

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

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Communications should be addressed to

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J. T. LINDSEY, Business Manager.

If we elect a Mayor this fall who will recommend to the Legislature and secure the passage of a bill allowing the Commissioners of the Sinking Fund to cancel and stop further payment of interest on all city stock and bonds purchased by the Commissioners for redemption of the city debt, the rate of taxation will be reduced fully 25-100, or about one-tenth of the total taxation, thereby reducing this heavy burden on property owners of the present decade, and increasing the value of their realty.

This system of paying interest on a debt funded and paid off out of the city's revenues is very unwise, and is one that has long been abandoned by all sound financiers. It operates very much in the same manner as in the case of a man paying his note, putting it in his pocket, and continuing to pay interest on the same instead of destroying it.

It will be remembered that we recently reported in our news column the sale, by Mr. William H. Vanderbilt, of the three-story brick house No. 5 Bowling Green, on private terms, the price, however, we now learn was \$110,000, at which figure it was not dear. In this connection, it may be of interest to recall the fact that this property was sold at auction on February 13th, 1821, to Samuel Ward, Jr., for \$24,750, and that it was described in the auction announcement as "one of the best and most convenient houses in the United States, and exceeded by none in beauty of situation, and chasteness of architecture." The property at this time (1821) was rented for \$1,560 and the taxes, while the present owners have just refused an offer of \$12,000 per annum.

The American Forestry Congress met in Montreal on Monday and Tuesday last, and a large number of interesting and instructive papers were read on the best way to conserve existing forests; climatology and forestry; forests in their relation to water supply; how to promote the extension of timber bearing lands in districts where timber is scarce, and how best to introduce it into the treeless regions of the West, as well as on a number of other subjects bearing on this important matter. The preservation of our forests is a matter that has been too long neglected. Public health and the preservation of our present climatic condition demand that something should be done and done quickly to stop the destruction of our forests. After all the cost of tree planting is so trivial that, if the importance of this matter were brought before the public, they would doubtless do much to assist in this matter by planting more shade trees about their houses, along the country roadsides, and wherever land was available for this purpose.

The contractor for the joiner work to be done on the new revenue barge office, at the Battery, gave notice yesterday to Superintendent Dady, of the Bureau of Construction and Repairs, that he could not carry out the contract. He gave as a reason that he would sustain a loss on the job at the contract price. The entire contract amounts to only \$5,076.

THE NEW REAL ESTATE EXCHANGE.

JOHN D. CRIMMINS.

In my judgment, a Real Estate Exchange in the City of New York could never be made a paying institution. In the first place, there is no unity of action or opinion between real estate brokers; secondly, there are not enough people dealing in realty to support such an institution; thirdly, real estate cannot be sold short, like stocks, grain and other commodities, and it is the selling short of these that establishes an un-failing market for them; then, again, nearly all great speculation are caused or maintained by short selling. Real estate is slow to move, all the world over, and people always wish to look closely to their title before accepting a deed. Doubtless, an exchange, such as has been suggested, would greatly benefit the brokers and if it would lead to the more ready transfer of titles, would enhance the value of realty.

For my part, I am in favor of a new salesroom, where some information could be obtained when property is to be sold. The present exchange is in decided bad odor, whether justly or unjustly, I do not say. In a room of this character, which, by the way, should be above ground, there should be maps showing the elevations, water supply, improvements, etc., in all portions of the city, so that, when property was offered for sale, all these matters could be seen at a glance.

THOMAS & ECKERSON.

The most important thing in establishing a Real Estate Exchange is, to get only first class men for members, and for this reason it seems to us that there should be an entrance fee of, say \$500, and a stringent constitution and by-laws. One of the difficulties in starting such an exchange as that proposed by THE REAL ESTATE RECORD, is the well known jealousy that exists between real estate brokers in business matters, but this will doubtless be overcome. When we go to the present salesroom, it is with the intention of making a purchase for one or more of our clients, but it is not a pleasant place to do business, and the constant adjournment of sales is very vexatious. If an exchange is started by well known substantial business men we will certainly become members of it. The success of the new Building Exchange and the facility with which business is transacted there, shows the great advantage to be derived by the different business interests in establishing associations of this character.

AN ADVANCING MARKET PREDICTED.

In a conversation between a representative of the REAL ESTATE RECORD and Mr. Jefferson M. Levy, who has been operating in real estate in all parts of the United States since his boyhood, and who has been connected with ex-Mayor Smith Ely, Jr., in many of his largest operations in city realty, Mr. Levy expressed himself in this wise: In regard to real estate, New York may be said to consist of a number of cities, for, so manifold are the influences that affect values that property in different sections fluctuate almost without regard to the others. New York City realty always moves higher and higher. In each succeeding panic we find that values are not so much depressed as they were in the previous one, and that when the reaction comes the market always goes a little higher than before. As business men in every other section of the country, from Maine to California, become wealthy, they as well as their wives become desirous of living in New York, and the time is not far distant when New York will be to the United States what Paris is to France. While residing at Monticello this summer, I received visits from many prominent men from all parts of the nation, and they all agreed that we would have the largest crops of wheat, corn and cotton ever raised; in regard to corn, this is particularly true of Tennessee, Alabama, South Carolina and Georgia. That this will greatly enhance the wealth of the country goes without saying, and I believe that a very large percentage of it will be invested in New York real estate.

Investors in improved realty have always looked for a 10 per cent. return on their investments, but as money is now only worth from 3 to 4 per cent., they will soon become satisfied with 5 per cent. as a return from their real estate investments, and then as a natural consequence it must double in value.

In regard to the advance in real estate that has already taken place, I may say that it has been largely due to the great manufacturing interests that have been centering here. The electric light companies, the steam heating company and the cigar manufacturers alone have absorbed real estate running into the millions in value.

