, including Cattle and Goat, with prices per bushel of 7 D.

Table listing IRON, including various types of boiler and plate, scroll, and scrap iron, with prices per ton.

Table listing BAR—Common and Refined, including various sizes and shapes like 1 1/2 x 6 1/2 and 5-16 flat, with prices per ton.

Table listing Sheet, including Nos. 10 to 16, 17 to 20, 21 to 24, 25 to 26, 27 to 28, with prices per ton.

Table listing Patent planished, Rails American steel, Rails American iron, LATH—Cargo rate, and LIME, including Rockland, common, and finishing, with prices per ton.

Table listing LUMBER, including Pine, Spruce, Hemlock, Black Walnut, and other types, with prices per M ft.

Table listing PAINTS AND OILS, including Chalk block, China clay, Whiting, Paris white, Lead, Litharge, Ochre, Venetian red, and Turkey red, with prices per ton.

Table listing Vermilion, Am. Quicksilver, Vermilion, English, Carmine, American, No. 40, Chrome, yellow, Orange Mineral, Paris green, Sienna, raw (American), Sienna, Italian lump, Sienna, Italian powdered, Umber, American raw & pow'd, Umber, Turkey, lump, Umber powder, Drop Black, English, Drop Black, American, Chinese blue, Prussian blue, Ultramarine blue, Chrome green, Oxide zinc, American, Oxide zinc, French, V M G S, Oxide zinc, French V M R S, with prices per ton.

PLASTER PARIS. Duty.—20 Per cent. ad. val. on calcined; lump, free. Calcined, Eastern and city, 1 25 @; Calcined, city casting, 1 50 @; Calcined, city superfine, 1 75 @.

Table listing SOLIDERS, including No. 1 and No. 2, with prices per ton.

Table listing SLATE, including Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City), with prices per square.

Table listing TIN PLATES.—Duty, 1-10c. per lb, including I. C. charcoal, I. C. coke, I. X. charcoal, I. C. charcoal, I. X. charcoal, I. C. coke, I. C. coke, I. C. coke, with prices per box.

Table listing ZINC, including Sheet, with prices per ton.

Advertisement for Butler & Constant, Successors to Butler & Hunting, Sole New York Agents for P. & F. Corbin, Manufacturers of BUILDERS' Fine Hardware, DEALERS IN BUILDERS' HARDWARE, NAILS, SASH WEIGHTS, SASH CORD, & C.

Advertisement for STEWART'S Patent Sewer Gas Traps, SIMPLE IN CONSTRUCTION—NO VALVES TO GET OUT OF ORDER—AUTOMATIC IN ACTION—CHEAP. Includes a diagram of the trap and text: 'Foul air excluded by cutting off all communication between Main Sewer or Cesspool and House.'

Advertisement for Hair! Hair!! Hair!!! A. McNEELY, Wholesale Dealer in PLASTERING HAIR, Nos. 28 AND 30 ADELPHI STREET, Bet Flushing and Park Aves., BROOKLYN. Fine Goat Hair a Specialty. Dealers supplied with Packages to suit the Trade. Box 287, Mechanics' & Traders' Exchange. A. S. Taylor, Manufacturer of ORNAMENTAL GLASS, 173 and 175 Grand Street, New York.

CO-PARTNERSHIP NOTICES.

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

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

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.

[L. S.]

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 January, 1881.

H. L. HAAS,
JAS. J. CAMPBELL,
Notary Public,
N. Y. Co.

[L. S.]

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. F. REDINGTON,
I. S. COFFIN,
ANDREW G. COFFIN, Special Partner.

General Partners.

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, } ss.:

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, ss.

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.

Sworn to before me, this 3d day of January, 1881.

JNO. C. LATHAM, JR.,
CHRISTIAN ZABRISKIE,
Notary Public,
New York County.

[Seal.]

CO-PARTNERSHIP NOTICES.

LIMITED PARTNERSHIP.—THIS 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 hereunto 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, ss.:

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,
President of the D. E. C. Co.
W. C. DOUBLEDAY, Secy.

[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,
GOTTLIEB ROSENBLATT, Special partner.

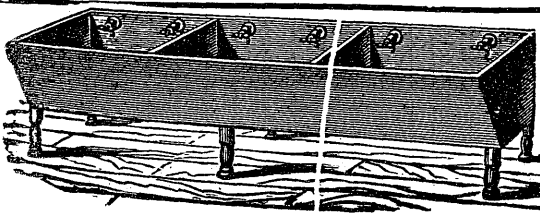
No. 53 Dey Street, N. Y.,
January 1, 1881.

