

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXX.

NEW YORK, SATURDAY, SEPTEMBER 23, 1882.

No. 758

Published Weekly by The

REAL ESTATE RECORD ASSOCIATION

TERMS:

ONE YEAR, in advance - - - - \$6.00

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In a short time THE REAL ESTATE RECORD will take a new departure. The time has come, in the opinion of its owner, when the real estate interests can support a representative occupying a wider field than this paper has filled during the fifteen years of its existence. The favor with which the RECORD has been received and the steady growth in its business and circulation gives its proprietor assurance that it will be generously sustained in the new and important field it will hereafter occupy. Several new departments will be added to this paper, while it will also have its say upon such matters as interest the public at large, but subscribers may rest assured that none of the old specialties will be neglected. The real estate and building interests will be faithfully attended to, and all the difference to our patrons will be a much better and more costly paper, covering a larger field and dealing with topics of general interest. Next week we shall probably have a more definite announcement to make.

The list of conveyances for the week ending September 21st, compared with the corresponding week of last year, show somewhat fewer transactions, though the consideration in the aggregate is larger. The official record of mortgages, also, shows that business continues apparently dull, but as these entries at the Register's office represent the transactions for three or four weeks back they do not tell the whole story. Our "Out Among the Builders" and "Gossip" departments, as well as the plans filed at the Bureau of New Buildings, shows that the activity expected this fall has commenced. Indeed, there is every likelihood that the real estate market will be more active this than during any previous fall since the time of the paper money inflation speculation. The following is the official record:

CONVEYANCES.		1881.	1882.
		Sept. 15 to 21, inclusive.	Sept. 15 to 21, inclusive.
Number.....		111	104
Amount involved.....	\$1,381,992	\$1,758,006	
No. nominal.....		36	22
No. 23d and 24th Wards..		19	
Amount involved.....	\$45,928	\$85,945	
No. nominal.....		6	4
MORTGAGES.		1881.	1882.
Number.....		149	125
Amount involved.....	\$1,159,231	\$1,105,018	
No. at 5 per cent.....		29	29
Amount involved.....	\$235,631	\$350,250	
No. to Banks, Trust and Ins. Co.'s.....		28	16
Amount involved.....	\$464,450	\$254,500	

The fact that Governor Cornell was free with his vetoes and that he was antagonized by Jay Gould made him popular with a large section of the voters of this state, but owners of realty, interested in New York city property, are quite reconciled to his temporary retirement from political life. Every improvement intended to benefit New York

was met by his veto. Were it not for him a new aqueduct would now be under way, and street cars would be running on Forty-second street, on the west side, and in other localities where they are needed. The candidates on the opposing tickets for governor are men of character and ability, and with either of them New York would probably fare better than if Alonzo B. Cornell had been renominated and re-elected.

Still, no "boom" in the stock market. The wisecracks are attributing the inertness of the market to the manipulations of Jay Gould, Russell Sage and their followers, but surely it is much more reasonable to account for the dullness of the market to the employment of the money of investors in the general business of the country, especially in moving the immense crops. If our readers will re-peruse an article in the REAL ESTATE RECORD of September 2d, they will find there the reasons which would seem to point to a dull market until some time in November. There is always a contraction of loans for stock speculative purposes between the middle of August and the first of November. Last year it amounted to fully \$30,000,000, but this shrinkage was offset by the importation of gold from Europe. This year there is no likelihood of any such importation, and hence the full effect of the money shrinkage is now being experienced in Wall street. This attributing every rise and fall in the market to individual operators is very common but very erroneous. The really great operator is one who follows the market and does not attempt to force it up or down against the laws which govern the financial world. The future is all right. In a general way the market is a bull one, and those who operate from now until next May on the long side will be pretty sure to make money. Of course, there are the possible accidents to be kept in mind. The breakdown of a favorite security, the unexpected rottenness of some great corporation, the exceptional tightness of money might bring on a short-lived panic, but even in the event of such a catastrophe, the prices would react to higher figures than ever.

New York needs more school houses. The Board of Estimates has not dealt fairly by the Board of Education. The latter has repeatedly asked for authority to build new school houses where they were needed, but the other board has evaded the demand by reducing all the appropriations in gross without specifying items. This has resulted to the partial stoppage of the work of erecting new school buildings, so that the accommodations for the children have not by any means kept pace with the marvelous growth of our population within the last three years. Such buildings as have been erected are on the lower part of the Island, but proper provision has not been made for the large increase of school children in the up-town wards. There should be commenced at once fully seven new school houses, for there is every reason

to believe that the growth of New York will be greater in the future than the past decade.

Not only are new school houses needed, but New York wants at least half a dozen new hotels. There is room for a hostelry as much finer than the Palace Hotel of San Francisco as that edifice is superior to any hotel in New York. It is the metropolis of the United States that should have the greatest building of the kind in the world. What is especially needed is hotels for the business people in the lower part of the city. Merchants, jobbers and mercantile agents want to be near the large stores and not far from the places of amusement, and hence it has been found recently that the hotels below Twenty-third street have done relatively the best business. New York is now abundantly supplied with theatres, but she wants more hotel accommodations.

REFORM IN OUR LAND LAW.

The address of Mr. Dwight H. Olmstead on the proposed reform in the transfer of titles of real estate deals with a subject of vital importance to owners of realty. We publish the lecture of Mr. Olmstead before the Bar Association of this State, and though lengthy our readers will find it of exceptional interest. The startling fact appears that there has been no such thing as a thorough search in titles in the city of New York for the past twenty years—in other words, the lawyers who furnish abstracts of titles for their clients are forced to depend upon the accuracy and honesty of the searchers in the Register's office, whose records are their own private property, over which neither the city nor the property holders, nor the Register himself, has any control. Our recording system has in fact broken down and must be reformed. The Bar Association of the city, the Chamber of Commerce, the West Side Association, and other organizations have all agreed as to the peril of our present system and the necessity for a radical change. Mr. Olmstead very pertinently asks why a reform may not be effected by which real may be made to assimilate to personal property. In other words, he pleads that the law may be so changed as to promote the transfer of titles in real estate as cheaply, as expeditiously and as surely as transfers of stocks and bonds. He sees no reason why, in the nature of things, an investor should not buy a house with the same ease and economy of time and money as he could buy a hundred shares of stock. It seems that in New Zealand this feat can be accomplished. He thinks that it can and will be done some time in New York. Mr. Olmstead argues, and with reason, that the result would be of immense benefit to real estate. Titles would become negotiable and vast addition be made to the active capital of the country. Land titles and mortgages could then be used as collaterals in banks, and would pass from hand to hand as readily as stocks do

now. A determined effort will be made this winter to effect some changes, and real estate owners and dealers should strain every nerve to help those who are trying to bring about this reform.

A NEW STOCK EXCHANGE.

Some time ago a sensation was created by the announcement that Cyrus W. Field and some of his friends were about to organize an opposition to the New York Stock Exchange. Although nothing has since been said about it publicly the subject is not dead, but only sleeping. The New York Mining Board, it appears, is fully determined to call railroad stocks and bonds, provided it can get the right kind of backing. The newly-elected president of that organization is fully committed to the new departure.

Of course, nothing can be done unless some syndicates interested in a certain line of railway securities and controlling a couple of national banks, agree to back up the enterprise. The elements of formidable opposition exist. The present Stock Exchange is a close corporation, and no one can belong to it unless he can afford to pay some \$38,000 for a seat, and satisfy the Examining Committee that he is otherwise a man of very large means. The young men, who do business in Wall street, and whose means are not large, are thus excluded from membership in this great trades union. The high price of the seats is a standing invitation to the formation of a new board. If the Mining Board can get the support that it expects it will commence business at 9 A. M. and keep open until 4 P. M., and a good delivery will be ten shares of stock instead of a hundred as now demanded by the Stock Exchange rules. Commissions will also be reduced. We may remark in passing that ten shares is the delivery called for by the London Exchange stock rules. It is believed that a hundred new seats could be sold for \$2,500 each, which would give \$250,000. This, added to the \$60,000 already in the hands of the funds of the Mining Exchange, would amount to over \$300,000, which would be a very creditable financial basis to start on.

The old Stock Exchange has necessarily made a great many enemies, some of them very influential. It has enacted very rigid rules and has enforced them without mercy. It is a question whether it can long maintain its present monopoly. In Paris the Bourse is operated under a government charter and is necessarily a monopoly, but the London Exchange is open to all who choose to deal on a small membership fee. At last accounts the London Exchange was adding to its quarters in order to accommodate its increasing throngs of dealers.

Should the Mining Board take this new departure, properly backed, it is believed that the ten-share lot feature and the lower commission will develop an immense business. It is the experience of all who try to deal in less than a hundred shares that they are at a disadvantage as compared with those who deal in one or five hundred shares. It is understood that the price of seats in the Mining Board have advanced recently in view of the negotiations which are under way.

The *World* newspaper is doing the public a service in the scrutiny to which it is subjecting the items which make up the cost of

the construction of the Brooklyn Bridge. Every one knows that this structure has cost altogether too much, and there is every reason to believe that jobbers have made money illegitimately out of the contracts. The rest of the daily press have entirely ignored the labors of the *World*. This recalls the fact that when the Tweed ring was exposed the *Times* had the field all to itself. Most of the papers were silent while the then controllers of the *World* defended the ring openly, and the *Herald* did what it could to break the force of the facts brought to light by the *Times*. In this bridge matter the *World* does itself credit in the manner in which it has opened and conducted the fight. It has thrown an electric light upon the darker recesses of this bridge business, and the exposure cannot but benefit the the community, and may in time bring powerful criminals to justice.

LIGHTENING THE BURDEN OF OUR CITY DEBT.

According to the last report of the Controller the net city debt of 1876, compared with 1881, was as follows:

1876	\$114,948,611 76
1881	98,290,206 17

A reduction of..... \$16,658,405 59

This is a gratifying showing, and at the Controller's office there is an impression that the debt may be still further reduced, and, indeed, may be liquidated as the various sums become due. The following table gives the amounts and the years in which they are payable:

1882	\$2,504,753 94
1883	4,724,943 48
1884	10,738,535 96
1885	4,719,449 48
1886	3,694,949 54
1887	10,145,671 00
1888	3,853,939 14
1889	5,126,700 00
1890	5,328,000 00
1891	3,235,600 00

Not only will there be a decrease of the total of the debt as years go by, but the burden will be very much lightened, due to the lower rate of interest to which our bonds can be put upon the market. In round numbers, counting the securities of the Sinking Fund, the city debt is as follows:

3 per cent.	\$41,200 00
3½ "	441,000 00
4 "	6,392,695 00
4½ "	2,105,701 00
5 "	27,942,381 53
6 "	55,922,178 08
7 "	45,885,547 46

The 3 and 3½ per cent. are City Revenue Bonds.

Without going into detail, it is sufficient to know that over fifty million dollars will fall due by the year 1890, and the 7, 6 and 5 per cent. bonds if not paid off can be floated for 3½, or at least 4 per cent. Even should the debt not be decreased, the lowering of the rate of interest would save us over a million of dollars per annum, enough to pay the current expenses of several leading departments of the government. It follows that the future of the city taxpayer is a hopeful one. From 1876 to 1881, our debt was reduced \$16,658,405.59, while at the same time there has been large additions to the taxable area of the metropolis. The tax rate is steadily decreasing, and will continue to decrease even should there be no further reduction of the debt. A 4 per cent. city consol would be a very favorite security, and would command a premium. Of course, in time the city will be in the market for money to help local improvements. We cannot be always saving and reducing our debt, for, as the city grows, new expenditures will become indispensable. We must build a new aqueduct, and other bridges be-

sides the Brooklyn Bridge will be required, though it is hoped they will not prove so costly. Still, there is a reasonable prospect, if we have a reform in our city government, that in time the tax rate will be reduced to 1 per cent. on a liberal valuation of city property.

THAT REAL ESTATE EXCHANGE.

[A conversation between a well-known real estate lawyer and the editor of THE REAL ESTATE RECORD.]

Real Estate Lawyer—I have come to see you about the proposed Real Estate Exchange, which I notice you have been advocating with considerable zeal for some time past. What do you expect to effect by such an organization?

Editor—I refer you to the files of THE RECORD for a pretty full statement of the reasons which make us think that the real estate interests would be benefited by the formation of an Exchange as much as any other of the great material interests of the country. The tendency of modern commerce is to become, as it were, focalized, in other words, business is transacted with less friction when buyers and sellers are brought together in some settled Exchange. I believe a very much larger and more valuable business could be done were such an organization in existence. Purchasers and sellers of real estate would flock from all parts of the country to the great New York market. There is a real estate speculation of immense proportions now under way in our Western States and Territories. Indeed, it is hardly fair to call it a speculation, as it is based upon a legitimate demand from settlers. Now, this immense business would in a great part be transacted in New York, had we a well-equipped Real Estate Exchange in the city.

Lawyer—I have looked into the matter and am satisfied that there are no legal difficulties in the way of organizing such an institution. I can also see that such a body could guarantee titles. Before a property was offered for sale the title should be searched, so that the purchaser could record his deed at the conclusion of the sale.

Editor—Why should not mortgages be guaranteed, if not by the Exchange, by a financial company which it could control? Now, when a person who owns a mortgage wishes to dispose of it, he has to run the gauntlet of lawyers, money-lenders and the officers of various insurance companies and savings banks. A guaranteed mortgage on first-class city property would not only be salable at the Real Estate Exchange Board, but would be a first-class collateral for borrowing money at a bank, provided the latter could be certain that the security was one that could be readily converted into cash.

Lawyer—That seems feasible. I can see no legal impediment in the way. But is it not an objection to your Exchange that land cannot be sold speculatively, that is, neither long nor short; you would have to deal with an article that would be transferred at every sale. It has occurred to me that if a law could be passed authorizing the formation of land companies that the stock of these companies could be bought and sold like other stocks. Suppose, for instance, there was a Broadway land improvement company, the business of which was to buy and sell first-class property. An investor not having the requisite knowledge himself, would be willing to deal in the shares of such an organization provided he had confidence in its officers. Then another company might be organized to deal in unimproved city property, and a third in suburban real estate. Certain friends of mine tried to get such a law passed at Albany, but there was not sufficient influence behind it, and it failed. There should not be any objection to companies of this kind, for they would not differ much from railway companies. The latter own real estate, say 500 miles long by 50 wide, on which are houses, called stations and depots, and over the road runs what is called rolling stock—engines and cars. Now a land and building association would simply be the same as a railway company, except that its possessions would be in a more compact shape.

Editor—If it was thought advisable to pass such a law it could be done more easily with an Exchange than without it. An organization representing the real estate interests at this end of the State could easily make itself felt in the Legislature. There are many burdens upon the real estate interests which could be promptly corrected if the holders of realty could be got to act together.

Lawyer—As to calls after the Board was organized, I would suggest that the brokers and dealers should prepare a list of the various properties they have to offer. It should be advertised on the bulletins and through the press for, at least, two weeks previous to the sale. The title should be searched and guaranteed before the property came upon the market. It might then be offered at a price, and the bidders could give more or less according to their own view of its value. I would also suggest that separate days be set apart for particular kinds of property. On Monday, for instance, only improved down-town property be offered. On Tuesday up-town residence realty. On Wednesday unimproved New York property, while suburban and miscellaneous property could be disposed of on other days. Or, perhaps, there might be three calls every day. The first, of business property, the second of dwelling houses, and the third of unimproved and miscellaneous parcels.

Editor—These are matters of detail which can be best adjusted after the organization is in existence.

Lawyer—Do you not foresee opposition from certain dealers who now do a large business and would look upon the new Board as a rival, for, of course, all the dealers will have equal chances?

Editor—Of course there will be a great deal of interested opposition to this Exchange, as there has been to every one so far started in any of the capitals of the world. Before there were Boards of Trade and Exchanges, transactions in grain, cotton and general merchandise business were conducted in the same chaotic and unsystemized way that now obtains in real estate circles, but the experience of all such bodies is that large dealers do not lose their customers, but, instead, gain others. Of the increase of transactions the great brokers get the largest relative share. But jealousies will be aroused unquestionably, and many who ought to aid in organizing a Real Estate Exchange will do what they can to prevent its formation.

Lawyer—How about the membership? Should it be confined to a comparatively few of the leading auctioneers and brokers, or would you throw it open to all who are interested in real estate?

Editor—The Exchange, in my judgment, should be organized by the leading dealers in real estate, and should be officered by them, but the membership should be open to everyone interested in real estate, including owners. An attempt to exclude any but disreputable people would be resented and create rivalry. Warning should be taken from what occurred recently to the dealers in metals. THE REAL ESTATE RECORD, some time since, urged the metal brokers to form an Exchange. The large dealers did not like to change their methods of doing business, so some of the younger and more adventurous and less responsible dealers called a meeting to organize an Exchange. They appointed a committee composed of the leading metal men in the city. The latter proceeded thereupon to form a close corporation, ignoring all the minor dealers, as well as those who originated the movement. Their action was selfish and stupid, as it led to the prompt formation of another Exchange, which now, I hear, is the better of the two. A Real Estate Exchange should be founded upon a liberal basis as regards membership.

Lawyer—In one way an Exchange of this kind would be a very great benefit to dealers. The laws and judicial decisions affecting commissions are in a very chaotic condition. An Exchange would naturally have fixed regulations, and an Arbitration Committee who would settle disputes between the members as well as between clients and brokers. A great deal of litigation

and bad faith would be prevented by a well-organized Exchange. THE REAL ESTATE RECORD would do well to keep this matter before the dealers in realty, for I think something may come of it.

Morning Side Park will soon be something more than a scheme on paper. A thousand men are already employed on different parts of the work, and within a year it is believed that the drives, walks, promenades and ornamental work will be completed. In other words, the plan of J. Wrey Mould, the architect, now on file in the Park Department, will be copied in the actual work done on Morning Side Park and its environment. The Park Department has endorsed this plan in all its details, and the Department of Public Works has begun in earnest to carry out the designs of Mr. Mould. The beginning of the work is a matter of vital interest to hundreds of property holders in the immediate neighborhood. The ground to the northeast of Morning Side Park has been the scene of busy activity for the last three years. So far new building operations have been toward Harlem River, above One Hundred and Twenty-fifth street, but should this new work be completed by the summer of 1883, it would be reasonable to suppose that the ground north of Central Park and east of Morning Side Park would soon become the scene of active building operations. Were it certain that the Park was soon to become a thing of beauty, all the property in the neighborhood would increase very largely in market value.

Mr. Dwight H. Olmstead is one of the busiest as well as one of the most public-spirited owners of realty in New York city. He is giving a great deal of valuable time to the work of creating a public sentiment favorable to a reform in our methods of transferring real estate from one owner to another. In this field he is working indefatigably. To him the owners of property around Morning Side Park are indebted for the work which has just begun to make that Park what it should be. Mr. Olmstead now proposes to reopen the agitation for a pathway across Central Park, from Fifth avenue to Eighth avenue, in the neighborhood of Ninetieth street. He thinks, and with reason, that the west side has been kept back because of the difficulty, if not impossibility, of crossing the Park anywhere between Fifty-ninth and One Hundred and Tenth streets. Should an unobstructed carriageway for all kinds of vehicles be opened across the Park it would give a great stimulus to building operations on the west side. Careful readers of THE RECORD will have noticed of late a very great number of speculative sales of unimproved property has been made between Fifty-ninth and Ninety-ninth streets and Eighth and Ninth avenues. Once let there be an unobstructed pathway across the Park and new life will be given to the whole west side region. Mr. Olmstead should be backed by all holders of realty west and north of Central Park.

A ferry franchise for a number of years has been procured by some gentlemen to run a ferry from Second avenue and the Harlem River to the depot of the Harlem River branch of the New York, New Haven & Hartford Railroad. This company are now running twenty-four trains daily, twelve each way, to Westchester—something that property owners along its line have had to make strenuous efforts to accomplish. The ferry company have their entire capital stock paid in, and are now engaged in looking for a suitable boat, and, on procuring the same, which will probably be done in a few days, they will commence running without delay.

As may be seen in the column in which we publish the projected buildings, Mr. James E. Ray is about to erect twenty small frame houses on the eight lots of ground just purchased by him on St. Nicholas avenue and Jumel terrace, the plans for which were drawn by G. Robinson. It is his intention to open a street 36 feet wide

through from the avenue to Jumel terrace, and on either side of it to erect ten houses, which it is expected will rent readily for \$30 to \$35 per month. This is quite a new departure from the beaten track, and will in all probability be a paying investment. One of New York's best-known builders, and a very far seeing man, recently said he believed that anyone with a small capital who would buy well located realty on the upper part of the island or in the 23d or 24th Wards, and erect a temporary building that would rent for enough to pay taxes and interest, could not fail to make at least 100 per cent. profit in ten years.

The Finance Committee of the Land Transfer Reform Association, consisting of Messrs Henry F. Spaulding, Benjamin B. Sherman, Frederick H. Cossitt, Amos F. Eno and Henry M. Taber, were appointed in June last by a Citizens' Committee chosen by the West Side Association and a Special Committee of the Chamber of Commerce, "to co-operate in securing a reform in the system of transferring titles to real estate." A considerable fund has already been secured for the purpose.

THE MORTGAGE MARKET.

We give below a list of mortgages taken on city realty during June, July and August by insurance companies. This list comprises all the companies, except the Equitable and Mutual, which were given September 2d:

CONNECTICUT MUTUAL LIFE INS. CO.

Loans by this company are for five years at 5 per cent. when not otherwise stated.

Broadway, No. 15, w s, abt 140 s Morris st, 27x 111.6x27x118, four-story brick office building. July 26, 1 year. \$50,000
Beekman st, No. 61, s w cor Gold st, 23.9x103.1 to Ann st, 23.4x96.2, five-story brick factory building. June 1. 40,000
Bond st, No. 10, n s, 252.6 e Broadway, 26.2x 100, three-story brick store and dwell'g. July 22. 15,000
Bowery, No. 376, w s, 116.1 n 4th st, runs west 78 x north 15.2 x west 26 x north 10 to alley, x east 95.8 to Bowery, x south 26.1, four-story brick store and dwell'g. June 10. 14,000
Front st, No. 63, w s, 136.6 s Old slip, 23.3x84.3, four-story brick spice mill. June 27. 10,000
Irving pl, Nos. 82 and 84, e s, 25 n 19th st, runs east 108 x north 54x79 x south 4 x west 29 to Irving pl, x south 50, two four-story brick dwell'gs. June 12, 3 years. 33,000
30th st, No. 210, s s, 147.6 e 3d av, 18.9x98.9, three-story stone front dwell'g. June 29. 6,000
5th av, No. 439, s e cor 39th st, 24.9x100, four-story stone front dwell'g.
39th st, No. 2, s s, 100 e 5th av, 25x49.5, three-story brick stable. June 13, due Dec. 1, 1885, 6 per cent. 10,000

EAGLE FIRE INS. CO.

Av C, No. 155, w s, 46.3 s 10th st, 23x93, five-story brick store and tenem't. June 1, due July 1, 1883, 6 per cent. 6,750

GERMANIA LIFE INS. CO.

Loans are at 6 per cent. when not otherwise stated.

34th st, s s, 125 w 1st av, 46x98.9, two five-story brick stores and tenem'ts. Sold by the company Aug. 1 for \$26,500. Aug. 1, due July 1, 1887, 5 per cent. 24,000
37th st, Nos. 136-146, s s, 80 e Lexington av, 100 x98.9, six four-story stone front dwell'gs. July 26, due Nov. 30, 1884. 105,000
49th st, No. 56, s s, 140 w 4th av, 20x100.5, four-story stone front dwell'g. Aug. 1, due Dec. 30, 1884, 5 per cent. 15,000
58th st, s w cor Madison av, runs west 120 x south 100.5 x east 25 x north 25 x east 95 to Madison av, x north 75.5 to beginning, Nos. 24, 26 and 28 58th st, three four-story stone front dwell'gs. July 20, due Nov. 30, '84. 34,000
69th st, No. 18, s s, 87 w Madison av, runs south 76 x east 18 x north 44 x east 6 x north 32 to 69th st, x west 24, four-story stone front dwell'g. Sold July 20 for \$55,000. July 20, 1 year. 36,000
7th av, e s, 62.5 s 127th st, 37.5x100, five-story brick flat. June 21, due Nov. 30, 1885. 40,000
7th av, e s, 25 s 127th st, 37.5x100, five-story brick flat. June 21, due Nov. 30, 1885. 40,000

HOME INSURANCE CO.

4th or Park av, No. 57, e s, 80.8 n 37th st, 17.8x 80, four-story brick (stone front) dwell'g. Subject to prior mortgage \$6,000. Aug. 9, due July 1, 1883, 6 per cent. 6,000

\$294,000

HOME LIFE INSURANCE CO., BROOKLYN.
82d st, No. 118, s s, 210.9 e 4th av, 14.3x102.2, three-story brick (stone front) dwell'g. July 24, 1 year, 6 per cent. 1,500

HOMEOPATHIC MUTUAL LIFE INS. CO., NEW YORK.
20th st, Nos. 406-412, s s, 119.8 e 1st av, 80x92, four four-story brick tenem'ts, stores in Nos. 406 and 408. Subject to mort. \$9,200. June 6, due June 1, 1883, 6 per cent. 6,000

MANHATTAN LIFE INS. CO.
Bowery, s w cor Bleecker st, 40.5x98.10x40.3x 95.7, four-story brick store and dwell'g on Bowery and two four-story brick stores and tenem'ts on Bleecker st. Aug. 31, 1 year, 4½ per cent. 54,000

NEW YORK LIFE INS. CO.
Loans by this company are due in three years and are at six per cent except when otherwise stated.

6th st, Nos. 230-234, s s, 130.3 w 2d av, 3 lots, each 25x97, three five-story stone front tenem'ts. 3 mort's., each \$20,000. Aug. 25. 60,000

6th st, No. 236, s s, 105 w 2d av, 25.3x97, five-story stone front tenem't. Aug. 25. 20,000

28th st, No. 18, s s, 120 w Madison av, 25x98.9, four-story brick dwell'g. June 15. 35,000

41st st, s s, 365.3 w 6th av, 50.9x98.9. }
41st st, s s, 425 w 6th av, 20x74.1. }
Nos. 130-136, two nine-story brick flats. }
July 25. 150,000

42d st, No. 550, s s, 227.6 e 11th av, 19.7x98.9, three-story brick (stone front) dwell'g. Sold Aug. 9, for \$9,600. P. M. Aug. 12. 5,400

49th st, No. 304, s s, 75 e 2d av, 25x50.3, four-story stone front store and tenem't. June 5, 3 years. 5,000

49th st, No. 302, s s, 50 e 2d av, 25x50.3, four-story stone front store and tenem't. June 5. 5,000

62d st, No. 113, n s, 111 e 4th av, 16x66.11, three-story brick (stone front) dwell'g. Aug. 15. 1,000

67th st, No. 4, s s, 120 e 5th av, 30x100.5, four-story brick dwell'g. June 30, 1 year. 90,000

74th st, n s, 100 e 5th av, 50x27.2, four-story brick dwell'g. subject to right of way of 10 ft. on rear. Sold June 10, 1882, for \$65,000. P. M. June 10, 1 year. 36,600

75th st, Nos. 49-53, n s, 68.4 w 4th av, 60x102.2, three four-story brick (stone front) dwell'gs. 3 mort's., each \$29,000. July 25, 1 year. 87,000

75th st, No. 47, n s, 128.4 w 4th av, 21.8x102.2, four-story brick (stone front) dwell'g. July 25, 1 year. 31,000

75th st, s s, 100 w 4th av, 15x102.2, four-story stone front dwell'g. June 30. 21,000

75th st, s s, 115 w 4th av, 17.6x102.2, four-story stone front dwell'g. June 30. 25,000

75th st, No. 46, s s, 132.6 w 4th av, 17.6x102.2, four-story stone front dwell'g. Sold Aug. 1882, for \$42,000. June 30. 25,000

75th st, No. 44, s s, 150 w 4th av, 18x102.2, four-story stone front dwell'g. June 30. 26,000

75th st, No. 42, s s, 168 w 4th av, 19x102.2, four-story stone front dwell'g. June 30. 29,000

75th st, No. 40, s s, 187 w 4th av, 18x102.2, four-story stone front dwell'g. Sold Aug. 15, 1882, for \$40,000. June 30. 26,000

75th st, No. 38, s s, 205 w 4th av, 20x102.2, four-story stone front dwell'g. June 30. 30,000

77th st, No. 219, n s, 255 e 3d av, 25x102.2, five-story brick tenem't. July 15. 15,000

85th st, Nos. 344-348, s s, 120 w 1st av, 3 lots, each 26.8x102.2, three four-story stone front dwell'gs. 3 mort's., each \$14,000 July 15, 52,000

104th st, n s, 75 e 2d av, 7 lots, each 25x 100.11, seven four-story brick tenem'ts. Mort. on each, \$7,000. Aug. 31. 49,000

110th st, No. 346, s s, 75 w 1st av, 25x100.11, four-story brick tenem't. Sold June 9, 1882, for \$5,000. P. M. June 9, due June 20, '83, 3,500

127th st, No. 247, n s, 375.8 w 7th av, 16x99.11, three-story brick (stone front) dwell'g. June 29. 8,500

127th st, No. 249, n s, 391.8 w 7th av, 16.8x99.11, three-story brick (stone front) dwell'g. June 29. 8,750

127th st, No. 251, n s, 408.4 w 7th av, 17.2x99.11, three-story brick (stone front) dwell'g. June 29. 8,750

2d av, n e cor 104th st, 25.11x75, four-story brick (stone front) store and tenem't. Sold Sept 4, for \$22,500. Aug. 31. 13,000

2d av, e s, 25.11 n 104th st, 3 lots, each 25x 75, three four-story stone front stores and tenem'ts. Mort. on each, \$11,000. Aug. 31. 33,000

3d av, No. 1828, n w cor 101st st, 20.11x100, five-story stone front store and dwell'g. June 29, 5 years. 16,500

3d av, No. 1846, s w cor 102d st, 20.11x100, five-story stone front store and dwell'g. June 29, 5 years. 16,500

3d av, w s, 20.11 n 101st st, 20x100, five-story stone front store and dwell'g. June 29, 5 years. 14,000

3d av, w s, 20.11 s 102d st, 20x100, five-story stone front store and dwell'g. June 29, 5 years. 14,000

3d av, w s, 40.11 n 101st st, 6 lots, each 20x100, six five-story stone front stores and dwell'ings. 6 mort's., each \$13,500. June 29, 5 years. 81,000

4th av, No. 477, s e cor 32d st, 25x80, five-story brick store and flat. June 5, 3 years. 27,000

4th av, No. 475, e s, 25 s 32d st, 24.4x80, five-story brick store and flat. June 5, 3 yrs 21,000

4th av, No. 471, e s, 73.9 s 32d st, 25x80, five-story brick store and flat. June 5. 21,000

4th av, No. 473, e s, 49.4 s 32d st, 24.4x80, five-story brick store and dwell'g. June 5. 21,000

4th av, s w cor 62d st, 100.5x83.4, new flat projected. July 25. 150,000

5th av, No. 127, e s, 91.6 n 19th st, 22.6x100, four-story stone front dwell'g. July 6. 50,000

5th av, No. 931, e s, 30 s 67th st, 40x120, four-story brick (stone front) dwell'g. June 30, 1 year. 180,000

5th av, No. 929, e s, 70 s 67th st, 30.5x120, four-story brick dwell'g. June 30, 1 year. 130,000

\$1,641,500

NEW YORK LIFE INS. & TRUST CO.

Broadway, s e cor 45th st, runs east 114.9 x south 200.10 to 44th st, x west 80.3 to Broadway, x north — to beginning, three-story brick armory building, &c. Aug. 1, 1 year, 5 per cent. 250,000

Gansevoort st, Nos. 100 and 102, s s, 75 e West st, 50x83.5x50x82.9, five-story brick store. Sold Aug. 15, for \$22,000. Aug. 15, 3 years, 5 per cent. 35,000

\$285,000

PENNSYLVANIA CO. FOR INSURANCE ON LIVES AND GRANTING ANNUITIES.

Washington av, e s, 200 s 12th st, 60x120. July 31, due Aug. 1, 1887. 1,000

UNITED STATES FIRE INS. CO.

123d st, s s, 250 e 8th av, 16.8x100.11, four-story brick dwell'g. June 9, 3 years, installs. 9,000

123d st, s s, 266.8 e 8th av, 16.8x100.11, four-story brick dwell'g. June 16, installs. 9,000

123d st, Nos. 64 and 66, s s, 155.6 w 4th av, 2 lots, each 18.9x100.11; mort's. on each, \$8,000, two three-story brick dwell'gs. July 26, 3 years, 6 per cent. 16,000

\$34,000

WASHINGTON LIFE INS. CO.

