REAL ESTATE RECORD
AND BUILDERS' GUIDE.

Vol. XXVIII.
NEW YORK, SATURDAY, DECEMBER 31, 1881.
No. 720

Published Weekly by The
REAL ESTATE RECORD ASSOCIATION
TERMS:
ONE YEAR, in advance · · · · · · · $6.00
Communications should be addressed to
J. T. LINDSEY, Business Manager.

RETROSPECT.
In looking back over the course of prices for the past year, there has been nothing discouraging to the legitimate dealers in real estate. There has been no extraordinary advance, but property in every part of the city has been freely sold, and scarcely any losses can be recorded against those who bought wisely. It was supposed that the great rise in the stock market during the fall and winter of 1880 and 1881, would lead to an excited real estate market during the spring of the latter year; but such did not prove to be the case. At no time during the year was there any evidence of a general speculative movement. Property has been very firmly held in the business and fashionable quarters of the city. If there has been any disappointment, it has been in the lack of interest in West Side property, especially on the Riverside Drive and the streets adjacent.

The past year has been distinguished by a very great building movement. The Nineteenth and Twelfth Wards have increased, of course, more largely than any others. The new building has followed the line of the backbone of the island, that is, up Lexington, Madison and Fourth avenues. A notable building movement is that which has sprung up on the flat grounds above One Hundred and Twenty-fifth street. It is evident that the building activity for the coming year will be largely in that direction, and that the time cannot be far distant when all the low lying ground north of the Central Park up to the Harlem River, will be covered with houses.

One of the special features of the building of the past year has been the construction of immense buildings for offices on the lower part of the island and of great apartments and flats on the central zone of the city. The use of the elevator is changing the architecture of New York. While less space is being taken up, buildings of greater height are everywhere in course of erection. This change in our method of house construction bids fair to make New York in the course of time the most densely populated city in the world, that is to say, it will have the greatest number of inhabitants to the square mile. There seems to be no end to the demand for suites of rooms. Apartment houses cannot be erected in sufficient numbers to supply the demand.

It may be expected that as many houses will be erected this year as last, and we are not as many with dwelling houses. As a matter of fact there were rather more erected than could be sold at a profit. The city was not overbuilt, for every new edifice was in eager demand by those who bought wisely. The population of the city is growing rapidly, and the coming spring we may confidently see a handsome advance in rentals. But the surplus houses left unsold will serve to check new enterprises in the way of edifices costing from $25,000 to $40,000.

The insurance companies, savings banks and private capitalists are disposed to be liberal with speculative builders. There is no difficulty in getting money, and a good deal of it, on houses. Indeed, it is suspected that the mortgages given by builders represent the cost of the lot and all the expense of building the house, and the great money lenders are justified in this liberality, for nothing can be surer than mortgages upon real estate in New York city.

One of the features of this year's real estate market was the great sale of Brooklyn lots near Prospect Park. The prices were so good and the biddings so spirited, that it shows that the completion of the bridge and rapid transit facilities will soon develop an active market on the other side of the East River. The great popularity of Coney Island, Rockaway and Long Beach, will necessarily direct attention to Brooklyn and Long Island property.

One of the surprises of the year has been the great development of the retail traffic in Fourteenth and Twenty-third streets. Fourteenth street, between Broadway and Sixth avenue, began to drift into the retail trade soon after the establishment of Macy's, but it is only during the last two years that the full value of that location for a good retail business has been realized. When Twenty-third street has been no less unexpected. When Stern Brothers opened their fine store two years ago, it seemed like a dangerous experiment, but the subsequent history of the street justifies their enterprise. It is undoubtedly one of the great moves of Booth's Theatre to be converted in a great store, and when that is accomplished, Twenty-third street will be a rival to Fourteenth street. Capitalists who bought depot property below Thirty-fourth street, with a view to its conversion into fine stores, have been disappointed in a measure, for the change has not come there, but has lagged behind and developed itself in Twenty-third street. It is not impossible that all of Twenty-third street, west of Broadway, may in time be turned into retail stores, and be to the West Side what Grand street is to the East Side. Every street which leads to a ferry is destined to grow in importance with the development of the passenger traffic on the ferries and steamers on the north lines. The growth of the traffic on ferries has its effect upon retail stores, and it is a matter that should be carefully studied by real estate investors.

