

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

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Elsewhere will be found the full text of the building law, passed by the last legislature, and just signed by the Governor. This enactment is of vital interest to builders and architects as well as to all who own or expect to erect structures in this State. As its text should be known to every one in the building trade, we propose to issue a pamphlet containing the law in full. It will be sent to any address for ten cents. Apply to REAL ESTATE RECORD office, 137 Broadway, Room 23½.

The Irish land reform bill, which has just passed through Parliament, is a measure which would never be tolerated in this country. Here the owner of land can do what he pleases with it and tenants cannot ask any more than their bargains entitle them to. But hereafter the Irish landlord cannot call his property his own. The tenant has certain rights under the new act, which are, in fact, a perpetual lien on the property. Then, the courts have authority to interfere with a landlord in a way which would seem revolutionary in this country. Ireland has been and is in a bad way, and probably needs exceptional legislation; but Gladstone's great measure would be regarded as a nuisance both to landlord and tenant, in any other country than Ireland. Indeed, as it looks to an American, the act should be called "a law to invalidate the landlord's title to his property, and to promote litigation." What is needed in Ireland is some way of changing the tenant into an owner of the property he cultivates. If the government purchased the land of its owners and resold to the farmer at a forty years purchase, there would be no interfering with the property and the owners of the soil, as in Germany, France and America, would be the people who tilled it.

The plans are all completed for the Harlem River improvement. Everything is understood to be in readiness, with the exception of something that should have been done by the last Legislature, but was overlooked. General Newton, however, is all ready and before two years are over it is tolerably certain that the work will be well underway, if not fully completed. And what a change it will make. With a navigable stream between the North and East rivers, the whole water front at Harlem will become the scene of great activity. In addition to the great lumber and coal yards will be warehouses for all kinds of merchandise, including grain, and much of the commerce now transacted upon the East and North rivers will find its way to this new waterfront. It would add enor-

mously to the commercial facilities of New York and would be particularly valuable in building up manufactories on the other side of the Harlem River.

The North River tunnel is being pushed forward at a reasonably rapid rate. Work on the New York side is soon to be commenced. The tunnel was tested a short time since and found to be in good order. When completed, a vast change will take place on both sides of the river. The tunnel will be used by most of the railroad lines which enter Jersey City and Pavonia and the consequence will be that probably three fourths of the business of Jersey City will be transferred to this island. Nor is this all. Another tunnel company has been organized to connect the Hudson River tunnel with the Forty-second Street depot. This will permit the passage through our city of freight in every direction, without breaking bulk in New York. As in the olden time all roads led to Rome, so in these days every new improvement adds to the wealth, importance and population of the metropolis.

#### THE MORNINGSIDE PARK.

At length the long delayed and much needed improvement of Morningside Park is to be commenced. Years ago the assessments were levied and the money paid into the city treasury. Some of the work was done and two years ago the Legislature ordered an additional expenditure to get the work underway, but owing to a misunderstanding between the Department of Parks and the Department of Public Works, nothing was really done until last Monday when an agreement was arrived at between the two Departments.

The plans for the avenue overlooking the plain below, have been prepared by J. Wrey Mould, the superintending architect. They are striking and beautiful and will be greatly admired when seen and understood. According to the agreement of last Monday, the work on the west side of Morningside Park from One Hundred and Tenth to One Hundred and Twenty-third street, is to be commenced immediately and continued without delay. Hubert O. Thompson, Commissioner of Public Works, however, in a formal communication to the park department, thinks he has discretion to postpone the work on the east side of the park. Mr. Dwight H. Olmstead, however, who drew the law under which the two departments are acting, says that its provisions are mandatory and not discretionary and that all the Commissioner has to do is go ahead and construct the work and make the improvements under the specification of the Department of Parks. We learn that an agreement has since been come to by both departments, to have no further delay. There is now every reason to believe that this beautiful, long delayed and beneficial improvement, will soon be added to the attractions of the West side. The Department of Public Works will at

once proceed to pave, grade and regulate Morningside avenue, and also build a retaining wall; while the Department of Parks will prepare the specifications for the approaches, steps, base, iron railing, and the like.

There is no doubt that when this improvement is completed, a great enhancement in values will follow in some of the localities near the park.

#### THE OUTLOOK.

Things look blue enough in Wall street. The sad event at Washington, the partial failure of the crops, the consequent excited speculation in grain, the hardening of the rates for money and the railroad war, have all thrown a cloud on the street, have checked transactions, and have led to lower figures for the whole range of securities.

Nor are the indications for the future propitious. A new administration would cause more or less disquiet. Some gold is coming from abroad, but as the balance of trade will be against us, we must expect the drain to set the other way before the present fiscal year is over. We have entered, according to some great speculators, upon a period of liquidation so far as stocks are concerned, and the bear, so long suppressed, thinks he will hereafter have the freedom of the street.

But the general business of the country is good, the great consumption of coal and iron shows that manufacturing was never so active. The working classes are all employed at high wages. Our farmers may have less grain, but they will get better prices for what they have got, and the cotton crop is a large one and will sell for high figures, and there is no stoppage in the immense immigration.

The country will now develop in other directions than in railroad stock values. The unwholesome excitement on the Stock Exchange is over for the present and the active, speculative American will try and make money in other directions. The country never had so much currency nor such quantities of unemployed capital. When stocks are shrinking, the conservative investor will see the wisdom of putting his money in real property, in houses, land and unimproved city lots. The prosperity of the nation will continue and increase whether stocks go up or down.

#### THE NEW BUILDING LAW.

It being understood that the new building law, which has been signed by the Governor, was drawn up by Mr. William P. Esterbrook, Inspector of Buildings, a representative of the REAL ESTATE RECORD called upon that gentleman to explain some of its provisions. Inspector Esterbrook explained that while it was true that he had drawn up a complete building law, the act, as it stood, could hardly be called his work; while much of the phraseology was his, the bill was changed in many very important particulars, but, as finally passed, he regarded it as a very great improvement upon the enactment which it replaced. One of the most vital changes from the old law was in requiring the real owner to give his name when the plans of buildings were filed with the department. To evade some of the provisions of the old law, certain builders would give in fictitious names. Nor was there any way of preventing this. As a consequence, nobody could be held legally responsible for any violation

of the law. There can be no more fictitious ownership.

Then, another abuse has been corrected. No one can hereafter change the plans or specifications, or any part of them, without the written permit of the owner and with the consent of the architect. Under the old law it was quite possible for contractors of the material required for the buildings to go to the department and have the specifications changed. A contractor for iron work for instance would want to supply lighter material than the original contract called for. Inferior brick or stone or timber would take the place of the quality required in the original specifications. The Department was powerless to put a stop to these frauds, owing to the way in which matters were managed. Hereafter the real owner and architect must give full consent to any variations in the plans after they are filed.

Mr. Esterbrook explained still another excellent provision in the new law as affecting tenement houses. His department had been embarrassed by the difficulty of serving notices upon the owners of tenement houses. Under the old law the department was forced to serve a personal notice upon the owner, before the latter was bound to make needful changes in his buildings or to put fire escapes on his buildings according to law. This sometimes was impossible. Hereafter, if the owner cannot be found, all that is necessary is to post the notice on the building. If not attended to, the legal penalty can be enforced, or the department itself can build the fire escape, charging it against the property. In other words, the Building Department has the same power which the Board of Health has wielded in providing for the sanitary health of the city.

There are other provisions in the new law which are an improvement upon the old. It must be confessed that the law is not all that it should be; it is defective in many important particulars, but it seems to be impossible to get a thoroughly efficient law through an Albany legislature. Still every amendment is for the better, and with Mr. Esterbrook in charge, the buildings hereafter to be erected will be as good and safe as the law makes provision for.

#### THE JUMEL ESTATE IN SARATOGA.

The sale of this estate took place in Saratoga, on Wednesday last, and continued Thursday and Friday. Saratoga just now is very full and a great many New Yorkers were present at the sales. The fact that Jay Gould and William H. Vanderbilt, with many of the greatest railway magnates of the country, were there, supplied a large New York speculative element which had its effect upon the bidding. Then, a certain romantic and historic interest attaches to the Jumel estate which made it attractive to buyers.

The heirs were surprised at the result. One of the parties representing a one-third interest, would have gladly taken \$10,000 for his share before the sale, but it is believed the total sales will foot up nearly \$51,000. On the first day, the blocks between Nelson avenue and Ludlow street were sold at prices ranging from \$150 to \$500. Totten and Shaffer bought two lots at the corner of Lake and Nelson avenues, one for \$700 and the other for \$675. It is noticed that on both days sales, the property was bought by people from abroad, principally New Yorkers. Up to Thursday night the total sales amounted to about \$30,000.

It is an open question whether Saratoga would grow naturally in the direction of this property. Much of it is situated on the old road to the lake, and is within a few minutes walk of Broadway. It is some distance north of the race track and the White Sulphur and Ten Springs region is on the other side of it. There is a general impression that the future development of Saratoga will be towards the south, where are situated the Spouting, Geyser and Vichy Springs. Still, if a building movement is commenced by some of the purchasers of the Jumel estate it may establish a new point of departure in the growth of Saratoga.

#### MINING INFORMATION.

There seems to be a revival of interest in mining shares. The sales on the Mining Board of this city are getting to be more active, and prices are in some instances higher. Some of the old footfalls of speculation are again coming to the front, and higher figures are predicted for them.

Chrysolite is the first stock that claims attention. Professor Rossiter W. Raymond explains the situation of this property. It will be remembered that he examined the mine when it was under the control of the California swindlers. He then stated that there was \$35 per share in sight, according to his measurements. As the stock was at that time selling at low figures, he and his friends purchased very largely of the shares. Mr. Abraham Hewitt invested nearly \$200,000 in Chrysolite stock. But the swindlers who were in control did everything they could to wreck the property and they almost succeeded. Raymond and his friends then went into the direction, and they have worked honestly to put the property on a paying basis. The rascals whom they succeeded, had involved the mine in a heavy debt and everything was left in confusion. A year and a half has now been employed in putting things in shape. The debt has been paid up, the shafts repaired, the levels opened, a reserve of \$300,000 has been accumulated, a second dividend of 50 cents a share has been declared, and three more monthly dividends are in sight and are promised. The Chrysolite has the rare advantage of a perfectly honest and capable management. Under these circumstances the stock has advanced and may go higher. Barely one-fifth of the ground has been worked. The present management make no promises, while they admit that Leadville mining is very uncertain, and that the deposits of ore in the Chrysolite are very crooked and misleading.

The news from Iron Silver is also good. A great deal of ore is being taken out and the company has just paid another dividend of 20 cents a share.

Little Pittsburgh, it is said, will soon be able to show up ore that will warrant much higher figures for the stock. Soon after William M. Lent arrives, there is expected to be a lively movement in Big Pittsburgh, also on merit.

The stories from Silver Cliff are conflicting. Certain shrewd operators who held large quantities of the stock, have visited Silver Cliff, and, after carefully examining the mine, have sold their interest and told their friends to go short. But the friends of the company tell a very different story. They say the new mill is working to a charm, that the net profit is \$1,600 a day, that only \$25,000 of the debt remains to be paid, and that the mine will begin to pay dividends before the close of the year. Over 40,000 shares of this stock is held in England and France. The insiders admit that at one time the mill returns ran very low, but this was because a streak of poor rock was being worked up. It had to be got out of the way, and it was cheaper to mill it than to dispose of it outside the mine.

All the Bodie stocks are active. The improvement is particularly noticeable in Bodie and Mono. It seems that the very rich vein, known as the Fortuna, in Bodie, has been re-discovered, and is yielding wonderfully rich ore. But the real movement in this stock will not begin until cross cutting is commenced for the Lent shaft. At last accounts good pay ore has been discovered at the bottom of the shaft, 700 feet down. They have been drifting upon this newly discovered ledge, but its value is as yet unknown outside of the inner circles. But the great deal is probably not yet due, for the shaft is to be sunk deeper and then there will be a great deal of cross cutting. A movement is evidently impending, as Lent is now in Bodie and will soon be on his way to New York to manipulate it on this market.

As yet there is nothing striking from the Comstock, but something is expected before the close of the year. But even without the Comstock, it looks as if we shall have an excited mining market some time this fall and winter.

There are some mysterious movements going on in Findley. The officers, who are respectable men, say the reports from the mine are discouraging; that only about enough is made to pay running expenses, without meeting back obligations. But to the surprise of these same officers, the stock is being absorbed by somebody, and as high as 41 has been paid for it. It is rumored that a gentleman familiar with the mine is satisfied that there is a great deal of money in it, and wishes to purchase it. He believes, actually, that the gold milled finds its way somewhere else than in the treasury of the company. This gentleman bought 10,000 shares at 25. There are 100,000 shares altogether. This mine has a splendid mill, in fact, two of them, and a magnificent body of ore, but its richness is in question.

The extension of the railway system of the country all through the distant mineral regions, will add marvelously to the bullion product of the country in time. There are many fortunes in store for those who, having some means and mining knowledge, will pick up properties in and near the Rockies and the Sierras, and develop them honestly. While we would discourage gambling in mining stocks, not a word can be said against mining as a legitimate industry. We shall be able to maintain our industrial supremacy over the whole world, as soon as our mineral resources are being fully developed. We have the greatest mines in the world, not only of gold and silver, but of copper, lead and iron; we have a population that knows how to handle them, and the moneyed enterprise to get the best and fullest results. Let mining be encouraged, by all means.

#### GOSSIP IN WALL STREET.

It is said that Woerishoffer has lost a great deal of money in grain. He is said to have made the same mistake that his great rival Jas. R. Keene did a year and a half ago. Keene was long of wheat but met with a heavy loss. Woerishoffer is short of both wheat and corn and is so far badly behind. The conspicuous weakness of the Woerishoffer stocks, Denver & Rio Grande, Colorado coal and the like, is said to be due to the necessity of some unloading.

The "true inwardness" of the recent break in the market is said to be a desire on the part of the banks and money lenders to raise the rate of interest. The whole programme was concocted at the Niagara convention, and simultaneously all over the country the banks began throwing out weak collaterals. This in part accounts for the lowering of the bank reserve, the disfavor into which the "cats" have fallen and the consequent break in prices during the past week.

The carelessness of owners of past due government bonds is surprising. Interest ceased on August 1st, but many of the owners do not seem to be aware of that fact, for but few of the bonds have been presented for redemption. It seems that among the owners of governments are many ignorant and stupid people.

It is believed that Jay Gould was one of the principal upholders of Lake Shore. That stock and Erie was kept firm so as to keep up the rest of the market.

It is noticed that Union Pacific, Northwest and Omaha kept up their prices better than any of the other stocks.

It is predicted with great confidence that when the returns of the railroads are made on the 1st of September, it will be found both east and west, that they have done a splendid business; that notwithstanding the deficiency in the crops, the increased business in miscellaneous articles will keep up the profits to the average of last year. When this fact is discovered and fully understood, it is believed there will be a rally and much higher prices for railway stocks.

While architects are generally busy finishing up old work, at present there are very few plans for new buildings being made. Several of the leading architects have plans in embryo, which may be matured in the early autumn, should the price of labor and material be such as to warrant owners in building. On this point hinges the future of building operations in New York.

## THE SECOND BROOKLYN BRIDGE.

Work has really commenced on the East River bridge. This bridge, as we pointed out before, while it will cost a great deal less, will be of far greater value to Long Island than the fine structure now so rapidly approaching completion. The bridge by way of Blackwell's Island will connect the railway system of Long Island with the railway system of the country. It will bring some very available property into the market, for there are numerous places on Long Island which will make desirable country residences for our overflowing population. This new bridge, it is claimed, will be completed by December, 1883. Matters have gone so far that the contract for doing the work has been awarded to Clark, Reeves & Co. The structure is to consist of two spans across the East River, one elevated viaduct across Blackwell's Island, an approach of 4,700 feet on the Long Island shore, and an approach of 3,000 feet on the New York side. The span from Ravenswood to Blackwell's Island is to be 718 feet in length, and the span from Blackwell's Island to the New York side is to be 734 feet in length, making the total length of the bridge and the approaches 9,752 feet. The height of the towers is to be 260 feet, and the distance from the towers to high water mark is to be 160 feet. The connection with the New York Central road will be made by a tunnel passing through the centre of the blocks between Seventy-sixth and Seventy-seventh streets. The track will be 15 feet above that of the elevated road. It is to be a trussed chain suspension bridge, which is believed to be stronger than the wire suspension bridges. It will cost \$10,000,000, less than the other Brooklyn bridge, at least that is the estimate.

## INSURANCE NOTES.

At the present time insurance rates are wholly inadequate, on account of extra risks arising from modern manufactures and architecture. An insurance paper claims that the companies in this State are paying out annually \$2,000,000 more than they receive. With the companies self-preservation is the first law. Increased risks should of necessity command higher rates. No business can prosper where the outgoes are greater than the incomes.

## NOTES AND ITEMS.

A brewery consisting of six stories in front and seven in the rear is being erected in Troy at a cost of \$150,000. When completed it will have a capacity of 500 barrels per day.

The most startling rumor in the Catskills recently is that Mr. George W. Harding, owner of the Hotel Kaaterskill, which by the way is to have an extension of 300 feet in the fall, contemplates the removal of one of the large Centennial buildings at Philadelphia by canal boat, and up the Catskill to the crest of the famous High Peak, where he will transform it into a summer hotel.

Messrs. Hoopes & Merry report a considerable advance has taken in the price of black and galvanized iron within the past two weeks. Also that they are selling the Lion brand at a discount of 40 per cent, and the Phoenix brand at a discount of 50 per cent.

An order has been made by the Secretary of the Interior that about 2,000,000 acres of public lands in the Duluth, Minn., district, shall be sold at public sale. A portion of this property contains valuable timber land.

Present indications seem to point to Tompkinsville as the probable site of the county buildings, which are now located at Richmond, Staten Island. This location it is claimed is more central and convenient than the present one.

The policy of the Brooklyn Board of Assessors in doubling the assessments seems to have been a shortsighted one. One Henry Van Declin has seen fit to test the validity of their action. The bone of contention is a piece of property located at the corner of Brooklyn and Atlantic avenues. Declin claims that his assessment has been doubled, while that of President Truslow on the same block has not been increased. This appears to be a distinction without a difference. On the 29th of this month the assessors will have an opportunity to vindicate their action. Probably it will then appear how far unlawful discrimination can be carried.

Rev. Lyman Abbott wants this state to buy a tract in the wilderness west of the Hudson from five miles below to five miles above West Point for a people's park.

## The New Building Law.

Text of the Act relating to the Erection of buildings in the city and county of New York, just signed by Gov. Cornell.

A document of Great Importance to our Building Interests.

AN ACT to amend chapter six hundred and twenty-five of the laws of 1871, entitled "An act to amend and reduce to one act the several acts relating to buildings in the city of New York," passed May 4, 1866, May 17, 1867, May 6, 1868, and chapter five hundred and forty-seven of the laws of 1874, amendatory thereof:

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

SECTION 1. Section five of chapter six hundred and twenty-five of the laws of 1871, as amended by section one of chapter five hundred and forty-seven of the laws of 1874, entitled "An act to amend and reduce to one act the several acts relating to buildings in the city of New York," passed May 4, 1866, May 17, 1867, May 6, 1868, is hereby amended so as to read as follows:

§ 5. The basement and party walls of dwelling houses not over twenty-five feet in height shall not be less than twelve inches thick; the other walls (not including foundation walls) shall not be less than eight inches thick.

The walls of dwelling houses over twenty-five feet in height and under fifty-eight feet in height shall not be less than twelve inches thick.

If fifty-eight feet and under seventy feet in height, the walls shall not be less than sixteen inches thick to the height of twenty feet, or to the next tier of beams above, and not less than twelve inches thick from thence to the top.

If seventy feet and not over eighty feet in height, the walls shall not be less than twenty inches to the height of ten feet or to the next tier of beams above, thence to the height of seventy feet or to the tier of beams nearest to that height, the walls shall not be less than sixteen inches thick, and from thence not less than twelve inches thick to the top.

If eighty feet and not over ninety feet in height, the walls shall not be less than twenty inches thick to the height of twenty feet or to the nearest tier of beams to that height; thence not less than sixteen inches thick to the height of eighty feet or to the tier of beams nearest to that height; thence twelve inches thick to the top.

If ninety feet and not over one hundred feet in height, the walls shall not be less than twenty-four inches thick to the height of ten feet, or to the tier of beams nearest to that height; thence not less than twenty inches to the height of sixty feet, or to the nearest tier of beams to that height; thence not less than sixteen inches to the height of ninety feet, or to the tier of beams nearest to that height; thence not less than twelve inches to the top.

The walls of all dwelling-houses which are one hundred feet or over in height shall be increased in thickness at the bottom in the same ratio, as near as may be, as walls which are less than one hundred feet high are increased in thickness at the bottom. All the walls, other than bearing walls, may be four inches less in thickness than is in this section provided (excepting, however, the walls of houses which are less than twenty-five feet in height), and provided further that the walls of other houses are not less than twelve inches thick.

All dwelling-houses, whether called tenement houses, apartment houses, flats, hotels or other buildings which are to be used for the residence of any person or persons, which are hereafter erected, or which may be altered to be used as herein specified, shall have brick or stone walls, on which the beams rest, not over twenty-four feet apart, and in no case shall either end of a beam or beams of such houses rest on stud partitions;

this clause, however, shall not be construed to prevent the use of fire-proof girders and columns for the support of the walls and ceilings above any dining-room in such building.