Monroe st, Nos. 130 and 130½, s s, 150.5 e Rutgers st, 30x100, two new buildings projected. June 29, due Dec. 1, 1885. 14,500

9th av, w s, 76.8 n 80th st, 25.6x100, vacant. Aug. 18, due Dec. 1, 1884. 4,250

\$18,750

Total..... \$2,507,500

It will be seen that, in addition to stating the rate per cent. at which the loans are made, and time the same will become due, that a description of buildings on the land is also given, thus enabling our readers to judge of the soundness of the loans. The New York Life has advanced \$1,641,500 on private dwellings and tenements, at 6 per cent. interest, the borrower in nearly every instance being the builder. The Germania Life comes next, with \$294,000 on dwellings and flats; in addition to this the Germania has invested \$462,500 in a five-story office building on Nassau street. The Connecticut Mutual Life has loaned on dwelling houses, stable, spice mill, factory, and an office building, the total sum of \$158,000. The Manhattan Life has taken only one mortgage during three months, the property being three four-story dwellings on the southwest corner of Bowery and Bleecker street, and the amount advanced, \$56,000. The New York Life Insurance & Trust Company advanced \$250,000 on the armory building, at Broadway and Forty-fifth street, and \$35,000 on store property in Gansevoort street, which sold August 15th for \$22,000.

The Stewart building, on Broadway, between Chambers and Reade streets, is to be changed into a structure suitable for business purposes. Mr. Edward E. Harris, the architect, has drawn the plans, and they have been filed in the building department by Judge Henry Hilton, as attorney for Mrs. C. M. Stewart. The property now consists of three buildings which are to be so altered as to have a joint roof 102 feet from the curb, and will be seven stories high. The roof will be partly flat and partly Mansard. In the alterations contemplated the front of the building will not be disturbed, but the rear part of the property, running between Reade and Chambers streets, is to be taken down and rebuilt. When completed there will be an inner court of 26x130 feet, from the floor to the roof, for purposes of light and ventilation. The partition between the various offices will be fire proof. Thus another

great office building is to be added to the many which have been constructed during the last six years in the lower part of New York. The Stewart building on Tenth street, it is understood, will be continued by some of the former clerks of the firm of A. T. Stewart & Co.

LAND TRANSFER REFORM.

[An Address delivered September 20, 1882, before the New York State Bar Association, at Albany, by Dwight H. Olmstead.]

Gentlemen of the New York State Bar Association—

The Executive Committee have done me the honor to invite me to continue before this association the discussion of the subject of "LAND TRANSFER REFORM," upon which I delivered a discourse last year before the West Side Association of the City of New York. As I could not be heard upon this important topic on a more suitable occasion, or before a more fit audience than this, I am glad to avail myself of the invitation. I shall repeat much that I have already said, and add some things which have occurred to me upon further consideration.

Since the delivery of the discourse referred to, considerable public interest has been manifested in the subject. Comments on it have frequently been made by the press, meetings of land owners have been held to consider it, and special reports in relation to it have been made both by the Bar Association and the Chamber of Commerce of the City of New York. A considerable fund has been raised under the direction of prominent citizens for the prosecution of the reforms contemplated, and it may be confidently expected that some steps will be taken in that direction by the State Legislature during its next session.

The following is a general summary of what is proposed to be done.

First.—The simplification of titles to land, and of the forms of transfer, and a reduction in the number and duration of liens on land, preparatory to the adoption of an improved system of registration.

Second.—The assimilation of the laws affecting real and personal property, so far as practicable, to the same end.

Third.—The establishing of a simple but compulsory system for registering titles to land, similar to the modern methods of transferring registered interests in personal property.

These reforms, I know, are radical; but they are sure to be accomplished in time, as the logical results of modern ideas and the practical tendencies of the age.

The discussion of the subject of land transfer is not new in England, where it has received the attention of some of the best legal minds of that kingdom, but we have in the United States superadded to the questions debated in England, the defective operation of our recording acts, which are peculiar to this country, and complicate very much the questions here to be considered.

I shall now proceed to state, as briefly as possible, the precise difficulties under which we labor in our methods of transferring lands in this State and the remedies proposed.

THE ACCUMULATION OF THE RECORDS.

The first great difficulty we meet, especially in our cities, is the rapid accumulation of the records of deeds, mortgages, wills, foreclosures, partitions and other legal proceedings, affecting titles, in the various offices. The necessity for a critical inspection of such records, repeated on every transfer, and the labor, expense and risk attending it, are becoming serious matters, and unless remedied, must soon cause the examination of titles to be discontinued altogether. In the Register's Office, in the City of New York, have already accumulated 3,371 libers of deeds and mortgages; ninety-eight of which have been added since last March. Together they occupy a line of shelves or cases two feet high and 1,123 feet long by actual measurement. At only the present rate of increase, without taking into account the growth of the city, the books will double in number every ten years. They are made up of a great mass of useless verbiage and worse than useless repetitions, a brief memorial of which, properly indexed, would upon the whole have served a better purpose than these voluminous records.

THE GROWTH OF THE INDEXES.

But a still more serious evil is the number and volume of the indexes. In the Register's Office in the City of New York, the indexes to the records occupy a large room, and in fact constitute a library by themselves. About 20,000 names of grantors and mortgagors have been entered in them the past year. This would amount in ten years to 200,000. Of course, the searching of these indexes with the accuracy and degree of safety contemplated by the Recording Acts—and without which the latter are a snare instead of a protection—is out of the question, as is also the convenient handling of them by the large number of real estate dealers or their attorneys who require to use them.

The official searchers, by reason of their long employment, and with the assistance of their private indexes (referring under the name of each person to all instruments made by such person—are able to make returns to requisitions with comparative facility; but without such aid, searches could not be made to-day in the offices of either the New York Register or County Clerk with sufficient promptness to meet the requirements of business, or with any reasonable assurance of accuracy. It is in the power of the searchers at any time to take their private indexes home, and to announce that the examination of titles to land in the City of New York is at an end. They have done it at least twice during the present generation. This is certainly a very singular condition of affairs, and demands legislative action of some kind. That it has continued so long, it cannot be denied, is due in a great measure to the large profits from the searching business, accruing both to lawyers and the officials.

In January last it was referred by the Association of the Bar of the City of New York to a Special Committee of five members (of which I was one) to consider and report what, if any, changes should be made in the manner of transferring title to land in the City and State of New York, and the unanimous report of the Committee made in March following, fully corroborates my statements as to the condition of the records and indexes.

The following is an extract from the report:

"Your committee are of the unanimous opinion that without the aid of the private indexes which are claimed and controlled as their private property by the searchers in the offices both of the County Clerk and Register of Deeds in this city, searches practically could not be made at the present time in those offices."

Further comment on this branch of the subject before the gentlemen who compose this association would seem to be superfluous. The state of the records in Kings County is about the same as in New York, and other counties are fast following suit.

It may be said that the time has come when the recording system has overgrown itself—as was prophesied would be the case when it was established. For all practical purposes, as for all the purposes contemplated by the recording acts, it is virtually at an end.

Various remedies have been proposed for the evils I have named.

1. The first remedy proposed is the *shortening of deeds, mortgages and leases by compulsory legislation*. While this should be done at once in any event, it would not prevent the accumulation of the records or of the indexes, nor would it obviate the necessity for retrospective examination.

2. The second remedy proposed is the *use of duplex indexes*. These are now in use in the counties of New York, Kings and some others; but they have been found more unreliable than the single indexes formerly used. They are subject in other respects to the same objections as single indexes.

3. A third remedy proposed is the *printing of the indexes*. This was done in New York, down to the year 1856, at an expense to the county of upwards of \$600,000. If the printing were resumed, it would need to be done from that date. Printed indexes would be valuable; but the relief obtained by them would be merely temporary. In the old printed indexes, all transfers by a person up to the date of the printing were ranged together under the name of such person in the manner in which the private indexes of the searchers are kept. The adoption of such a plan would be necessary in order to make the printed indexes useful, but it could not be applied to a continuous general index.

4. A fourth remedy proposed is the *increase in the number of registry districts*, making, for instance, each ward of a city a separate district. This is the popular political idea, especially in New York; the theory being that if one cow gives one gallon of milk, twenty-four cows will furnish twenty-four gallons. But the books in the old Registry Office, certainly in New York, could not be separated, and we should only be adding to our difficulties and expenses.

None of the proposed remedies fully meet the case. Something more radical is required, and I will now proceed to state what, in my judgment, should be done.

A REGISTRY OF TITLES NECESSARY.

That some record should be kept in a public office of all dealings in land, in order to avoid fraudulent conveyances and litigation, I think will not be questioned. And if a record of instruments, accompanied by an index of the names of the parties, or what is called a "registration of deeds" will not answer, we must adopt a "registration of titles."

Now there are two ways of keeping a registry of titles.

One method is to spread on the registry book all dealings with a particular parcel of property in consecutive order, so that all the transactions may be seen on a single page at a glance, which is simply an ordinary abstract of title, and the other is the method commonly employed in transfers of stock, viz: by a surrender of the old cer-

tificate with a memorandum of assignment endorsed, and the issuing of a new certificate of the stock to the new owner.

In Germany and other countries in Europe where the first method is employed, what does not appear on the record in the registry book a purchaser is not bound to notice. The transfer is made under the supervision of a government official, and the government guarantees the title absolutely.

The second method, which is employed in British Columbia, Fiji, South Australia, New Zealand, and generally in the Australian Colonies, under what is known as the "Torrens act," or its amendments, the main features of which Lord Cairns, by his act, proposed to introduce into England, also requires the supervision of an official, who certifies to the correctness of each transfer by a formal certificate.

IT IS REQUIRED IN ORDER TO MAKE EITHER PLAN EFFECTIVE,

1. That the system shall be compulsory.
2. That suitable maps shall be prepared to which reference may be had.
3. That transfers shall be made under official supervision.
4. That after a register has certified to the correctness of a transfer by the issue of his certificate, errors of form shall be disregarded, and the transfer shall be valid in all cases, except where there is actual fraud.

While with the conditions which I have named, either mode of transfer would answer, I think that employed in modern times in the transfer of registered interests in personal property to be the simplest as it is the most scientific.

In short, I am in favor of applying, by the aid of appropriate legislation, to the transfer of real property, the same methods, so far as practicable, which modern civilization has found to be convenient and has adopted in relation to the transfer of personal property.

I should say that the method in use in this country for the transfer of Registered United States Bonds, to be upon the whole the nearest approach to my idea. As a complete record is kept of the transfer of every registered bond by the number of the bond, so should a record be kept in the same way of the sale of a lot of land by reference to its lot or ward number. The deed of the land should hold the same place as the assignment of the bond, and the registration of the title the same as the registration of the bond. All transfers should be made under official supervision, as are transfers of Registered United States Bonds, deeds or memorials of the transfer of land should be short and be executed in duplicate, one to be retained by the grantee and one to be filed in the Registry office in support of the certificate of the Registrar.

The principal difference between our present system of a registration of deeds, and the one proposed of a registration of titles, is that, in the first case the title passes on the signing and delivery of the deed, and in the other on the registration of the deed—that is, on its entry in the Registry Book.

PRACTICAL WORKINGS OF THE SYSTEM PROPOSED.

The practical workings of the new system, would be something in this wise.

An owner wishing to register Ward No. 4, in Ward 10, Block 50 in the City of New York, in which he has a freehold interest, makes a proper application to the Registrar, depositing with him, at the same time, the deeds, abstracts and other instruments of title in his possession relating to the property. For a small fee the Registrar examines and certifies as to the title, and issues under his seal to the applicant a certificate which briefly describes the property, stating the interest of the applicant, or of the various owners if more than one, and exhibiting on its face all mortgages and other liens. If the applicant desires, he may have the title certified by the Registrar on the certificate of a counselor at law, which shall be filed, and an entry be made on the record showing by whom the title was examined and approved. If an owner wishes to convey his property, he executes a short deed or memorial of transfer in duplicate in the form prescribed, and gives the same together with his certificate of title to the purchaser, who keeps one duplicate deed and files the other with the Registrar, surrendering to the latter at the same time the old certificate of title which is cancelled and filed away. If the purchaser be a careful man, he will examine the register in the Registry Office before paying the consideration, as will a mortgagee before making an advance by way of loan. The state of the title will be seen on a single page of the register, for no solid transfer can be made except on the register. Should a further examination of the title be desired beyond the Registrars certificate, all the previous deeds of transfer and certificates of title could be inspected in a few moments. Any notice of a claim or lien filed with the Registrar must immediately be entered by him on the certificate in the registers book. Thus a Registrars certificate of title would always show the condition of the title at the time of its issue.

An index of titles would be required, and also an index of names. A reference map would constitute the index for the titles, while the

index for the names might be printed, from time to time in the form of a directory on the same plan as the present printed index of deeds in New York, but in small type. Compared with the whole population, the number of persons dealing in real estate in a city in a single question, is small. And as soon as a generation has passed away the index for it of course becomes permanent.

Some of the many advantages of a registration of titles in practice, would be:

1. Greater safety to titles by reason of the official supervision (even though it be merely ministerial) over each transfer by the Registrar.
2. The avoidance of retrospective examinations.
3. The ease, expedition and freedom from expense with which examinations could be made when required.
4. The abolition of the present searching system.
5. That no transfer once certified to by a Registrar could be set aside for mere defect in form.
6. That the state of the title, including the liens, could be ascertained in a moment by a mere inspection of the register.
7. The deed amounts only to an authority to complete the transaction by registration, no title actually passing until registration.

PRELIMINARY MEASURES.

Preparatory to the adoption of a registry system in this State, or of any improvement in the present system, certain preliminary measures would require to be taken. A simplification of titles to land and of the forms of transfer and legal proceedings would be necessary, and also an assimilation, by the aid of appropriate legislation, of the laws relating to real and personal property. All reforms in our land laws or method of land transfer must first proceed in that direction.

THE SIMPLIFICATION OF TITLES, FORMS OF TRANSFER, AND LEGAL PROCEEDINGS.

Under this head may be noted:

1. The preparation of accurate maps for each registry district, particularly in the cities. (These should be used merely as reference maps).
2. The compulsory adoption of short forms of deeds, mortgages and leases.
3. The abolition of general liens on land.
4. A reduction in the number and duration of specific liens.
5. The indexing against the property affected of all specific liens.
6. The retention in public offices for public use, of all official searches.
7. The repeal or amendment of the recording acts so far as necessary.
8. A short statute of limitations.
9. The modification or repeal of that most remarkable piece of legal ratiocination, the statute of uses and trusts.

No dealings in land should be allowed which are incapable of being understood by persons of fair education and ordinary intelligence.

THE ASSIMILATION OF THE LAWS RELATING TO REAL AND PERSONAL PROPERTY.

Under this head may be noted:

1. The devolution of land at the death of an owner, in the first instance, whether dying intestate or not, on his personal representations for the purpose of distribution, the same as personal estate.
2. The distribution of land, on the death of an owner intestate under the same canons as personal estate.
3. The foreclosure of mortgages of land and of personal securities (of certain value) under the same forms of procedure. No notice to be given to judgment creditors in either case.
4. The assimilation of the modes of transferring registered real and registered personal property.

EFFECT OF THE ADOPTION OF A REGISTRY SYSTEM.

I wish now to add a single word as to the effect of the adoption in this country of such a system of land transfer as I have described.

Land would immediately advance in price and assume more relatively its true value to personal property. Being of a more stable character than personal property, yet readily convertible into money, it would be eagerly sought as an investment. The law prohibiting banks from loaning on real estate securities would be repealed, the reason for the prohibition being at an end.

The result would be beneficial as tending to prevent financial crises and panics, which result mostly from banking on fluctuating and fictitious capital. While farming lands throughout the country would share in the general benefit, in the large cities, real estate would tend to become capitalized and its value be thrown into the channel of trade. The City of New York would enter upon a career of unexampled prosperity, for her \$2,000,000,000 of real estate, held as it is for the most part, in small parcels, by various owners, would become available capital, and swell enormously the business of the city. Indeed, so far reaching would be the financial consequences of ranging real by the side of personal property, as to be revolutionary in its tendency. The political and philanthropic side of the question I leave

to the statesman and philanthropist. From it they will draw plenty of inspiration.

And now I ask why should there be in law any discrimination between real and personal estate, except such as springs from the intrinsic nature of the two classes of property?

All the vast personal interests of the world, most of which are intimately connected with land, are sold and transferred by a simple registry system where any record is kept, inexpensively, readily and safely. Without doubt a similar method can be applied to conveying interests in land.

In this State there are few trusts of land compared with the large number of absolute conveyances, certainly not enough in number to warrant their interference with a greater public good. But trust estates can without difficulty be incorporated in a registry system, or, if more expedient, they might be excluded from its operation, or placed in a sub-record.

I have said that the adoption of a simple system for transferring land is inevitable; and it is so through the operation of a fundamental principle which is certain to produce the result. This principle is the tendency of immovables, under the necessities of commerce and modern civilization, to range themselves under the law of moveables.

Hear what Mr. Mayne, in his authoritative work on "Ancient Law," published as long ago as 1864, says on this point:

"The history of property on the European continent is the subversion of the feudalized law of land by the Romanized law of moveables; and though the history of ownership in England is not nearly completed, it is visibly the law of personality which threatens to absorb and annihilate the law of realty.

"The inferior kinds of property are, first from disdain and disregard, released from the perplexed ceremonies in which primitive law delights, and then afterwards in another state of intellectual progress, the simple methods of transfer and recovery which have been allowed to come into use, serve as a model which condemn, by its convenience and simplicity, the cumbersome solemnities inherited from ancient days.

"In all the countries governed by the system based on the French codes, that is, through much the greater part of Europe, the law of moveables, which was always the Roman law, has superseded and annulled the feudal law of land. England is the only country of importance in which the transmutation, though it has gone some way, is not nearly accomplished."

It is unnecessary to remind the gentlemen present, that the citizens of this country are intelligent. They will know that the Latin label on the vial of the apothecary adds no value to the prescription. In contempt of the law, and of its dilatory and unsatisfactory administration, they usurp the prerogative of the courts, and establish in the Stock Exchange the Produce Exchange, the Cotton Exchange, the Maritime Exchange, and in other guilds in the commercial centres of the Union, Tribunals of Arbitration for the settlement of their differences. For whatever affects them adversely, they will find some remedy. Will the Bar of the State of New York be the chief promoters of this Land Transfer Reform, or will they stand with the great body of their brethren of the English Bar, and leave it to be accomplished by the people?

OUR LIEN LAWS.

According to a recent decision of Judge Van Hoesen, the Mechanics' Lien Law of 1880 is not operative in this city. The basis of the judge's decision is that, when a law is passed, previous laws affected by its provisions are so far repealed. The point at issue is just here: When a local law is in force a general law does not repeal it. The Bar is divided in opinion as to whether Judge Van Hoesen's decision will stand. As this is a matter of vital importance to builders we give a statement of the legal points in the case from the *Daily Register* of this city:

The doctrine of implied repeal is, that where the Legislature pass a new law inconsistent with the previous law, the previous must be deemed in so far repealed, because both cannot stand together. But, as in cases where the previous law is local and the later one general, both can stand together by deeming the general law operative where local law is not in force. The courts have fully established this exception, therefore, which is—that a general act does not repeal a local act by implication from inconsistency alone.

There have been numerous special Mechanic's Lien laws for special localities. The first lien law here applied only in this city. In 1844 an act for the City of Buffalo was adopted which has been followed by two others—in 1854 a general act for the State at large, and at later periods acts for Counties of Kings and Queens, Onondaga and Rensselaer. In 1880, when there was a special act in force applicable by its terms in the City of Buffalo, and another applicable by its terms only in this city, the Legislature passed chapter 486 of that year, entitled "An act to secure the payment of mechanics, . . . who perform work . . . in the cities of the State of New York," and the first section provides that "any person . . . who shall . . . in any of the cities of New York," &c., shall have a lien. And the eleventh section is, "This act shall not apply to the City of Buffalo."

The Court has carried the exception to the doctrine

of implied repeal to the extent of holding that this does not manifest an intention to repeal the law as to the City of New York. We think the view taken by the profession generally has been that this statute is not a general act within the rule as to implied repeal, but is local, being applicable only in cities, and that it is as expressly applicable in every city, except Buffalo, as if every city had been expressly named. But the decision should admonish practitioners to satisfy the terms of the act of 1875, for the present at least.

The Supreme Court of Missouri, in the case of *The State v. Herrmann* (15 cent. Law Journal, 129), add another to the few cases on the question whether a statute applicable by its terms to places having a specified population are void in conflict with constitutional restraints on special legislation.

The statute in question was one authorizing the appointment of notaries in cities having a population of 100,000 inhabitants or more, and the action was quo warranto against a notary appointed under the prior statute.

The court held that it must take judicial notice of the fact that there was only one city in the State having so large a population, and that, consequently, the act was a special one and void under the Constitution.

In a subsequent issue the *Daily Register* adds:

It cannot be that the course of legislative procedure in reference to the Mechanic's Lien Law was presented to the Court at General Term; and a brief mention of the successive steps will probably explain why the doctrine of local exception to implied repeal was applied to the act of 1880. The commissioners to revise the city laws reported to the Legislature in 1880 that among the laws in force in this city was the Lien Law of 1875; and this was approved by force of the general provision of c. 595, making their report presumptive evidence. The Legislature of 1880 adopted the new Law for cities, except Buffalo; and also directed the commissioners to make a further revision, including all the laws affecting the city which should be in force at the time they should make their final report, or such time prior thereto as they should find advisable. In May, 1881, they made that further report; and in that report, on the view that the act of 1875 was superseded by the act of 1880, and the latter was operative in New York, they struck out the act of 1875, and reported the provisions of that of 1880, with some additions drawn from that of 1875, which probably they deemed not repealed, because not inconsistent with the new act (Revision of F. P. and L. L. of N. Y., draft of 1881, p. 893, 8 0). The Legislature then directed them to complete this draft by a final revision, to be presented at the ensuing session in 1882. This was done, resulting in the New York City Consolidation Act of 1882, in which the Legislature enacted the final revision, including in it the provisions of the act of 1880, referred to as such in the draft and report.

The title of this act of 1882 is significant. It is "An act to consolidate into one act and to declare the special and local laws affecting public interests in the City of New York."

This does more than manifest a legislative intention in the enactment of the act of 1880. It amounts to a legislative declaration that the act of 1880 is one of the special and local laws applicable in this city.

These circumstances, probably, could not have been before the court; but even if the decision was right when made they throw a new light upon it, and lead to a different conclusion.

OUT AMONG THE BUILDERS.

William Jose has the plans in hand for a seven-story brick malt house, 52x153, to be erected on the south side of Fifty-seventh street, 150 feet west of Tenth avenue. It will be fitted with newly patented kilns, and will have a capacity of 200,000 bushels. Mr. Conrad Stein, the owner, expects to expend \$70,000 on this structure. The same architect is engaged on the plans for one apartment house and three four-story brick tenements, to be erected on the corner of River and First streets, Hoboken, N. J. The corner house will be 22x51, the one adjoining it on River street, 28x 51, while the two on First street will be 30x38 each. Owners, Messrs. Myer & Steneck; cost, \$35,0 0.

Cornelius Callahan proposes to erect a five-story flat house, 25x65, with an extension, 21x22, at No. 236 East Twenty-seventh street.

James Gray & Co. propose to erect a five-story brick carriage factory, on the northwest corner of Seventh avenue and Fifty-third street. The plans have not yet been drawn for this structure.

Mr. Orr, of this city, has contracted for a residence at Montauk, similar to Mr. Benson's. It will cost \$10,000.

R. W. Parkinson proposes to erect ten three-story brown stone private houses on the lot of ground, the sale of which was reported last week, on One Hundred and Thirty-first street, running through to One Hundred and Thirty-second street, 425 feet east of Eighth avenue, 75x200. They will be of unique design, 15x20 each, and the plans are now being prepared by G. Robinson, Jr. Cost, \$60,000. Mr. Parkinson will also erect four three-story brown stone houses, 12.6 front, on the north side of One Hundred and Twenty-ninth street, 225 feet west of Sixth avenue, from designs by the same architect. Cost, \$20,000.

Mr. Robinson is also about to commence the plans for a five story double flat house and store to be erected on the east side of Third avenue, 100 feet north of One Hundred and Twenty-sixth street, by B. D. Bradley, at a cost of \$19,000.

F. Charles Merry has the plans in hand for the erection of the new office building for the Williamsburg

Fire Insurance Company, on the northeast corner of Broadway and Liberty street, 25.3x110, with an L 48 feet deep. This is the property purchased by them at the Jumel sale for \$356,000, and we announced in our issue of June 3d that they would improve the premises. This structure will be eight stories high, the first being of Quincy granite, while those above will be built of brick, stone and terra cotta. It will contain two elevators, be heated by steam, and be fitted with all the latest improvements. Cost, \$1,000,000.

John Rogers has the plans underway for the erection of two four-story flat houses, on the southeast corner of Seventh avenue and Twenty-eighth street. One will be 32x45, and the other, 18x40. Owner, Geo. B. Whitfield.

L. B. Wheeler has drawn plans for the erection of a first-class apartment house on the plot of ground on the northwest corner of Eighth avenue and One Hundred and Twenty-second street, running through to St. Nicholas avenue, 28.6 on the street, 100.11 on Eighth avenue, and 118.5 on St. Nicholas avenue. It will be five stories high, and contain all modern improvements, and as it has three fronts there will be ample light and ventilation. Owner, Mr. Edward J. King.

Brooklyn.

George H. Stone will erect three three-story brick dwellings on the north side of Jefferson street, between Marcy and Tompkins avenues.

T. B. Jackson proposes to build six three-story brown stone houses on Halsey street, near Bedford avenue.

Dr. Sullivan will soon commence the erection of a three or four-story residence on the east side of Tompkins avenue, between McDonough and Decatur streets.

THE FOX ESTATE.

As will be seen from an advertisement which appears on another page, a portion of the old Fox estate, in Morrisania, is being offered at private sale in lots, at very reasonable prices. This estate is one of the oldest in this country, a portion of it having been in the family in the days of George IV.

Mr. H. D. Tiffany, to whose family the estate has descended, is now engaged in opening streets and avenues through the property at their own expense, and regulating and grading the same. The new Suburban Rapid Transit Company's proposed route passes directly through the premises, and this, in connection with the fine and healthful location, as well as the great prospective value of realty in this section, render these lots well worthy the attention of large investors, as well as those seeking for a suitable site for the erection of a small home. A number of lots have already been sold for the erection of private dwellings which will cost about \$2,500 each, and in all cases deeds have and will continue to be given subject to a restriction against the sale of malt or spirituous liquors, or any other nuisances. The property is of very easy access, as both horse and steam cars on either the west or east side can be reached in six minutes.

Bids will be received at the Department of Public Works, until October 2d, 1882, at 12 m., for paving with granite block pavement, Eleventh avenue, between Forty-second and Forty-sixth streets.

SPECIAL NOTICES.

The Equitable Life Assurance Society does a larger business in their line than any company in the world, reaching last year, as shown in their annual report, the enormous sum of \$46,000,000, and are noted for the promptness with which they meet all claims. This company issues incontestable policies, subject to proper conditions. The Insurance Commissioner of Massachusetts, in his twenty-seventh annual report, published on the 12th inst., speaks in the most favorable manner of this mode of issuing life policies.

The magnificent structure No. 120 Broadway, owned by them, and where they have their main office, is one of the sights of the city, and hundreds of people may be seen daily visiting it while engaged in seeing the wonders of New York.

Mr. John Borkel, the well-known manufacturer of galvanized iron cornices and mouldings and copper ornamental work, has removed, as will be seen by his card on the last page, from 143 Worth street, where he was located for fifteen years, to more commodious quarters, at the Armory Building, Nos. 79 and 81 Elm street, corner of White street. Mr. Borkel did the ornamental copper work on the new Vanderbilt dwellings on Fifth avenue.

Messrs. Cammeyer & Sayer, 93 Liberty street, New York, manufacturers of "The Rider Compression

Pumping Engine," have a large stock of these engines of all sizes. They have met with great favor by the public as a most perfect pumping engine, combining simplicity, safety, economy and effectiveness. It is especially adapted for domestic use in both city and country where a supply is required from one thousand to two hundred thousand gallons of water per day. These engines are largely used in this country, Europe and South America, a fact that indicates their popularity.

Attention is called to the advertisement in another column of valuable factory property for sale at Clintonville, Conn. The factory is most complete in every detail, and well adapted to the manufacture of implements, hardware, or kindred industry. It was lately occupied by Carr & Hobson in the manufacture of agricultural implements, being vacated for more commodious premises.

Charles H. Moore, counselor at law, and manager of Northern New York Real Estate Exchange, whose advertisement appears on another page, makes a specialty of the sale and care of property of insurance companies, examination of titles, placing of loans, etc. His references are of the best. The principal offices are at 11 Clinton street and 21 Broad street, and Plattsburg, Clinton Co., N. Y.

Mr. Alfred W. Budlong's rapidly increasing lumber business has rendered it necessary for him to erect more spacious offices. The new structure stands on the old site on the northeast corner of Eleventh avenue and Twenty-second street, and is a three-story brick building, trimmed with bluestone, 25x35. The interior is trimmed in cabinet style, in well selected chestnut and mahogany. The offices on the first floor, of which there are two, one for general business purposes, the other to be used as Mr. Budlong's private office, are well lighted and furnished with good taste.

MARKET REVIEW.

REAL ESTATE.

For list of lots and houses for sale see page v of advertisements.

While there is no special activity in the market, there is considerable inquiry for improved realty and lots in the immediate line of improvement. The demand for large first-class flats and apartments is hardly up to the supply, while tenement houses are readily rented and sold. Small retail dealers, along Third, Sixth and Eighth avenues, are purchasing the houses in which they are carrying on their business. As is usual at this time of year, there is considerable demand for furnished houses, and they are becoming quite scarce. There would be considerable more activity in the market if it was not for the stiffness with which owners hold prices.

On Wednesday, a plot on the northeast corner of the Boulevard and Sixty-second street (116.2x139.11x100.5 x81.7), was sold under foreclosure to satisfy a mortgage of \$130,775 for \$109,000, the plaintiff being the purchaser.

Among the great estates to be sold this fall, none will attract more attention from solid real estate investors than the Executors' and Partition Sales of the property of the late Catharine Lorillard Spencer, which will commence on October 18th, at the Exchange, and will be continued until the whole property is disposed of. A perusal of the books and maps, which can be had of Man & Parsons, 56 Wall street, and at the office of the auctioneer, Louis Mesier, 106 Broadway, will show that this property is among the choicest parcels of realty, so far as location is concerned, that has ever come upon this market. It is scattered over all the lower portions of the city, in Maiden lane, Cedar, Gold, Water, Chatham, Roosevelt, Church, White, Lispenard, Mulberry, Pell, Centre, Pearl, Reade, Greene, Spring, Prince, Bank, Hester, Eldridge, Division, Grand, Crosby, Elizabeth, Wooster, West Eighteenth, Forsyth, Fulton, and other important business streets, as well as Bowery, Broadway and Third avenue. All the property is leased, and, in many cases, the more valuable leases will expire soon, and the present rental may be largely added to.

Gossip of the Week.

Messrs. Mordecai & Bellamy have sold the elegant seven-story brick and stone apartment house, on the northeast corner of Park avenue and Seventy-third street, 45x96, for Charles H. Bliss, to Mr. Wm. R. Martin, for \$122,500. This house is just being completed.

Two lots on the north side of One Hundred and Twenty-ninth street, 225 feet west of Sixth avenue, have been purchased by Robert W. Parkinson, for \$11,500.

Messrs. Butler, Matheson & Co., we hear, have sold piece of down-town Broadway property, 25x100,

with a five story building thereon, for \$101,000. We will be able to give fuller particulars next week.

Jacob V. D. Wyckoff has sold for Isaac E. Wright the three story brown stone dwelling, No. 55 East One Hundred and Twenty-seventh street, 16.8x55x99.11, to W. C. Middlebrook, for \$15,000, and Mr. Joseph D. Sherwood's house, 20x50, with two acres of ground, located at Peekskill, for \$19,000.

Four lots on the south side of One Hundred and Seventeenth street, between Third and Lexington avenues, have been sold for \$18,000.

Messrs. J. G. & S. D. Folsom & Co. have sold the plot of ground bounded by Spring, Marion and Elm streets, 26 feet on the former and 120 on each of the others, for Joseph Jantzen to Joseph I West, for \$18,250. There are two old frame and one brick building on the premises.

Messrs. Charles Buek & Co. have sold the four-story stone front dwelling, 25.6x52x80, No. 233 Lexington avenue, to Mr. James D. Eakin, for \$44,000.

The lot and old frame building, on the east side of Third avenue, 75 feet south of One Hundred and Twenty-eighth street, 25x100, has been sold to Richard Connor for \$13,000.

R. Guggenheimer, the lawyer, has purchased for the Koch Bros. the hotel formerly known as the Monaco Villa, and now called Mount St. Vincent Hotel, running through from One Hundred and Forty-seventh to One Hundred and Forty-eighth street, between St. Nicholas and Tenth avenues, for nearly \$40,000. This property is a portion of the Bradhurst estate, and it is the intention of the purchasers to erect a fine hotel on the premises, next season. We will probably be able to give further information in regard to the purchase in a future issue.