Another significant development is the increase in value upon all avenue property upon which the elevated roads run. Sixth and Third avenues have both been greatly benefited by the concentration of travel brought about by the elevated road system. While the elevated tracks and the rattle of the cars would naturally injury a residence street, the experience has been that the question of the elevated roads add to the value of property devoted to business and the retail trade.

Notwithstanding the popularity of the elevated road system, our street car system holds its own. The price of horse car stocks has risen from the increase of business. The elevated road figures will soon show how great has been the increase of travel within the past year. Taken altogether, the retrospect for the past year must be a satisfactory one to all real estate dealers who have exercised sound judgment.

WALL STREET.

The year closes upon what looks like a reasonably strong stock market, but it is difficult to say whether this is due to manipulation, the covering of shorts or legitimate buying. One of the rumors afloat is that DJ O. Mille, James R. Keene and Henry Villardi have formed a syndicate to put the market up several points. Keene is said to have boasted that he followed Gould down when the latter was a bull, and that he proposed to follow him up, now that the latter is a bear.

One of the rumors of the week is that W. H. Vanderbilt intends to retire from the management of the various railroads with which his name has been identified in the past. It is further stated that he will be succeeded by Cornelius Vanderbilt, his son. Should this prove true it will at once restore the reputation of the Vanderbilt name. Cornelius is known to be the ablest as well as the most prudent of all the living Vanderbilt family. The report is, however, doubtful. Few men like to give up great power once wielded. Should Wm. H. Vanderbilt "throw up the sponge" he would leave the financial world under a cloud. The investing public agree in denouncing his recent career unmercifully. They say he has deliberately wrecked valuable railway properties and has caused a loss to innocent investors of millions of dollars. On the other hand, the merchants and manufacturers of New York City can have no cause of complaint with the recent management of Central and its allied roads. Bad as the railway war may have been for shareholders, it has been a good thing for the merchants and the business of the metropolis.

The past year has been one of violent fluctuations in Wall street, probably the most extreme known in its history. The promise of the coming year is that there will be less extreme movements but the general trend will be upward. It is not impossible that all the extreme known in its history. The promise of the coming year is that there will be less extreme movements but the general trend will be upward. It is not impossible that all the extremes known in its history. The promise of the coming year is that there will be less extreme movements but the general trend will be upward. It is not impossible that all the extremes
those who can read the future agree in believing that two years cannot pass by without great speculative activity showing itself in real property.

THE NEW YORK HOUSE OF THE FUTURE.

Visitors to London and Paris must have noticed dwellings on the outskirts of these large cities, which are practically not accessible from any public road or street and accessible only by lanes or little side roads. Sometimes several houses are in the midst of gardens, and all surrounded by high walls; then, again, the backs of the houses are toward the street, the front being open to gardens on the other side. The object in every case is to secure privacy and get rid of tramps, and to live in a quiet and secluded way.

So far, land has been too valuable to do this in New York. All our houses front directly upon the streets or avenues. By doing this we economize space, but residences in the city lack variety because of this uniformity in the way of building. Mr. Henry Villard, President of the Oregon Navigation Company, is credited with intending to take a new departure in this respect. He is the owner of an unimproved block on Madison avenue. Upon this block it is reported, he proposes to build several houses, but they will not be directly on the avenue, but they will be placed among the lawns and walls, so as not to front directly upon the roadway. In the centre of the block, on Madison avenue, is to be a fine fountain, one of the ornaments of the city. Mr. Villard’s own house will be on one corner, and another upon the other corner, but neither of them directly upon the avenue. Mr. Villard is of German extraction. He is a highly cultured gentleman, and commencement life in America as a newspaper correspondent. By his ability and occupational talent he has secured an immense fortune, and his choice of a residence shows taste as well as originality. There ought to be many such groups of houses built on the northwest side of this island, as well as in the annexed districts, in getting along the Central Park in the Twenty-fifth Ward, there are many blocks of land eighteen and twenty acres in extent, which would be very attractive if houses were built on lots from one to three acres, the whole block to be treated as one parcel, and laid out in accordance with the best canons of landscape gardening.

People of means could not do better than attempt an enterprise of this kind, for the time must come when the passion for living in flats will abate, and people will sigh for the solid, quiet, roofed houses near the city, but surrounded by rural sights and scenes.