In dwelling-houses not over twelve feet six inches in width, the centre wall between any two such houses shall not be less than eight inches thick. All stud partitions which may be placed in the cellar or lower story of any house shall have, under the same, a good solid stone or brick foundation wall which shall be built up to the top of the flooring, and the sill of said stud partition shall be of locust, and on this sill the studs shall be set.

§ 2. Section six of said act, as amended by section two of chapter 547, laws of 1874, is hereby amended to read as follows:

§ 6. The walls of all warehouses, stores, workshops, or factories, less than thirty feet in width, shall be four inches thicker than is required by the provisions of section one of this act, as amended, for dwelling-houses, if over thirty feet in width, the walls shall be four inches in thickness more than is above specified for every fifteen feet or fraction thereof, in width, more than thirty feet in width.

And all buildings that are in this section described that are over one hundred and twenty-five feet in depth, without a cross-wall, shall have the side or bearing walls increased in thickness four inches more than is in this section specified.

§ 3. Section seven of said act as amended by section three of chapter 547, laws of 1874, is hereby amended to read as follows:

§ 7. The walls of churches, theatres, foundries, machine shops, school houses, and other buildings of a public character shall be of such thickness as the Superintendent of Buildings may approve, providing, however, that the walls shall in no case be less than is in this act specified for warehouses, and said buildings shall have in addition thereto such piers or buttresses, as in the judgment of said superintendent may be necessary to make a safe and substantial building. In all stores, warehouses, or factories over twenty-five feet in width if there are no brick partition walls or girders, supported on iron or wooden columns, the partition walls or girders shall be so placed that the space between any two shall not exceed twenty-four feet, in case iron or wooden girders are substituted in place of partition walls the building may be seventy-five feet in width, but not more, and the iron or wooden columns and girders shall be made of sufficient strength to bear safely the weight to be imposed upon them, and in no case shall be less than sufficient to sustain the weight of two hundred and fifty pounds for every square foot of the floor or floors that rest upon them, exclusively of the weight of the material employed in their construction, and shall have a footing course and foundation wall not less than sixteen inches in thickness with inverted arches under and between the columns, or two footing courses of large, well-shaped stone laid crosswise edge to edge and at least ten inches thick in each course, the lower footing course to be not less than two feet each way greater than the size of the columns and under every column as above set forth a cap of cut granite at least twelve inches thick and twelve inches wider each way than the size of the base of the columns, and must be set solid and level to receive the same.

§ 4. Section nine of said act is hereby amended to read as follows:

§ 9. All stone walls twenty-four inches or less in thickness, shall have at least one header extending through the walls in every three feet in height from the bottom of the wall, and in every four feet in length, and if over twenty-four inches in thickness shall have one header, for every six superficial feet on both sides of the wall and running into the wall at least two feet. All headers shall be at least eighteen inches in width, and eight inches in thickness, and consist of a good flat stone dressed on all sides, and no stone shall be laid in such walls in any other position than its natural bed, nor have a bed less than the height of the stone. Stone ashlar shall be anchored to the backing and the backing shall be of such thickness as to make the walls (independent of the ashlar) conform as to thickness with the

requirements of sections five and six of this act as amended. And all bearing walls faced with Philadelphia or other face brick shall be four inches thicker than walls are required to be under any section of this act.

§ 5. Section ten of said act is hereby amended to read as follows:

§ 10. Every isolated pier less than ten superficial feet at the base and all piers supporting a wall built of stone or brick or under any arch beam or arch girder, or arch on which a wall rests, or lintel supporting a wall, shall at intervals, not over thirty inches in height, have built into it a bond-stone not less than four inches thick and of the full size of the pier. And all piers shall be built of good hard and well burnt brick laid in cement mortar, and all brick shall be well wet when laid and the walls and piers under all compound, cast iron or wooden girders, iron or other columns shall have a bond stone at least four inches thick, and if in a wall, at least two feet in length running through the wall, and if in a pier, the full size of the pier, every thirty inches in height from the bottom whether the said pier is in the wall or not, and shall have a cap-stone of cut granite, at least twelve inches thick by the whole size of the pier, and if in a wall it shall be at least two feet in length by the thickness of the wall, and at least twelve inches in thickness. In any case where any iron or other column or post rests on any wall or pier, built entirely of stone or brick, the said column or post shall be set on a base-stone or cut granite not less than eight inches in thickness, by the full size of the pier if on a pier; and if on a wall shall be at least four inches wider than the width of the iron post or column, and by the full thickness of the wall, and all the walls below the iron column or posts shall have bond-stone, at least four inches thick and at least two feet long by the full thickness of the wall, built in every thirty inches in height from the bottom. In all walls that are built hollow, the same amount of stone or brick shall be used in their construction as if they were solid as above set forth, and no hollow walls shall be built unless the two walls are connected by proper ties, either of brick or of galvanized iron, and placed not over twenty-four inches apart.

§ 6. Section eleven of said act is hereby amended to read as follows:

§ 11. The walls of dwellings and all other buildings shall below the surface of the ground be built with stone or brick, and cement mortar, and the backing up of all stone ashlar shall also be laid up with cement mortar; all other walls may be built with brick or stone and lime mortar. The brick used in all buildings shall be good hard and well burnt brick, no swelled, refuse or soft brick shall be used, and in all brick walls every sixth course shall be a heading course except, however, where walls are faced with brick in running bond, in which case every fifth course shall be bonded into the backing by cutting the course of face brick and putting in diagonal headers behind the same or by splitting the face brick in half, and backing the same with a continuous row of headers. The sand used for mortar in all buildings and in every part thereof shall be clean sharp sand, free from clay loam, dirt or earthy matter, and shall not be finer than the standard sample kept in the office of the superintendent of buildings and said officer shall always keep such samples in suitable glass jars, for the use of the officer and for the inspection of the public. Cement mortar shall be made of sand and cement, in the proportion of two of sand to one of cement; lime mortar shall be made of three parts sand to one of lime. Concrete shall be made of two parts of sand, one of cement, and three parts of small broken stone or gravel. All plastering mortar for the scratch coat shall have a sufficient quantity of long hair in it, and the lathing shall have openings not less than five-sixteenths of an inch between the lath. The joints of all walls shall be filled with mortar, and the joints of all flues shall be struck perfectly smooth. No recesses for water or other pipes shall be made in any wall unless the back of such recess is twelve inches or more thick, and the recess around said pipe or pipes shall be filled up solid for the space of two feet on top and

bottom of each story or more to effectually cut off a draft, and thus prevent the rapid spread of fire.

The height of walls shall be computed, from the curb level to the top of the walls of the highest part of the building, not including the chimneys. The width of buildings for the purpose of this act shall be determined by the way the beams are placed, the lengthwise of the beams shall be considered and taken to be the widthwise of the building. Bearing walls shall be those walls on which the beams rest or on which trusses or girders rest.

§ 7. Section twelve of said act is hereby amended to read as follows:

§ 12. In no case shall the side end or party wall of any building be carried up more than two stories in advance of the front wall, nor more than one story in advance of the rear wall. The front, rear, side, end and party walls, of any buildings hereafter to be erected, shall be anchored to each other every six feet in their height by tie anchors, made of one and a half inch by three-eighths of an inch of wrought iron, the said anchors shall be built into the side or party walls no less than sixteen inches, and into the front and rear walls, so as to secure the front and rear walls to the side, end or party walls. All stone used for the facing of any building, and known as ashlar, shall be strongly anchored with iron anchors to each stone, the size of these anchors shall be one and a quarter inch by one-quarter of an inch. The side end or party walls shall be anchored at each tier of beams, at intervals of not more than six feet apart, with good strong wrought iron anchors, one and a half inches by half an inch, well built into the walls and well fastened to the side of the beams by two nails made of wrought iron, at least one-fourth of an inch in diameter, and in stores or warehouses the ends of the anchors shall be sharpened, turned and driven into the beams at least one inch, in addition to the two nails before mentioned; and where the beams are supported by girders, the ends of the beams resting upon the girder shall be butted together end to end, and strapped by wrought iron straps of the same size and distance apart, and in the same beam as the wall anchors, and shall be turned down at the ends and fastened in the same manner as said wall anchors. Every pier or wall, front and rear, shall be well anchored to the beams of each story with the same sized iron anchors as is required for side walls, and shall hook over the second beam; and each tier of beams, front and rear, opposite each pier shall have hard wood or Georgia pine anchor strips dovetailed into beams diagonally, which strips shall cover at least four beams, and be one inch thick and four inches wide.

§ 8. Section fourteen of chapter 625, laws of 1871 is hereby amended to read as follows:

§ 14. All iron lintels or girders used to span openings over six feet in width and not more than twelve feet in width, upon which a wall rests shall have a bearing of at least twelve inches at each end, if resting on a wall, but if resting on an iron post shall have a bearing of at least eight inches at each end by the thickness of the wall to be supported, and if the span be over twelve feet the bearing shall be increased in proportion, and on the front of any building, where the supports are of iron or granite the supports shall not be less than twelve inches, when situated at the ends of the girder, and in no case less than the thickness of the wall above. If the posts are to be party posts in front of a party wall and are to be used for two houses then the said posts shall not be less than sixteen inches on the face by the thickness of the wall above, and if the party wall be more than sixteen inches thick then the post shall be the thickness of the wall on the face, intermediate posts may be used, provided that they are in all cases sufficiently strong to carry the weight above with safety. In corner buildings and on the corner of the same, round iron posts may be used, but they shall in all cases be equal in strength to the square columns in this section provided. When the lintels or girders are supported at the ends by brick walls or piers they shall rest upon a cut granite block at least twelve inches thick by the full size of the bearing and in case the opening is less

than twelve feet the granite block may be six inches in thickness by the full size of the bearing, and in all cases where the girder carries a wall and rests on brick piers, the bearing shall be double that required for iron, and iron beams or girders used to span openings more than twelve feet in width and upon which a wall rests shall bear girders and shall have two wrought iron tie rods of sufficient strength, well fastened at each end of the beam or girder, and shall have cast iron shoes on the upper side to answer for the skew back of a brick or cut stone arch, which said arch shall always be turned over the same, and the arch shall in no case be less than twelve inches in height by the width of the wall to be supported and the shoes shall be made strong enough to resist the pressure of the arch in all cases. All lintels or girders placed over the openings in the front, rear or side of a building or returned over a corner opening, when supported by brick piers, iron or stone columns shall be of iron and of the full breadth of the wall to be supported, and shall have a brick arch of sufficient strength to support the superincumbent lateral weight independent of the cast iron lintel. In all buildings hereafter to be erected or altered, where any iron column or columns are used to support a wall or part thereof, whether the same be an exterior or interior wall, excepting a wall fronting on a street the said column shall either be constructed double, that is (an outer and an inner column) and the inner column shall be of sufficient strength to alone sustain safely the weight to be imposed, or a column having internal webs of sufficient strength, independent of the outer iron to bear the imposed load, or such other column may be used as the superintendent of buildings may certify as to being of proper and sufficient character to secure resistance to fire, and all iron beams, girders, lintels or columns before the same are used in any building shall have the maximum weight which they will safely sustain, stamped, cast or properly marked in a conspicuous place thereon by the founder or manufacturer of the same, and shall be made of the best materials and in the best manner.

§ 9. Section sixteen of said act as amended by section six of chapter 547, laws of 1874, is hereby amended to read as follows:

§ 16. All stores or storehouses, or other buildings which are more than two stories or above twenty-five feet in height above the curb level, already erected, or that may hereafter be built in said city, except dwelling-houses or churches, shall have on their rear and sides, doors, blinds or shutters made of fire-proof metal, on every window and opening above the first story; and also on all their front openings above the first story, if fronting on streets less than fifty feet in width. When in any such building the shutters, blinds or doors cannot be put on the outside of such door or window, they shall be put on the inside and if placed on the inside shall be hung upon an iron frame independent of the woodwork of the window frame or door; and every such door, blind or shutter shall be closed upon the completion of the business of each day by the occupant having the use or control of the same; and all fire-proof shutters or blinds that now are or may hereafter be put upon the front or sides of any building on the street fronts must be so constructed that they can be closed and opened from the outside above the first story; and all openings in any such buildings above the first story may be exempted from the provisions and requirements of this section in the manner as hereinafter provided. In any store or building in the city of New York in which there shall exist or be placed any hoistway, elevator or well-hole, the openings thereof, through and upon each floor of said building, shall be provided with and protected by a substantial railing, or such good and sufficient trap-doors with which to close the same or both as may be directed and approved by the superintendent of buildings; and such railings or trap-doors shall be kept closed at all times, except when in actual use by the occupant or occupants of the buildings having the use or control of the same.

§ 10. Section twenty-four of said act is hereby amended to read as follows:

§ 24. No frame or wooden building shall be built within the distance of one hundred feet of any other building, and not beyond that distance if in the opinion of the superintendent of buildings it be against the public interests or the interests of adjoining property holders, nor shall any building, shed, extension, stairway, stoop, balcony, piazza, platform, bay or oriel window, or sign over two feet in height, or other structure of any kind in whole or in part wood, hereafter be built or constructed in any part of said city unless the same shall first be authorized by the superintendent of buildings under his certificate in writing to be first obtained therefor. This section shall not be construed to prevent, on proper application being made to the superintendent of buildings by the owner of the property or his attorney, for the erection of buildings as provided for in this act relating to buildings in the city of New York and the amendments thereto, or of fences seven feet high, nor of piazzas or balconies of wood that do not exceed eight feet in width, and that do not extend more than three feet above the second story floor beams, provided that such piazzas or balconies are open on the front and have brick ends not less than eight inches thick, carried up above the roof and coped with stone. And the roof of all piazzas shall be covered with some proof material.

Any bay or oriel window that does not extend more than three feet above the second story floor of any dwelling house to which the same may be attached may be built of wood. All privies not exceeding ten feet square and eight feet high may be built of wood, but the roof must be covered with metal, gravel or slate; and all steamboat and ferry-houses, or other structures upon or adjoining any pier, slip or bulkhead, in said city, shall not be constructed except in such manner and of such materials as the superintendent of buildings may determine and designate under his certificate in writing first to be obtained therefor; and any sign of whatever material it may be constructed, now erected or that may be hereafter erected on the top of a street front of any building that may now be or that may hereafter become rotten or unsafe, shall be taken down and removed. In all dwelling houses which are known as tenement houses or houses which are arranged for, or are occupied by more than two families on each floor above the first, which may be hereafter built, or buildings which may be hereafter altered to be occupied as above stated, shall have the halls and stairs inclosed with brick walls, and the floors, stairs and ceilings shall be made wholly of iron, stone, slate or marble. The stairs of such houses shall extend to the roof, and be inclosed with a bulkhead built of entirely of fire proof material.

§ 11. Section twenty-eight of said act as amended by section seven of chapter 547, laws of 1874, is hereby amended to read as follows:

§ 28. Any dwelling-house now erected or that may hereafter be erected, more than two stories in height occupied by or built to be occupied by two or more families above the first floor, and any building already erected, or that may hereafter be erected more than three stories in height, occupied or used as a hotel, boarding or lodging-house, or any factory, mill offices, manufactory or workshop in which operatives are employed, or any of the stories above the first story, and all buildings in an isolated position already erected or that may be hereafter erected more than three stories in height, built to contain or is occupied by three or more families above the first story, shall be provided with such fire escapes or ways of exit in case of fire as shall be directed by the superintendent of buildings, and said superintendent shall have the power to determine the method of constructing the halls, stairways, ceilings, cellars, flues, furnaces, fire places and heaters in all dwellings hereafter erected in said city, and the owner or owners of any building upon which any fire escapes may now be or may hereafter be erected, shall keep the same in good repair and well painted, and no person shall at any time place any incumbrance of any kind whatso-

ever before any said fire escape, or in any way of exit of any building in said city.

§ 12. Section twenty-nine of said act is hereby amended to read as follows:

§ 29. In all buildings of a public character already erected or hereafter to be built in said city, such as hotels, churches, theaters, school-houses, restaurants, railroad depots, public halls, and other buildings used or intended to be used for purposes of public amusement or instruction, the halls, doors, stairways, seats and aisles shall be so arranged as to facilitate egress in cases of fire or accident, and to afford the requisite and proper accommodation for the public protection in such cases; and all aisles and passage-ways in said buildings devoted to purposes of amusement or instruction shall be kept free from camp-stools, chairs, sofas and other obstructions, and no person or persons shall be allowed to stand or occupy any of the aisles or passage-ways during any performance, service, exhibition, lecture, concert, ball, or any public assemblage; and the superintendent of buildings may at any time serve a written or printed notice upon the owner, lessee, or manager of any of said buildings, directing any act or thing to be done in or about the arrangement of the said buildings, and the several appliances therewith connected, such as halls, doors, stairs, windows, seats, aisles, and escapes, so as to afford the greatest possible security to the public in the uses to which they may be severally applied.

§ 13. Section thirty of said act is hereby amended to read as follows:

§ 30. Before the erection, construction, alteration or repair of any building or part of any building or other structure, referred to in previous sections of this act, or any act heretofore passed relating to buildings in the city of New York is commenced, the owner shall submit to the superintendent of buildings a detailed statement in writing of the specifications, and also a full and complete copy of the plans for such erections, alteration or repair, and which statement shall be made under oath or affirmation before a notary public or commissioner of deeds, and give the full name and residence (street and number) of the owner or owners. In case the property is leased, the lessee shall give the full name and residence of the owner or owners, and also the full name of every one interested in the said building or property, either as owners, lessees, executors or administrators, the whole of which shall be stated in the affidavit submitted by him. And in case the owner has authorized any person or persons to submit said statement in his behalf, he shall so state in his affidavit, giving his full name and residence. The plans and statements aforesaid, and the affidavits hereinbefore referred to, shall be kept in the office of the superintendent of buildings, and the erection, construction, alterations or repairs of the said buildings, or other structures provided for in this act, or any part of said buildings or structures, shall not be commenced or proceeded with until the said specifications and plans shall have been approved by the said superintendent of buildings.

§ 14. Section thirty-one of said act, as amended by section eight of chapter 547 of the laws of 1874, is hereby amended to read as follows:

§ 31. The superintendent of buildings named in this act shall have full power in passing upon any question relative to the mode, manner or construction, or materials to be used in the erection, alteration or repair of any building or other structure provided for in this act, in any part of the city of New York, to make the same conform to the true intent and meaning of the several provisions hereof. He shall also have discretionary power to vary or modify the provisions of this act upon application therefor, in writing, in all cases of alterations to old buildings, or the use of party walls belonging to different owners, where the same cannot be taken down, and where there are practical difficulties in the way of carrying out the strict letter of the law, so that the spirit of the law is observed, the public safety secured and substantial justice done; but no such deviation shall be permitted except a record of the same shall be kept by the said

superintendent of buildings, and a certificate be first issued to the party applying for the same; such certificate shall not be issued until the application shall also be passed upon favorably by a board of examiners, consisting of the superintendent of buildings, a member of the examining committee of the New York chapter of the American institute of architects, one of the ex-presidents of the New York board of underwriters, two members of the mechanics' and traders' exchange of said city, one of the latter of whom shall be a master carpenter and one a master mason, and an iron master, who shall be a member of the board of iron founders in said city, all of whom shall be selected by their respective organizations, and so certified by the proper officers, annually, to said superintendent of buildings; no application shall be passed by said board unless the same receive three affirmative votes; no member of said board shall pass upon any question in which he is pecuniarily interested, nor shall the superintendent of buildings vote upon any application to modify the laws in said board, except in case of a tie. The said board shall meet upon notice from said superintendent of buildings, who shall be chairman of the board, and the chief clerk in the office of the superintendent of buildings shall be clerk of said board, and shall keep a record of its proceedings, which shall be kept in the office of the superintendent of buildings. The members of said board, excepting said superintendent, shall each be entitled to and shall receive ten dollars for each attendance at a meeting of said board, to be paid by the comptroller from the contingent fund upon the voucher of the superintendent of buildings, but they shall not receive compensation for more than two meetings in any month, except as hereinafter provided. The meeting of said board shall be on the first and third Tuesdays in each month, unless the superintendent of buildings shall, for good reasons, call the meeting for another day, which shall, however, be not more than three days later.

All persons who shall make application for a modification of the laws shall, on filing such application, pay the sum of five dollars to the superintendent of buildings, and in case the person or persons making any application are unwilling to wait until the next regular meeting of the board of examiners, and desire immediate action on the case submitted, a special meeting of said board of examiners may be called by the superintendent of buildings for the purpose of considering such application, provided the person or persons desiring such special meetings shall, before such call, pay the cost thereof to the superintendent of buildings. In case extra meetings are held as before stated, then, in that case, the members of said board attending said meeting shall be paid by the comptroller as their other fees are paid. The superintendent of buildings shall pay over monthly all the fees which he may receive under the authority of this section, to the comptroller of the city of New York, and keep a record of the same, giving the name of the person who paid it, the date thereof, and the amount thereof, and shall report the same in his quarterly and annual report.