P. A. Lalor has sold four lots on the north side of Forty-fourth street, 275 feet east of First avenue, for Michael Finn, for \$30,000; the lot on the south side of Fifty-ninth street, 200 feet east of Second avenue, that was sold at auction on August 26th for \$3,000, to P. H. Dwyer, for \$4,500; a lot on the north side of Sixty-third street, 306 feet east of First avenue, to F. Sulzberger, for \$4,500; a lot on the east side of Avenue A, 75 feet south of Seventy-third street, to John D. Crimmins, for \$4,000, and the eight lots on St. Nicholas avenue, running through to Jumel terrace, 75 feet north of One Hundred and Sixtieth street, that were purchased by John D. Crimmins, at the auction sale of the Jumel estate, for \$9,200, to James E. Ray, for \$12,500.

Two lots on the south side of One Hundred and Twenty-fifth street, 100 feet west of Sixth avenue, have been sold to Edward Just, for \$21,000.

Mr. W. H. Gray has purchased two lots, on the northwest corner of Seventh avenue and Fifty-third street, for about \$32,000.

Mr. H. D. Tiffany has sold five lots, on Prospect and Stebbins avenues and Home street, between One Hundred and Sixty-seventh and One Hundred and Sixty-eighth streets, a portion of the Fox estate, for \$450 per lot.

Mr. Geo. S. Miller has sold the two three-story brown stone private dwellings, Nos. 445 and 447 West Eighty-second street, to Charles F. Wildey, of 397 Broadway, for investment. They are 17.6x55 each, and the price paid was \$33,000.

V. K. Stevenson, Jr., has sold during the past month, 11 lots on the south side of Fifty-ninth street, between Fifth and Sixth avenues, for \$351,500. The transfer of six of these lots appear in the Conveyances, on another page. It is the intention of the purchaser to erect first-class flat houses on the premises.

Paul C. Grening has sold the two four-story flat houses, Nos. 472 and 474 Lafayette avenue, Brooklyn, for \$30,000; the two-story frame house, No. 476 Lafayette avenue, to Mrs. Grady, for \$3,000, and the two-story and basement brown stone house, No. 510 Lexington avenue, 20x40x100, for \$4,100.

The Long Island Improvement Company has purchased a tract of 1,900 acres of land near Deer Park.

James McLachlan, of Babylon, has made an extensive purchase of land in Babylon, and will make extensive improvements upon it.

The Bouton farm, of one hundred acres, in the town of Huntington, Long Island, has been sold to Jenkins Van Schaick, for \$15,000. The purchase is said to be in behalf of Mr. Maxwell, of Brooklyn, vice-president of the Long Island Railroad.

The following are the sales at the Exchange Sales room for the week ending September 22:

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

R. V. HARNETT.	
*Boulevard, n e cor 62d st, 116 2x139.11x100.5x 81.7 on 62d st, vacant. Jos. P. Quin. (Amt due, abt \$130,775)	\$109,000
*117th st, n. s. 100 w 1st av, 100x100.11, vacant. Lambert Suydam. (Amount due, abt \$11,500)	13,600
120th st, No. 540 E., s. s., 18.9x100.11, two-story brick dwell'g. E. Dunphy	4,350
122d st, No. 409 E., n. s., 18.9x100.10, three-story brick dwell'g. E. Dunphy	5,000

123d st, No. 411 E., n. s., 18.9x100.10, similar dwell'g. E. Dunphy	5,050
J. L. WELLS.	
*123d st, s e cor 4th av, 20x100.11, four-story stone front store and dwell'g John H. Lyon. (Amount due, abt \$2,250)	17,100
E. F. RAYMOND.	
*58th st, No. 408 W., s. s., 16.8x100.5, three-story stone front dwell'g. J. A. Wilkinson. (21 mort., amount due abt \$2,900; 1st mort., \$8,000)	8,873
Total	\$162,973

BROOKLYN, N. Y.

In the city of Brooklyn, Messrs. T. A. Kerrigan and Cole & Murphy, have made the following sales for the week ending September 22:

Bergen st, s s, 334 e 5th av, 23x100. Walter Longman	\$7,150
McDonough st, n w cor Sumner av, 20x100. Peter Young	6,010
McDonough st, n w s, 200 w Sumner av, 20x100. P. J. Kennedy	5,250
*Plymouth st, s s, equi-distance from Washington and Adams st., runs east 50.6x100. The Knickerbocker Life Ins. Co.	5,000
*North 3d st, n e s, 250 n w 5th st, 25x122. Sarah A. Vingt	2,000
*Clermont av, e s, 686.11 n Myrtle av, 25x100. Mary L. Dunn et al	4,600
*Sackman av, s w cor Somers st, 120x87.6, irreg. Nancy McAnigal	1,650
*Willoughby av, n s, 166.8 e Lewis av, 16.8x100. Sarah M. Blanchard	3,500
*Willoughby av, n s, 183.4 e Lewis av, 16.8x100. Sarah M. Blanchard	3,500
*Willoughby av, n s, 200 e Lewis av, 16.8x100. Sarah M. Blanchard	3,000
Total	\$42,260

BUILDING MATERIAL MARKET.

BRICKS.—The market for Common Hards remains substantially the same as last noted, though we think that if any thing the position is a shade stiffer with a tendency toward further improvement. This feeling becomes a little more permanent when buyers are looking for fine stock, but all grades participate, and the supply appears to have sold up from day to day, with nothing on hand at the close to carry over. Somewhat unfavorable weather has prevailed during a portion of the week, and a greater showing of caution was made in calling for stock, which of course tended to reduce the demand as compared with the early portion of the month, but a portion of the buyers admitted that they stood off only in hopes of securing better terms, and their efforts thus far have been fully neutralized by the lighter run of receipts, and the failure of an accumulation afloat as above noted. So far as known there has been no positive shutting down on the production as yet, but with the progress of the season, manufacturers become more independent, and are inclined to hold back supplies whenever they have storage room, notwithstanding the previous reports of large collections already made. Average views of values remain at about \$5.50 per M for Jerseys; \$5.50 to \$5.75 for "Up Rivers," and \$6.00 to \$7.25 for Haverstraw, the latter a little extreme for anything except fancy brands. Sales continue in very good demand, Brooklyn again commencing to call for stock, and this city also using a fair amount, with prices ruling steady, at \$3.00 for ordinary and \$3.50 to \$4.00 for fine quality. Fronts, of pretty much all kinds, in good demand, and firmly sustained in value.

CEMENT.—Dealers in Rosendale very generally report a good trade on all outlets with some increase in shipping orders, if anything, and the market firm. The current rate is \$1.10 per bbl. here, but some buyers will pay more to secure their favorite brands. Foreign goods unchanged. Demand is pretty full and on the increase, if anything, so far as desirable stock is concerned with agents of the principal brands well sold up, and in some cases ahead of arrival. There is, however, some holders of a stock of "Portland" who are not quite so closely sold up, and they are rather anxious to find a larger attendance of customers.

GLASS.—Business is confined in the main to foreign goods, and on these show fair volume with the tone, as a rule, pretty steady. It is reported that on full invoices some small concessions have recently been made, but standard sizes are scarce and likely to cost full rates in a jobbing way. Domestic grades are scarce at the moment, but work has quite generally been resumed, and stock will be coming out in time for the early fall trade. About former rates are expected on all good lots.

HARDWARE.—Business is gradually increasing on home account, and already shows very good general volume in all the leading descriptions of staple hardware. The South and Southwest have afforded the principal outlets, but the Western and nearer by customers are commencing to be heard from, and want a pretty fair amount of stock. On local account also the distribution is very good, but confined largely to builders' hardware, tools, cutlery, etc. Supplies continue somewhat moderate, as manufacturers have all they can do to keep the product on a balance with the outlet. No recent changes in price lists have been announced.

LATH.—The general market has remained quite firm during the period intervening since our last, and the seller can fairly claim about all the advantage. Some receivers who "never get any poor stock," may have experienced a little delay while explaining that the product of one part "is just as good as another," but they managed to dispose of all the stock on hand and some to arrive, with no sales reported below \$2.15

per M. A higher figure is now asked in some instances, but does not appear to have been established by actual business.

LIME.—The market has remained quite steady, and the old line of values is maintained, but business not altogether satisfactory.

LUMBER.—The general conditions of the market vary but little from those recorded for a week or two past, except that the volume of business has grown into somewhat larger proportions, and values are still gradually hardening on all the leading grades.

Eastern Spruce comes to hand somewhat irregularly but does not run into an excessive supply at any time, and receivers experience no difficulty in placing good cargoes as they arrive, with some sales making afloat, all at full former rates, and occasionally a fractional advance obtained.

White Pine is more plenty from the recent arrivals, but this is about all that can be said regarding the stock as it does not act as an important factor at the moment.

Yellow Pine has not improved in tone half so much as some of the recent reports would have it appear. It certainly has made a larger gain since the 1st inst., but there is vast room for improvement still, and the position is not altogether satisfactory, especially to holders of stock here.

Hardwoods are meeting with greater demand in a small way, but it swells the general aggregate into fair proportions and steadies up values to correspond. Offerings are fair, but increase in assortments very slowly, and desirable selections not an easy matter.

Shingles are firmly held and desirable grades offered indifferently with the support of a continued good general demand for home use and export. We quote Cypress at \$9 per M for 5x20, and 11 do. for 6x20 regularly assorted shipping; pine shipping stock, \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for 16-inch, as to quality and to quantity.

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

A Br. barque, 1089 tons, St. John N. B., to the United Kingdom, deals, current rates; a Nor. barque, 699 tons, St. Mary's River, N. S., to West Coast Great Britain, deals, 72s. 6d.; a Br. barque, 463 tons, Brunswick, to Montevideo, or Buenos Ayres, lumber \$19, net; a schr., 360 tons, Wilmington, N. C., to Arroyo, P. R., lumber, \$9 and port charges; a barque, 275 M lumber, Philadelphia to Havana, white pine lumber, \$6 25; a brig., 299 tons, Machias to Havana, lumber \$8; a schr., 391 tons, Dobby to St. John, N. B., resawed lumber, \$9; a Nor. barque, Pascagoula to the North Side of Cuba, lumber \$11; a barque, 478 tons, Pensacola to the North Side of Cuba, lumber, \$12; a C. R. brig, 267 tons, Wilmington, N. C. to Ponce, P. R., lumber, at or about \$12; a schr., 192 tons, Calais to St. Croix, lumber, and back to a port north of Hatteras, with sugar, 45 c. per 100 lbs. for the round; a schr., 181 tons, Machias to Porto Rico, lumber, and back with sugar, to a port north of Hatteras, \$1,800 and foreign port charges a schr., 280 M lumber, Charleston to New York \$7

two schrs., 180 and 210 M lumber, Jacksonville to New York, \$8.50; a schr. 200 M lumber, Cedar Keys to New York, \$2,200; a schr., 320 M railroads, Pensacola to New York, \$6.50; a brig, 370 M lumber, Fernandina to New York or New Haven, \$9.50; a schr. 370 M lumber, Apalachicola to Boston, \$10; a schr., 280 M lumber, Charleston to Baltimore or Newport News, Va. \$6—20 M per day.

GENERAL LUMBER NOTES. STATE.

ALBANY MARKET.

The Argus reports for week ending September 12, as follows:

Although no exceptionally large sales have been reported for the last week, a good attendance of buyers from New York, New Jersey and the East have purchased fairly at steady prices. All sizes and qualities of pine have been wanted. The upward tendency of freights has been shown by a slight increase, but forwarders express certainty in a considerable advance and that it must come soon.

Table listing lumber prices for various locations: To New York, \$90@1 00; To Bridgeport, @1 37 1/2; To New Haven, @1 37 1/2; To Providence, Fall River and Newport, @2 00; To Pawtucket, @2 25; To Norwalk, @1.30; To Hartford, @2.00; To Norwich, @2.00; To Middletown, @1.75; To New London, @1.75; To Philadelphia, @2 00.

THE WEST.

From G. W. Hotchkiss, Esq., Secretary of Lumber Exchange at Chicago, we have received the regular monthly statement, from which we condense the following:

Stocks of lumber on hand September 1st, 580,890,533 feet; of shingles, 226,806,750; lath, 42,996,432; pickets, 2,674,476; posts, 218,309. This shows an increase over the August report of 64,986,959 feet of lumber; 3,136,595 lath; 961,311 pickets; 79,944 cedar posts, and a decrease of 17,414,900 shingles. As compared with September 1, 1881, there is an increase of 99,736,254 feet of lumber; 7,278,750 shingles; 5,439,612 lath; 648,266 pickets, and a decrease of 37,926 cedar post.

The Northwestern Lumberman reports as follows:

CHICAGO.

At THE DOCKS.—While the receipts of lumber and shingles during the past week were above the weekly average, aggregating 77,026,000 feet of lumber and 26,723,000 shingles, the offerings at the cargo market, while fair, have hardly maintained their usual proportions to the total. Friday of last week gave a moderate fleet of a dozen vessels. With a fair wind Saturday's offerings were 30 cargoes, and Monday's 22, while a half dozen each day on Tuesday and Wednesday, and but four for Thursday, tells the whole story. It would therefore appear that the bulk of the receipts is of lumber-sawed to order or purchased at the mill and piled to dry, and now being brought forward to the yards.

Prices at the dock market have been well sustained, while we have neither advance or decline to note. The quotations are the fair average prices of the varieties named, subject of course to variations on account of superiority or the inferior character of the lot under review. The offerings have dragged less than noted in our last week's report, not, we believe, from any greater confidence in the views of city dealers, but as the result of the attendance of a larger number of country buyers, the attendance of whom at the time of the arrival of large fleets has an exceedingly stimulating influence on the market, and promotes a more speedy movement. Were it not for this cause the feeling of hesitancy, manifest upon the part of the city buyers, would probably have caused the vessels to lay longer at the dock, although it is doubtful if prices would have been any lower. The fact is that the city buyers feel as though they were being asked to eat crow in paying the prices they are compelled to, and while they "kin eat crow, they don't hanker after it." That they do not believe prices will be lower, is evidenced by their going as far as the Saginaw River to pay \$11 for Norway dimension.

The same remarks which apply to lumber apply equally to the shingle market. The large arrivals of the past week has increased the surplus receipts, which have been down almost to extinction, but again show six and a quarter million over the same date last year.

The season for advanced vessel freights is manifesting itself in improved rates for all fair class vessels, and to the farther ports an advance of a shilling is claimed and allowed. While, for instance, \$1.75 has been the rate to Manistee, \$1.87 1/2 is now offered to a good class of vessels, and the freights offered are more plenty than the vessels to accept it.

CARGO QUOTATIONS.

Table listing cargo quotations: Short dimension, green, \$11 25@11 50; Long dimension, green, 13 00@14 00; Boards and strips, No. 2 stock, 13 00@15 00; No. 1 stock, 16 00@20 00; No. 1 log run, culls out, 17 00@22 00.

In hardwoods there is yet no heavy trade. More activity is apparent, considerable general stir in the market being noticed. Though the volume of trade has not increased much, there is more inclination toward buying, and everything looks as if the fall trade was developing into a better run than has been experienced through the summer. But the trade breezes which blow up are not sure to result in much of a wind, and there is doubt as well as faith regarding a rush this season.

It is clear that the furniture men propose to get all the advantage in buying lumber which the yards or the

mills present, for they have had their emissaries at work searching for needed supplies all through Michigan and Wisconsin, as well as in Tennessee, Indiana, and in other states, or wherever walnut, oak, ash, maple, cherry, gum, poplar, and other woods used can be found. A large amount of mahogany also figures in manufacture, particularly in chamber suits, library tables and easel frames.

White mahogany and rosewood figure largely in New York among fashionable circles, for house furnishing, neither wood is very popular in that direction here. Some years ago several fashionable residences and business places in Chicago were finished with mahogany, at great expense—for instance, there was one case where a magnificent room was elaborated at a cost of \$10,000—but latterly there have been no important cases where it has been used. Rosewood is still less thought of, and both woods are mostly employed in a fragmentary way, and in particular directions where elegance is desired to be made most conspicuous. Outside of furniture and finishing these woods are used more or less in a variety of small ways.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The lumber trade of the West is in a steady and flourishing condition. Minneapolis and St. Paul are each sending out about three quarters of a million per day, at full quotations, with a reasonable supply and demand which fully equals the transportation facilities, in fact there is a large amount of complaint of a want of cars, especially to the Northwest. No changes in prices of importance have occurred this week. St. Louis is steady at \$16 for common with a trade of a million and a half. At Rock Island, Davenport, Moline and other central river markets they are stiff at recent lists, which amounts to \$15.50 on common. Minneapolis holds to \$15 and has a full business. Nearly all the mills of northern Wisconsin are selling on list delivered at St. Paul, the rates being \$15 sharp. From Saginaw and other eastern markets the news is hardly as cheerful as could be desired but prices seem to be fully maintained, but there is a slight falling off in the demand.

The Northwest is likely to regain its foothold in Kansas, Nebraska and Iowa, reports of heavy shipments from Eau Claire, St. Paul and Stillwater via the "Lumber Line" reach us daily. It is said that the sleepy managers of the Minneapolis & St. Louis and the equally logy Milwaukee line are now seriously considering the propriety of taking in a slice of the carrying trade between Minnesota and the Southwest which has been stirred up by the active Omaha line managers. We doubt the result of their incubations. Crop reports are so cheerful as to enthuse even the half fledged lumber bears of this region and make them talk of something beside possible calamities.

FOREIGN.

The Timber Trades Journal reports as follows:

LONDON.

Just now is not the time to speak favorably of the wholesale timber trade, as at this season the supply naturally increases. When the importation abates in the closing months of the year, our maximum of stock will be reached, and after that to the opening of the navigation of the Baltic next year, we may expect that large inroads will be made on the accumulated piles of deals, both in the public timber docks and in the private yards, especially if trade continues to increase as it is now doing.

Eighty-eight vessels are reported with timber cargoes as arriving in London between the 31st and 6th, inclusive. Out of these 33 only were steamers, while of the total mentioned 40 are from Russia and Russian Finland, though Sweden and Norway are also fully represented, in fact there is scarcely any kind of wood stock that will not receive some addition from this fleet.

LIVERPOOL.

With the continuance of a steady demand and a moderate import only, prices of all kinds of timber and deals continue firm. The probability of an advance in prices becomes every day more likely, especially as the freight market is scantily supplied with tonnage. The consequent high rates of freight and the excessive premiums demanded by the insurance companies will make the cost of importations during the fall of the year very high, and producers are by no means anxious for business unless they can obtain a fair margin of profit.

Prices of spruce deals are now higher than they were a fortnight ago, with every prospect of a further advance, which will be tested by the next auction sales.

Latest mail dates from Cuba report:

The demand keeping active and stocks light, prices are well supported at from \$34@37 gold, per mille feet, for both white and pitch pine, as to assortment and conditions of sales.

Cooperage Stocks—Box Shooks.—No demand and prices ruling nominal.

Hhd. do.—Disposable stocks in first hands are now all stored for the next crop and no quotation can be given.

Empty Casks.—The wants being now totally covered, no demand is being noticed and prices rule nominal.

Hoops.—No demand and prices ruling entirely nominal for the large stock which has been stored for next year.

NAILS.—The market, while mainly in sellers' favor, develops quite an uncertain position at times, and there appears to be a more cautious feeling growing up. Quite a fraction above list rates has been paid in order to complete special orders, and for any large quantity double prices would scarcely be of use in getting stock for prompt delivery. Local wants are increasing somewhat.

We quote at \$3.00 to 60d, common fence and sheathing, per keg, \$3.05; 3d and 3d, common do., per keg, \$4.00; 6d and 7d, common do., per keg, \$4.25; 4d and 5d, common do., per keg, \$4.50; 3d, per keg, \$5.30; 3d, fine, per keg, \$6.00; 2d, per keg, \$6.00. Cut spikes, all sizes, \$4.00; floor, casing and box, \$4.50@5.20; finishing, \$4.75@5.50.

Clinch Nails.—1 1/2 inch, \$6.25; 1 3/4 inch, \$6.00; 2 inch, \$5.75; 2 1/2 inch, \$5.50; 3 inch and longer, \$5.25.

PAINTS AND OILS.—Two or three little spurts of animation have taken place during the past week, and while not continuous were cheering, and lead to the hope that they will become more frequent. Stocks remain well in hand, and are generally held with much firmness and confidence where quality is in any way attractive. Linseed Oil not very active, but meets with the average trade call. Prices unsettled, with rather a downward turn in view of a prospective large product. We quote at about 56¢ for domestic, and 62¢ for Calcutta, from first hands.

PITCH.—No changes worthy of note, about an average trade demand prevailing, with stock enough to meet it, but no excess, and prices steady. We quote at \$2.30@2.40 for City, delivered.

SPIRITS TURPENTINE.—Buyers are moving somewhat slowly, and, as a rule, only to the extent of immediate wants, with the tone of the market in consequence a little unsettled. The general tendency of late, however, has been toward a weak position. As this report is closed, the quotations stand about 44¢ @ 46c per gallon, according to quantity handled.

TAR.—Buyer and seller meet upon a basis of about former cost, and the market rules quite steady, especially for small lots. The movement is fair and covers a good running line of jobbing orders from regular sources. We quote \$3.00@3.12½ per bbl. for Newberne and Washington, and \$3.00@3.25 for Wilmington, according to the size of invoice.

CONVEYANCES.

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

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

NEW YORK CITY.

SEPTEMBER 15, 16, 18, 19, 20, 21.

Beach st, No. 30, s s, abt 162 e Hudson st, 27x100, three-story brick dwell'g, and portion of two-story brick extension. Addington D. Frye, Jr., New York, Charles L. Frye and George F. Newland, Detroit, Mich., and Lilian E. Frye, Smithville, N. Y., to Havilah M. Smith. Aug. 31. \$13,200

Bleecker st, s e cor Christopher st, 20.11x 80.2, in two courses, x10.5x83, three-story brick store and dwell'g. Arthur W. Benson, Brooklyn et al., exrs. J. Bullard, to Jane E. Bullard, Brooklyn. 4-7 part. Sept. 11. 6,286

Same property. Waldo Hutchins to same. C. a. G. 3-7 part. July 24. 4,714

Bleecker st, s e cor Christopher st, 20.11 x 80.2. }
27th st, Nos. 431 to 437 W. }
Also, property in Brooklyn. }
Release of dower. Jane E. Bullard, widow, to William M., John R., Lewis H. and Mary Bullard. nom

Elizabeth st, Nos. 54 to 60, e s, 50 s Hester st, runs east 50 x south 25 x east 38.10 x south 75 x west 88.10 to street x north 100, five-story brick furniture factory. James R. Whiting, Eliza wife of Edmund S. F. Arnold, Harriet wife of James A. Hayden and Mary wife of Abram B. Hart, heirs J. R. Whiting, to Peter Schneider. Sept. 4. 50,000

Grand st. Party wall agreement. Margaret Crawford with Hyman Glick. July 1. nom

Maiden lane, No. 78, s w s, begins at n w. cor premises No. 2 Liberty st, runs southeast 17.6 x southwest 74.1 x southeast 2.8 x southwest 3 x northwest 18.5 x northeast 76.11, six-story brick store. Samuel B. Schieffelin to Christian Jourgenson and Maximilian Fleischman. Sept. 14. 20,000

Monroe st, No. 253, n s, 250.9 w Jackson st, 25x94.2, three-story frame (brick front) store and dwell'g, and two-story frame stable in rear. Edward Sibberns, Brooklyn, to Henry Bischoff. September 16. 5,950

Mangin st, No. 70, e s, 138 s Rivington st, 20.8x100, three-story brick store and tenem't. Foreclos. Daniel M. Van Cott to Conrad Blatt. Sept. 16. 4,675

Norfolk st, Nos. 117 and 119, w s, 50x100, two three-story brick tenem'ts and two three-story brick tenem'ts in rear. Charles H. Bliven, Plainfield, N. J., to Sarah M. Bliven. C. a. G. Sept. 20. nom

Prince st, Nos. 173-175, n s, 25 w Thomp-

son st, 50x62, two five-story brick factory buildings. Charles, Jr., Mary and Matilda Koch to Charles Koch. Q. C. Sept. 13. nom

Rivington st, No. 70, n e cor Allen st, 22.4x 75, three-story brick store and dwell'g. Release mort. The Bowery Savings Bank to Anthony Dugro. Sept. 14. 6,000

Same property. Anthony Dugro to Valentin Ludwig. Morts. \$13,500. Sept. 15. 15,000

Sniffen Court, No. 8, w s, 59.3 s 36th st, 19.9x41, with one-half of court, two-story brick stable. Catharine H. wife of Thomas Belknap, Jr., to Elizabeth B. Wyckoff. Taxes, assess'ts, &c. Sept. 24, 1878. nom

Same property. Elizabeth B. Wyckoff to Whitelaw Reid. June 27. 8,500

Washington st, Nos. 723 and 725, e s, 84.8 s Bank st, 36x80.5x31.8x91.7, two three-story brick dwell'gs. John Layng, San Francisco, to James Pyle. Mort. \$5,000. July 26. 9,200

Water st, No. 246, known in old deed as No. 246, n s, 15.11x80.3x14.5x79.10, also use of alley on north side leading to Peck slip, four-story brick store. Catharine L., John H., and Ellen F. Heynen, Huntington, L. I., H. Louise wife of and Samuel M. Carman, of St. James, L. I., Charles F. Hynen, Brooklyn, and Emma J. Lewis, widow, being the widow and heirs of C. W. Hynen, dec'd., to Philip Rollhaus, Portchester, N. Y. Aug. 29. 10,000

7th st, No. 63, s s, 275 w 1st av, 25x91, three-story brick dwell'g. Alice, Bianca, Arthur, Clara, Berthold and Cornelius Elsasser, by L. Elsasser guard., to C. Ellis Stevens. Sept. 18. Infant's share.

Same property. Paulina Elsasser, individ. and admrx. A. Gutenberg, to same. Sept. 18. Complies with contract made by A. Gutenberg, dec'd, to sell for 15,000

9th st, No. 488, s s, 86.6 w Av A, 26.6x27, five-story brick tenem't. Mary E. wife of and James Egan to Martin B. Brown. Mort. \$2,500. Sept. 18. 7,250

12th st, No. 118, s s, 165.6 w 6th av, 24x 103.3, including 8 foot court yard, three-story brick dwell'g. Sarah E. wife of and Sheppard Knapp to Henrietta wife of George Starr. Sept. 15. 20,600

12th st, No. 167 W., n s, 163 e 7th av, 21x 103.3, three-story brick dwell'g. Contract. Bayard Clarke, Jr., and ano., trustees and exrs. Aletta R. Clarke, &c., to Timothy W. Lord. Sept. 11. 9,000

12th st, No. 354 W., s s, 120.3 e Washington st, 24.11x80x25x80, five-story brick tenem't. Jacob Schmitt to John O. Grode, Hackensack, N. J. Mort. \$5,000. Sept. 15. 21,000

23d st, s s, 200 w 7th av, 175x98.9, vacant. Foreclos. Cornelius A. Runkle to Moses E. Ingersoll. Aug. 10. 141,000

27th st, Nos. 431 to 437 W., n s, 82.11x98.9, four two-story frame dwell'gs and stables, deed description as follows: lots 15, 16, 17 and 18 map W. Torrey property, 27th st, bet. 9th and 10th avs. John R. and Mary Bullard, Dedham, Mass., William M. Bullard, New York, Lewis H. Bullard, New York, to Lewis H. Bullard. All title. July 20. nom

Same property. Waldo Hutchins to Lewis H. Bullard. C. a. G. 3-7 part. July 24. 7,886

Same property. Arthur W. Benson, Brooklyn, et al., exrs. J. Bullard, to same. 4-7 part. July 20. 10,514

27th st, No. 316, s s, 175 w 8th av, 28x98.9, four-story brick tenem't and three-story brick tenem't in rear. John H. Dohrmann and John H. Piepho to Robert Johnson. Mort. \$12,000. Sept. 19. 22,000

29th st, n s, 306.8 w 7th av, 93.8x98.9, }
one and three-story brick build'g. }
30th st, No. 230, s s, 306.8 w 7th av, }
91.11x98.9, seven-story brick factory; }
Nos. 224-228, three-story brick stores }
and tenem'ts, and five-story brick }
factory in rear. }
Francis L. Johnson, exr. I. A. Johnson, }
to Joseph I. West. Aug. 29. nom

Same property. Katharine C. Anderson, extr. and devisee A. T. Anderson, to same. Q. C. Aug. 28. nom

Same property. Joseph I. West to The

West, Bradley & Cary Manuf. Co. Q. C. Sept. 1. nom

29th st, n s, 306.8 w 7th av, 46.10x98.9, Release mort. and judgment. The Mutual Life Ins. Co. to The West, Bradley & Cary Manuf. Co. Sept. 13. 7,000

Same property. Release mort. Emily A. West to same. Sept. 13. nom

29th st, n s, 306.8 w 7th av, runs north 90 x west 32.1 x south 49.5 x west 14.9 x south 40.7 to 29th st, x east 46.10, vacant. The West, Bradley & Cary Manuf. Co. to John J. and Charles M. Bowes. Sept. 1. 14,152

Same property. Easement for light and air in rear of said property. Same to same. Sept. 1. nom

31st st, No. 131, n s, 47.10 w Lexington av, 18.6x56, four-story brick dwell'g. Hannah K. Brown, Courtland, N. Y., to Julius Wolf. Sept. 14. 9,500

38th st, No. 63, n s, 128.5 e 6th av, 18.5x 98.9, four-story stone front dwell'g. Edith C. wife of and William H. Leferts to J. Palmer Merrill. Mort. \$10,000. Sept. 9. 26,500

40th st, No. 351, n s, 160 e 9th av, 20x98.9, three-story brick store and tenem't and three-story brick tenem't in rear. Caspar Engelbrecht, North Bergen, N. J., to Wolf Spier. Mort. \$3,000. Sept. 18. 8,500

44th st, No. 63 W., n s, abt 145 e 6th av, 25x100, three-story frame store and dwell'g and two-story frame dwell'g in rear. Susan L. Clapp to Henry W. Hart. Contract. Sept. 14. 15,000

44th st, No. 63, n s, 145 e 6th av, 25x 100.5, three-story frame store and dwell'g and two-story frame dwell'g in rear. }
91st st, s s, 475 e 5th av; 50x100. }
John Clapp, Jr., to Thomas Loyd, Plain- }
field, N. J. May 24. nom

Same property. Thomas Loyd to Susan L. Clapp. May 27. nom

45th st, s s, 125 (?) e 7th av, 20x100.5, four-story stone front dwell'g. Pamela C. Stratton, widow, to Jennie L. Crawford. Sept. 16. 25,000

47th st, No. 359, n s, 70 e 9th av, 30x75.4, two and one-story frame dwell'g. John F. and John F., Jr., William H., Mary A. and Isabella Chandler, and Eliza wife of Charles E. Clow to James C. Miller. Morts. \$3,000. Sept. 18. 5,361

Same property. John F. Chandler to same. Q. C. All title. Sept. 18. 548

Same property. Henrietta E. Chandler, by W. Mickens, guardian, to same, all title in her own right and as heir of Henrietta Chandler. Sept. 18. 1,889

51st, s s, 125 e 11th av, runs east 75 x south 120.4 x northwest 76.10 x north 109.1, No. 552, three-story brick tenem't and two-story brick tenem't in rear; Nos. 548 and 550, two four-story brick tenem'ts and two-story brick tenem't in rear. Wray S. Littlefield to George Sandford, Orange, N. J. Mort. \$35,000. Aug. 28. 50,000

53d st, No. 334, s s, 250 w 1st av, 25x100.5, five-story flat. Dennis Loonie to Konrad Fromm. Mort. \$10,000. Sept. 20. 18,750

54th st, n s, 175 e 7th av, 50x100.5, two two-story brick stables. John Graham to William B. Baldwin. July 10. 27,000

54th st, n s, 175 e 7th av, 25x100.5, two-story brick stable. William B. Baldwin to Stephen R. Leshar. Mort. \$8,500. Sept. 18. 23,000

55th st, No. 72, s s, 116.8 w 4th av, 16.8x 100.5, four-story stone front dwell'g. Amelia wife of Max Kayser to Edward R. De Grove. Mort. \$12,000. Sept. 12. 33,000

56th st, n s, 225 e 10th av, 25x102.5, new building projected, vacant. James Slatery to Margaret Corrigan. July 25. 7,000

56th st, No. 434, s s, 325 e 10th av, 50x100.5, two-story frame store and dwell'g and frame shanty and stables in rear. Elbert D. Howes to F. William Miller. Mort. \$13,000. Jan. 4. nom

56th st, Nos. 427-429, n s, 375 w 9th av, 50x138 8x50.5x132.2, two five-story stone front tenem'ts and two two-story brick stables in rear. Thomas A. Emmet, referee, to Valentine Diefenthaler. March 1, 1854. 2,180