One of the great needs of this city, at the present time, is more hotels, the largest one in the course of construction now is the Murray Hill, on Park avenue extending from Fortieth to Forty-first street, which when completed will be one of the finest hotels in this country, and it is estimated that \$1,000,000 will be expended on it. There is room in New York for three or four more hotels of this character.

I believe that we will have this autumn one of the most active real estate markets ever known, and I predict an advance of 25 per cent. in well located realty.

OUT AMONG THE BUILDERS.

E. Gandolfo has prepared plans for the exterior improvement of Mr. W. S. Livingston's residence, No. 113 East Seventeenth street.

Mr. W. H. Vanderbilt proposes to erect a mammoth hotel, similar to the Charing Cross in London, on the southwest corner of Park avenue and Forty-second street. It will extend as far west as the Lincoln National Bank.

John Brandt has commenced the plans for the erection of two three-story brick stores and dwellings, 25x50, to be erected on the west side of Baxter street, 54 feet south of Walker street, by Jacob Cohen, at a cost of about \$10,000. It was the original intention of the owner to erect five-story buildings.

Mr. George Scott proposes to erect a handsome residence on Rumson Neck.

The Schermerhorns signed contracts on Wednesday last for the erection of the six large five-story flats with stores, on the west side of Third avenue between Sixty-eighth and Sixty-ninth streets. The corner houses will each be 30 feet and the inside houses 29 feet wide. This will be one of the finest improvements yet made on Third avenue. Mark Eidlitz will do the mason work, and James Elgar will be the carpenter.

J. M. Pinkney will erect at once a first-class four-story brick and brown stone flat house on the lot just purchased by him on the south side of One Hundred and Twenty-fourth street, 235 feet east of Eighth avenue. It will be trimmed in hard wood and will be 75 feet deep.

J. M. Horton proposes to erect an ice cream manufactory on the two lots on the south side of One Hundred and Twenty-fifth street, 100 feet east of Fourth avenue.

COMMISSIONERS TO BE APPOINTED.

Mayor Low has announced that he will appoint by September 1, the three Commissioners which, under the Compensation for Damages Act passed by the last Legislature, he has been petitioned to appoint by the East River Bridge & Coney Island Steam Transit Company. The Commissioners will estimate the amount of damage to property along the proposed route of the contemplated road, and a sum of money sufficient to compensate for such damages must be deposited with a trust company named by the Mayor before the company can commence to build.

The Board of Estimate and Apportionment met in Mayor Grace's office on Thursday and authorized Controller Campbell to issue \$200,000 assessment bonds, and \$197,000 bonds for the improvement of Westchester avenue. The application recently sent in by the Fire Commissioners for money to increase the force and plant of the Fire Department was referred to the Controller.

The contract for the construction of the iron viaducts and station buildings at either termini of the new Brooklyn Bridge have been awarded as follows: The Pittsburg Bridge Company, for New York, at \$117,117.50, and Messrs. Jones & Benner, for Brooklyn, at \$117,342.50.

Proposa's will be received at the Building for State, War and Navy Departments, Washington, D. C., for furnishing and delivering the cut granite required for the approaches of the north wing of the said building until 12 M. on September 19th.

At a meeting of the Dock Commissioners on Wednesday last, a petition of citizens was presented asking permission to build a foot bridge across the Harlem River at Two Hundred and Seventh street, on the west side, to a point opposite. The matter was referred to the Chief Engineer.

MARKET REVIEW.

REAL ESTATE.

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

Midsummer dulness still reigns in the salesroom and many brokers are out of town, yet there is considerable business being transacted at private sale and during the past week there have been a number of important transactions consummated. We hear there is an active demand for flats that rent for \$1,500 to \$2,000 per annum on the West Side, below Fifty-ninth street, and there is also considerable renting demand for houses in the same district.

At the Registers office business is still light, and is likely to continue so for some time to come, but after October 1st it is probable there will be a different story to tell, as all the brokers and operators are predicting a very active market early in September.

On Thursday last, C. S. Brown sold at auction, at Long Branch, the property of ex-Collector Thomas Murphy. It is situated near the cottages belonging to Gen. Grant and Geo. W. Childs, on Ocean and Park avenues, and is considered among the most valuable property at that resort. There was a large crowd present and bidding was very spirited, the prices proving satisfactory. Two lots on Park avenue brought \$4,200 each, the lot on the corner of Park and Ocean avenue, 40.3x200, sold for \$16,500, while the handsome residence with plot of ground, 186x685, was knocked down to E. J. Lewis, of this city, for \$30,000. There were no sales at the Exchange this week, something very unusual.

Gossip of the Week.

Messrs. Charles Buek & Co. have sold the four-story high stoop brown stone dwelling, No. 285 Lexington avenue, 22.9x55x80, to Mr. Marmaduke Tilden, for \$37,000.

Mr. V. K. Stevenson, Sr., has sold the property on the southwest corner of Broadway and Bleecker street, 25x200, for \$180,000 to Mr. Samuel Glover, of Fairfield, Conn. This is the property purchased about a year ago at auction by Mr. Stevenson for \$160,000.

John S. Barnes, the well-known Wall street banker, has purchased a farm at Lenox, Mass., and proposes to at once erect a handsome summer residence thereon.

V. K. Stevenson, Sr., has refused an offer of \$700,000 for his property, Nos. 44 and 46 Broadway, which is leased to the Standard Oil Company, for what is equal to about \$60,000, netting clear \$45,000 per annum. This property was purchased by Mr. Stevenson just two years ago for \$115,000, and as he spent about \$70,000 on improvements, it stands him at \$185,000.

Mrs. Stevens has refused an offer made her at Saratoga a few days since, of \$500,000 cash for the property on the southeast corner of Fifth avenue and Forty-fourth street, 150x100, and subsequently she refused to lease the premises on a sixty-three year lease at \$20,000 per annum, the lessee offering to expend half a million dollars in improving the premises.