§ 15. Section forty-two of said act, as amended by section nine of chapter 547 of the laws of 1874, is hereby amended to read as follows:

§ 42. All the officers of said bureau, except the attorney, clerks and messengers, shall be either practical architects, house carpenters, masons or iron workers, and shall have served a regular apprenticeship as such, and shall make an affidavit to that effect, which shall be filed in the office of said department, they shall also be capable of writing a fair hand, and be able to make out with clearness their reports, and no person shall serve as, or be appointed as an inspector who is deficient in these qualifications; and before their appointment to office, in said department, they shall pass an examination before the board of examiners, named in this act, who shall sign a certificate as to the competency to perform all the duties of said office.

The officers of said bureau shall be a superintendent of buildings; a deputy superintendent; inspectors not to exceed twenty-four in number; clerks not to exceed eight

in number; messengers or notice servers not to exceed six in number.

§ 16. This act shall take effect immediately.

**OUT AMONG THE BUILDERS.**

On the south side of One Hundred and Twenty-fourth street, between Sixth and Seventh avenues, Joseph McCormick will erect a large four-story brown stone front flat, 25x85 feet, from designs of J. H. Valentine. Cost, \$14,000.

Charles Baxter is about to build a fine block of stores on Fourth avenue, between One Hundred and Twentieth and One Hundred and Twenty-first streets. There will be eight stores with flats above, each 25x65 feet and four stories high. They will be built of brick with stone trimmings and cost \$100,000.

On Black Mountain, at Lake George, Cyrus Butler will build a three-story pinnacle stone house, thirty feet in diameter, from plans made by H. R. Searle. When completed it will form the signal station for Verplanck Colvin's survey.

A fine block of houses will soon be erected on Alexander avenue.

Two new pavilions are soon to be built for the Flatbush Insane Asylum. Plans have already been completed, which will be submitted to the board of supervisors. Each pavilion is estimated to cost \$8,500, and will accommodate forty persons.

On the south side of Eighty-eighth street, 163 feet east of Madison avenue, William F. Burroughs is about to build three first class private dwellings. They will be three-stories in height, with basement 17x53 feet, with extension 14x30 feet, and of brick with brown stone trimming. They are to have hardwood cabinet throughout. The back parlors will be lighted from the top with cathedral glass, which is to be divided into panels. This is said to be a new idea. Cost, \$54,000.

On the north side of Eighteenth street, between Ninth and Tenth avenues, on the site of the old Greenwich Pottery—the first ever built in New York—John Glass will build six five-story double flats, 25.8x60 feet, from designs by G. B. Pelham. They will be constructed of brick and trimmed with Portland stone. On each floor there will be room for two families. A striking and novel feature about these flats is the entrance tower in front, containing iron stair cases, which will extend to the roof. Above the roof the tower will be capped with a slate or tin pinnacle, twenty feet in height. The construction will be done by day's work, under the personal supervision of Mr. Glass. The cost is estimated at \$75,000, exclusive of the land.

Mr. Pelham is preparing plans for a large double flat to be erected in Fifty-seventh street, between Ninth and Tenth avenues. It is to be 50x90 feet, six stories in height, and built of Philadelphia brick and Wyoming Valley freestone. Cost, \$45,000.

**New Jersey.**

Mr. Thomas Stent has made plans for an agricultural implement factory to be built at Bayonne. It will be 1,000 feet in length and from 100 to 150 feet in width and constructed of brick and stone.

D. A. Burr is about to build a fine residence at Montclair from designs by Henry R. Searle. It will be a three-story frame, 50x50 feet, and cost \$8,000. It is to be built in a style bordering on the Queen Anne.

Bids will be received at the Department of Public Works until August 23d, at 12 m., for the furnishing of all the materials, building and putting up a boiler in the boiler house at High Bridge, and all labor necessary to take out the two old boilers now in use, and deliver the same and appurtenances not used in the new work, on the wharf at High Bridge.

**THE ASSESSMENT COMMISSION.**

The commission met on Thursday last for consultation on the Sherwood matter. After reviewing a large portion of the evidence, they adjourned until September 1st, when they will again meet for private consultation on this matter. The evidence in the Sherwood matter is very voluminous and conflicting, which will make it very difficult for the commission to determine what is a fair assessment.

**SPECIAL NOTICE.**

Messrs. E. L. & B. T. Burnham, after having carried on the real estate business, on the corner of Twelfth street and Eighth avenue, for the last twenty-one years, have recently removed to newly fitted-up and commodious offices across the street, at No. 16 Eighth avenue. They have been in business in this neighborhood since 1853, and are a well-known and responsible firm.

**MARKET REVIEW.**

**REAL ESTATE.**

For list of lots and houses for sale See pages iv and v of advertisements.

This has been the dullest week in the year for the real estate market. The sales at the Exchange are void of any significance. There is nothing of moment going on, except the sale of the Jumel estate in Saratoga, which continued for three days. The following is the

COMPARATIVE TABLE OF CONVEYANCES, ETC., FROM JANUARY 1ST TO AUGUST 14TH, AS COMPARED WITH LAST YEAR:

	1880	1881
Conveyances.....	\$89,112,221	\$132,392,848
Mortgages.....	53,092,637	51,268,229
Mechanics liens.....	237,332	339,340
Judgments.....	8,337,530	9,131,010

On the 25th, next Thursday, there will be a sale of real interest. Twelve lots on the east side of Tenth avenue, comprising the whole front between One Hundred and Fourteenth and One Hundred and Fifteenth streets, and four lots on the southeast corner of One Hundred and Fourteenth street, will be sold at auction by Richard V. Harnett. As it is a bona fide legal sale and as the property is on the fine plateau of Morningside Park, which is about to be improved by the city, these choice lots ought to command good figures.

There is a good rent'g demand for medium sized houses on the West Side above One Hundred and Fifteenth street and those in desirable localities are being rapidly taken up. Two houses on One Hundred and Twenty-fourth street, west of Eighth avenue, have been rented to good tenants this week for \$825 per annum, an advance of ten per cent. over the asking price of three months ago.

In many parts of Brooklyn, notably the Seventeenth Ward, the demand for houses and apartments is in excess of the supply and this notwithstanding the large number of buildings erected this year, many of which are rented before they are completed.

**Gossip of the Week.**

Bernard Smyth has sold the plot of ground at the southwest corner of Madison avenue and One Hundred and sixteenth street, 100x110, for \$26,000.

The sale of the notorious Cremorne Gardens on the south side of Twenty-seventh street, west of Sixth avenue, was about to be consummated to the celebrated Jerry McAuley for prayer meeting purposes when negotiations were broken off by the discovery that the lease had not expired.

As we go to press we hear that Mr. Cornelius Vanderbilt has sold the four-story brick and brown stone dwelling on the northwest corner of Fifty-seventh street and Madison avenue, 25x80x100, for a little over \$100,000. This is the handsome dwelling that was formerly on the northwest corner of Fifth avenue and Fifty-seventh street, and which was taken down stone by stone, each one being numbered and then replaced on its present site, so as to make way for the erection of the palatial residences now nearing completion on Fifth avenue.

Dr. Upton H. Velt sold, yesterday, 400,000 acres of land, mostly woodland, situated in Georgia, to a party of English capitalists, for \$60,000. The buyers of this property are now in New York for the purpose of purchasing about \$500,000 worth of Southern lands.

**Brooklyn Gossip.**

Mr. Charles G. Hall has sold two of his three-story brown stone flats and stores on the north side of Gates avenue, east of Lewis avenue, for \$7,500 each, to John Deterling. These flats are already rented for \$54 per month.

Mr. John H. Dougherty has sold his three three-story and basement brown stone houses on the north side of Greene avenue, east of Stuyvesant, for \$6,500 each. Mr. Dougherty proposes to erect a number of other buildings in this locality, to be ready for occupancy by the time the elevated road reaches this point.

Paul C. Grening has sold the three-story and basement brown stone house at 342 Gates avenue, to Hill Brothers for \$7,500. Mr. Grening has also sold 23 lots on Lexington avenue, between Throop and Yates, to William Ziegler for \$12,000.

The trustees of the Memorial Presbyterian Church, on Prospect place, of which the Rev. T. A. Nelson is pastor, have purchased the plot of ground on the southwest corner of Seventh avenue and St. John's place, 97.6x110, for \$15,000, and have since refused an offer of \$20,000 for their bargain. It is the intention of the purchasers to erect a handsome church edifice on the above site.

The following are the sales at the Exchange Sales-room for the week ending August 19:

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

A. H. MULLER & SON.

7th av, No. 480, s w cor 36th st, 19x61, four-story brick store and tenement. Frank H. Butler. (Amount due, about \$10,000)..... \$11,700

SCOTT & MYERS.

East Broadway, No. 35, s s, three-story brick store and dwell'g, with lease of lot. 25x113.4x20.3, irreg. Henry C. Bowers. (Am't due, about \$2,800; leased May 1, 1866; term, 21 years; ground rent, \$230 per annum; taxes, &c)..... 4,100

R. V. HARNETT.

17th st, No. 241 E, n s, 17.3x104, four-story stone front dwell'g. Benjamin C. Wetmore. (All right, title and interest)..... 2,100

16th st, No. 7 W, n s, 33.4x92, three-story brick dwell'g. Benjamin C. Wetmore. (All right, title and interest)..... 300

\*62d st, No. 361, n e cor 9th av, 20x50.3, four-story stone front dwell'g. J. Nelson Tappan, chamberlain. (Amount due, abt \$12,775)..... 10,100

105th st, n s, 266.8 e 4th av, 16.8x100.11, three-story stone front dwell'g. Charles A. Peabody, Jr. (Amount due, about \$6,875)..... 7,525

105th st, n s, 283.4 e 4th av, 16.8x100.11, irreg, three-story stone front dwell'g. Jordan L. Mott (Amount due, about \$6,875)..... 7,500

WM. KENNELLY.

7th av, No. 480, s w cor 36th st, 19x61. V. H. Harriet. (Amount due, about \$10,500). (All right, title, etc.)..... 50

Total..... \$43,375

**BROOKLYN, N. Y.**

In the city of Brooklyn Messrs. T. A. Kerrigan and J. Cole have made the following sales for the week ending August 17:

\*Dean st, n s, 100.6 w Smith st, 24.6x100. Teunis Bergen..... \$2,300

Ocean Parkway, n w cor Park st, 300x714x301x684. Titus B. Eldridge..... 8,500

Schermerhorn st, No. 158. H. S. Williams..... 7,750

\*Sidney pl, w s, 459.10 n State st, 25x100. Ann Eliza Agate. (Morts. \$5,000)..... 8,500

North 1st st, s s, 255.3 e 10th st, 19.9x95..... 1,500

\*6th st, n e, 97.10 n w 6th av, 300.1x100. Geo. D. Arthur et al..... 10,000

\*24th st, s s, 225 e 3d av, 25x—. Jaques Cortel-you..... 1,500

\*Bedford av, w s, 20 n Lafayette av, 20x80. Home Life Ins. Co..... 5,000

Clermont av, e s, 287.1 n Park av, 25x100. Saml. Usher..... 1,355

Clinton av, No. 94. R. Ross..... 4,400

Graham av, w s, 130.9 s Van Cott av, 24x100... 1,775

Greene av, s s, 300 w Nostrand av, 50x100. — Wunberg..... 9,475

\*Van Siclen av, w s, 250 s Fulton av, 50x100. Charles Davison..... 1,500

\*5th av, e s, 18 n Prospect pl, 18x78.10. Mary Louise Homan, extrx..... 5,000

Total..... \$68,555

**BUILDING MATERIAL MARKET.**

**BRICKS**—Following our last there was a pretty steady tone preserved for a short time, but latterly the feeling has eased off somewhat and former extremes are neither so frequently nor so easily obtained. This is due to a temporary lull in the demand from many quarters, more especially the speculative building jobs, which are now either under cover or have stock enough on hand to complete. As an offset to the diminution in the demand, however, there has been some shrinkage in the volume of arrivals, and this no doubt prevented a more positive shading on cost. Indeed, up to the present writing, about 25c per M. is all that buyers can fairly claim, and Haverstraws are quoted at \$8.25@8.50 and "Up-Rivers" \$7.50@7.75, with average Jerseys about \$7.50 per M., with all figures fractionally exceeded on special sales. Accumulations on pier and in yard amount to very little, and we are informed that the reports of last week, respecting a surplus at points of manufacture, will not hold good in all cases. Receivers seem to think that the quiet tone of the market cannot last long as some of the most important and largest consuming jobs have not as yet fairly commenced, and that an early fall trade is positive. Of Pales the supply continues small and uncertain and the demand good enough not only to exhaust the offering as it comes to hand, but to engage parcels ahead, and prices naturally rule strong with \$4.00 an inside figure and \$4.25 per M. for fine stock not uncommon.

**HARDWARE**—Between local and country orders a considerable amount of stock is being distributed, and the market retains a volume of animation quite as full as previously noted, and possibly of a more general character as the progress of the season continually develops new wants. There has of late been a good export trade doing also, and taken altogether the position is strong and cheerful. Prices are well maintained on all leading descriptions of stock, and the general situation of affairs tends to throw the advantage in seller's favor. On Coe's Wrenches are up to 50 per cent. discount, with 10 per cent. additional allowed on lots of 50 doz. Mechanics' Wrenches are quoted at 50 and 10 per cent. discount. It is announced that the price of Screw and Strap Hinges have been advanced to \$6.33 net for 8 and 12 inch, and \$5 for 14 and 36 inch. Sargent & Co. have advanced the price of Nos. 160 and 162 Heavy Hinges to \$6.33 for 6 and 12 inch, and \$5 for 14 inch and larger. On Nos. 166 and 168 to \$6.60 for 8 and 12 inch, and \$5.25 for 14 inch and larger.

**LATH**—The general market has retained a firm position, and sellers, as a rule, are very confident over the outlook. The recent winds have brought forward a great many vessels delayed along the



of the market has been the invariable reduction of stocks, without regard to the amount arriving, so that in some cases cargoes have hardly remained long enough to be noticed. It has not been an uncommon thing for shippers to have disposed of their lumber before transportation. For choice dimension stock there has been a great many orders, and manufacturers have had plenty to do to keep up with the demand. Eastern is very firm, and the arrivals have been rather light. Spruce has been weak, but dealers are anticipating a reaction. Shingles are very firm for the finer grades. Western lumber has been arriving in rather limited quantity of late, owing to the very large consumption at productive points, and the disposition of holders to "hang on." The only perceptible weakness in the market is on random cargoes, particularly of spruce, for which the call has been light.

METALS.—COPPER.—Ingot has not been very active, and the demand, almost without exception, was confined to small parcels suited to the immediate wants of regular consumers. Holders, however, retained sufficient faith in the position to offer with moderation, and have firmly insisted upon extreme figures. Quoted as we close at 16 1/2 @ 16 3/4 for Lake. Manufactured copper fairly active, with the movement on the increase if anything and the position steady, but a reduced line valuations is now published to conform to the actual selling basis for some time existing. We quote as follows: Brazier's Copper ordinary size over 16 oz. per sq. foot, 26c. per lb.; do. do. do., 16 oz. and over 12 oz. per sq. foot, 25c. per lb.; do. do., 10 and 12 oz. per sq. foot, 22c. per lb.; do. do., lighter than 10 oz., per sq. foot, 22c. per lb.; circles less than 8 1/2 inches in diameter, 22c. per lb.; do. 8 1/2 inches in diameter and over, 23c. per lb.; segment and pattern sheets, 29c. per lb.; locomotive fire box sheets 26c. per lb.; Sheathing Copper, over 12 oz., per sq. foot, 24c. per lb., and Bolt Copper, 26c. per lb. IRON.—Scotch Pig has been selling in small lots from store to a very fair extent, and buyers handling stock in this way were compelled to pay full rates in all cases. From landing parcels the offering was occasionally made at a slight concession, but as a rule, sellers have not exhibited much weakness, nor made any attempt to force business. We quote at \$21.00 @ 24.00 per ton, according to brand and quantity, American Pig has scarcely shown quite the full movement anticipated, and notwithstanding the very general attempts to "bull" the market, prices fail to develop further positive buoyancy or buyers to operate in excess of early wants. The accumulations, however, appear to be under good control, and holders unwilling to negotiate except at full farmer rates. We quote at \$21.00 @ 25.00 per ton for No. 1 X foundry; \$22.00 @ 23.00 do. do. for No. 2 X do. do., and \$21.00 @ 21.50 do. for gray forge. Rails show about the old features, the Iron product moving slowly, and at somewhat uncertain values, but steel selling with freedom, and commanding quite the extremes of former valuations. A large percentage of the contracts on the latter, are for next year Old Rails and Scrap Iron have found fair demand at full price. We quote Rails at \$47 @ 49 for iron, and \$55 @ 61 for steel, according to delivery. Old Rails \$23 @ 30 per ton; Scrap, \$28 @ 30. Manufactured Iron has been selling very fairly and commanding full prices with occasional fractional advances over current quotations secured. Stock fair but not large. We quote common merchant Bar, ordinary sizes at 2.3 @ 2.5c. from store, and Refined at 2.5 @ 3.5c; wrought beams at 3.3. Fish plates quoted at 2 3/4 @ 2 1/2c; track bolt and nuts, 3 1/2 @ 3 3/4c; railway spikes, 3c; tank, 3 @ 3 1/2c; angle, 3c; best flange, 6c; and domestic sheet on the basis of 3/4c. for common Nos. 10 @ 16. Other descriptions at corresponding prices, with 1-10c less on large lots from cars.

LEAD.—Domestic Pig has not varied in any decided extent, the pretty full accumulation being under good control, and owners refraining from urging matters. The demand, however, is moderate and confined, in the main, to small and irregular parcels required for immediate consumption. We quote at about 5 @ 5 1/2c. The manufactures of lead are steady and quoted: Bar, 6c; Pipe, 7c, and Sheet, 7 1/2c, less the usual discount to the Trade; and Tin-lined pipe, 15c.; block Tin Pipe, 35c., on same terms. Tin—Pig found a continued demand of very fair proportion with sales both on spot and to arrive. The accumulation in first hands is reduced, and holders carry stocks with a general indication of strength and confidence. We quote 2 1/4 @ 2 1/2c. for Australian, 2 1/4 @ 2 1/4c. for Straits, 2 1/2 @ 2 1/2c. for English Refined, 2 1/4 @ 2 1/4c. for do. Common. Tin Plates have met with a pretty good jobbing demand, and commanded full prices without much difficulty. No buyers of large parcels, however, were to be found. We quote C charcoal, third-class assortment, \$5.75 @ 6.00 for Allaway grade, and \$6.12 1/2 @ 6.25 for Melyn grade; I. C. Coke, \$5.00 @ 5.12 1/2 for B. V. grade; \$5.12 1/2 @ 5.37 for Yspity grade; Charcoal terme, \$5.25 @ 5.37 1/2 for Allaway and Dean grade 14x30; \$10.50 @ 11.00 for do. 20x28; Coke terme, \$4.87 1/2 @ 5.00 for Glais grade 14x20, and \$10.00 @ 10.12 1/2 for do. 20x28—all in round lots. Spelter of fine quality has been selling well, and the market ruled firmly all around with moderate offering of stock. We quote at 7 1/2 @ 7 3/4c. as to brand, etc. Sheet Zinc in about the ordinary trade demand, and held steadily. We quote at 7 @ 7 1/4 from store, according to quality, quantity, etc.

NAILS.—Business appears to be very good in the aggregate, but is of a somewhat irregular character still, and the market does not show as much smoothness as could be desired. A new list has been adopted and we give it, but there is still a failure to adhere closely to the association rates. We quote nominally at 10d. to 60d., common fence and sheathing per keg, \$2 @ 3.15; 8d and 9d, common do, per keg, \$3.40; 6d and 7d, common do, per keg, \$3.65; 4d and 5d, common do, per keg, \$3.90; 3d and 4d, light, per keg, \$4.65; 9d, fine per keg, \$5.40; 2d, per keg, \$5.40.

Cut spikes, all sizes, \$3.40; floor, casing and box, \$3.50 @ 4.60; finishing, \$4.15 @ 4.90.

CLINCH NAILS. 1 1/2 inch, \$5.60 @ 5.65; 1 3/4 inch, \$5.35 @ 5.40; 2 inch \$5.10 @ 5.15; 2 1/4 @ 2 3/4 inch, \$4.85 @ 4.90; 3 inch and longer \$4.60 @ 4.65.

PAINTS AND OILS.—A slight increase of trade reported in some quarters, but scarcely any positive showing of animation or features calculated to stimulate the market. Holders of desirable or standard grades, however, are hopeful, and look for full rates all around, with some calculating upon an advance. Whiting is sparingly offered. Lead in oil is held with much firmness. Linseed oil not active, but the demand rather increasing and the tone of the market firmer. We quote at about 50 @ 51c. for city and 57 @ 58c. for Calcutta from first hands.

PITCH.—An average trade call prevails, with supplies equal to the outlet, and former rates accepted. We quote at \$2.25 @ 2.50 per bbl. for city delivery.

SPIRITS TURPENTINE.—The distribution for consumption has been moderate, but buyers had to pay rather more money for what they handled. This was due to the advanced cost of goods in first hands and the continuation of a speculative feeling both here and at primary points. Quite an amount of stock is accumulated at this point, but it is all under control of a speculative clique. As this report is closed, the quotations stand about 46c. @ 48c. per gallon, according to quantity of stock handled.