56th st, n s, 200 w 2d av, 25x100.5, va-

cant. Silas J. Donvan to Thomas Hagan. Mort. \$3,000. Sept. 20. 5,650
 58th st, No. 58, s s, 43.9 w 4th av, 18.9x 100.5, four-story stone front dwell'g. John H. Bonnill to Thomas Kilpatrick. Q. C. Sept. 18. nom
 58th st, s s, 100 e 9th av, 75x100.5, vacant. Charles A. Peabody, Jr., to Hugh Blesson. Mort. \$24,000. Sept. 14. 52,500
 59th st, s s, 175 w 5th av Plaza, or 375 w 5th av, 50x100.5, vacant. William H. Fogg to George Munro. Sept. 20. 80,000
 59th st, s s, 450 w 5th av, original line, 50x 100.5, vacant. Theodore G. Thomas to George Munro. June 20. 62,000
 59th st, s s, 120 e 6th av, 50x100.5, vacant. William Heller to George Munro. Sept. 12. 56,000
 59th st, No. 53, n s, 190 e Madison av, 16.8 x100.5, four-story stone front dwell'g. David J. Newland to Sumner A. Mason. Mort. \$16,000. April 28. 20,000
 59th st, No. 405, n s, 75 e 1st av, 25x75.5, four-story brick store and tenem't. Charles E. Strong and ano., trustees W. Murray, dec'd, to Michael Cronin. C. a. G. Oct. 5, 1877. 7,245
 59th st, No. 407, n s, 190 e 1st av, 25x100.5, four-story brick tenem't. John Cullen, exr. Cath Cullen, to John L. Engel. Mort. \$6,500. Sept. 20. 11,350
 60th st, n s, 150 w 10th av, 25x100.5, new building projected. Joseph B. Wray, exr. J. H. Bussell, to Annette wife of John Shannon. Contract, with building loan. 4,000
 62d st, No. 124, s s, 211.3 e 4th av, 18.9x 100.5, three-story stone front dwell'g. Janette wife of Simon Frank to Caroline Friedman. Mort. \$10,000. Sept. 14. 18,000
 64th st, n s, 375 e 11th av, 50x100.5, two-story frame store and dwell'g. Lippman Toplitz to Henry Draudt. Sept. 16. 6,500
 64th st, s s, 325 e 11th av, 50x100.5. Same to same. Mort. \$2,600. Sept. 16. 6,500
 71st st, No. 2:3, n s, 119.6 w 2d av, 18.6x 102.2, three-story stone front dwell'g. 1st st, No. 41, s s, 194.4 e 2d av, 25.3x 77.3x25.1x79.10, five-story brick store and tenem't. Henry Guth to Margaret Guth. Mort. \$10,500. Sept. 7. nom
 75th st, Nos. 232 and 234, s s, 200 w 2d av, 40x102.2, two four story brick tenem'ts. Morris P. Ferris, Brooklyn, to B. Annie Taylor. Harrington, N. J. Sept. 1. 38,000
 75th st, No. 230, s s, 240 w 2d av, 20x102.2, four-story brick tenem't. Jonas Weil and Bernhard Mayer to Morris P. Ferris, Brooklyn. Sept. 15. 9,250
 76th st, n s, 250 e 9th av, 135.4x204.6 to 77th st, x 140.10x204.4, vacant. Error. Esther Leon, Philadelphia, Pa., to Joseph M. Leon. All title. September 6, 1873. nom
 83d st, n s, 355.10 e 3d av, 50.10x102.2, two four-story stone front tenem'ts. George H. Nauss to Thomas Daly. Mort. \$23,000. Aug. 30. 39,000
 91st st, n s, 275 w 4th av, 50x100, shanty. Elizabeth Vought, widow, to Patrick Collins. Q. C. Sept. 13. 100
 96th st, s s, 200 e 9th av, 100x100.8, vacant. William B. Lynch to John B. Hillyer. Mort. \$15,315. Sept. 15. 24,000
 103d st, Nos. 209 to 215, n s, 160 e 3d av, 100 x 100.11, four four-story brick tenem'ts. Julius Landauer, William Strauss and Maurice Kaim to Virginia Sampter. Mort. \$26,000. Sept. 16. 50,000
 110th st, n s, 133 e 3d av, 100x100.11, four four-story stone front tenem'ts. John Cullen and Michael Reilly to Edward B. Rogers. New York, and Benjamin F. Small, West Orange, N. J. Mort. \$48,000. Sept. 16. 74,000
 Same property. Edward B. Rogers to Richard W. Stevenson. 1/2 part. Sept. 18. nom
 Same property. Richard W. Stevenson to Augusta M. Rogers. 1/2 part. Sept. 18. nom
 113th st, No. 161, n s. 220 w 3d av, 50x 100.10, two-story frame dwell'g and three-story brick factory in rear. Jane, wife of Hugh McDunnell, to Walter S. Price. Mort. \$5,500. Aug. 1. 9,090
 116th st, No. 241, n s, 143.4 w 2d av, 16.8x 100.10, three-story stone front dwell'g. Jeannette B. wife of and John W. Thorp

to Josephine wife of George Baker. Mort. \$6,500. Sept. 18. 10,900
 117th st, n s, 100 w 1st av, 100x100.11, vacant. Foreclos. Josiah T. Lovejoy to Lambert Suydam. Sept. 19. 13,600
 119th st, Nos. 331 to 339, n s, 325 e 2d av, 99.10x100.10, five four-story brick tenem'ts. Teresa wife of and Matthew Coogan to David B. Cocks, Brooklyn. Mort. \$45,000. Aug. 31. 70,000
 119th st, s s, 100 w 5th av, 100x100.11, vacant. Alexander H. Stevens to Augustus C. Francioli. Sept. 2. nom
 120th st, No. 536, s s, 400 e Av A, 18.9x 100.11, two-story brick dwell'g. Ellen C. Warren, widow, to Theodore Smith. Mort. \$2,500. Sept. 15. 4,800
 120th st, No. 446, s s, 105 w Av A, 20x 99.11, two-story brick dwell'g. Thomas J. and Michael J. O'Reilly to Thomas Thedford. Mort. \$3,000. Sept. 14. 5,800
 Same property. Ellen O'Reilly wife of and Cornelius O'Reilly to same. Release dower and quit claim. Sept. 14. nom
 121st st, Nos. 207 and 209, n s, 66.9 e 3d av, 34.10 x 71.9 x — x 43.8, three-story frame store and dwell'g. George P. Amon to Leonard J. Langbein. 1/2 of all grantors title. Mort. \$7,000. September 15. nom
 Same property—the whole of. Leonard J. Langbein to Clementina wife of George P. Amon. Mort. \$7,000. September 15. nom
 122d st, n s, 200 w Av A, 25x100, two-story frame dwell'g. George Bradshaw to John G. Lewers. Aug. 11. 3,750
 123d st, No. 207, n s, 168.8 w 7th av, 15.7 x100.11, three-story stone front dwell'g. Washington Broas, Haverstraw, N. Y., to Thomas Hart. Subject to mort. \$8,250, and also 1-7 part of mort. \$10,000. Sept. 11. 13,500
 123d st, s e cor 4th av, 20x100.11, four-story stone front store and dwell'g. Foreclos. Hervey V. B. Sparks to John H. Lyon. Mort. \$12,000. Sept. 20. 1,600
 124th st, n s, 200 e 8th av, 50x100.11, vacant. 125th st, s s, 200 e 8th av, 50x100.11, vacant. James D. Lynch to Sarah wife of Thos. Darragh. Sept. 15. 32,000
 125th st, No. 27, n s, 251.8 e 5th av, 16.8x 99.11, three-story stone front dwell'g. Caroline F. wife of and Emmet Wells to Jennet wife of John W. Smith. Mort. \$7,250. Sept. 19. 15,000
 125th st, Nos. 307-309, n s, 100 w 8th av, 50x100, two four-story brick stores and flats. George W. Truss to John Eggleston. Mort. \$33,500. All title. July 13. nom
 128th st, n s, 250 e 8th av. Release mort. Henry Hughes to Elizabeth C. wife of John J. O'Brien. Sept. 8. nom
 135th st, s s, 150 w 8th av, 75x99.11, vacant. 134th st, n s, 150 w 8th av, 50x99.11, vacant. David B. Cocks, Brooklyn, to Oscar C. Ferris. Mort. \$9,000. Aug. 31. 16,500
 144th st, s s, 225 w 8th av, 25x99.11, vacant. Joseph E. Brown to Peter J. Ryan. Sept. 7. 5,000
 Av A, No. 391, w s, 49.5 s 24th st, 49.4x 81.5, four-story brick store and tenem't and one-story frame building. George W. Tubbs to Jefferson M. Levy. Aug. 22. 13,270
 Lexington av, No. 317, e s, 22 n 38th st, 20.8x61, three-story stone front dwell'g. Charles E. Brooks to Frederick W. Brooks. 1/2 part. May 31. nom
 Same property. Frederick W. Brooks and Frances J. his wife to Sallie A. wife Charles E. Brooks. All the property. Aug. 31. 6,500
 Lexington av, No. 1990, w s, 67.6 n 121st st, 16.8x61.9x16.7x61.9, three-story stone front dwell'g. Contract. Charles R. Hickox to Aaron Swartz, Woodside, L. I. Sept. 19. 9,000
 Madison av, n w cor 38th st, runs west 100 x north 50 x east 20.4 x south 25 x east 79.8 to Madison av, x south 25; Nos. 17 and 19 East 38th st, two four-story brick dwell'gs. John N. A. Griswold, Newport, R. I., to Matthias N. Forney. Sept. 18. 100,000
 Madison av, No. 747, e s, 33.9 s 65th st, 16.8

x60, four-story stone front dwell'g. Willett Bronson, Huntington, L. I., to Sarah M. wife of Hubbard W. Mitchell. Mort. \$17,000. Sept. 19. 29,750
 St. Nicholas av, e s, 161.6 s 162d st, 32.6x 117.4 x abt 35x123.4, vacant. Thomas Gerehart to Arabella Moorehead. Mort. \$1,125. Sept. 8. 1,875
 1st av, n w cor 4th st, 72.1x100, soap factory, burned down. 4th st, No. 129, n s, 100 w 1st av, 24.9x 96.2x24.8x96.2, four-story brick boiler house and tenem't, and three-story brick tenem't in rear, and two-story brick stable in rear. Roland G. Mitchell to George Roll, Brooklyn. Sept. 12. 70,000
 1st av, No. 412, n e cor 24th st, 24.9x75, five-story brick store and tenem't. Hieronymus Breunich to Franz Fiefe. 1/2 part. Mort. 1/2 of \$15,000. Oct. 21, 1873. 14,000
 1st av, No. 687, w s, 24.8 n 39th st, 24.8x 75, five-story brick store and tenem't. Claudius Gignoux to Robert Hall. Aug. 28. 12,000
 2d av, No. 912, e s, 92.1 s 49th st, 16.8x100, four-story brick store and tenem't. Nathaniel Adams to Isabella Woolf, widow. Mort. \$1,500. Sept. 13. 8,575
 3d av, Nos. 1187 to 1201, e s, extd'g from 69th to 70th sts, 200.8x100, eight four-story stone front stores and tenem'ts. Oswald Schultze to Moritz Bauer. Sept. 19. 350,000
 4th av, w s, 75 s 91st st, 25x100, two-story frame dwell'g. Dudley Selden to Thomas B. Barker. Aug. 21, 1927. 40
 5th av, n e cor 109th st, 100.11x100, vacant. Isidor Cohnfeld to George Munro. Taxes, assesss, &c. Sept. 18. 53,000
 8th av, No. 685, w s, 40 n 43d st, 20x60, four-story brick store and tenem't. Abner L. Fly to William H. Murray. Mort. \$10,000. Sept. 18. 28,000
 9th av, s w cor 102d st, 100.11x100, vacant. 99th st, s s, 175 w 8th av, 25x100.11, vacant. Peter Bowe, sheriff, to Charles A. Peabody. Sheriff's deed on execution. Sept. 14. 2,500
 9th av, n e cor 125th st, 24.11x100, two-story frame store and dwell'g. John Chapman to Silas H. Witherbee. September 9. 11,000
 10th av, No. 504, e s, 24.9 n 38th st, 24.8x 100, five-story brick store and tenem't. Catharine, Mary A., Philip and John H. McGinn, heirs John and Maria McGinn, dec'd, to John Totten. Q. C. Confirmation deed. Sept. 1. nom
 10th av, s w cor 125th st, 100.11x100, shanties. 125th st, s s, 100 w 10th av, 25x100.11, shanty. Smith Ely, Jr., to Henry A. Hargous, Jersey City. Aug. 24. 15,995
 Same property. Henry A. Hargous to Esther A. Wheaton. Aug. 25. 16,000
 Same property. Esther A. Wheaton to Lambert Suydam. Mort. \$13,000. September 15. 16,010
 Interior lot, 100 s 81st st, and 200 e 3d av, runs east 25 x south to land formerly called corporation property, x northwest about 25 x north to beginning. James L. Montgomery to William Little. July 14. 3,000

MISCELLANEOUS.

All title in estate real and personal of John H. McCum, dec'd. Jane wife of Robert McDonald to Peter A. Lozier. In trust to take charge of estate and cause the removal of attorney, &c. Oct. 8, '81. nom

23d and 24th WARDS.

Boston road, w s, 244 s Jefferson st. Release mort. Cornelia Schulze to the Mayor, &c., New York. Sept. 16. 100
 Jacob st, n s, 201 w Washington av, runs north 112.6x50 partly along Bassford's alley, x 112.6 to Jacob st, x 50. Foreclos. Hamilton Morton to Myles J. McKeon. Aug. 10. 675
 Jefferson st, westerly cor. Morse av. Release mort. Elizabeth A. Budd, Southeast New York, to the Mayor, &c., City of New York. Sept. 15. nom
 Pierce st, e s, near Kingsbridge road, 47x

109x48.6x119. John Nevins, Yonkers, to Richard Tierney. Sept. 15. 1,800
 Summit st, s s, 573 e Marion av, 125x100. George F. and Henry B. Opdyke, Plainfield, N. J., to Martha A. DeWitt. Sept. 13. 1,750
 Water or Ackerman st, w s, 175 s of indeft. st, Kingsbridge, in 24th Ward, runs south 125 x west to Yonkers Creek or Tibbett's Brook, x north — x east — Isaac M. Dyckman to Albert E. Putnam. Aug. 28. 1,780
 Water or Ackerman st, w s, 300 s of indeft. street, Kingsbridge, in 24th Ward, runs south 227.4 to land of the Sputen Duyvil & Port Morris R. R. Co. x west to Yonkers Creek or Tibbett's Brook, x northeast x — Isaac M. Dyckman to Edmund Coffin, Jr. Aug. 28. 3,520
 139th st, n s, 156.6 w Willis av, 50x100. Bridget Kavanagh, widow, to William T. Onderdonk. Sept. 19. 3,600
 141st st, n s, 156.6 e Alexander av, 25x100, h & l. Charlotte Rogers, widow, to John L. Kingsland. Sept. 15. 2,500
 142d st, n e s, 205 n w College av, 45x100. Fairmount av, s w s, lot 11 map of Fairmount. John F. Barry to James T. Barry. Aug. 29. 1,000
 Alexander av, w s, 83.3 n 139th st, 16.8x70. Thomas Kilpatrick to Jacob B. Crane. Sept. 5. 8,000
 Concord av, southerly cor. 144th st, 25x100. Patrick Foley to Elizabeth Maxwell. Sept. 12. 425
 Concord av, n w s, 100 n e 156th st, 25x87.6. Patrick Nolan to Peter V. Clarke. Sept. 8. 500
 Elm av, n e s, lots 31 and 32 map South Belmont, 100x100. Patrick Corbett, sometimes called Corbett, to Julia E. Woerner. Sept. 15. 500
 Elton av, e s, 100 n 154th st, 50x133.3x51.3x121.6. 3d av, s e s, 366 n e Grove st, 36x180 to Mill Brook, x 36 x 164. John Lerch, heir Anna G. Lerch, to Henry Lerch, heir Anna G. Lerch. Q. C. Jan. 30, 1878. nom
 Franklin av, w s, part lot 78 map Morrisania, 3x127. George Stewart, New York, and John H. Gordon, Laurel Hill, L. I., to Margaret A. Churchill. Q. C. Sept. 7. nom
 Franklin av, w s, part lot 78 map Morrisania, 56x127x56x169. Margaret A. wife of Joseph B. Churchill to Julius W. Block. Sept. 19. 1,100
 Forrest av, e s, 100 s Cedar st, 76.8x135x77.10x135. Clara -Decker to Willett Bronson. Q. C. Sept. 14. nom
 Morris av, e s, 58.9 n Gouverneur st, 58.9x100.3. Ellen C. Vandervoort to Harriet G. Vandervoort. 1/2 part. May 20, 1880. 1,295
 Morse av, or Boston road, n w s. Release mort. George F. Bristow to John Mulvihill. Sept. 18. nom
 Prospect av, e s, lot 12, map land lying west of Mill Brook belonging to Wm. Weeks, 100x170x104x199. Prospect av, s e cor Morris st, 89x100x134x109. Samuel M. Purdy to John Litter and Victorie his wife, as joint tenants. Aug. 1. 8,500
 Same property. James N. Watson to same. Q. C. Aug. 1. nom
 Tinton av, w s, 50 n Elm st, 75x100. Paul Groben to John and Mathias, Jr., Haf-fen. Sept. 8. 1,950

LEASEHOLD CONVEYANCES.

Bond st, No. 52. Assign. lease. Sigmund Bergmann to Emil Zeiller. 5,000
 Mott st, No. 275. Elizabeth B. and Annie M. Carey with Bridget Carey, widow. Party of second part releases her dower to parties of first part, who in turn give her a life lease of premises. Sept. 1. nom
 Reade st, s s, lot 611 map Church Farm, 25x75. The Rector, &c., of Episcopal Church of St. Peters, Westchester, to Thomas J. Miller. 21 years, from Sept. 25, 1883, per year. 900
 Rose st, No. 41. Assign. lease. William Rathjen to Richard Koster. consid. omit
 Wooster st, e s, 151.1 s 8th st, 25x75. Assign. lease. William A. Lozier to Joshua Lovett, Boston, Mass. 14,750

Same property. Assign. lease. Joshua Lovett to John and John, Jr., Daniell. 14,750
 4th st, n s, 275 e Av A, 25x96.2. Leasehold. Herman Fox, referee, to Nickolaus Schoen. All title of Joseph Reis. 3,300
 6th st, s s, 225 e 2d av, 25x97. Phillips Phoenix and ano., trustees Caroline W. Crane, to Caroline wife of Henry Kalbfleisch. 21 years, from May 1, 1882, per year. 450
 14th st, n s, 100 w 5th av, 25x103.3. Assign. lease. Philip Brunner to Hildegart Kohner. nom
 Same property. Assumption of covenants. Hildegart wife of Marcus Kohner to Mary S. Van Beuren. nom
 24th st, n s, 241 w 8th av, 17x37.9x17x38.11. Benjamin Moore, Ossining, N. Y., to Sarah A. Dainty. exr. J. E. Dainty. 21 years, from Nov. 1, 1882, per year. 114
 50th st, n s, 285 w 5th av, 15x100.5. Assign. lease. Cornelius Comstock to Frank Leslie. Sept. 18. 20,400
 1st av, e s, 43.4 s 5th st, 21.8x67.2. Assign. lease. Johanna Heiman, admrx. I. Heiman, dec'd, to John Fath. 12,400
 1st av, e s, 63 n 4th st, 21x87.11. Assign. lease. August Breihof to Sebastian. Peter and Christian Breihof. 3,500

KINGS COUNTY.

SEPTEMBER 15, 16, 18, 19, 20, 21.
 Adams st, n w s, 185 n e Broadway, 22x95, h & l. Christina wife of Conrad Guthart to Henry S. Miller. Mort. \$1,500. \$3,100
 Adams st, n w s, 265 n e Broadway, 20x95, h & l. Christina wife of and Conrad Guthart to Moritz Paul, Philadelphia, Pa. Mort. \$1,500. 3,150
 Beaver st, n e s, opposite Locust st, 20x100. John P. McQuid to George H. Giehl. 725
 Broadway, s s, 50 w Bennett av, 25x100, New Lots. Foreclos. Lewis R. Stegman to Elizabeth A. Ives. 200
 Baltic st, n s, 75 w Nevins st, 25x100. Foreclos. Henry M. McKean to Alonzo E. De Baum. Morts. \$2,500. Sept. 21. 150
 Baltic st, s w s, 102.7 s e Henry st, 25x100. Michael Ryan to Michael D. Kelly. 6,400
 Beaver st, s w s, 40 n w Locust st, 20x91.6, h & l. Sophia wife of and George L. offer to David Schmidt. Mort. \$1,800. 3,900
 Browns pl, s w s, lot 20 map 28 building lots, Bath, L. I., 43.9x132.6x33x130. 10
 Brooklyn Bath & Coney Island R. R., land ss at point 43.9 from easterly cor of Brown's pl and Bath pl, 50x132.3x52.9x132.6, New Utrecht. John T. Davis, New Utrecht, to Mary E. Davis. gift
 Bedford pl, n w cor Diamond st, 200x100. John H. Porter to Aaron S. Robbins. Mort. \$1,500. 200
 Bond st, w s, 100 s Warren st, 25x75. Mary E. Kennedy, heir Cath. Kennedy, to Samuel Harris. Mort. \$500. 1,300
 Bremen st, n e s, 123.6 n w Adams st, 25.8x77x25x83, h & l. Bernhard Gisch to Louis Coulman. 1,500
 Bremen st, e s, 100 s Prospect st, 141x101.8x122.7x100, h & l. Charles Ritchie to Peter Mulligan. Morts. \$16,450. 28,000
 Cambridge pl, e s, 160 s Gates av, 20x100, h & l. Adolphus Smedberg, trustee of Juan R. Wilkes, to Noel B. Sanborn. 5,000
 Cambridge pl, e s, 160 s Greene av, 20x100. Samuel S. Jones to Albert G. Jones. Mort. \$5,000. 10,000
 Centre st, w s, 275.11 s East New York av, 150 x100, East New York. Edwin C. Schaffer to George Fassnacht. Forecl's. 1,015
 Cedar st, n s, 75 e Evergreen av, 25x97.6. Henry Katzmann to John Prescott. 3,400
 Chauncey st, s s, 350 e Patchen av, 25x100. Mary A. and Otto Dinkel, Old Bridge, N. J., to John Schmitt. Morts. \$700. 1,000
 Clifton pl, late Van Buren st, s s, 65 w Grand av, 20x100. Charles Schmdie, guard. of Chas. Schmdie, to Charles Schmdie, legatee G. C. Tiemann. 7,000
 Devoe st, n s, 187.10 e Bushwick av, 25x100, h & l. William Link to Ernst Link. All liens. nom
 Dean st, s s, 100 e 5th av, 25x100. Octave A., Mary L., Eugene P. F., and Edward De-comps, heirs Peter De-comps, to Pauline De-comps, widow. C. A. G. nom
 Debevoise st, s s, 101.10 e Morrell st, 28.2x98.6 to Flushing av, x 24 x 33 x 43.6 x 28.1. See Quincy st. William F. Bowers to Alonzo E. De Baum. 4,000
 Ewen st, n w cor Frost st, 50x75. Patrick Hayes to Anna Franz. 1,150
 Floyd st, n s, 261 e Marcy av, 20x100, h & l. Mary wife of and J. George Kaiser to Joseph Barth and Dorothea his wife, joint tenants. 3,200

Garden st, n e s, 185.10 s e Flushing av, 20x106.11x22.6x96.6. Foreclos. Lewis R. Stegman to Catharine Oetgen. 360
 Gwinnett st, s e s, 104 s w Throop av, 22x124.7x22.1x126.3. hs & ls. Amalia Storch to Edmund Storch. Mort. \$2,400. 4,600
 Grand st, n s, near 4th st, 21.3x62.10x21.3x100.11, h & l. Anna B. Scofield, Elizabeth B. wife of Henry S. Burger and Catharine Boswell to Louis Getz. Mort. \$8,250. 13,800
 Grove st, n w s, 80 n e Central av, 20x100. Correction deed. John W. Sanderson to Emma Walker. Foreclose. 95
 Same property. Emma Walker to Dennis Hart. 200
 Grove st, n w s, 80 n e Central av, 40.10x100. Dennis Hart to Joseph De Borger. Mort. \$1.0. 900
 Hart st, s s, 360 e Tompkins av, 100x100. Albert T. Wyckoff to John K. Bulmer. 7,000
 Herkimer st, n s, 400 e Buffalo av, 25x100. Fredeler Desire to Louis Klane. 550
 Hicks st, e s, 116.10 s Joramemon st, 25x90. Rufus T. Bush to Martha E. Dickeman. 7,047
 Hopkins st, s s, 500 e Throop av, 25x100, h & l. Friedrich Kunkel to Adam Hufnagel and Elizabeth his wife, joint tenants. Mort. \$2,800. 5,600
 Hewes st, s s, 236.10 e Marcy av, 64.6x100. Evander B. Wall, heir C. Wall, to James Sheridan. 1/2 part. Subject to taxes and assessments from July 1, 1881. 1,635
 Same property. Release dower. Eliza A. Wall, widow, to James Sheridan. 1,095
 Same property. Samuel M. Meeker, guardian of Wm. and Louise B. Wall, to same. Infants share. 3,270
 Heyward st, n s, 234.6 e Lee av, 19.6x100. Foreclos. James H. Gilbert to Arthur W. Austin, exr. and trustee S. D. Bassford. 3,500
 Lorimer st, e s, 75 s Meserole st, 25x50, h & l. Henry Wils to Joseph Fallert. 3,050
 Lorimer st, e s, 361 s s Norman av, 33.4x100, hs & ls. John J. Randall to Jane Bothwell, New York. Mort. \$3,800. 6,600
 Lynch st, n w s, 224 n e Harrison av, 120x100. Hannah Goodwin, widow, Richard Goodwin and Robert Irwin to August Moll. C. A. G. 5,700
 Macon st, s s, 125 w Reid av, 100x100. Benjamin Wright to Henry A. Foster. 10,800
 Maujer st, n w cor Lorimer st, 50x80, h & ls. Matthew Fallon, San Francisco, to Mary Fallon, widow. nom
 McDonough st, s s, 95 w Lewis av, 40x100, hs & ls. George W. Tubbs to Smith Ely, Jr. Mort. \$7,200. 10,900
 McDonough st, s s, 175 w Lewis av, 25x100, h & l. George W. Tubbs to Smith Ely, Jr. Mort. \$3,600. 5,450
 McDonough st, n s, 125 w Reid av, 100x100. William H. Wells to Henry A. Foster. 10,800
 Meserole st, s e cor Lorimer st, 25x75, h & l. Louisa Hauptert, widow, to Joseph Fallert. 6,975
 Monroe st, s s, 80 e Tompkins av, 20x80, two-story brown stone dwell'g. Joseph C. Hoagland to Clara J. Walgrove. 4,300
 Myrtle st, n s, 325 e Evergreen av, 25x33.9x25.4x87.11. Margaret, wife of Philip Bossert, to Ferdinand Armann. Mort. \$800. 2,800
 Myrtle st, n w s, 159.6 n e Broadway, 22x93, h & l. Frederick Herr to Bernhard Gisch. 3,600
 Myrtle st, n w s, 181.6 n e Broadway, 22x95, h & l. Frederick Herr to Bella G. Adams. Mort. \$2,000. 4,500
 North Oxford st, e s, 96 n Park av, 25x100. Sylvanus L. Smith, Flemington, N. J., to Samuel Black. Mort. \$2,000. 2,800
 North Elliott pl, w s, 308 n Auburn pl, 22x100, h & l. Zed Loving to Sarah E. wife of Aaron Stone. 2,000
 Pacific st, n s, 80 e Nevins st, 20x80, h & l. Sidney V. Lowell to Louisa F. J. wife of Ernest Weidling. 5,125
 Pacific st, s s, 150 w 6th av late Pearsall st, 25 x110. William A. Neschke to William H. King. Mort. \$2,000, taxes &c. 2,700
 Pacific st, No. 1341, n s, 166.8 w New York av, 16.8x100. Edward L. Spencer to Joseph A. Weeden, Jr. nom
 Same property. Joseph A. Weeden, Jr., to Katherine A. wife of Edward L. Spencer. nom
 Pacific st, s s, 150 w 6th av, late Pearsall st, 25 x110. Release judgment. Hugo Kuchenbecker to William A. Neschke. nom
 Same property. Richard Whipple to same. Release judgment. nom
 Same property. William H. King to same. Release judgment. In connection with this release is recorded an assignment of the judgment by John M. Stearns to William H. King for \$74.59; the release being nominal. Same property. William H. King, Albany, to Henry W. H. Blanchard. 2,000
 Pacific st, s s, 560 e 3d av, 17.10x100, h & l. J. Annie Wyckoff to Mary J. Drumgold. Mort. \$6,000. 8,500
 Plymouth st, n s, 71.6 e Gold st. Release mort. Valentine G. Hall to Frederick Morris. 1857. nom
 Park pl, s s, 132.6 e Carlton av, runs southerly 64.8 x south 7.7 x northeast 9.9 x northeast 63.9 to Park pl, x west 21.2. John H. Por-

ter to Rebecca R. wife of John V. Porter. All liens. nom
 Poplar st, n s, 134.6 e Columbia Heights, 22x 67.10, h & l. Fannie wife of and James M. Cholwell and devisees of J. P. Green to John A. Gavagan, New York. 6,000
 President st, s s, 561.8 e Smith st, 16x97.11, h & l. with all title in court yard. John Layton to John Q. Adams. Mort. \$3,000. 5,000
 Pulaski st, s s, 353.8 e Lewis av, 14.4x100, h & l. Christopher P. Skelton to Elizabeth Garbrecht. Mort. \$1,225. 1,800
 Pulaski st, n s, 79.10 w Lewis av, 20.2x100, h & l. Albert Houdlett to John Schaeffer. 4,000
 Quincy st, n s, 75 e Tompkins av, 18.9x100, h & l. Henry D. Ganse, St. Louis, Mo., to Eliza Fitzpatrick. 2,100
 Quincy st, n s, 200 e Nostrand av, 6.2x100. Mary A. W. wife of Calvin Potter to Alonzo E. DeBaun C. a. G. nom
 Same property. Alonzo E. DeBaun to Calvin Potter C. a. G. nom
 Quincy st, n s, 141.8 e Throop av, 16.8x100, h & l. Alonzo E. De Baun to William F. Bowers. See Debevoise st. Mort. \$2,500. 5,500
 Quincy st, s s, 425 w Ralph av, 25x100. Contract. Thomas Hand to Charles Crook. 2,500
 Rodney st, s e s, 228.5 s w Bedford av, 16.9x 100, h & l. Henry B. Scholes to Max Griebel. Mort. \$4,000. 8,000
 South Elliott pl, late Hampden st. e s, 218.1 n Lafayette av, 6.11x100. Charles H. and Hattie, or Harriet G. Russell, Brooklyn, Ada F. wife of Henry B. Preston, Kansas City, devisees H. Russell, to Harriet A. Russell, widow. nom
 South Oxford st, e s, 381.6 n Lafayette av, 21.6 x100. Jedediah Williams, Providence, R. I., to Martha J. wife of Charles D. Burwell. 8,500
 Spencer st, w s, 120 s Willoughby av. 20x100. Rosanna McCormick, widow, to George M. Skinner. Mort. \$700. 1,825
 St Felix st, w s on a line which on the east side of Raymond st is 408.10 n of Fulton st, 18.4x63.11x18.4x64.8, h & l. Sarah R. Stoot-hoff, Somerset Co., N. J., to Mungo Nairne. Mort. \$2,500. 4,500
 Stanhope st, n w s, 125 n e Central av, 25x89.5 x27.1x99.10. William A. Tyler to Charles Isbill. 550
 Stanhope st, centre line, n w s, 151 s w Irving av, 90x-x81, gore.
 Himrod st, centre line, n w s, 325 s w Irving av, 138x-x150, gore.
 Himrod st, centre line, n w s, 325 s w Knickerbocker av, 42x-x75.3.
 Darwin R. James to Theodore F. Jackson. See Stockholm st, &c. exch
 Same property. Release mort. Williamsburg Savings Bank to Darwin R. James. nom
 State st, s s, 123.8 w Bond st, 23.8x100. Jane S Cocks to Eliza J., Nettie G. H., Gerhard H. and Marian H. Cocks. Given to settle the boundaries of above property, title to which party of first part reserves, but releasing to parties second part any other real estate of the late John D. Cocks. nom
 State st, s s, 275 w Bond st, 25x100. Louisa Brotherton to same as last. Similar document. nom
 Stockholm st, centre line, s e s, 100 s w Irving av, runs southeast 139 x southwest 50 x southeast 49 x north and northeast to land late of Troutman, x northwest to centre Stockholm st, x southwest 74.3
 Stanhope st, centre line, s e s, 325 n e Knickerbocker av, runs southeast 110 x north to centre Stanhope st, x southwest 85, gore.
 Also Himrod st, centre line, gore lying entirely in street.
 Also Hamburg av, n e s, 100 s e Stanhope st, 21x-x54.9x275, except strip off west end, being 1 foot on Hamburg st, x9.
 Theodore F. Jackson to Darwin R. James. See Stanhope st, &c. exch
 Stockholm st, n w s, 56.3 n e Myrtle av, 38x 100, hs & ls. The Southold Savings Bank, L. I., to Alice Franklin. 2,000
 Varet st, n s, 100 w Morrell st, runs north 100 x west 37.6 x southeast to Varet st, x east 2.10.
 Varet st, n s, 102.10 w Morrell st, 47.2x100x 12.6x110.
 Martin Joost and George Zollinhofer to Philipp Reinig. C. a. G. 1,600
 Warren st, s s, 125.9 e Columbia st, 18.9x99.10. Kate Collins to William G. Boggs, Jr. 4,000
 Warren st, s s, 182 e Columbia st, 18.9x99.10. Kate Collins to Patrick Reid and Ann his wife. 4,000
 Warren st, s s, 163.3 e Columbia st, 18.9x99.10. Kate Collins to John Fitzsimmons and Sara his wife. 4,000
 Warren st, s s, 144.6 e Columbia st, 18.9x99.10. Kate Collins to Patrick J. Gelson. 4,000
 Wolcott st, s w s, 114.8 e Richards st, 19.4x100, h & l. Joseph J. Day, Jr., to Ann Maloney. 2,400
 Wyckoff st, s s, 135 w Bond st, 20x100, h & l. William J. Barry to Angelo Franze. Mort. \$2,000. 3,400
 South 1st st, s w s, 125 n w 11th st, 25x75x23.6 x8.3 in two courses, x 95. Clara W. wife of