William M. Lent, the well-known mining man, has recently been buying property in the Twenty-third Ward.

Mr. Brokaw, of the firm of Brokaw Bros., has purchased from Robert Barbour the fine residence and half-acre of ground on Ocean avenue, near Mr. Thomas Murphy's cottage, Long Branch, for \$30,000.

W. F. Corwith has sold the new four-story brick flat house on Franklin street, Brooklyn, adjoining the Bowler House, to Louis J. Fessler, of New York, for \$11,625.

Dr. Hudnut, of soda water fame, has purchased Mr. George Scott's handsome cottage at Monmouth Beach, for \$30,000.

R. Guggenheimer's client, Mr. L. Wise, has purchased the two large flats known as the Beekman Flats on the north side of Fifty-first street, between Second and Third avenues, from Mr. William Martin, for \$75,000, all cash.

Mr. P. J. Seiter has sold the lot and three-story brick house, No. 255 East Seventy-eighth street, 14x10, for \$5,500, cash.

Mr. Morris B. Baer, who is now in Europe, has sold under contract to the Province General of Stuttgart, Bavaria, a large piece of property at Fort Washington, formerly owned by a prominent city official, for \$116,000.

The property, Nos. 198, 200 and 202 Division street, and Nos. 1 and 3 Suffolk street, which was sold by Messrs. Morris B. Baer & Co., on Monday last for \$57,500, was transferred on Thursday, as shown by the conveyances; rather quick work.

Two lots on the south side of One Hundred and Twenty-fifth street, 100 east of Fourth avenue, have been sold to J. M. Horton for \$18,000.

J. M. Stalaland has sold the lot on the south side of One Hundred and Twenty-fourth street, 225 east of Eighth avenue, to J. M. Pinkney for \$7,000, with a loan of \$7,000.

It is reported that the northwest corner of Fourth avenue and One Hundred and Twenty-fifth street, 50x90, has been sold for \$30,000 and that a bank and safe deposit building will be erected thereon.

BROOKLYN, N. Y.

In the city of Brooklyn Messrs. T. A. Kerrigan and J. Cole have made the following sales for the week ending August 25:

*North 2d st, s. s., 48.7 w 9th st, abt 19x67.2x17x 77. Morris Fosdick	\$1,201
*North 2d st, n. s., 67.6 w 9th st, 18x67. Morris Fosdick	1,100
*North 2d st, s. s., 85.6 w 9th st, 18x63. Morris Fosdick	1,100
*Clermont av, w. s., 105 n Myrtle av, 25x77.8. Charles Anderson	9,300
Gates av, s. s., 345 e Nostrand av, 20x100. Mary J. Reeve, defendant	1,025
*Myrtle av, n. s., 29.1 w Clermont av, 25x100x 25.6x96.4. John M. Reid	3,300
Total	\$17,025

BUILDING MATERIAL MARKET.

BRICKS.—Last week the firmer tone on values for Common Hards led sellers to hope that the worst point of the market had passed, and that, if no positive upward turn took place, the position could at least be carried steady. These calculations, however, were disappointed, and we find matters weakening off again with apparently very little in the way of encouraging feelings entertained by operators. The demand is very good, indeed, and is looked upon as remarkably liberal for the season, but does not fully offset the offerings, and, with a constant effort to find customers, the receiver has to suggest something in the way of attractive terms. Up to the present writing there is no perpendicular decline, but a sort of dry rot taking off fraction by fraction and giving prices a somewhat unsettled position. As near as can be decided the quotations may be ranged at \$4.75@5.25 for Jerseys, with the fancy brands at the usual premium; \$5.25@5.75 for "Up Rivers, and choice 25c. higher, and \$6.00@6.50 for the general run of Haverstraws, though as with other grades some extra fine lots sell a trifle higher. Indeed, it may as well be understood that fine qualities are not plenty and very likely to exceed outside quotations, while only the poorest of the grades named sell at inside figures. We state this for the benefit of a class of buyers who seem to want the best stock for the lowest price, and endeavor to use THE RECORD'S quotations to work upon. The outlet for goods beyond a few cargoes going Eastward has been on city account and very largely for actual consumption, though a few dealers still incline to run in an odd cargo now and then when quality is very attractive. Nothing really new from the points of manufacture. The threats to shut down to half time or entirely have not been carried out, and until this takes place receivers expect little change for the better here. Pale Brick continue under the ban and have much the old nominal position, with about \$3.50 @4.00 per M quoted. Sellers, of course, are grumbling, but many seem to think "it will come out all right after a while."

FOREIGN WOODS.—Mahogany has continued in good general demand, and prime stock sells closely to supply at full former rates. In most other leading styles there has also been a fair movement including an occasional fair order for re-export. We clip the following from the London *Timber Trades Journal* in regard to boxwood:

The military operations in the East will seriously affect the boxwood trade, which draws its supplies mainly from Asia Minor, Persia, &c., and which are shipped in parcels from Constantinople, and other ports in the Turkish Empire. The price of boxwood blocks for engravings has again advanced, and as soon as hostilities commenced in Egypt one of the largest London dealers in this wood visited the various ports in the Mediterranean, and bought up every consignment to be found.

HARDWARE.—The movement still tends to expand somewhat, and though the additions to the demand are slow, they appear satisfactory to the majority of operators. Interior advices are said to be encouraging, and there will be a good city and suburban consumption of standard goods. Exporters have been taking considerable stock for some time past, and this source of demand also promises well. The supply necessary to meet the outlet is ample, but not excessive by any means, and is well under control, while on prices a retention of the former uniform tone may be noted throughout. No list changes of importance are announced.