TAR.—Some irregularity has been shown on the general market, and not much animation. The supply, however, remains under good control, and holders quite firm in asking full former rates, with bids making at the inside figures. We quote at \$3.75 @ 4.00 per bbl. for Newberne and Washington, and \$3.75 @ 4.25 for Wilmington, according to size of invoice.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation, for Quit Claim deed i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY. AUGUST 12, 13, 15, 16, 17, 18. Bogert st, s s, 125 w West st, 75x87.6, two-story frame office, sheds, &c. Foreclos. Pearce Barnes to the Mayor, &c., New York. June 30. \$15,000 Broadway, No. 175, w s, 21 n Cortlandt st, 24.7x97.6, with use of alley across rear to Cortlandt st. Henry V Allien, trustee, to Richard Douglass, Morristown, N. J., trustee Lavinia L. Douglass, dec'd. 1/2 part. nom Broadway, No. 930, e s, 82.4 n 21st st, 20.1 x123.11x19.4x118.6, four-story brick store. Moss S. Phillips to Joseph M. Emanuel. Morts. \$60,000. Aug. 2. 90,000 Broome st, No. 494, n s, 60 e Laurens st, 20x75, three-story brick factory building, and three-story brick factory in rear. Walter W. Concklin to Richard Berg, Brooklyn, and William Gebhardt. Aug. 13. 11,500 Broome st, No. 329, s s, 75 w Christie st, 20x100, five-story stone front store and tenem't. Chrystie st, No. 121, w s, 75 s Broome st, 25x75, five-story stone front store and tenem't. Edward D. Gale to George Becker. July 30. Foreclose. 7,000 Cherry st, Nos. 324 and 326, n s, 139.4 e Clinton st, 46.2x99.6. Patrick Cassidy to Ann and Peter A. Cassidy. July 13. nom Dry Dock st, s e cor 12th st, runs south 75 x east 84 x south 21 x west 84 to Dry Dock st x south 7.3 x east 99 x north 103.3 to 12th st x west 99, Nos. 20 and 22, two three-story frame stores and dwell'gs, No. 18, three-story brick store and dwell'g, and No. 16, three and one-story brick stables. Archibald Watts to John Paar. Mort. \$10,169. August 13. 18,000 Downing st, Nos. 65 and 67, n s, 91 e Varick st, 44.2x89.10x30x91.4, two two-story brick dwell'gs, and two-story frame dwell'gs in rear. Foreclose. Henry J. Cullen, Jr., to Joseph S. Carreau. Aug. 17. 5,000 Delancey st, No. 324, n s, 25 e Goerck st, 25x73, five-story brick store and tenement. August C. Hassey to Abraham Jones. Morts. \$8,750. Aug. 18. 15,000 Delancey st, Nos. 326, 328 and 330, n s, 50.1 e Goerck st, runs north 75 x east 25 x

CONVEYANCES.

north 25 x east 48.11 x south 100 to Delancey st, x west 73.11, three five-story brick stores and tenements. August C. Hassey to Charles Hahn. 1/2 part. Morts. \$23,250. Aug. 17. 22,500 Grand Circle, s e cor 59th st, runs east 114.10 x south 100.5 x west 110.9 to e s Broadway x north 57.5 to Grand Circle x north 50.5, vacant. Henry E. Russell and Cornelius B. Erwin to George Ehret. Mort. \$100,000. June 29. 162,500 Houston st, No. 478, n s, 100 e Lewis st, 18.6x68.8, four-story frame brick front store and dwell'g. John Spies and Elizabeth, his wife, to August Krellmann. Aug. 15. 5,100 Jane st, No. 70, s s, 78, w Greenwich st, runs west 15.5 x south 80 x east 18.5 x north 24.4 x west 3 x north 55.8, three-story brick store and dwell'g. Partition. Philo T. Ruggles to Sarah Voorhees. August 12. 5,575 South st, No. 369, n s, 42.4 w Gouverneur slip, 21.2x70, three-story brick factory building. Foreclos. John A. Beall to The Mutual Life Ins. Co., New York. Aug. 11. 4,950 South William st, Nos. 5 and 7, and Nos. 63 and 65 Stone st, being South William st, s e cor old Mill st, 41.2x79.4x40.9x73.2. Eliza L. Maitland to Elizabeth S. Maitland. Q. C. July 16. nom William st, Nos. 187 and 189, and No. 21 Spruce st, being William st, n w cor Spruce st, 37.1x57x23x62.3, four-story brick factory building. William H. Ward, Brooklyn, to Charles S. Ward. 15-48 part. Q. C. Aug. 13. 10,000 Weehawken st, No. 111. Declaration of trust between Frederick Beck 1st part, Henriette Zumbansen 2d part and Charles Beck 3d part. May 9. 1st st, No. 18, n s, 119.6 w 2d av, 16.3x75, three-story brick store and tenem't. Louisa Schmidt, exrx. Guido Schmidt, dec'd, to Amanda Spreeman. July 1. 5,000 6th st, No. 730, s s, 333 e Av C, runs east 25 x south 110.8 x west 34.1 x north 13.8 x east 9.1 x north 97, three-story brick store and tenem't, and two-story brick stable in rear. Archibald Watts to John Paar. Morts. \$7,500. August 13. 10,000 12th st, No. 709, n s, 134.2 e Avenue C, 23.10x103.3, five-story brick store and tenem't. Frederick Mahnken to William Riedell. Aug. 17. 9,000 15th st, Nos. 615 to 623, n s, 338 w Av C, 125x103.3, five five-story brick tenem'ts. Foreclos. Benjamin W. Franklin to Christopher Meyer. Aug. 15. 25,500 22d st, No. 322 E., s s, 315 w 1st av, 60x97.6. Patrick Cassidy to Mary Wife of Garrett Fitzsimons. July 13. nom 26th st, No. 311, n s, 175 e 2d av, 25x98.9, five-story brick store and tenem't. John Sax to Morris Blum. Mort. \$9,500. August 10. 3,100 32d st, No. 144 E., s s, 109.11 e Lexington av. Release judgment. Joseph Beran to Adolf Klaber. Aug. 17. nom 35th st, s s, 175 w 7th av, 25x98.9. The Mutual Life Ins. Co., New York, to Sophia Ely. Release mort. June 27. 6,114 36th st, No. 216, s s, 605 e 8th av, 21x98.9, four story brick tenem't. Louise wife of Frederick Bronner to Catharine McGowen. Aug. 16. 10,500 37th st, No. 22, s s, 328.2 w 5th av, 20x98.9, three-story brick dwell'g. Edmund D. Kowner, Coppe Hill, N. J., to Maria L. wife of Edward W. Bartow. 1/2 part. Aug. 16. 10,000 41st st, Nos. 206 and 208 E., s s, 105 e 3d av, 50x98.9, four-story brick wagon factory, and four-story frame extension to same. Robert W. Fielding, assignee of G. & R. Fielding, Brooklyn, to Frederick Dietz. All title of said G. & R. Fielding, also of assignee. July 16. 275 42d st, Nos. 432 and 434, s s, 350 e 10th av, 50x98.9, two five-story stone front stores and tenem'ts. Release of dower. Anna M. Knelles, widow, to William A. Trow, Mary M. Berkemeyer, Frederick H., Annie M. and Frederica W. Trow, heirs, &c., Wm. H. Trow, dec'd. Aug. 13. 500



43d st, Nos. 204, 206, 208 and 210 E., s s, about 105 e 3d av, 100x100.5.  
 32d st, n s, 70 w 1st av, 30x98.8.  
 Av D, n w cor 8th st, 14.1x50.10x14.6x 50.10.  
 2d av, w s. 74.1 s 33d st, 24.8x100.  
 Patrick Cassidy to Ann Cassidy. July 11. nom  
 44th st, No. 546, s s. 175 e 11th av, 25x100.5, two-story frame dwell'g. Elizabeth Fayolle, widow, to Philip Ryan. Aug. 5. 3,400  
 44th st, Nos. 507, 509, 511 and 513 W., n s, 125 w 10th av, 100x100.5, four four-story brick tenem'ts. William H. Streever to William H. Hall, Clifton, N. J. Morts. \$28,000. Aug. 4. 48,000  
 44th st, No. 47, n s, 587.6 w 5th av, 18.9x100.5, two-story brick stable. Charlotte C. Clarke, widow, to Edward Brandon. Aug. 17. 13,500  
 46th st, No. 76. Charles E. Bresler to Minna Bresler. Grantor restricted as to selling or mortgaging premises and as to leasing for period over two years. All title. Sept. 7, 1867. nom  
 49th st, No. 208, s s, 201 e 3d av, 21x100.5, four-story stone front flat. Augustus Rice to William Rosenstein. Mort. \$12,000. Aug. 6. 20,000  
 49th st, No. 342, s s, 150 w 1st av, 25x100.5, five-story stone front store and tenem't. Ann Cassidy to John Ulrich. Mort. \$9,000. Aug. 1. 18,000  
 Same property. Patrick Cassidy to Ann Cassidy. Mort. \$9,000. July 13. 18,000  
 Same property. Randolph Guggenheimer to Patrick Cassidy. C. a. G. Recorded. Sept. 5, 1877. 14,900  
 Same property. William J. Van Zandt to Patrick Cassidy. Q. C. Aug. 4. nom  
 49th st, No. 240, s s, 180 e 8th av, 20x100.5, three-story brick dwelling. Lydia A. wife of and William H. Abel to Richard A. McCurdy. Mort. \$5,000. July 30. 16,000  
 Same property. John F. Baxter to Lydia A. wife of William H. Abel. Q. C. Aug. 16. nom  
 53d st, No. 147, n s, 266.8 e 7th av, 16.8x100.5, three-story stone front dwell'g. William G. Lathrop, Boonton, N. J., to William G. Lathrop, Jr. May 21. 1,000  
 56th st, No. 411, n s, 175 w 9th av, 25x100, five-story stone front store and tenem't. Charles R. Parfit to Louis Schlesinger. Mort. \$10,000. Aug. 11. 23,000  
 56th st, s s, 325 e 9th av, 25x100.5. Samuel S. Constant, et al., exrs. T. Christy to Peter Farley. Modification of covenants. April 28. nom  
 56th st, n s, 80 e Av A, runs north 51.5 x east 55.9 to East River x south 26 x east 46 x south to 56th st x west 98, vacant. Foreclose. Grosvenor S. Hubbard to The Mercantile Trust Co. Aug. 1. 4,200  
 57th st, No. 543, n s, 275 e 11th av, 25x100.5, five-story brick tenem't.  
 43d st, No. 523, n s, 325 w 10th av, 25x100.5, five-story brick tenem't.  
 John Totten to William W. Egbert, Montclair, N. J. M. \$9,000. Aug. 8. 25,000  
 58th st, n s, 316.8 w 6th av, 16.8x100.5. John Le Boutillier to Clement Le Boutillier. April 14. nom  
 Same property. Clement Le Boutillier to Fannie wife of John Le Boutillier. April 14. nom  
 58th st, n s, 275 e 5th av, 50x100.5, vacant. Jacob Campbell to Henry W. Perkins. C. a. G. Aug. 11. 60,000  
 58th st, No. 139, n s, 366.8 w 6th av, 16.8x100.5, four-story stone front dwell'g. Mary L. wife of Joseph R. Quinby to Ellen A. Dykers de wife of Jose F. Navarro. Mort. \$12,000. Aug. 10. 35,000  
 59th st, party wall agreement. C. Robert Peters with Abraham Dowdney. July 22. 900  
 63d st, No. 28, s s, 142 e Madison av, 20x100.5, four-story stone front dwell'g. James Campbell to Mary L. wife of Joseph R. Quinby. Mort. \$20,000. Aug. 12. 37,000  
 63d st, s s, 142 e Madison av. Release mort. Jacob F. Wyckoff to Jas. Campbell. Aug. 12. 13,000

67th st, n s, 100 e 3d av, runs north 95 9 x southeast 100.4 x south 87.7 to 67th st, x west 100-  
 2d av, s e cor 33d st, 49.4x100.  
 Ann Cassidy to Peter A. Cassidy. July 8. nom  
 70th st, No. 8, s s, 227 e 5th av, 17.8x100.5, four-story stone front dwell'g. Josiah M. Fiske to Linda Dows. Oct. 8, 1880. 47,500  
 70th st. Party wall agreement. Louis Alexander with Augustus F. Holly. June 10, 1881. nom  
 74th st, s s, 100 e 10th av, 22x102.2. Elizabeth Kelly to William Kelly. Release of legacy. July 1. 2,000  
 76th st, No. 207, n s, 105 e 3d av, 25x102.2, four-story brick store and tenem't. Isidore S. Korn to John Schneider. Mort. \$9,500. Aug. 18. 14,000  
 77th st, n s, 275 e 4th av, 50x102.2, vacant. Joseph Hewlett to Charles H. Bliss. July 28. 15,000  
 80th st, n s, 100 e 2d av, 25x100, two-story brick shop. Ann wife of and Martin C. Monaghan to Patrick Reynolds. Mort. \$3,000. Aug. 15. 5,000  
 81st st, No. 222, s s, 300 w 2d av, 25x100, three-story brick shop. Jacob Bookman to Anna wife of Martin C. Monaghan. Mort. \$3,000. Aug. 11. 6,000  
 88th st, No. 168, s s, 187.3 w 3d av, 17.7x100.8, four-story stone front dwell'g. Charles Riley to Simon Cohen. Mort. \$8,500. Aug. 17. 10,000  
 89th st, s s, 278.8 e 4th av, 32.6x100.8, four-story brick flat. John B. Squier to Julia A. wife of Henry Gimpel, Brooklyn. Mort. \$15,000. Aug. 16. 25,000  
 93d st. Party wall agreement. John B. Swasey, Jr., with Frank E. Smith and Henry Ellis. Aug. 11.  
 109th st, No. 231, n s, 353.7 e 3d av, runs north 100.10 x east 6.5 x south 9.2 x east 12.2 x south 91.8 to 109th st, x west 18.7, four-story brick dwell'g. Ann M. wife of and Jacob Jenny to Susan Harmon. Mort. \$7,000. Aug. 17. 11,000  
 110th st, Nos. 64-66, s s, 129 w 4th av, 28x100.11, two three-story brick dwell'gs. Mitchell A. C. Levy to Francis M. Jencks. Mort. \$10,000. Aug. 11. 13,000  
 113th st, No. 166, s s, 166.8 w 3d av, 16.8x100.11, three-story frame dwell'g. Benjamin Waldron to Mary L. S. Munson. Mort. \$3,500. Aug. 1. 4,900  
 115th st, s s, 270 e 1st av, 50x100.10, three three-story brick dwell'gs. Margaret wife of Thomas Fealey to John B. Swasey. Morts. \$13,500. Aug. 11. other consid. and 16,250  
 116th st, s s, 190 e 2d av, 30x100.11, brick synagogue. The Rector, &c., Grace Church, Harlem, and D. Brainerd Ray to Elizabeth F. Hickok, widow. Subject to mort.; also contested assessment for improving 116th st. Aug. 3. 6,150  
 Same property. Elizabeth F. Hickok, widow, to the Congregation Hand in Hand of Harlem. Morts. \$6,000. August 3. 7,700  
 118th st, n s, 244 e 1st av, runs north 60 x southeast 9 x north 47.4 to centre line of block x east 36.6 x south 100.11 to 118th st, x west 42.6, vacant. Isaac N. Heberd to William and George J. Fernschild. June 15. 5,400  
 118th st, No. 132, s s, 350 e 4th av, 20x100.11, two-story frame store and dwelling. Mary O'Hearn, widow, John H. and William F. O'Hearn, heirs Patrick O'Hearn, dec'd, Brooklyn, to Henry O'Neill. Aug. 12. 4,250  
 119th st, No. 235, n s, 380 e 3d av, 20x100.10, two-story brick dwell'g. The Harlem Savings Bank to Charles M. Burnett. Aug. 15. 6,200  
 120th st, s s, 150 e 3d av, 50x100, pork packing factory. James Wood to The David Warwick Pork Packing Co., Limited. Contract. Aug. 1. 26,000  
 120th st, n s, 291.8 e Av A, runs east 357.1 to exterior bulkhead line Harlem River, x north 112.7 to centre block bet 120th and 121st sts, x west 307.2 x south 100.11. William F. Foster to Henry Collins and Silas Downing. Q. C. Aug. 13. nom  
 121st st n s, 64 e Pleasant av, 17x84.3, two-story stone front dwell'g. Isaac E. Wright to Elizabeth wife of Henry H. Meise. Mort. \$4,000. July 28. 6,500

122d st, Nos. 236 to 244 E., s s, 166.4 w 2d av, 93.8x100.10, five four-story stone front dwell'gs. Foreclos. Philip J. Joachimsen to Max Danziger. Mort. \$13,000 and interest. Aug. 16. 12,650  
 123d st, n s, 450 e 8th av, 50x100.11, two-story frame dwell'g. Foreclos. Joseph N. Goldbacher to David Dinkelspiel and Simon Lightstone. Mort. \$3,000. Aug. 11. 5,500  
 123d st, No. 337, n s, 362 e 2d av, 18x100.11, three-story stone front dwell'g. Gilbert W. Banker to Catharine Hagan. Mort. \$7,500. June 20. 12,000  
 126th st, n s, 284.6 e 6th av, 6 inches x 99.11. Henry Morgenthau to Marcelina V. wife of Wallace P. Birdsall. Aug. 12. 450  
 132d st, n s, 100 e 7th av, original line, 100x99.11. Esther A. Wheaton to Lambert Suydam. Mort. \$10,000, which grantor does not assume. August 11. 15,010  
 Av B, centre line, s s, 25.8 s 83d st, runs east 148 x north to centre 83d st, x west 148 to centre Av B, x south to beginning, portion of two-story frame dwell'g. John Brandt to Minnie wife of Philip Brander. 1/2 part. Mort. \$2,500. Aug. 12. 2,000  
 Lexington av, No. 788, w s, 40.5 n 61st st, 20x65, three-story stone front dwell'g. The New York Life Ins. Co. to David Marks. July 11. 14,000  
 South 5th av, Nos. 118 to 122, w s, 101.2 s Prince st, 75.1x95.11x75.2x96.9, also all title to all other land, if any, fronting on the w s of said av bet Prince and Spring sts, three four-story brick stores and tenem'ts and four four-story brick tenements in rear. Josiah H. Gautier to Amos R. Eno. July 26. 40,000  
 1st av, s w cor 109th st, runs west 100 x south 10 x southeast 15 x east 85.7 to 1st av, x north 25.11.  
 2d av, e s, 49.4 s 33d st, 24.8x100,  
 2d av, n e cor 108th st, 50.4x100,  
 1st av, n w cor 108th st, 50.4x100.  
 108th st, n s, 100 e 2d av, 450x100.8.  
 Patrick Cassidy to Peter A. Cassidy. July 8. nom  
 1st av, s w cor 121st st, 126x99.10. Joseph Murray to William L. Pomeroy and John F. Plummer. Mort. \$59,500. July 14. nom  
 1st av, No. 277, w s, 23.3 s 16th st, 20x80, four-story brick store and tenement. Frederick Brunner to Peter Diehl. Mort. \$12,000. Aug. 17. 12,000  
 2d av, No. 955, w s, 60.5 s 51st st, 20x80, three-story stone front dwell'g. Leopold Rosenberger to Max Rosenberger. 1/2 part. Morts. \$6,000. Aug. 11. 3,000  
 2d av, No. 1836, n e cor 97th st, 26.2x74, four-story brick store and tenement. Isaac and Solomon Mehrbach, Felix Gottschalk and Theresa Gottschalk, widow, to Michael Regan. Morts. \$7,500. June 21. 13,000  
 2d av, n e cor 97th st. Release mort. New York Life Ins. Co. to Michael Regan. Aug. 9. 7,500  
 2d av, n e cor 106th st, 100.9x100, vacant. Bertha A. wife of John H. Deane to Wilhelmine Juch. Morts. \$11,000. July 26. 22,000  
 2d av, No. 2167, w s, 75.7 n 111th st, 25.2x100, two-story frame store and dwell'g. John J. and Cyrus V. Kean, James A. Sharp, Thomas J. Hume, N. Y., James E. Malone, to Bridget Kean. Q. C. March 14. gift.  
 3d av, No. 1463, e s, 62.2 s 83d st, 20x80, four-story brick store and tenem't. Nicholas Mulligan, Swift Co., Minn., to Nathan Metzger. Aug. 13. 15,500  
 4th av, w s, 25 s 88th st, 25x100, three-story brick store and dwell'g. Stephen V. Stafford to Charles Berls. Mort. \$6,000. August 10. 13,750  
 4th av, w s, extending from 108th to 109th st, 201.10x100.  
 108th st, n s, 100 w 4th av, 155x100.11.  
 109th st, s s, 100 w 4th av, 155x100.11.  
 Shanty.  
 Jacob Seligman to Elizabeth Meehen. Subject to assessments. July 20. 75,000  
 Same property. Elizabeth wife of Hugh Meehen to Spencer A. Fanning. Morts. \$73,000 and assessments. Aug. 17. 75,015

Same property. Frederick Lewis, assignee of Lewis J. Phillips, to Jacob Seligman. Q. C. Aug. 6. 10th av, s e cor 152d st, runs east 57.10 to Croton aqueduct, x southwest 77.9 to 10th av, x north 78.10, gore, two-story frame dwell'g. Frank Yoran to Emma A. Ramsay. Mort. \$5,000. July 25. 7,400

MISCELLANEOUS.

