

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

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There is a common remark that so and so, who formally had a bad reputation, is now so rich that he can afford to be honest. This, however, is contradicted in every case where a dishonest speculator wishes to make a deal, no matter how rich he may be. William H. Vanderbilt has not scrupled to deceive his friends and the public when a great stock speculation was on hand. It was his own associates who lost the most money in his Western Union deal when he sold out to Jay Gould. Cyrus W. Field is a very rich man, but look at his course in the elevated road system and the sale of Manhattan stock. Jay Gould is the latest instance. He not only used his organ, the *World*, to show how utterly worthless was Manhattan, but he and Sage made affidavits that the stock was valueless in their opinion. This was to apparently prevent the issue of receivers certificates. Yet when Gould was thus deceiving investors and inducing short sales, he was quietly buying up the stock and within ten days after he had made his solemn oath that Manhattan was worthless, he was the owner of a majority of the stock. Hundreds, if not thousands, of small operators have lost a great deal of money by the way Gould has acted in this one security. Many an honest man than these leaders of the street is now serving his time out in our states prisons. Once a rascal, always a rascal, whether he is worth ten cents or a hundred million. Jay Gould has the press of the country by the throat through his control of the telegraph, and hence nothing is said. Our readers will recall the fact the REAL ESTATE RECORD has always said that Manhattan stock would not be wiped out and that the rich rogues who were decrying it were secretly buying it up, and such has proved to be the case.

Some time since attention was called in these columns to the recovery of prices in New York City realty. We instanced a case of a large real estate legal firm, whose clients apparently lost heavily in West Side building lots because of the shrinkage in values after the panic of 1873. Property which cost \$15,000 was marked down to \$8,000 and under in 1877. But the same lots to-day show a profit of from 15 to 35 per cent. over the original investment. All who were able to hold their property on this island came out largely ahead. Brooklyn realty owners have not been so lucky. Lots were offered last week at auction which came far short of the taxes and assessments. There has been some and, in a few cases, a fair recovery in values on the other side of the East River, but no

such marked advance as has been seen on this island. People who deal in real estate should pick out the choicest properties their means can afford. In nineteen cases in twenty when a parcel of land is cheap it is undesirable. Better have one good lot well located than two lots or even four in a backward neighborhood. A few lots on this island will be of more permanent value than a corresponding number of acres on the opposite shore of the Hudson River.

The talk about additional park facilities has resulted in a scheme for having a pleasure ground in the Twenty-fourth Ward, extending from Highbridge to a point beyond Hastings, ten miles in length and 3,000 feet wide. This gigantic park is to embrace 3,500 acres. It will be 5,000 feet distant from the Hudson river and there is to be an east and a west side avenue, each 150 feet wide. The ground will cost about \$1,000 an acre, or \$3,500,000 in all. Should this magnificent scheme be carried out, the present dulness in real estate north of the Harlem river, would be followed by very great activity. But as yet it is only a scheme, and may never amount to anything.

We called attention some time ago to the remarkable change that was to take place in New York in the construction of large, in the place of small or moderate sized houses. The way things are going on, New York will soon have a greater number of vast buildings than any city in the world. These great structures are not for business purposes merely, but are intended for dwellings. Great flats and apartment houses have become an essential feature of New York City life. It is noticeable that all the new buildings on Broadway are both deep and high. One or more elevators have become an indispensable adjunct to new houses on this island. It follows that the time is coming when there will be more people to the square foot in this city than in any of the other capitals of the world. Our street population will, as a consequence, become denser than in any other city. New York will, in appearance at least, in ten years time be the most populous city on the globe. It no longer pays to erect a small house in a valuable location. To get a good interest, a large edifice with many offices or apartments must be constructed. While the fashion for large houses at present diminishes the demand for, and consequently the price of, unimproved real estate, it will eventually lead to very high prices in all eligible locations, either for business or living purposes. Where population becomes dense, land must necessarily become high.

Private advices from Washington are to the effect that the most influential advisor of the new administration will be Senator John P. Jones, of Nevada. Jones has a second self in an Englishman, named Robertson, who writes Jones's speeches and reports. If Timothy O. Howe is made Secre-

tary of the Treasury, Jones will be supreme in that department. It is believed that Roscoe Conkling will eventually be the Secretary of the Treasury, but it is not considered wise for him to take office just yet. It is understood that this administration will be inimical to Jay Gould. The President, Roscoe Conkling, and Senator Jones have come in antagonism with Gould in several transactions. The new President takes no stock in the anti-monopoly cry; he is a friend of the great corporations. The above information is based on excellent authority.

THE COURSE OF PRICES.

It is a truism among those who have studied the course of prices, that when there is a revival of business, it is Stock Exchange securities which are first affected, then general merchandise, labor and land coming last of all. An expansion in prices, whether gradual or sudden, is in consequence of, or accompanied by an increase in the volume of the currency. It makes no difference what the currency is, paper, silver or gold. Money is the measure of prices. The vast additions of bullion, especially gold, to the paper money in use before 1879, have given us an advancing market for nearly everything for two years and seven months. Stocks were first affected; next came labor. The active speculation in corn, wheat and the metals shows that the fever has got into the veins of trade. It cannot be long before the speculative activity will manifest itself vigorously in real estate.

Last June we warned builders and contractors that labor, and all the products of labor, would soon show a large advance in prices. The increased demand for work-people came sooner than expected, due, however, to excessive building. But here we are in the second month of the fall season, with the prices of all material showing an advance over the figures obtained last spring. Nor do we see any immediate prospect of average lower prices for labor, or of anything which labor manipulates.

It is in times such as these that everybody may be said to be making money. The competition is not among would-be sellers, but among buyers. Every one sees, or thinks he sees a profit in the business he is engaged in, and he is eager to employ labor and to lay in stocks of raw material. It follows that the bank accounts of the saving class are increasing. In such times, even if business men have not any ready money, the steady growth of their assets makes them feel easy, and hence they purchase more than in ordinary times. A continuance of this steady employment of labor and enhancement in values, inevitably ends in a furore for purchasing real estate. As soon as a man makes money, he wishes to secure himself a home, and, on the first intimation of hard times, timid capitalists put their money into real property. This is why real estate "booms" up to the very beginning of a panic, and it also explains why it is real estate values are so stubborn in periods of financial disaster

Unimproved lots on this island sold at higher figures one year after the panic of 1873 than they do to-day. It was not until 1877 that low-water mark was reached.

All the indications point to an active movement in real estate, not only in this city, but all over the country. It will affect, not only city and suburban property, but farm lands. This natural tendency which occurs in all periods of additions to the currency, will be reinforced during the coming few years, by the rapid increase in our population.

RELIEVING BROADWAY.

The article in last week's RECORD on the "Crush of Carts," brought us the following letter:

BROOKLYN, October, 10, 1881.
 Editor REAL ESTATE RECORD:
 In your paper of this week you mention the fact of Broadway being so crowded as to impede travel. This trouble has existed for years, and is on the increase as everyone must have observed. The public are becoming partially accustomed to it, but will not even wake up to the necessity that something must be done to relieve Broadway. Why are not immediate steps taken "before new and expensive buildings are erected," to extend Lafayette place to Crosby street, and widen the east side of Crosby street, and extend the same to Chambers street? The east side of Crosby street is of better value as compared to the west, and this improvement can be carried out with little expense. Business is extending up Broadway, and, by taking time by the forelock, this pressure would be relieved. Church street should have been widened twenty years ago, but the time has gone by to do it, as the great expense would promote opposition. Many of the owners of property along the line of this improvement have been consulted, and little opposition would be encountered. AN OWNER.

It did show great want of foresight on the part of the then City Government, in not widening Church and Mercer streets, so as to relieve Broadway of the heavier vehicular traffic. It would doubtless be a good thing now if Lafayette place was run through to Crosby street, and the latter widened on the east side and extended through to Chambers street. But the difficulty in the way is the same as existed when it was proposed to widen Church street. Broadway property-holders are not willing that a rival thoroughfare shall be opened on either side of them at their expense. The concentration of omnibusses, carts and carriages on Broadway may be a nuisance and expense to the owners of vehicles, but it adds to the supposed value of Broadway property. But widening Crosby street would not relieve Broadway below the Park, nor would it prevent the jam of vehicles at the junction of Chambers street and West Broadway. Then, again, it would not relieve West street in the early morning when market wagons are being loaded up. Another thoroughfare under the pavement below Broadway would solve the problem. Warehouses built on the piers, and an elevated road running on the top, running around the circumference of the city, would relieve New York of two-thirds of its present cartage, for the goods now conveyed from depot to depot by wagons would then be sent by steam to their destination. New York is in a bad way for improvements. Time was when the Common Council had power to make such a change, but as the State Legislature is now supreme, this improvement would have to pass the criticism of the Albany lobby.

But cannot something be done to temporarily relieve the lower part of the city? This question is often asked, and the ready response is, why not adopt the London ordi-

nances, which provide that trucks and wagons, which have goods to deliver or receive, shall enter the street where their business is to be transacted from one direction. It is the opposing currents of vehicles containing merchandise, which create the confusion. No less than five opposing currents converge at the west side elevated station on Chambers street. Were it provided that from Canal to Fulton street drays, carts and wagons would only be permitted to enter alternate streets from the east to the west, much confusion would be prevented. There is room enough in Canal street for vehicles going both ways, but in Lispenard, White, Franklin, Duane, Reade, Chambers and other streets, the police should not permit wagons to pass in more than one direction, of course carriages and vehicles containing passengers should be allowed to come and go as they please. There is still another London ordinance which ought to be naturalized here. This provides that great trucks conveying stone, timbers, pipes and other unwieldy freight shall not be allowed in the business streets from 8 A. M. to 6 P. M. This would do a great deal towards relieving Broadway and the other busy streets.

Then, something should be done to remove the University Place line of cars from Church street. Between Chambers and Canal streets, that road is a nuisance to the business of the city.

The difficulty about Broadway is, that it must remain a thoroughfare for the passage of trucks, carts and so forth, both ways. There can be no permanent relief to Broadway until another thoroughfare is constructed below the pavement or an elevated freight railway runs around the city, thus relieving the streets of New York from the travel, and transfer of produce and products from one depot to another.

CURIOUS AND IMPORTANT, IF TRUE.

William H. Vanderbilt, according to the *Public*, is at present engaged in one of the most extensive and dangerous speculations ever started in this country. According to this authority, it is the Vanderbilt interest, in conjunction with James R. Keene and his friends, who are at the back of the great grain speculation in Chicago. It is they who have made money tight, by withdrawing funds from New York to loan out West, while the railroad war has been kept alive to help this mighty speculation in grain. Mr. Vanderbilt, according to this authority, wishes to ruin the New York canal, so that the Central may enjoy monopoly hereafter, and further, he wishes to break down and discredit the new enterprises which aim at building new lines of communication between New York and the West.

We give this theory for what it is worth. Certainly it is some powerful motive which induces Mr. Vanderbilt to keep up the railway war. The depression in the stock market, if it continues, will throw a shadow upon our real estate market, and this is our excuse for alluding to this matter; for all the leading markets influence one the other favorably or unfavorably as the case may be. The grain speculation in Chicago affects New York directly by decreasing our exports, and a semi-panicky stock market extends its influence to our real estate exchange.

According to this same authority, Keene wishes to ruin Jay Gould. He believes the

latter to be loaded up with stocks, and if he can make money permanently tight, his great speculative rival will be forced to unload and perhaps be ruined. It has been noticed that at the recent Western Union election all the Vanderbilt directors were weeded out, while several very pronounced opponents of the "great untaxed," notably Messrs. Roberts of the Pennsylvania, and Huntington of the Central Pacific road, were chosen in their place. This would seem to indicate trouble between Gould and Vanderbilt. Then there is said to be a combination on foot to interfere with Jay Gould's Southwestern system. It is said that the Vanderbilt and Keene interest is about to purchase the C., C., C. & I. and the St. Louis & Terre Haute, with a view to unite with the St. Louis & San Francisco, which is now building a line to connect with the Texas & Houston road. This arrangement would interfere with the monopoly now possessed by Jay Gould in the Southwest, and would literally be carrying the war into Africa, if Gould and Vanderbilt are really at daggers drawn. So far the New York Central system has confined itself to Chicago, the West, and the Northwest; but a Vanderbilt connection with St. Louis would mark a new era in the development of the New York Central system. If, in addition, Vanderbilt controls the Reading, it will give him an entrance from the West into Philadelphia, and he will be in a position to fight all his railroad rivals, Roberts and the Pennsylvania, Garrett and the Baltimore & Ohio, and Jay Gould and the Southwestern systems. All this looks like a bitter and long continued war between these railroad Titans. While it continues the stock market will be depressed, the holders of securities impoverished, while all the parties to the conflict will suffer financially.

The following comparative table is of interest, as showing real estate movements for the past five weeks. It will be noticed that while there are the same number of conveyances last week as the week before, the amount of money which changed hands was some \$1,200,000 less, while there is quite an increase in the sum total of the mortgages. This would seem to show an increase in speculative dealings:

Week end- ing.	N. Y. City Cons.	Am't. in- volved	No. Nom- inal	No. 23d & 24th Wards.	Am't. in- volved.	No. nom- inal.
Sept. 14	75	809,074	25	12	24,450
21	111	1,381,932	36	16	45,928	6
28	89	1,355,393	21	19	90,593	4
Oct. 5	157	3,200,444	34	15	15,400	8
12	157	2,007,448	39	21	38,289	3
Week Mort- gaging.	Am't. in- volved.	No. Five per ct.	Am't. in- volved.	No. to T. & Ins Cos.	Am't in- volved.	
Sept. 14	108	798,153	13	224,700	17	227,900
21	149	1,159,231	29	235,681	28	464,450
28	117	1,076,874	29	469,100	27	562,500
Oct. 5	169	1,310,982	35	334,900	31	378,700
12	152	1,531,856	28	385,611	29	549,175

Railroad earnings were never so large. Notwithstanding the shortage of the crops there has been an immense increase in the traffic on all roads, but those directly affected by the war and the diminished corn crop. This is due to the general business activity. Grain, after all, is a minor item, compared with the sum total of all the commodities which are transported by our railway system. The local traffic, always the most profitable, was never so active. One would suppose that this fact ought to tell on stock

values, and perhaps it may, after a while. Stock prices have shrunk very greatly since last May, while the quotations have been enhanced in every other speculative field. If the new Secretary of the Treasury proposes a scheme to fund the 3½'s in a 3 per cent. bond, we may see another excited stock market, and the highest prices thus far recorded.

The exchanges for the first week in October, compared with the same week last year, show the enormous increase of 69.8 per cent.; that is to say, the exchanges last year were \$899,427,408, this year they are \$1,529,508,143. This, too, in the face of a far less active New York stock market. As a matter of fact, business and speculation are both active. The boom which was confined to the stock market last year has found its way into general business. The grain speculation in Chicago is only one evidence of the powerful speculative influences at work in every department of business. It must reach real estate in time. We are destined to have the greatest realty speculation ever known in this country, but whether it will commence this fall or next spring, or later still, is a question for operators to solve for themselves.

The stock market has a strong look, and there seems to be confident buying at advancing prices. Some tightness of money was to be expected in October, but in view of the returning ease and the large business of the roads, some advance is to be expected. But it is not reasonable to expect very high figures, at least not until it is known what the financial policy of the administration will be, and who will be Secretary of the Treasury.

James Gordon Bennett has entered a friendly suit against his sister, her husband, and two infant children, to get a decree that will admit of the sale of the Bennett property, so that there can be an equitable division. It seems that under the elder Bennett's will the *Herald* and the building from which it is issued, were made the sole property of the younger Bennett. The rest of the property was also to be in his custody, and he was to provide for his sister and mother. The mother has since died, and the sister married and has two children. Mr. Bennett is understood to have been very generous with his only relative, but the family of the latter doubtless prefer that whatever was coming to Mrs. Bell should be in her own name, and hence the friendly suit. The sale of the Bennett estate will be an event in real estate circles, as it involves a good deal of property. It includes the house corner Fifth avenue and Thirty-eighth street, 44.5x100; the house on Thirty-eighth street adjoining, 25x98.9; the house on Thirty-ninth street on the north side, west of Fifth avenue, 20 feet front; a house on Twenty-first street near Sixth avenue, 24.4½ feet front; the Bennett building on Nassau street; forty acres of land on Washington heights, extending from the Hudson river to Kingsbridge road, and from One Hundred and Eighty-second street to One Hundred and Eighty-sixth street.

NOTES AND ITEMS.

Major Theodore K. Gibbs has sold his four acre lot on Gostons Point, to General Z. C. Deas, of this city, for \$16,000 cash, and it is the intention of the purchaser to erect a handsome residence at once.

Ground has been broken for a summer residence on Bellevue avenue, Newport, R. I., for Mr. C. F. Chickering of this city.

Mr. Anson Phelps Stokes has purchased Miantonomi Hill, one of the finest tracts of land in the city of Newport, and the adjoining estate of Mr. Oliver H. Perry. The price paid for the ground was \$45,000, and it is Mr. Stokes intention to erect a handsome summer residence on the premises.

THE BUILDING TRADE.

The following table gives the number of buildings erected and sold up to date, during the past season, also the number still for sale in the district east of Third avenue, between Seventy-fifth and One Hundredth streets. The property situated in this district is intended for the occupancy of a medium class of tenants, but the experience this season so far, is, that it is only the very rich who are now in the market for houses. We have the curious anomaly of a demand for houses to rent with a large increase in rentals, with an indisposition on the part of the investing public to purchase. If, however, rents continue to advance, or even to keep up, investors will be tempted to buy houses which will return them a handsome interest. The fact is, there are so many apparently profitable avenues for investment in business enterprises, that capital is directed into other channels than the purchase of realty, except it is first class, and attractive to persons of large means. People who buy improved property at present prices will do well, for the time must come when there will be an excellent demand for everything that will pay rent on this island.