LATH.—The advantage of the position has remained entirely with sellers, and the indications of hardening

values noted in our last are fully verified. Demand, in fact, has apparently been in no wise over estimated and customers stood ready to handle the offerings as rapidly as they came to hand with a sufficient number of buyers unsatisfied to give receivers great confidence, and induce them to stand out firmly for higher rates, especially as advices at hand indicate moderate amounts afloat, and the probability of light shipments for some time to come. With sales commencing at \$2.05 and gradually working upward, we finally hear of a full cargo disposed of for up-town, East side, delivery at \$2.25 per M., and the latter seems to be as low as any offerings are now made.

LIME.—As indicated in our last report the market had an upward turn which finally resulted in placing the rates on Rockland at \$1.00 for Common, and \$1.10 @1.15 for Lump, with the sale quick for all the offering and more still wanted at the close. Indeed it is thought quite a quantity could be placed if here and a further advance is hinted at as among the probabilities at no distant day. The State manufacturers are also talking much more confidently and a few suggest the necessity for shutting down on production unless they secure a better return on the output of the kilns.

LUMBER.—Very few operators report positive animation, and some, indeed, continue to complain of the dull condition of affairs, but there is, no doubt, a slowly improving tone to the market, and the current of feeling sets in more cheerful channels. Buyers come along every day or two with specifications for special cuts, and while figuring closely on cost are not seeking to crowd matters, and from dealers local and near-by there is a disposition to negotiate whenever any thing suited to filling out yard assortments is offered. This is especially noticeable on coastwise supplies, only those who may not happen to be receiving from the interior on earlier purchase, standing off and assuming indifference. This is rather questionable policy apparently at this season, but some argue that purchases now would not permit of competition with neighbors who bought earlier, and it is just as well to wait for all the chances. From all primary points the advices are stronger, save in the form of hardening values, and others showing reduced accumulations, moderate shipments, and mills shutting down where a clear margin for profit cannot be shown.

Eastern Spruce remains at least steady, and, in some instances, there is a tendency to stiffen in value. Dealers make no unusual display of anxiety but are more frequently inquiring as to probable arrival of attractive supplies, and all useful stock of late sold has commanded a good, full figure and gone into yard for stock. Ports between here and the points of supply still afford an opening for a great many cargoes, while shipments further down the coast are increasing especially toward Philadelphia, our strongest competitor for long and white stuff. Manufacturers, at some points, are commencing to talk about a shortage of logs and very generally there is a tendency to greater firmness, though without indications that any serious advance is contemplated. We quote at \$14@16.00 per M., for fair to prime random, and \$16@17.50 for specials.

White Pine has met with only a moderately active demand and about the largest parcels selling appear to be on export account, home wants of all kinds, at the moment, running light and finding a supply from accumulations previously made. Stocks, however, are on the increase, though receipts by dealers and manufacturers and the assortment shows that selection has in many instances been made with a great deal of care and can be carried with comparative safety. Indeed, holders of this class of goods retain the same faith shown during the earlier portion of the season and, with the backing of primary markets relatively higher than our own, there is no reason for shading cost. On the other hand, however, no one appears particularly buoyant at the moment and the general line of cost remains about as before. We quote at \$19.00@21.00 per M. for West India shipping boards, \$27@29 for South America do., \$17@18 for box boards, \$18.50@19.00 for extra do.

Yellow Pine commences to show better indications, and there is a corresponding degree of hope entertained, though the experience of the past season has learned sellers to move cautiously and make haste slowly. There is a stock of at least ten million feet now here awaiting customers, and this would be precipitated upon the market together with increased offerings from the mills should any attempt to "boom" values be made. The assortment runs largely to heavy timber, etc., and this would keep the average bid comparatively low, but for staple goods in the way of flooring, etc., a fair gradual offering could be worked off at somewhat stiffer rates than at the commencement of the month. Indeed, any demand dependent upon the mills, must of necessity be accompanied by a higher tone of bids, as by judiciously ridding down the production, the manufacturers who are at work are in better position to assume an independent tone, and where mills have shut down entirely they will not start again until there is some chance for securing a profit. Two or three agents are figuring over specials, and a few bills have been accepted on a basis of ruling rates, and the f. o. b. trade at the Southern ports is making some growth at about former rates. We quote random cargoes, \$21@23 do.; green flooring boards, \$22@23 do.; and dry do., do. \$24@25. Cargoes at the South, \$13@15 per M for rough and \$20@22 for dressed.

Hardwoods are dull for the general average of stock offering, and have a somewhat unsettled tone, but there is a very good and rather improving demand for choice assortments and not many parcels available either here or in the interior, "any quantity" of poor stuff can be obtained it is said at most primary points. We quote at wholesale rates by car load, about as follows: Walnut, \$20@20 per M; ash, \$40@50 do.; oak, \$40@60 do.; maple, \$30@40 do.; chestnut, \$40@50 do.; cherry, \$40@65 do.; whitewood, 1/4 and 1/2 inch, \$25@27.50 do., and do. inch, \$33@40 do.; Hickory, \$35@45 do., for Western, and \$35@75 for good near-by stock.

Shingles do not show many if any really new features. The demand is good, in fact quick for most of the leading descriptions and values continue

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.

AUGUST 18, 19, 21, 22, 23, 24.