Certified copy of last will and testament of Dorathea Klatthaar, dec'd. Exemplified copy of last will and testament of James M. Montgomery, bequeathing his estate to his executors. Grantor's interest in residuary estate of Gardner G. Howland. Rufus W. Leavitt to Lindley M. Franklin, in trust. February 25, 1868. Order appointing S. Faile and W. H. Penfold, trustees, to execute trusts under will of George Faile, dec'd. Renunciation of trust conferred by Lavinia L. Douglass, dec'd, upon Henry L. Pierson, Jr.

23d and 24th WARDS.

Spring st, s w cor Juliet st, runs south 640 x west 317 to Walton av, x north 711 to Juliet st, x east 293, hs & ls. William F. Shirley to George D. Roberts. 1/2 part. July 1. 133d st, s s, 74.8 w Willis av, 30x50, hs. & ls. Ann M., wife of William Parلمان to Ann Murtaugh. August 15. 133d st, s s, 104.8 w Willis av, 1.10x50. Ann M., wife of William Parلمان to Ann Murtaugh. August 15. 153d st, n s, 400 e Courtland av, 25x100. Dorethea Helm, widow, &c., to Anna M. Karst. August 6. 156th st, s s, 100 w Elton av, 22x100. Magdalena Stumpf, widow, to Diedrich Brandt. August 15. Av B, n w s, 215 s w Macomb's Dam road, 175x125. John V. Traphagen to Stephen R. Leshar. Aug. 12. Av C, s e cor 10th st, lot 224 map Unionport, Westchester Co., 108x205. Edward Haight, Jr., to Elizabeth Newcomb, widow. Q. C. March 22, 1877. Lind av, s e s, 144.9 s w Union st, 51.6x 287.6 to Highbridge av, x 50x300. Lind av, s e s, 103.2 s w Union st, 51.6x 300 to Highbridge av, x 50x275. Ivan Powers, Brooklyn, to Mary wife of Michael Hynes. Jan. 11, 1877. Union av, e s, 378 n 165th st, 162x175. Union av, e s, 324 n 165th st, 54x175. Thomas H. Cooper to Mary A. J. Wathan. Aug. 1. Union av, n w s, northerly 1/2 part of lot 42 map of Woodstock, 72.7x300. Henry Wakeling to Joseph W. Wakeling. Q. C. Aug. 16. Union av, n w s, southerly 1/2 part lot 42 map of Woodstock, 72.7x300. Joseph W. Wakeling to Henry Wakeling. Q. C. Aug. 16. 3d av, e s, 112 n 139th st, 28x92.6x25x 105.3. Henry J. Steele to Mary Steele. Aug. 8. 3d av, w s, 38.6 s Villa pl. 20x80. Robert Crawford to Abraham Piser. Contract. Aug. 12. Branch Railroad, lots 96 and 97, Map North Melrose, runs west 17 to east side Washington av x south 62 x east 41 to said R. R. x north 62. William McMahon to Mary W. Monahan. August 10. New York, Boston & Montreal Railway Co., e s, 24th Ward, runs east 121 x south 444 to Segwick av, x 168.3 along centre of Sedgwick av, x 544.3 along said centre line, x west 207 to east side said railway, x 1.158 except portion conveyed to Wells Sponable, and the New York City & Northern R.R. Lewis G. Morris, Fordham, to Francis Morris. July 30.

LEASEHOLD CONVEYANCES.

South st, n s, and Water st, s s, bet Pike and Market slips, four lots. Jabez H. Hazard, West Orange, N. J., to Frank- lin Wight. 19 1/2 years, from Nov. 1, 1880. Per year.

Same property. F. Wight to Hinds, Ketcham & Co. Assgt. lease. 14th st, n e s, 94 n w Av A, 25x103.3. Carl Gillmann, Mamoroneck, to Louise Hamm. Assgt. lease. 44th st, n s, 70 e 2d av, 20x100.5. Lichten- stein, Bros. & Co., to Henry Kern. Assgt. lease.

KINGS COUNTY.

AUGUST 11, 12, 13, 15, 16, 17.

Baltic st, n s, 400 w Smith st, 25x100. Theo- dore A. Gauntt, Ocean Point, L. I., Edward C. Gauntt, Brooklyn, Emma J. wife of Wil- liam G. Burtis, Chicago, Ill., Louis F. Gauntt, Ella M. wife of Charles A. Frake, and Unia Gauntt to Mary A. Gauntt, widow. Mort. \$900. Broadway, n e s, 45 n w Myrtle st, 25x100, h & l. Frederick Herr to Frank Weigand and Maria his wife, New York. Mt. \$3,000. \$6,500 Carroll st, n s, 450 w Columbia st, 25x100, h & l. Edward Brennen to Margaret Hinton. Same property. Margaret Hinton to Mary Brennen. Carroll st, s s, 145 e Columbia st, 20x100, h & l. Edward Brennen to Margaret Hinton. Same property. Margaret Hinton to Mary Brennen. Chauncey st, s s, 75 e Patchen av, 37.6x100. John Gies, New York, to Robert Given. Church st, s s, 175 e Hicks st, 25x100. Foreclos. Gerard M. Stevens to Charles H. Christmas. Dean st, n s, 400 e 3d av, late Powers st, 20x100. Atlantic av, n e cor 3d av, late Powers st, 61x80. Park pl, n s, 134.7 e 6th av, 20x100. Catharine Brennan, widow, to Annie T. wife of Francis J. Hanley, New York. C. a. G. Subject to dower right of grantor. Decatur st, n s, 134.2 w Reid av. Release mort. John G. Payntar, New York, to Kate wife of Lewis Acor. Devoe st, s s, abt 100 e Judge st, runs south 50.4 to land of Conselyea, x northeast to Devoe st, x west to beginning. Joseph Woltering, exr. Katrina E. Winkelback to Anton Amann. 215 Dean st, n s, 100.6 w Smith st, 24.6x100, h & l. Foreclos. Gerard M. Stevens to Salome Mick. Eckford st, w s, 372.5 n Van Cott av, 25x100. Johanna Ewest to Karolina Sachs. Mort. \$2,500. Fulton st, s e cor Grand av, 194.8x102x149.3 to Grand av x 111.8. Elizabeth W. Aldrich, widow, to Ella L. wife of Cornelius E. Don- nellon. Fulton st, s s, 231.3 w Schenectady av, 18.9x 100, h & l. Frederick W. Starr to John O. Adams. C. a. G. Gerry st, s s, 225 w Throop av, 25x100, h & l. Joseph Schnettler to Joseph Graf. Mort. \$1,650, and assessment for South 6th st. Halsey st, n s, 100 e Reid av, 25x100. Ann Adair et al, exrs. R. Adair, to John Foot, Darien, Conn. Halsey st, s s, 69.10 w Howard av, 40x100. Francis S. Driscoll to Charles E. Glover, Rye, N. Y. Mort. \$1,000. Halsey st, s s, 109.10 w Howard av, 40x100. Francis S. Driscoll to J. Graham Glover. Mort. \$1,000. Harrison st, s s, 175.5 w Columbia st, 150.4x 126.10x150x118.3. Mechanics' Bank to Ben- jamin A. Hegeman, trustee and exr. C. Kel- sey. Release mort. Harrison st, s s, 175.5 w Columbia st, 150.4x 126.10x150x118.3. Benjamin A. Hegeman, exr. C. Kelsey, to Sylvester Ross. Himrod st, n s, 425 e Evergreen av, 25x77x25x 76.4. George Underhill to Charles S. Wells. Mort. \$1,100. Hopkins st, s s, 175 e Nostrand av, 25x100. Ella F. wife of George H. Prior to Amelia Bausher. Hooper st, s s, 238.7 w Bedford av, 18x100, h & l. Horatio G. Craig to Alvah Miller. Hooper st, s s, 108.6 w Harrison av. Release mort. Susan E. Miller to Eburn F. Haight. nom Humboldt st, s w cor Stagg st, 50x75, hs & ls. Charles Fachenbach to Gottfried Kessler. 5,000 Humboldt st, s w cor Stagg st, 50x75, hs & ls. Lena and Gottfried Kessler to Charles Fachen- bach. 5,000 John st, s s, 100 e Bridge st, 25x100. Nathan Carpenter to Elizabeth J. Seward. Mort. \$3,500. Kent st, n s, 278 e Franklin st, 25x121.9x—x 113.5, h & l. James R. Sparrow to Frank J. Logan. Lorimer st, e s, 40 n Stagg st, 20x60. Foreclos. Thomas M. Riley to Adeline Hendrickson and ano., exrs. S. Powell. 1,150 Margaretta st, s e s, 200 s w Bushwick av. Re- lease mort. Foroseagean J. Ledoux to Paul W. Ledoux. Myrtle st, s e s, 125 n e Broadway, 50x75x50x 74. John H. Harbeck, Jr., to Frederick Herr. 1,800

Morrell st, e s, 75 s Montrose av, 25x80. Parti- tion. Wyckoff H. Garrison to Adam Krefs. 2,500 Monroe st, s s, 391.8 e Patchen av, 16.8x100. Daniel Wied[fo] Anna wife of John Purcell. Mort. \$1,100. Myrtle st, s s, 350 e Evergreen av, 25x95, h & l. Catharine wife of Valentine Seaman to Jo- hanna S Fey, Oyster Bay. Mort. \$900. 1879. 2,600 Marion st, n s, 425 e Reid av, 25x100. Robert Benner, Long Island City, to Gertrude M. wife of Oliver E. Hoffses. Mort. \$2,600. 2,600 Navy st, e s, 125 s Lafayette st, 25x100. Fore- clos. Thomas M. Riley to George A. Scud- der and ano., exrs. Zophar B. Oakley, dec'd. 2,700 North Oxford st, e s, 108.5 s Flushing av, runs e 109.7 x south 25.6 x west 4.5 x south 25 x west 100 to Oxford st, x north 50. Henry Clausen, Jr., and George C. Clausen to Caroline wife of Frederick A. O. Schwarz. Q. C. nom Oakland st, w s, 225 s Meserole av, 25x100. Elizabeth wife of William Roy, Torrey, N. Y., Catharine A. wife of Mason L. Baldwin, Benton, N. Y., and Matilda wife of Silas Kinne, Penn Yann, N. Y., to Ephraim A. Walker. 1,250 Oakland st, w s, 250 s Meserole av, 25x100. Isaac C. Schenck to Ephraim A. Walker. 1,250 Pellington pl, e s, at point nbt 350 s Evergreen Cemetery, 26x—x25x74.1, h & l, East New York. Johannes Jacobi to Margaretha Rod man, widow. 400 Prospect pl, late Warren st, s s, 154.1 e 6th av, 20.6x100. Maria A. wife of David Woods to Lottie L. wife of Harvey N. Dean. Mort. 5,000. Remsen st, n w cor Clinton st, 20x100, brown stone dwell'g. Foreclos. Thos. M. Riley to John W. Jones and ano., admrs. W. Tyson, dec'd. 15,500 Rapelyea st, s s, 171.11 w Hicks st, 20x25.6x20.6 x32.6. Margaret wife of James Skelly to Charles J. and Elizabeth McGrau. Q. C. nom Same property. Charles J. and Elizabeth Mc- Grau to Susan Carlin. Mort. \$250. 550 Same property. Patrick McGrau, guard., to same. Infant's share. 175 St. Felix st, s w cor De Kalb av, 20x30x35x25 to av, x64. Foreclos. Thomas M. Riley to Eliza L. Comstock, Cuyahoga Falls, O. 5,000 Sackett st, n s, 234 e 7th av, 125x100. Joseph A. Chamberlain, Bristol, Me., to John Doherty. 15,000 Sackett st, s s, 275 w 8th av, 25x100. Philip Wendel, New York, to Anton A. Raven. 3,000 Stagg st, n s, 100 w Lorimer st, 25x100. Eliza wife of John Groves to August and Wil- helmina Willig. Mort. \$1,500. 2,300 Tiffany pl, e s, 225 n Degraw st, 100x97.6. Benjamin A. Hegeman, exr. C. Kelsey, to Herman and Robert Behr. 6,400 Troutman st, n s, 100 w Hamburg av, 40x100. John F. Ehlers to Carl Reiche and Pauline his wife—joint tenants. 550 Union st, n e s, 300 s e 8th av, 50x105.2 to w s of street in plaza, Prospect Park, called Plaza st, x north 72.5 x 157.7. James Brady to Henry C. Murphy, Jr. 11,000 Walton st, n w s, 205 n e Harrison av, 21x94.9, h & l. Philip Krieger to Joseph Lawben- berger. Contract to exchange for property, No. 896 Myrtle av, being s e cor Tompkins av, 25x100, party first part paying besides 550 Walton st, n w s, 424 n e Harrison av, 25x— William Winter, Delaware, Pa., to Conrad Yeh. 1,500 Warren st, n s, 115.3 w Clinton st, 21.80. Jane E. Franklin, New York, to James C. Bergen. Mort. \$5,000. 2,600 Williamsons Lane, w s, adj Coney Island Jockey Club, 992-100 acres, Gravesend. Elizabeth Clute, widow, to The Coney Island Jockey Club. 7,936 Wolcott st, n s, 204.6 w Richards st, 20.5x100. Samuel B. Duryea to John Fullin. 600 Whipple st, s e s, 110 s w Throop av, 28x56x12x 16x60, h & l. Solomon Konig and Lippmann Reizenstein to Johan Spiess. M. \$1,500. 2,750 Williamsons lane, w s, 500 s land Coney Island Jockey Club, 49-100 acre, Gravesend. Rich- ard Williamson to Coney Island Jockey Club. 2,600 South 2d st, s s, 60 e 6th st, 20x80. John Gor- man to Michael Gorman. 1/2 part. nom South 4th st, s s, 22 e 8th st, 22x90, three-story brick dwell'g. Michael Gorman to John Gorman. 1/2 part. nom North 5th st, n s, 180 w 4th st, 20x100, h & l. Louise wife of Richard Schlegel to Charles Elsen, New York. 1,500 Same property. Charles Elsen, New York, to Richard Schlegel. 1,500 North 5th st, n e cor 3d st, 20x60, h & l. Arch- ibald Graham to James Richardson. 1,900 14th st, n e s, 232.10 n w 5th av, 20x100, h & l. James H. Downer, Sr., to Charles Hagedorn. 1,700 Same property. Foreclos. John I. Devenny to James H. Downer, Sr. 700 17th st, s s, 300 e 10th av, 60x100.2. Daniel J. Lynch to Allan C. Washington. 2,250

17th st, s w s, 462.6 n w 5th av, 18.9x100.2. Isabella wife of Joseph H. Fleming to Maggie Heins. Morts. \$3,000. 4,000

Orphan Aid Soc. to Mount Hope Cemetery Association. 30,000

WESTCHESTER COUNTY, N. Y.

AUG. 11TH TO 17TH—INCLUSIVE.

BEDFORD.

Dixon, Elias, exrs. of—C. L. Harford, adj land Mary Ingersoll, 66 acres; also adj land J. H. Bates, 14 acres. \$2,000

EASTCHESTER.

Coffin, G. F.—Cyrich Mendery, w s, Fulton st, lot No. 66; also n w side Fulton st, lot No. 67. 600

RYE.

Moseman, Lavinia, exrs. of—John Lyon, s e s of Mariam pl, lot No. 11. 400

YONKERS.

Krake, Elizabeth—C. W. Paul, w s Nepperhan, lot No. 14. 2,100

MORTGAGES.

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

NEW YORK CITY.

AUG. 12, 13, 15, 16, 17, 18.

Allee, Joseph B., Brooklyn, to Albon P. and Wm. Man, trustees Bessie L. Rodman, 23d st, n s, 300 e 2d av, 25x98.9. Aug. 1, 3 years. \$5,500

Bliss, Charles H., to Joseph Hewlett. 77th st. P. M. July 28, 1 year. 13,000



Miller, Alvah, to Horatio G. Craig. Hooper st. P. M. July 1, 3 years. 3,500  
 Mayer, Joseph, to Charles M. Marsh. Lexington av. P. M. Aug. 12. 15,000  
 Mick, Salome, widow, to Tennis Bergen. Dean st. P. M. Aug. 17, due Nov. 1, 1884. 2,400  
 Osterreider, Franziska, to Charles Kihner. North 8th st, s s, 125 e 1st st, 25x100. July 3, 4 years. 500  
 Ostrander, Charity, widow, James E. and Frank E. Ostrander, and Charity Ostrander, guard. of Frank E. and Emma L. Ostrander, to Levi Hutchins. South 4th st, s s, 100 e 4th st, runs south 147.4 x east 68.6 x north 45.8 x west 46 x north 100 to South 4th st, x west 22.6. July 14, 4 years. 2,000  
 Same to Catharina A. Ferris. Lynch st, s s, 80 w Lee av, 40x100. July 14, 3 years. 1,800  
 Orr, Charles H., exr. Jane H. Orr, to Morris Reynolds. Sackett st, n e s, 151 n w Smith st, 24x100. Aug. 13, 3 years. 2,600  
 Power, Thomas G., Clyde, N. Y., to Edwin Vincent, Dover, N. Y. St. Marks pl, n s, 225 e Hudson av, 100 x— to Bergen st. Aug. 2, 1 year. 3,500  
 Quinn, Thomas, to Emerson W. Perry, New York. Madison st, n s, 225 w Reid av, 100x100. Aug. 9, 2 years. 1,000  
 Quin, Mary J., to Henry S. Burger, trustee. Yates av, n w cor Lexington av. P. M. June 27, 3 years. 4,500  
 Same to same. Yates av, w s, 20 n Lexington av, 20x75. P. M. June 27, 3 years. 4,000  
 Same to Albon P., William and Albon Man, trustees. Yates av, w s, 40 n Lexington av, 20x75. P. M. June 27, 3 years. 4,000  
 Same to Charles H. Dilley. Yates av, w s, 60 n Lexington av. P. M. June 27, 3 years. 4,000  
 Same to same. Yates av, w s, 80 n Lexington av. P. M. June 27, 3 years. 4,000  
 Same to same. Yates av, n w cor Lexington av, 5 lots. P. M. 5 mortg., each \$1,500. June 27, 2 years. 7,500  
 Richardson, James, to Archibald Graham. North 5th st, 3d st. P. M. July 1, due July 1, 1880. 1,300  
 Reiche, Carl, to John F. Ehlers. Troutman st. P. M. July 30, due Oct. 1, 1882. 350  
 Sackett, Sarah S., wife of George H., to Henry Gimel. Clermont av, e s, 304 n De Kalb av, 22x200 to Vanderbilt av. Aug. 10, 2 years, 5 per cent. 7,000  
 Spies, Johann, to Salomon Konig and Lippmann Reizenstein. Whipple st, s e s, 110 s w Throop av, 28x56x12x16x60. Aug. 15, 4 years. 500  
 The Home for the Aged of the Little Sisters of the Poor to Eliza Manson. Stockholm st, Evergreen av. P. M. Aug. 1, 1 year. 1,200  
 The First Methodist Prot. Church, known as Fourth Street Meth. Prot. Church, Brooklyn, to Joseph J. White. 4th st, s w cor South 3d st, 47.6x78.6. Aug. 11, 2 years. 3,500  
 Wilkinson, Albert, to T. B. Willis & Bro. Macon st, n t, 70.8 w Yates av, 70.8x100. May 12, 3 months. 300  
 Weild, David, to Mary A. Berrian. Monroe st, n s, 419.8 w Tompkins av, 20x100. Aug. 9, 2 years. 2,500  
 Same to Mary J. and Emma L. Price. Monroe st, n s, 439.8 w Tompkins av, 20x100. Aug. 9, 3 years, 5 per cent. 2,400  
 Woolley, Josephine H., to Alice R. Skidmore, Jamaica, L. I. Lafayette av, n s, 86.8 e Waverly av, 20x96. Aug. 6, 3 years. 4,600  
 Wrigley, Florence E., wife of Francis E., to The Mutual Life Ins. Co., New York. Throop av, No. 427, e s 60 n Quincey st, 20x50. Aug. 10, due Sept. 1, 1882. 1,800  
 Zeh, Conrad, to William Minter, Delaware, Pa. Walton st. P. M. July 1, 3 years. 400  
 Zurn, Barbara, widow, and William Zurn to Christian Gakley. Manhattan av, e s, 50 s Java st. 25x100. July 1, 2 years. 1,500

**MORTGAGES --- ASSIGNMENTS**

**NEW YORK CITY.**

AUG. 12TH TO 18TH—INCLUSIVE

Allen, Agnes, extrx. M. Allen, to Adaline D., wife of Henry P. Townsend. 4,614  
 Anderson, Angelina, to John E. Lockwood, Long Island City. 7,000  
 Astor, John J., trustee for Alida Carey, to John Carey, Jr. and W. W. Astor, trustees for Alida Carey. nom  
 Astor, Wm. W., trustee for Alida Carey, to The New York Life Ins. and Trust Co., trustee for Henry R. Astor. nom  
 Same to Margaret L., wife of Alphonse de Stuers. nom  
 Behrens, Rachel, to Jacob Hebenzahl. nom  
 Barney, Hiram and ano., trustees C. F. Dambmann, to Almira, wife of Patrick Ford, Brooklyn. 25,000  
 Cauldwell, Charles M., to John H. Deane. 12,736  
 Cauldwell, William A., to same. 4,705  
 Same to same. 4,900  
 Same to same. 4,500  
 Constant, Samuel S., to John H. Deane. 3,345  
 Same to same. 3,900