The determination of the employers not to pay more than \$3.50 for bricklayers, shows that they are quite willing to stop operations for a while. The bricklayers have very foolishly struck against what is good wages, and so the employing builders will have time to work off their unsold property before resuming building on a large scale. The bricklayers will be glad enough to work for \$3.50 after being idle for a month or two. In other cities, the same class of operatives are satisfied with \$2.50 a day.

Between Eastern Boulevard and Avenue B.

Street.	Side.	Style.	Builders.	Built.	Sold.	Unsold.	Progress.
82d st.....	north side.	4-sty d b s fl's.	The Clifton...	4	0	4	Completed.
86th st.....	south side.	3 & 4-story b & s flats....	John Johnson.....	5	0	5	Nearly completed
86th st.....	south side.	3-story brown stone flats....	John Johnson.....	5	3	2	Completed.

Henderson place.

86th & 87th sts, both sides.		3-story bk and brown stone.	Lamb & Wheeler.....	13	0	12	Partially rented.
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Between First avenue and Eastern Boulevard.

75th st.....	south side.	4-story double b s flats.....	J. Schwartzler.....	3	0	3	Nearly completed
76th st.....	north side.	4-story double brick flats...	B. Metzgar.....	1	0	1	Completed.
82d st.....	south si e.	4-story double b s flats.....	Christie & Walker.....	1	0	1	Nearly completed
82d st.....	south side.	4-story double b s flats.....	Christie & Walker.....	2	0	2	Completed.
86th st.....	north side.	4-story double b s flats.....	C. Buddensiek.....	4	0	4	Completed.
86th st.....	north side.	4-story Nova Scotia s flats..	Q. W. Hawkes.....	1	1	0	Completed.
87th st.....	south side.	4-story Nova Scotia s flats..	Q. W. Hawkes.....	1	0	1	Completed.
89th st.....	south side.	4-story double b s flats.....	John Askey.....	1	0	1	Nearly completed

Between First and Second avenues.

79th st.....	north side.	4-story double b s flats.....	J. Schwartzler.....	2	0	2	Completed.
79th st.....	north side.	4-story double b s flats.....	Moore & Wilson.....	11	7	4	Completed.
79th st.....	south side.	4-story brown stone flats....	C. Buddensiek.....	2	0	2	Nearly completed
85th st.....	north side.	4-story double b s flats.....	C. Buddensiek.....	2	0	2	Completed.
85th st.....	south side.	4-story double b s flats.....	C. Buddensiek.....	3	0	3	Nearly completed
85th st.....	north side.	4-story double b s flats.....	Q. W. Hawkes.....	4	0	4	Nearly completed
85th st.....	north side.	4-story double b s flats.....	Q. W. Hawkes.....	1	0	1	Nearly completed

Between Second and Third avenues.

76th st.....	south side.	4-sty do'ble br'wn stone flats	Stone.....	3	0	3	Nearly completed
79th st.....	north side.	5-sty double brick flats.....	McManus Bros.....	2	2	0	Completed.
80th st.....	north side.	4-sty double brown st flats..	J. H. Slocum.....	2	0	2	Nearly completed
80th st.....	north side.	4-sty double brown st flats..	P. Braender.....	2	0	2	Completed.

Second avenue.

S e cor 79th st	4-story brown stone flats...	C. Buddensiek.....	5	0	5	Nearly completed
84th & 85th sts west side..	5-sty br st flats with stores.	Jas. A. Frame.....	8	0	8	Nearly completed

First avenue.

79th & 90th sts west side..	4-sty double brown st flats..	Moore & Wilson.....	8	0	8	Nearly completed
S e cor 85th st	4-sty d'ble b s fl's with stores	Wiley.....	2	0	2	Compl'd & rented
86th & 87th sts. east side..	4-sty Nova Scotia s f and s..	Q. W. Hawkes.....	8	0	8	Completed.

Eastern Boulevard.

S e cor 75th st	5-sty brick flats with stores.	Havemeyer.....	4	0	4	Nearly com & l'sd
86th & 87th sts west side..	4-sty double brown st flats..	C. Buddensiek.....	2	0	2	Completed.
N e 86th st.....	4-sty double brown st flats..	Q. W. Hawkes.....	5	3	2	Completed.

A REVOLUTION IN HEATING.

A very important enterprise is about to be tested in this city, one which will have very far-reaching consequences if successful. People who have had occasion to pass through Greenwich street, below Vesey, will have noticed that mains are being laid for a series of pipes, differing materially from those ordinarily used for gas or water. The intention is to supply, in time, every house in New York with steam, which can be used for manufacturing, heating, or cooking purposes. The success of this enterprise will revolutionize the household economy of New York. It will do away with furnaces, render new cooking ranges necessary, and will enormously diminish the demand for anthracite coal. This is a matter of really vital interest, not only to every one engaged in the building business, but to all householders. It is not generally known that cooking by steam has a great advantage over cooking by coal. Such operations as frying or broiling can be done by one, as well as the other, and cooks instead of guessing at the condition of the viands, as they now do over a coal fire, would be guided by a steam gauge which registers accurately the exact condition of the food.

In the spring of 1879 a company was formed in this city, under the title of the New York Steam Heating and Power Company, which has recently been succeeded by the New York Steam Company. The officers are W. C. Andrews, president; J. A. Bostwick, treasurer; R. E. Rockwell, secretary and Charles E. Emery, engineer and superintendent. The amount of capital is \$7,500,-

000. The object of the company is to deliver steam for heat and power at the curbstone of every street in this city, under what is known as the Holly system, for the distribution of steam on the district plan. The company have already purchased the property for ten district stations, each one of which it is calculated will be able to supply steam power to all the buildings for all purposes for which steam power is used, within a radius of one square mile. The consumers will make their own connections at the curbstones, and a regulator has been devised by which the amount of pressure can be determined for each building. Each consumer will have his own meter to record the amount of steam consumed. The pipes through which the steam will be conveyed from the boiler stations, will be laid in brickwork or in wood protected by tar, and carefully packed with mineral wool. These pipes will be from four to fifteen inches in diameter, are to be wrought iron rolled, and there will be return water mains by which all the water condensed from the steam will be returned to the boilers at the station, at a temperature of about 200 degrees. The cost of laying these pipes will be from \$50 to \$100,000 per mile, so, necessarily, the company will be forced to charge a fair tariff for their steam, but when the saving in the amount of labor, insurance, and danger is taken into consideration, they claim that they will find little difficulty in bringing their product into general use. The gentlemen at the head of this project are mostly Western capitalists. The work of laying the mains has already been commenced in Greenwich street, and it is the intention of the

company to have their plans pushed with rapidity, but notwithstanding they are employing over 200 men, it will be a work of several years before the entire city will be supplied with steam power.

The strike of the bricklayers during the week has been of quite an extensive character, but does not appear to be justifiable, and met with determined resistance. The facts in brief are as follows: The compact entered into last spring between employer and employee, on the basis of \$3.50 per day until December 1st, and noted in the RECORD at the time, was adhered to until the extreme pressure of building operations made workmen very scarce when, yielding to the law of supply and demand, the master builders advanced the rate to \$4.00 per day, and in some cases, even this was exceeded. Now that building has slackened off, somewhat, the demand for labor has made a corresponding shrinkage, and employers naturally expect workmen to submit to the adverse turn of the same law of supply and demand through which the receivers of wages recently held their advantage. All that has been asked is, that the rate shall go back to the terms of the original agreement, viz., \$3.50 per day, and against this very reasonable proposal comes the strike. Naturally, the master masons are indignant, and seem inclined to make a strong effort to carry their point. The strike has had scarcely any influence upon the market for material, most kinds of which have continued to sell easily at full rates, and, indeed, on brick there is an slight hardening of values.

There is nothing new in the mining market. There are scarcely any outside orders and the trading is done by the brokers. The public has been "stuck" so often that it refuses to pay out any more money for stocks which always decline and never advance. The market for mining shares will die out, unless some bonanzas are discovered. It was the five great bonanzas on the Comstock which led to the gigantic speculations on the Pacific coast. There have been some good paying properties in New York, but nothing sensational. Should we have a very great development and some widely distributed stock go up five hundred points, a new mining furor will be developed in New York, but the immediate prospect is not promising.

The great tax sale has been postponed to December 1st. This was to save the confusion which would arise in having the tax books overhauled at the time when the taxes are about to be paid. Of the two million due, about one-third has been paid up. This sale really ought to take place in early spring.

OUT AMONG THE BUILDERS.

It is said that it is the intention of the owner of the block of ground lying between Eighty-sixth and Eighty-seventh street, and east of Avenue B, to erect a large number of small dwellings in the spring.

J. W. La Baw is preparing the plans for two four-story brick flats, with four stores, to be erected on the corner of Fourth and Erie streets, Jersey City. The flats will contain six rooms on each floor. Dr. Hoffman, the owner, expects to expend about \$8,000 on this improvement.

The same architect is also drawing the plans for a three-story brick dwelling to be erected by Mr. James S. Shannon, on Atlantic street, Jersey City Heights, and which will cost \$4,500.

Messrs. La Baw & Son will soon complete the plans for three three-story brick and brown stone front flat houses, to be erected on York street, Jersey City. They will be 18.4x50 each, and cost \$20,000.

Mr. Cyrus W. Field is about to erect, near the site of the Andre monument, at Tappan, a building to be used by the Rockland County Historical Society, of which Dr. Agnew, of this city, is president. The bricks used in its erection are to be taken from the old "Washington's Headquarters," near the Battery. Rockland County is eminently rich in revolutionary reminiscences and relics, and the new structure will be a fitting monument of its historical importance. Mr. Horace Greeley Knapp is the architect.

H. J. Scharzmann & Co have commenced plans for a stable and extension to the large brewery, located at the corner of Columbia avenue and Broad street,

Philadelphia, and belonging to Philip J. Lauber of that city. The extension will be 58x70, four stories and cellar, being eighty feet high and built of brick. The stable will be 28x62, also of brick. The cost will reach \$75,000.

On the west side of Greenwich street, between Cortland and Dey streets, the New York Steam Company have commenced the erection of a portion of the building, which, when completed, will be known as Station B. It will be about 100x120, built of brick, four stories high with a cellar of ten feet. The walls at the base will be fifteen feet thick, it being the intention of the company to make this the strongest building ever erected in this city, as it will contain sixty-four boilers of 250 horse power each, or a total of 15,000 horse power. There will be double elevators running to the top of the building where there will be room for the storage of coal which will be fed down through tubes. In the cellar will be a small railroad on which will be run box-cars for the receipt of all the ashes. The building will be thoroughly fireproof and will have two large chimneys, 250 feet high. The cost of this structure will be \$150,000, exclusive of the boilers. The New York Steam Company gives constant employment to a corps of architects.

Charles C. Haight is at work on plans for a new small-pox and contagious disease hospital, to be erected by the city on Brother's Island. It will be 180x40, two stories high, and built of brick and stone; cost about \$40,000. It is expected that the city will erect several more buildings to be used for the same purposes.

The Duffy Brothers propose erecting at once a row of elegant French flats on the northeast corner of Second avenue and One Hundred and Fourth street, 100x250.

A row of first class brown stone flats will be erected on the plot of ground on Ninth avenue and Forty-seventh street.

SPECIAL NOTICES.

Thomas Carlyle in his time complained bitterly of a want of conscience among modern builders, comparing their work with the edifices that have come down to us from the past. The work of to-day, he charged, was superficial, while the honest architects and builders of a former age built not for a day but for all time. It would have delighted the sage of Chelsea if he could have inspected the solid foundations of the buildings now being erected by Ira E. Doying on the southeast corner of Madison avenue and Sixty-second street. They are of enduring strength and put to shame the foundations of thousands of very pretentious houses on this island. Mr. Doying's three fine houses on Sixty-seventh street, east of Fifth avenue, are among the very best built in New York. The stained glass decoration has never been used so extensively or with such effect. It is a pity that capitalists do not insist upon building enduring houses with firm foundations, strong walls, beams and girders that will last for a century. Young architects and builders could learn a lesson that would be of value to them by inspecting the foundations and the buildings mentioned above.

Mr. Lewis Weimer, real estate dealer, has recently opened an office at 242 East Seventy-ninth street. He has a number of eligible houses in his neighborhood for rent and sale.

MARKET REVIEW.

REAL ESTATE.

For list of lots and houses for sale See pages ii and liii of advertisements.

The Real Estate Exchange during the past week looked like its old self. The room was full every day there was a sale, and, in addition to the faces of the old operators, there were many new ones. The bidding was generally spirited, and very choice property commanded good prices. The most notable sale was probably that at the southwest corner of Fifth avenue and Twenty-ninth street. The first floor is occupied by a jewelry store, and up stairs is rented out for flats. The total rental was \$15,300, but it is supposed that within a couple of years this may be increased somewhat. An appraisal before the sale fixed the price of the property at \$160,000. It brought \$163,000. On the same day A. H. Muller sold the two four-story dwellings on the south side of Twenty-first street, 80 feet east of Gramercy park carriage-way, 44x78.10, and the four-story dwelling on the southeast corner of Gramercy park carriage-way and Twenty-first street, 19.8x80, for \$42,100, to A. C. Hassey, for which it is reported he has since refused \$53,000. On the same day R. V. Harnett sold fifty-two lots, located in Fordham, near the proposed new rapid transit line, at prices ranging from \$50 to \$104 each, the balance

of the estate, the Kayser, containing the homestead and sixteen lots, were withdrawn. E. A. Lawrence & Co. also sold on Thursday the four-story brown stone house, No. 354 West Thirty-second street, 16.8x98.9, for \$9,300, at which figure it was cheap.

There is not much on the cards for next week. A. H. Muller will sell four lots on the corner of One Hundred and Fourth street and Third avenue, five lots on Thirty-ninth street, 100 feet west of First avenue, and four lots on Thirty-eighth street, 125 feet west of First avenue. All these lots are ready for improvement. On Tuesday, Richard V. Harnett will sell two lots on One Hundred and Twelfth street, 125 feet east of the Grand Boulevard. On the same day he sells a brown stone dwelling on the north side of Fifty-fifth street, between Broadway and Eighth avenue. There are, however, some big events on the cards. In November, the 1,000 lots bought for Park property, will be sold by the City of Brooklyn. This will mark an epoch in the history of real estate in the city. The property of James Gordon Bennett will come on the market some time this fall or winter. Then there is the Jumel estate. It is not unlikely that some of the new houses built during the spring and summer may be forced on the market under the hammer.

Gossip of the Week.

Mr. Frederick K. Keller has sold the plot of ground, comprising about six city lots, on the northeast corner of Seventy-seventh street and Riverside drive, for \$60,000.

Barton & Whittemore have sold the four-story high stoop, brown stone dwelling, No. 40 West Fifty-fourth street, 25x85x100.5, for \$81,000 cash.

Dr. Dodd, of Orange Mountain, has leased from John Coar the four-story brown stone dwelling, No. 126 West Fifty-eighth street, for \$3,000 per annum.

Mr. Treacy has sold the lot, and the three frame buildings thereon, on the southwest corner of Eighth avenue and Fifty-eighth street, 25x100, for \$40,000.

The price paid by Mr. Lee for the four-story brown stone house, No. 132 West Fifty-eighth street, the sale of which was reported last week, was \$33,000.

Randolph Guggenheimer and Solomon Marx have sold their ten lots on the northeast corner of Second avenue and One Hundred and Fourth street, 100x250, to the Duffy Brothers, with a loan.

John J. Burchill has resold the plot of ground recently purchased by him from Newman Cowen, on Ninth avenue and Forty-seventh street, which was reported in this column three weeks since, at a considerable advance, to a prominent Brooklyn builder.

F. Zittel has sold the three-story brown stone house No. 790 Lexington avenue, 20x45x65, for \$17,000.

Vernon K. Stevenson, Jr., has sold the four-story high stoop brown stone dwelling, No. 6 East Sixty-fifth street, to James M. Baldwin, for \$65,000, and the three-story high stoop, French roof house, No. 120 East Sixtieth street, 20x50x100, to James Purdon, for \$25,000.

The principal buyers of the Fordham lots sold at auction, by R. V. Harnett on Thursday last, were ex-Mayor Ely and Wm. J. Barnes, who were offered a handsome advance on their purchasers within twenty-four hours.

E. B. Harper & Co., have sold the double brick flat house, No. 310 East Forty-fourth street, 25x65x100, to B. A. Ketchum, for \$15,000, and a country seat at Monsey, Rockland County, containing about forty-five acres of ground, to F. E. Smith, for \$12,000.

The four-story brown stone flat houses, Nos. 420, 422 and 424 East Eighty-second street, 25x69x102.6 each have been sold together, for about \$60,000.

Messrs. Benner & Zeller have sold Counsellor Edmund Price's residence, No. 26 Irving place, 20x45x80, for \$15,500, to Dr. Aufel and the three French flats on One Hundred and Eighteenth street, east of Pleasant avenue, 61x80x100, for \$33,000, and of which a description was given in the REAL ESTATE RECORD two weeks since.

Frank Stevens has sold a lot, and the brick building thereon, on Exchange place, near the Pennsylvania R. R. Ferry, Jersey City, 36x96, for Philip Donohue, to Mr. Brock for \$17,000, and a plot of meadow land comprising about five city lots on Second and Third streets near Monmouth, for \$1,000.

F. H. Spengeman has sold a three-story double French roof frame dwelling, with twelve lots of ground situated in Roselle, N. J., to Mr. Campbell, of Jersey City for \$14,000, and the three-story frame house and lot, No. 28 Jewett avenue, Jersey City, for \$5,000.

Dealers in Jersey City really report that there is a strong renting demand for medium-sized houses and flats. The row of three-story brick dwellings, 16.8 front, recently completed on the corner of Monmouth and Beach streets, five on each street, have all been let at \$25 per month to desirable tenants.

United States Senator, J. R. McPherson, of New Jersey, and a number of friends, have bought a tract of land of about sixty acres located on the Navesink

Highlands, and on which they propose to erect hand-some residences for the summer season.