Henry Clark, New York, to Minnie D. Ge-scheidt. 1.6 part. 100 and exch
 3d pl, n s, 100 w Smith st, 50x133.5, hs & ls.
 James W. Dearing to Harry V. Terboss. 30,000
 Same property. Harry V. Terboss to Phebe Dearing. 30,000
 North 2d st, n s, near 3d st, 25x80. Peter Young to Levi Rosenon. 3,925
 North 2d st, s s, 75 e Ewen st, 25x100. John Prescott to Conrad Hommel and Charles Bauman, New York, tenants in common. 3,850
 2d pl, s s, 75 e Court st, 25x133.5, h & l.
 3d pl, n s, 50 e Court st, 50x133.5.
 Bridget wife of Thomas Canavan, Susquehanna Depot, Pa., to Mary A. wife of Paul Seithel. Mort. \$8,000. 11,000
 South 3d st, s s, 20 e 6th st, 20x71.3 Clarissa K. Richardson, wife of William E., to Aaron J. Jacobs. 6,270
 3d pl, n s, 183.4 w Court st, 16.8x100, h & l. Mary wife of Louis Luckenbach to Maria Murphy, widow. 5,500
 4th st, s e cor North 7th st, 30x100, hs & ls. Edward M. Rosenbaum to Henry Hamilton. Mort. \$6,000. nom
 Same property. Henry Hamilton to Edward M. Rosenbaum and Mary his wife, joint tenants. Mort. \$6,000. nom
 9th st, n s, 27.10 e 6th av, 20x80, h & l. William Irvine to Susie H. wife of Arthur J. Loretz. Mort. \$5,000. 6,500
 10th st, n s, 95.9 w 6th av, 16.8x100, h & l. Error. Anna wife of and John Purcell to Carrie L. Beardsley. M. \$2,000 and asmt. 2,700
 11th st, n e s, 142.2 n w 7th av, 16.8x60.3x16.8 x60.2. Hattie I. Sqaunce to Mary J. wife of George Michel. Mort. \$1,500. 3,000
 11th st s s, 298.6 e 5th av, 50x the block to 12th st Warren Trautman and Ellen C. or Ella Steff-n, New York, to Lucy E. Stoddard. Q. C. nom
 15th st, s w s, 226.3 s e 5th av, 29.6x100x27.3x 100. Lucas Muhoberaz to Elizabeth wife of Joseph O'Carroll. Asmt. 2,100
 42d st, n s, 150 e 1st av, 25x100, h & l. Catharine L. McCollum, widow, Portchester, N. Y., to William Botcher. 1,200
 89th st, s w s, 435 s e 3d av, 100x99.3x0.11x99.4 x100, The Inebriates' Home for Kings Co. to William H. Reynolds. 300
 Baltic av, s s, 75 e Shepard av, 25x100, East New York. Mary S. wife of William H. Fell to said William H. Fell. Q. C. All title. nom
 Butler av, w s, 250 n Fulton av, 25x100, East New York. William M. Scott, Jamaica, L. I., to Sarah Brown. Contract. 1,550
 Conklin av, s e s, 600 n e of unnamed st, Canarsie, 25x150. James S. Remsen, Jamaica, to Derrick Geuler. 1878. nom
 Central av, e s, 75 s Troutman st, 25x100. Ernest Loffler to Philip Scheu. 780
 Central av, e s, 50 s Troutman st, 25x100. Ernest Loffler to Cornelius Cook. 800
 Eldert av, w s, 100 s Union av, 50x96, East New York. Mort. \$560.
 Montgomery st, easterly cor Clove road, 89.2 x31.2x- to road, x-.
 Wyckoff av, s w s, 75 s e Starr st, 25x83.11x 25x85.1.
 Bryan Atwater, Berlin, Conn., to Martha Fearar. 3,000
 Graham av, e s, 80 n Grand st, 20x25. Foreclos Edward H. Hobbs to Estella V. Hare 350
 Grand av, e s, 248.1 n Gates av, 19x101.6, h & l. Benjamin Linikin to Lorenzo D. Brown. Mort. \$3,000. 4,000
 Gates av, s s, 365 e Nostrand av, 20x100. John E. Tousey to Phebe M. wife of Daniel Y. Saxtan. Mort. \$5,000. 6,328
 Gravesend av, northerly cor New York, Bay Ridge & Jamaica R. R., indef. gore. William H. Denyse, New York, Adaline A. wife of George J. Beach, Bridgeport, Conn., Susan L. wife of Benjamin J. Dennis to Eide W. Vonderlieth and John H. Staffens, tenants in common 325
 Howard av, w s, 98 s Herkimer st, 23x90. Michael McCaffrey to William T. Taylor. Mort. \$350. 800
 Lewis av, w s, 100 n Macon st, 40x95, hs & ls. George W. Tubbs to Smith Ely, Jr. Mort. \$3,500. 4,400
 Lewis av, No. 370, w s, 30 u Macon st. Release from bid at auction sale. Henry C. Andrews to James D. Fish, rec'vr. nom
 Lewis av, w s, 30 n Macon st, 30x95. James D. Fish, rec'vr, to Ferdinand Ward. 4,150
 Lafayette av, n s, 208.4 w Patchen av, 16.8x 100 John C. Orr to Oscar J. Chase, New York. 3,100
 Lafayette av, s s, 383 e Nostrand av, 18x100 Thomas F. Powers to Margaret J. wife of William Kellogg. 3,200
 Lafayette av, s s, 453.8 w Franklin av, 14x100x 13.2x100. Mary F. wife of Daniel J. McCann to Edward H. McCann. 1/2 part. 600
 Lafayette av, s s, 100 w Reid av, 50x100, hs & ls. David B. Cocks to John J. Dillon. 10,000
 Lafayette av, n s, 168.9 w Sumner av, 1.3x 100.
 Lafayette av, n s, 220 w Sumner av, 5x100. Charles J. De Bevoise to Isaac C. De Bevoise. 240

Lexington av, s s, 225 w Lewis av, 100x100. Franklin B. Purdy to John P. Hudson. Mort. \$22,500. nom
 Marcy av, s e cor Kosciusko st, 20x100. William G. Lathrop, Jr., to Kate T. Antonison. Mort. \$3,500. 7,000
 Morse av, e s, 345.9 n Liberty st, 18.9x100, East New York. Frederick F. McEwen to John Harrington. 1,350
 Same property. John Harrington to Jane McEwen. 1,350
 Myrtle av, No. 465, n s, 80.3 e Duffield st, 20x 100.
 Fulton st, n e s, 60 n w Lawrence st, runs northeast 60 x southeast 14.6 x south 11 x southwest 50 to Fulton st, x 20.
 Lawrence st, Nos. 156 and 153, w s, 113 n Fulton st, runs west 100 x south 0.4 x southeast 94.16 x east 14.5 to Lawrence st, x north 40.4.
 John Brown to Elizabeth Brown. Mort. \$38,500. nom
 Norman av, s w cor Lorimer st, 19.6x70, h & l. Mary A. Grosjean, widow, to William F. Corwith. Q. C. nom
 Same property. Charles T. Grosjean, trustee C. Grosjean, to same. 3,500
 Park av, s s, 87.1 w Clinton av, 19.6x80.9x19.11 x76.9, h & l. David B. Cocks to John J. Dillon. 5,000
 Reid av, s e cor Halsey st, 75x100. The Dime Savings Bank, Brooklyn, to Hannah E. Stoops. C. a. G. 4,000
 Rogers av, n e cor Parkway, 30x100. Asa S. Porter, Hartford, Conn., to Benjamin J. Warner. 75
 St. Marks av, s s, 99 e Rogers av, 16.6x95. George H. Belden to William B. Osgood. 5,000
 South Portland av, w s, 225 n Lafayette av, 25 x100. Harriet A., Charles H., Hattie or Harriet E. Russell, Brooklyn, Ada F. wife of Henry B. Preston, Kansas City, widow, and devisees H. Russell, to George S. Litchfield and Charles L. Dickinson. 5,500
 Schenck av, e s, 75 n Baltic av, 25x100, h & l. Peter Sutter to Charles F. Schegg. Mort. \$900. 1,200
 Troy av, w s, 160 s Herkimer st, 20x100, h & l. Foreclos. Albert Daggett to John Heyzer. 500
 Tompkins av, w s, 82 s Hart st, 18x75, h & l. Amelia J. B. Buchenberger to Mary wife of William Robinson, Vineland, N. J. Mort. \$2,000. 4,100
 Tompkins av, e s, 56.8 s Ellery st, 18.4x80, h & l. Andrew Herrmann or Harmon to Albert Piesch. Mort. nom
 Tompkins av, w s, 40 n Ellery st, 20x100, h & l. Charles C. Wissel to John Kretzmar. Mort. \$2,700. 5,450
 Utica av, w s, extdg from Atlantic av to Pacific st. Release mort. John Ross to Emerson W. Perry. nom
 Washington av, e s, 257.7 s Fulton st, 18.9x117 x18.9x117.1, h & l. Timothy A. Remsen to Joseph F. Sanxay. Q. C. nom
 Same property. Edward Hill, exr. Mary Hill, dec'd, to same. 16,000
 Washington av, ns, 300 e 2d st, 100x100, Flatbush. George W. Heath, Dakota Territory, to M. Angelo Heath. Q. C. 1881. nom
 Webster av, n s, 637 w 1st st, runs north 100 x west 22 to Ocean Parkway, x south 110 to Webster av, x east 66.10, Flatbush. Adaline H. Stevens to Stephen Underhill. nom
 Willoughby av, s s, 125 w Tompkins av, 100x 100. Agnes D. Davies wife of Walter S., to Richard C. Addy. 7,000
 5th av, w s, 39 s 19th st, 18x52.
 19th st, s s, 52 w 5th av, 16x75.
 Henry M. Tienken to James MacKiverkin. Mort. \$3,000. 6,500
 8th av, n w cor Berkeley pl, 25x100, h & l. John Doherty to James Brady. Mort. \$10,000. 30,000
 18th av, w s, 175 n Bath av, 50x96.8, New Utrecht. John Williams, New York, to William McMannis, New York. 500
 Assignment of the dower right which formerly was of Phebe J. Griffin, widow of Norman B. Griffin, A. S. Wheeler to William H. Hutchinson. nom
 Interior lot, 82 s Willoughby av, and 233.4 e Stuyvesant av, runs south 18 x east 16.8 x north 18 x west 16.8. Eva K. wife of Abraham Vandervoort to Mary E. Boone. nom
 Old Public road to Sheephead Bay, w s, adj J. G. Schumaker, 476x369.3x29 along creek, x330.8x334.10, Sheephead Bay. Aletta A. and George Stillwell, Jacobus S., John L., Elizabeth A., Stephen, William, Jaques V. B., Susan R., Phebe M., Catharine and Joanna A. Voorhies or Voris to Frederick Graff, New York, Anton Hinsman, Gravesend, and Rudolf Hinsman, New Lots. 2,500
 Plumb Island or Beach, bet Hog Creek, Broad Creek and Sheephead Bay, Gravesend. John H. Van Cleeef and David J. Lake to William A. Engeman. C. a. G. All title. 105
 Road opened by C. Naehner and others, n s, 40x 120, Sheephead Bay. Charles Naehner to Louis Finkelmeyer. 1881. 150

WESTCHESTER COUNTY, N. Y.

SEPT. 15TH TO SEPT. 21ST—INCLUSIVE.

BEDFORD.

Miller, Jennie E. and Carlos J.—Wm. H. Leonard, 6 acres land on e s Kirby's Mill Pond, adj land late of James Horton, dec'd. \$300
 Collyer, John A., et al., by Wm. L. Bruen, ref.—John A. Collyer, 18 acres on w s road leading from Cross River Bridge, adj school house; also 32 acres on w s road leading from Hallowell's Mills to North Salem; also 2 other lots adj same 6,425
 Knapp, Samuel H.—Patience M. Knapp, 105 acres on n s road leading from Bedford village to Bedford Station, adj land late of S. D. Holmes. 8,250

CORTLANDT.

Tuttle, Julia C.—Isabella Hays, ½ part lots Nos. 66 and 68 in block No. 10 on map of Verplanck's, on n s 4th st, each lot 25x100. 1
 Reynolds, Adelaide—Hannah A. Shipley, n e cor James and Orchard sts, in village of Peekskill. 4,612

EASTCHESTER.

Brady, Wm. G., et al., by J. S. Mitchell, ref.—Wm. G. Brady, lot No. 219 on map of village of Mt. Vernon, on e s 3d av, 50x105. 900
 Wood, Joseph S.—Adelaide L. Brown, lot No. 3 on map of East Mt. Vernon, on e s Union av, 74x100. 1
 Lockwood, Frank—Wm. F. Byrd, lot No. 251 map of Central Mt. Vernon on s s Bridge st, 50x100. 1,700

GREENBURGH.

Smith, Madge C.—Anne Byrne, lot on n e s road leading from Harts corners to Scarsdale, adj lot of J. H. Hart. 450
 Purdy, Thomas H.—Daniel C. Reynolds, lot No. 18 on map of lots at Dobbs Ferry, property of grantor on n s Ashford av. 100
 McIlveen, Thomas—Christopher F. Bode, s s Cedar st, adj lot of Amelia Hartman, 80x100, in village of Dobbs Ferry. 2,000
 Odell, Mary A. and James T.—Abby McCollough, lot on n s Main st, adj lot of Henrietta Tabor, in village of Dobbs Ferry. 500
 Boyle, William—Arthur McGinnis, s s private road adj lot of George Schmidt, 740 feet from e s Storms st, 40x140. 900
 Gould, Jay—Josiah T. Smith, 3 acres on e s Taxter road, adj lot of Josiah S. Smith. 5,000
 Same—Annie M. Porter, 3 690-1,000 acres on e s Taxter road, adj lot of McFadden. 2,500

LEWISBORO.

Moran, Patrick—James Lavary, lot on n s road leading from Ridgefield to Poundridge adj lot of James A. Webster. 25

NEW CASTLE.

Tompkins, Samuel R.—David B. Tompkins, 72 acres at intersection of Pines Bridge road and land of Wm. Du Bois. 6,600
 Tompkins, David B.—Samuel R. Tompkins, 47 60-100 acres on n s Pines Bridge road adj land formerly of Brundage Tompkins. 5,000

NORTH SALEM.

Burt, James—Lewis V. Worden, 5 acres on n s road leading from Nehemiah Wilson's to Jay Smith's, adj lot of N. Wilson; also lot 4 acres adj same. 650

OSSINING.

Gibney, Elizabeth—Adelia Gibney, lot on Highland turnpike, adj lot late of Jeremiah Sniffin, in Sing Sing. 1
 Ryder, Mary L.—Sarah Halloway, lot cor James and Edward sts, village of Sing Sing. 1,100

POUNDRIDGE.

Adams, Timothy C.—Harvey E. Burns, 14 acres adj lands of Wm. Burns and B. Adams. 1,300

RYE.

Couger, Wm. H.—George H. Couger, lot on w s 3d av, adj lot of John A. Snyder. 317

SCARSDALE.

Popham, William S.—Mary H. Fleming, lot on s e s road leading from old farm road of Wm. H. Popham to private road of Wm. S. Popham. 1

WESTCHESTER.

Gatz, Jacob—Martha E. Gatz, s s 3d av, 574 ft from 3d st, 100x100. 100
 Perry, George R.—Stanislaus Pietras, lot No. 172 on map of village of Wakefield, on s s 5th av. 125

WHITE PLAINS.

Ferris, Katharine and Charles—Thomas Holden, s e cor Brookfield st and Martine av, 100 x150. 450

YONKERS.

McAuley, Thomas—Francis X. Donoghue, lot on s s St. Mary's st, adj St. Mary's Catholic Church. 1
 Cobbut, Catharine A.—Mary E. Cole, s s Hudson st, 100 ft in Clinton st, 25x100. 3,500
 Youmans, James—Wm. Christie, n s Yonkers av, 321 ft e Nepperhan av, 28x62. 1,800
 Flagg, Ethan—Wm. Christie, n w Chestnut st and Oak st, abt 50x100. 1,188

Morris, Thomas—Sarah I. Webb, s w s Oliver av, adj lot No. 126 on map of City of Yonkers, 33x129. 750

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

NEW YORK CITY.

SEPTEMBER 15, 16, 18, 19, 20, 21.

Baldwin, William B., to John Graham. 54th st. P. M. July 10, 1 year, 5½ per cent. \$8,500
 Same to same. 54th st. P. M. July 10, 1 year, 5½ per cent. 8,500
 Blesson, Hugh, to Charles A. Peabody, Jr. 58th st. P. M. Sept. 14, due Aug. 1, '83. 27,500
 Same to same. 58th st, n s, 150 e 9th av, 50x100.5. Sept. 13, due March 13, 1883. 10,000
 Bram, George A., Ravenswood, L. I., to Abram J. Dittenhoefer. 1st av, w s, 77.2 n 73d st, 25 x100. Aug. 26, note. 400
 Breihof, Sebastian, Peter and Christian, to John Hardecker and Elisa his wife. 1st av, e s, 63 n 4th st, 21x87.1. Lease. Sept. 15, due July 1, 1886. 3,500
 Bradish, Mary E., to Antoinette L. de Meli, Dresden. 16th st, s s, 205 e Union pl or 4th av, 33x103.3. July 19, due July 1, 1884. 2,342
 Barnstorf, Luder, to George G. Kip, trustee, &c. 37th st, s s, 65 w 2d av, 20x49.5. Sept. 21, 3 years, 5 per cent. 5,000
 Bowes, Charles M. and John J., to THE MUTUAL LIFE INS. CO., New York. 29th st. P. M. Sept. 1, due March 1, 1884. 7,000
 Same to Emily A. West. 29th st. P. M. Sept. 1, due Sept. 21, 1883. 3,805
 Brown, Sarah M., widow, to Dwight H. Olmstead. 21st st, s s, 195.3 e 3d av, 20x92. Sept. 21, 1 year. 1,500
 Crawford, Jennie L., to Pamela C. Stratton. 45th st. P. M. Sept. 16, 5 years, 5 per cent. 15,000
 Same to same. 45th st. P. M. Sept. 16, 90 days, 5 per cent. 2,500
 Colligan, Michael, to Louis Rohdenburg. 18th st, n s, 178 e 8th av, 26x90. Sept. 19, due Sept. 20, 1887. 4,000
 Crosby, Darius G., Westchester, to John E. Lockwood, Long Island City. 3d av, s w cor 115th st, 57.4x75.8 to 115th st, x50.10, gore. Sept. 19, demand. 5,000
 Cuminsky, Mary, wife of Thomas, to Alfred C. Cooper and ano., exrs. C. Cooper. 2d st, n s, abt 197.4 w Av C, 24.4x105.9. Sept. 18, due October 15, 1886. 500
 Carroll, Adelia A. E., to James Williams. Essex st, e s, 81 n Grand st, 19x50. Sept. 18, 1 year. 1,200
 Corrigan, Margaret, to James Slattery. 56th st. P. M. July 25, 7 months. 7,000
 Same to same. 56th st, n s, 225 e 10th av, 25x102.5. July 25, 7 months. 5,000
 Cristadoro, Maria J., wife of and Joseph, to George G. Kip, trustee, &c. 35th st, n s, 212.6 w Lexington av, 12.6x98.9. Sept. 16, 1 yr. 6,000
 Decker, Clara, to Willet Bronson. Concord av, s w cor Cedar st, 100x100. Sept. 14, due March 14, 1884. 2,000
 Dugro, Anthony, to THE BOWERY SAVINGS BANK. Rivington st, No. 70, n e cor Allen st, 22.4x75. Sept. 14, 1 year, 5 per cent. 7,000
 Daly, Thomas, to THE EMIGRANT INDUST. SAVINGS BANK, New York. 82d st, s s, 150 w 1st av, 50x102.2. Sept. 20, 1 year. 11,000
 Darragh, Sarah, wife of Thomas, to James D. Lynch. 124th st. P. M. Sept. 15, 1 yr. 32,000
 Same to same. 125th st, s s, 200 e 8th av, 50x100.11. Sept. 15, 1 year. 16,000
 Same to same. 124th st, n s, 200 e 8th av, 50x100.11. Sept. 15, 1 year. 16,000
 De la Mare, Jeanne M. L., widow and devisee J. B. Pic Bois, to Lise A. Protin. Charlton st, No. 12, s s, 127.1 w Macdougall st, 23.1x99.10 x22.4x99.8. Sept. 20, 3 years. 3,000
 Draudt, Henry, to Lippman Topplitz. 64th st. P. M. Sept. 18, 3 years. 3,400
 Fath, John, to Johanna Heiman, widow. 1st av, e s, 43.4 s 5th st, 21 8x67.2. Lease. Sept. 18, due Jan. 1, 1884. 2,000
 Forney, Matthias N., to THE UNION DIME SAVINGS INST., City New York. 35th st, No. 30 W., s s, 415 w 5th av, 20x98.9. Aug. 21, due Nov. 1, 1883, 5 per cent. 12,500
 Same to same. 35th st, No. 32 W., s s, 435 w 5th av, 20x98.9. Aug. 21, due Nov. 1, 1883, 5 per cent. 12,500
 Forney, Matthias N., to John N. A. Griswold. Madison av, 38th st. P. M. Sept. 18, due Sept. 21, 1882, 5 per cent. 50,000
 Fowler, Charlotte E., wife of Mortimer L., and Clara F. Ogden, to THE WASHINGTON LIFE INS. CO. 14th st, No. 56 W., s s, 150 e 6th av, 25x103.3. Sept. 1, due Dec. 1, 1883. 5,000

Fransioli, Augustus C., to THE MUTUAL LIFE INS. CO., New York. 119th st. P. M. Sept. 3, due March 1, 1884. 12,000
 Furber, Charles W. and Emma A., to Miles A. Stafford. 37th st, s s, 275 e 9th av, 25x98.9. Aug. 1, 3 months. 2,050
 Same to Amelia F. Dykman, widow. Lots 109 and 110 in parcel 9 map 339 lots Woodlawn Heights, &c., 40x100. Sept. 9, 1 year. 1,000
 Same to same. 10th av, w s, 80.5 s 61st st, 20x80. Sept. 15, 1 year. 1,500
 Same to same. Same property. Sept. 15, 1 year. 1,000
 Ferris, Morris P. and Mary L. D. his wife, Brooklyn, to Josiah Case et al., exrs and trustees G. W. Dodge. 75th st, s s, 240 w 2d av, 20x102.2. Sept. 19, due Sept. 16, 1883, 5 per cent. 7,000
 Same to Sarah Wilde. Same property. Sept. 19, due May 21, 1883. 2,000
 Groben, Paul, to Andrew Stoeckel. Tinton av, n w cor Elm st, 50x100. Sept. 8, 3 yrs. 1,200
 Grode, John O., Hackensack, N. J., to Jacob Schmitt. West 12th st. P. M. Sept. 15, due June 1, 1885, 5 per cent. 10,000
 Graydon, Samuel D., Ridgefield, N. J., to Mary E. Graydon. Broadway, No. 567, s w cor Prince st, 26x100. All title. Sept. 9, 1 year. 15,000
 Hagan, Thomas, to Silas J. Donvan. 56th st. P. M. Sept. 20, due March 4, 1883. 1,100
 Hahn, Josephine and John E., to Christina Gruber, Jersey City Heights. Pearl st, n w cor William st, 17.9x78.10x17.4x74.7. July 24, due June 1, 1884. 250
 Ham, Allie C. and Sarah J., Stamford, Conn., to Townsend Wandell. 31st st, No. 45 W., n s, 84.9 e Broadway, 18x98.9. Sept. 20, due Dec. 15, 1885, 5 per cent. 1,500
 Hoffman, Paul, to Harriet R. Hurd. 29th st, n s, 350 e 8th av, 75x99.11. Sept. 8, due in Sept., 1883. 3,000
 Hall, Robert, to Claudius Gignoux. 1st av. P. M. Aug. 28, due Sept. 15, 1885. 8,000
 Hammel, John, to Benjamin G. Disbrow, exr. B. Disbrow, dec'd. Fulton av, w s, part lot 37 map Morrisania, 25x209.6x25x209.5. Sept. 13, 2 years. 1,200
 Same to Jane Heckel. Same property. Sept. 14, 2 years. 200
 Hinman, Samuel S., to John Bell. 131st st, n s, 285 e 8th av, 90x99.11. Subject to mortg. \$39,600. Sept. 5, due Feb. 28, 1883. 2,300
 Same to John R. Smith. Same property. Subject to mort. \$39,600. Sept. 5, due Feb. 28, 1883. 2,200
 Ingersoll, Moses E., to THE EQUITABLE LIFE ASSUR. SOC., United States. 23d st, s s, 200 w 7th av, 175x98.9. Sept. 20, due Dec. 1, 1883. 100,000
 Jourgensen, Christian, Brooklyn, and Maximilian Fleischmann, to THE GREENWICH SAVINGS BANK, Maiden lane. P. M. Sept. 14, due Oct. 1, 1885, 4½ per cent. 10,000
 Juch, Wilhelmine, wife of William A., to Abraham Steers. 2d av, n e cor 107th st, 76.10x125; 107th st, s s, 100 e 2d av, 50x100.11; 108th st, s s, 75 w 2d av, 199.6x100.11. Sept. 20, 3 months. 13,493
 Juch, Wilhelmine, wife of William A., to John H. Deane. 2d av, s w cor 108th st, runs south 126 10 x west 73 x north 23.3 x west 2 x north 0.7 x west 199.6 x north 100.11 to 108th st, x east 274.6. Sept. 15, demand. 8,800
 Jantzen, Joseph, to Albert Weber. 14th st, n s, 197.4 e Av B, 21.10x103.3. Sept. 7, due Sept. 1, 1887, 5 per cent. 5,000
 Keyser, Jeremiah, to John H. Riker, trustee of Margt. A. Tibbits et al. 84th st, n s, 194 w Av A, runs west 25.3 x north 102.2 x west 93.9 x north 90.5 x southeast 94.10 x north 24.3 to 85th st, x east 25 x south 204.4; Bowery, No. 231, 25x173.6x25x171. 1-11 part. Sept. 16, due Jan. 1, 1883. 500
 Kingsland, John L., to Elisha Kingsland, Bath, L. I. 141st st, n s, 156.6 e Alexander av, 25x100. Sept. 15, due Sept. 1, 1887, 5 per cent. 1,500
 Koch, Charles, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Prince st, n s, 25 w Thompson st, 50x62. Sept. 16, 1 yr. 16,000
 Koch, Jacob, to THE EAST RIVER SAVINGS INSTITUTION. 40th st, No. 336, s s, 100 w 1st av, 25x98.9. Sept. 15, 1 year, 5 per cent. 8,000
 Kehoe, Alfred, to John H. Deane. 123d st, s s, 200 e 8th av, 33.4x100.11; 124d st, s s, 266.8 e 8th av, 33.4x100.11. Sept. 20, demand. 4,000
 Laden, John, mortgagor, with Mary S. Cunningham. Agreement extdg. mort. Sept. 16. 16
 Little, William, to James L. Montgomery. Interior lot 100 s 81st and 200 e 3d av. P. M. July 14, 1 year. 2,500
 Ludwig, Valentin, to Anthony Dugro. Rivington st, cor Allen st. P. M. Sept. 15, installs. 6,500
 Lynch, William B., to Leonard G. Quinlan. 134th st, s s, 300 e 12th av, 50x99.11; 134th st, n s, 200 e 12th av, 75x99.11. Sept. 18, secures any balance upon accounting. 3,000
 Loew, Edward V., to Peter Naylor and ano., trustees John Willard. 57th st, n s, 450 w 5th av, 25x100.5. Sept. 21, due Jan. 1, 1884, 5 per cent. 15,000
 McCloskey, John, to Martin J. Brophy. 105th

st. n s, 100 e 2d av, 100x100.11. Sept. 18, due Oct. 1, 1883. 5,000
 Mitchell, Sara M., wife of and Hubbard W., to Willett Bronson. Madison av P. M. Sept. 20, 2 years. 2,500
 Same to same. Same property. P. M. First mort. Sept. 20, 2 years. 4,000
 Munro, George, to William H. Fogg. 59th st. P. M. Sept. 20, 5 years. 50,000
 Munro, George, to William Eeller. 59th st. P. M. Sept. 12, due Sept. 15, 1885. 5 p. c. 33,000
 Same to Theodore G. Thomas. 59th st. P. M. June 20, due Sept. 1, 1885. 31,000
 McCormack, Mary A., wife of and William G., to John Ross. Madison av, n w cor 128th st, 99.11x110. Sept. 15, 2 months. 5,000
 McEnroe, Mary E., Anna and John P., infants, and Anna M. McEnroe, individ., and as guardian, to Arthur J. Donnelly, exr. Mary McGuire. 37th st, s s, 175 e 11th av, 25x98.9. Sept. 7, 1 year. 2,000
 Meehan, Elizabeth, wife of Hugh, to John H. Deane. 111th st, n s, 75 e 2d av, 100.4x100.11 x108.4x100.11. Sept. 15, demand. 4,215
 Same to Cornelia Collins, Poughkeepsie. 111th st, n s, 156.3 e 2d av, 27.1x100.11. Sept. 15, 3 years. 2,000
 Same to William B. Collins, Poughkeepsie. Same property. Sept. 15, 3 years. 6,000
 Same to John H. Deane. Same property. Sept. 15, 6 months. 2,000
 Merrill, Joseph P., to Elizabeth F. Floyd. 38th st. P. M. Sept. 15, due Jan. 11, 1884. 4,000
 Noyes, Daniel L., and William D. Wines to Julia A. wife of Edgar E. Duryea, Glen Cove. L. I. 26th st, No. 151 W. n s, 505.11 w 6th av, 15.5x98.9x15.11x98.9. Sept. 1, due Nov. 1, 1887. 5 per cent. 5,000
 Noonan, Hannah, widow, to Franklin P. Duffey. Arthur st. P. M. Sept. 11, 5 years. 150
 Noble, William, to Robert C. Martin. 79th st, n s, 200 e 3d av, 40x102.2. Sept. 13, 1 yr. 13,000
 Nafe, Jane N., widow, to William Remsen. James st, w s, indeft., 50x100. 1/2 part. Sept. 18, due Feb. 15, 1883. 1,400
 O'Brien, John E., to Plowden and Henry E. Stevens. 74th st, s s, 105 w 3d av, 30x102.2. Sept. 5, notes. 2,300
 Same to Michael Brennan. Same property. Sept. 6, note. 1,500
 Overbaugh, John H., to Dennis Valentine. West Farms to Hunt's Point road, s w cor lane leading by Reformed Dutch Church, 25x80x208 to lane, x 100 to curve, x 235. April 29, 1875, 5 years. 4,750
 Same to same. West Farms to Hunt's Point road, lots 13 and 14 map Hedges Farm, 100x197x82x193. April 29, 1875, 5 years, 7 per cent. 3,000
 O'Keefe, Daniel, to Frederick Boss. Washington av, w s, 85.5 n Talmadge st, 50x100. Sept. 16, due Jan. 3, 1888. 1,500
 Price, Walter S., to Charles Lanier, trustee for Mary L. Stone et al. 113th st. P. M. Sept. 16, 3 years. 8,500
 Parkinson, Robert W., to The J. L. Mott Iron Works. 119th st, n s, 225 e 2d av, 100x100.11. Sept. 12, demand. 769
 Prague, John G., to James D. Lynch. 9th av, n e cor 61st st, 100.4x100. Sept. 14, demand. 20,000
 Rogers, Edward B., New York, and Benjamin F. Small, West Orange, N. J., to John Cullen and Michael Reilly. 110th st. P. M. Sept. 18, 1 1/2 year. 6,000
 Roll, George, Brooklyn, to Roland G. Mitchell. 1st av, 4th st. P. M. Sept. 12, due Sept. 16, 1883. 5 per cent. 65,000
 Reynolds, Jessie, wife of and William M., to Aaron J. Vanderpoel and ano., exrs. O. Charlick. 55th st, n s, 117.6 e 6th av, 17.6x100.5. Sept. 16, 1 year, 5 per cent. 5,000
 Ryan, Eugene, to Josephine M., wife of Laurence P. Mallahan. 48th st, s s, 250 w 1st av, 25x100.5. Sept. 18, 1 year. 400
 Ryan, Peter J., to J. Romaine Brown. 144th st, s s, 225 w 8th av, 25x99.11x25x99.11. Sept. 16, 5 years, 5 per cent. 2,500
 Same to same. Same property. Sept. 16, installments, 3 years. 1,500
 Schneittacher, Janette, wife of and Signund, to William P. Woodcock, 2d. 53d st, n s, 70 e 2d av, 15.4x100.5. Sept. 15, 5 yrs., 5 p. c. 4,500
 Schramm, John, to George L. Kingsland et al., as trustees of Augusta L. Jones. 8th av, e s, 50.5 n 51st st, 25x80. Sept. 14, due Sept. 15, 1887. 5 per cent. 15,000
 Smith, John, to John Corbett, Jr. Av C, n w s, 50 n e Cedar st, 50x100. Sept. 13, 1 yr. 200
 Stevens, E. Ellis, Brooklyn, to Paulina Elasser, admrx. A. Gutenberg. 7th st. P. M. Sept. 18, 5 years, 5 per cent. 5,000
 Sullivan, Patrick, to John E. Lockwood, Long Island City. 36th st, s s, 300 e 11th av, 25x98.9. Sept. 12, 3 years. 1,000
 Schlemmer, Matilda, wife of and William, to Charles Lederer. 77th st, n s, 181.3 e Madison av, 18.9x102.2. Sept. 19, due Jan. 1, 1888, 5 per cent. 10,000
 Schultze, Oswald, mortgagor, with Robert W. Tailer. Agreement extending mortgages. Sept. 19. nom
 Slosson, Josephine, wife of and John S., to Alfred J. Taylor. 92d st, n s, 204.5 e 5th av,