Iron shutters may protect against burglary, but the crimson window frame is a fire originating outside of the building; but they are nuisance when the fire originates within the building. This is shown by the experience of the firemen in the Street fire on Christmas eve. In the bonded warehouse the fire spread and the roads laid out by the Central Park in the Twenty-fourth Ward, there are many blocks of land eighteen and twenty acres in extent, which would be very attractive if houses were built on lots from one to three acres, the whole block to be treated as one parcel, and laid out in accordance with the best canons of landscape gardening.

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formed a company with 150,000 shares. They opened subscription books, and, as a great favor, sold $30,000 of the stock at par, with a 10% paid out. The $8,000 shares remaining were divided among the officers. The original subscription books were later sold, and Judge Van Voorhees agrees with the officers. The title of ownership will not make quite as much money as they thought.

Before we are through with this mining business, there will be a great deal of litigation. The law affecting these matters is very severe, and severe in proportion to the amount of mining schemes, which will force some change in the laws affecting mining companies.

NEW BUILDINGS IN BROOKLYN.

The returns from the Building Department of Brooklyn, as carried up to December 29th by Mr. Henry Campbell, show that the number of buildings begun has increased very greatly under the organization of the department. When the totals for the entire year are ascertainable we shall publish comparative lists, but at present we find a number of buildings erected were 1,957, of which 1,230 were frame and 727 were frame. The estimated cost of all is $6,092,07. Classified, it is shown that 885 were for four-story buildings, seven factories, seventy-five stores, and a considerable number of tenement buildings, including the massive one of Mr. Laws on Court street. Among the buildings of the tenement class the one built at 406 Fourth avenue, on Clinton street, from Atlantic to State street, for a first-class apartment house, is the most prominent and costly, being worth with the land well on to half a million dollars.

The West Side Association have added a new building to their already huge sugar refineries, and the Brooklyn Bank building has been reconstructed at a cost of $80,000.

In the lecture is given a synopsis of the New Zealand technical industries, that the French Government is about to open a similar museum, just outside of the northern part of Paris. It is to be called the Cloud, and, indeed, is a reconstruction of the famous Cloud palace of that name. The building is to be mainly of glass, and will contain a series of rooms or halls showing all departments of French art, including woolen fabrics, jewelry and other objects classified according to the periods to which belong, confined to goods of French origin. A novel feature will be the sales of various sorts, in the esplanades in front of all the celebrated castanets and cymbals of the world. It is hoped to have this building closed after the closing summer, for this ought to have its Crystals Palace, for in no city is there greater need of popular art education.

Many large contracts would have been closed during the past ninety days but for the stiffness of prices. Builders and suppliers will not sell at all prices if they could have been induced to do so; but, on the other hand, buyers would have had more competition, and would not have stopped work. For holiday purchases, holders of the same property were held by right of a possession so doubtless that the auction would have been active—a consumption devotedly to be wished for.

The New Zealand Act. This promises to be a novelty, as it is a Surrogate Court sale, and the title will be given by William Kennelly, freeholder. The property is in Cedar street and Maiden lane. On January 31, 1882, there will be a partition sale of property on the north side of Fifty-sixth street, 100 east of Second avenue, to the Ethical Culture Society, for $25,000. The row of flats already commenced on the north side of One Hundred and Thirty-seventh street, 125 east of Second avenue, will be completed at once by private parties who have made settlements to satisfy the money lenders. There are some suits under way, but a large number that have been begun have been discontinued, the defendants paying up or the buildings being used as security. For those who have the money there is plenty of unimproved property, but for the next few years the sellers will have something to say as to the price for which their property shall be disposed of. It is undoubtedly the destiny of the business portion of New York to be rebuilt in a great part during the coming fifteen years, and while the market has favored the buyers, but for the next few years the sellers will have something to say as to the price for which their property shall be disposed of. It is undoubtedly the destiny of the business portion of New York to be rebuilt in a great part during the coming fifteen years.
the north side of One Hundred and Thirty-third street, 200 feet east of Seventh avenue, for $9,200 each.

Mr. William Pickhardt has purchased the Paisley property, formerly the residence of Henry Hackett, four

Mr. Henry Haverman has purchased the two lots on the north side of Sixty-eighth street, 125 feet west of Madison avenue, for $7,500. It is the intention of Mr. Haverman to open a garden for his new mansion now being erected on the northwest corner of Madison avenue and Sixty-eighth street.

Leopold & Friedman have sold the ground on the north side of Eighty-sixth street, 125 east of Fourteenth avenue, 140x100, purchased by them at auction, on Thursday.

Mr. F. K. Gray has sold the tenement house No. 320 and 322 West Twenty-seventh street, to Mr. M. Stewart, for $9,000.