The copartnership heretofore existing between John H. Butler and Tennis D. Hunting, under the firm name of BUTLER & HUNTING, has this day been dissolved by the withdrawal of said Tennis 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,
TENNIS D. HUNTING,
JOHN C. CONSTANT.

G. W. RADEE & CO.,
Manufacturers of
Drain Pipes,
WEST 51ST STREET.



NEW YORK SOAP STONE WORKS,

61 GOLD STREET.

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

CO-PARTNERSHIP NOTICES.

PACKER, KNOWLTON & 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, 1883.

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.

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.

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 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 31st 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 & 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 & 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,
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,
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 stationery 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. FITZGERALD,
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,
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.

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 **WEIL & HEIDELBACH**, as now existing. That the general nature of the business to be transacted is the manufacture and sale of like 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.

J. L. MOTT'S

"ST. GEORGE"

ELEVATED OVEN AND

"DEFIANCE"

LOW OVEN

KITCHEN RANGES,

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

"DEFIANCE" BROILER,

A new and desirable addition to the Defiance Range

"SOCIAL"

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

Mott's "STAR"

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

MOTT'S "PIONEER"

Wrought Iron

HOT AIR FURNACES

Portable Brick set; all sizes.

GRATES AND FENDERS,

New and Handsome Designs.

AND IRONS in Brass and Bronze, Antique and Modern Designs.

SCHWEIKERT'S Improved Patent Ash Chuit Folding Washstands.

Patent Folding Self-Acting Urinal.

A most ingenious and desirable Urinal for private houses.

DEMAREST'S

Patent Water Closets.

Thoroughly reliable and strictly first class in every respect.

MOTT'S

ENAMELLED BATHS & WASH TUBS IMPROVED KITCHEN SINKS,

AND ALL KINDS OF FIRST CLASS SANITARY GOODS.

All goods warranted. Estimates furnished. Send for Circulars.

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

THE J. L. MOTT IRON WORKS,

OFFICE AND SHOW ROOMS,

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

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.

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.

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.

THE UNDERSIGNED, BEING DEVIANS 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. DUER,
Notary Public,
N. Y. Co.

John F. Carr,

MAHOGANY, HARD WOOD, PINE

California Red Wood Lumber.
543 to 557 West 23d Street,
Bet. 10th and 11th Aves., NEW YORK

CO-PARTNERSHIP NOTICES.

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

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

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

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

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

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

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

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

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

GEORGE W. VULTEE,

Notary Public,

City and County of New York, s. s.

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

FREDERICK C. MILLER,
HENRY C. PETERS.

Sworn to before me February 9th 1881

GEORGE W. VULTEE,

Notary Public,

City and County of New York.

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

Skylights, &c.

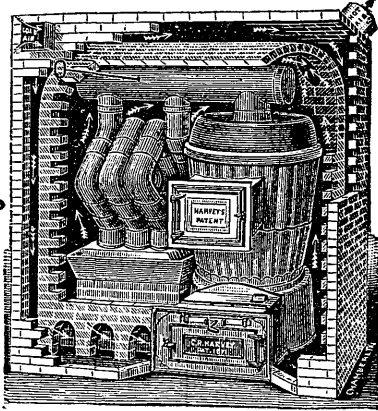
All persons are hereby cautioned against the Purchasing, Using, Vending or Selling, or having in their Possession, for Sale or Use, any Metallic Skylights, whether wholly or in part embraced within certain Letters Patent, of which I am the Sole and Exclusive owner, without my permission and license, 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.
Jan. 1, 1880.

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

**HARVEY'S
PATENT IMPROVED FURNACES.**


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

R. W. Buckley,	Robt. McCafferty,
Rich'd. Hennessey	Daniel Hennessey,
D & E. Herbert,	Hume Bros.,
Brian McKenny,	A. Mowbray,
Breen & Nason,	Johr and Geo. Ruddell,
C. H. Tucker & Son,	Joseph Thompson,
John Laimbeer.	Freeman Bloodgood.

Office and Salesroom,
NO. 1325 BROADWAY, N. Y.

BUILDERS' SUPPLIES.

WILLIAM LITTLE,
DEALER IN SOUTHERN PINE LANDS,
No. 80 Astor House, New York.

EBEN PEEK,
YELLOW PINE

FLOORING, CEILING AND STEP PLANK.
West 24th St. and 11th Av., New York.
Telephone communication.

Artmann & Fechteler,
FRESCO PAINTERS and DESIGNERS,
966 Sixth Avenue, cor. 54th st., N. Y.