51.1x100.8; John st. n s, runs north 70.7 x east along years of Nos. 13, 15 and 17 John st. to land of C. Bartlett, x north 48.10 x west 77.6 x south 124.9 to John st, x east 9; Albany st, n s, 26 w Washington st, 26x68. Sept. 13, due Nov. 1, 1885, or at option of mortgagor. 5,000
 Smith, Albert, to THE GREENWICH SAVINGS BANK. 60th st, No. 219. n s, 355 w 2d av, 20x100.5. Sept. 15, due Oct. 1, 1887, 4 1/2 p. c. 11,500
 Schmidt, Anna M., widow, to Theodore P. Jenkins. 133d st, s s, 450 w 6th av, 50x99.11. Sept. 19, 4 months. 3,450
 The South Baptist Church to THE GREENWICH SAVINGS BANK. 51st st, n s, 143 e 9th av, 57 x100.5. Sept. 18, due Oct. 1, 1887, 4 1/2 per cent. 10,000
 The John Stephenson Co. limited. Mortgages with THE BANK FOR SAVINGS, City New York. Agreement extdg mort. and reduction of interest to 5 per cent.
 Tilford, Frank, and Frederick K. Keller to Paul Quattlander. 89th st, n s, 125 w 8th av, 50x100.8. Sept. 11, 2 years. 6,000
 Totten, John, to Ellen E. Ward, widow. 47th st, s s, 100 w 9th av, 27.6x100.5. Sept. 14, due Oct. 1, 1887. 5 per cent. 22,500
 THE CHARTER OAK LIFE INS. CO., Hartford, Conn. to THE BOWERY SAVINGS BANK. Broadway. Nos. 38, 40 and 42, and Nos 49, 51 and 53 Newst, begins Broadway, e s, 206 7 s Exchange pl, runs east 175 to New st, x south 81.4 x west 104.9 x north 8.4 x northerly 85.8 to Broadway, x north 73.4. Sept. 7, 1 year. 4 1/2 per cent. 200,000
 Walker, John C., to The Trustees of the Leake and Watts Orphan House. 114th st, s s, 230 e 4th av, 25x100.11. Sept. 15, due March 1, 1884. 5 per cent. 3,000
 Wheaton, Esther A., to Ambrose K. Ely. 10th av, 125th st. P. M. Aug. 25, 3 yrs. 13,000
 Wilson, Stephen D., to William P. Woodcock, Bedford, N. Y. Jones st, n s, 125 e Bleeker st, 25x100. Sept. 16, due Sept. 18, 1887. 5 per cent. 8,000
 Witherbee, Silas H., to John Chapman. 9th av, 125th st. P. M. Sept. 9, 1 year, 5 per cent. 9,000
 Wolf, Julius, to Hannah K. Brown, Cortlandt, N. Y. 31st st. P. M. Sept. 15, 6 years, 5 per cent. 4,500
 White, James H., to Dennis Hennessey. 45th st, n s, 365 w 5th av, 20x100.5. Sept. 19, 3 years. 6,000
 Weeks, Mary L., wife of and Henry C., to William Wat-on et al., exrs. and trustees Wm. Watson, dec'd. 3d av. s e cor 27th st, 49.10x85. Sept. 20, 2 months. 55,000
 Weiher, Lorenz, to Isabella Cameron, and ano., exrs. and trustees James Cameron. 120th st, s s, 225 e 3d av, 25x100.10. Aug. 8, 3 years. 11,000
 Same to CITIZENS SAVINGS BANK. 120th st, s s, 200 e 3d av, 25x100.11. Aug. 16, 1 yr. 11,000
 Same to same. 120th st, s s, 250 e 3d av, 25x100.11. Aug. 16, 1 year. 10,500
 Same to same. 120th st, s s, 275 e 3d av, 25x100.11. Aug. 16, 1 year. 10,500
 Same to Thomas M. Harmon. 120th st, s s, 200 e 3d av, 100x100.10. Sept. 1, installs. 2,914
 Wiley, Francis, to The German Society of the City New York. 18th st, n s, 225 e 9th av, 25x92. Leasehold. Sept. 19, 3 years, 5 per cent. 3,750
 Zeiler, Emil, to Peter Cook. Bond st, No. 52. Lease. See assign. of lease. Sept. 19, 30 days after demand. 5,000

KINGS COUNTY.

SEPTEMBER 15, 16, 18, 19, 20, 21.

Adams, Bella G., to Frederick Herr. Myrtle st. P. M. Sept. 18, 5 years, 5 per cent. \$2,000
 Antonion, Kate T., widow, to William G. Lathrop, Jr. Marcy av, s e cor Kosciusko st, 20x100; Kosciusko st, s s, 100 e Marcy av, 20x100. Sept. 13, due May 1, 1888. 4,000
 Adams, Lydia A., wife of Russell W., to Jared Brewster. Bowne st, n e s, extdg from Van Brunt st to Imlay st, 180x200. Sept. 1, installments. 16,000
 Baldwin, J. Augustus, to Abram H. Baldwin. Monroe st, n s, 310 e Ralph av, 20x100. All title. Deed recorded as a mortgage. March 16, 1880. nom
 Blumenau, Levi, to James Cole. Smith st, e s, 75 n e Bergen st, 25x100. Sept. 1, due Jan. 1, 1886, 5 1/2 per cent. 3,500
 Burnell, Martha J., wife of Charles D., to Anna I. Gray. Oxford st, e s, 381.6 n Lafayette av, 21.6x100. Sept. 20, 1 year. 6,000
 Barth, Joseph, to Mary Kaiser. Floyd st. P. M. Sept. 4, due Sept. 1, 1887. 1,800
 Same to same. Floyd st. P. M. Sept. 4, due Sept. 1, 1884. 700
 Baumann, Anna M., wife of William, to The German Savings Bank, Brooklyn. Floyd st, s s, 2.5 e Sumner av, 25x100. Sept. 14, due Sept. 1, 1883. 2,500
 Beckel, Lewis, to The United States Trust Co., N. Y. 2d pl. n s, 177.7 e Henry st, 20.1x133.5. Sept. 18, due Sept. 1, 1885, 5 per cent. 5,000
 Same to same. Franklin av, w s, 76 n Lafayette av, 20.1x80. Sept. 18, due Sept. 1, 1885, 5 per cent. 4,000

Boggs, William G., Jr. to The South Brooklyn Savings Inst. Warren st. P. M. Sept. 15, 1 year. 2,000
 Bohannon, Lavinia Y., wife of and George H., to Michael S. Springsteen, Newtown, L. I. Stockholm st, s e s, 233.4 s w Evergreen av, 16.8x100. Sept. 15, 3 years. 1,400
 Bottcher, William, to Catherine L. McCollum, Portchester, N. Y. 43d st. P. M. Sept. 12, 3 years. 500
 Bowers, Ann, to Louis Adelstein. Ellery st, s s, 250 w Tompkins av, 25x100. Sept. 16, 2 years. 300
 Corwith, William F., to Charles T. Grosjean, as trustee. Norman av. Lorimer st. P. M. Sept. 15, due Sept., 1887. 1,500
 Coulman, Louis, to Bernhard Gisch. Washington st. P. M. Sept. 5, due October 1, 1884. 550
 Chase, Oscar J., to John C. Orr. Lafayette av. P. M. Sept. 18, 5 years. 1,500
 De Bann, Alonzo E., to William F. Bowers. Debevoise st. P. M. Sept. 15, 1 year. 1,000
 Drake, John J., to Abraham Lott. Winthrop st, s s, 1,914 e Flatbush av, runs east 152.6 x south 122.6 x west 6' x north 60 x west 91.6 to Rogers av, x east 62.6. Sept. 18, 3 mos. 500
 Daly, Margaret H., to Richard Cronin. Garnet st, n s, 158 e Court st, 22x100. Sept. 14, 3 years. 2,000
 Dillon, John J., to the Williamsburg Savings Bank. Park av, s s, 87.1 w Clinton av, 19.6x80.9x19.10x76.9. Sept. 13, 1 year. 2,500
 Same to same. Lafayette av, s s, 100 w Reid av, 50x100. Sept. 13, 1 year. 5,000
 De Witt, Jane C., wife of Martin V. B., to The Sag Harbor Savings Bank. 42d st, s s, 16.11 e 2d av, 16.8x100.2. Sept. 13, 1 year. 1,200
 Elmore, James H., to the Sag Harbor Savings Bank. Quincy st, n s, 242.6 w Bedford av, 18.9x100. Aug. 25, 1 year, 5 per cent. 2,500
 Fitzsimmons, John, to the South Brooklyn Savings Inst. Warren st. P. M. Sept. 15, 1 year. 2,000
 Franklin, Alice, widow, to the Southold Savings Bank. Stockholm st. P. M. Sept. 11, due Sept. 15, 1883. 700
 Same to same. Stockholm st. P. M. Sept. 11, due Sept. 15, 1883. 700
 Foster, Henry A., to William H. Wells. McDonough st. P. M. Sept. 14, due Jan. 1, 1883. 10,800
 Same to same. Macon st. P. M. Sept. 14, due Jan. 1, 1883. 10,800
 Frost, Newbery H., to Thomas H. Rodman and ano., trustees for Thomas H. Jr., and William D. Rodman and Mary W. Frost. Hicks st, e s, 380 n Degraw st, 52x88.6. Sept. 20, 3 years, 5 per cent. 7,000
 Flanagan, Margaret, wife of William, to Mary J. Sproull and ano., exrs. and trustees James Sproull, dec'd. Lincoln pl, s s, 171.10 e 7th av, 21x100. Sept. 21, due Nov. 1, 1885, 5 per cent. 6,000
 Same to same. Lincoln pl, s s, 192.10 e 7th av, 21x100. Sept. 21, due Nov. 1, 1885, 5 per cent. 6,000
 Same to same. Lincoln pl, s s, 213.10 e 7th av, 20.2x100. Sept. 21, due Nov. 1, 1885, 5 per cent. 6,000
 Giehl, George H., to John P. McQuaid. Beaver st. P. M. Sept. 1, 1 year. 400
 Grimmus, Frederick, to John J. Jorgenson. Partition st, e s, 208 n Richards st, 21x100. July 1, 5 years. 1,800
 Greason, Elizabeth, wife of and John R., to Mary E. Harpenau. Carroll st, n s, 251.8 w Hoyt st, 20x97.10. Sept. 14, 3 years, 5 per cent. 5,000
 Hinsman, Rudolf, to Frederick Graff. Old road to Sheepshead Bay. P. M. Sept. 20, 2 years. 800
 Hollman, William, to C. M. Dorothea Joost. Lorimer st, n w cor Powers st, 2x60. Sept. 13, 1 year. 500
 Hommel, Conrad, and Charles Bauman, to Caspar Hagemeyer, Jersey City. North 2d st, s s, 75 e Ewen st, 25x100. Sept. 16, 2 years, 5 per cent. 2,000
 Hamilton, Robert R., to Helen R. Russell. De Kalb av. P. M. Sept. 8, 3 years. 6,500
 Hart, James, to Edmund Titus. 43d st, s s, 200 w 3d av, 100x100.2. Sept. 15, 8 days. 4,000
 Hopkins, Joseph, Jr., to Lydia Ames, widow. Harman st, s e s, 154 n e Evergreen av, 18x100. Sept. 15, 3 years. 1,500
 Isbill, Charles, to Edward H. Truex. Stanhope st. P. M. Sept. 21, 3 years. 1,800
 Irvine, William, to Robert J. Smith. 9th st, n s, 227.10 e 6th av, 20x80. Sept. 1, 5 years, 5,000
 Same to Sarah A. Smith. 9th st, n s, 207.10 e 6th av, 20x80. Sept. 1, 3 years. 2,000
 Johnson, Margaret E., widow, Hempstead, L. I., to Sidney W. Crofut. Washington st, w s, 177.10 s Johnson st, runs west 45.10 to Fulton st, x south 113.6 x east 5.10 to Washington st, x north 106.1. Sept. 20, 1 year. 3,400
 Jacobs, Aaron J., to Clarissa K. Richardson. South 3d st. P. M. Sept. 15, due Sept. 16, 1888. 4,000
 Kellogg, Margaret J., wife of William, to Frederick W. Schottler. Lafayette av. P. M. Sept. 18, due Oct. 1, 1887, 5 per cent. 2,200
 Lester, Elizabeth J., wife of George, to William A. Jones, Richmond Hill, N. Y. Madi-

son st, n s, 205 w Madison st, 100x100. Sept. 18, due Feb. 1, 1886. 1,000
 Lester, Elizabeth J., wife of George, to William A. Jones, Richmond Hill. Madison st, n s, 25 w Reid av, 100x100. Sept. 20, due Feb. 1, 1886. 1,000
 Mathews, Katherina, wife of John, to John Pogue, Cold Spring Harbor, L. I. Atlantic av, n w cor Kane pl, 44x98.7. Sept. 19, due Oct. 1, 1887. 600
 Malgrove, Clara, to Joseph C. Hoagland. Monroe st, s s, 80 e Tompkins av, 20x80. Sept. 14, 3 years, 5 per cent. 2,500
 Mattern, John, to Joseph Hornthal. Leonard st, n e cor Ten Eyck st, 25x100. Flushing av, n e cor Nostrand av, 25x32.1x51.3x68.10. Sept. 16, 2 years 1,000
 Michel, Mary J., to Hattie I. Squance. 11th st, n e s, 142.2 n w 7th av, 16.8x60.3x16.8x60.2. Sept. 14, installs. 800
 Morisson, James H., to Mary Teimann. East 95th st, s w s, 300 s e Av L, 100x100. Sept. 9, 5 years. 300
 Mason, Harriet J., wife of and James W., to Charles R. and Susan F. Mason. Adelphi st, e s, 216.3 s Willoughby av, 20x125.8x20x125.7. April 8, 1882, due April, 1880. 3,000
 Mulligan, Peter, to Elias T. Eddy. Bremen st, e s, 120 s Prospect st, 20x100. Sept. 16, 3 years. 369
 Same to same. Bremen st, e s, 100 s Prospect st, 20x100. Sept. 16, 3 years. 369
 Nostrand, J. Lott, New Utrecht, to Thomas Rutherford. 17th av. P. M. July 10, 1 year. 1,500
 O'Carroll, Elizabeth, wife of Joseph, to Lucas Muhoberaz. 15th st. P. M. Sept. 20, due Oct. 1, 1885. 1,000
 Oldaker, Alfred E., to The Williamsburg Savings Bank. Graham av, n e cor Conselyea st, 20x75. Sept. 19, 1 year. 1,000
 Ottmann, Frederick, to Henry Wills. Floyd st, n s, 301 e Marcy av, 20x100. Sept. 15, 3 years. 1,100
 Perry, Emerson W., to Sophia G. Parker. Atlantic av, s w cor Utica av, runs west 32 x south 100 x west 51.4 x south 100 to Pacific st, x east 83.4 to Utica av, x north 200. Sept. 19, due Feb. 1, 1883. 10,000
 Same to John Ross. Same property. Sept. 19, due Feb. 1, 1883. 2,500
 Same to same. Franklin av, e s, abt 131 n Butler st, 78.6x100; Franklin av, s e cor Butler st, 55.3x—x136.6x175. Sept. 19, demand. 5,000
 Potter, Calvin, to Phebe P. Kissam. Flushing. Quincy st, n s, 189.11 e Nostrand av, 16.3x10. Sept. 15, 3 years, 5 per cent. 3,500
 Same to William E. Valentine. Flushing. Quincy st, n s, 173 e Nostrand av, 16.11x100. Sept. 15, 3 years, 5 per cent. 3,500
 Powell, Huldah A., widow, to Margaret M. Vanderveer. Monroe st, s s, 205 e Bedford av, 20x100. Sept. 12, due No. 1, 1885, 5 per cent. 4,000
 Plat, Edward S., to William H. Biersd. Carroll st, s s, 280 e 4th av, 40x67x40x65.5. Sept. 20, installs. 775
 Poole, Sidney G., Buffalo, N. Y., to Owen M. Roberts. Bushwick av or boulevard, n w cor Kosciusko st or pl, 98.9x91. Sept. 8, 10 years. 3,000
 Same to same. Kosciusko pl, n s, 91 w Bushwick av, 50x98.9. Sept. 8, 10 years. 700
 Quinn, Peter, to James Shevlin. High st, s s, 80.4 w Washington st, 20x48.8 to Snells alley. Sept. 18, due Oct. 1, 1885, 5 per cent. 500
 Reinig, Philipp, to Catharine A. Ferris. Varet st. P. M. Sept. 19, due Sept. 1, 1887, 5 per cent. 1,400
 Reid, Patrick, to The South Brooklyn Savings Inst. Warren st. P. M. Sept. 15, 1 yr. 1,000
 Rogers, William P., to Henry W. Poor. Wyckoff st, n s, 150 e Hoyt st, 20x100. September 2. 1,500
 Same to same. Wyckoff st, n s, 90 e Hoyt st, 20x100. Sept. 2. 1,500
 Rosenson, Levi, to Peter Young. North 2d st, n s, abt 30 w 3d st, 25x30. Sept. 18, 5 yrs. 2,500
 Ryan, John F., to Eliza wife of Angus Ross. Lee av, e s, 40.8 n Penn st, 19.2x83.4. Sept. 1, 1 year, 5 per cent. 5,000
 Schmidt, David, to George Loffler. Beaver st. See Conveys. Sept. 16, installs. 1,600
 Stenger, Elizabeth, widow, to John N. Huwer. Graham av, e s, 50 n Montrose av, 25x100. Sept. 9, 4 years, 5 per cent. 6,000
 Stephens, Thomas, to Elijah F. Underhill. Westchester mill road, s w s, adj lan 1 David Davis, Gravesend, contains 5 acres 3 roads and 3 and 94-100 perches. Sept. 18, 3 yrs. 1,500
 Sanborn, Noel B., to Charles F. W. Aukamp. Cambridge pl. P. M. Sept. 15, 3 years, 5 per cent. 3,000
 Schegg, Charles F., to Peter Sutter, New Lots. Schenck av, e s, 75 n Baltic av, 25x100. Sept. 13, due Jan. 1, 1888. 900
 Sheridan, James, to The Williamsburg Savings Bank. Hewes st, s s, 236.10 e Marcy av, 21.11x100. Sept. 11, 1 year, 5 per cent. 5,000
 Same to same. Hewes st, s s, 258.9 e Marcy av, 21.6x100. Sept. 11, 1 year, 5 per cent. 5,000
 Same to same. Hewes st, s s, 250.3 e Marcy av, 21x100. Sept. 11, 1 year, 5 per cent. 5,000

Skinner, Effie C., wife of and David S., to The United States Trust Co. New York. South Elliott pl, No. 15, e s, 161.2 s De Kalb av, 17x100. Sept. 16, due July 1, 1885, 5 per ct. 4,500
 Smith, Charles, to James Maguire. King st, s w s, 239 s e Van Brunt st, 41x100. Sept. 15, 5 years, 5 per cent. 5,000
 Spanner, Catharine, to Maria Carpenter. Harrison av, s w cor Walton st, 25x100. Sept. 18, 5 years. 250
 Spiess, Caspar, to Otto Huber. Georgia av, e s, 75 s Liberty av, 100x200 to Sheffield av. Sept. 14, 1 year. 2,000
 Stober, Henriette, wife of Hermann, to The Emigrant Industrial Savings Bank. Bergen st, n s, 133.3 w Bond st, 19.5x100. Sept. 13, 1 year. 3,000
 Stoops, Hannah E., to The Dime Savings Bank, Brooklyn. Reid av, Halsey st. P. M. Sept. 15, installs. 3,000
 Ward, Ferdinand, to Lawrence Wood, Hempstead. Lewis av. P. M. Sept. 12, 3 yrs. 3,600
 Whipple, Laura K., widow, to The Dime Savings Bank, Brooklyn. Lafayette av, n s, 50 w Cumberland st, 20.9x121x21.9x120. Sept. 13, 1 year, 5 per cent. 4,000
 Woods, Mary, to David A. Pithian. Baltic st, s s, 100 e Hoyt st, 25x100. Sept. 15, 1 year. 350
 Wyckoff, Jennie E., wife of William I., Annie G. wife of William Voorhees, and Marian G. Hanson to James Cole. Smith st, w s, 101.6 n Wyckoff st, 25x100. Sept. 17, due Oct. 24, 1887, 5 per cent. 525
 Walber, Jacob, to John D. Kauffmann. Reid av, w s, 20 n Chauncey st, 20x75. Sept. 5, 5 years, 4 per cent. 1,000
 Warren, Hannah, wife of Robert, to George W. Eastman, Roslyn, as trustee of William B. Sand. 12th st, n s, 155.9 w 4th av, 25x100. Sept. 12, due Sept. 1, 1893. 500
 Weidling, Louisa F. J., wife of Ernest, to Sidney V. Lowell. Pacific st. P. M. Sept. 21, due Oct. 1, 1887. 3,000
 Young, Willis H., and George H. Gerard to William Kevan. Greenpoint av, s w cor Jewel st, 135x120.6x—x65.8. Sept. 16, 5 years. 8,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

SEPTEMBER 15TH TO 21ST—INCLUSIVE.
 Brown, John, Brooklyn, N. Y., to Elizabeth Brown, Brooklyn. nom
 Ruddensiek, Charles A., to Max Danziger. \$6,000
 Chase, William B., to The Excelsior Savings Bank, New York. 7,000
 Deane, John H., to William Whaley. 1,520
 Eckstein, Henry, admr. Samuel Eckstein, to John D. Meyer. 8,000
 Fancher, Enoch L., to Jedediah K. Hayward. 5,000
 Foster, John, to Seymour Sawyer. 827
 Guggenheimer, Randolph, and Salomon Marx, to James E. Miller & Co. nom
 Hascall, D. Evaline, to The Union Dime Savings Inst., City New York. 3,000
 Hayward, Jedediah K., to Alexander Masterton, in trust for Sarah L. Plumb. 5,000
 Hinks, William B., Bridgeport, Conn., trustee, to William S. and George F. Opydke. 11,000
 Hoffman, Giorvina R., to Charles F. Hoffman. nom
 Isaacs, Myer S., to Joseph M. Rice. Corrects an erroneous assign of mort.
 Jackson, Sidney W., Jericho, N. Y., to Samuel Willets. 3,000
 Jaques, Zachariah, and Patrick Mooney to Charles A. Peabody, Jr. 8,000
 Lowther, Eliza, to Eliza B. L. wife of James H. Fogarty, and Chas. Lowther, exrs. C. Lowther to George Lowther. 7,000
 Miller, James E., to John Dunn. 5,000
 Montgomery, Margaret A., to Stephen H. Olin, as committee Benj. Page. 4,000
 Peabody, Charles A., Jr., to Frederick A. Burrall and ano., extrs. Mary A. Lee. 8,000
 Schmdle, Charles, as general guardian of Josephine and Charles Schmdle, Brooklyn, N. Y., to Charles Schmdle, a legatee under will of G. C. Tiemann. 7,000
 Screven, John H., Westchester, to John H. Screven, et al., trustee Cath. V. R. Turnbull. 5,000
 Same to same. 6,000
 Same to same. 6,000
 Spier, Wolf, to The German Savings Bank in City New York. 4,500
 Stites, Fezon T., widow, indiv and extrs. Elijah Stites to Rebecca Prescott. 2,000
 Steers, Abraham, to John H. Deane. 13,493
 Umlerfeld, John C., to Jennette Burchill. 4,547
 Weil, Samuel, to Samuel Weil. 1,400
 Whaley, William, to Bertha A. Deane. 1,520

KINGS COUNTY.

SEPTEMBER 15TH TO 21ST—INCLUSIVE.
 Anable, Anna A., Philadelphia, to John T. Pirie. \$2,000
 Barre, Marie M., wife of William, to Augusta O. wife of Frank Jenks. 3,090

Boggs, William G., Jr., to The South Brooklyn Savings Inst. 2,000
 Brown, John, to Elizabeth Brown. nom
 Durcan, Annie, to Robert Richardson. 1,350
 Ingraham, Richard, admr. Jane D. Ingraham, to Stuart H. Rushmore. 1,020
 Jenkins, John, Jr., to John H. Steele, exr. N. McG. Steele. nom
 Marshall, William H., to Sylvester H. Woodhull, Franklinville, L. I. 1,500
 Norton, Mary I., wife of John L. B., Far Rockaway, to Susan S. Meech, Groton, Conn. 4,000
 Nowak, Albert, to William H. King. 2,414
 Parnson, Samuel, to William G. Oppenheim. 167
 Phelps, Maria K., to John E. Luckey. 1,000
 Parkhurst, George W., admr. Mary G. Parkhurst, dec'd., to Owen M. Roberts. nom
 Phelps, Edwin D., to Warren A. James. 724
 Scharmann, Herman B., to William and August Zinsser. 2,000
 Schmdle, Charles, guard. Josephine and Charles Schmdle, to Charles Schmdle, legatee of George C. Tiemann, dec'd. 12,000
 Schoneberger, Frederick, to Jacob Schoneberger. 2,300
 Schoneberger, Jacob, to The Williamsburg Savings Bank. nom
 Seebeck, Anna, and ano., exrs. John H. Seebeck, to Anna Seebeck. 3,500
 Sutter, Peter, to Samuel A. Livingston. 900
 The Superintendent of the Ins. Dept. of New York to The Metropolitan Life Ins. Co., New York. nom
 Wells, William H., to Aaron P. Ransom et al., exrs. and trustees J. H. Ransom, dec'd. 5,400

CHATELLES.

NEW YORK CITY.

SEPTEMBER 15TH TO 21ST—INCLUSIVE.
 SALOON FIXTURES.
 Acker, H. 545 E. 12th. F. Nicklaus. \$150
 Aldrovandi, A. 154 Franklin. F. Foehnenbach. 500
 Alst, C. H. E. 146 Orchard. E. C. Otto. 250
 Arnold, Elizabeth. 836 6th st. Bernheimer & Schmid. 200
 Buechler, C. M. 146 E. Broadway. Bernheimer & Schmid. 125
 Bush, T. F. 540 E. 14th. J. F. Pegram. 75
 Butler, Anne. 513 E. 15th. Shook & Everard. 417
 Bourgeois, L. H. 58 W. 3d. H. Maurel. 300
 Burrill, W. H. 22 Spruce. C. D. Schmidt. Restaurant Fixtures. 75
 Casey, J. 7th av and 18th st. T. C. Lyman & Co. (R) 400
 Doemich & Schnell. 291 Broome. J. Eichler. 1,712
 Dean, J. S. 86 Gansevoort st. O. H. P. Archer. Restaurant. 2,400
 Debus, J. 338 7th av. G. Ehret. (R) 500
 Emmert, W. S. 16 10th av. Shimer & Laing. Restaurant Fixtures. 28
 Fries, J. 88 Hester. Elizabetha Meltzer. 300
 Farrell, P. T. 2401 3d av. H. Elias. 600
 Farrelly, J. S. w cor 2d av and 31st st. Mary E. Maguire. 2,575
 Fath, N., Jr. 721 Delancey. N. Fath. 200
 Ferry, J. 862 1st av. Schmitt & Schwanenflugel. (R) 270
 Gibney, J. 97 1st av. P. Gibney. 300
 Gill, T. J. 472 3rd av. J. Dore. 175
 Gunther, A. F. 351 E. 17th. Baur & Betz. (R) 500
 Gantz, L. 150 Cherry. Estate of D. Jones. 500
 Gifford, Helen. 445 E. Houston. Catharine O'Connor. (R) 800
 Hug, B. 435 E. 10th. G. Winter. 250
 Hofmann, C. 206 Delancey. F. O. Turkowsky. 350
 Keller, J. 200 2d. Elizabetha Meltzer. 200
 Koeppl & Beck. 762 3d av. J. Ruppert. (R) 1,895
 Krahnert, Lina. 170 Orchard. F. Fochrenbach. (R) 200
 Kramer G. 310 E. 66th. Estate of D. Jones. 200
 Kline, A. 656 3d av. Bernheimer & Schmid. 100
 Levers, F. 614 31 av. J. Ruppert. (R) 750
 Lother, E. C. W. and Margaretha. 418 Greenwich. Haaren & Meinken. 1,000
 Mack, J. 2177 3d av. Bernheimer & Schmid. (R) 300
 Mal'on, Bridget M. 49 Carmine. J. Kopetzky. 1,000
 Mayer, J. M. 446 8th av. G. Ehret. (R) 2,000
 McCue, J. 363 8th av. L. L. Roemer & Co. 4,000
 McEntee, L. 201 Lexington av. Bernheimer & Schmid. 350
 McSherry, Elizabeth. 409 E. 34th. Brunswick & Balke Co. Pool Table. 150
 Meighan, P. 801 1st av. W. Ryan. 160
 Martin, J. J. 9 Bowery. Brunswick & Balke Co. Pool Table. (R) 31
 Merle, P. 120 Chrystie. Estate of D. Jones. 200
 Nelson, F. 818 6th st. H. Kiefer. 75
 Osward, F. C. 438 W. 27th. V. Loewer. 4,000
 O'Connor, J. 59 East Houston. P. & W. Pbling. 350
 Peterelli, F. 201 South 5th av. J. & L. F. Kuntz. 100
 Patrzykowski, J. 433 E. 6th. F. Foehnenbach. Regelmann, E. 281 Mulberry. J. Eichler. (R) 225
 Rippe, J. 2118 7d av. G. Ringler & Co. 400
 Renken, M. 7 Cedar. R. E. Wiese. 400
 Roth, W. R. 92 Chatham. A. Stauff. 300
 Schiess, J. 51 Wooster. J. H. Berenter. Pool Table. 200
 Schroed r. H. 23 Bowery and 233 5th st. G. Bechtel. Saloon Fixtures, Furniture, &c. (R) 600
 Spiro, C., and J. Nier. 101 3d av. C. Schenwald. 175
 Schauburg, B. F. 187 W. 28th. J. Fichler. 250
 Schliesbahn, C. 206 Rivington. F. Hinkel. 370
 Schonberg, H. 105 E. 14th. B. T. Gates. 700
 Schwetjje, J. 393 11th av. W. H. Beams & Co. 800
 Stresemann, J. F., and G. Ruemper. 283 9th

av... J. McCauley. 500
Scholly, J. and Metta. 15 Delancey... P. Doelger. (R) 300
Sause, Kate. 93d av... A. J. Luce. Ice Box. 40
Tuite, W. Broadway and 131st... Bernheimer & Schmid. 117
Vogel, H. 86 Division... G. Winter. 1,000
Wolfram, F. 17 Howard... J. Hoffmann. 500
Zeiller, E. 52 Bond... P. Cook. 5,000

HOUSEHOLD FURNITURE.