Judge Henry Hilton has been making extensive improvements which are not yet completed at Wood-lawn, his summer home, in Saratoga. He is extend-ing his cobble stone wall to include the whole place. These improvements have given employment to up-wards of one hundred men, the majority of whom are still at work.

Brooklyn.

W. F. Corwith has sold the three-story frame dwell-ing, No. 64 Manhattan avenue, for Lydia Parkinson, to Aaron Machin for \$4,000; the two-story frame dwell-ing, No. 646 Lorimer street, for Harmon M. Lamoreau, to May Hengler for \$2,800; the two three-story frame dwellings, Nos. 115 and 117 Nassau avenue, for M. R. Williams, to John Parkinson for \$5,250; the two-story and basement frame house, No. 58 Clay street, for John N. Balston, to John Trainor for \$2,400, and the house and two lots, Nos. 295 and 297 Manhattan ave-nue, for Mrs. J. G. Collyer, to John Kepple for \$6,500.

J. N. Kalley has sold the four-story brown stone flat, No. 135 Amity street, 25x75x100, for \$19,000, and the three and one-half story brown stone dwelling, No. 233 Carroll st, 25x50x100, for \$12,500.

The following are the sales at the Exchange Sales-room for the week ending October 14:

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

Table listing real estate sales in Brooklyn, including details like address, price, and agent names such as ADRIAN H. MULLER & SON, RICHARD V. HARNETT, and others.

Table listing real estate sales in Manhattan, including details like address, price, and agent names such as JOHN T. BOYD, Charles F. Linde, and others.

BROOKLYN, N. Y.

In the city of Brooklyn Messrs. T. A. Kerrigan, J. Cole, and Cole & Murphy have made the following sales for the week ending October 14th:

Table listing real estate sales in Brooklyn, including details like address, price, and agent names such as Chauncey st. s. s. 78 e Paca av., runs east, and others.

BUILDING MATERIAL MARKET.

BRICKS.—The market for Common Hards has re-mained quite firm, indeed, has possibly gained a trifle in tone, and the supposed indications of weakness at the end of last week are not verified. The bricklayers strike has naturally tended to reduce consumption somewhat, and had the offering of stock been as liberal as a few weeks ago sellers would have been placed at a considerable disadvantage, but, as it is, the arrivals ran moderate, and this has fully neutralized any falling off in demand. The touch of winter weather given once or twice lately, also acts as a support and stimu-lus to the market in view of the strong hint that pro-duction must soon cease, and the admonition given dealers that it is time to at least think about accumu-lating supplies and, indeed, a few have already com-menced filling away. There does not seem to be much of an idea that values will go off again this season to any extent, and as the prospects are that with anything like favorable weather the winter consumption will be large, there is little hesitation about laying aside an old cargo now and then, against future wants. Quoting on the average business the rates at the present writing stand at about \$6.50 per M for Jersey, \$7.25 for "Up-Rivers," and \$7.75 for Havestraws; but buyers in search of extra quality must bid above the figures, and fancies are held much higher. Pales have had a quick sale at \$4.25 to 4.50 per M, anything choice command-ing the latter rate quite readily. Fronts in good steady demand at well-maintained prices all around.

GLASS.—Demand for window commences to show more general animation, with the imported stock get-ting a better proportion of the business. Indeed, to some extent, buyers are compelled to use foreign glass in view of the fact that the domestic article is sold up to and ahead of production.

HARDWARE.—Dealers continue to report a good and increasing business in all lines of stock, and the market has a cheerful appearance throughout. The distribution is pretty general for the season, but the more distant buyers are gradually giving way to those

closer at hand, who do not, as a rule, come in until well toward cold weather. On prices sellers retain their advantage without difficulty and the position throughout is strong, with no excess of stock to be found off-ripping. The manufacturers of Anzers and Bits and Chisels and Drawing Knives have re-affirmed previous rates. Geo. Griffith's Shovels, Spades and Scoops have been advanced 10 per cent. The Penfield Block Co. have issued a revised list as follows: No. 0 Bag Truck, \$4.75 each; No. 1 Store do, Half Ironed, \$6; No. 1 do, Full Ironed, \$7.00; No. 2 do, Half Ironed, \$7.50; No. 2 do, Full Ironed, \$8.50; No. 3 do, Half Ironed, \$10.50; No. 3 do, Full Ironed, \$12.00; No. 3 Extra R. R., Full Ironed, \$14.00; No. 4 Store, Full Ironed, \$16.50; No. 4 Extra R. R., Full Ironed, \$19.50; No. 2 Hotel or Carpet, Handles Strapped, Iron Wheels, \$9.00; No. 2 Hotel or Carpet, Handles Strapped, Rub-bered Wheels, \$15.00 each.

The manufacturers of cordage have made another advance on the price of Manila and Sisal rope as fol-lows: Manila Rope—1 1/4 inch circumference and up-wards, per lb, 16 cents; 1 3/4 inch, or 3/4 inch diam-eter, do, 16 1/2c; 6 and 9 thread, or 1 1/2 and 5-16ths inch diameter, do, 17c; bay rope, 2, 3, 4 or 5 thread, do, 16c; bolt and point rope, do, 17 1/2c; tarred rope and lath yarn, do, 15 1/2c; stave, leather and hop twine, do, 16 1/2c. Sisal Rope—1 1/4 inch circumfer-ence and upward, per lb, 10 1/2c; 1 3/4 inch, or 3/4 inch diameter, do, 11c; 6 and 9 thread, or 1 1/2 and 5-16ths inch diameter, do, 11 1/2c; hay rope, 2, 3, 4 or 5 thread, do, 10 1/2c; tarred rope and lath yarn, do, 10c.

LATH.—Fair arrivals have again taken place, but appeared to find ready buyers and at full rates, the market preserving a generally firm tone. A great many of the recent purchases, it is said, have already passed into consumption, with dealers again on the market for supplies, and with a belief that no great amount of stock can be offered from first hands, re-ceiver continue to express themselves confidently. Up to the present writing \$3 appears to be the outside rate reached, but it is as low as anything can be found offering either on spot or to arrive. Freight charges are still on the upward turn.

LIME.—About the only thing noticeable since our last is the absence of any positive advance in values. This was apparently expected by some of the Trade, but has not been deemed judicious as yet. In the mean-time demand continues very fair from all regular sources, with some tendency to increase; the supply is exhausted about as fast as offered, and generally the feeling is firm for both Eastern and State.

LUMBER.—Upon the wholesale market business has been dull, and in some instances buyers may fairly claim to have secured a little advantage, but the changes are not of a radical character, and are to be traced in the main to temporary influences. Con-sumption, if anything, is on the increase, both for manufacturing and building purposes, dealers are willing and in some instances anxious to add to their accumulations, and the foreign call is a little better, forming altogether a pretty full outlet for stock, and no one with desirable supplies to sell appears to feel at all alarmed or worried over the general prospect of the situation. As we have before shown, our market has about all the common and inferior stock it can get along with for the present, and when this offers freely the cost has to give way, but this should not be taken as a fair indication of the entire business, as no really first-class goods go off in tone in the same pro-portion. At primary points values are pretty well sustained, and freight charges continue generally dull.

Eastern Spruce, notwithstanding so-called market reports to the contrary, has made no recent decline, nor have sales been made as low as during the early portion of the season. Now and then, some very poor cargo changes hands at quite a moderate figure, but no worse than it would have gone at anytime within the past two months, while on fair to choice quality holders ask about as before, and remain quite steady. In short, it is the oft given story set forth in this column, choice wide long stuff securing com-paratively prompt attention as soon as known to be available, while short narrow stuff has no actual de-mand, and, as a matter of course, under pressure, can only be sold at a fair rate. This spreads out the line of quotations from, say about \$11.00@13.00 for ordi-nary to fair randoms; \$14.00@17.00 for good to choice do, and manufacturers looking for as high as \$18.00 for extra difficult specials.

White Pine is arriving in quite liberal quantity, but seems to find an offset in a demand nearly full enough to balance the arrivals, and prevent any serious accumulation in the hands of receivers un-able to handle it quickly. Generally, however, the tone of the market is strong and cheerful, and the expression of feeling among the Trade, is more confident over White Pine than any other grade, and especially choice clear stuff, of which only small quantities are thought likely to reach the seaboard, owing to the full prices bid in the interior by buyers taking it for actual consumption. We quote \$18 @21.00 per M for West India shipping boards; \$26.00@27.00 for South American do.; \$16.00@16.50 for box boards; \$17.00@18.00 for sound do.

Yellow Pine has continued to find a rather slow sale so far as local calls are concerned or order from near-by points along the sound, etc., and business has a somewhat dull tone, with almost a certainty that buyers could get better terms even for near-by deliveries. The shading on cost, however, could not be very great as the charges for transportation are full and inclined to further increase. A great many agents are seeking foreign orders and some have already closed a few cargoes at very good rates. There is considerable stock here in second hands and for random use, some of very acceptable. We quote random cargoes at about \$24.00@26.00 per M; ordered cargoes, \$26.00@28.00 do; green flooring boards, \$24.50@26.50 do; and dry do, do, \$26.00@27.50. Car-goes at the South, \$15.00@19.00 per M for rough, and \$20.00@24.00 for dressed.

Hardwoods are without change worthy of note. There is not much stock offering and what there does come forward secures quick and ready sale at full rates. Through shipments for export have been a trifle smaller of late and still show a fair aggregate.

We quote at wholesale rates by car load about as follows: Walnut, \$77@90 per M. ash, \$40@45 do. oak, \$40@45 do. maple, \$30@40; chestnut, 1st and 2d, \$30@35; do. do. culls, \$20@25 do. cherry, \$50@65 do.; white wood, 1/4 and 1/2 inch, \$25@27.50; and do. inch, \$33@35 do.; hickory, \$35@45 do., for Western, and \$65@75 for good near-by stock.

Shingles are reported as firm on all grades, with only a fair supply available, and the demand good from regular sources. We quote Cypress at about \$6.00 for saps and \$8.50@9.00 for hearts; pine shipping stock, \$4 for 18-inch, and Eastern saw grades at \$2.50@4.50 for 16-inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: For 30-inch, \$10@22.25 for A and \$8.75@33.25 for No. 1; for 24-inch, \$6.50@16 for A and \$16.75@23 for No. 1; for 20-inch, \$5.00@10.50 for A and \$11.25@11.75 for No. 1.

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

A Br. barque, 285 tons, from Miramichi to a direct port United Kingdom, hemlock bark, \$6 per bbl.; a Nor. barque, 506 tons, from St. John, N. B., to the United Kingdom, deals, 67s 6d; a Br. ship, 1,413 tons, from St. John, N. B., to Melbourne, for orders, deals, £4 10s; a Nor. barque, 460 M. lumber, from Montreal to Buenos Ayres, \$14.50 net; a Nor. barque, 300 M. lumber, from Portland to Montevideo or Buenos Ayres, lumber, private terms, quotable at \$13-13.50; an Am. brig, 553 tons, from Calais, Me., to Montevideo, for orders, lumber, \$14; a Br. brig, 441 tons, from Fernandina to the River Plate, lumber, \$19; a Br. brig, 508 tons, from Pensacola to Montevideo, for orders, lumber, \$19.50 net; a Br. brig, 359 tons, from Pensacola to Aspinwall, lumber, \$13; a schr., 150 M. lumber, from Boston, via Wilmington, N. C., to Hayti, \$9.50; an Am. schr., 171 tons, from Boston, via Wilmington, N. C., to Hayti, lumber, \$9.50 and port charges; a schr., 162 tons, from Wilmington, N. C., to Hayti, lumber, \$9, and back to New York, logwood, \$5; a Sp. brig, 200 M. lumber, from Pensacola to Matanzas, \$11, Spanish gold; a schr., 385 tons, hence to Bermuda, general cargo, lump sum, and back from St. Simon's Island, lumber, equivalent to \$8; an Am. schr., 359 tons, from Cedar Keys to Coatzacoalcos (five trips), lumber, \$9, and railroad ties, 27c. each; a brig, from Pensacola to Aransas Pass, Texas, lumber, \$8; a schr., 98 tons, from Bangor to Boston, lumber, \$2.75; a schr., 118 tons, from Pittston to New York, lumber, \$2.50 per M.; a schr., 141 tons, from Bowdoinham to New York, lumber, \$3; a schr., 170 tons, from Richmond, Me., to New York, lumber, \$3; a schr., 190 M. lumber, from Jacksonville to New York, \$9.75; one 200 M. lumber, same voyage, \$10; a schr., 350 M. lumber and timber, from Savannah to New York, \$8 and \$9; a schr., 397 tons, from Philadelphia to Savannah, general cargo, \$8.50, and back with lumber, \$7, option of loading at Brunswick, \$7.25.

Exports of lumber from the port of New York:

Table with 3 columns: Destination, This Week, Since Jan. 1, feet. Includes West Indies, South America, East Indies, Africa, Europe, Continent, Europe, United Kingdom, and Total.

GENERAL LUMBER NOTES. STATE.

Albany Lumber Market, as reported by the Argus. FOR THE WEEK ENDED OCT. 11, 1881.

A number of buyers from the South and East were in the District this morning looking over the large and well assorted stocks now in market. The trade since our last has been good, including one or two round lots of box taken for New York. The receipts continue free, the figures given below showing a large excess of deliveries to the district over what we had a year ago; the gross receipts by canal for the season will probably exceed 400,000,000 feet. A large business henceforward to the close is looked for confidently, the only obstacle it may meet with being an unsatisfactory money market. Prices have not undergone any change and are steadily held.

Low water in the Ottawa and other streams interferes much with the forwarding of Canada lumber; boats can only, at the best, take light cargoes and at an additional cost of freight. Some of the mills have been compelled to shut down, being deprived of piling room for the reason above assigned. As to the future: the increase of wages, increased cost of provisions, etc., will add at least fifteen to twenty per cent. to the cost of getting out lumber next season. Freight to the East have advanced.

Hardwoods are unchanged in price, with a good business doing. Stocks ample for the demands of the trade.

The receipts of coarse lumber are fairly free, but they are not half of what is needed to fill up old orders and meet the current demands of the trade. The inquiry is good and prices are firmly held. The mills at the North, for the lack of water, are not running to one-half of their capacity.

For lumber of all kinds, a good and steady trade, by rail, eastward during the coming winter, is looked for.

At Bay City the large activity which has prevailed thus far continues; with freer arrival of logs a good quality of lumber is more easily obtained. Prices are steadily held, as high as \$8.00, \$16.00 and \$35.00 being paid.

Chicago reports receipts of lumber since January st at 1,414,000,000 feet, against 1,179,000,000 feet in 1880. The receipts of lumber by lake at Buffalo for the week ending October 10th were 6,460,000 feet, and by rail 89 cars. The receipts by lake at Oswego for the week, were 8,631,000 feet; receipts from opening navigation to October 1st, 139,541,000 feet, against 162,175,000 feet in 1880.

The receipts by canal at Albany from the opening of navigation to 8th inst. were:

Table with 4 columns: Bds. & Sctls., ft. Shgles., m. Timber, c.ft. Staves, lbs. Includes 1881 and 1880 data.

Freights from Bay City to Buffalo and Tonawanda, \$3.00 per M.; from Saginaw, \$3.25. From Tonawanda to Albany, \$2.25. From Oswego to Albany, \$1.75. From Port Hope to Oswego, \$1.25@1.50. From Ottawa to Albany, by boats, \$3.50 per M. feet. River freights are steady:

Table with 2 columns: Destination, Per M. feet. Includes New York, Bridgeport, New Haven, Providence, Fall River and Newport, Pawtucket, Hartford, Norwalk, Norwich, Middletown, New London, Philadelphia.

THE WEST.

The Northwestern Lumberman reports as follows: CHICAGO.

The Franklin street market, since the date of our last report, has been a very dull one, the dullness by all odds of anything which has been seen this year at that place. As will be seen by the figures below, the arrivals of lumber at this port have been very heavy during the week, and this presupposes a large supply of lumber upon the market. With the receiving docks crowded still, almost, or quite to their full capacity, with lumber purchased at the mills, which on its arrival went at once to the yard of the purchaser, it was a foregone conclusion that dealers would not exert themselves to any great extent to purchase lumber seeking a market, at least unless some inducement was offered them so to do. The inducement was accordingly offered, and from a weakness such as we chronicled last week, a decided decline must be noted at this time. It will seem strange to many of our readers at a distance that manufacturers should persist in crowding lumber upon the market under such circumstances, but they have done it, and are still doing it nevertheless. During the entire week fleets of from twenty to forty cargoes could be found any morning seeking purchasers. Up to to-day, however, the claim was persisted in that good piece stuff of ordinary length and quality, was bringing \$11, while it was conceded that cargoes of all short length, or below grade in some respects, could be bought at \$10.75, \$10.50, and even at \$10.25. In the latter cases, however, it was claimed that a good proportion of lengths from six to eight feet, was the prime cause of the low price. But to-day, however, a fleet of about thirty vessels was worked down to seven, and the fact was pretty generally conceded that the ruling prices were below what had been previously claimed. Piece stuff may at this writing be quoted at \$10.25 to \$10.50, with exceptionally desirable cargoes bringing \$10.75 to \$11. Boards and strips range from \$10.50 to \$15, as to grade. Select cargoes are firm at former quotations, and command, according to quality, from \$17 to \$28. Shingles are decidedly off. Standards are selling at from \$2.30 to \$2.35, and Extra A at \$2.40 for fair, to \$2.75 for prime favorites of unquestioned grade. Cargoes of Pentwater *A* have sold at \$2.35.

It is a fact that more stock is being crowded upon this market than can conveniently be taken care of, and the usual channel for disposing of surplus offering, viz., the canal, is not now available. The warehouses and elevators are full of grain and the boats are being utilized to a large extent for storage purposes, and it is almost an impossibility to obtain one for lumber transportation. Canal buyers would absorb a large part of the daily offerings if they could get boats. Fencing and flooring cargoes of good quality are in more brisk demand than any other of the coarser grades of lumber, and the stock now on hand in the city is unusually light, but when a dock is fully loaded, even that kind, of which a yard is particularly in want, must be neglected.