Broadway, Nos. 512 and 514, e s, 201.2 s Spring st, runs east 100 x south 10.4 x east 100 to Crosby st, x north 47 10 x west 89 x northwest 111 to Broadway, x south 37.6, six-story brick store. William H. DeForest to Elizabeth W. wife of Charles L. Perkins. 1/2 part. Mort. 1/2 of \$150,000. Jan. 23. nom

Broadway, No. 688, e s, 72.5 s 4th st, 27.3 x 130 to 20 foot lane, six-story iron front store. Michael Levenson to Louis Levenson. 1/2 part. All liens. Aug. 18. nom

Boulevard or Public drive, near centre line, at bet. former 176th and 177th sts, and very near the north side of said 177th st, runs south 52.8 x east 253.4 to centre of New av, x north 51.11 x west 228.11, being plot 183 Carman prop. Elizabeth Healy, Brooklyn, to John J. Fitzgerald. Aug. 18. 1,500

Courtlandt st, No. 45, s s, 19.6x70x20.3x 70.6, four-story brick store. Michael Coleman to Martha A. Fitch. August 24. 21,000

Division st, n w cor Suffolk st, 49.3x52.7x 5x43.11x50 to Suffolk st, x southwest 73.2, Nos. 198-202 Division st, three five-story brick stores and tenem'ts; No. 3 Suffolk st, five-story brick store and tenem't. Samuel Zeimer to William Boggs, Millstone, N. J. Mort. \$25,000. Aug. 23. 57,500

Essex st, No. 16, e s, 100 s Hester st, 25x 100, five-story brick store and tenem't. Sarah Rosen, widow, and Bernard Wisenberg to Nathan Shancupp and Morris Goldberg. All liens. Aug. 21. 15,000

Essex st, No. 21, w s, 50 s Hester st, 25x 62.6, five-story brick store and tenem't. Same to same as last. Mort. \$10,000. Aug. 21. 15,500

Eldridge st, No. 7, w s, 250.3 s Canal st, 25.6 x 75, five-story brick store and tenem't. Siebrand Niewenhous to Gertraud Dooper. Morts. \$12,000. Mar. 15. 50

Same property. Gertraud wife of and Auke Dooper to Nicholas Kodisch. Aug. 21. 21,000

Thompson st, w s, 62 n Prince st, runs west 75 x north 30.6 x west 25 x north 30 x east 100 to Thompson st, x south 63.6, No. 127, four-story brick store and tenem't; No. 129, three-story brick tenem't; No. 131, two-story brick store and dwell'g and three-story brick factory in rear.

Prince st, Nos. 173-175, n s, 25 w Thompson st, 50x62, two five-story brick factories. Henry M. Beekman, Jersey City, to Charles Koch. Aug. 7. nom

5th st, No. 710, s s, 150.6 e Av C, 22.6x96, three-story brick dwell'g. Samuel Koch to Louis Bourgardez and Paulina his wife. Mort. \$4,000. Aug. 22. 10,000

18th st, n s, 275 w 7th av, 100x92, Nos. 221 to 225, four and five-story brick brewery; No. 227, three-story brick dwell'g and one-story frame extension to brewery in rear.

18th st, No. 232 and 234, s s, 425 w 7th av, 50x148.8x50x144.10, two five-story brick stores and tenem'ts and two-story brick stable in rear.

Sebastian Sommer et al., exrs. and trustees S. Sommer, dec'd., to Sebastian and Emma J. Sommer, Mary A. Burr and Sarah L. Holmquist. Aug. 11. nom

26th st, No. 29, n s, 350 e 6th av, 25x98.9, four-story brick dwell'g. Louis L. Todd to Mrs. Margaretha Weatherhead. Mort. \$20,000. July 22. 35,000

29th st, No. 241, n s, 306 e 8th av, 23.5x 98.8, four-story frame tenem't and three-story brick tenem't in rear. Amanda C. wife of and J. Hopkins Stewart to Wil-

liam M. Mullen, Stapleton, S. I. Q. C. July 5. 75

32d st, No. 143, n s, 458.4 w 6th av, 16.8x 73x17.3x77.7, three-story brick dwell'g. Charles E. and Edward V. Loew to Edward Selleck. Morts. \$7,000. Q. C. Aug. 15. 2,000

32d st, No. 133, n s, 350 w 6th av, 25x101.7 x26.1x108.5, three-story brick dwell'g. James Bogert to Frederick Ackerman. Mort. \$10,000. Aug. 29. 15,000

34th st, Nos. 338 and 340, s e, 125 w 1st av, 46x98.9, two five-story brick stores and tenem'ts. The Germania Life Ins. Co., New York, to Charles Drechsel. August 1. 26,500

38 h st, No. 3, n s, 133 w 5th av, 26x98.9, five-story stone front, mansard roof, dwell'g. Caroline A. Frost, widow, Ida M. wife of Frank T. Robinson, Mabel A. Frost, New York, and Carrie E. wife of Edgar B. Clark, Watertown, N. Y., to Maria L. Travers. Q. C. March 22. nom

42d st, No. 550, s s, 227.6 e 11th av, 19.7x 98.9, three-story brick (stone front) dwell'g. Max Borger to Oswald Schultze. Mort. \$3,500. Aug. 12. 9,000

44th st, No. 549 W., n s, 200 e 11th av, 25 x100.5, three-story frame dwell'g and frame stable in rear. Margaret wife of Peter G. O'Neil, and heir B. Kiernan, to Mary A. wife of Michael Sinnott. 1/2 part of taxes 1879 and 1881, and water tax 1882 for \$20. Aug. 21. 1,200

49th st, No. 240, s s, 180 e 8th av, 20x100.5, three-story brick dwell'g. Stephen E. Browne to Robert H. McCurdy. Mort. \$10,000. Aug. 9. 18,500

54th st, Nos. 346 and 348, s s, 125 w 1st av, 50x100.5, two five-story brick stores and tenem'ts. Philip Fisher to Edward J. F. Werder. Morts. \$13,000. Aug. 1. 28,000

57th st, n s, 475 w 5th av, 75x100.5, vacant. Jacob B. Tallman, Jamesburg, N. J., to Edward Selleck. Mort. \$34,500. July 27. 75,000

Same property. Edward Selleck to Edward V. and Charles E. Loew. Morts. \$72,000. Aug. 22. 2,000

62d st, No. 363, n s, 64 w 1st av, 16x100.5, three-story brick dwell'g. Sarah Obriecht, widow, to Julius Flato, Brooklyn. June 29. 9,000

68th st, No. 232 E., s s, 357.4 e 3d av, 18.2x100, three-story stone front dwell'g.