Among the rumors current on Pine street yesterday was one that a sale of 100 on Eighth avenue, west of Central Park, had been sold, and another that a large piece of house property, east of Broad-

Mr. F. S. Smith has sold the lot, 35th St. No. 306 E., s s, 25x98 9, four-story brick building.

The following are the sales at the Exchange Sales-room for the week ending December 30th:

- $6,000
- $5,000
- $4,000
- $3,000
- $2,500
- $2,000
- $1,500
- $1,000
- $500
- $250
- $200
- $150
- $100
- $50
- $25
- $20
- $15
- $10
- $5
- $4
- $3
- $2
- $1
- $0.50
- $0.25
- $0.20
- $0.15
- $0.10
- $0.05
- $0.02
- $0.01
- $0.00

**EBROOKLYN, N. Y.**

In the city of Brooklyn Messrs. T. A. Kerrigan and R. V. Harnett have made the following sales for the week ending December 30th:

- $20,000
- $15,000
- $10,000
- $7,500
- $5,000
- $3,000
- $2,000
- $1,500
- $1,000
- $500
- $250
- $200
- $150
- $100
- $50
- $25
- $20
- $15
- $10
- $5
- $4
- $3
- $2
- $1
- $0.50
- $0.25
- $0.20
- $0.15
- $0.10
- $0.05
- $0.02
- $0.01
- $0.00

**BUILDING MATERIAL.**

**BRICKS.**—Secretly anything of interest has trans­

The prospects for high prices for lumber next year have not been entirely abandoned, though the price of

If actual sales is a criterion from which to judge of the market, undoubtedly it is tracable. There is nothing like a fall in price, for, generally, it is gen­

The New England Band Trimming Manufacturers

The New England Bunt Trimming Manufacturers

The prospects for high prices for lumber next year have quite vanished, at least among the operators in the

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**BAY CITY, Mich.**

December 31, 1881

The Real Estate Record
The arrival by lake since our last report have con­siderable volume of sawn timber ready to be shipped. The wood trade at St. Louis is on the increase, and the condition at Toledo, where sales have been so generally active, is becoming much broken, and inquiry for special sorts is with difficulty selected to fill orders. St. Louis an advance has been made on dimension 203,667,000 feet; this year 40,000,000 is the stock—a limit that the open winter will certainly tend to hinder the usual crop being gathered, will make it impossible that an enormous surplus will be banked, as such wood would not move under the stimulus of the instable demand for lumber.

The timber trade at Quebec is considered to be in a good state, but is not so prosperous as in the preceding year. There is a large stock of Washington and American walnut, and there are 40,000,000 feet of deal, 11,552,560 feet of pines, 104,370 feet of tamarac, 92,880 feet of tamarack, and 28,815 feet of cedars. The Toronto Globe, has the following on the lumber trade. Nothing particularly noteworthy has occurred in the lumber trade. The receipt of lumber, in fact, is much the same as it is in summer, with lake carrying it to market. The higher grades of lumber are fast disappearing from the market, and inquiry for special sorts is with difficulty selected to fill orders.

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Madison st, No. 325, n, s, governor of certain 3-story brick dwell'g. John Callahan to Mary Ahern. Dec. 30, 1881.

45th st, No. 450, s, 135 e 10th av, 25x100.4, four-story brick store and tenement.

45th st, No. 446, s, 150 e 10th av, 35x100.4, four-story stone front and three-story brick tenement in rear.

Jacob Knies to John H. Boesem糠cker. December 31, 1881.

Same property, with engine in cellar, boiler and three-story brick tenement in rear.

Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.

49th st, No. 49 E., s, 86 e Madison av, 21.6x100.5, four-story stone front dwell'g.


Also property in Brooklyn.

Amanda W. wife of John Abendroth. December 16, 1881.

Mort. $5,000. December 17, 1881.

Maria J. Garcia Blanco de Lastres, wife of Joaquin C. to Isaac Rodenburg. December 33, 1881.

Mort. $13,000. December 28, 1881.

Amanda W. wife of John Abendroth. December 16, 1881.

Mort. $11,500. December 29, 1881.


25x106.2x25x106.1, three-story brick dweU'g, and five-sto ry brick store and three-sto ry brick tenement. John B. Hendrickson, Caroline wife of Theodore E. Studley, Cornelia and Emilia B. Hendrickson to Jennet Smith. December 29, 1881.