CARGO QUOTATIONS.

Table with 2 columns: Description, Price. Includes Joist and scant, green, ordinary lengths, Mill run, choice green, Mill run, medium, green, Mill run, common, green, Shingles, standard, Shingles, extra A, Lath.

HARDWOODS.—All the yards are doing a fair trade. The September sales of some of them were in excess of those of the preceding month, and it is stated by few dealers that it has been impossible for them lately to get even with their orders. We hear of a good many out-of-town sales being made, the result of manufacturers in a small way laying in their winter stocks.

During the last few days a large quantity of lumber has come to town. Car receipts, particularly, have been large. One lot of 100,000 feet of ash is being received by rail from Michigan, and several of the yards are kept busy taking care of their arrivals. Three cargoes of ash have arrived since our last report and five cargoes of maple. Of the latter about one-half was flooring.

Whitewood is reaching market at the rate of about 50,000 feet daily. There is no change in yard prices, and wholesale rates remain at \$28 for firsts and seconds. There are plenty of sellers, and prices at producing points in Tennessee are \$2 less than they were four months ago. There is a great quantity to come down the Cumberland River to Nashville. Mills are going in in nearly every direction in both Kentucky and Tennessee, and the outlook promises a big production in the near future. A captain who runs on the Cumberland River informs us that during the spring his boat carried ten mills up that stream.

Notwithstanding that so much walnut arrives every day there is no accumulation of desirable stock. Prices remain firm and we this week advance quotations on firsts and seconds. We hear of no good counter tops selling in a small way at less than 20 cents a foot, and even at that price but a limited amount can be obtained.

There is probably twice as much maple flooring in town than at the same time last year, but there is no weakness shown. Of the two, prices are a little firmer than they were a few weeks ago. The stock is moving off fairly for the time of year, one firm reporting three sales of 20,000, 80,000 and 100,000 feet, respective-

ly. The demand will depend almost wholly upon the extent of building operations, and if building should continue active the supply, we believe, will not prove too large.

LUMBERMAN AND MANUFACTURER. MINNEAPOLIS, MINN.

The principal event of the week which affects the lumber business is the unprecedented floods which have visited the Northwest. A first-class flood in October is something which has never before occurred in the latitude. The rains of last week Thursday continued at intervals up to Monday in different sections of Wisconsin and Minnesota, and all the tributaries of the Mississippi were swollen bank full, and the main rivers overflowed bottoms, tore away booms, bridges, logs and dams, besides doing great damage by forcing the shutting down of a large number of mills on the Wisconsin, Black, Chippewa, Cedar, St. Croix, Mississippi and Rum rivers. Many million feet of logs will now have to be carried over which would have been converted into lumber but for this flood. This has a tendency to stiffen prices. The movement of lumber has been greatly hindered by the mud and rain and the epidemic among horses. Reports from all directions make it appear that a large part of the hay crop of the pine regions has been ruined by water. This amounts to a calamity because it will be next to impossible to replace it in many sections. It takes from 30,000 to 40,000 tons of hay to cut the log crop of the Mississippi and its tributaries.

The log crop will undoubtedly be cut down, but not seriously, because a man who wants to cut pine will resort to any and all expedients to do the work at any sort of cost.

Minneapolis is selling about 5,000,000 feet per week at full quotations. The "Lumber Line" takes out of St. Paul (from various points) over 3,000,000 feet, upon which no concessions are made. St. Louis sells 10,000,000 feet per week, and the intervening markets are doing equally well.

This month is the time when the mill men who started up two months after the ice was gone, and run slow the first half of the year, is in such a hurry that he makes less speed than he did at the beginning.

SAGINAW VALLEY.

Lumberman's Gazette. BAY CITY, MICH.

No heavy transactions have occurred during the past week, and the chief object of sellers is to get shipped the large quantities of lumber which have already been sold. They manifest no anxiety to sell, as present purchasers are after lumber manufactured to meet their particular demands, while they prefer to manufacture so as to get the most possible out of their logs. Small sales are reported at \$9, \$18 and \$35, and at \$8, \$25, \$16.50 and \$38, the uppers in the latter being very rich. The lowest rate of sale reported is of inferior lumber at \$7, \$14 and \$32. The ruling price of ordinary grades is firm at \$7.50, \$15 and \$35.

Preparations for securing a large supply of logs for next season's cut are already being made, and, with a favorable winter, an immense number of logs will be banked. The prevailing high price of provisions and supplies does not seem to have abated the enthusiasm of loggers, and the travel to the woods with teams and equipments has set in heavily.

The shipments this week have been large, and the demand for transportation continues. Shipping rates continue at last week's quotations.

The total shipments of lumber, shingles and lath from the river for the season to October 8th were as follows:

Table with 2 columns: Description, Quantity. Includes Lumber, feet, Shingles, Lath.

General quotations are:

Table with 2 columns: Description, Price. Includes Shipping culls, Common, Three uppers.

FOREIGN.

The London Timber Trades Journal as follows:

Sweden derides American competition in the wood trade, as the difference of expense in getting to market here under our free trade system is glaringly against our colonies. This may be seen at a glance, requiring no elaborate argument to prove it. 60s, was quoted in our last impression as the freight of deals, Quebec to London, which is below the average, and only a lower port rate. 45s. in the same paper is stated as the freight from Sundswall to London, which is above the average. So that we may assume the minimum difference to the advantage of Sweden is 15s. per standard. This is just the same as if, being equidistant, Canada goods were subject to a duty of 15s. per standard, equal to about 10 per cent. on the f. o. b. price of high-class deals and 15 to 20 per cent. on inferior qualities. This is a barrier which, like a turnpike gate, there is no evading. Under a system of duties Canada was put formerly on a more level footing, but free trade leaves our colonies to shift for themselves against the natural advantages of other countries.

LIVERPOOL, Oct. 1st.

The trade of the port during the past week has continued fairly active, and prices have not only ruled firm, but have had a tendency towards higher rates. This is no doubt owing to the moderate stocks on hand and the continued limited imports, of which there is no evident prospect of being increased to any material extent.

The near approach of the termination of the import season, with its consequent increase in the rates of freight and insurance, will add materially to the cost of importation, apart from the high rates which are being demanded abroad, and therefore it is evident that prices will be higher rather than lower than the present current rates for the remainder of the season.

With the exception of Quebec yellow pine timber and deals, most woods are at moderate rates, and, in fact, some are yet far below their ordinary prices, and it is difficult to comprehend why buyers have refrained from making their purchases until so late in the year, when in the ordinary course of things prices advance against the purchaser.

On Monday business was suspended in a great measure in all the most important trades of the city, at any rate after noon, and all the flags at the various timbe

yards at the Canada dock were flying at half most high in respect for the funeral of the President of the United States.

The auction sales of last week were confined to mahogany and other fancy woods, for which the competition was active, representatives from most parts of the country being present, and the company for both days being more than ordinarily good.

As will be seen from the following result, the prices realized were good:

RESULT OF AUCTION SALE AT LIVERPOOL, 22D AND 23D SEPTEMBER, 1881.

Table with columns: Description, Feet, Prices, Average Per foot. Includes items like Cuba mahogany, Tabasco mahogany, Honduras mahogany, Havana cedar, American Walnut, Amer. wsect. oak blts.

The Rio News, with dates to September 15th, reports: Pitch Pine—The arrivals consist of 353,005 feet per "Noel" from St. Marys, which have been sold at 44,000 per dozen.

METALS—COPPER—Ingot has not found much speculative demand, but has been taken steadily for consumption to a very fair extent, and at comparatively full rates, the market ruling firm throughout. Holders very generally express much confidence in the situation, and claim that the accumulation in manufacturer's hands is quite limited.

by future delivery, and the market strong throughout, with sellers rather inclined to ask an advance. We quote at 5 1/2 @ 5 7/8 c. as to brand, &c. Sheet Zinc is selling fairly, and the market remains generally firm at 7 1/4 c. from store, according to quality and quantity, &c.

NAILS.—In a general way the demand has continued fair, covering a goodly run of trade orders from regular sources; but the movement is not a liberal one by any means and buyers refrain from anticipating future wants to any extent.

We quote at 10d. to 60d., common fence and sheathing per keg, \$—@3.40; 8d and 9d, common do, per keg, \$3.65; 6d and 7d, common do, per keg, \$3.90; 4d and 5d, common do, per keg, \$4.15; 3d, per keg, \$4.90; 3d, fine per keg, \$5.65; 3d, per keg, \$5.65.

CLINCH NAILS.

1 1/2 inch, \$5.90; 1 3/4 inch, \$5.65; 2 inch, \$5.40; 2 1/2 @ 2 3/4 inch, \$5.15; 3 inch and longer, \$4.90.

PAINTS AND OILS.—On most kinds of paints and colors there has been a uniform and uninteresting market. Demand occasionally shows a little flurry, but is not of heavy volume or great force, and there seems to be simply a steady seasonable flow of supplies toward consumption.

PITCH—Demand has been moderate and confined to small local orders, etc., with the tone of the market a trifle slack, though no positive change can be advised on values.

SPIRITS TURPENTINE—The inquiry for consumption has not been very liberal, and buyers appeared somewhat indifferent, as a rule, but the cost underwent no great change. In first hands they market has been unsettled and rather weak, under an unloading of supplies by some of the "bull" holders.

TAR—Supplies are fair and considerably in excess of the corresponding period last year, with holders offering readily. On prices, in consequence, there is no inclination to buoyancy, though about the former general range is fairly supported.

CONVEYANCES.

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

NEW YORK CITY.

OCTOBER 7, 8, 10, 11, 12, 13.

Allen st, Nos. 207 and 209, w s, 58 s Houston st, 40x87.6x40.8x87.6; No. 207, three-story frame (brick front) tenem't; No. 209, three-story frame (brick front) store and tenem't, and two-story frame stable in rear of both. Nicholas Schachtel to Joseph B. Hoyt, Daniel B. Fayerweather and Harvey S. Ladew, composing firm J. B. Hoyt & Co. Oct. 10. \$16,500

Boulevard or Dyckman st, centre line, s w s, 150 n w centre line Sherman av, 50x 250. Charlotte A. Evans to George W. Smith and John S. Sills. Mort. \$800, taxes, &c. Sept. 21. nom

16th st. No. 419, n s, 235.1 w 9th av, 25.1x 92, five-story brick tenem't. Ellen E. wife of Elijah Ward to John Totten. Oct. 3. 4,000

16th st. No. 415, n s, 175.3 w 9th av, 25x92, five-story brick tenem't. Ellen E. wife of Elijah Ward to John Totten. October 3. 4,000

18th st. No. 209, n s, 125 w 7th av, 25x92, two and three-story frame dwell'gs and two-story frame stable in rear. Richard H. Caplin to George Caplin. 1-5 part. Mort. \$1,950. Oct. 10. 800

20th st, s s, abt 418 e 8th av, 25x87.11x25x 88.7. Philip Herrman to Hermann Schmidt. Oct. 1. 14,500

25th st, No. 315, n s, 154 w 8th av, 22x 98.9, four-story brick store and tenement. }
25th st, No. 317, n s, 176 w 8th av, 24x 98.9, four-story brick tenem't and two four-story brick tenem'ts in rear of both Nos. }
James G. Williamson and ano., exrs. R. Blauvelt, to Patrick Dunn. Aug. 1. 33,200

32d st, No. 382, s s, 116.8 e 9th av, runs south 98.9 x west 16.2 x north 89.5 to 32d st x east 16.2, four-story stone front dwell'g. Jakob Keller to Edward J. Blesson. May 12. 14,000

34th st, n s, 100 e 1st av, 50x98.9, vacant. William C. Lester to Joseph Marshall. Oct. 10. 12,250

34th st. No. 237, n s, 133.4 w 2d av, 16.8x 98.9, four-story brick dwell'g. Louis F. Schultze to Mary Macauley. Mort. \$6,000. Aug. 2. 8,500

35th st, No. 2, s s, 125 e 5th av, 28x98.9, four-story brick dwell'g. Elizabeth W. wife Charles L. Perkins to Frederick N. Goddard. Oct. 11. 70,000

37th st, No. 338 s s, 275 e 9th av, 25x98.9, two-story frame shop and two-story brick dwell'g in rear. Peter D. Kenney, Brooklyn, to Edward A. Bowers, Newark, N. J. Oct. 11. Taxes 1876 to 1880 inclusive. 6,500

40th st, No. 142, s s, 224 w 3d av, 24x98.9, three-story brick store and dwell'g. Betty Fuerth to Clara A. Helm. Oct. 10. 12,000

41st st, No. 105, n s, 107.6 e 4th av, 22.6x 98.9, two-story brick stable. Lydia G. wife of Wm. MacMullen to John Stimmel. Mort. \$8,000. Oct. 5. 12,000

42d st, s s, 300 e 8th av, 100x98.9. Matilda A. Grosvenor and ano., trustees for Charlotte M. wife of F. Goodridge, to Charlotte M. Goodridge. Oct. 12. nom

46th st, No. 34 W., s s, 447.6 w 5th av, 20 x100.5, four-story stone front dwell'g. Foreclos. Edward M. Burghard to Martha F. wife Emil Hurtzig. Oct. 10. 34,600

46th st, No. 522, s s, 350 w 10th av, 25x100, two-story brick dwell'g and one-story frame stable in rear. Ann Bradley, sometimes called Ann McIntyre, to Margaret Costello. Jan. 25. 7,000

47th st, s s, 300 w 9th av, 12.3x106x45x 100.5. Hannah C. wife of Henry C. Velvin to Frederick Banfield. Oct. 7. nom

47th st, No. 617, n s, 350 w 11th av, 25x 100.5, three-story frame store and dwelling. John J. and Margaret A. Quinn, New York, and John J. Gorman, New Orleans, La., to Michael Farrell, Tarrytown, N. Y. Oct. 8. 1,500

49th st, No. 240, s s, 180 e 8th av, 20x100.5, three-story brick dwell'g. Richard A. McCurdy to Stephen E. Browne. Sept. 29. 18,000

51st st. Party wall agreement. Martin Cook with Samuel McMillan. 300

51st st. Party wall agreement. Samuel McMillan with Andrew Ewald. 900

53d st, No. 67, n s, 119 e 6th av, 22x100.5, four-story stone front dwell'g. The Equitable Life Assur. Soc. of the U. S. to Charles A. Burr. Taxes, 1881. October 13. 34,000

54th st, No. 159, n s, 120 w 3d av, 25x100.5, five-story frame stable. John Bayliss to Richard W. Buckley. Oct. 13. 8,750

55th st, No. 38, s s, 450 w 5th av, 25x100.5, one-story brick stable. John D. Rockefeller, Cleveland, O., to William Rockefeller. 1/2 part. Sept. 30. 8,000

61st st, s s, 350 w 10th av, 50x100.5, shanties. Joseph M. Emanuel to James Philp. Oct. 6. 10,000

62d st, s s, 100 e 9th av. 60x100.5, shanties. Foreclos. Edward Patterson to Mary E. Jones, Cold Spring Harbor, L. I. Taxes and asmts. \$10,966. June 17. 1,275

64th st, n s, 100 e 11th av, 150x100.5. Frederick Lewis, as assignee of Lewis J. Phillips, to Joel W. Poor, Brooklyn. Subject taxes and assessm'ts. 1/2 part. May 29, 1879. nom

66th st, s s, 175 e 1st av, 25x100.5, vacant. Esther A. Wheaton to Lambert S. Quackenbush. Oct. 8. 4,000

69th st, n s, 200 e 2d av, 150x100.4, vacant. William Noble to Mary wife of Patrick H. McManus. Morts. \$11,800, and int. June 23, 1881. Oct. 10. 39,000

69th st, n s, 200 e 2d av, 200x100.4. Release mort. S. Henry Gale to William Noble. Oct. 7. nom

69th st, n s, 275 w 9th av, 25x100.5, vacant. Foreclos. John J. Louth to Catharine Bradley. Oct. 7. 4,900

69th st, n s, 300 w 9th av, 25x100.5, vacant. Foreclos. John J. Louth to Catharine Bradley. Oct. 7. 4,700

69th st, n s, 125 e 9th av, 375x100.5. Robert M. Mitchell, Jr., Brooklyn, to Edward Livingston. Morts. \$75,000. October 13. nom

69th st, n s, 125 e 9th av, 375x100.5. Edward Livingston to Robert M. Mitchell, Jr., Brooklyn. Morts. \$34,000. nom

72d st, No. 307, n s, 85 e 2d av, 28.9x102.2, four-story stone front flat. William Noble to John Noble. Mort. \$15,000. Oct. 1. 30,000

73d st, n s, 373 e Av A, 25x102.2, two-story frame dwell'g. Moritz Bauer to Randolph Guggenheimer. Mort. \$1,000. Oct. 8. 3,000

73d st, n s, 269 e 5th av, 22x102.2. Julius Bunzl, assignee Seidenberg & Co., to Joseph Seidenberg. C. a. G. Oct. 8. nom

74th st, n s, 100 w Av A, 25x36.2x25.4x 32.3. Georg P. Keck to Julie wife of Hironymus Breunich. Mort. \$400. October 6. nom

75th st, s s, 150 e 4th av, 50x102.2, three-story brick boarding stable. Edward A. Clark, Tampa, Fla., to Sophia wife of James B. Many. Q. C. 1/2 part. June 27. 5,000

Same property. Sophia wife of James B. Many to John Nesbit. 1/2 part. Mort. \$14,500. Oct. 8. 3,000

75th st, s s, 150 e 4th av. Release judgment. Sidney H. Stuart to Sophia Many. Oct. 8. 350

76th st, n s, 230 e 3d av, 25x102.2, new building projected. Henry Lipman to John W. Warner. Mort. \$4,500. Oct. 4. 6,370

76th st. Party wall agreement. Helen L. Lee with John W. Warner. 425

78th st, s s, 130 w 2d av, runs south 73.3 x west 0.4 x south 27.1 x east 0.4 x south 1.9 x west 25 x north 102.2 to 78th st, x east 25, vacant. Newman Cowen to Samuel Simmons. Mort. \$5,500. October 1. 5,500

78th st, s s, 130 w 2d av, 25x102.2, vacant. Letters patent. People State New York to Newman Cowen. Sept. 23.