68th st, No. 236 E., s s, 373.8 e 3d av, 18.2x100, three-story stone front dwell'g.

John D. Crimmins to Henrietta Gunther. Ms. \$14,000. Aug. 11. 36,000

68th st, n s, 215 e 11th av, 60x100.5, Release judgment. Philip Kladly and ano., exrs. P. Riedinger, to Isaias Meyer. Aug. 18. 50

72d st, Nos. 310-320, s s, 100 e 2d av, 100x 102.2, six three-story stone front dwell'gs. Jonas M. Libbey to Mary wife of Michael Duffy. Aug. 15. 90,000

74th st, No. 350 E., s s, 100 w 1st av, 25x 102.2, four-story brick tenem't. Wilhelm Holthausen to Henry P. Bauer, Brooklyn. 1/2 part. Mort. \$3,000. Aug. 21. 5,500

Same property. Henry P. Bauer, Brooklyn, to Maria Holthausen. C. a. G. 1/2 part. Mort. \$5,000. Aug. 21. 5,500

74th st, No. 22, s s, 325 e 5th av, 20.6x80, four-story stone front dwell'g. Sarah J. Young to Matilda wife of John P. Hays. June 29. 35,000

76th st, Nos. 220, 222 and 224, s s, 255 w 2d av, 75x102.2, three four-story brick (stone front) dwell'gs. Robert A. Stone and George Healing to Oscar T. Marshall. Morts. \$34,500. See Lexington av. Aug. 1. 52,500

Same property. George F. Johnson to Robert A. Stone and George Healing. Mort. \$42,000. Aug. 5. 60,000

81st st, s s, west of 3d av. Party wall agreement. Frederick Correll with Mary F. wife of Patrick Morris and Mary wife of Thomas Cahill. Aug. 14. nom

83d st, n s, 100 e Madison av, 50x102.2, new buildings projected. Edward Oppenheimer and Isaac Metzger to James F. McMannus. Morts. \$17,500. June 15. 29,00

83d st, n s, 100 e Madison av, 75x102.2. James F. McMannus to Richard J. Mahoney. 1/2 part. Morts. \$32,500. June 15. consid. omitted

86th st, Nos. 117 and 119 E., n s, 155.7 e 4th av, 80x100.8, two two-story frame dwell'gs. The Methodist Episcopal Church in Yorkville to The Congregation Gates of Hope. Mort. \$5,000. Aug. 5. 33,000

87th st, s e cor Lexington av, 37x100.8, three-story and two-story frame dwell'gs. Foreclos. Charles P. Miller to John H. Gray. Aug. 17. 13,000

105th st, No. 217, n s, 182.11 e 3d av, 17.1 x100.11, two story frame dwell'g. John W. Warner to Henry Turno. Mort. \$3,000. June 28. 4,200

109th st, n s, 245 w 3d av, 25x100.11, vacant. Samuel A. Lewis to Elizabeth wife of Charles Seitz. Morts. \$2,500. Aug. 18. 4,500

112th st, No. 432, s s, 182 w Av A, 19.6x 100.11, four-story stone front tenement. Foreclos. Hamilton Morton to J. Nelson Tappan, Chamberlain City New York. July 26. 5,000

113th st, No. 244, s s, 80 w 2d av, 20x71.3, four-story brick tenem't. John H. Deane to Ann M. Jenny. Mort. \$7,000. August 16. 10,000

119th st, Nos. 122-124, s s, 215 e 4th av, 25x100.10, two-story frame dwell'g. Paul N. Spofford to George W. Tremlett. Rerecorded. Sept. 2, 1868. 2,750

122d st, No. 255, n s, 73.6 w 2d av, 14x70, three story brick (stone front) dwell'g. Charles Sibeth to John J. Tracy. Mort. \$3,000. Aug. 22. 10,000

Same property. John J. Tracy to Elizabeth wife of Charles Sibeth. Mort. \$3,000. Aug. 22. 10,000

126th st, s s, 250 w 6th av, 25x99.11, frame shanty and stable. Mary S. wife of Thomas Redding and heir J. Quealy to Emma wife of William H. Arnott. Aug. 24. 7,900

126th st, s s, 250 w 6th av. Release dower. Rosa Quealy, widow, to Emma Arnott. Aug. 24. nom

126th st, n s, 145 e 8th av. Release mort. James Bowen et al., trustees Maria J. Bowen, to Maria A. Cutter and John Lynch. Jan. 11. Consid being a mort. for 2,500

127th st, No. 217, n s, 150.6 w 7th av, 15x 99.11, three-story stone front dwell'g. A. Alonzo Teets to Samuel J. Morgan. Mort. \$7,000. Aug. 19. 13,000

128th st, No. 133, n s, 520 w 3d av, 20x 99.11, three-story stone front dwell'g.

129th st, No. 130, s s, 520 w 3d av, 20x 99.11, one-story brick stable.