45th st, No. 546, s, 570 w 10th av, runs south 100.5 x west 30 x north 62 south-east 100 x north 98.9 to beginning, two-story stone frame dwell'g in rear.

Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.

46th st, No. 606 and 608, s, 450 e 6th av, 25x100.4, four-story stone front dwell'g.

Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.

45th st, No. 626, s, 100 e 10th av, 25x100.4, four-story stone front dwell'g.

Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.

46th st, No. 606 and 608, s, 450 e 6th av, 25x100.4, four-story stone front dwell'g.

Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.

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Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.

46th st, No. 606 and 608, s, 450 e 6th av, 25x100.4, four-story stone front dwell'g.

Robert Ault to Winifred wife of Martin Lynch. December 14, 1881.
December 31, 1881

**THE REAL ESTATE RECORD.**

1213


139.2d st, s, 300 w 9th st, 64.8x102.3, five-story frame dwell'g. Julia A. and Augustus V. C. Stebbins to Theodorus B. Myers. Nov. 5.

140.3rd st, interior lot, 102.2 s 35d st and 300 w 9th st, 15.5 x south 51.7 x southeast 64.1 x north 36.9, and 15.5 x north 31.7 x east 64.1 x south 36.9, and Augustus V. C. Stebbins to George D. F. Stebbins. Nov. 5.

141.4th st, No. 139, n, 200 w 3d av, 30 x 100, three-story frame dwell'g. Robert M. M. and Isabella Baker. Mort. $35,000. Dec. 25.

142.5th st, n, 195.6 w 3d av, 35x100.8, vacant. Edward W. and F. Roberts. Mort. $7,000. April 23.

143.6th st, n, 180 w 3d av, 35x100.8, portion of 5th av south 150. w 3d av, 150 x 199.8, vacant. Simon W. Archer, Northfield, S. L., to Susan A. Borden. Jersey City. Dec. 35. 5,000.

144.7th st, n, 150 w 3d av, 30x100.8, vacant. William C. Browning, exr. and trustee of G. W. Montgomery, guard., to same. Dec. 35.


146.9th st, No. 105, n, s 47 4th av, 30x74, four-story brick tenem't. Elizabeth G. and Fr. R. L. Goodwin. Mort. $8,100. Dec. 15.


149.12th st, w, 286.8 e 1st av, 33.4x140.10, two-story frame dwell'g. John B. Swasey to Joseph K. M. Moynihan. Mort. $9,000. taxe's 1881. Dec. 22. 12,500.


151.14th st, e, n 94 21st st, 16.8 x 100,11, four-story frame dwell'g.氏. of Jacob Jenny to Frank Goldstein. Mort. $10,000. Dec. 27.


154.17th st, n, 29 3d av, 55 X east 42 x north 55 to 24th st, x east 75 to Sth av, x north 113.4, x east 89.2, four-story frame dwell'g, and three-story frame stable in rear. Mary E. McCabe to Wm. B. Bishop. Mort. $61,000. Nov. 1, 1881.

155.18th st, n, s 68 3d av, 50 x 100.8, vacant. Richard P. Louniberry to David Paton. Dec. 34.


156.19th st, e 101, e 9th st, 50x100.8, four-story frame dwell'g. Frances I. Sage, to same. Jan. 3, 1880.


159.22nd st, n, 116 2d av, 55 x east 42 x north 55 to 24th st, x west 89.2, two-story frame dwell'g and two-story tenem'ts. Simon H. Freeman to Julius G. Thayer. Mort. $6,000. Dec. 26.


167.30th st, e 57th st, 20.8x64.6, Edward P. and F. Roberts. Mort. $2,000. Dec. 30.


171.34th st, n, 109 109th st, 100.10x105, four-story brick tenem't. Simon H. Freeman to Wm. C. Browning, exr. and trustee of R. C. Sage, dec'd. Dec. 28. 16,000.

172.35th st, n, 168-172 4th av, 16.5 x west 89.2, four-story frame dwell'g, and tenem'ts. No. 197 4th av, four-story brick store and tenem't. William H. Scott to Ellen Sweeney. Mort. $6,500. Dec. 23.

December 31, 1881
THE REAL ESTATE RECORD.

Bedford av, easterly cor Howes st, 60x100.
Samuel S. Partridge, of Phelps, Ontario Co., Ont., to J. B. Chad-
O'Brien, 7,000.