79th st, No. 217, n s, 200 e 3d av, 40x102.2, except part conveyed to Board of Education, five-story brick flat. Mary wife of and Patrick H. McManus and Peter F. McManus to William Noble. Morts. \$27,000. Oct. 10. 54,450

82d st, No. 134 E., s s, 18 w Lexington av, 17x70, three-story brick (stone front) dwell'g. James Philp to Joseph M. Emanuel. Mort. \$11,000. Oct. 12. 18,500

82d st, s s, 18 w Lexington av, 17.1x70. Convent agt nuisances. James Philp with Joseph M. Emanuel. Oct. 12. nom

83d st, n s, 101.8 w 2d av, 28x102.2, four-story brick (stone front) dwell'g. George E. Kitching, Brooklyn, to John Livingston. Oct. 1. 14,000

Same property. John Livingston to Emma L. Watkins, Brooklyn. Mort. \$14,000. Oct. 11. 23,000

83d st, n s, 131 w Madison av. Release mort. Robert P. Lee, Brooklyn, to John Murphy. Sept. 27. 11,250

83d st, s s, 300 w 9th av. 64.8x133.9x64.11x 138.11. William A. Stebbins, guard. of Julia A. and A. V. C. Stebbins, to Julia A. and Augustus V. C. Stebbins. C. a. G. Aug. 22. nom

93d st, s s, 316.8 w 3d av, 16.6x100.8. Thomas B. Connery to James G. Bennett. Mort. \$6,000. Sept. 13. nom

103d st, n s, 175 w 2d av, 75x100.11, three four-story brick dwell'gs. Elbert D. Howes to Joseph Schwarzchild. Sub. morts. \$28,500. Oct. 12. 175

104th st, No. 6, n s, 183.4 e 4th av, 16.8x 100.11, two-story frame dwell'g. Smith Ely, Jr., to Clara wife of Henry J. Knapp. Oct. 7. 4,000

113th st, No. 437, n s, 193 w Av A, 25x 100.10, three-story frame dwell'g. The Harlem Savings Bank to Mary L. Hervey. Oct. 6. 3,300

114th st, No. 167, n s, 195 w 3d av, 19x100.10, four-story brick dwell'g. Margaret E. Conlon to John E. Conlon. Mort. \$8,000. Oct. 6. 13,000

117th st, s s, 160 w 2d av, 25x100.11, vacant. John Lalor to Christopher Keyes. Sept. 28. 3,550

118th st, Nos. 531 to 535, n s, 395.9 e Av A, 61.4x100.11, three four-story brick tenements. August Loehr to George H. Benner and Lorenz Zeller. Oct. 8. 1,000

119th st, No. 230, s s, 240 w 2d av, 20x100.11, three-story brick dwell'g. Mary A. wife of Richard J. Wheelan to Lucy A. wife of Charles C. Buddington. Mort. \$5,000. Oct. 8. 8,500

119th st, n s, 190 e 4th av, 100x100.11, vacant. Beverly B. Tilden to Spencer A. Fanning. Aug. 2. 13,000

120th st, s s, 200 e 5th av, runs east 50 x south 71.5 x west 28.7 x north 21.6 to centre block, x west 19 x south 100.11, vacant. }
120th st, s s, 300 e 5th av, 25x48.9x26.1x 56.3, vacant. }
August Baumgarten, Brooklyn, to John H. Deane. Morts. \$8,500. June 8. 25,000

121st st, No. 354, s s, 140 w 1st av, 110x 100.11, three-story brick dwell'g. Angelina Henry, widow, to Esther A. Wheaton. Oct. 7. 13,000

121st st, No. 119 E., n s, 17x100.11. Margaret E. wife of Henry P. Niebuhr to August R. Matlage. Contract. Sept. 14, 1881. Exchange for No. 131 East 112th st, on which is a mort. for \$2,070.

122d st, No. 257, n s, 59.6 w 2d av, 14x70, three-story stone front dwell'g. Sarah E. Le Compte to Mina Lewis, Mount Vernon, N. Y. Mort. \$7,300. Oct. 6. 5,500

Same property. Carrie W. Lee, widow, to Sarah E. Le Compte. Mort. \$4,800. Oct. 5. 5,000

123d st, s s, 200 e 8th av, 100x100.11, two-story frame dwell'g. Spencer A. Fanning to Alfred Kehoe. Morts. \$15,000. Oct. 5. 20,600

124th st, s s, 174.6 e 8th av, 0.6x100.11. Release mort. Bertha A. Deane to Alfred Kehoe. Oct. 7. nom

Same property. Two releases mort. Bertha A. Deane to same. Oct. 7. nom

Same property. Release mort. John H. Pool, as trustee, to Maria J. Moore. June 9. 300

125th st, No. 219, n s, 350 e 8th av, 50x 99.11, three-story frame dwell'g. }
126th st, s s, 350 e 8th av, 50x99.11, two-story frame stable. }
6th av, s w cor 124th st, 50.5x35, vacant. }
106th st, n s, 148.2 e 10th av, runs west 48.2 x north 54.4 to Croton Aqueduct, x — to beginning, vacant. }
Also property in Flatbush, L. I. }
Rebecca Baird, widow, to Robert and Jane Stewart. C. a. G. Oct. 4. 3,000 }
Same property. John Stewart, Johnson Co., Iowa, to same. C. a. G. Oct. 4. 3,000 }
Same property. Henry W. Benedict, Jr., et al., exrs. and trustees J. Stewart, to same. Oct. 4. 3,000 }

125th st, No. 57, n s, 185 e 6th av, 12.6x 99.11, three-story stone front dwelling. William H. Arnott to Abraham Van Dolsen. Mort. \$6,000. Oct. 13. 12,500

126th st, No. 58, s s, 185 e 6th av, 12.6x 99.11, three-story stone front dwelling. William H. Arnott to John A. Taylor. Mort. \$6,000. Oct. 13. 12,000

126th st, No. 56, s s, 197.6 e 6th av, 12.6x 99.11, three-story stone front dwelling. William H. Arnott to Edward Jeans. Mort. \$6,000. Oct. 13. 12,000

127th st, n s, 326 w 6th av, 75x99.11. Joseph Spears to William C. Spears. 1/2 part. Oct. 6. nom

127th st, n s, 225 w 7th av, 0.6x99.11. Louisa S. wife of Philip Teets, to A. Alonzo Teets. C. a. G. Sept. 21. 450
 Same property. The Mutual Life Ins. Co., New York, to Louisa S. wife of Philip Teets. Release mort. Oct. 7. 250
 127th st, No. 246, s s, 399.6 e 8th av, 13x99.11, three-story brick (stone front) dwell'g. Clara D. Lynch to Cornelia P. Simpson. Mort. \$6,000. Oct. 1. 9,000
 128th st, s s, 75 e 7th av, 75x99.11, one-story frame dwell'g. John Davidson, Elizabeth, N. J., to Emma F. wife of Charles Baxter. Mort. \$7,500. October 7. 18,000
 129th st, s s, 400 e 8th av, 75x99.11, vacant. Henry Weil to Charles P. Twigg. Oct. 11. 15,750
 129th st, n s, 385 w 3d av, 25x99.11, two-story brick shop.
 130th st, s s, 385 w 3d av, 25x99.11, two-story frame dwell'g and frame stable. Joseph M. De Veau to The Third Avenue R. R. Co. Oct. 7. 10,000
 129th st, No. 213, n s, 162.6 w 7th av, 18.9x99.11, three-story stone front dwell'g. Robinson Gill, Brooklyn, to Angelina Henry. Mort. \$8,000. Sept. 3. 15,000
 129th st, s s, 75 w 7th av boulevard. 75x99.11, vacant. Robert White and James S. Willett to Robinson Gill, Brooklyn. Mort. \$6,500. Oct. 12. 15,000
 130th st, n s. Party wall agreement. Hannah M. Halpine wife of Zachariah J. with Stephen J. Wright. nom
 130th st, s s, 125 w 7th av, 75x99.11, two-story frame stable. Theresa A. wife of John R. Davis to Stephen J. Wright. Mort. \$4,500. Oct. 7. 16,000
 131st st, s s, 75 w 7th av, 50x99.11. Party wall agreement. Stephen J. Wright with Henry F. Devoe. 300
 131st st, s s, 168.8 e 6th av, 16.8x99.11. Benjamin Browne to Edward H. Raymond. Release judgment. Oct. 13. nom
 131st st, s s, 168.8 e 6th av, 16.4x99.11. James D. Butman to Edward H. Raymond. Q. C. All title. Oct. 7. nom
 131st st, s s, 185 e 6th av, 0.4x99.11. Susannah wife of and Merrick Meyers to Edward H. Raymond. Q. C. October 4. nom
 143d st, n s, 375 w 7th av, old line, 50x99.11. People State New York to Samuel W. Bowne. Letters patent. Sept. 23. —
 152d st, n s, 425 w 10th av, 75x99.11, vacant.
 153d st, s s, 425 w 10th av, 75x99.11. Foreclos. Edward D. Gale, ref., to Richard C. Combes and ano., exrs. R. F. Carman. April 30. 9,300
 152d st, n s, 150 w 10th av, 75x99.11.
 153d st, s s, 150 w 10th av, 75x99.11. Foreclos. Martin L. Townsend to Richard C. Combes and ano., exrs. R. F. Carman. Oct. 8. 11,700
 159th st, n s, 200 w 10th av, 50x99.11, two three-story frame dwellings. Elias P. Roberts et al., as trustee, to Louis A. Rodenstein. Aug. 29. 8,500
 Same property. Sylvanus V. Spencer to same. Q. C. May 27. nom
 Same property. Benjamin Emerson and others to same. Deed of release by creditors. July 20.
 Same property. The creditors of Sylvanus V. Spencer to Sylvanus V. Spencer. Contingent release. March 7, 1879.
 Av B, n w cor 3d st, 24.2x80, No. 38, three-story brick store and dwelling, and No. 199 East 3d, four-story brick store and tenem't. Levi Strauss et al. see Prince st, to Jonas Strauss. Q. C. Sept. 21. nom
 Same property. Jonas Strauss to Herman Cohen. Sept. 21. 27,500
 Lexington av, No. 735, e s, 60.5 s 59th st, 20x95, three-story stone front dwell'g. William E. Lauer to Lewis M. Hornthal. C. a. G. Oct. 7. 22,000
 Lexington av, No. 735, e s, 60.5 s 59th st, 20x95, three-story brick stone front dwelling. Lewis M. Hornthal to Cecilia Lauer. C. a. G. Oct. 8. 22,000
 Lexington av, s w cor 107th st, 100.11x75. Release mort. William A. Cauldwell to John H. Deane. Oct. 1. nom
 Lexington av, w s, 20.11 s 114th st. Release mort. John H. Deane to Ann E. Davis. Oct. 8. nom

Same property. Release mort. Same to same. October 8. nom
 Lexington av, No. 1725, n e cor 110th st, 20.11x70, four-story brick store and dwell'g. August Baumgarten, Brooklyn, to John H. Deane. Mort. \$10,000. June 24. 18,500
 Madison av, No. 749, e s, 17.1 s 65th st, 16.8x60, four-story stone front dwell'g. Willett Bronson, Huntington, L. I., to Lyman C. Josephs. Mort. \$11,000. October 10. 25,000
 Madison av, s e cor 120th st, 100.11x75, vacant. Beverly B. Tilden to Spencer A. Fanning. Aug. 2. 20,000
 West New av, centre line, e s, 100 n centre line 175th st, 25x140. Patrick Meehan to Patrick Barry. Sept. 27. 200
 1st av, No. 504, e s, 49.5 n 29th st, 24.8x75, five-story brick store and tenem't. James A. Frame to Salvadore J. Lahey. Mort. \$6,000. Sept. 29. 12,250
 1st av, No. 851, w s, 100.5 s 48th st, 25.1x100, five-story brick store and tenem't. John M. Martin to Owen Fitzsimmons. Mort. \$8,000. Oct. 1. 15,000
 2d av, e s, 73.5 n 44th st, 18x70. Ephraim Weil to Jeanette Dreyfus, widow. All liens. Oct. 10. nom
 Same property. Jeanette Dreyfus, widow, to Matilda wife of Ephraim Weil. October 12. nom
 2d av, n e cor 104th st, 100.11x250, vacant. Mary McGay, widow, Mary E. wife of Henry D. Harris to David Oppenheim. Oct. 8. 32,500
 2d av, n e cor 104th st, 100.11x250, vacant. David Oppenheimer to Randolph Guggenheimer and Salomon Marx. Mort. \$29,500. Oct. 8. 40,000
 2d av, e s, 76.8 n 78th st, 25.6x100, vacant. Abraham H. Jonas to Samuel Simmons. Aug. 20. 8,000
 4th av, s e cor 81st st, 25x100, vacant. Emily Keogh to James R. Cuming. Conveys grantor's title to strip on s of lot of 6 1/2 inches. Sept. 29. 11,000
 Same property. Hannah Enston to Emily wife of and A. W. Keogh. Satisfaction mort. 6,000
 5th av, e s, 51.2 s 80th st, 25.6x100. The Mayor, &c., New York, to Jacob Vanderpool. Confirmation deed. Mort. \$10,220. Taxes, &c. Oct. 10. nom
 7th av, No. 107, e s, 104.11 s 17th st, 26.4x100.4 to alley, x23.4x100, five-story brick store and dwell'g. Foreclos. Maurice Leyne to Bernard Goodwin. Oct. 6. 25,700

MISCELLANEOUS.

Assignment of judgment agt Barbara Porges et al. John Schleich to Jacob Schoever. nom
 Assignment for benefit creditors. D. & J. Sadlier & Co. to John W. O'Shaughnessy. Certified copy last will and testament of Eliza Bunn, dec'd.
 Exemplified copy last will and testament of Jacob Weeks, dec'd.
 23d and 24th WARDS.
 Arthur st, w s, 275 n Jacob st, 25x120. John Berrian and Philip Duffey to Joseph McMahan. Date in caption. Nov. 17, 1874, acknowledged Sept. 30, '81. 200
 Wall st, n s, 100 w Union av, 100x119. George F. Burger to Edward B. Fellows. Oct. 11. 3,000
 Wall st, n s, 100 w Union av, 100x119. Foreclos. Rollin E. Beers to George F. Burger. Oct. 8. 2,500
 1st st, s s, extending from Berrian av to Central av, 200x100. William Smullen to George E. Daniels, Brooklyn. Sept. 30. 1,900
 1st st, n s, 125 w Washington av, runs north 119.6 x west 25 x north 25 x west 25 x south 100.6 to Brook av, x southeast 61.1 to 1st st, x east 13.4. Frances G. Carson, widow, to Rosa wife of Peter Rice. Oct. 1. 1,025
 134th st, s s, 256.6 e Alexander av, 50x100. Ulysses A. Cannon to Charles E. Quackenbush. Mort. \$3,000. Oct. 10. 6,000
 134th st, n s, 275 w Morris av, 50x100. James M. Brown et al., exrs. J. Brown, to Mary Dugan. Oct. 4. 2,800
 135th st, n s, 166.8 e Willis av, 16.8x100, h & l. Lucy A. wife of Charles C. Buddington to Mary A. wife of Richard J. Wheelan. Oct. 8. 5,500

143d st, n s, 225 w Clifton av, 25x100. Eliza wife of William H. Findlay to Matthew Hicks. Oct. 4. 600
 144th st, s s, 284.11 e 3d av, 25x100. Winfield Quigley, Chicago, and William Quigley to Jane wife of James E. McKown. Oct. 10. 2,000
 153d st, n s, 275.3 e Morris av, 25x100. John Rudden to Adam Muth. October 8. 2,250
 Courtlandt av, w s, 25 n Benson st. Release dower. Katharine S. Wuest, widow of C. Schaub, now wife of W. F. D. Wuest to Sophia Speck. Oct. 8. nom
 Jefferson av, s s, 148.6 w Williamsbridge road, 62.6x100. George F. Opydke, New York, and Henry B. Opydke, Plainfield, N. J., to John J. Myers and Mary his wife. Oct. 3. 812
 Jefferson av, s s, 211 w Williamsbridge road, 62.6x100. George F. and Henry B. Opydke to Frederick D. Miller. October 3. 812
 Tinton av, w s, 100 s 150th st, 25x105, h & l. Louis Winter to John and Patrick McGowan. July 1. 1,700
 Washington av, s s, lot 124 map Belmont, West Farms. Julius A. Robinson to Thomas Keech. Oct. 13. 600
 Walton av, w s, 100 s 150th st, 100x100.9. Jonathan Prall to Henry L. Morris. Oct. 7. nom
 1st av and 2d av, lots 29, 30, 54 and 55, map J. Cromwell farm Fordham, 100x200. Emma L. Olssen to Clara A. Cocks. July 11. nom
 Strip, being west 1/2 of the bed of Mill Brook, adj land of William H. Morris, and about 3,143 feet long. Gouverneur Morris to William H. Morris. 3,150

LEASEHOLD CONVEYANCES.