Same to same. 2,000  
 Same to same. 5,000  
 Same to same. 3,000  
 Same to same. 5,000  
 Same to same. 1,800  
 Same to same. 5,000  
 Same to same. 5,466  
 Cornell, John B., to Edmund Anderson et al, trustees. nom  
 Crombie, Thomas J., to John H. Deane. 1,500  
 Cunard, Sir Bache, England, to Charles G. Franklyn. 100,000  
 Same to same. 100,000  
 Same to same. 90,000  
 Same to same. 40,000  
 Same to same. 100,000  
 Cunningham, Edward, to Jacob F. Wyckoff. 5,000  
 Deane, John H., to William Whaley. 1,500  
 Same to same. 1,500  
 Same to same. 1,642  
 Same to same. 1,665  
 Same to same. 1,350  
 Same to same. 803  
 Ferris, Clarence N., to Joseph Nagelschmitt. 2,250  
 Hahn, Charles, to August C. Hassey. 2,500  
 Hewlett, Joseph, trustee W. F. Pinchbeck, to Maria S. Hodgson, Keyport, N. J., guard. 7,500  
 Same to same. 7,500  
 Hawes, Madeline E., extrx. J. Hawes, to William A. Armstrong. 3,000  
 Lachaise, Victorine B., Geneva, Switzerland, to Adrian Iselin, Jr. and Columbus O'D. Iselin. 19,000  
 Lang, Johann C., to August K. Schoppelrey. 3,000  
 Liftchild, Sarah A., wife of Horatio F., to Clarence Warden. 5,500  
 Mand, George, to Ephraim C. Gates, Calais, Me. 230  
 McMurtrie, R. C., admr., to Ann C. Colton. nom  
 Matthews, William, Flatbush, L. I., to William Mackenzie. 10,000  
 Miller, James E., to Randolph Guggenheimer and Betsche Marx. 2,500  
 Osborn, Henry S., to Benjamin A. Sands. 3,100  
 Riker, John H., and ano., exrs. M. Lawrence, to Benjamin F. Lee. 4,291  
 Sylvester, Hyman, to Solomon M. Swartz. 1,500  
 Sawyer, Sarah, to Arthur Sawyer. nom  
 Stemm, John and Harry, to Ludwig Kratsch and Katharina, his wife. 7,040  
 Tagliabue, Adelaide, widow, to Isaac Schriber. nom  
 Wheaton, Abel, Eastchester, N. Y., to James Rutherford, Kingston, N. J. 20,000  
 Webb, Alexander S., to Phoenix Remsen et al., trustees Estate Catharine S. Coles. 16,000  
 Whaley, William, to Bertha A. Deane. 1,642  
 Same to same. 1,665  
 Same to same. 1,590  
 Same to same. 1,500  
 Same to same. 1,350  
 Same to same. 802

**KINGS COUNTY.**

AUG. 4TH TO AUG. 17TH—INCLUSIVE

Adams, John Q., to James H. Watson. \$500  
 Archer, George A., exr. Geo. B. Archer, dec'd, to Andreas Lindelof. 700  
 Bowne, Edward S., admr. S. Bowne, to Edward S. Bowne, admr. Eliz. Bowne. 2,000  
 Same to same. 2,000  
 Same to Edward S. Bowne. 1,500  
 Same to same. 1,500  
 Same to same. 2,000  
 Same to same. 2,000  
 Balcom, Clark, to Delia P. Ducker. 5,500  
 Blake, Elizabeth W., et al., exrs. Anson Blake, dec'd, to Frederick E. Cleveland. 2,500  
 Boyd, William J., admrx. A. Boyd, dec'd, and Richard Dougherty, exr. Margaret Boyd, dec'd, to William H. Kissam, Greenfield Hill, Conn. 4,000  
 Chauncey, Daniel, to Mechanics Bank, Brooklyn. nom  
 Cornell, William A., exr. A. Cornell, dec'd, to Abraham Underhill. 1,390  
 Cross, Marvin, Sherlock Austin and John H. Ireland to George H. Fisher. 1,400  
 Same to same. 1,600  
 Curtis Irene, to Alpheus T. Bulkley. 3,500  
 Englis, John, Sr., and John, Jr., to Margaret E. Little. 1,500  
 Fayolle, Elizabeth, exr., &c., D. Fayolle, to Vincent J. Durand. 1,500  
 Same to Edward Olmsted and ano., trustees E. Chauncey, dec'd. 9,900  
 Same to Henry Hart, Saybrook, Conn. 1,500  
 Same to Josephine Pratt. 3,000  
 Same to John D. Lefingwell et al., trustees of the Morgan School Fund. 6,000  
 Fox, John T., to Theodore B. Willis. 500  
 Griffin, Catharine A., to Silas Mott. 800  
 Grasman, Henry, to Carl A. Schoch and Josepha his wife. 1,000  
 Harding, Furman W., exr. C. D. Harding, to Martha E. Harding. 2 assigns. nom  
 Herr, Frederick, to David Barnett. 1,300  
 Hanna, John, to Ralph G. Packard. 3,500  
 McMahon, James E., to Barbara Auer. 4,000  
 Muller, Israel, to Nathan K. Baum. 500

Murphy, Mary G., extrx. W. D. Murphy, to Lizzie A. Murphy. 1,500  
 Same to Anna L. Owen. 8,000  
 Noden, Thomas, to Philip M. Dale. 500  
 Oothout, Henry, Stamford, Conn., to Jas. Bowen et al., trustees Maria J. Bowen, dec'd. 3,000  
 Oakes, Jane, extrx. Wm. Hutchison, to Mary Cook. 3,000  
 Russell, Sarah A., to George B. Archer. 1,500  
 Same to same. 1,500  
 Pearsall, Thomas E., admr. J. Apel, to Ralph G. Packard. 6,777  
 Revel, Alonzo B., to Margaretha Baier. 834  
 Stoller, Annie E., to Catharine Lynch. 7,450  
 Sayres, William J., to John and J. Adrian Ditmis. 3,000  
 Smith, John C. and ano., exrs. C. Brush, to Mechanics' Bank, Brooklyn. nom  
 Same to same. nom  
 Smith, William H., to John Halley. 700  
 Thackara, Alexander and ano., admrs. Geo. W. Page, dec'd., to The Fidelity Insurance Trust & Safe Deposit Co., Philadelphia, as trustees Geo. W. Page, dec'd. nom  
 The Williamsburgh Savings Bank to Allen Gray. 6,250  
 Vail, John H., to Cornelia S. wife of Homer W. Reboul. 1,000  
 Voorhees, Cornelia, to Abraham Lott, exr. Gertrude Stryker. 1,000  
 Ward, Adam H., to Sarah M. Phyfe. 4,000  
 Woodward, Samuel A., New York, to Samuel Van Wyck, Flatbush. 3,000  
 Wortmann, Sigismund B., to Frederick W. Bampton. 10,000

**CHATTELS.**

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

**NEW YORK CITY.**

AUGUST 12TH TO 18TH—INCLUSIVE.

**SALOON FIXTURES.**

Atkinson, T. H. 64 Gold.... J. Feury. \$1,000  
 Adams, Belle G. 124 Hester.... A. Strauss. Saloon Fixtures and Furniture. (R) 1,000  
 Browning, E. 167 E. 125th.... W. H. Robertson. Oyster Saloon Fixtures and Furniture. 2,500  
 Brill, F. 522 E. 5th.... F. & M. Schaefer. (R) 400  
 Brown, A. Washington and St. Marks av, Brooklyn.... D. Jones. (R) 623  
 Bruns, C. 924 6th av.... Bernheimer & Schmid. 1,500  
 Byrne, T. 1151 2d av.... H. Clausen and ano. 136  
 Clegg, J. G. 22 1st av.... J. Elsas. (P. Doelger, by assignm't.) (R) 125  
 Coulter, T. 12 E. 59th.... J. Emmons. (R) 255  
 Carolan, T. 441 W. 32d.... J. Claffey. 500  
 Daily, P. 309 3d av.... Bridget Daily. Restaurant Fixtures. 200  
 Dennis, B. F. 168 3d av.... P. & W. Ebling. Saloon Fixtures and Furniture. 200  
 Dupuis, V. 60 W. Houston.... H. Guinard. Dining Saloon Fixtures. 400  
 Foeller, E. 150 Essex.... G. Ehret. (R) 300  
 Fuks, L. 71 Suffolk.... B. Singer. 100  
 Gans, S. 172 Elizabeth.... J. Haffen. 100  
 Gieselberg, W. T. 69 3d av.... J. L. Swan. 400  
 Hartigan, J. 206 Chatham.... D. Hallinan. (R) 1,000  
 Haensch, B. 615 10th av.... G. Ehret. (R) 300  
 Heyne, N. 75 3d av.... J. Hoffmann. 2,012  
 Huber, G. H. 106 and 108 E. 14th.... G. Ehret. Saloon Fixtures and Furn. (R) 2,000  
 Hofacker, O. 183 Chrystie.... D. G. Yuengling, Jr. 150  
 Isaacs, N. 60 Essex.... H. Cannell. 250  
 Isaacs, N. 60 Essex.... Williamsburgh Brewing Co. (not signed by mortgagor). 150  
 Jackman, M. 126 W. 50th.... T. C. Lyman & Co. 425  
 Keller, J. 46 Hudson.... F. & M. Schaefer. (R) 150  
 Korn, J. 268 Grand.... Jersey City Heights Brewing Co. 500  
 Krietsch, E. 31 Beaver.... Susanna Kress. 200  
 Koehler, J. 81 Sheriff.... Williamsburgh Brewing Co. 75  
 Laverty, J. 113 Av D.... W. Chapman. 150  
 Leyer, O. J. 612 8th av.... S. Ziegler. 2,000  
 Mislin, L. 121 Bowery.... E. D. Cordts. Dining Saloon Fixtures. 300  
 Mylius, Chas. and Fanny. 645 3d av.... Herschmann & Manges. 410  
 McGill, Edward and Mary E. 121 W. 3d.... L. J. Noah. Bar Fixtures and Furniture. 560  
 Muller, S. 765 10th av.... Oppermann & Muller. 350  
 Moloney, Anne E. 286 Jay. Brooklyn.... Ellen McCarty. 300  
 Niemeyer, H. 23 South.... C. Ordemann. Bar Fixtures and Furniture. 4,200  
 O'Keefe, E. J. 76 Essex.... P. McQuade. 800  
 Prehn, I. 87 Allen.... F. Bolting. (R) 90

Quinn, M. 59 New Chambers....H. Meyer. 250  
 Reiff, Gerhard and Johanna. 236 Division C. Seitz. 350  
 Roach, Annie. 57 Macdougall... P. Aschenbach. 75  
 Rommelsbacher, C. 79 Franklin....J. V. Halk & Bro. (R) 3,000  
 Silva, J. 316 Broome....Hirsch & Schwarzkopf. 38  
 Stoerzer, C. 163 Hester....O. Schuttrich. Saloon Fixtures and Furniture. 300  
 Strobel, F. 68 Chrystie....Jersey City Heights Brewing Co. 300  
 Schesslan, A. 114 Allen... J. J. Jones. 300  
 Staudt, P. 306 Houston....J. Welz. 75  
 Singer, E. 407 Canal....A. Horrmann. 1,000  
 Smith, T. 66 Broome....Williamsburgh Brewing Co. 140  
 Unmuth, N. 28 6th av....G. Ehret. (R) 450  
 Verneret, E. 16 Clinton pl....M. B. Abraham. 1,200  
 Weissheimer, G. 73 Bowery....Katherine Hochherz. 3,300  
 Wahlstrom, G. E. 265 Bowery.... M. Schultz. 750

HOUSEHOLD FURNITURE.

Bennes, J. 30 Cherry....Epstein & Kantrowitz. 136  
 Betts, F. S. 141 W. 41st....J. F. Mason. 2,380  
 Blair, R. 509 W. 57th....L. Baumann. 169  
 Bosch, J. 123 Stanton....Herschmann & Manges. 100  
 Brady, Elizabeth. 121 W. 27th....Epstein & Kantrowitz. 281  
 Brady, Elizabeth. 121 W. 27th....Epstein & Kantrowitz. 300  
 Brito, R. 227 E. 28th....Jordan & Moriarty. 127  
 Baldt, C. A. 426 6th....S. Ballin. 118  
 Beers, J. B. 783 6th av....N. H. Downs. (Dated Nov. 8, 1880.) 200  
 Blessing, Margaret....Jane Guinevan. 110  
 Bailey, Hannah L. 18 E. 28th....T. Connolly. 473  
 Cummings, J. F. 129 W. 129th....E. D. Farrell. 329  
 Campbell, Jennie. 197 W. 11th....J. P. Delehanty. 174  
 Canfield, Mrs. M. 305 E. 113th....Mrs. E. A. Ives. 20  
 Clark, A. C. 320 W. 28th....L. Baumann. 227  
 Darcy, Bridget. 739 2d av....Jordan & Moriarty. 162  
 Elkington, F. W. 1679 Madison av.... Jordan & Moriarty. 203  
 Erlacher, Mary. 154 2d av....A. Baumann. 412  
 Francis, Ann. 99 Clinton pl....Jordan & Moriarty. 435  
 Freeland, Isabella J. 102 to 114 E. 32d.... J. H. Wright. (R) 1,100  
 Flanagan, Lavinia and Rich. 232 and 234 W. 47th....P. and F. Morgan. 500  
 Foley, Mrs. T. 100 W. 16th....E. D. Farrell. 313  
 Foster, W. H. 102 Lawrence....Jordan & Moriarty. 181  
 Granitzer, M. 196 E. Broadway....Coogan Bros. 123  
 Greer, J. 235 E. 40th....J. Lynch. 132  
 Greville, Kate. 155 E. 33d....H. Spies. 181  
 Hoffman, Caroline. 467 4th av....Jane Guinevan. 407  
 Hawley, Caroline E. 244 6th av and 184 E. 80th....G. P. Pelton and G. Innis. 2,500  
 Hill, Mary. 123 W. 20th....E. D. Farrell. 126  
 Hug, J. 118 Prince....Coogan Bros. 252  
 Johnston, Emma. 44 1st av....Coogan Bros. 138  
 Kainna, Nellie and August....L. Egleston. (Dated Aug. 21, 1880.) 101  
 Kolsky, H. 203 Delancy....D. Jacobs. 173  
 Lathrop, Betty T. 52 W. 26th....J. G. Stevens. 1,150  
 Levier, G. 16 Grand....H. Lange. 137  
 Levier, G. 16 Grand....L. Nussbaum. Carpet. 12  
 Luby, F. 142 E. 111th....L. Egleston. 118  
 Leppé, D. 55 E. 30th....J. Lynch. 127  
 Maguire, J. 428 W. 13th....Epstein & Kantrowitz. 110  
 McKenna, J. 210 E. 47th....Thoesen & Uhl. 108  
 Meehan, F. C....Jane Guinevan. 107  
 Morelli, Polifonte. 110 5th av....D. O'Farrell. 524  
 Moylen, Katie. 24 E. 4th....Ruhl & Kennedy. 169  
 McPeck, J. 227 E. 45th....E. D. Farrell. 138  
 Mylius, Fanny and Chas. 645 3d av....Herschmann & Manges. 631  
 Newcomb, O. 233 E. 12th....H. B. Hall and ano. 1,254  
 Nussbaum, Bertha and Gustave. 237 E. 54th....H. Geisendorff. 85  
 Nevins, Ed. 103 West Broadway....Jordan & Moriarty. 154  
 Oliver, J. R. 123 W. 27th....Epstein & Kantrowitz. 198  
 Perkins, Carbonelle. 102 E. 17th....Jordan & Moriarty. 134  
 Peters, C....Jane Guinevan. 163

Reynolds, Ella A. Lexington and 114th st ...B. Richardson. 125  
 Ruble, Lizzie. 1881 3d av....Simpson & Co. Piano. 250  
 Russell, L. A., Jr. 352 E. 85th....S. Heyman. 313  
 Reifenberg, M. 196 Eldridge....Herschmann & Manges. 110  
 Riley, Pamela. 209 Madison....Jordan & Moriarty. 134  
 Robertson, W. W. 237 E. 79th....E. D. Farrell. 211  
 Sickel, C. 319 W. 35th....E. D. Farrell. 176  
 Smith, Hattie. 55 W. 18th....J. Schlomsky. 345  
 Strelitzer, J. 312 E. 77th....Herschmann & Manges. 108  
 Simmons, Delia. 118 McDuyal....S. Ruhderfer. 133  
 Smith, Ellen. 145 E. 49th....L. Egleston. 110  
 Smith, F. 424 E. 118th....L. Baumann. 147  
 Smith, M. W....Jane Guinevan. 219  
 Talbot, C. G. 334 E. 55th....A. Baumann 127 or 227  
 Turner, Mary M....Jane Guinevan. 120  
 Taylor, Johanna. 144 West Houston.... Epstein & Kantrowitz. 184  
 Thompson, Josephine. 110 Chrystie....Herschmann & Manges. 104  
 Van Campen, Mary R. 137 and 139 E. 21st ...Havana Nat. Bank of Havana, N. Y. (R) 15,342  
 Van Zandt, J. H. 402 W. 23d....Emma Davis. 400  
 Van Deusen, Mary E. 219 W. 21st.... Helen Smith. 200  
 White, G. W. and wife and G. Hoagland. 11 W. 12th....Sam. Scott. Piano. (Mortgagee's name omitted.) 100  
 Waters, R. H. L....S. Heyman. 201  
 Wilson, Theresa. 104 E. 3d....Herschmann & Manges. 378  
 Wagner, Josephine. 206 E. 13th....F. Giess. 500  
 Wall, Mary. 334 W. 21st....Jordan & Moriarty. 111  
 Werner, R. 547 W. 59th....L. Heilburn. 50  
 Zorkowski, W. 316 E. 3d....J. Lynch. 159

MISCELLANEOUS.

Blood, J. H. 312 Spring....D. Bates. Bakery Fixtures. 300  
 Bresnahan, T. Foot of Whitehall....J. E. McCarty. Row Boats. 215  
 Broseman, E., and C. Gimber. 90 White ...T. Miller. Machinery, &c. 300  
 Byrne, W. 328 E. 33d....F. Bishop. Horse, Milk Wagon, &c. (R) 255  
 Buckley Reduction Co. 504 to 508 W. 14th W. F. Buckley. Machinery. (R) —  
 Class, D. G. F. 17 and 19 Rose....G. Mather's Sons. Printing Mach'ry. (R) 15,000  
 Coughlin, J. 54 James, &c....Knickerbocker Ice Co. Horses, Ice Wagons, &c. (R) 2,279  
 Daub, G. 142d av....T. Kruger. Vinegar Factory Fixtures. 4,500  
 Eicks, A. 58 South 5th av....Augusta Hall. Horses, Ice Wagons, &c. 800  
 Edsall, B. F. 487 8th av....E. & H. T. Anthony & Co. Photographic Fixtures. 378  
 Fraler, M. 54 W. 27th....S. Littman. Barber Fixtures. 115  
 Gross, I. 308 East Houston....J. Leidesdorf. Sewing Machines, &c. 100  
 Griffin, F. 55 Columbia....Nuffer & Lippe. Carriage. 567  
 Henry, J. — Liberty....D. A. Hopkins. Press, Type, &c. 1,546  
 Hoelzle, J. P. 935 3d av....C. H. Betjeman. Cigar Fixtures. 400  
 Jessel, Mrs. Jos. A., otherwise Agnes Herndon. 30 E. 10th....Sophie C. Fragzer. Dresses, &c. 2,500  
 Klippert, C. F. 1667 1st av....J. Pfeiffer. Drug Fixtures. 1,550  
 Knoche, Chas. 883 6th av....C. Chichester. Grocery Fixtures, Horse, &c. 335  
 Kopp, K. 698 3d av....J. W. Schelpert. Drug Fixture.. 1,000  
 Kuhn, P. 201 Elm st....S. Liebmann's Sons. Bottling Fixtures, Horse, Wagon, &c. 100  
 Lohse, H., and J. Borger. 50 Ann....J. Fugeman. Machinery. 1,700  
 Lauermann, J. 404 W. 50th....Caroline Musch. Dyeing Fixtures and Machinery. 600  
 Lehman, N. 608 6th st, &c....I. Tahlman. Horse and Truck. 195  
 Leonard, B. A. 69 8th av....Nuffer & Lippe. Hears. 861  
 McClain, M. 54th st. near 7th av....C. P. Kettner. Horse, Wagon, &c. 150  
 Marx, J. 29 Pitt....C. Doscher & Son. Bakery Fixtures. 263  
 Matthiasen, C. A. 195 and 197 Fulton.... A. P. Bidstrup. Machinery and Tools. 600  
 Meyer, Geo. H. 18 Drydock....J. Vetter. Horse, Truck, &c. 55  
 Miller, Margaretha. 209 3d....Elizabeth Schrader. Coach. (R) 150  
 McCloskey, James.... John McCloskey. Horses, Trucks, &c. (R) 1,200

Markham, S. J. 46 Hamilton....T. R. Gray. Horse, Milk Wagon, &c. 460  
 Mathesheimer, R. 30-34 South 5th av.... C. Miller. Machinery. 2,400  
 Morrisania Steamboat Co....G. Wright et al. Shady Side. 25,000  
 Middendorf, G. F., and T. Seiler. 183 3d av....R. Brogan. Horse, Butcher Fixtures, &c. 250  
 O'Connor, H....P. Barrett. Milk Wagon. 190  
 Payne, L. W. 26 Spruce....W. Payne et al. Printing Fixtures. (R) 600  
 Peck, W. D. 9 Gold....H. Angsbuurger. Machinery. 179  
 Phye, A. R. 17 John and 226 W. 48th.... W. H. Lockwood. Assayer's Fixtures and Household Furniture. (R) 9,350  
 Rapp, F. 99 Eldridge....Marie A. Richard. Candy Store. 100  
 Ryer, A. L., and F. M. Berrian. 381 6th av....C. H. Althaus. Drug Fixtures. (Dated Aug. 18, 1879.) 6,000  
 Riley, E. 122 W. 46th....A. Blessing. Horses, Coupes, &c. (R) 500  
 Schmolze, Chas. and Fred. 61 Maiden lane. ....Catherine E., extrx. of R. W., Roby. Presses, Machinery, &c. (R) 800  
 Schenck, Anna M. 289 Greenwich....J. Pyle. Barber Fixtures. 750  
 Schuck, Katherina. 209 E. 3d....J. Cunningham, Son & Co. Coach. 943  
 Scott, N. 856 2d av....G. Dessecker. Coach. (R) 90  
 Stansbie, V. and E. 128 9th av....A. Wetterson. Drug Fixtures. 1,225  
 Smith, H. H....C. G. Sandrock. Horse, Wagon, &c. 240  
 Strauss, J. and J. Ridge and E. Houston ...Fanny Froehlich. Trucks, &c. (R) 250  
 Trainor, J. J. Barrow and Washington ...P. Higgins. Horses, Ice Wagons. 500  
 Tabele, W. 2309 1/2 3d av....W. Gee. Butcher Fixtures, Horse, &c. (R) 330  
 Torrens & Chapman. 414 W. 28th.... Knickerbocker Ice Co. Horses, Ice Wagons, &c. (R) 2,610  
 Vaubel, C. 158th st and Girard av....F. Baier. Horse, Garden Fixtures, &c. 500  
 Watts, M. L. 8 Grand....W. Rosenberger. Truck. 100  
 Wall, P. 246 E. 56th....E. Bulger. (Dated Aug. 13, 1880.) Horse, Wagon, &c. 100  
 Wanner, C. 106 Hudson....F. Tourelle. Barber Fixtures. 50

BILLS OF SALE.