Some of our work can be seen at Koster & Bial's,
23d street and 6th avenue; Delmonico's, Madison
square and 26th street.

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

THOMAS W. JONES,
(ESTABLISHED 1862),

CARPENTER AND BUILDER, No. 176
Front Street, Near Maiden Lane, New York.
STORE AND OFFICE WORK A SPECIALTY. **Contracts**
Taken for General Repairs to **Buildings.** An opportunity to estimate is solicited.
Bell Telephone in Office.

C. B. Le BARON,
Buys Builders' Notes, on presentation, at BANK
RATES. Deposit accounts opened with customers.
35 Nassau Street.

JOHN R. GRAHAM,
Importer and Dealer in
Rosewood and Mahogany,

And all other Foreign and Domestic Cabinet Woods,
n Logs, Burls, Boards, Planks and Veneers.
COR. 11TH AV., AND 30TH ST., NEW YORK.

BATES & JOHNSON,
Successors to
WYLLYS H. WARNER,
Manufacturers of
HIGH AND LOW PRESSURE
STEAM WARMING APPARATUS.
House Warming a specialty for over 20 years. Send
for pamphlet with over 1,000 references.
SOLE MANUFACTURER for New England, Eastern New
York, Pennsylvania and New Jersey of
DUNNING'S PATENT BASE BURNING
Magazine Boiler.
Requires filling but once in twenty-four hours.
Keeps a house warm all night.
Office, 114 Leonard Street, New York.
Also, 33 West Rail Road Street, Syracuse.

North River Blue Stone
WHOLESALE DEALERS IN
Curbing, Flagging, Sills, Lintels, and Copings, &c.
Rubbed, Planed and Sawed Stone a specialty.
E. SWEENEY & SONS,
Office, 229 BROADWAY, N. Y.
Depot, Wilbur, Ulster Co., N. Y.

REAL ESTATE.

TO LEASE—TERM YEARS, 5TH AV.,
26th to 32d streets. Houses, one a corner.
ALBERT C. LAMSON,
170 Broadway.

E. B. HARPER,
Real Estate Exchange,
1,269 BROADWAY, next door to Dime Savings Bank
Will transact a general Real Estate business, in-
cluding purchasing, selling and renting of property,
collection of rents, managing of estates, furnishing
money on bond and mortgage, and on builders loans,
&c.

\$18,000 WILL BUY A FIVE-STORY
Brick Store, situated in business portion of city,
near Water street, in good order. Rents for \$1,500 on
last year's basis. Terms to suit purchaser.

"INVESTMENT."

Office of this paper.

FOR SALE, OR EXCHANGE FOR NEW
York, Brooklyn, Western improved property, or
a large block of wild land, ninety acres of land in
Third Ward, City of Hudson, N. Y., commanding fine
view of mountain and river. Desirable for building
lots, or handsome country residences. Maps, plan
and particulars may be found at 48 Vesey street, sec-
ond floor, or owner, **J. T. SIMPSON,**
Hudson, New York.

LOTS.

Fulton Street, Brooklyn. The finest site in this
city. That elegant and commanding frontage,
Three Hundred and Fifty-four Feet on
Fulton Street, and **One Hundred**
Feet on Grand Avenue,

Forming the southeasterly corner. Price low.
Terms to suit. Apply immediately.

CHAS. A. SEYMOUR & CO.,
Successors to S. Hondlow (Established 1848),
203 Montague Street, Brooklyn.

RENTING AND COLLECTION.—Those who re-
quire prompt management in this branch, may secure
it at our office.

VALUABLE WEST SIDE DOCK PROP-
erty for Sale, also City and Country Property for
Sale or Exchange. Mortgage Loans and Insurance.
ABNER L. ELY & CO.,
7 Pine street.

DUNN & OATMAN, Real Estate Brokers.
Real Estate bought, sold and exchanged.
Estates taken charge of and rents collected. Real
Estate given as security for the faithful accounting of
rent and other receipts. 206 BROADWAY.

GEO. C. GOELLER,

Real Estate Agent; Notary Public. Third avenue,
cor. 134th st, Mott Haven, N. Y. City. Houses and
lots for sale, to let or exchange. Special attention
given to renting, collecting of rents and manage-
ment of estates. Loans negotiated. Satisfactory
references.

J. ROMAINE BROWN,
Real Estate,
1280 Broadway,
NEW YORK.
Southeast cor. 33d st.
Entire charge taken of Estates.
Notary Public and Commissioner of Deeds.

PORTLAND CEMENT

From the Best London Manufacturers,
IMPORTED BY
JAMES BRAND,
K. B. & } Specialties. — 85 —
Burh^{an} } Beekman St.
New York

14th St. Saw, Planing and Turning MILL.
BUCKI & HIRSCH.