Lewis A. Sayre, trustee and assignee of C. H. Hall, to Josephine T. wife of John B. Franklin. May 31. 500

Same property. Same, as recvr. of same, to same. May 31. nom

Same property. Nathaniel F. Moore, exr. Katharine F. Anner, to Josephine T. Franklin. March 30. 11,000

Same property. Lewis A. Sayre and Eliza A. H. his wife to same. Q. C. Aug. 8. nom

130th st, n s, 175 w Boulevard, 75x99.11, three four-story brick tenem'ts projected. Charles W. Dayton to John G. Heintze. Mort. \$3,000. Aug. 15. 10,200

131st st, n s, 135 e 6th av, 100x99.11, vacant. Lewis A. Sayre, as trustee and assignee of Charles H. Hall, to John J. and James W. Wilson, Elizabeth M. Hazelton, Brooklyn, and Anna R. Scott, Jersey City. Aug. 21. 400

Same property. Lewis A. Sayre, as recvr., &c., to same. Aug. 21. nom

132d st, n s, 329.1 w 5th av, 5.11x99.11, Elizabeth F. Washburne. Rondout, N. Y., to John A. Eagleson. Contract. July 10. 750

134th st, n s, 475 e 8th av, 100x99.11, Assigns all title to above and all other real estate in New York City of which W. E. Duffy died seized. Mary Smith, widow, to James Duffy. June 5. 60

135th st, s s, 110 w 5th av, 75x99.11, three four story brick tenem'ts projected. Catharine A. Ferris to Patrick Whelan. Aug. 15. 16,500

168th st, n s, 128.9 e Kingsbridge road, runs north 95 x east 50 x south 45 x east 100 to Audubon av, x south 50 to 168th st, x west 150.

Audubon av, w s, 125 n 168th st, runs west 100 x south 80 x west 50 x north 85 to 169th st. x east 150 to Audubon av, x southerly 55.

Partition. Philo T. Ruggles to Elizabeth M. wife of Alfred Roe. June 30. 4,825

Av A, n e cor 72d st, runs 51.2 x east 98 x north 51 x east 350 x south 37.10 x east 198 to Av B, x south 64.4 to 72d st. x west 64.6.

Av B, s w cor 72d st, runs west 148 x south 102.2 x east 50 x north 25.6 x east 98 to Av B, x north 76.8. Conveys land lying between above premises and the East River, and also in 72d st adjoining the premises.

Nathaniel P. Rogers, Hyde Park, N. Y., to John C. Henderson. Aug. 16. nom

Lexington av, s w cor 94th st, 100.8x75, vacant. Oscar T. Marshall to Robert A. Stone and George Healing. Mort. \$15,000. See 76th st. Aug. 1. 30,000

Lexington av, No. 281, e s, 73.3 s 37th st, 25.6x80, four-story stone front dwell'g. Charles Buek to Henry C. Eno. Aug. 24. 45,000

Same property. Release mort. The Germania Life Ins. Co. to Charles Buek. Aug. 22. nom

Same property. Release mort. Jonas B. Kissam to Charles Buek. Aug. 24. 8,000

St. Nicholas av, e s, 25.5 n 159th st, runs east 104.8 x north 75 x west 25 x north 50 x west 103 to av, x south 127.2.

St. Nicholas av, n e cor 160th st, 50.10x100.

Partition. Philo T. Ruggles to Sanford Simons. June 30. 11,675

Same property. Sanford Simons to Henry Newman. Morts. \$7,005. June 30. 11,675

1st av, Nos. 189 and 191, w s, 46.1 s 12th st, 45.10x100, two five-story brick stores and tenem'ts. Henry Markus to Loeb Rosenstock. Morts. \$32,500. March 31. 34,000

1st av, No. 2229, w s, 75.10 s 115th st, runs west 100 x south 9.2 x west 50 x south 15.10 x east 150 to 1st av, x north 25, three story brick store and dwell'g. Adam Radlein to Thomas O'Meara. Sept. 24, 1880. 2,500

Same property. Thomas O'Meara to Mary wife of Adam Radlein. C. a. G. Sept. 24, 1880. 2,500

2d av, No. 2075, w s, 25.11 s 107th st, 25 x75, four-story brick store and tenem't.

2d av, Nos. 2069 and 2071, w s, 75.11 s 107th st, 50x75, two four-story brick stores and tenem'ts.

Wilhelmine wife of William A. Juch to Karl M. Wallach. Morts. \$24,000. Aug. 22. 43,450

Same property. Samuel S. Constant to Wilhelmine Juch. Aug. 22. nom

3d av, n w cor 95th st, 75.8x100, one-story brick store. Joseph H. Whitehead et al., exrs. J. Whitehead, to John D. Karst, Jr., and Hamilton T. Magrath. Aug. 7. 26,000

4th av, s w cor 62d st, 100.5x83.4. Release mort. Henry A. Cram to William Van Antwerp. Aug. 16. 62,500

4th av, w s, 67.11 s 69th st, 18.6x81, four-story brick dwell'g. William A. Hankinson to William R. Martin. Mort. \$30,000. Aug. 17. 50,000

10th av, s e cor 57th st, 120.5x100, seven and eight story brick piano factory (in ruins).

10th av, e s, 120.5 s 57th st, 20x80, one-story brick boiler house (in ruins), with machinery, fixtures, &c., and all interest of Thos. A. Dowling, dec'd, in the co-partnership of Hardman, Dowling & Peck, being a 1-3 share.

Agreement to purchase and sell. John Hardman and Leopold Peck, surviving partners, with Agnes Dowling, widow, &c. June 16. 25,870

10th av, e s, extending from 203d st to 204th st, 199.10x100, vacant. Foreclos. John Whalen to James Cassin. August 21. 3,000

10th av, e s, extdg from 79th st to 80th st, 204.4x100.

79th st, n s, 100 e 10th av, 250x102.2.

80th st, s s, 100 e 10th av, 250x102.2, vacant.

Marmaduke Tilden to John O. Baker. 1/2 part. Aug. 9. 75,000

Same property. Abby B. Blodgett, widow, and individ., and Eleanor E. and William T. Blodgett, children W. T. Blodgett, to same. 1/2 part. Aug. 10. 75,000

Same property. John O. Baker to Henry F. Dimock. Ms. \$120,000. Aug. 22. 30,000

11th av, w s, 98th to 99th sts. Release mort. John F. Feitner et al., children of F. Feitner, dec'd, to Frank Jenkins. Aug. 23. 50

Interior lot on centre line, bet 112th st and 113th st, at point 80 w 2d av, runs west 20 x north 29.8 x east 20 x south 29.8. John H. Deane to Christian Blinn, Jr. Morts. \$17,500. Aug. 15. nom

MISCELLANEOUS.