King st, No. 14, s s, 175 w McDougal st, 22x75. William H. Bernard et al. to Eliza Bernard, widow. Life lease, per year. taxes and assessments
 Lewis st, w s, 75 n Broome st, 25x100. Assign. lease. Mary M. wife of Morris S. De Vries to Abbie E. Hays. Error. 1/2 part. other consid. and nom
 8th st, n s, 106 e Broadway, 26x93.11. The Trustees of the Sailors' Snug Harbor, New York, to Lydia Fox, extr. Edward Fox. 21 years, from May 1, 1881, per year. 800
 16th st, s s, 169 w Av A, 25x103.3. Assign. lease. Charles Kellings to William Giesler. 1/2 part. 4,300
 19th st, s s, 281.3 w Av A, 25x92. Mary Griffin to G. F. Sturzman, Sr. Renewal lease. 21 years, from May 1, 1880, per year. 175
 19th st, s s, 306.3 w Av A, 25x92. Mary Griffin to G. F. Sturzman, Sr. Renewal lease. 21 years, from May 1, 1880, per year. 175
 26th st, No. 209 E. Elizabeth Taylor to William C., Margaret and Eleanor E. Taylor. 21 years, from Oct. 7, per yr. nom
 28th st, s s, 250 w 8th av, 25x98.9. Assign. Ray lease. Ann E. Paten to Florence Webb. 12,000
 Same property. Nathalie E. Baylies, Taunton, Mass., to Ann E. Paten. Consent to assign. lease.
 28th st, s s, 525 e 9th av, 25x98.9. Consent to Assign. lease. Nathalie E. Baylies to John B. Radley.
 29th st, s s, 70 e 9th av, 30x78.9. Assign. lease. David Witmark to Simon Witmark. nom
 32d st, No. 104. Frederick Hughes to Jeremiah McAuley. Assign. lease. 3,000
 Same property. Ernest T. Kugler, assignee in bankruptcy, to Frederick Hughes. Assign. lease. nom
 49th st, No. 49 W. Assign. Columbia College lease. Alrick H. Man to Patty W. Ware.
 Same property. Assign. Columbia College lease. Henry H. Ware to Alrick H. Man. nom
 49th st, No. 49 W. Two consents to assign. lease. Columbia College to H. H. Ware, and same to Alrick H. Ware.
 Av C, No. 70, n e cor 5th st. Assign. lease. William Hannan to Michael Kehoe. nom
 3d av, n w cor 95th st, 37.8x100. Assign. lease. Frantz H. Jaeger to Julia E. Waerner. 1,800

Table listing property transactions in Kings County, including names like Chalmers, Catharine W., to William V. Simpson, and Coleman, Maggie A., wife of James H., to Henry A. Cram and ano., exrs. &c., Geo. C. Cram, dec'd.

KINGS COUNTY.

OCTOBER 7TH TO 13TH—INCLUSIVE.

Table listing property transactions in Kings County, including names like Bacon, Margaret A. and Francis, trustees for Cath. S. Stillman, to Abby P. Skinner, Hartford, Conn., and Berryman, Charles S., to Orlando M. Bogaert & Co.

CHATELS.

NEW YORK CITY.

OCTOBER 7TH TO 13TH—INCLUSIVE.

Table listing property transactions in New York City, including names like Abraham, M., 161 Broome....Gluck & Scharmann, and Anker, A., 70 Greenwich....E. Lawrence, Restaurant Fixtures.

Table listing property transactions in New York City, including names like Becker, F. W. Manhattan st, near 10th av....Margaret Becker, and Bender, C. 313 E. 33d....G. Konigsberg, and Caley, G. J. 570 3d av....J. Chambers.

Table listing property transactions in New York City, including names like Boyhan, Katie P. 433 2d av....Simpson & Co. Piano, and Byron, Anna H. 78 E. Broadway....Ellen Walters, and Behrend, Matilda. 1599 Broadway....D. O'Farrell.

Sullivan, D., Mrs. 128 Monroe....Coogan Bros. 178
 Thompson. Mary W. 12 W. 34....A. K. Ely. (R) 1,060
 Tracy, Rachel A. 129 E. 54th....Mary T. Allen. 500
 Tate, Mary. 424 E. 89th....E. D. Farrell. 249
 Van Alton, Carrie. 844 9th av....L. Baumann. 198
 Vasold, H. 249 E. 106th....L. Baumann. 146
 Willis, H. 214 E. 39th....J. Moriarty. 244
 Waite, Sarah A. 114 E. 128th....J. H. Bird. (Secures rent and dated Oct. 6, '80.) 162
 Waters, T. 529 W. 49th....J. Lynch. 140
 Watson, M. E. 316 E. 56th....A. Schulz. 211

MISCELLANEOUS

Allen, Geo. W. 48 Norfolk....G. W. Van Allen. Horses, Trucks, &c. 2,000
 Allen & Esquiroi. 68 Reade....C. Potter, Jr., & Co. Press, &c. (Not dated) 2,700
 Beck, C. 1092 2d av....C. Bartels. Barber Fixtures. 400
 Butler, J. D. 37 W. 14th....C. Potter, Jr., & Co. Press. 2,000
 Bilder, L. 388 E. 10th....G. Dempwolff. Button Hole Machine. 150
 Blinn, E. 308 E. 55th....F. M. Weiler. Press. 250
 Booth & Snedden. Centre and Howard....J. B. Snook, as admr. Presses, Type, &c. (R) 1,000
 Brady, W. V. 1373 1/2 Broadway....F. F. Brady. Fixtures. 45
 Brettmann, D. 33 Park row....Minnie D. Gescheidt. Office Furniture. 200
 Brett Lithographing Co. 116 Fulton....C. Dickinson. Four Presses. 5,000
 Blakeney, W. E. 723 3d av....Emma Chaffe. Dental Fixtures and Furniture. (R) 278
 Burger, Mary. 731 9th av....H. P. O'Farrell. Shoe Store Fixtures. (R) 175
 Celtic Monthly Pub. Co. 39 Nassau....M. E. Mahony. Type, Furniture, Fixtures, &c. (Dated Sept. 4, 1880.) 1,000
 Collins, J. B. 57 Beekman....Adams & Bishop. Type, Fixtures and Furniture. (R) 288
 Columbia Steam Vapor Baking Co. 1203 Broadway....A. Gilsey et al., exrs. Baking Fixtures, Horses, &c. (R) 1,000
 Cooper, W. Furman st, Brooklyn....A. K. Ely. 1/2 interest in 6 Lighters. (R) 3,000
 Calahan, M. 385 E. 10th....J. Cunningham, Son & Co. Carriage. 208
 Church of the Redeemer. 82d st and 4th av....S. P. Nash (Morgan Dix, by assign) Fixtures and Furniture. (R) 6,000
 Curtis, C. G. 112 W. 46th....W. & R. Munnie. Horses, Wagons, &c. 900
 Davies, H. M. 156 E. 13th....J. Cunningham, Son & Co. Carriage. (R) 108
 Doebler, M. 538 W. 47th....Weeks, Douglass & Co. Bakery Fixtures, Horse, &c. (R) 99
 De Rad, J. B. 731 10th av....L. B. Miller & Son. Milk Fixtures, Wagon, &c. 400
 Diegmann, J. 853 2d av....J. Gremmler. Horse and Wagon. 300
 Grefe, R. H. 172 Hudson....J. Rosenberger. Truck. (R) 61
 Gaillard, Desire A. 18 2d....C. F. Risley. Library, Horse, &c. 252
 Gerstenfeld, Henry. City....M. Schafer. Button Hole Machines. 600
 Goebel, A. & O. 614 10th av....D. Knickman. Fixtures. 300
 Hellman, Moses. 490 Broome....L. Schutz. Mask Fixtures, Machines, &c. 500
 Hoffman, M. 11th av, near 67th....N. Waldhelm, Jr. House, Horse, Wagon, &c. 200
 Intemann, J. 85 Park....A. Hustedt. Horse, Wagon, &c. 200
 Kendall, A. D. & Co. 336 Broadway....L. A. Joslyn. Combs and Button Fixtures, &c. 4,309
 Knowlton, W. 842 Greenwich st, &c....W. C. Kimball. Horse, Wagons, Furniture, &c. 540
 Kohler, J. 120 Chatham....F. M. Weiler. Press. 200
 Kitterer, Frida. 24 Duane....E. A. Gasteyer. Tools and Furniture. 700
 Kohnen, J. F. 60 Vandam....A. Thompson. Horses, Trucks, &c. (R) 210
 Kohnen, J. F. 457 W. 47th....F. Meissner. Horses, Trucks, &c. 700
 Kuffner, W. 153 Prince....Elise Herring. Office Furniture, &c. (R) 200
 Lanz, F. L. 1601 3d av....J. Applegate. Undertaker Fixtures 126
 Lewis, Sarah. 37 1/2 Division....N. Strom. Millinery Fixtures. 50
 Lefler, C. 825 Broadway and 45 and 47 E. 12th....R. Mortimer. Irving House Furniture and Fixtures. 2,500
 Linton, T. W. Everett House....J. B. Van Wagenen. Drug Fixtures. 1,700
 Luedeke, A. 143 Thompson....M. Brunges. Horse, Milk Wagon, &c. (R) 300
 Lavin, M. 138 E. 41st....E. Willis. Carriage. 61

Lauten, Geo. 345 W. 26th....W. J. Henry. Butcher Fixtures. (Dated July 14, 1879.) 400
 Lovell, J. W. Rouse's Point, N. Y....W. T. Crook. Engine, Printing Fixtures. 12,000
 Lennox, J. 84th, near 3d av....Mary L. Lennox. Horses, Carriages, &c. 1,565
 Lewis, S. 14 Lorimer....Brown & Bliss. Machinery. 2,327
 Merritt, C. A. Sea Beach Palace, Coney Island....C. W. Held. Hotel Furniture and Fixtures. 3,678
 Muller, P. 4th, near Av A....G. Winter. Horses and Ice Wagon. (R) 300
 McCaffrey, Geo. J. Main st, West Farms, &c....H. McCaffrey. Horses, Coal Yard Fixtures, &c. 775
 McDougall, C. 530 and 532 W. 28th....New Haven Manufacturing Co. Machinery, Tools, &c. 1,200
 Martin & Guenther. 154th, near Courtlandt av....M. Von Gerichten. Chair Factory Fixtures. (R) 450
 Meek, D. 174 Centre....D. J. Fenton. Loom, &c. 170
 Nason, W. R. 185 Allen....Nuffer & Lippe. Carriage. 997
 Odell, H. 169 E. 126th....H. N. Dean. Dental Fixtures. 3,000
 Phillips, M. L. 11 Doyer....Nuffer & Lippe. Carriage. 25
 Popp, J. 8 Tompkins Market....Katharina Ochse. Butcher Fixtures. 125
 Phillips, E. H. 2281 3d av....F. Cornish. Office Furniture. 150
 Probst, R. and N. 103 Delancey....M. Reiner. Jewelry Fixtures. 100
 Rothschild, M. 13 Sheriff....A. H. Jones. Horses, Wagons, &c. 400
 Reynolds, M. A. 156 W. 31st....R. H. Graham. Horse, Wagon, &c. 300
 Reford, J. W. 24 Beaver....I. Mason. Office Furniture. 185
 Richa, J. 2132 2d av....M. Rosenfeld. Cigar Fixtures. 500
 Siller, Elenore. 533 E. 13....J. Eckstein. Milk Fixtures, Horse, &c. 300
 Stodieck, H. 240 1st av....A. Ast. Milk Fixtures. 100
 Scheufele, J. 258 Av B....F. Stoll. Weiss Beer Brewery, Fixtures, Horse, &c. 300
 Schilling & Husselman. 347 Broome....V. Dittmar. Cigar Fixtures. 250
 Serrell, A. T. & A. W. 55th and 11th av....Wall & Robinson. Engine, Machinery, &c. (R) 2,750
 Spoth, W. 93 E. 4th....Nuffer & Lippe. Carriage. (R) 64
 Stead, Lizzie E. & W. D. 314 E. 75th, &c....Maria Moss. Carpet Cleaning Fixtures, Horse, &c. 427
 Swan, W. T. 413 E. 10th....J. Cunningham, Son & Co. Carriage. (R) 155
 Shefflin, Margaret. 2056 2d av....J. Cunningham, Son & Co. Carriage. (R) 853
 Smidt, A. L. 26 Broad....N. B. Cook. Office Furniture. 300
 Spitz, F. 274 E Houston....J. H. Bley. Press. secures notes
 Spuhler, Barbary. 499 E. 14th....H. Strasser. Bakery Fixtures, Horse, &c. 400
 Starr, S. R. 182-186 W. Houston....G. G. Moore. Machinery, &c. 500
 Thomas, J. P. 128 6th av....H. G. Whaites. Pictures, &c. 1,500
 Tuckerman, J. P. 511 W. 35th....D. Hunt. Machinery, &c. 1,500
 Ungar, A. R. 346 E Houston....L. Cohen. Office Furniture. 100
 Ulatowski, A. 178 Av A....Esther Kern. Barber Fixtures. 125
 Wade, W. A. B. 25 1/2 Sheriff....G. Dessecker. Carriage. 692
 Walters, J. W. City....Harris & Hermann. Horses, Truck, &c. 1,125
 Woerner, C. P. 1184 Broadway....Lehn & Fink. Drug Fixtures. 306
 White, T. H. & Hayes. Edgewater, S. I....W. H. White. Felt Factory Fixtures, Boiler, &c. 1,130
 Wood, M. V. Foot of Broome....Mary E. Rose, extx. Oyster Scow. (R) 450
 Wulbern, H. 184 Monroe....H. Blohm. Grocery Fixtures, Horse, &c. 200
 Wagner Brothers. 94 White....I. Becker. Paper Box Fixtures. 262
 Walker, J. 58 W. 15th....J. Cunningham, Son & Co. Carriage. 472
 Winter, Mary E. 1317 2d av....Louisa A. Crane. Drug Fixtures. 400
 Young Mens Hebrew Association of Harlem....W. Hagar, Superintendent. Press. 200
 Zerenner, A. 88th, near 10th av....P. Schimmel. Wagon. 75

BILLS OF SALE.

Buchholz, D. 228 Chrystie....C. Hagedorn. Grocery Fixtures 600
 Craighead, Robert. 33 Barclay st, and 38 Park pl....Craighead & Elwell Mfg Co. Machinery and Fixtures. 37,500
 Fisher, S. 212 E. Houston....P. Lichtenberger. Shoe Fixtures. 1,000
 Gunther, M. 643 10th av....H. Dreyfoos. Butcher Fixtures. 225

Lang, C. 10 Lafayette pl....H. Krafft. Furniture. 2,000
 Lynam, W. J. 218 W. 17th....A. S. Denike. Saloon Fixtures. 250
 Marks, J. 10th av near 32....J. and B. Mayer. Butcher Fixtures. 40
 Munnie, W. and R. 743 6th av, &c....C. G. Curtis. Express and Railroad Ticket Business, Horses, Wagons, &c. 1,800
 Puck, Carl. 51 W. Broadway....F. Wiese. Bar Fixtures. 350
 Rommerskirchen, A. 121 Norfolk....R. Wiczorck. Saloon Fixtures and Furniture. consid. omitted
 Schroeder, M. 398 E. 10th....T. Herschberg. Barber Fixtures. (Dated Aug. 21, 1876.) 200
 Spink, A. 80 Grove....Amos Woodruff. Saloon Fixtures. 1
 Wiczorck, R. 121 Norfolk....Catharina Rommerskirchen. Saloon Fixtures. 300

ASSIGNMENTS OF CHATTEL MORTGAGES.

Capouilliez, C., to A. J. Capouilliez. (Mortgage made by F. Didier, Jan. 21, 1878.) 105
 Dean, H. N., to Rosa Odell. (Harry Odell, June 1, 1881.) 1
 Goldzier, C., to R. Donau. (Louise Sahlfeld, Oct. 8.) 1
 Kaufmann, Jacob, to Hirsch & Herman. (F. Heine, Sept. 28, 1881.) 1
 Mersereau, J. D., to S. H. Bailey. (J. Farrell, July 11, 1881.) 450
 Rathner, C., to Amos Woodruff. (A. Spink, July 26, 1881.) 350

KINGS COUNTY.