Carl, av, n 217.10 a Myers, h 14x100, h &
L. Francis J. Raymond to Mans, 1,500.


De K. av, 7.50 a, to Mary Thomas, widow, to Julia De Costa.

Franklin av, s 40 6 Putnam av, 39x200, h &
Mary A. wife of George W. Goodrich, Min-
nesota, to Myrrena W. Ormsby, 1,250.

Gelston av, s 150 n Lexington av, 590x100.
J. De Kock, 2,500.

To Sarah wife of William R. Thiel, 105.

Golder av, 189.8 n 101st st, 25x100, h &
Lexington av, 313.5x313.

Einz Baldwin, exx. J. O. Reaves, to Frederick
Endorf, 1,000.

Lee av, s cor Gwinnett st, 46.3x170.7x27.3.
John C. Cross and
Sherlock Austin to Robert B. Ferguson, 500.

Gelston av, nws, 150 n e Lexington av, 50x
Park av, interior strip, 25 n Park av and 79.6 e
Vanderbilt av, e s, 50 n Butler st, 25x100.

The Underhill av, s w cor Butler st, 25x100.

Schenck av, e s, 175 s Broadway, 25x100.

New Wyckoff av, n e s, 50 n w Starr st, 25x95.4x25x
Washington av, w s, 176.3 s Lafayette av, 35x
Underhill av, w s, 100 s Butler st, 25x128.6x
Atlantic av, s s, 55 w 3d av, 30x40, h&l.

\( \text{Wylie to Irving Burdick. Taxes 1881. 4,500} \)

IS. Y., exr. T. M. Partridge, to Patrick F.

3d, Julia wife of Frederick Schwartje and
Lizzie Hartmann and Julia wife of Fred-

Perth, L. I., to Benjamin B. McClane.

1,250

MORTGAGES.

NOTE.—The arrangement of this list is as follows:
The first name is that of the mortgagee, the next that of the mortgagor. The description of the property then follows, and then the date and the time for which it was given. The general description of the property, when the mortgage was

The City of Brooklyn to Julia D. wife of
John W. Mason, 1,050.

The City of Brooklyn to J. H. Duryea, 7,075.

Underhill av, w 55 a Butler st, 75x100.
Underhill av, w 85 a Butler st, 75x78.6x75x108.
Underhill av, w 81 a Part pl, 50x100.

Washington av, e 100 a 62d st, 100x100.

Washington av, w 176.3 a Lafayette av, 20x
211.1 to Waverly av, h & Abraham M.

C. Michael, 20x100.

Wyckoff av, n 50 a Starr st, 25x40.6x25x
25x100.

Same property. Daniel Sullivan to Johanna
wife of John M. O'Brien, 6,400.

Washington av, e 390.1 a Park av, 20x100.

Worcester.

Thos. M. Riley to Jacob and Magda-

The City of Brooklyn to Julia D. wife of
John W. Mason, 1,050.

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Underhill av, w 85 a Butler st, 75x78.6x75x108.
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25x100.

Same property. Daniel Sullivan to Johanna
wife of John M. O'Brien, 6,400.
December 31, 1881

THE REAL ESTATE RECORD.

To land now or formerly of R. H. Kimball, Farmingdale, 5 acres north 38 1/2 x east 333 2/3 x south 200 x west 400. Dec. 27, 1 year, 5 per cent. 2,000

DeRose, Mary A., wife of Gilbert, to Alice Monjo, Catharine J., wife of Louis, Jr., to Alice Monjo, Catharine J., wife of Louis, Jr., to

Jackson, Cornelia B., wife of Theodore F., to

Ferguson, Robert B., to Marvin Cross and

Nichols, George, to Thomas Clarkson. Wil­

Kennedy, William, to City of Brooklyn. Un­

Faulkner, John, to John Englis, Sr. Dupont

Fougera, C. Edmond, to New York Life Ins.

Farrell, Richard, to Abraham W. Martin.

Same to same. Underhill av. P. M. Nov.

Same to same. Hooper st, s s, 20'20.6 w Lee av,

Galliers, Charlotte M., to Caroline widow of

Woodruff, dec'd. Dean st, n s, 25 w Oth av,

Drake, Margaret, widow. to George H. Roberts.

Schafer, Jacob. to The Williamsburg Savings

Bank. Union av, e s, 75 a Scholes st, 32x100.

November 14, 1 year.

Schoonmaker, Margaret, widow of Jacob, to

Liedman's Bone. South 4th st, n s, 100 x 200.