Allaire, A. 201 W. 14th... A. Osborn. 500
Allen, T. H. 1794 3d av... D. O'Farrell. 103
Alessi, I. 317 E. 85th... H. Spies. (R) 173
Barnett, G. A. C. and Emma C. 111 W. 33d... J. Mullins. 135
Behm, P. 230 E. 6th... Schulz & Brechtel. 133
Bloch, Augusta. 328 E. 53d... E. D. Farrell. 110
Boughton, Blanche. 225 W. 124th... J. Mullins. 231
Bullock, Anna. 139 E. 25th... D. O'Farrell. 193
Bulkley, G. B. 19 W. 132d... Mary E. Bulkley. 87
Bartsels, Johanne L. 169 Hudson... J. H. Siegel. Piano. 83
Bundy, Francis, Mrs. 61 W. 10th... Jane Guinevan, admrx. 321
Bauer, A. H. 423 E. 57th... B. Arnson. 253
Bernard, Mardner. 205 E. 15th... A. Baumann. 216
Blachstein, Anna. 104 E. 52d... S. Mayerheim. 1,0-0
Boor, Emmeline. 1000 6th av... L. Baumann. 127
Bourlier, Adelia. 37 Charles... P. O'Farrell. 213
Bergen, Annie. 308 E. 43d... C. F. Walters. 45
Chwun, Annie. 226 William... M. Manges. 147
Clark, W. P. Mrs. 231 E. 74th... S. Heyman. 106
Carbone J. C. 233 W. 38th... J. Mullins. (R) 225
Cooke, Carrie V. 141 W. 37th... J. Moriarty. 334
De Lury, J. F. 2 1/2 King... J. Mullins. (R) 187
De Roche, Anna. 12 E. 12th... J. Mullins. 218
De Blaneh, H. 103 E. 10th... L. Baumann. 412
Dumonlin, G. 126 E. 57th... J. A. Steurer. 400
Davis, Mary. 353 W. 36th... L. Baumann. 465
Diessere, Fannie M. 10 Henderson pl... H. Spies. (Dated Dec. 17, 1881.) 107
Finkenstein, Katie J. and J. 54 W. 24th... R. C. Cashin. 1,075
Goetz, W. 251 E. 10th... Schulz & B. 121
Hall, Lorene. 36 W. 44th... A. Baumann. 574
Holland, Nettie, and Elizabeth Story. 17 W. 42d... J. P. Mathews. 350
Harburger, L. 174 E. 73d... J. F. Norris. 600
Hart, Bridget. 344 E. 9th... T. Staecom. 249
Hernandez, Pedro. 430 W. 31st... F. G. Minshall. 240
Hughes, B. and Margaret. 312 E. 12th... J. W. Maxwell. Piano. 150
Ives, M. L. Mrs. 5 E. 30th... D. O'Farrell. 247
Joske, A. 1649 Lexington av... Chickering & Sons. Piano. 340
Kinkle, H. C. 304 E. 34th... J. R. Brown. Piano. 54
Kidd, Mary. 174 Elizabeth... E. D. Farrell. 152
Kollatz, Jr. R. 1041 2d av... E. D. Farrell. 115
Lichtwitz, T. 101 West 47th... H. Schile. 110
Levy, M. 85 Av C... Schulz & Brechtel. 114
Lindstrom, Rosa M. 130 W. 47th... J. Mullins. 343
La Pointe, E. 202 Bleecker... G. Beck. 171
Marshall, J. 413 E. 34th... Coogan Bros. 313
McKenna, Mary. 249 E. 56th... D. Krakauer. Piano. 165
McCarthy, Julia. 131 Division... E. D. Farrell. 157
Morgan, W. J. 179 McDougal... L. Egleston. 110
Muller, G. 204 E. 19th... Schulz & B. 142
Nelson, M. 955 6th av... Coogan Bros. 286
Petry, C. 38 Stanton... S. Mack. 105
Phillib, Catherine. 203 Henry... E. D. Farrell. 147
Phillip, Julia H. 36 E. 12th... C. J. Jehl. 304
Phillips, M. P. 216 E. 30th... J. W. Collier. 2,000
Puerner, C. 311 6th... H. Wannemacher. 1,500
Rigby, Mary. 415 E. 78th... H. Spies. 163
Ross, Mary V. B. 208 W. 34th... L. Baumann. 493
Reeve, Maria. 240 W. 25th... A. Baumann. 100
Rheinhold, Celine. 123 E. 94th... L. Baumann. 135
Rancall, Ann. 252 W. 2'd Cohen & Greenstone. (Dated October 14, 1881.) 127
Rourk, Mary. 225 W. 10th... D. O'Farrell. 101
Samek, Nellie. 952 6th av... J. Mulli s. 129
Seifax, Carrie. 218 Wooster... Schulz & B. 127
Simons, C. 234 E. 75th... Schulz & B. 113
Sorensen, Saphus. 410 W. 57th... Delehanty & McGrorty. 105
Schoenberg, H. 105 E. 14th... Coogan Bros. 100
Schoenberg, H. 105 E. 14th... Coogan Bros. 124
Schoonmaker, H. 164 W. 23d... A. Baumann. 229
Simpson, Lizzie. 113 E. 59th... A. Baumann. 355
Stich, Babette. 328 3d av... S. Ballin. 123
Strippel, G. and Mary. 782 8th av... Elizabeth Schluter. (R) 600
Schaeffer, Threse R. 1105 Lexington av... H. Spies. 368
Sherlock, S. Mrs. 24 W. 26th... A. Opperman. 131
Spolasco, W. 331 W. 3d... J. Guinevan, admrx. 115
Straehler, Alma. 141 W. 28th... Schulz & B. 274
Tait, Amelia B. 314 W. 14th... C. De Rham. security for rent 179
Tobin, Josephine. 374 2d av... Coogan Bros. 179
Unger, Katie. 67 South 5th av... Herschmann & Manges. 104
Vogel, Augusta. 19 Chrystie... H. Karsteus. 175
Voller, Louisa M. 43 1st av... T. Staecom. 117
Weber, J. Kingsbridge... A. Weber. (R) 1,800
Wood, J. H. 24 Vestry... Deborah A. Contrell. 225
Walsh, Kate A. 521 E. 117th... Coogan Bros. 148
Weed, Sarah C. 528 W. 36th... A. Baumann. 225
Wahl, E. 408 E. 75th... J. Moriarty. 103
Wendell, F. L. 131 E. 15th... C. T. King. 2,500
White, J. H., Mrs. 101 E. 2'th... J. Mullins. (R) 264

MISCELLANEOUS.

Bongartz, F. T. N. e cor 58th st and 9th av... Johanna Anderson. Drug Fixtures. 3,500
Butcher, C. 342 E. 75th... J. Messenger. Horse, Milk Wagon, Cans, &c. 200
Cates, W. S. 50 W. 10th... C. T. Pegg. Horses, Wagons, &c. 500
Crichton, W. H. 59 Maiden lane... R. Hoe & Co. Press. 1,200
Cordts, E. D. 6th av and 4th... K. Hirsh and H. Israel. Hotel Royal Fixtures. (Dated Sept. 25, 1879.) securitys rent 560
Cosgrove, P. J... Armstrong & Co. Coupe. 560
Des Marets, E. A. City... A. J. French. Furniture, Horse, Carriage, &c. 1,000
Gibson, J. Brooklyn... D. Fhea. Barge Sarah. 900

Goetze, J. 864 Lexington av... O. Alexander et al. Drug Fixtures. 2,250
Gailouste, E. 32 W. 3d... Amelia V. Mariot. Machinist's Tools, &c. 100
Hass, M. 159 Division and 15 New Canal... Hol- lister & Co. Bakery Fixtures. (R) 457
Harrington, T. F. City... P. Barrett. Truck. (R) 100
Hayes, W. 39th st, near 2d av... E. Willis. Horse and Coupe. 110
Hendrickson, George D. & Co. 196 Fulton... G. E. Townsend. Press, Type, &c. 960
Hoffmei-ter, C. City... J. Campbell. Horse, Milk Wagon, &c. 100
Hauchin, A. W. 209 Centre... E. P. Vacher. Machin-s, Lathes, Tools, &c. 3,357
Hauchin, A. W. 209 Centre... E. P. Vacher. Machines, Lathes, Tools, &c. 3,238
Hauchin, A. W. 209 Centre... E. P. Vacher. Machines, Lath s, Tools, &c. 3,238
Hall, J. A. Grand st... B. P. Hughes. Barber Fixtures. 65
Kostran, J. 221 E. 3d... S. Whitehorn. Clothing. Leland, L. 1186 Broadway... H. S. Leland et al., exrs. 1/2 part Sturtevant House Furniture. 20,000
Luecke, Mary J. 1845 3d av... J. Koploffel. Bakery Fixtures 300
Leland, H. S. 1186 Broadway... H. S. Leland et al., exrs. 1/2 part Sturtevant House Fur- niture. 20,009
Levy, Bros. & Lehmann. 165 Delancey... J. Mayer. Butcher Fixtures. 150
Mcintosh, J. C. 421 W. 33d... D. W. Koop- man. Grocery Fixtures, Horse, Wagon, &c. 600
Milay, J. 161 1/2 W. 50th and 227 W. 53d... Eliza- arnold. Horses, Carriages, &c. 2,500
Mockridge, W. M. 104 Reade... Archer & King. Shoe Fixtures. 200
Morgan, J. E. 23 Dey... A. V. Gearon. Presses, Type & Co. Carriage. 866
Mahler, M. and Eva. 1268 Lexington av... Martha McIntosh. Billiard Table and Furn. 166
Neuman, J. 436 W. 17th... W. Carr & Co. Horses, Trucks &c. (R) 400
New York & Pan Handle Land & Cattle Co. Broadway and Wall st... First National Bank and National Bank of the Republic. Office Furniture, Fixtures &c. 1,077
Ott, F. 354 Bleecker... G. Goetz et al. Bakery Fixtures. (R) 700
Ott, Fredericka. 354 Bleecker... C. Beck (Hen- rietta Jumbausen, by assign). Bakery Fix- tures. (R) 500
O'Sullivan, M. 159 E. 37th... J. Cunningham, Son & Co. Carriage. 866
Phillips, H. 170 Allen... W. Bennett. Horses, Wagons &c. 1,600
Pridgeon, W. P. 1142 3d av... R. M. McCafferty. Show Cases, Jars, Bakery Fixtures and Furniture. 680
Perry, R. P. 54 W. 33d... O. L. A. F. Perry. Dental Fixtures, Furniture, &c. 305
Romaine, A. A. 14 Commerce st... J. C. Gulick. Horses, Trucks, &c. 500
Rozenstock, M. 362 Broadway... J. J. Clark. Sewing Machines, &c. (Dated Sept. 17, '77). 1,500
Rae & Albinson. 444 Water... W. H. Phillips. Machine Shop, Fixtures, Tools &c. 3,730
Reynolds, M. H... J. Snodgrass. Horses, Trucks &c. 1,140
Rickman, W. City... A. Bruggemann. Jew- elry Fixtures on stand on sidewalk in front of 363 Grand st. 150
Schweikel, L. F. 312d av... H. Von Buelow. Fixtures, Tools, &c. 150
Suppes, G. City... H. Steinberg. Horse, Wagon &c. 190
Scherck, N. L. 22 Liberty... S. Rawitscr. Of- fice Furniture, Fixtures, &c. 200
Schlotterbeck, P. J. 271 Av A... C. Feirer. Butcher Fixtures. (R) 500
Seymour, A. 139 E. 23d... C. Koole, Jr. Horses, Carriage, &c. 420
Smith, J. W. 86th st and Av B... W. R. Smith. Horses, Carts, Trucks, &c. 530
Smith, M. M., individ, and as admr. 46 Eldridge... J. C. McCollum, admr. Engines, Lathes, &c. 1,031
Thorne, W. T... Armstrong & Co. Coupe. 375
Wo d, J. H. 161 Varick... F. Gregory. Milk Fixtures. 175
West, J. R. 193 W. 31st... D. B. Dunham. Carriages. 1,350
Williamson, T. 443 W. 42d... R. B. Gage. Machinery for Manufacturing Knit Goods &c. 600
Wehler, F. 643 3d av... J. P. Rieffel. Machinery. 250

BILLS OF SALE.

Bio v. Marianne. 1404 3d av... W. T. Hinckley. Hat and Trunk and Bag Store, Fixtures, &c. Coup. W. C. City... The Courier Co. Circus. Horses, Elephant, &c. 3,000
Devine, Mary and J., and J. McCarron. 428 1st av... J. Corcoran. Saloon Fixtures. 800
Dufez, Etienne. S w cor 163d st and 3d av... J. Penquet. Saloon Fixtures. 1,000
Hamilton, S. M. 1163 Broadway... L. Cham- bers. Tailor Fixtures. 2,500
Hess, John. 139 Elizabeth... J. Kiefer. Saloon Fixtures. 250
Noonburg, P. 164 W. 21st... P. Herbison. Car- penters Fixtures, Tools, &c. 100
Patrykosky, E. T. 30 Clinton pl... T. Patry- kowsky. Barbers Fixtures. 650
Petit, E. 150 Bleecker... Flore Dinot. Presses, Type, Stones, &c. 2,000
N. Y. ASSIGNMENTS CHATTEL MORTGAGES.
Beisiegel J., to G. Ehret. (Mortgage made by Jacob Euler, Feb. 11, 1882.) 208
Mitchell, L., to Joseph Kerner. (Chas. Stauber, Aug. 18, 1882.) 150
Norris, J. F., to Sadie B. Harburger. (Leo Harburger, June 8, 1882.) 150
Ryan, Wm., to M. E. Eising & Co. (Peter Meighan, Sept. 13, 1882.) 160
Schubel, D., to A. W. Wolf. (H. Hundertmark, July 17, 1882.) 300
AGREEMENT, LEASE, & C.
Wolfe, Jane A. and John W., with James J. Coogan.

KINGS COUNTY.

Archer, Eugene. 214 Stagg st... Williamsburg Brewing Co. Saloon. \$350
Burriss, Clara V. W., wife of M. E. 165 Macon st... H. C. Howell & Co. Furniture. 1,000
Burtis, Mrs. James. 695 Madison st... J. Mul- lins. Furniture. 153
Casey, William. 826 Jay st... J. Casey. Fur- niture. (R) 4,000
Crimmins, D. L. Ivy st and Central av... H. Huther. Wagon. 34
Cudipp, J. D. 12 Old slip, New York... F. Forbes and W. H. Sage. Office Furniture. 50
Curry, S. F. 1159 Myrtle av... Brunswick & Balke Co. Pool Table. (R) 24
Day, Alfred. Adelphi st, cor De Kalb av... Wm. R. & J. S. Foster. Bakery &c. (F) 640
Devendorf, Andrew. Campbell House, Coney Island... J. M. Shaw & Co. Fixtures, &c. 110
Dusenbury, J. W. 178 Baltic st... J. Mullins. Furniture. (R) 85
Eppel, L. 135 Scholes st... P. Jorgenraf. Bar- ber Shop. 100
Freutzel, George. 76 Bartlett st... Weiler's Liberty Machine Work. Press. 225
Fischer, Matthias. 66 Throop av... C. Frieden- zie. Saloon. 350
Fowler, C. H. Bushwick av, near Pelling st... J. Strau-s. Horses, Cows, &c. 990
Grace, J. F... E. F. Cornell. Horse, Coupe, &c. Hauptert, Andrew. Nevins st... L. Hauptert. Horses, Coupes, &c. 500
Heath, R. T. 410 Smith st... R. Mayes. Boiler, &c. 400
Hartman, B. F... J. M. Young. Horses, Trucks, &c. 250
Heb, Peter. 483 Manhattan av... R. Uhlmann. Saloon. (R) 500
Joseph, John P... M. Burk. Wagon. (R) 17
Kane, J. F. 88 4th av... Z. Brush. Fixt., &c. 300
Kegelman, J. W. 357 10th st... J. F. Mason. Furniture. (R) 199
Keuney & Healy. 500 Smith st... M. Wallace. Saloon. 1,000
Kehoe, J. E. 162 Hoyt st... J. Mullins. Furn. 219
Klinck, Jacob. 454 Fulton st... J. H. Licht. Butcher Shop, &c. 1,300
Lawrence, G. H., and John Halliday. 399 Ful- ton st... Mary A. Connard. Restaurant. 1,000
Lincoln, Mrs. J. W. 99 North Oxford st... J. F. Mason. Furniture. 163
Link, William. 225 Devoe st... E. Link. Fur- niture, &c. 800
Lotz, Maria... C. Waldecker. Butcher Shop. 300
Miller, H. G. 449 and 451 Flatbush av... C. E. Fiske. Saloon. (R) 600
Miller, H. G. 449 and 451 Flatbush av... C. Heerd & Co. Saloon. 519
Muller, John. 134 Maujer st... Williamsburg Brewing Co. Saloon. 350
Mehrtens, John F. 69 Cranberry st... J. H. Botty. Horse, Wagon, &c. (R) 100
McGann, P. H. 67 and 69 Co umbia pl... J. R. Conkey and N. P. Wheeler. Machinery, &c. 3,000
McNamara, Lawrie. Cor. Park av and Schenck st... J. Ruppert. Wagons. 150
Metcalf, Richard. Cor. Irving av and Covert st... S. Smith. Plants, Fixtures, &c. (R) 2,600
Mahon, William. N w cor Reid av and Bain- bridge st... A. Immig. Saloon. 157
Miller, Sarah E. 156 Clifton pl... M. A. Starns. Furniture. 200
Pritchitt, Mrs. James. 50 Vernon av... Chick- ering & Sons. Piano. 400
Robbins, Frank. 834 Fulton st... D. Raynor. Fixtures. 300
Robertson, L. A... P. Barrett. Wagon. 150
Rethwisch, Anton. Foot of 42d st... W. Reth- wisch. Horse, Cows, &c. 1,000
Smith, Alice, wife of Charles H. 54 Sands st... F. D. Curtis. Furniture. (R) 149
Splaine, Elizabeth A. 205 Columbia st... C. G. McSwenney. Furniture, &c. 2,000
Schaefer, Julius. 675 Grand st... Williamsburg Brewing Co. Saloon. 200
Scholl, Nicholas and Daniel. New Lots... Vol- kommer & Co. Cows. 600
Singleman, August. 47 Ewen st... A. M. Sei- fert. Cigar Store. 150
Schmielner, Claus. 515 3d av, cor 12th st... M. Seitz. Liquor Store. 500
Tully, P. J. 333 4th st... J. H. Tully. Fixtures, &c. 200
Yunker, John. 1131 Broadway... R. Hoffman. Butcher Shop. 158

BILLS OF SALE.

Bournigue, Joseph, to Lindsay & Pike. Glass Business, &c. All title. nom
Brown, George M., to John C. Brown. Furni- ture, 127 Hewes st. 300
Dearing, James W., to Milton D. Griffin. Wag- on. 250
Jones, Joseph, to Leopold Reis. Grocery Store, 297 Broadway. 550
Metzger, Fred, to Eugene Archer. Saloon Fix- tures, &c., 214 Stagg st. 350
Michaels, Humphrey, to Coleman Barnett. Furniture Store, 26 Atlantic av. 2,306
Murphy, Michael, to Philip Murphy. Liquor Saloon, s w cor Smith st and Dean st. 1,100
Neville, Henry M., to Milton D. Griffin. Horses, Trucks, &c. 600
Waring, Daniel S., exr. Wm. Waring, to William Waring, Jr. All title in business of the firm of William Waring & Son. 4,000
Waring, George B., to William Waring, Jr. All title in business of the firm of Wm. Waring & Son. 4,000

JUDGMENTS.

NEW YORK CITY.
September
18 Andoe, William A.—George Rob- erts, as assignee of Sophia E. Rob- erts. \$111 62
19 Apt, Louis—Lazarus Freund. 137 93

Table of real estate transactions in Kings County, Sept. Includes entries for Ackerman, Katherine C.; Barr, John W.; Beyer, Conrad; Burnstine, Nathan; Busl, Joseph A.; Beckwith, William R.; Blum, Eugene; Bulger, John; Baxter, John; Boniface, John K.; Brandreth, William; Bond, John H.; Baer, Isaac; Boylan, Peter J.; Barry, John; Boucsein, Andrew; Boynton, William B.; Boyer, F. Howard; Barry, John; Bertsch, Gustav; Brick, Riley A.; Crane, Aaron J.; Crane, Israel; Carroll, James T.; Cutler, Louest; Cook, Miles L.; Checkley, Richard S.; Duffy, Edward; Dean, Isaac E.; Doncourt, Charles; Dixon, Solomon J.; Daly, John H.; Dowling, John W.; Donnison, Thomas; Doll, Edwin A.; Delaney, Catherine; Donnelly, Andrew J.; Ellis, Henry; English, William; Farrell, John B.; Fleischmann, Hermann; French, William D.; Foster, Alfred; Goldstein, Abraham; Graves, John; Gavell, Edward; Garry & McDonough; Garnier, Conrad; Gemmel, James; Hamburg, Charles J.; Harwood, William B.; Hargous, Peter A.; Haines, Napoleon J. Jr.; Haner, Agnes; Holmes, Raymond; Hamlink, Derrick F.; Hevert, William; Hart, Mitchell; Hedden, Robert M.; Jessup, Charles W.; Jackson, John M.; Kinget, Theodore R.; Koch, Edmund J.; Kempenaar, Gerard; Kelsey, Charles B.; Kavanagh, J. C.; Kafka, Samuel; Koehler, Peter; Lester, Lisle; Leonard, Jeremiah; Levy, Henry; Levy, Samuel; Lacour, Alexander; Lozee, Dora; Lovell, John W.; Lasette, Francis; Low, Charles W.; Miller, William C.; Mann, William J.; Murphy, Jeremiah; Mauerman, William; Molnar, Adolph; Miller, Hubert; Maguire, Peter W.; Markland, William H.; Menken, Gerbert; Merriam, Benjamin W.; McKenzie, Alexander C.; McDonough & Garry; McConnell, John J.; Nolan, Michael; Naef, John J.; Nathan, Washington; Obreight, Samuel; Osborn, Charles; O'Hara, Michael; Osborn, Charles S.; Pragoff, William F.; Price, William R.; Pearsall, Jonathan; Price, William E.; Platt, Samuel R.; Ryan, William J.; Platt, Isaac S.; Rockfellow, Schuyler A.; Rice, Edward E.; Reider, Henry A.; Randall, Rufus P.; Reynolds, Michael A.; Rouse, Edwin E.; Ryerson, Elizabeth H.; Redman, Joseph E.; Reis, Joseph; Rising, Charles H.; Rourke, John; Richter, Charles G.; Russell, Joseph; Scofield, Charles; Scherck, Napoleon L.; Stelzle, Franz; Schilling, William J.; Stevens, James A.; Stalker, Archibald; Schmidt, John M.; Sicher, Charles L.; Schoen, George J.; Schlesinger, Solomon H.; Sapiro, Abraham; Schwarzer, Joseph; Swan, Otis D.; Strembel, John; Shipherd, Jacob R.; Struthers, Joseph W.; Smith, Frank E.; Smith, Frank E.; Smith, Frank E.; Smith, Silas C.; Tarou, John; True, Charles F.; The North State Mining Co.; The Farwell Consolidated Mining Co.; The Manhattan Baths; The Chester Mica and Porcelain Co.; Wolff, Louis.

Table of real estate transactions in Kings County, Sept. (continued). Includes entries for Winsor, William E.; Wall, Mary; Wilson, James G.; Warsawer, Newnam; Weiss, Maria; Williams, Thomas; Williams, Ichabod T.; Zahn, Dora; Autt, George W.; Albaum, Franz; Apt, Louis; Burns, Patrick F.; Brackett, Charles H.; Bane, George; Bust, Joseph A.; Bliss, P. H.; Behr, Christian; Bowman, Mary; Bostwick, James; Curry, William; Conrady, J. P.; Crommett, Frances L.; Doll, Edwin N.; French, William D.; Haner, Agnes; Hoyt, William R.; Haner, Agnes; Leary, John J.; Leyes, Peter D.; Luthy, Pauline; Meschutt, David C.; McGarry, Mary; Meyer, Gesine; Naef, John J.; Poole, Sidney G.; Rendt, Louis; Schmidt, Henry; Shields, John; Schilling, William J.; Sullivan, William; Sperry, James A.; Swift, George F.; The Kings Co. Elevated Railroad; Townsend, Joseph M.; The Ansonia Clock Co.; Turno, D.; True, Charles F.; The admr. J. McGarry; The Farwell Consolidated Mining Co.; The exrs. N. Doll; Ullrich, Louis; Van Aken, Diedrich; Williams, Robert T.; Walters, William M.; Weaning, Hannah; Whelan, Timothy.

Table of real estate transactions in Kings County, Sept. (continued). Includes entries for Winsor, William E.; Wall, Mary; Wilson, James G.; Warsawer, Newnam; Weiss, Maria; Williams, Thomas; Williams, Ichabod T.; Zahn, Dora.

KINGS COUNTY.

Table of real estate transactions in Kings County, Sept. (continued). Includes entries for Autt, George W.; Albaum, Franz; Apt, Louis; Burns, Patrick F.; Brackett, Charles H.; Bane, George; Bust, Joseph A.; Bliss, P. H.; Behr, Christian; Bowman, Mary; Bostwick, James; Curry, William; Conrady, J. P.; Crommett, Frances L.; Doll, Edwin N.; French, William D.; Haner, Agnes; Hoyt, William R.; Haner, Agnes; Leary, John J.; Leyes, Peter D.; Luthy, Pauline; Meschutt, David C.; McGarry, Mary; Meyer, Gesine; Naef, John J.; Poole, Sidney G.; Rendt, Louis; Schmidt, Henry; Shields, John; Schilling, William J.; Sullivan, William; Sperry, James A.; Swift, George F.; The Kings Co. Elevated Railroad; Townsend, Joseph M.; The Ansonia Clock Co.; Turno, D.; True, Charles F.; The admr. J. McGarry; The Farwell Consolidated Mining Co.; The exrs. N. Doll; Ullrich, Louis; Van Aken, Diedrich; Williams, Robert T.; Walters, William M.; Weaning, Hannah; Whelan, Timothy.

SATISFIED JUDGMENTS.

Table of satisfied judgments in Kings County, Sept. Includes entries for Adams, Michael; Braender, Philip; Brander, James S.; Brookman, Henry L.; Carmel, Joseph; Conklin, John S.; Carmichael, James R.; Carpenter, Jeremiah; Same - President, etc. of Delaware & Hudson Canal Co.; Same - John Frisbee; Chambliss, Samuel L.; Dunlap, Thomas; Finn, Michael; Goldberg, Louis; Gaedeke, B. C.; Hammond, James B.; Hall, Charles S.; Hawkins, David A.; Hubbard, Charles D.; Istel, Isidore C.; Kirchner, Michael; Lalor, William; Same - National Butcher's & Drover's Bank; Same - Ed. Schell; Same - H. L. Volkening.

Table of legal notices and judgments, including entries for Rutherford Stuyvesant, J. M. Baldwin, and others, with associated dates and amounts.

Table of real estate listings in Kings County, including addresses like 'Fifth av, s w cor 49th st' and 'Forty-ninth st, s s, 100 w 5th av'.

Table of real estate listings in New York City, including addresses like '1st st, n s, 260 e Humboldt st' and 'Greene av, s s, 100 e Bedford av'.

BUILDINGS PROJECTED.

NEW YORK CITY.

Plan 954—2d av, e s, 25.6 s 106th st, one four-story brick store and tenement, 25.5x54, tin roof; cost, \$10,000; owner, Charles F. Helms, 2d av, s e cor 106th st; architect, A. Spence; builder, not selected.

KINGS COUNTY.

Table of real estate listings in Kings County, including addresses like '20 Union st, No. 140, s s, 135 w Hicks st'.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens, including entries for '16 Summitt av, n s, 189.3 w Williams-bridge road'.

KINGS COUNTY.

Table of real estate listings in Kings County, including addresses like '20th st, Nos. 145 and 147, n s, 310 w 4th av'.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, including entries for '16 Broadway, s e cor 39th st, 100x150'.

976—46th st, west of 4th av, one two-story brick and frame signal house for R. E., 15.9x31, tin or gravel roof; cost, \$2,500; owner, N. Y. C. & H. R. R. Co., Grand Central Depot; architect and builder, Joseph Richardson.

977—Pier foot of 68th st, North River, one one-story frame freight shed, 66x440, gravel roof; cost, \$16,000, owner, architect and builder, same as last.

978—157th st, n s, 200 w Courtland av, one two-story frame dwell'g, 22x33, tin roof; cost, \$2,500; owner, Casper Schied, on premises; architect and builder, F. Schwab.

979—Wooster st, Nos. 43 and 44, one six-story brick and stone store, tin roof; cost, \$35,000; owner, Edward N. Tailer, 11 Washington sq; architect, J. M. Slade; builders, A. G. Bogert & Brother.

980—175th st, s s, about 160 e Broadway, one two-story frame dwell'g, 17x33, with wing, 12x12, shingle; cost, \$1,700; owner, John H. Gratacap, on premises; architect and builder, Louis Falk.

981—11th st, No. 808 E., one three-story brick factory and stable, 20x98, tin roof; cost, \$7,000; owner, George Ehret, 4th av, s e cor 94th st; architect, J. Kastner.

982—Carmine st, No. 37, one five-story brick tenem't, 25x19x85, tin roof; cost, about \$23,500; owner, Lawrence Van Wart, 3-4 West 56th st; architect, J. Stroud; builders, Alex. Brown and D. Mitchell.

983—119th st, Nos. 347 and 349 E., two four-story brick and Amherst stone trimmed tenem'ts, 25x55, tin roofs; cost, each, \$9,000; owner, Thomas B. Tappen, 2279 3d av; architect, J. S. Wightman, builders, J. & W. C. Spears and L. Daly.

984—Av A, w s, 95.4 s 71st st, one five-story brick tenem't, 25x80, tin roof; cost, \$16,600; owner, Thomas McMahon; architect, John C. Burne; builder, not selected.

985—Lexington av, n e cor 119th st, one three-story brick stable, 56x89, tin roof; cost, \$17,000; owner, William H. McCarthy, 33 East 133d st; architect, J. C. Burne; builder, not selected.

986—Broadway, s w cor 54th st, four five-story brick dwell'gs, 18.10x51.3, tin roofs; total cost, \$64,621; owner, Victor B. Depierris, 234 West 54th st; architect, A. B. Jones; builders, Jno. Banta and Bartell Smith.

987—9th av, n e cor 125th st, five four-story brick stores and tenem'ts, 22x60x73; cost, each \$17,000; owner and architect, Silas M. Styles, 143 West 130th st.

988—Madison av, No. 721, one three-story brick school, 21x50, gravel roof; cost, \$6,000; owner, Henry B. Chapin, 1076 Madison av; architect, J. F. Terhune.

989—73d st, s s, 250 e 10th av, five four-story brown stone dwell'gs, 20x57, extensions 10x14, tin roof; cost, each \$22,000; owner and builder, George J. Hamilton, 2078 5th av; architect, M. V. B. Ferdon.

990—108th st, s s, 100 e 3d av, one four-story brick and brown stone trimmed tenem't, 15x81, tin roof; cost, \$9,000; owner, R. Wilhelmine Juch, 1-t av n w cor 104th st; architect, Fr. S. Barus; builder, W. Juch.

991—8th st, s s, 115 e 3d av, nine four-story brick and brown stone trimmed tenem'ts, 24 6x60, tin roof; owner, architect and builder, same as last.

KINGS COUNTY.

Plan 870—Woolbine st, s s, near Central av, one two-story frame dwell'g, 29x26 x 30, tin roof; cost, \$200; owner, H. M. Suydam, 463 Evergreen av; architect and carpenter, F. Marryatt; mason, J. Lambert.

871—Union st, n s, 95 w 7th av, two three-story brown stone dwell'gs, 20x42, tin roof and wooden cornice; cost, each, \$7,000; owner Caroline Zang, 98 Willoughby st; architect and builder, Wm. Zang.

872—Hewes st, n s, 100 e Wythe av, one one-story brick billiard room, 20.9x42, tin roof and wooden cornice; cost, abt. \$2,500; owner, John Puckhaber, on premises; architect, J. D. Reynolds; builder, P. F. O'Brien.

873—Partition st, n s, 125 w Richard st, one one-story frame dwell'g, 17 front, 25 rear and 25 deep, gravel roof; cost, \$200; owner, Peter Anderson; architect and builder, Anthony Anderson.

874—19th st, n s, 200 e 3d av, one three-story frame tenem't, 23x55, tin roof; cost, \$4,400; owner, John Fey, 12th st, near 3d av; architect, F. Ryan; builder, D. Ryan.

875—Court st, w s, 50 s 3d pl, one two-story brick store and dwell'g, 50x20.10, tin roof, wooden cornice; cost, \$2,800; owner, Mary E. Solomon, 96 3d pl; architect and builder, John W. Bailey; mason, J. J. Cody.

876—Pearl st, e s, 77 s High st, one four-story brick factory, tin roof, iron cornice; cost, \$12,000; owner, B. T. Harris, 53 Murray st, New York; architect, Mercein Thomas; builders, A. Rutan and L. W. Seaman, Jr.

877—West st, e s, 50 s Milton st, one one-story frame shop, 20x60, gravel roof; cost, \$500; owner, Frederick Lew, Kent st, cor West st; builder, J. D. Eggers.

878—Stockholm st, n s, 125 w Hamburg av, one one-story frame shop, 21x36, battened roof; cost,

\$150; owner, architect and mason, Chas. Horney, 1368 De Kalb av; carpenter, F. Stemler.