Andrews, Robert. 33 Flint st....J. A. Luddy. Furniture. \$148
 Allen & Esquiroi. 66 and 68 Reade st, New York....C. Potter, Jr., & Co. Lithographic Press, &c. 2,700
 Armstrong, F. E. Powers st, bet Lorimer and Leonard st....John Armstrong. Horse and Wagon. 170
 Beck, C. H. 15 Boerum pl....C. F. Peters. Fixtures. 50
 Blend, J. 243 Flatbush av, cor Bergen st....J. Ruppert. Saloon Fixtures. (R) 300
 Boise, Carrie. N w cor South 5th and 7th sts....A. Schulz. Furniture. 119
 Brossan, Theodore. 32 Myrtle av....J. Ruppert. Saloon Fixtures. (R) 350
 Buxtorf, Charles. 129 Moore st....Andreas Meier. Embroidery Machines. 500
 Bonner, M. J. 260 Water st....D. B. Dunham. Coupe. 400
 Brennan, P. M. 687 5th av....Donigan & Nielson. Wagon. 82
 Cunningham, Eliza. 150 Livingston st....J. Mullins. Furniture. 334
 Combs, Thomas. 300 Adelphi st....Chas. Weed. Furniture. (R) 1,000
 Conrad, Louis. 169 South 4th st....Anra F. Diestelhorst. Drug Store. 3,420
 Conley, James. 552 Myrtle av....J. Cunningham, Son & Co. Carriage. 943
 Colcord, Mrs. H. M. 75 Taylor st....Arthur Duffett. Furniture. 120
 Connor, Mary A. 229 Bergen st....J. F. Mason. Furniture. 158
 Cooper, William. Furman st....A. K. Ely. 1/2 part 6 Lighters. (R) 3,000
 Conway, B. F. 341 Hamilton av....John Anglin. Butcher Shop. 35
 Doscher, Charles. S w cor Dean and Bond sts....C. H. Doscher. Fixtures. (R) 1,000
 Douglas, Mary L. 52 Sidney pl....J. Mullins. Furniture. 215
 De Lacy, William. 66 John st, New York....J. M. Conner. Printing Presses 4,307
 Edgar Mary. 119 South 1st st....J. Mullins. Furniture. (R) 143
 Fitzgerald, J. G. 579 Myrtle av....E. D. Farrell. Furniture. 213
 Flanigan, J. A. 639 Warren st....Andrew Luke. Saloon Fixtures, &c. 404
 Fowler, C. H. Bushwick av, near Pilling st....Jacob Strauss. Horses, Cows, &c. 778
 Gray, C. F. 124 Carlton av....H. Williams. Horse and Wagon. 56
 Greenland, Frank. 60 Gold st....R. H. Arnold. Machinery, &c. 2,000
 Gilmore, J. F....P. Barrett. Wagons. 262
 Graef, Frederick. 358 Van Brunt st....Jacob Hoffman. Saloon Fixtures, &c. (R) 150
 Heussler, John. 504 Warren st....Lorenz Zimmer. Bakery. 600
 Hill, T. 653 Myrtle av, and 156 Skillman st....A. H. Hatch, Henry Miland and Wm. Moses. Fixtures, &c. 1,000
 Holehouse, Alfred. 352 Grand st....Ochs & Lehnert. Saloon Fixtures. 200
 Herseman, W. F. 531 Grand st....A. Schulz. Furniture. 178
 Judge, Jennie M. 22 Tompkins pl....C. E. Tomson. Furniture. 355
 Kaurin, Barbara. 17 President st....E. Kane. Fixtures. (R) 75
 Lamy, Peter. 353 Adams st....D. H. Hill. Horse and Wagon. 484

Table listing real estate transactions in New York City, including names like Minden, Michael; Mohler, Anna; Nelson, J. A.; Neder, Laura; Norman, Carrie; Nugent, M. J.; Palmer, John; Pengel, E. C.; Rose H. T.; Rigby, H. T.; Rowell G. B.; Ruoff, L.; Schomburg, Chas.; Scharnowsky, Henry; Stam, Geo. C.; Steckert, Dan.; Turnbull, A. S.; Van Duyn & Brokaw; Vanderbeck, John; Wolkerling, Alwine; Williams, Daniel; Youmans, R.; Ziegler, Friederika; Diestelhorst, Anna F.; Geier, Peter; Miller, Frederick J.; Richardson, Henry T.; Richardson, Henry A.; Richardson, Dwight S.; Sexton, Caroline.

JUDGMENTS.

NEW YORK CITY.

Table listing judgments in New York City, including names like Oct. Abbott, E. R.; Ahern, Michael J.; Anthony, Edward K.; Anderson, Christian F.; Bernheimer, Leopold; Burtiss, A.; Bernard Charles; Borst, Charles A.; Brady, Ellen; Baldwin, Patrick; Bellman, Solomon; Burchill, Nathaniel; Buckley, Martin; Bentley, Thomas; Brady, Joseph; Burke, James A.; Boyd, Robert; Byrnes, Jane; Burke, William J.; Braeunlich, William; Biggart, William; Bedkowska; Brown, James; Cottle, J. H.

Table listing real estate transactions in New York City, including names like Black, Austin; Best, Jacob; Cushing, George B.; Campbell, Alfred; Carlton, George E.; Cohen, Julius; Cogan, Peter; Contrell, John; Couse, Isaiah; Clapp, Abel S.; Chapman, Henry G.; Curtis, Charles; Crawford John; Carr, Alonzo; Clare, Mary A.; Coffin, Lucretia H.; D'eadrick, Robert; Duryea, John I.; Doyle, James; Davis, John H.; Durant, Charles W.; De Stukcle, Henry; Donnerstag, Betsey; Drew, William; De Mott, Clifford M.; Doyle, John J.; Ehret, Maria; Eubner Gertrude E.; Fiegel, Aaron J.; Fox, Edward; Foley, Thomas; Freidenreich, Leon; Ferris, Joseph; Forsaith, Samuel E.; Fuller, Waldo E.; Farley, Cornelius; Finnegan, Patrick; French, Gilbert L.; Friedman, Henry; Frank, Abram I.; Fish, Thomas B.; Fogal, John; French, Gilbert L.; Fink, Lewis; Foxwell, Charles; Griswood, Alfred D.; Gleason, Daniel F.; Geidel, John; Gaus, George; Geary, Henry V.; Glaser, Charles; Gualent, Louis; Goldsmith, Michael H.; Gutheinz, Albert; Haviland, George; Havemeyer, Henrietta S.; Harker, Mary A.; Hadley, Henry H.; Hambrick, Bernhard; Hoffman, Ferdinand G.; Harris, Louis; Hermes, John; House, George V.; Haight, Charles L.; Henry, John J.; Heller, David; House, George V.; Hirschfield, Elias; Helfrich, Charles; Hevry, Frank; Hogan, Isabella; Isaacs, Solomon; Jewell, Tryon J.; Jones, Louisa; Jonakowsky; Jones, William; Johnson, Emma; Kirby, John; Kaufman, Simon; Kinsey, Ernest U.; Kelly, E. J.; Kelly, Austin H.; Keefe, John C.; Lovell, John W.; Logan, Walter; Leighton, Thomas; Lovell, John W.; Loewel, Joseph; Lauterbach, Isaac; Lablache, Emilie; Loebe, B.; Lentz, Magdalena; Lowther, John R.; Miller, Charles; Maake, Herman; Minden, Michael; Murtagh, James; Mayers, Joseph; Merritt, Nathaniel S.; Muldoon, James; Murphy, Michael; Manning, Alonzo C.; Morche, Ernest; McDonald, Donald; McIntyre, William L.; McCroskey, M. D. L.; Nelson, Wright; Nugent, Thomas; Norton, Marcus P.; Newcomer, Gerald I.; O'Neil, John P.; Parker, Isabella; Pecarek, Joseph; Peters, George; Pritchard, William H.; Pinning, Henry; Petingale, J. Lawson; Pruschoff, Marie de; Pierce, Walter S.; Rillings, Ellis M.; Reid, Jeannette La F.; Ressegine, William H.; Straut, Edward J.; Schneider, Charles; Sahlfeld, Louise; Sheehan, Andy; Stockert, Frederick; Springhorn, Herman; Stearns, Benjamin; Slevin, Joseph; Strong, William E.; Slaughter, Julian; Stremme, Carl; Selden, Frederick H.; Saunderson, William M.; Sands, Moses; Sniffen, Caleb; Silberstein, Max; Shelley, Grace W.; Simpson, Robert; Sample, Josiah A.; Stevens, Charles; Senior, Alfred A.; Simon, Louis.

Table listing real estate transactions in New York City, including names like Kaufman, Simon; Kinsey, Ernest U.; Kelly, E. J.; Kelly, Austin H.; Keefe, John C.; Lovell, John W.; Logan, Walter; Leighton, Thomas; Lovell, John W.; Loewel, Joseph; Lauterbach, Isaac; Lablache, Emilie; Loebe, B.; Lentz, Magdalena; Lowther, John R.; Miller, Charles; Maake, Herman; Minden, Michael; Murtagh, James; Mayers, Joseph; Merritt, Nathaniel S.; Muldoon, James; Murphy, Michael; Manning, Alonzo C.; Morche, Ernest; McDonald, Donald; McIntyre, William L.; McCroskey, M. D. L.; Nelson, Wright; Nugent, Thomas; Norton, Marcus P.; Newcomer, Gerald I.; O'Neil, John P.; Parker, Isabella; Pecarek, Joseph; Peters, George; Pritchard, William H.; Pinning, Henry; Petingale, J. Lawson; Pruschoff, Marie de; Pierce, Walter S.; Rillings, Ellis M.; Reid, Jeannette La F.; Ressegine, William H.; Straut, Edward J.; Schneider, Charles; Sahlfeld, Louise; Sheehan, Andy; Stockert, Frederick; Springhorn, Herman; Stearns, Benjamin; Slevin, Joseph; Strong, William E.; Slaughter, Julian; Stremme, Carl; Selden, Frederick H.; Saunderson, William M.; Sands, Moses; Sniffen, Caleb; Silberstein, Max; Shelley, Grace W.; Simpson, Robert; Sample, Josiah A.; Stevens, Charles; Senior, Alfred A.; Simon, Louis.

Table listing names and amounts for Kings County, including entries for Smith, Trimble, Taylor, Thurber, Thalman, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, continuing from the previous section, including entries for Amthor, Abbott, Ahern, etc.

Table listing names and amounts for Kings County, continuing from the previous section, including entries for Gillen, Griffin, Gleason, etc.

SATISFIED JUDGMENTS.

NEW YORK.

Table listing names and amounts for Satisfied Judgments in New York, including entries for Allen, Anthony, Buchheiser, etc.

Table listing names and amounts for Kings County, including entries for Clafin, Chapman, Dougan, etc.

KINGS COUNTY.

October 7 to 13—inclusive.

Table listing names and amounts for Kings County, October 7 to 13—inclusive, including entries for Bailey, Boynton, Clafin, etc.

SATISFIED IN WHOLE OR PART ON EXECUTION. Hasbrouck, Alexr. S.—Janet Hasbrouck (1881) \$322 50 of 1,423 91

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City, including entries for Sept. 29 Ninety-seventh st, n s, 150 e 4th av, 25x 100.11, etc.

11 Catharine st, No. 66, w s, near Oak st. Woodruff, Conklin & Bayer agt Adolph Baum and Jacob Schock. Cherry st, Nos. 294 to 308, bet Jefferson and Clinton sts. Rutgers pl, Nos. 10 to 22, s s, bet Jefferson and Clinton sts. Jeremiah Fitzgerald agt Carrie Lowenstein. Division av, n e cor Robbins av, 24th Ward, 10 buildings. Geo. Steele & Sons agt John G. Heintze and Chas. Bornkamp. Fourth av, No. 807, e s, 75 s n 53d st, 25 ft. front. Francis Cook agt Annie M. Green and Kieran Egan. Fourth st, n w cor Macdougall st, known as 39 West Washington sq. John J. O'Brien agt Maria and Elise Kiralfy. Fourth av, n e cor 105th st, 100x100, 6 houses. L. C. Tufts agt John P. Kuhn, Frank Haas and Garret Van Cleve. Fourth av, n w cor 18th st, 53x140, 'The Belvidere.' Bonner & Van Court agt Joseph Wehrle. Fiftieth st, s s, abt 100 w 3d av, 75 ft. front. James Kelly agt Thomas Cockerill and J. Smith. Forty-sixth st, No. 21, n s, bet 5th and 6th avs. Caesar Fontana and Lorenzo Scataglia agt Theodore W. Meyers. Fourth av, e s, extd from 66th to 70th sts, 200x100. Green Wright agt Wm. and Annie E. Christie. Ninety-third st, n s, 90 e 3d av, 60 ft. front. John A. Kennedy agt Catharine M. Trimble. One Hundred and Twenty-Seventh st, s s, abt 25 w 7th av, 50 ft. front. W. D. & A. S. Nichols agt Susan Stevens. One Hundred and Third st, n s, 175 w 2d av, abt 75 ft. front. L. C. Tufts agt Elbert D. Howes. One Hundred and Fourteenth st, s s, 100 w 2d av, abt 100 ft. front, 5 buildings. Titus Smith agt Peter Algie & Co. One Hundred and Fourth st, n s, 200 e 4th av, 54 ft. front. Daniel Gavin agt William Christie, S. A. Fanning and Dean & Chamberlain. One Hundred and Twenty-fifth st, s s, 235 e 6th av, 125 feet front. Daniel Fitzpatrick agt Joshua D. Mersereau. Seventy-fifth st, No. 219 E., n s, abt 125 e 3d av, 25 feet front. Seventy-fifth st, No. 223 E., n s, abt 175 e 3d av, 25 feet front. Wm. Harnett agt Joseph H. Wells. Same property. Thomas Kelly agt same. Seventeenth st, No. 417 W., n s, bet 9th and 10th avs, engine house. Horace Hower agt Joseph E. and Edward Lennon. Seventy-sixth st, n s, 248 e Av A, 50 feet front. Gardalo Giovani and nine others agt Elbert D. Howes and Nicholas Platz. Same property. Nicholas Platz agt Elbert D. Howes. Tenth av, w s, 25 s 100th st, 25 ft. front. James McGann agt The Estate of P. McGann and Andrew Keating. Twenty-ninth st, No. 154 E., s s, bet 3d and Lexington avs. Bradley & Currier agt Isaac L. Riker, Samuel Barber and Wm. Hawkins. Same property. G. L. Schuyler & Co. agt same. Twenty-ninth st, No. 156 E., s s, abt 70 w 3d av, abt 42 ft. front. J. J. Bowes & Bro. agt Wm. Hawkins and Riker & Barber. Thirty-ninth st, s s, 80 e 2d av, 20x86.9x irreg. Richard Chidwick agt James McCarthy.	215 43 60 00 5,000 00 200 00 1,750 00 98 00 2,367 75 70 50 2,445 00 1,180 00 118 50 390 00 272 32 65 61 350 00 146 25 60 00 43 34 42 50 222 11 276 00 76 00 764 00 72 11 160 00 544 25
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KINGS COUNTY.

Oct. 8 Greene av, Nos. 406 to 430 inclusive, s s, 100 e Bedford av, 260x100. Van Pelt & Pearce agt Elizabeth W. Aldrich, owner, and James H. Darrow. Fifth st, s s, 122.10 e 5th av, 240x100. Charles Long agt George D. Arthur, Cevedia B. Sheldon, N. G. Foster, Charles E. Collins and Charles L. Dor, owners, and Cevedia B. Sheldon. Greene av, s s, 100 e Bedford av, 260x100. Rankin & Ross agt James H. Darrow, owner, &c. Same property. Richard G. Phelps agt James H. Darrow, owner, and T. A. Remsen. Greene av, s s, 100 e Bedford av, 13 houses. James H. Gowdy agt James H. Darrow, owner, &c., and Van Pelt & Pearce. Grand st, No. 397, n w cor Union av, 25x100. Oscar H. Doolittle agt Dorinda Gleason, or the heirs of W. Gleason, dec'd, owners, and Daniel F. Gleason. South 5th st. See lien. Watson & Pittinger agt George D. Arthur and C. B. Sheldon, owners, and C. B. Sheldon, N. G. Foster, Charles E. Collins and Chas. S. Doe. Seventh av, s w cor Lincoln pl, 30x110. Charles H. Stiles, assignee, agt James B. Davenport.	\$4,950 00 5,800 00 3,000 00 1,778 61 300 00 112 31 112 00 1,746 94
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SATISFIED MECHANICS' LIENS.

Oct. NEW YORK CITY. 10 Seventh st, No. 108, s s, 263.11 e 1st av. Peter Schaeffler agt Pauline Boller. (Lien filed Sept. 24, 1881). 11 Eighty-second st, s s, abt 100 w Av A, abt 25 ft. front. Louis Rossi agt ——— Frame and Thomas Walker. (June 21, 1881). 111 Forty-first st, No. 3 E., n s, 122 e 5th av, 22 ft. front. Richard H. Ewart, by assign. from Health Department of the City of New York, agt Anna A. Driggs. (July 1, 1880).	\$94 80 106 00 371 79
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12 Grand st, n w cor Sheriff st, 60x75. J. & R. Darrow agt George Raab and James Smith. (Sept. 9, 1881). *10 Seventy-ninth st, n s, 200 e 3d av, 40 ft. front. Kelly & Rogers agt Mary and Peter F. McMaus. (July 27, 1881).	392 19 6 93
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* Discharged by depositing amount of lien with Clerk.
† Cancelled of record by order of court.

KINGS COUNTY.

October 8th to 14th—inclusive.

Vernon av, Nos. 112, 114, 116 and 118, s s. Andrew Schmidt agt Patrick Sheridan. (Lien filed March 1, 1881.) (Satisfied by deposit with County Clerk). Bergen st, s s, 245 e Rochester av, 40x127x9. Samuel Goodbody agt Hannah Cathcart. (Lien filed Sept. 12, 1881). Schermerhorn st, No. 125. Daniel Gallagher agt Hanly and Owea Nolan. (Lien filed Sept. 6, 1881). Butler st, n s, 126 w Vanderbilt av. Daniel Gallagher agt Home for Destitute Children and Owen Nolan. Atlantic st, Nos. 57, 59 and 61, n s. Michael Dalton agt Henry Linderberg, owner, and Francis Kelly. (Lien filed Oct. 7.) (Discharged by deposit with County Clerk).	\$62 00 55 00 600 00 300 00 558 00
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BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 1004—Eighty-fifth st, No. 311 E., one four-story brown stone tenement, 25x68, tin roof, iron cornice; cost, \$14,500; owner, Fred. Schuck, 516 East 85th st; architect, J. Brandt.

Plan 1005—One Hundred and Forty-third st, n s, 125 e College av, one two-story frame dwelling, 15x34, and extension 14, gravel roof, wooden and tin cornice; cost, \$2,000; owner, Hannah L. Hall, on premises; architect, H. S. Baker; builder, John Knox.

Plan 1006—One Hundred and Fifty-sixth st, s s, 350 e Courtlandt av, one one-story frame dwelling, 20x30, tin roof, wooden and tin cornice; cost, \$1,000; owner, architect and builder, Louis Sauter, on premises.

Plan 1007—Attorney st, No. 123, rear, one two-story brick shop, 25x40, tin roof, brick cornice; cost, \$900; owner, Charles Adelman, 171 Rivington st; builders, Merck & Westfall.

Plan 1008—Fourth av, n e cor 73d st, one six-story brick apartment house, 45x92, tin roof, iron cornice; cost, \$60,000; owner, Charles H. Bliss, 204 East 72d st; architects, Thom & Wilson; mason, J. Kennedy; carpenter, not selected.

Plan 1009—Fourth av, e s, 45.2 n 73d st, three five-story Connecticut brown stone apartment houses, 19x66, and extension 10x12, tin roof, iron cornice; cost, each, \$15,000; owner, architect and builder, same as last.