November 8, 19x110x6.2x10x12.10x100. December 23, 1 year.

Seward, Gurvan M., widow of John E., to City of

Brooklyn. Butler pl. P.M. 17, 10 x 50.

Same to same. Butler pl. P.M. 17, 10 x 50.

Tynan, James, New Utrecht, to John L. Best, in­

install. 2,500

The Bushwick Railroad Co. to The Brooklyn

Twp. Co., for the benefit of the dividends,

greats. & Secures bonds, 20 years, 3 per cent.

Teets, Margaret A., gravesend. to Robert Alvin

Penfield, Frederick, to Margaret Hendrickson.

Walker, Josephine, to Robert H. Goff. Atlan­

tic st., to S. Schwartz. 250

Simonis, Iwan, to Henry W. T. Mall, guar­

ier. 2,000

Squires, George W., to C. L. F. Fiske. 7,000

Sheepshead Bay road, Voorhees

Jail. 1, 1882. 400,000

Barnes, Frank, to John W. Bracken. 3,000

Squires, George W., to C. L. F. Fiske. 7,000

Sheepshead Bay road, Voorhees

Jail. 1, 1882. 400,000

Barnes, Frank, to John W. Bracken. 3,000

Tompkinsville, H. S. & A. E. S.:

Cleaver, A. E., to Ada Ford. 1,750

Wollensak, Mary A., wife of Frank A., to Wil­

Weed, Thomas, to Germany Savings Bank.

Kerr, Thomas B., exr. &c., J. Kerr, to

Gardiner, Thomas, to Thomas Z. A. Cenno.

Kernan, B. 820 E. 29th....A. Finck & Son. 400

Hamm, Anton and Anna. 323 6th st... 238

Kirk, Elizabeth. to Sarah Biirr. 9^883

Kalkmaun & Voltiner. 113 Bleecker

New York. 12th st. to 42nd st., incl., Renewal Mortgage.

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Kirk, Elizabeth. to Sarah Biirr. 9^883

Kalkmaun & Voltiner. 113 Bleecker

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JUDGMENTS.

In these lists of judgments the names are alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment debts, and (W) remedies,清净. Judgments entered during the week and satisfied before date of publication are printed in this column, in list of Satisfied Judgments.

NEW YORK CITY.

December 31, 1881.

BILLS OF SALE.

Collins, William, to Sophia Collins, his wife, and Daniel Van Wicklen, 343 Flushing ave., and Caleb Green, 315 Cumberland st., $500.

Conrady, John P., to Michael Williams and Peter Schaff, Saloon Furniture, $700.

Ziegler, Frederick, to Edward.a 30 Elder st., $50.

In these lists of judgments the names are alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment debts, and (W) remedies,清净. Judgments entered during the week and satisfied before date of publication are printed in this column, in list of Satisfied Judgments.

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Ziegler, Frederick, to Edward.a 30 Elder st., $50.
BUIILDINGS PROJECTED.

NEW YORK CITY.

Plan 104—Treesh, av. s, 97 240 ft, four-story brown stone tenements, 35.0 x 11.7, tin roof, gravel roof, 400 ft. front. E. T. Hiscox, architect; builders, H. M. Hungerford & Co.

Plan 105—Washingntn av, w, 310 116th st, one-story frame tenement, 40x30, flat, gravel roof; cost, $2,000; owner, Algernon M. Brice.

Plan 125—One Hundred and Ninetieth st, No. 307, two-story frame tenement, 25x40, tin roof, iron cornice; cost, $1,000; owner, Mrs. Louise idae of Wm. F. Niemeyer.

KINGS COUNTY.

Dec. 34 to 35—inclosure.

Gates av, s, 100 W. Lewis av, 175x100. C. F. H. Lord, owner, and Joseph E. Vandewater, (Dec. 30, 1881) 1,075 00

Willinghjby av, s, 100 West Lewis av, 230x90. C. F. H. Lord, agent, Geo. Balsam, builder, and Joseph E. Vandewater. (Dec. 30, 1881) 1,075 00

McAvoiav, s, 320 W. Red field av, 125x90. G. F. Lord, & Co., agent, Geo. Balsam, builder, and Joseph E. Vandewater. (Dec. 30, 1881) 1,075 00

Norton st, w, 120 100th st, 23x80. Wm. J. Shannon agent, Wm. Northridge, buildor, S. W. Macavoy, owner. (Dec. 29, 1881) 375 00

Grand av, nos. 431 and 432. Geo. H. Ritch agent, Geo. Ely and Mary E. Chichester, owners, and Peter Hare. (July, 1881) 1,725 00

Flashman st, w, 110 74th st, 21x86. Cor. Garcez av, Heinrich Slabchopf & Bro, agent and builder, J. C. Stichburger. (Aug. 18, 1881) 1,075 00

NOTES AND TITERS.