Doll, Margaretha. 131 East 3d....G. Uilmann. Saloon Fixtures. 275  
 Gibson, Annias. 689 Broadway....T. H. Millie. Confectionery Fixtures. 330  
 Kelterborn, J. 52 Prince....C. F. Schulze. Saloon Fixtures. 550  
 McLean, J. 249 West 28th....V. Hoerschelman. Half Interest Carpenter's Fixtures. 2,080  
 Von Hemsden, Geo. 186 Monroe ...J. R. Bischoff. Saloon Fixtures. 250  
 Wolf, A. T. 118 East 13th....Sophia Tenteborg. Presses, Machinery, &c. Dated Dec. 23, 1880. 2,000

ASSIGNMENTS OF CHATTEL MORTGAGES.

Bates, D., to Edgar Hyatt & Co. (Mort. made by J. H. Blood, Aug. 8, 1881.) 1  
 Collins, Mary G., as admrx. of P. J. Collins, to H. and H. W. Catherwood. (J. Murphy and J. Black, June 2, 1881.) 600  
 Singer, B., to Caroline Koenig. (Isaac Fuks, Aug. 12, 1881.) 100

KINGS COUNTY.

Byrne, G. 225 Bridge st....Jordan & Moriarty. Furniture. 226  
 Berger, F. North 6th st....Rudolph Lipsius. Saloon Fixtures, &c. 125  
 Brown, A. s w cor Washington and St. Marks avs....David Jones. Saloon Fixtures, &c. (R) 350  
 Bungert, Lena. 58 Jefferson st....Charles Jordan. Piano. (R) 212  
 Brown, W. J. 32 South Oxford st....Robert Brown. Piano. 100  
 Brown, W. J. 32 South Oxford st....Robert Brown. Furniture. 350  
 Class, D. G. F. 17 and 19 Rose st, New York....Geo. Mather's Sons. Printing Machines, &c. 15,000  
 Cooney, A. 263 Bridge st....T. C. Lyman & Co. Liquor Store. 200  
 Clinton, W. 107 Fleet pl....J. Cunningham, Lon & Co. Carriage. 225  
 Cornell, J. A. and Kate M. 575 De Kalb av....Joseph Karst. Furniture. 150  
 Chase, Samuel T....S. H. Hastings. Horse, Wagon, &c. 150  
 Darcy, Patrick. 1109 Park pl....Charles Darcy. Horse and Wagon. 50  
 Dersch, M. 1039 1/2 Pacific st....Peter Peterson. Bakery. 200  
 Dougherty, Mary. 16 Flushing av....F. Moreau. Grocery Store. 150  
 Deininger, M. F. 1774 Fulton st....D. B. Dunham. Carriage. 2,250  
 Fiels, Annie. 77 and 79 Eagle st....Peter Doelger. Bar Fixtures, &c. (R) 200

Table of real estate transactions in New York City, including entries for Finn, Thomas; Golz, P.; Hettrick, John; Hennessey, J.; Holehouse, Alfred; Horstmann, L.; Hearn, J. J.; Israel, Louis; Johnson, R. J.; Kauffeld & Rennemutter; Koder, J. B.; Lane, Mary C.; Lifer, F.; Mauer, John; McKnight, R.; McManus, T.; Meyer, J. C.; Mordant, Fanny; Neumann, Adolf; Otis, T. E.; Peck, W. D.; Phelps, J. L.; Phillips, G. W.; Poggi, Giuseppe; Slavio, J.; Smith, C. A.; Starr, L. W.; Searing, W. S.; Steinmetz, G.; Thissen, Jacob; Von Wiegen, F.; Whitmyer, Sarah L.; Williams, C. F.; Boreson, Christy H.; Bronson, Wesley H.; Butecke, Henry M.; Delany, Mary; Emerson, William; Farrell, John J.; Miller, Edward F.; Murphy, Owen; Schneeloch, Mary; Strumpfler, Peter and Frank.

BILLS OF SALE.

Table of bills of sale, including entries for Boreson, Christy H.; Bronson, Wesley H.; Butecke, Henry M.; Delany, Mary; Emerson, William; Farrell, John J.; Miller, Edward F.; Murphy, Owen; Schneeloch, Mary; Strumpfler, Peter and Frank.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. \* means not summoned. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

NEW YORK CITY.

Table of judgments in New York City, including entry for 13 Amerman, John W.—W. H. Johnson. \$638 21

Table of real estate transactions in Kings County, including entries for 16 Anderson, Christian F.—W. H. Beadleston; 17 Amend, Paul—R. M. Nichols; 5 Bruns, Charles S.—H. L. Timken; 5 Bulter, George—H. W. Jackson; 13 Blish, William A.—W. H. Johnson; 15 Boehm, Leopold—Christian Eberspacher; 17 Cameron, William; 18 Chapman, Addison; 19 Coon, Alexander; 19 Carnes, Louis M.—Jos. Fernandez; 19 Coulter, Julia Ann—J. N. Tappan; 19 Chamberlin, James H.—R. F. Austin; 13 Douglass, Harry—A. J. Connick; 13 Davega, Mary A. E., admrx. of Elizabeth Fentz—Margaret T. Pye; 17 De Forest, William H.—Antoine Russe; 17 Davis, Washington H.—James Chambers; 17 Dusenbury, George M.—Herman Stall; 18 Davis, John B.—P. A. Keen; 18 Duncan, Robert—Maria Halsey; 18 Donnelly, Ellen—Dan. Quinn; 18 Donovan, Bartholomew—Albert Smith; 18 the same—the same; 18 Dunscomb, Samuel W.—the same; 18 the same—the same; 19 Dreyspool, Abraham—David Obermeyer; 17 Evans, Oliver—H. F. Newhall; 18 Eimer, Henry—D. H. Leidesdorf; 19 Elder, Stewart—Wm. Campbell; 19 the same—T. C. Shepherd; 19 the same—Robert Graves; 19 Engel, John—Benj. Marks; 15 Farrell, Thomas—Geo. Bickelhaupt; 17 Folsom, Frank—N. L. Ackert; 19 Farrington, John D.—John Braden; 19 French, Walter H.—E. G. Briggs; 15 Griffen, Thomas W.—G. W. Knowls; 16 Gerold, John—Conrad Michels; 16 Gwynne, Marie—Gabriel Konigsberg; 17 Gutzler, George—Hy. Trowbridge; 17 Gilmartin, Michael—Mary M. Duntion; 17 Greensmith, Robert—Wm. Burrows; 18 Gunther, Christian G., Jr.—David Lichtenstein; 19 Gardner, James—J. N. Tappan, as Chamberlain; 15 Hill, Harry—James McCormick; 17 Hover, Eugene L.—S. M. Blum; 18 Haulenbeck, John L.—W. R. Wilder as assignee of Marklin & Orsor; 18 Harrington, John—Albert Smith; 19 Hogan, John—W. J. O'Brien; 16 Israel, Richard—Jacob Etzel; 16 Infeld, Henry—Chas. Schlesinger; 11 Jonas, Abraham H.—Steinway & Sons, correction; 19 Jordan, James—J. C. McHugh; 15 Klev, Annie L.—Hugh O'Neill; 16 Kittredge, John W.—W. A. Lighthall; 16 Kearney, John G.—W. O. Allison; 17 Kay, John R.—W. C. Browning; 17 Keenan John, exr. of Ed. Kelly—Peter Kelly; 17 Keenan, John—J. W. Kennedy; 18 Keenan, John—Geo. Heyman; 18 Kopp, William—Hy. Fischer; 19 Kinzey, William O.—C. C. Sewall; 19 Kipp, Auguste—Magdalena Betz; 15 Leseaman, August—Benedict Fischer; 16 Loughran, William—W. H. H. Childs; 17 Leopoldt, Louis—John Riegelmann; 17 Lawson, Judson—Ed. Bussell; 17 Laurence, E. Z.—W. H. Gladwin; 18 Leavitt, Charles F.—W. H. Brown, Jr.; 18 Levy, Philip—Isaac Straus; 19 Levi, Isidore—Wilcox Silver Plate Co.; 16 Moore, John—Knickerbocker Ice Co.; 16 Miller, Charles I.—D. B. Waters.

Table of real estate transactions in Kings County, including entries for 17 Mali, Henry—Wm. Ferris; 17 Murray, Joseph—S. H. Thayer; 15 McNamara, Catharine—Theresa Kiernan; 13 Norton, J. W.—P. E. McKenna; 18 O'Mahoney, Thomas—Frank Tufts; 18 the same—P. I. Nevins; 19 Oatman, Edgar—R. F. Austin; 13 Preston, George C.—Max Hallheimer; 16 Parks, Alexander—F. W. Fisher; 16 Platts, George—Hy. Charrnburg; 16 the same—the same; 16 the same—Jos. Walden; 17 Pierce, William—James Mara; 19 Platz, Max J.—C. C. Sewall; 19 Peiser, Aaron—Wilcox Silver Plate Co.; 16 Quast, William F.—F. W. Fisher; 18 the same—the same; 13 Rostern, John H.—Thos. Barret; 15 Rogojinski, Dora—Herman Hein; 16 Richard, Jules—Constance Vechot; 17 Rosenthal, Isaac—Sol. Hyman; 17 Roosa, Simon J.—James Chambers; 19 Raitzyk, Samuel—Sol. Bachrach; 15 Shephard, Caleb W.—G. W. Knowles; 15 Stewart, Charlotte M.—Pottier & Styum M'Fg Co.; 15 Schlegel, Louise—Geo. Winter; 16 Schiff, Emma S.—L. S. Lumley; 16 Sanderson, William M., survivor—Tim. O'Keefe; 16 Sanderson, William M., survivor—Pat. McCormack; 16 Sibbald, John G.—F. V. Hamlin; 17 Schwaner, Martin—R. M. Nichols; 17 Sullivan, Michael—Ellen T., admrx. of estate of Maggie Riely; 17 Stewart, John—Julian Nathaa; 17 Stuart, Robert W.—J. W. Cleland, as assignee of J. P. Colt; 17 Stoner, John B.—H. L. Judd; 19 Sanderson, William M., survivor of Wm. T. Lawton—F. E. Draper; 19 the same—J. H. Brown; 19 Sullivan, Daniel—D. N. Beardsley; 18 Smith, John—W. H. Brown, Jr.; 18 Tennant, John H.—F. D. Clark; 19 Turnure, James H.—C. C. Richardson; 19 Taylor, Maurice H.—Max Doctor; 13 The Mayor, Aldermen, &c.—Ed. Holly; 17 American Express Co.—John Basseinir; 18 The Urbana Wine Co.—Dan. Haughey; 18 the same—A. J. Sargent; 18 the same—Deloss Rose; 18 the same—Anthony Connolly; 18 the same—John Connolly; 18 the same—E. N. Cook; 18 the same—J. S. Snider; 18 the same—W. H. Corning; 18 The Hotel Gazette Co.—J. J. Donovan; 19 The Mayor, Aldermen, &c.—Peter Bowe; 18 Vandewater, Samuel H.—Albert Smith; 16 Wight, Franklin—F. W. Fisher; 17 Wolf, Anthony J.—H. S. Crane; 18 West, Thomas P.—G. F. Eschbach; 18 Weinberg, Morris—W. M. Carpenter; 19 Wickward, Flavel H.—M. F. Porter, admr. of T. J. Cole; 19 Washburn, Theodore F.—D. F. Dinan; 19 Wundrum, George W.—G. E. Stechert; 19 Welch, Abram R.—I. C. Ogden; 19 the same—the same; 17 \*Young, Robert A.—J. W. Kennedy; 16 the same—Geo. Heyman.

KINGS COUNTY.

Table of real estate transactions in Kings County, including entries for 11 Becker, Joseph—G. F. Perkins; 12 Butler, Caroline R.—E. D. White; 12 Butler, William G.; 12 Brady, Joseph—F. Raul; 15 Bruns, Charles T.—A. B. Crandall; 15 Bowen, Henry A.—G. O. Keeler; 15 the same—S. E. Olmstead; 16 Bamburg, Charles—P. W. Schmitz; 17 Byrne, George P.—J. Forsythe; 12 Card, Everett S.; 12 Card, Benjamin F.—C. Card; 13 Cammeyer, William H.—I. Bamber; 15 Car, Charles B.; 15 Car, (not summoned) Wil-liam R.—H. W. Kingman; 15 Church, K.—City of Brooklyn; 15 Chapman, Addison—H. Walterling; 11 Dohelmann Manuf'g. Co.—A. Shaw; 15 Duff, J. B.—Williamsburgh City Fire Ins. Co.

Table listing real estate transactions in New York City, including names like Felthaus, Green, Gardener, Hallenbeck, Cockcroft, Handley, Fearn, Jacobs, Kendrick, Kilbinger, Lehmann, Molloy, Magnus, Pickford, Rowland, Robinson, Spicer, Schibbe, Sullivan, The Döbelmann Manuf'g. Co., Tiley, The City of Brooklyn, Tannenbaum, Tilyon, Williston, and Williams.

Table listing real estate transactions in Kings County, including descriptions of properties like '17 Fourth av. n w cor 18th st, 53x140. The Chapin Hall Manuf'g Co., Newark, N. J.' and '17 Lexington av. n w cor 121st st, 100.11x138.'.

cost, \$35,000; owner, F. A. Kursheedt, 190 South 5th av; architect, Robert Mook. Plan 868—Lexington av, s e cor 68th st, one four-story brick school, 60x120, wing 30x35, and another 32x35, tin roofs, iron cornices; cost, about \$100,000; owner, Mayor, &c., New York; architect, D. J. Stagg.

SATISFIED JUDGMENTS.

NEW YORK.

August 13th to 19th—inclusive.

Table listing satisfied judgments in New York City, including names like Boyce, Byrd, Conner, Chapman, Doe, Doyle, Duffy, Gane, Harrison, Jaunsch, Jung, Jacobs, Kane, Kist, Kraer, Koehler, Lyman, McKewan, Parr, Ralph, Silcox, Stockert, Taylor, Totten, Third Avenue Railroad Co., and Wilmerding.

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

KINGS COUNTY.

Aug. 12 to 18—inclusive.

Table listing satisfied judgments in Kings County, including names like Arndt, Bergen, Blake, Crandell, Day, Hinck, Murphy, Musson, Northrup, Proctor, and Schweickert.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including descriptions of properties like '12 Main st, Nos. 24, 26, 32, 34 and 36, and Nos. 74, 76, 78, 80, 82 and 84 Water st.' and '12 Seventh av, s w cor Lincoln pl, runs south 25x110.'

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including descriptions of properties like '15 Av A, s w cor 72d st, 75x100, 6 buildings.' and '\*8 Montgomery st, w s, 75 s Madison st, 50 feet front.'

\* Discharged by depositing amount of Lien with Clerk.

KINGS COUNTY.

Aug. 12 to 18—inclusive.

Table listing satisfied mechanics' liens in Kings County, including descriptions of properties like 'Tillary st, s e cor Gold st, 27x100. John S. Loomis agt T. Cammeyer, M. J. Reynolds and W. E. Hyer.' and 'Third pl, s s, 120 e Corvt st, 40x133.'

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including descriptions of properties like '16 Bowery, No. 10, w s, bet Pell and Doyer sts.' and '13 Catharine st, No. 66, w s, near Oak st.'

BUILDINGS PROJECTED.

NEW YORK CITY.

Table listing buildings projected in New York City, including descriptions of properties like 'Plan 865—Forty-eighth st, No. 609 W., rear, one three-story brick dyeing room, 20x35, tin roof; cost, \$1,060; owner, Honora Taylor, 609 and 611 West 48th st; arch tect, S. J. Taylor.'

KINGS COUNTY.

Plan 670—Park av, n s, 60 e Franklyn av, one three-story frame store and dwell'g, 20x42, tin roof; cost, \$3,000; owner, Catharine Cully, 65 Skillman st; architect, &c., E. Van Voorhis; mason, Peter Kelly. Plan 671—Hull st, s s, 125 e Broadway, one two-story frame dwell'g, 19x26, tin roof; cost, \$1,000; owner, Margaret Lewis, 312 15th st, New York; builder, E. Van Wielen. Plan 672—Fifth av, s e cor 18th st, two three-story frame stores and dwell'gs, 12 and 16.6x50, tin roof; cost, \$5,700; owners, D. Scott and J. Campbell, 5th av, 18th st; builder, D. Ryan.





Boulevard, 61st st, 8th av and Circle, bounded by 318.4x195x261.6x388. Manton Marble and Abby W. his wife agt Joseph G. Mills and Francis N. Bangs, as trustee, &c.; partition; att's, Bangs & Stetson.

FORECLOSURE SUITS.

Oliver st, No. 69, w s, 24x100. Charles P. Kirkland agt. David M. Koehler et al.; att'ys, Turner, Lee & McClure. 41st st, n s, 350 e 2d av, 16.8x98.9. Walter L. Cutting exr of Gertrude Cutting, agt Salmon S. Stevens et al.; att'ys, Moore, Hand & Bonney.

LIS PENDENS, KINGS COUNTY.

Flatbush to Jamaica road, s s, Flatbush. Three lots, part G. L. Martense property, runs through to Erasmus st. Jeremiah Ryder agt. Evan R. Williams; att'ys, A. & J. Z. Lott. Calyer st, s s, 177 e Franklin st, 22.10x160x131x163. William H. Marshall, admr., agt James E. Arkills; att'y, H. M. Birkett.

RECORDED LEASES.

NEW YORK. Per year. Allen st, No. 22; Morris Goldstein to David S. Mintzky; 2 years. \$600. McDougal st, No. 105; E. M. Attwater to Chas. Morrel; 3 years, from May 1, 1881. 780 and 840.

3d av, No. 974, store, second story and front of basement; J. J. Hockenjos, guard'n, to Solomon Heyman; 3 years. 1,800. 10th av, No. 343, second floor; John McGarry to The Fishermen's Benevolent &c. Association; 2 1/2-12 years. 192. 11th av, No. 216, rear shop; Henry L. Hogue, agent, to Henry Wobur; 3 years, from May 1. 360.

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. Laufswerler, Adam—Poughkeepsie Sav. Bank, Poughkeepsie City. \$900. Niver, Gilbert—H. Niver, Fishkill. 1,000.

JUDGMENTS.

Buckly, I., Poughkeepsie—J. H. Draper. 77.

CHATEL MORTGAGES.

Conturrier, C., Poughkeepsie—M. Schirman, saloon furniture. 500. Wolf, M., Poughkeepsie—P. Heinrich, Printing apparatus. 500.

ORANGE COUNTY.

MORTGAGES. Appert, Bridget E.—John Sturtz, Goshen. \$100. Boak, Robert N.—C. S. Dunning, Walkill. 4,000. Durland, Chas. B.—County Treasurer, Mount Hope. 5,000.