Plan 1010—Seventh av, w s, 25 s 54th st, three six-story brick apartment houses, 31.6x86, tin roof, iron cornice; cost, each, \$60,000; owners and builders, McMillan & McBurnie; architects, Thom & Wilson.

Plan 1011—First av, e s, 25 s 113th st, one four-story brick flat, 23.2x68, tin roof, iron cornice; cost, \$9,000; owner and builder, Joseph Murray, 315 East 116th st; architect, J. H. Valentine.

Plan 1012—One Hundred and Twenty-third st, n s, 300 e 8th av, six three-story brown stone dwellings, 16.8x50, tin roof, iron cornice; cost, each, \$10,000; owner, James Gault, 210 West 53d st; architect, J. H. Valentine.

Plan 1013—Bowery, No. 376½, rear, one one-story brick dyeing shop, 13.6x14, tin roof; cost, \$200; owner, W. A. Rees, on premises.

Plan 1014—Pleasant av, s w cor 123d st, one four-story brick tenement, 26x60, and extension, tin roof, iron cornice; cost, \$15,000; owner, J. F. Havanagh, 225 West 42d st; architects, Cleverdon & Putzel.

Plan 1015—Twenty-fifth st, foot of, at North River, Pier 55, one two-story frame and iron sheds for freight, offices, workshops, &c., 80x498, gravel roof, iron cornice; cost, \$60,000; owner, The Atlas S. S. Co., 15 State st; architect, A. Namur; builder, W. F. Morgan.

Plan 1016—Eighty-second st, s s, 55 w Lexington av, one four-story brick and brown stone tenement, 25x80, tin roof, iron cornice; cost, \$20,000; owner, Morris Silberstein, 115 Mercer st; architect, W. F. Burroughs; builders, Thos. Sanderson & Son and J. C. O'Connor.

Plan 1017—Alexander av, n e cor 135th st, five three-story brick dwellings, 20x45, tin roof, iron cornice; cost, each, \$7,500; owner, Mrs. Mary Dugan, 107 Alexander av; architect, John Rogers; builder, Jas. O'Kane.

Plan 1018—Bremer av, e s, 350 n Kemp st, and about in line 165th st, one two and one-half-story frame dwelling, 25 and 20x44, slate and tin roof, wooden cornice; cost, \$4,000; owner, Smith W. Anderson, Arlington, N. J.; architect and builder, J. B. Warren.

Plan 1019—Monroe st, No. 168, one five-story brick factory, 23.4x98.4, tin roof, iron cornice; cost, \$28,000; owners, Brown & Bliss, 169 Canal st; architect, A. Wagner; builder, P. Scheffler.

Plan 1020—Williamsbridge road, w s, abt 450 s Central av junction, one two-story frame dwell-

ing, 25x36, tin roof, wooden cornice; cost, \$3,750; owner, Frederick Schroeder, Woodlawn; architect and carpenter, G. W. Varian; mason, ——— Epuer.

Plan 1021—One Hundred and Fourth st, n s, 150 w Av A, two one-story brick foundry and machine shops, 190x100 and 50, gravel roof, brick cornice; cost, \$7,000 and \$5,000; owner, Francis H. Duclos, New Brunswick, N. J.; architect, G. B. Billerwell; builders, Charles White and C. W. Klappert's Sons.

KINGS COUNTY.

Plan 856—Third st, Nos. 75 and 77, n s, bet Hoyt and Bond sts, one one-story brick factory, 40x45, gravel roof, wooden cornice; cost, \$2,000; owner, Wm. E. Hough, 455 Union st; architect and carpenter, J. Hough; mason, P. R. Kelly.

Plan 857—Broadway, No. 45, s s, bet 2d and 3d sts, one one-story brick saloon, 27x35, tin roof, wooden cornice; cost, \$1,300; owner, Mr. Lowenstein; builders A. Sachs and J. Rueger.

Plan 858—Herkimer st, s s, 40 w Utica av, two two-story brick dwellings, 18x40, gravel roof, wooden cornice; cost, each, \$4,000; owners, Kenyon & Newton, 528 Union st; architect and carpenter, Theo. Pearson; mason, C. Bedell.

Plan 859—Partition st, s s, 200 e Conover st, one four-story brick store and tenement, 30x50, tin roof, wooden cornice; cost, \$8,000; owner, Henry Dohrmann, 134 Partition st; architect and builder, C. M. Detlefsen.

Plan 860—Hamilton av, s e cor Richard st, one one-story brick coal office, 60x40, board roof; cost, \$1,500; owner, Geo. McMahon, Hicks and Sackett sts.

Plan 861—Madison st, s s, midway between Clason and Franklin avs, one two-story brick stable and dwelling, 25x63, tin roof, wooden and brick cornice; cost, \$4,500; owner, A. W. Pollard, 73 Monroe st; architect, W. H. Burhaus.

Plan 862—Monroe st, Nos. 140 and 142, being 145 e Bedford av, two three-story brown stone dwellings, 20x42.5, tin roof, wooden cornice; cost, \$5,500; owner, architect and builder, L. W. Seaman, Jr., De Kalb av and Fort Green pl.

Plan 863—Gates av, s s, 50 e Reid av, one two-story brick dwelling, 25x27, tin roof; cost, \$2,300; owner, Jas. Frame, Gates and Reid avs; builder, S. C. Whitehead.

Plan 864—Huntington st, s s, 120 e Columbia st, one two-story frame dwelling, 20x30, tin roof; cost, \$1,200; owner, John Moser, 115 Huntington st; builder, C. M. Detlefsen.

Plan 865—Third pl, s s, 75 w Smith st, four three-story brick tenements, 15 and 20x45, gravel roof, wooden cornice; cost, total, \$16,500; owner, architect and builder, Wm. Taylor, 83 3d pl.

Plan 866—Penn st, s s, 100 w Harrison av, two two-story Connecticut brown stone dwellings, 20x45, and one-story extension, 9x11, tin roofs, wooden cornices; cost, about, \$4,500 each; owners, John F. Saddington & Bro., 201½ Halsey st; architect, G. W. Casey; builder, T. B. Saddington.

Plan 867—Madison st, n s, 425 e Reid av, seven two-story brick dwellings, 14.4x32, gravel roofs, wooden cornices; cost, each, \$1,800; owner, architect and builder, Wm. Godfrey, 614 Fulton street.

Plan 868—St. Felix st, w s, 83.11 s De Kalb av, one two-story brick stable and dwelling, 20x45, felt and gravel roof, wooden cornice; cost, \$2,200; owner, Mattie J. Burwell, 53 South Oxford st; architect and carpenter, Alfred Halt; mason, E. W. Waters.

Plan 869—Fourth st, s s, 120 w Bond st, one one-story frame storage shed, 40 and 45x70x89, gravel roof; cost, abt \$900; owner, C. S. Buell; architect and builder, Henry Case.

ALTERATIONS NEW YORK CITY.

Plan 1207—Fifty-fifth st, No. 343 W., one-story frame extension, 8x6, tin roof; cost, \$50; owner, M. Mitchell, 343 West 58th st; builder, Wm. H. Luyster.

Plan 1208—Thompson st, No. 67, basement and front alterations, iron work; cost, \$400; owner, Mrs. Cucho, on premises; architect, J. Luhrs.

Plan 1209—Seventeenth st, No. 330 W., two-story frame extension, 11x15.6, interior alterations; cost, —; owner, Frank E. Bean, 334 West 17th st; architect and builder, J. Purdy.

Plan 1210—Third av, No. 1041, one-story brick extension, 21.6x44, tin and glass roof, iron cornice; cost, \$4,500; owner and builder, John D. Crimmins, 1037 3d av; architect, Albert Wagner.

Plan 1211—Thirty-ninth st, No. 36 W., one-story brick extension, 16x39.4, tin roof, iron cornice, slight interior alteration; cost, \$4,300; owner, S. O. Vanderpoel, 144 State st, Albany; architect, H. T. E. Wendell; builders, E. Vreeland and ——— Van Dooren.

Plan 1212—Duane st, No. 141, two-story brick extension, 25x23, tin roof, tin cornice, repair all burned and broken parts; cost, \$7,650; owners, T. and R. Patterson; architect, Chas. Sturtzkober; builders, J. Shmitt and G. A. Sturtzkober.

Plan 1213—St. Ann's av, n e cor 150th st, raised three feet, stone wall beneath, partition set up, chimneys built, &c.; cost, \$750; owner, architect and builder, Frederick Cordes, Washington av and 163d st.

59th st, n s, 358.10 w 1st av, 29x100.5. Thomas Bracken agt John Bracken et al; partition; att'ys, Cozans & Shepard.

FORECLOSURE SUITS.

75th st, n s, 250 w Av A, 47x102.2. Hortense Stikeman agt Quayle W. Hawkes et al; att'y, James Stikeman.

LIS PENDENS, KINGS COUNTY.

Quincy st, n s, 200 w Tompkins av, 75x abt 130.4x abt 80x142.10.

Hamilton av, s w s, 111.10 n w Henry st, 19.9x83.4x 21.7x74.7. Eliza Fitzpatrick agt Sophia J. Sharp-ley et al; att'y, D. W. Northup.

RECORDED LEASES.

NEW YORK. Per year

Bowery, No. 35, five upper floors; Toch Bros. to William Smyer; 10 years, from Jan. 1, 1882; 3 years \$3,000, and 7 years.

N. Y. STATE.

NOTE.—The arrangement of the Conveyances, 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.

MORTGAGES.

Allen, E D—S Lawless, Clinton \$325 Irish, C—H A D Noyes, Poughkeepsie City 1,200

JUDGMENTS.

Barton, M A—T J Sutherland, as admr. 250 Benedict, H A, and J W McDowell, La Grange—Merchants' Nat Bank of Poughkeepsie. 775

ORANGE COUNTY.

MORTGAGES.

Baker, James M—A M Brink, Middletown. \$600 Byrne, James—Mary Nary, Goshen 700 Conklin, Elizabeth—M J Squires, Walden. 600

JUDGMENTS.

Bennett, Abraham—William H Clark, admr. 265 Brink, Abram J—First Nat Bank Middletown. 216 Deyo, Daniel J—Francis G Niver. 34

SCHENECTADY.

CONVEYANCES.

Anthony, W H—Philip Becker, old school house lot, Glenville. \$150 Bradt, Francis, et al—Hester Bradt, Rotterdam. 391

MORTGAGES.

Diment, H D—C Heller, Jay st, 4th Ward. 1,000 Hanrahan, Margaret—W H Ten Eyck et al, 3d Ward. 450

ASSIGNMENTS OF MORTGAGES.

Chalmers, George—G W Veeder. 574 Conde, Thomas K—M E Groot. 2,000 Dedrick, E L—J C Van Vorst. 1,511

CHATTEL MORTGAGES.

Clarke, Wm P, City—C N Gates, one bedroom set, &c. 29

JUDGMENTS.

Chadsey, D M, et al, City—J McMichael. 395 Freeling, Jacob, City—E Walrath et al. 26 Planck, M G, City—William Stoops. 101

ULSTER COUNTY.

MORTGAGES.

Cole, Chas D W—James Oliver, Marletown \$3,300 Cooney, Mary—John McEllure, Wawarsing. 300 McCourt, John—Helen C Fowler, Marlborough. 1,800

JUDGMENTS.

Boice, John P—Romer & Tremper. 213 Carnwright, Cornelia M—Jacob Kreisler. 75 Gillispie, Justina—Margaret Ivey. 389

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing names, addresses, and amounts.

MORTGAGES.

Table of mortgages in Essex County, listing names, addresses, and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County, listing names, addresses, and amounts.

JUDGMENTS.

Table of judgments in Essex County, listing names and amounts.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing names, addresses, and amounts.

Table of conveyances in Hudson County (continued), listing names, addresses, and amounts.

MORTGAGES.

Table of mortgages in Hudson County, listing names, addresses, and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, listing names, addresses, and amounts.

Table of conveyances in Hudson County (continued), listing names, addresses, and amounts.

BILLS OF SALE.

Table of bills of sale in Hudson County, listing names, addresses, and amounts.

JUDGMENTS.

Table of judgments in Hudson County, listing names and amounts.

PASSAIC COUNTY.

MORTGAGES.

Table of mortgages in Passaic County, listing names, addresses, and amounts.

CHATTEL MORTGAGES.

Table of chattel mortgages in Passaic County, listing names, addresses, and amounts.

LUMBER MARKET QUOTATIONS.

Prices current on lumber at Albany, corrected or the week ending October 10, 1881.

The quotations of the yards are as follows:

Table of lumber market quotations, listing various types of lumber and their prices.

MARKET QUOTATIONS.

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

BRICK. Cargo afloat. Pale, Jerseys, Up-Rivers, Haverstraw Pav. 2ds., Haverstraw Bay, 1sts., Favorite brands, Hollow Fire Clay Brick.

FRONTS. Croton and Croton Points—Brown, Dark, Red, Philadelphia, Trenton, Baltimore, Clark's Ottawa White.

FIRE BRICK. Welsh, English, Silica, Lee-Moor, Silica, Dinas, American, No. 1, American, No. 2.

CEMENT. Rosendale, Portland, Saylor's American, Portland (English), Portland Lafarge, Portland K. B. & S., Portland Burham, Portland Dyckerhoff, Lime of Teil, Lime of Teil, Roman, Keene's & Martin's coarse, Keene's & Martin's fine.

DOORS, WINDOWS AND BLINDS. DOORS, RAISED PANELS, TWO SIDES. 2.0 x 6.0, 2.6 x 6.6, 2.6 x 6.8, 2.8 x 6.8.

DOORS, MOULDED. Size, 2.0 x 6.0, 2.0 x 6.6, 2.6 x 6.8, 2.6 x 7.0, 2.6 x 7.0, 2.8 x 6.8, 2.8 x 7.0, 2.10 x 6.10, 3.0 x 7.0.

GLAZED WINDOWS. Dimen- windows, 12 Lights, 8 Lights, 4 Lights.

OUTSIDE BLINDS. Per lineal foot, up to 2.10 wide, up to 3.1 wide, up to 3.4 wide.

INSIDE BLINDS. Per lineal foot, 4 folds, Pine, 4 folds, Ash or Chestnut, 4 folds, Cherry or Butternut, 4 folds, Black Walnut.

HAIR—Duty, free. Cattle, Goat.

Fig American, No. 2, Fig American, Forge, BAR—Common, 1x3/8 to 6x1 flat, 1 1/2 to 6x1/2 and 5-16 flat, 1 1/2 x 3/4 and 5-16 flat, 3/4 round and square, 1/2 and 9-16 round and square.

BAR—Refined— 1x3/8 to 6x1 flat, 1 1/2 to 6x1/2 and 5-16 flat, 1 to 2 round and square, 3/4 to 2 1/2 round and square, 2 to 3 1/4 round and square, 3/8 to 4 round, 4 1/2 to 4 1/2 round, 4 1/2 to 5 round, Rods—5/8 to 1 1/2 round and square, Ovals—Half ovals and half rounds, Rands—1 to 6x7-16 No. 12, Hoop 1/4 to 1 1/2 and up, Horse Shoe—1/2 x 3/8 to 1 1/2 x 3/8, Scroll, Angle iron, Iron, Wrought Beams.

Sheet. Nos. 10 to 16, Nos. 17 to 20, Nos. 21 to 24, Nos. 25 to 26, Nos. 27 to 28.

Galvanized, 14 to 20, 21 to 24, 25 to 26, 27, 28. Patent plished, Rails American steel, Rails American iron.

LABOR. Ordinary, per day, Masons, Plasterers, Carpenters, Plumbers, Painters, Stone-setters.

LATH—Cargo rate. LIME. Rockland, common, Rockland, finishing, State, common, cargo rate, State, finishing, Ground.

LUMBER. Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts, and on the other for extra selections.

PAINTS AND OILS. Chalk block, Chalk in bbls, China clay, Whiting, gliders, &c., Whiting, common, Paris white, Eng., Paris white, American, Lead, white, American, dry, Lead, white, American, in oil pure, Lead, English, R. B. in oil, Lead, red, American, Litharge, American.

Litharge, English, Ochre, French, dry, Venetian red, American, Venetian red, English, Tuscan red, English, Turkey red, English, Indian red, English, Vermilion, Am. Lead, Vermilion, English, Carmine, American, No. 40, Chrome yellow, in oil, Orange Mineral, Paris green, Sienna, raw (American), Sienna, Italian lump, Sienna, Italian powdered, Umber, American raw & powd'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.

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

SLATE. Delivered at New York. Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City).

SOLDERS. Half and half, Extra, No. 1.

STONE—Cargo rates, delivered at New York. Amherst freestone, in rough, Amherst do do No. 1, Amherst No. 1 light drab, Berlin freestone, Berea freestone, in rough, Brown stone, Portland, Ct., Brown stone, Bel., Granite, rough, Canaan marble, Carlisle (Corhill) Scotch, per ft., Dorchester, N. B., stone, rough, Bay of Fundy, Wood Point, brown, Mary's, olive.

NATIVE STONE. Common building stone, Base stone, 2 1/2 ft. in length, Base stone 3ft. in length, Base stone, 3 1/2 ft. in length, Base stone, 4ft. in length, Base stone, 4 1/2 ft. in length, Base stone, 5ft. in length, Base stone 6ft. in length.

TIN PLATES.—Duty, 1 1/2-10c. I. C. charcoal, 10 x 14, I. C. coke 10 x 14, I. X. charcoal, 10 x 14, I. C. charcoal, 14 x 20, I. X. charcoal, 14 x 20, I. C. coke, 14 x 20, I. C. coke, terne, 14 x 20, I. C. charcoal, terne, 14 x 20.

ZINC, Duty, sheet, open.

TELFER & DEWHURST, PLAIN & ORNAMENTAL PLASTERERS, Jobbing attended to. SHOP 160 W. 49 ST.

J. S. PECK & SON, Masons' Building Materials. Foot of 30th Street, North River, Foot of Spring Street, North River, Foot of 47th and 48th Streets, East River, Foot of 74th Street, East River.

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