879—Myrtle av, No. 1239, w s, near Evergreen av, one three-story frame store and tenem't, 25x45, tin roof; cost, \$4,000; owner, H. Steffens, 1251 Myrtle av; architect, F. Hohnberg.

880—Baltic st, n s, bet 3d av and Nevins st, one two-story frame dwell'g, 20x40, tin roof; cost, \$1,600; owner, N. Kearns, 432 Warren st; architect and carpenter, W. Schepper; mason, E. Vanderhoff.

881—6th st Basin, s s, 300 n w 2d av, one one-story frame storage, 25x118, tar paper roof; cost, \$500; owners, Arnois & Lecour, 6th st and Gowanus Canal.

882—Judge st, e s, 126 n Powers st, two four-story frame tenem'ts, 24.6x60, tin roofs; cost, each, \$7,000; owner, Henry Kinn, Judge st; architect and carpenter Wm. Snowdon; mason, E. Buchett.

883—17th st, No. 12, s s, bet 4th and 5th avs, one three-story brown stone dwell'g, 20x45, tin roof, wooden cornice; cost, \$7,000; owner, Henry W. Bisch, 171 17th st; architect, J. F. Wood; mason, J. J. Cody; carpenter, not selected.

884—Adams st, 350 s e of Broadway, one two-story brown stone dwell'g, 25x40, tin roof, wood and iron cornice; cost, \$4,500; owner, Albert Houdlett, Pulaski st; architect, F. E. Lockwood; builder, Fred Herr.

885—Sterling pl, n s, abt 350 w 7th av, two two-story brick stables, 20x85, tin roof, wooden cornice; cost, each, \$4,000; owners, John Francis and Norman L. Munro, 7th av and Lincoln pl; builder, J. B. Stringham.

886—Furman st, w s, fourth pier n Montague st, Wall st Ferry, one one-story frame storage shed, 75x400, gravel roof; cost, \$18,000; owners, Phelps Bros. & Co., 54 Broad st, New York; architect and builder, Warren Roosevelt.

887—Maujer st, No. 294, s s, bet Waterbury st and Morgan av, one two-story frame stable, 25x30, gravel roof; cost, \$460; owner and architect, P. Wackerman; builder, C. F. Caulfield.

888—15th st, n s, 197 w 3d av, one two-story frame dwell'g, 20x26, tin roof; cost, \$600; owner, John Spekin, 190 Conover st; builders, Gibson & Leibbrand.

889—15th st, n s, 150 w 3d av, one one-story frame dwell'g, 20x30, gravel roof; cost, \$600; owner, architect and mason, James Fitzsimons, 16th st and 3d av; carpenter, W. O'Grady.

890—Magnolia st, No. 118, bet Evergreen and Central av, one one-story frame dwell'g, 18x22, tin roof; cost, \$300; owner and builder, Hermann Ahlers, 1220 Broadway.

891—Magnolia st, n s, 50 w Hamburg av, one three-story frame tenem't, 25x50, tin roof; cost, \$4,000; owner, Fred. Kaiser, 1-8 Magnolia st; builders, Fred. Platz and A. Hofgang.

892—Conselyea st, n s, 200 e Ewen st, one three-story frame tenem't, 25x75, gravel roof; cost, \$4,500; owner, O. H. Doolittle, 255 South 3d st.

893—Lynch st, n s, 125 front Broadway, one two-story frame shop, 28x25, gravel roof; cost, \$800; owner, August Moll, 181 Hewes st; architect, A. Herbert; builder, Th. Gibbons.

894—Jefferson st, n s, 170 e Marcy av, four two-story brown stone dwell'gs, 20x45, tin roof, wooden cornice; cost, each, \$4,500; owner and builder, Harman Phillips, Brooklyn; architect, J. D. Reynolds.

895—Monroe st, n s, 225 w Franklin av, seven two-story brown stone dwell'gs, three 18x65, and four 17.9x85, tin roof, wooden cornice; cost, each, \$5,000; owners, Lambert & Mason, 277 Carlton av; architect, A. Hill.

896—Lynch st, n s, 125 front Broadway towards Harrison av, one four-story brick factory, boiler house and engine room, 120x44, gravel roof, brick cornice; boiler house, one-story, 15x38; engine room, one story, 17x12; cost, factory, \$14,000, and other two, total, \$1,800; owner, August Moll, 181 Hewes st; architect, A. Herbert; builder, Th. Gibbons.

897—Marion st, n s, bet Rockaway and Hopkinson avs, one three-story frame tenem't, 28x50, tin roof; cost, \$4,000; owner, Henry Ekoff, Marion st; builder, Nicholas McCormick.

898—Troutman st, No. 15, one three-story frame dwell'g, 25x42, tin roof; cost, \$4,200; owner, Charles Mills; architect, John Platte; builder, Henry Loeffler.

899—Atlantic av, s s, 71 e Franklin av, one two-story brick waiting room, 35x20, gravel roof, wooden cornice; cost, \$2,000; owner, J. J. Drake; architect, T. F. Houghton; builder, Philip Sullivan.

900—Myrtle av, s s, 125 e Broadway, one three-story brick cigar factory, 25x55, tin roof, wooden cornice; cost, \$6,000; owner, Charles Vogt, Broadway near Myrtle av; architect, John Platte; builder, T. Donlon.

901—Kent av, s e cor Hooper st, one one-story factory, 56x14; cost, \$2,000; owner, Chrome Steel Works, on premises; architect, E. F. Gaylor; builder, not selected.

902—Waverley av, w s, 143 s Myrtle av, one two-story brick carriage house, 40x40, tin roof, iron cornice; cost, \$4,636; owner, Charles E. Dingle, 226 Washington av; architects and builders, Mills & Bush.

903—Ferris st, between Dikeman and Partition sts, one one-story brick boiler shop, 120 and 150 x 103 and 50, tin roof, iron cornice; cost, \$7,000;

owner, Lidgewood M'fg Co., 96 Liberty st, New York; architect, J. V. Beckman; builders, P. Kelly & Son and Jas. Martin.

904—Ellery st, n s, 100 e Broadway, one one-story frame dwell'g, 75x18, gravel roof; cost, \$800; owner, L. Stotz, Broadway, cor Ellery st; builder, J. Rueger.

905—Lewis av, w s, 50 s Floyd st, one two-story frame dwell'g, 22x44, tin roof; cost, \$4,000; owner, Weis Ketel, Meserole st, near Ewen st; builders, Geo. Straub and J. Rueger.

906—Warren st, s s, 75 w Smith st, one four-story brick flat, tin roof, wooden cornice; cost, \$11,000; owners, architects and builders, M. Freeman's Sons.

ALTERATIONS NEW YORK CITY.

Plan 1272—Broadway, e s, bet Reade and Chambers sts, extending about 25 on each st, raised from five and six stories to uniform height of seven stories, and all the buildings joined into one, and altered for offices, open court in centre; walls taken down and rebuilt, &c.: cost, —; owner, Mrs. Cornelia M. Stewart, 5th av, n w cor 34th st; architect, E. D. Harris.

1273—Broadway, s w cor 25th st, temporary sheet iron flue; cost, \$250; owner, Louisa M. Livingston, 10 East 4th st; architect, J. B. Snook; contractors, Farrell Logan & Son.

1274—North William st, Nos. 26 and 28, to be connected, new four-story brick extension, 23.3 and 22x18.9 and 13 11, tin roof, walls altered, &c.; cost, \$5,000; lessee, New York Star Newspaper Co., on premises; architect, J. B. Snook; builder not selected.

1275—49th st, No. 618 W., add one-story; cost, \$2,500; lessee, John Hardman, 232 West 5th st; owners, Leopold Peck, 126 East 58th st, and H. Atkinson & Co., 41 Spruce s.

1276—10th av, No. 477 and 479, six-story brick extension, 49.4x100, four-ply gravel and asphalt roof; cost, \$25,000; owner, Franklin E. James, 54 East 57th st; architect, S. D. Hatch; builder not selected.

1277—168th st, n s, 350 w Union av, two and three-story frame extension, 5x12; two rooms enlarged and new bay window; cost, \$1,500; owner, Charles B. Hall, on premises; architect, W. W. Gardiner.

1278—26th st, No. 455 W., roof raised four feet; cost, \$100; owner, John Trageser Steam Copper Works, by John Trageser, President, 447 West 26th st; builder, W. Finley.

1279—Warren st, No. 32, and 102 Chambers st, add one story, new cross walls, &c.: cost, \$40,000; owner, Elizabeth W. Aldrich, 200 Madison av; architect, S. A. Warner.

1280—2d av, No. 1089, one-story brick extension, 20x16, tin roof, store enlarged; cost \$500; owner, M. M. Mar-hall, 223 West 45th st; builders, G. & J. G. Schmeckenbecker.

1281—1st av, No. 210, wide entrance; cost, \$100; owner, Arthur Foley, 212 East 10th st; builders, J. L. Murtha and J. R. Goggin.

1282—8th av, No. 875, two-story brick extension, 22x24.9, tin roof and interior alterations; cost, \$2,500; owners, Minnie and Amelia Paulson, on premises; architects, Thom & Wilson.

1283—70th st, No. 2 E., raise stable roof four feet, &c.; cost, \$5,000; owner, J. M. Fiske, 5th av, southeast cor 70th st; architect, S. D. Hatch.

1284—3d av, No. 390, three stories changed to two stories by interior alterations, &c, rebuild gable wall; cost, \$5,000; owner, Daniel D. Gassner, 2 Neilson pl; architects, Babcock & McAvoy; builder not selected.

1285—29th st, Nos. 202 and 204 E., repair damage by fire; cost, \$400; owner, David M. Koehler, 120 East 27th st.

1286—1st av, e s, 60 s 107th st, raised two feet; cost, \$1,000; owner, Elizabeth Schreck, on premises; architect, J. M. Dunn; builder, not selected.

1287—West Broadway, No. 45, one-story brick extension, 18x14, tin roof; cost, \$500; owner, Ernest C. Koerner, 1218 4th av; architect and builder, J. Leader.

1288—2d av, No. 534, front alterations, iron work; cost, \$975; owner, Hannah A. McCabe, 250 East 62d st; architect, M. D. Guiry.

1289—5th av, No. 253, front alteration, new shc w window; cost, \$250; owner, Margaret Moke, by G. Norrie, att'y, 377 5th av; architect and mason, Wm. Wakeham; carpenter, C. White.

1290—10th st, Nos. 453 and 455 E., to be connected at first and second stories by bridges with No. 808 East 11th st, stable removed, &c.; cost, \$250; owner, George Ehret, 4th av, cor 94th st; architect, J. Kastner.

1291—Mott st, No. 35, raised two stories, also four-story brick extension, 20 and 21x11, tin roof; cost, \$3,500; owner, James Naughton, 40 Mott st; architect, A. Spence; builder, not selected.

1292—Mott st, No. 37, four-story brick extension, 25.8 and 27x62.5, tin roof; cost, \$10,000; owner, architect and builder, same as last.

1293—Monroe st, No. 291, through to No. 398 Madison st, repair damage by fire, walls rebuilt, iron shutters, &c.; cost, \$12,250; owner, Joseph M. Stuart, Princeton, Mass.; architect and carpenter, Henry Wallace; masons, Fellows & Cary.

1294—20th st, No. 346 E., one-story brick extension. 14x13, tin roof; cost, \$150; owner, Lawrence Hughes, 146 West 33d st.

1295—Reade st, No. 143, new flue; cost, \$150; owner, Rob't Gair, 161 and 163 Chambers st; builder, J. G. Porter.

1296—53d st, No. 30 W., iron beam under rear wall, &c.; cost, \$110; owner, Annie M. Archbold, 30 West 53d st; architect, R. W. Buckley.

1297—3d av, n w cor 159th st, foundation removed and building lowered to new grade of street, windows altered, &c.; cost, \$600; owner, Aug. DeNobriga, Elton av, near 160th st; builder, S. Kramer.

1298—Rivington st, Nos. 202 and 204, repair damage by fire; cost, \$300; trustees, J. M. Cromwell, Bowery, n w cor Grand st; builder, W. H. Palmer.

1299—5th av, No. 95, one-story brick extension, 13x14, tin roof; cost, —; owner, T. P. Austin, for Austin estate, 95 5th av; architect, Wm. Graul.

1300—3d av, s w cor 109th st, show windows in five stores to be replaced by single plates of French plate glass; cost, \$3,000; owner, James Saxton, 831 Lexington av.

1301—141st, n s, 125 e Willis av, raised eight feet; cost, \$1,000; owner, Mrs. F. T. McCauley, 667 East 141st st; architect, Chas. Baxter.

KINGS COUNTY.

Plan 587—Sackett st, No. 379, one-story brick extension, 11x20, tin roof, wooden cornice; cost, \$600; owner, L. McNji, 380 Sackett st.; builders, Hart & Boyd.

588—Warren st, No. 528, three-story frame extension, 23x16, tin roof, wooden cornice; cost, \$1,000; owner and builder, Thomas Daley, 590 Warren st.; architect, J. O'Neal.

589—4th av, No. 641, one-story frame extension, 13x20, gravel roof; cost, \$100; owner and builders, Hess & Palmer, on premises.

590—5th av, w s, 50 s 13th st, one-story brick extension, 25x35, tin roof, iron cornice, re-build rear foundation wall; cost, \$2,200; owner, D. M. Hurly, 57 Woodhull st.; architect and carpenter, Thos. Corrigan; mason, Wm. Corrigan.

591—De Kalb av, n e cor Marcy av, add two stories to extension; cost, \$125; owner and builder, John Clarke.

592—Park pl, No. 253, raise building four feet; cost, \$250; owner, M. White, on premises; builder, L. MacNaughton.

593—Ross st, cor Wythe av, three-story brick extension, 18.6x24.6; owner, Henry Steffens, on premises; architect, A. Herbert; builders, P. Sheridan and J. J. Brennan.

594—3d st, No. 477, two-story frame extension, 19x12.6, mica roof; cost, \$300; owners, Andrew Stenger & Bro., on premises; architect, J. Platte; builders, A. Stenger and J. Fuchs.

595—Norman av, n s, 25 e Guernsey st, two-story frame extension, 17x18, gravel roof, wooden cornice; cost, \$700; owner, A. Stover, 61 Norman av; architect, F. Weber; builders, J. Reed and E. Moore.

596—Talmán st, No. 67, flat tin roof; cost, \$700; owner, Mrs. Elder, 239 Dean st; builder, W. J. Kerigan.

597—Clinton av, No. 314, add one story, flat tin roof, interior alterations; cost, \$600; owner, James Young, on premises; architect, Julius Boeckell; builder, C. Lehmann.

598—Underhill av, No. 51, e s, three-story brick extension, 23x13, tin roof; cost, \$1,060; owner, Mr. George, on premises; architect, P. Murphy; builders, W. Dumbleton and T. Finnen.

599—Woodbine st, No. 137, one-story frame extension, 8.6 and 19x21, tin roof, tin and wooden cornice; cost, \$300; owner, W. Thomas, on premises.

600—Atlantic av, Nos. 58, 60 and 62, new store fronts; cost, total, \$1,100; owner, Glatz Meyer, 460 Atlantic av; architects and builders, M. Freeman's Sons.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for week ending September 22:

	Liabilities.	Nominal Assets.	Real Assets.
Adams & Co.....	\$1,092,765	*\$1,897,792	\$868,590
Billings & Co.....	28,932	34,362	21,821
Goldstein, Abraham.....	4,695	1,428	762
Makin, John B.....	8,307	16,094	5,230
Vaccas, Michael P.....	2,466	2,878	1,235

* Including individual assets, \$1,498,850.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Sept.

19 Barry, John, to James T. Barry.

22 Bruns, Henry, to Oscar H. chuttrich. Estricher, Wolf

22 Mayer, Henry } to Samuel Smith.
(Estricher & Mayer.)

20 Goldstein, Max J., 396 Grand and 15 Walker sts, to Edward J. Knauer.

19 Levy, Julius, to Bernhard Strauss.

18 Merritt, Charles A., hotel keeper, to Charles W. Held.

18 Vaccas, Michael P., to Henry Schoen.

KINGS COUNTY. GENERAL ASSIGNMENTS.

Sept. 14 Reed, John A., to S. S. Whitehouse.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and been sent to the Mayor for approval.

NEW YORK, September 16, 1882.

MAINS.

81st st, bet 9th and 10th avs, Croton.†
Lexington av, bet 122d and 123d sts, Croton.*
6th av, from 118th to 123d st, Croton.*
Boston av, from present termination of Croton water mains to point 260 north from Jefferson st, Croton.†

FLAGGING, SETTING CURB, &C

Madison av, e s, abt 173 n of E. 173d st, 27 ft. front, at expense of Samuel Carpenter †
East 165th st, s s, extending from Forest to Tinton av., at expense of George Waddingham.†

CROSSWALKS.

6th av, at 35th, 36th and 37th sts, additional two flags.*
6th and 7th avs, within the lines of northerly and southerly sidewalks of 125th st †

LAMP POSTS ERECTED AND LAMPS LIGHTED.

118th st, bet. 3d and Lexington av.*

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE EXCHANGE SALES ROOM, NO. 111 BROADWAY.

Sept.

31st st, No. 238, s s, 180 w 2d av, 20x98.9, four-story stone front dwellg, by R. V. Harnett. (3d mort., amount due, abt \$1,600)..... 25

9th st, No. 427, n s, 333 e 1st av, 16.7x85.2, four-story brick store and tenem't, by W. L. Hamersley. (Sold Oct. 1, 1866, for \$7,000.) (Partition sale)..... 26

120th st, No. 326, s s, 307.10 e 2d av, 17.3x100.10, three-story stone front dwellg, by J. T. Boyd. (Amt. due, abt \$9,700)..... 26

128th st, n s, 75 w 7th av, 25x99.11, vacant, by J. T. Boyd. (Partition sale)..... 26

Prospect av, s w cor 149th st (as intended), 100x100, by H. N. Camp. (Amount due, abt \$5,600)..... 26

10th av, No. 964, e s, 25 n 62d st, 25x75, five-story brick store and tenem't, by William Kennelly. (2d mort., amount due, abt \$3,250; 1st mort., amount due, abt \$10,070)..... 26

Madison av, No. 1668, s s, 205 s 111th st, 20x50, three-story brick dwellg, ty W. L. Hamersley. (Amt. due, abt \$5,300)..... 27

33d st, No. 226, s s, 329.2 w 7th av, 20.10x71x20.10x69.7, three-story brick dwellg, by Scott & Myers. (Amount due, abt \$4,400)..... 27

34th st, Nos. 522 to 526, s s, 325 w 10th av, 75x98.9, three-story frame store and dwellg, one-story frame office and stables, &c., by B. Smyth. (Partition sale)..... 28

Union av, w s, part of lot 43 on map of the village of Woodstock, 75.6x270 to Tinton av, by B. P. Fairchild. (Partition sale)..... 28

1st av, e s, 50.10 s 110th st, 25x95, vacant, by Sheriff, at City Hall. (Sale under execution)..... 28

Columbia st, No. 6, e s, 100 n Grand st, 25x100, two-story frame store and dwellg, and three-story brick tenem't in rear, by J. T. Boyd. (Amount due, abt \$2,800)..... 29

44th st, No. 144, s s, 308.4 e 7th av, 16.8x100.5, three-story brick (stone front) dwellg, by R. V. Harnett. (Amount due, abt \$11,200)..... 29

KINGS COUNTY.

Sept.

Pacific st, n e s, 100 e Hoyt st, 25x100, by J. Cole, at 389 Fulton st..... 26

Bridge st, w s, 104 s Tillary st, 21x108.6, by J. Cole, at 389 Fulton st..... 28

Pacific st, n s, 350 e Vanderbilt av, 25x100 }
Humboldt st, late Smith st, e s, 518 s Newtown Turnpike, 22x100, h & l }
by T. A. Kerrigan, at 35 Willoughby st }
Walworth st, w s, 382.9 n Myrtle av, 50x100, hs & ls, by T. A. Kerrigan, at 35 Willoughby st..... 30

LIS PENDENS, NEW YORK CITY.

MISCELLANEOUS SUITS.

Sept.

12th av, s w cor 88th st, 98.9x100, also water rights..... 26

11th av, e s, extdg from 37th to 38th st, 197.6x100. 79th st, s s, 550 e 4th av, 100x102.2..... 28

Charlton st, n s, lot 236 on map of Trinity Church farm..... 28

Catharine st, No. 54, w s, abt 88 s Madison st, 22.5 x65..... 28

Also lands in Kings and Westchester Counties..... 28

Jane B. Mathews agt Eleanor F. Mathews et al.; partition; att'ys, Anderson & Man..... 16

54th st, s s, 156 e 7th av, 19x100.5, Amelia Pearse agt Mary A. Gervaise et al.; partition; att'y, E. Haines..... 16

50th st, s s, 224.9 e 3d av, 15.7x36.7, Adolph Sinsheimer agt Minnie and Theodore H. Tobias and Bertha Abrams; action to set aside deed; att'ys, Wehle & Jordan..... 16

Christie st, e s, 75.5 s Broome st, 25x100. George Noll agt Lisette Noll and August C. Hassey; action to set aside two deeds; att'y, L. S. Goebel..... 18

60th st, n s, 150 w 10th av, 25x100.5, Annette Shannon agt Joseph B. Wray, as exr. of John H. Bussell; action for specific performance of contract; att'y, W. C. Clifford..... 20

Lexington av, w s, 78.9 s 26th st, 20x105. Wood D. Loudon agt Edward H. Loudon et al.; partition; att'y, Alex. Melhado..... 20

53d st, s s, 408.6 w 6th av, 18x100.5. Charles W. and Wm. E. Learoyd agt George Pendle and Charles Waite, Jr.; attachment; att'y, Payson Merrill..... 20

1st av, n w cor 9th st, 23x100. James Boyle, exr. of Margaret B. Duffy, agt John McKenna and Catharine h's wife et al.; partition; amended notice; att'y, John H. Harnett..... 21

Albany st, n s, bet Washington and West sts, 24x79.4. Mary McDermott agt William Lynch et al.; partition; att'y, W. P. Wilson..... 21

FORECLOSURE SUITS.

Sept.

89th st, s s, 500 w 8th av, 100x100.8. Salome Loew agt Christian Blinn et al.; att'y, F. W. Loew..... 16

76th st, n s, 373 e Easter Boulevard, 25x102.2. Foreclosure of Mechanics' lien. James Dunn agt Wm. H. and Anna E. Ash; att'y, Geo. B. Gough..... 16

Bethune st, Nos. 8 and 10, n s, abt 100 w Greenwich st, 50 ft front. Foreclosure of Mechanics' lien. Richard Claffy and Edward Rooney agt William H. Hoover and Mary A. and Frank Miller; att'y, W. B. Maben..... 16

114th st, No. 436, 193 w Av A, 25x100.10. Foreclosure of Mechanics' lien. John H. Lyon agt George Kuhn et al.; att'y, Wm. F. Browne..... 16

29th st, s s, 425 w 10th av, 15x98.9. Leasehold. Thomas J. McCahill and ano., exrs. of Bryan McCahill, agt Elizabeth Rankin et al.; att'y, B. F. McCahill..... 18

110th st, s s, 310 e 3d av, 25x100.10. Isabella Newton agt Elizabeth and Hugh Meehan, John H. Deane et al.; att'y, B. C. Wetmore..... 18

62d st, n s, 108 e 5th av, 22x100.5. The Bowery Savings Bank agt Susan wife of and De Witt C. Rice; att'ys, Norwood & Coggeshall..... 20

62d st, n s, 103 e 5th av, 22x100.5. The Bowery Savings Bank agt Susan wife of and De Witt C. Rice; att'ys, Norwood & Coggeshall..... 21

LIS PENDENS, KINGS COUNTY.

Sept.

Nelson st, s s, 140 e Clinton st, runs east 75 x south 200 to Huntington st, x west 41.8 x north 100 x west 33.4 x north 100; also property in New York City and Westchester. Jane B. Matthews agt Eleanor F. Mathews et al.; partition; att'ys, Anderson & Man..... 15

De Kalb av, s s, 225 e Throop av, 50x200 to Kosciusko st, Jonas Hallstram agt Robert Myhan et al.; action for specific performance; att'y, E. S. Clinch..... 16

Throop av, s s, 100 e Middleton st, 20x78. Townsend C. Willis agt George W. Betts et al.; att'ys, Eastman & Garretson..... 16

Willoughby av, e s, 100 w Tompkins av, 25x100. William Beardsley agt Adalein Beardsley et al.; partition; att'y, J. H. Clayton..... 18

39th st, n s, 100 w 4th av, 20x100.2. John Dill agt Patrick Derby and Ann his wife; att'y, J. Dill, Jr..... 18

Fulton st, s s, 220 e Franklin av, 20x100. M. Louise Brown agt Thomas J. Reilly et al.; att'y, W. W. Butcher..... 18

Fulton st, s s, 240 e Franklin av, 20x100. Same agt same..... 18

St. Marks place, s s, 112.8 w Franklin av, 33.4x100. John P. D. Angus agt Elizabeth J. Baker et al.; att'y, J. H. Clayton..... 18

Spencer st, e s, 165 s Willoughby st, 25x100. William B. Valentine and ano. agt Henry R. Griffin et al.; att'ys, Sanford & Secor..... 18

Spencer st, e s, 140 s Willoughby st, 25x100. Same agt same; same att'y..... 18

Spencer st, e s, 330 s Willoughby st, 20x100. Same agt same; same att'y..... 18

Kosciusko st, n s, 144 e Stuyvesant av, runs north 100 x west 19 x south — x south to street, x —, Robert S. Hayward agt Emily Springsteen et al.; att'y, J. H. Clapp..... 19

Bedford av, e s, 100 n Willoughby av, 25x100. The Mutual Life Ins. Co., New York, agt John Goward et al.; att'ys, H. C. & G. I. Murphy..... 19

North 8th st, n s, 100 e 5th st, 25x100. John Ordronaux agt William Ferguson et al.; att'ys, Eastman & Garretson..... 19

3d st, n s, 226.10 w Hoyt st, 20x30. Abraham L. Magaw agt John Leonard et al.; att'ys, Rolfe, Bergen & Snedeker..... 19

Park av, s s, 27 e Canton st, 25x100 }
Tillary st, s e cor Canton st, runs south 45.8 x }
east 31.3 to old Division st, x northeast 46.2 to }
Tillary st, x west 54.8..... 19

Charles C. Carroll, exr. and trustee Mary Carroll, dec'd, agt James Given; att'y, T. Graves..... 19

Ten Eyck st, s e cor Bushwick Boulevard, 20.8x58x33.8x25.10 to Boulevard, x 20. Fridrig and Louise Bergmann agt Frederick Klumpp et al.; att'y, N. H. Clement..... 21

Vanderbilt av, e s, 61 n Bergen st, 20x90. John Andrews agt Henry E. Wells; att'y, J. Andrews..... 22

Van Cott av, n s, 20 e Oakland st, 25x98x25.11x91.3. Anton Brass agt Anna B. and George Gruber; att'ys, Lindsay & Flammer..... 21

Marcy av, w s, 20 n Munroe st, 20x85. Ebenezer Morgan agt Francis A. and Anna C. Douglass; att'y, B. S. Clark..... 21

Meeker av, s s, 156.2 w Morgan av, 20x130.3x24.11x115.5. Harriet S. Ewen agt J. Henry Fowler et al. Amended notice; att'y, W. T. Graff..... 21

Douglass st, n w cor Albany av, runs west 350 x north 112.9 x east 210 x south 25 x east 100 to Albany av, x south 87.9..... 21

Albany av, n e cor Douglass st, 87.9x100..... 21

Douglass st, n s, 425 e Albany av, 150x112.9..... 21

Ellen Woolsey agt John R. Kennaday; att'y, David Barnett..... 22

RECORDED LEASES.

NEW YORK. Per year.

Cliff st, cor Hague st. Richard H. Bowne and ano., exrs. W. Hull, to Schultz, Southwick & Co.; 10 years, from May 1, 1880..... \$2,130

13th st, No. 215 E., stores. Michael Kunzenman, Sr., to Richard Ravenhall; 5 years, from May 1, 1883..... 1,560

Table listing real estate transactions in Essex County, including descriptions of properties and their values.

NEW JERSEY.

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 Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names of parties and property details.

MORTGAGES.

Table listing mortgages in Essex County, including names of parties and property details.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including names of parties and property details.

Table listing real estate transactions in Hudson County, including descriptions of properties and their values.

JUDGMENTS.

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

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names of parties and property details.

MORTGAGES.

Table listing mortgages in Hudson County, including names of parties and property details.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names of parties and property details.

Table listing real estate transactions in Hudson County, including descriptions of properties and their values.

BILLS OF SALE.

Table listing bills of sale in Hudson County, including names of parties and property details.

JUDGMENTS.

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

PASSAIC COUNTY.

MORTGAGES.

Table listing mortgages in Passaic County, including names of parties and property details.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Passaic County, including names of parties and property details.

JUDGMENTS.

Table listing judgments in Passaic County, including names of parties and amounts.

ALBANY LUMBER QUOTATIONS.

Table listing lumber quotations in Albany, including prices for various types of wood and lumber.

Table listing various types of shingles (shaved pine, sawed pine, cedar, hemlock) and their prices per M.

MARKET QUOTATIONS.

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

Table listing various types of bricks (Pale, Jerseys, Up-Rivers, Haverstraw, etc.) and their prices.

Table listing various types of front stones (Crotan and Crotan Points, Crotan, Philadelphia, etc.) and their prices.

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 c. Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

Table listing various types of fire bricks (Welsh, English, Scotch, etc.) and their prices.

Table listing various types of cement (Rosendale, Portland, etc.) and their prices.

Table listing various types of foreign woods (Cuba and Mexican, Florida, etc.) and their prices.

Table listing various types of hair (Cattle, Goat) and their prices.

Table listing various types of iron (Duty, Bar, etc.) and their prices.

Table listing various types of iron (Duty, Bar, etc.) and their prices.

Table listing various types of iron (Scroll, Angle iron, Wrought Beams) and their prices.

Table listing various types of sheet iron (Nos. 10 to 16, 17 to 20, etc.) and their prices.

Table listing various types of galvanized iron (Galvanized, 14 to 20, 21 to 24, etc.) and their prices.

Table listing various types of patent finished rails (Patent finished, Rails American steel, etc.) and their prices.

Table listing various types of labor (Ordinary, Masons, Plasterers, etc.) and their prices.

Table listing various types of lath (Rockland, common, Rockland, finishing, etc.) and their prices.

Table listing various types of lime (Rockland, common, Rockland, finishing, etc.) and their prices.

Table listing various types of lumber (Prices for yard delivery, average run of stock, etc.) and their prices.

Table listing various types of lumber (Pine, Spruce, Hemlock, etc.) and their prices.

PAINTS AND OILS.

Table listing various types of paints and oils (Chalk block, China clay, Whiting, etc.) and their prices.

Table listing various types of oxide zinc (Oxide zinc, American, Oxide zinc, French, etc.) and their prices.

Table listing various types of plaster Paris (Duty, Calced, ordinary city, etc.) and their prices.

Table listing various types of slate (Purple roofing slate, Green slate, Red slate, etc.) and their prices.

Table listing various types of solders (Half and half, Extra, No. 1, etc.) and their prices.

STONE.—Cargo rates, delivered at New York.

Table listing various types of stone (Amherst freestone, Amherst do, Berlin freestone, etc.) and their prices.

Table listing various types of tin plates (I. C. charcoal, I. C. coke, etc.) and their prices.

Table listing various types of zinc (Zinc, Duty, sheet, etc.) and their prices.

THE CO-PARTNERSHIP HERETOFORE EXISTING between the undersigned, under the firm name and style of C. B. KEOGH & CO., expires this day by limitation. C. B. Keogh or H. C. Smith will sign in liquidation.

NEW YORK, August 17th, 1882. The undersigned have this day formed a co-partnership, under the firm name and style of C. B. KEOGH & CO., and will continue business at the old stand, Nos. 203 and 205 Canal street, as heretofore.

McBAIN & MARREY, North River Blue Stone & Flagging, 551 to 555 West 38th Street, Bet. 10th and 11th Aves. NEW YORK.

BUILDING MATERIAL Exchange Memberships Bought and Sold by WM. WILLIS MERRILL, 4 Stone St., Room 69 DEALER IN EXCHANGE MEMBERSHIPS.

John Trageser. Steam Copperworks, 447 to 453 West 26th st, New York, established 1850. First prize awarded at Centennial Exhibition 1876, for Copperwork. Copperwork for plumbers, brewers, distillers, sugar-houses, chemical works, etc. All work stamped and warranted as represented. Black and galvanized iron boilers with patent steel heads and bottoms a specialty. All sizes always on hand.

JOHN DEWHURST, PLAIN & ORNAMENTAL PLASTERER, Jobbing attended to. SHOP 160 W. 49 ST. SYLVESTER DONOVAN, BLUE STONE YARD, 11th Av. near 39th St., N. Y. H. TAYLOR, STAIR BUILDER, 126TH STREET AND 8TH AVENUE.