There has been considerable inquiry for Eighth avenue property, west of Central Park, within the last 10 days, questions occasioned by the proposed change in the name of that portion of the avenue to Central Park West.

Manhattan reality is said to be looking up. Plans are being prepared for the enlargement of the Clarendon Hotel at Barago.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed by assignees for two weeks ending December 30:

<table>
<thead>
<tr>
<th>Name</th>
<th>Liabilities</th>
<th>Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bennett, Raymond</td>
<td>30,052</td>
<td>10,000</td>
</tr>
<tr>
<td>Bliss, Emlena M.</td>
<td>19,799</td>
<td>5,713</td>
</tr>
<tr>
<td>Dierks, John H.</td>
<td>2,168</td>
<td>1,000</td>
</tr>
<tr>
<td>Duggan, John Philip</td>
<td>3,069</td>
<td>1,560</td>
</tr>
<tr>
<td>Hawkes, Quayle W.</td>
<td>10,084</td>
<td>1,000</td>
</tr>
<tr>
<td>Jones, J. &amp; Co.</td>
<td>17,644</td>
<td>5,000</td>
</tr>
<tr>
<td>Miller, Usher &amp; Milne</td>
<td>1,924</td>
<td>1,000</td>
</tr>
<tr>
<td>Nixom &amp; Haines</td>
<td>37,983</td>
<td>2,000</td>
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<tr>
<td>Robbins, Joseph</td>
<td>43,264</td>
<td>1,000</td>
</tr>
<tr>
<td>Rosenberg, Joseph</td>
<td>3,847</td>
<td>100</td>
</tr>
<tr>
<td>Schenck, John</td>
<td>1,654</td>
<td>1,000</td>
</tr>
<tr>
<td>Starch, Marcus</td>
<td>1,067</td>
<td>500</td>
</tr>
<tr>
<td>Swem, Samuel</td>
<td>8,211</td>
<td>1,500</td>
</tr>
</tbody>
</table>

X. N. ASSIGNMENTS—EXEMPTION CREDITEES.

Name | Liabilities | Assets |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bennett, Henry</td>
<td>12,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Deard, Mr. &amp; Co.</td>
<td>30,066</td>
<td>5,000</td>
</tr>
<tr>
<td>Dierks, John H.</td>
<td>1,000</td>
<td>500</td>
</tr>
<tr>
<td>Duggan, John Philip</td>
<td>1,000</td>
<td>500</td>
</tr>
<tr>
<td>Hawkes, Quayle W.</td>
<td>1,000</td>
<td>500</td>
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<td>500</td>
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<tr>
<td>Swem, Samuel</td>
<td>1,000</td>
<td>500</td>
</tr>
<tr>
<td>Taylor, Walter A.</td>
<td>1,000</td>
<td>500</td>
</tr>
</tbody>
</table>

KINGS COUNTY.

GENERAL ASSIGNMENTS.

Barrow, Charles | 10,000 | 1,500 |
| Perry, Francis L. | 10,000 | 1,500 |
| Lombard, Charles H. | 10,000 | 1,500 |
| Van Horn, Walter | 10,000 | 1,500 |

THE REAL ESTATE RECORD

December 31, 1881
NEW YORK, December 27, 1881.

REGULATING, PAVING, ETC.

Advertised legal sales.

New York City.

REGULATING, PAVING, ETC.

ACTING RESOLUTION. [Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. t Indicates that the resolution has passed and been sent to the Mayor for approval.]

New York, December 27, 1881.

REGULATING, PAVING, ETC.

LIENS PENDENT, NEW YORK CITY.

MISCELLANEOUS SUITS.

LIS PENDENT, NEW YORK CITY.

REGULATING, PAVING, ETC.

The Real Estate Record.

December 31, 1881.

MORTGAGES.

N. Y. STATE.

DUETSCH COUNTY.

DECEMBER 31, 1881.

MORTGAGES.

DUETSCH COUNTY.

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DECEMBER 31, 1881.

MORTGAGES.