YELLOW PINE FLOORING,
Ceiling and Step-Plank.
581 TO 539 WEST 14TH ST. and 528 TO 536 WEST
15TH ST., NEW YORK.

J. T. COMBESS,
SIGN PAINTER, 46 Vesey Street, N. Y.
Real Estate Signs a Specialty.
Prices for Tin signs: Size, 10x14, per dozen, \$2.60;
per 100, \$15 00 Size, 14x20, per dozen, \$3 75; per 100,
\$25.00. Size, 20x28, per dozen, \$6.50; per 100, \$45.00.
Wood signs of all sizes Painted, Lettered and Placed.
Lowest Estimates given for all kind of Advertising
Sign Work.

GEORGE HAGEMeyer,
Dealer in
Cabinet
Woods.
MAHOGANY WALNUT, ASH, WHITEWOOD
CHERRY, MAPLE, BUTTERNUT, &c., &c.
Foot East 11th Street, New York

REAL ESTATE.

S. F. JAYNE & CO.
Managers of Estates.
273 West 23d Street, New York,
S. F. Jayne. A. M. Cudner.

CLINTON, FRANKLIN AND ESSEX COUNTIES
REAL ESTATE.

Loans Negotiated, Real Estate Sold at most favor-
able terms, by
CHARLES H. MOORE, Plattsburgh, N. Y.
Refers by permission to Edwd. A. Pearson, Esq.,
Supt. Bond and Mortgage. Dept. Equitable Life Assur-
ance Soc., and to J. M. Weaver, Esq., Cashier Vilas
National Bank.

A LARGE AMOUNT OF MONEY TO
loan on bond and mortgage at lowest rates, on
first class property.
Temporary loans made.
Lots wanted in good locations.

E. C. Sterling,
145 Broadway.

Room 14.

WILLIAM LALOR,
Real Estate.
George W. Carrington,

Real Estate Broker and Auctioneer, re-
moved to 111 BROADWAY, Room B.

GEO. H. SCOTT. SINCLAIR MYERS
SCOTT & MYERS, Real Estate
Brokers and Auctioneers
NO. 8 PINE STREET.

Description of any Property which you may
have for Sale or to Rent is solicited.

Leonard J. Carpenter
REAL ESTATE,
56 & 58 EAST 23D ST., Y. M. C. A. Building
Entire charge taken of property.

FRED. S. MYERS, Real Estate Office
619 BROADWAY, NEW YORK.
Management of property a specialty.

MONEY IN ANY AMOUNT, FOR FIRST
class mortgages, Private Residences, Stores,
Flats, Tenements and Lots in New York, Philadelphia
and other Cities. Also Farms, Country Seats, Country
Stores, Hotels, Mills, Timber and Mineral Lands, &c.,
in great variety, for sale and exchange by
ROGERS & SON, 181 Broadway, New York

JULIUS BROWN,
REAL ESTATE AGENT
777 FULTON STREET,

Two Doors West of South Oxford Street, Brooklyn.
Special attention given to management of estates.
Collection of rents and appraisements.

Having an experience of over 20 years (on my own
account, and as chief clerk of, and successor to the
late S. Hondlow), my patrons may feel assured of
their interests being competently and faithfully
attended to.

Capitalists and others, about to invest, are invited
to examine some special bargains which I have to offer
in this city, in Flatbush near Prospect Park, and
Coney Island.

JULIUS BROWN,
777 Fulton St., Brooklyn.

TIMPSON & PEET,
Real Estate,
No. 1505 BROADWAY,
Southwest cor. 44th St.
Special attention given to Management of Estates

L. FROEHLICH,
NO. 163 EAST 5TH STREET.
New houses, choice locations, near Madison av.
from \$14,000 to \$45,000; other locations from \$6,000
upwards. Desirable lots everywhere; very cheap.

Brooklyn "Uptown" Headquarters.
PAUL C. GRENING,
Real Estate and Mortgage Loans,
OFFICES, 420 GATES AVE.,
16 COURT ST. Phenix Building, Room 52, (12 to 2 P. M.)
1161 Fulton St. near Franklin Av., Brooklyn, N. Y.

Robert Auld,
REAL ESTATE AND INSURANCE,
940 EIGHTH AVENUE, near 55th street.
Renting and Collecting a Specialty

W. A. Lottimer. J. Searle Barclay.
LOTTIMER & BARCLAY,
Real Estate,
MONEY TO LOAN ON BOND AND MORTGAGE,
181 Broadway.