JUDGMENTS.

Benhart, Mary A.—Lawrence Gibney. 136. Eaton, George—Charles W. Fowler. 30. Hart, Helena M.—Elizabeth Linley. 61.

SCHENECTADY.

CONVEYANCES.

Dougall, Wm S, et al.—S P Dougall, Glenville. \$1. Peters, Christopher—George Peters, State st, 1st Ward. 1. Stock, George—The Schenectady Locomotive Works, Romeyn st, 3d Ward. 7,500.

MORTGAGES.

Christiance, John—W H Helmer, Schenectady av, 5th Ward. 900. Ford, Phoebe A, et al.—J A Mead, Glenville. 1,400. Lesser, George W—W K Wilber, Duanesburgh. 2,400.

JUDGMENTS.

Kennedy, Patrick—Charles N Yates. 27. Mason, Wm D—William Stoops. 17. Van Vorst, E B—L B Close, as admr, &c. 725.

NOTICE OF LIEN.

Snell, John—Margaret Snell, Amity st, 5th Ward. 110.

ULSTER COUNTY.

MORTGAGES.

Atkins, Wm H—Sarah M Meakin, New Paltz. \$737. Donovan, Dennis—R W Van Gaasbeck, Kingston Legg, Peter E—Benj I Van Aken, Saugerties and Ulster. 500. Mosley, Wm—Wm W Legg, Ellenville. 150.

JUDGMENTS.

Cohen, Samuel—M S Herman et al. 751. Dubois, R E, Andrew and Garret—W B C Carpenter. 211. Gilbert, T R, and A J Churchwell, J L Vanderburgh and J H Maynard—First Nat Bank, Rondout. 534.

GENERAL ASSIGNMENT. Pidgeon, Frank, Saugerties—John W Searing...

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Angel, F—E Murphy, Court st. nom. Bunce, F D—M L Dunckley, East Orange. nom. Babbitt, R O—M Mitchell, North 8th st. \$3,400. Bassini, Edward—C W A Winder, Clinton av. 900.

MORTGAGES.

Banta CW—C E Babbitt, Orange. 2,000. Same—same, Orange. 1,500. Same—H Carter, Orange. 2,500. Same—same, Orange. 2,500.

CHATEL MORTGAGES.

Bonnell, J H, 363 Broad st—N C Bristell, on 3 billiard table. 100. Cohen, Flora, 22 N Canal st—H Stone, stock, &c. 175. Comb, C P, 16 Commerce st—E E Bergen, furn. 2,000.

JUDGMENTS.

Meier, J D—T Smith et al. 666. Stahl, Julius—W H Thorne. 633. Taylor, J S—J H Muchmore. 136.

HUDSON COUNTY.

CONVEYANCES.

Andeureid, J T—T L Thomas, J City. \$7,000. Badger, Cecilia—Mary J White, West Hoboken. 450. Bender, George, by sheriff—Theodosia A Noyes. 100.

Table listing names and amounts, including Dwyer, John-L Belledin, Guttenberg, Emmerich, Kitty, widow, and Philip-L P Emmerich, Union, nom.

MORTGAGES. Audibert, Philal-Ann Thompson, Bayonne, 3 years, 450. Barrett, John-B Fitzgerald, North Bergen, 5 years, 650.

CHATTEL MORTGAGES. Andress, George, Hoboken-D Edward Carew, horse, wagon, harness, store fixtures, &c., 100.

BILLS OF SALE. Blayne, Dennis, N Bergen-E F Eilert, "New Durham Hotel", 3,050.

PASSAIC COUNTY. MORTGAGES. Brands, William-Ben Boyd, Greene st., \$800.

CHATTEL MORTGAGES. Byan, Walter, West Milford T'p-W Ryan, farming utensils, 1,000.

JUDGMENTS. Coleman, Catharine-H W Pearsall, 1,004.

LUMBER MARKET QUOTATIONS.

Prices current on Lumber at Albany, corrected for the week ending August 16, 1881. The quotations of the yards are as follows: Pine, clear, # M., \$53 00 @ 63 00.

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. Pale, \$4 00 @ 4 25. Jerseys, 7 50 @ 7 75.

FRONTS. Croton and Croton Points-Brown # M. \$10 00 @ 11.

FIRE BRICK. Welsh, 28 00 @ 35 00. English, 27 00 @ 30 00.

CEMENT. Rosendale, \$1 25 @ 1 30. Portland, Saylor's American, 2 25 @ 2 50.

Keene's & Martin's coarse, 6 00 @ 6 50. Keene's & Martin's fine, 10 50 @

DOORS, WINDOWS AND BLINDS

DOORS, RAISED PANELS, TWO SIDES. 2.0 x 6.0, 1 1/4 in., \$ 90.

DOORS, MOULDED. Size, 2.0 x 6.0, 1 1/4 in., \$1 48.

GLAZED WINDOWS.

Dimensions of windows, 12 Lights, 8 Light, 4 Lights. 2.1 x 3.6, \$ 90 96.

OUTSIDE BLINDS.

Per lineal foot, up to 2.10 wide, \$ - @ \$ 26.

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine, - @ 59.

FOREIGN WOODS-Duty free.

CEDAR. Cuba, 7 @ 11 1/2. Mexican, large, 9 @ 11 1/2.

MAHOAGANY.

Domingo, crotches, ordinary to good, 15 @ 20.

ASS.

Duty - window - Polished. Cylinder and Crown not over 10 x 15 in., 2 1/2 c. # sq. ft.;

WINDOW GLASS, Prices Current per box of 50 feet.

SIZES. 6 x 8-10 x 15, \$8 00. 11 x 14-16 x 24, 9 75.

DOUBLE. x 8-10 x 15, 12 00. 1 x 14-16 x 24, 14 75.

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

Discounts, French 50 and 10 @ 5 per cent. American 60 and 20 @ 70 per cent.

PER SQUARE FOOT, NET CASH.

GREENHOUSE, SKYLIGHT AND FLOOR GLASS. 1/2 Fluted plate, 18 @ 20.

HAIR—Duty free. Cattle..... bushel of 7 lb... 16@ Goat..... 21@

IRON.

Duty.—Bar, 1 to 1 1/4 c. # 100 lb; Railroad, 70c. # 100 lb Boiler and Plate, 1 1/4 c. # 100 lb; Sheet, Band Hoop and Scroll, 1 1/4 c. # 100 lb; Fig. # 7 # 100 lb; Polished Sheet c. # 100 lb; Galvanized, 2 1/4 c. # 100 lb; Scrap Cast, # 5 # 100 lb Scrap Wrought, # 8 # 100 lb—all less 10 per cent. No Bar Iron to pay a less duty than 35 per cent. ad val.

Fig. Scotch, Coltness..... # ton \$24 00@ 23 00 P Scotch, Glengarnock..... 22 50@ 23 00 Fig. Scotch, Eglington..... 21 00@ 21 50 Fig. American, No. 1..... 24 00@ 25 00 Fig. American, No. 2..... 22 00@ 23 00 Fig. American, Forge..... 21 50@

BAR—Common. Store price 1x3/4 to 6x1 flat..... @ 2.3 1 1/4 to 6x3/4 and 5-16 flat..... @ 2.5 5/8 round and square..... @ 2.4 1/2 and 9-16 round and square..... @ 2.5 BAR—Refined— 1x3/4 to 6x1 flat..... @ 2.5 1 to 6x3/4 and 5-16 flat..... @ 2.7 1/4 to 2 round and square..... @ 2.5 2 1/2 to 3 1/2 round and square..... @ 2.7 3 to 3 1/2 round and square..... @ 2.9 3 1/2 to 4 round..... @ 3.2 4 1/2 to 4 1/2 round..... @ 3.5 4 1/2 to 5 round..... 3.9 @ 4.1 Rods—3/4x11-16 round and square..... 2.6 @ 4.5 Ovals—Half ovals and half rounds..... 3.0 @ 4.5 Rands—1 to 6x11-16 No. 12..... 3.0 @ 3.0 Hoop 1/4 to 1 1/4 and up..... 3.5 @ 5.5 Horse Shoe—3/4x3/8 to 1 1/4x3/8..... 3.2 @ 3.0 Scroll..... 3.2 @ 5.4 Angle iron..... @ 3.0 T iron..... @ 3.5 Wrought Beams..... @ 3.3

Sheet. Common American. R. G. American. Nos. 10 to 16..... # lb 3 1/4 @ 4 1/4 Nos. 17 to 20..... 3 3/4 @ 4 00 Nos. 21 to 24..... 4 1/4 @ 5 1/4 Nos. 25 to 26..... 4 1/2 @ 5 1/2 Nos. 27 to 28..... 4 3/4 @ 5 1/2 Galvanized, 14 to 20..... # lb 8.4 @ 7.2 " " 21 to 24..... 9.1 @ 7.8 " " 25 to 26..... 9.8 @ 8.4 " " 27..... 10.5 @ 9.0 " " 28..... 11.2 @ 9.6 Patent plished..... # lb A, 12c; B, 10 1/4 Rails American steel..... 57 00 @ 61 00 Rails, American iron..... 47 00 @ 49 00

LABOR. Ordinary, per day..... \$2 50 @ 2 50 Masons, "..... 4 00 @ 4 50 Plasterers, "..... 4 00 @ 4 50 Carpenters, "..... 4 00 @ 4 25 Plumbers, "..... 4 00 @ 3 50 Painters, "..... 3 00 @ 3 50 Stone-setters "..... 3 00 @ 3 50

LATH—Cargo rate..... # M 1 85 @

LIME. Rockland, common..... 1 00 @ " Rockland, finishing..... 1 10 @ " State, common, cargo rate. # bbl. 85 @ " State, finishing..... 2 00 @ 1 10 Ground..... 90 @ 1 00 Add 25c. to above figures for yard rates.

LUMBER.

Prices for yard delivery, average run of steel Allowance must be made on one side for special contracts, and on the other for extra selections. Pine, very choice and ex. dry, # M ft. \$60 00 @ \$70 00 Pine, good..... 55 00 @ 60 00 Pine, shipping box..... 21 00 @ 22 50 Pine, common box..... 19 00 @ 20 00 Pine, common box, 9/16..... 16 00 @ 18 00 Pine tally plank, 1 1/4, 10in., dressed ea. 44 @ 50 Pine tally plank, 1 1/4, 2d quality..... 35 @ 37 Pine, tally planks, 1 1/4, culls..... 28 @ 30 Pine, tally boards, dressed, good..... 31 @ 32 Pine, tally boards, dressed, common..... 25 @ 28 Pine, stroy boards, culls, dressed..... 23 @ 25 Pine, strip boards, merchantable..... 17 @ 19 Pine, strip boards, clear..... 22 @ 25 Pine, strip plank, dressed clear..... 33 @ " Spruce boards, dressed..... 25 @ " Spruce, plank, 1 1/4 inch, each..... 23 @ 25 Spruce, plank, 2 inch, each..... 38 @ 40 Spruce plank, 1 1/4 in., dressed..... 26 @ 30 Spruce plank, 2 in., dressed..... 43 @ 44 Spruce wall strips..... 14 @ 15 Spruce timber..... # M ft. 20 00 @ 25 00 Hemlock boards..... each 16 @ 18 Hemlock joist, 2 1/2 x 4..... 16 @ 17 Hemlock joist, 3 x 4..... 18 @ 20 Hemlock joist, 4 x 6..... 40 @ 44 Ash, good..... # M ft. 55 00 @ " Oak..... 60 00 @ 65 00 Maple, cull..... 25 00 @ 30 00 Maple, good..... 45 00 @ 50 00 Chestnut..... 48 00 @ 52 00 Cypress, 1, 1 1/2, 2 and 2 1/2 in..... 35 00 @ 40 00 Black Walnut, good to choice..... 110 00 @ 120 00 Black Walnut, 5/8..... 80 00 @ 90 00 Black Walnut, selected and seasoned..... 150 00 @ 175 00 Black Walnut counters..... # ft. 20 @ 25 Cherry, wide..... # M ft. 90 00 @ 110 00 Cherry, ordinary..... 60 00 @ 80 00 Whitewood, inch..... 45 00 @ 50 00 Whitewood, 5/8 in..... 35 00 @ 40 00 Whitewood, 3/4 panels..... 45 00 @ 50 00 Shingles, extra shaved pine, 16in. # M 5 00 @ 6 00 Shingles, extra shaved pine, 18in. # M 3 75 @ 4 00 Shingles, extra sawed pine, 18in. # M 4 00 @ 5 00 Shingles, clear sawed pine, 16in. # M 3 75 @ 4 00 Shingles, cypress, 24 x 6..... 18 00 @ 20 00 Shingles, cypress, 20 x 6..... 10 00 @ 12 00 Yellow pine dressed flooring, # M ft. 30 00 @ 40 00

Yellow pine girders..... 32 50 @ 40 00 Locust posts, 5ft. # in. 18 @ 20 Locust posts, 10ft. 24 @ 25 Locust posts, 12ft. 29 @ 34 Chestnut posts..... # ft. 3 @ 3 1/2 Cargo rates 10 per cent. off.

PAINTS AND OILS.

Chalk block..... # ton \$1 87 1/2 @ \$2 00 Chalk in bbls..... # 100 lb 30 @ 35 China clay..... # ton 12 00 @ 21 00 Whiting, gilders, &c..... # ton 35 @ 65 Whiting, common..... 0 lb 50 @ 45 Paris white, Eng..... # lb 1 25 @ 2 60 Paris white, American..... 90 @ 1 10 Lead, white, American, dry..... 6 1/4 @ 6 3/4 Lead, white, American, in oil pure..... 7 @ 7 1/4 Lead, English, R. B. in oil..... — @ 8 1/2 Lead, red, American..... 6 @ 6 1/2 Litharge, American..... 6 @ 6 1/2 Litharge, English..... 9 1/2 @ 9 3/4 Ochre, French, dry..... 1 1/4 @ 1 1/2 Venetian red, American..... 1 @ 1 1/2 Venetian red, English..... 1 1/2 @ 1 3/4 Tuscan red, English..... 16 @ 15 Turkey red, English..... 12 @ 15 Indian red, English..... 4 1/2 @ 7 Vermilion, Am. Lead..... 49 @ 52 Vermilion, English..... 5 00 @ 5 25 Carmine, American, No. 40..... 12 @ 20 Chrome, yellow, in oil..... 8 @ 10 1/2 Orange Mineral..... 18 @ 19 Paris green..... 21 @ 3 Sienna, raw (American)..... 7 @ 8 Sienna, Italian lump..... 3 1/2 @ 4 Sienna, Italian powdered..... 1 1/2 @ 2 Umber, American raw & powd'd..... 1 1/2 @ 2 Umber, Turkey, lump..... 1 1/2 @ 1 3/4 Umber..... powder..... 4 1/2 @ 5 Drop Black, English..... 10 @ 15 Drop Black, American..... 10 @ 14 Chinese blue..... 60 @ 70 Prussian blue..... 30 @ 60 Ultramarine blue..... 8 @ 25 Chrome green..... 10 @ 15 Oxide zinc, American..... 4 @ 4 1/2 Oxide zinc, French, V M G S..... 8 1/2 @ 9 Oxide zinc, French V M R S..... 7 @ 7 1/2

PLASTER PARIS

Duty.—20 Per cent. ad. val. on calcined; lump, free Calcined, Eastern and city. # bbl. 1 20 @ 1 25 Calcined, city casting..... 1 25 @ 1 60 Calcined, city superfine..... 1 50 @ 1 75

TIN PLATES.—Duty, 11-10c. # D

I. C. charcoal, 10 x 14..... # box \$6 25 @ \$6 50 I. C. coke 10 x 14..... 5 25 @ 6 00 I. X. charcoal, 10 x 14..... 8 25 @ 8 37 C. charcoal, 14 x 20..... 6 25 @ 6 50 X. charcoal, 14 x 20..... 8 25 @ 8 37 C. coke, 14 x 20..... 5 25 @ 6 00 C. coke, terme, 14 x 20..... 5 00 @ 5 25 C. charcoal, terme, 14 x 20..... 5 25 @ 5 50

SLATE. Delivered at New York

Purple roofing slate..... # square. \$5 00 @ \$6 25 Green slate..... 5 00 @ 6 00 Red slate..... 9 00 @ 10 00 Black slate, Pennsylvania (at Jersey City)..... 3 50 @ 4 50

SOLDERS.

No. 1..... 12 @ 19 No. 2..... 11 @ 11 1/2

STONE.—Cargo rates, delivered at New York.

Amherst freestone, in rough # C ft. No. 1 \$1 00 @ \$ — No. 2 85 @ 95 Amherst No. 1 light drab # C ft..... 70 @ 95 Berlin freestone, in rough..... 75 @ 1 00 Berea freestone, in rough..... 75 @ 1 00 Brown stone, Portland, Ct. 1 00 @ 1 35 Brown stone, Bel..... 1 00 @ 1 35 Granite, rough..... 60 @ 1 25 Canaan marble..... 1 25 @ 1 50 Carlisle (Corsehill) Scotch, per ft., Dorchester, N. B., stone, rough..... @ 1 00 Bay of Fundy, Wood Point, brown # foot — @ 1 00 " Mary's " " — @ 1 00 " " olive.. — @ 1 30 NATIVE STONE. Common building stone..... # oad 2 00 @ 3 00 Base stone, 2 1/2 ft. in length, # lin. ft 40 @ 50 Base stone 3 ft. in length..... 50 @ 60 Base stone, 3 1/2 ft. in length..... 70 @ 80 Base stone, 4 ft. in length..... 75 @ 100 Base stone, 4 1/2 ft. in length..... 1 00 @ 1 25 Base stone, 5 ft. in length..... 1 25 @ 1 50 Base stone 6 ft. in length..... 2 50 @ 3 00 ZINC, Duty, sheet, # D, 2 1/2 c. Sheet zinc..... # lb 7 @ 7 1/2 open..... 7 1/2 @ 8

REAL ESTATE.

Executors Sale. RICHARD V. HARNETT, Auctioneer, will sell at Auction, THURSDAY, AUGUST 25.

At 12 o'clock, noon, at the EXCHANGE SALESROOM, 111 Broadway, N. Y. 12 FULL LOTS ON 10TH AVENUE. — Comprising the block front between 114th and 115th Streets, with 3 two-story frame houses, and 4 lots on southeast corner of 10th Avenue and 114th Street. LOCATION SUPERB, lying on plateau between Morningside and Riverside Parks. Also, Substantial four-story and cellar brown stone flat with store, No. 435 East 112th Street, distant 163.10 west of Avenue A, Lot 20, 10x100.11. Sale Positive. Maps and further particulars may be obtained from More & Ostrander, Attorneys, 115 and 117 Nassau Street, or at Auctioneer's Office, 111 Broadway, Rooms D. and E. Basement.

E. L. & B. T. BURNHAM LETTING Houses and Collecting Rents. Sales and Exchanging Real Estate as Brokers, &c. Established 1853. 16 5TH AVENUE.

BROLASKI & VORKHIS, Real Estate Agents, Auctioneers and Conveyancers, 514 PINE STREET, ST. LOUIS, BUY AND SELL REAL PROPERTY. CHARGE TAKEN OF ESTATES, AND THE COLLECTION OF RENTS A SPECIALTY.

References:—E. S. Jaffray & Co., Jameson Smith & Cotting and R. S. Voorhis.

A. P. SMITH, REAL ESTATE, 1475 Broadway, near 42d St. Established 1852.

JAMES H. ROMER, REAL ESTATE BROKER, Loans Negotiated. 137 BROADWAY, Room B, 11 to 3 P. M., AND 273 WEST 125TH ST.

LEVY & COLE, Real Estate, 5 PINE ST., ROOMS 4 & 5, ALSO 602 6TH AV. B. S. LEVY. W. J. COLE.

HENRY B. HART, REAL ESTATE AND INSURANCE, 45 and 47 EXCHANGE PLACE. Loans, Building and Water Sites, Down-Town and Westchester Property a specialty.

WHITING & DAVIS, Real Estate Brokers, 297 5th Av., and 111 Broadway. (Estates Managed.)

HUGH J. GRANT, Real Estate and Insurance. Renting and Collecting a specialty. 303 WEST 54TH STREET.

DUNN & OATMAN, REAL ESTATE Brokers.—Real estate bought, sold and exchanged. Estates taken charge of, and rents collected. Real estate given as security for the faithful accounting of rent and other receipts. 306 Broadway.

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

ALDEN & STERNE, Real Estate Brokers & Auctioneers, Offices, 2 West 14th St., Cor. 5th Av. 106 Broadway, Cor Pine St

Robert Auld, REAL ESTATE, 940 8th Avenue. Renting and Collecting a Specialty.

CHARLES H. MOSES, Real Estate and Insurance, 281 St. James Place, Brooklyn.

NEW YORK & BROOKLYN LOTS bought and sold by Jere Johnson Jr. 9 Pine St, N Y

REAL ESTATE.

REAL ESTATE AT BARGAINS. FOR SALE or Exchange 25 elegant five-story brown stone dwellings and stores. Rented \$70,000. Price \$650,000. JACOB V. D. WYCKOFF, 176 and 1267 Broadway.

H. HENRIQUES, REAL ESTATE BROKER AND AUCTIONEER, 62 Liberty St., New York.