Agreement withdrawing suits and making settlement of estate matters. Edward C. Ripley with Chauncey B. Ripley.

Assignment of bid for nine lots on St. Nicholas av, 10th av and 159th st and 163d st, part of Jumel estate. Henry Newman to Sanford Simons. June 30. nom

Certificate of incorporation of the Erste Duklaer Schomre Hadas Congregation of the City of New York, worshipping at No. 97 Ludlow st.

Exemplified copy of last will and testament of Catharine Whiting.

Right to use water pipe. Henry F. Spaulding, Riverdale Park, 24th Ward, to George H. Forster, same place. 150

23d and 24th WARDS.

Cottage st, n e s, part lots 190 and 191 map Mott Haven, 46x110. Jane M. A. wife of Robert N. Smith, Australia, heir John Padley, to Louisa Jousserandot. All title. Release. May 25. nom

Lafayette pl, lot 114 map Monterey, 50x100. Release mort. Jefferson M. Levy, guard. H. Du Bois, to L. Napoleon Levy. Aug. 17. nom

Same property. L. Napoleon Levy to Paul Tiedjen. Subject to mort. August 17. 550

141st st, n s, 200 e Willis av, 25x100.

142d st, s s, 200 e Willis av, 25x100.

Moody B. Smith, trustee of Elizabeth Oliver and Josaphat O. H. Clark, Jersey City, to William McDermot. Aug. 15. 2,800

Same property. William McDermot to Julia wife of William O'Gorman. Aug. 23. 2,800

143d st, n s, 281.6 e Alexander av, 25x100. Sarah C. Yarrington to Christopher Sturz and Anna his wife, tenants by the entirety. Aug. 21. 2,700

144th st, n s, 251.5 e 3d av, 25x100, h & l. John W. Warner to George Va Kay. Aug. 19. 3,300

145th st, n s, 400 e Willis av, 25x100. Jane M. A. wife of Robert N. Smith, and heir J. Padley, Australia, to Jane Padley. C. a. G. May 25. nom

154th st, n s, 270 w Elton av, 25x100. Anton Fallendor to John Henkel. August 16. 762

165th st, n s, 74.5 e Grove av, 25.3x71. John B. Sweeney, Jr., to Patrick Martin. M. rt. \$2,300. Aug. 24. 3,750

Sedgwick av, w s, 243.7 n Wolf st, 25x100. Mariana A. Ogden et al., exrs. and trustees W. B. Ogden, to Mary A. Mawbey, High Bridge. June 19. 1,500

Union av, e s, 125 n Glen av, 25x200. Iverson W. Knapp to Mary B. wife of James L. Woolley. C. a. G. Nov. 6, 1876. 500

Walton av, n w s, 183.4 n e 150th st, 16.8x100, three-story brick dwell'g. Foreclos. Stephen H. Olin to The Germania Life Ins. Co. Aug. 7. 2,500

Walton av, n w s, 166.8 n w 150th st, 16.8x100, three-story brick dwell'g. Foreclos. Same to same. Aug. 7. 2,500

Walton av, n w s, 150 n e 150th st, 16.8x100, three-story brick dwell'g. Foreclos. Same to same. Aug. 7. 2,500

Willis av, e s, 36.8 s 142d st. Release mort. Josephine Taylor to Julia wife of William O'Gorman. Aug. 15. nom

Willis av, w s, 100 s 147th st, 50x106. Foreclos. Daniel M. Van Cott to Frederick Stark. Aug. 14. 3,000

3d av, w s, 75.3 n 163d st, runs north 144.11 x west 183.8 x south 119.1 x east 100.6 x south 25 x east 99.8, hs & ls. Gary I. Moulton and ano., exrs. Hannah R. Moulton, to James C. Varney, Brooklyn. June 27. 13,000

Same property. James C. Varney, Brooklyn, to William M. Lent. Mort. \$8,000. Aug. 16. 17,000

Plot on boundary line bet. grantee and A. Denike, at point 461 s e Southern Boulevard, one acre. Elizabeth A. Barton and ano., exrs. Mary F. Barton, to Mary A. Hunt, Detroit, Mich. Given to replace lost deed. Aug. 16. 2,000

LEASEHOLD CONVEYANCES.

Broadway, s w cor 26th st, St. James Hotel, 94.8x92.11x10.11x50x98.9 to 26th st, x109.1. Assign. lease. The Mutual Life Ins. Co., New York, to Paul N. Spofford, et al., exrs. P. Spofford, dec'd. nom

Thompson st, No. 128. Assign. lease. Herman Hoberg to Robert Gunkel. 650

9th st, s s, 261.6 e 1st av, 13.6x93.11. Assign lease. Victorine Neurath, extrx. C. Neurath, to Gustav Uhlig. 7,500

13th st, Nos. 55 and 57 W., 25x103.3. Rebecca wife of Asher T. Meyer to James Pursell, Jr. 21 years from May 1, 1882, per year (party of second part to erect a new building to cost about \$10,000) 2,000

47th st, n s, 150 w 5th av, 29.5x100.5. Assign lease. Charles E. Brooks to Frederick W. Brooks. nom

111th st, n s, 204.2 e 2d av, 20.10x100.11, furnished. William Klett et al., heirs M. Klett, to Catharine Klett, widow. Life lease. Lessee pays all taxes, insurance and cost of repairs.

112th st, n s, 230 w 4th av, 25x100.11. Assign. lease. John W. Warner to John McLean. 900

6th av, No. 287, s w cor 18th st, 16x59. Assign. lease. George A. Cambeis to Henry Schmitt. June 24. 3,500

KINGS COUNTY.

AUGUST 18, 19, 21, 22, 23, 24.

Adelphi st, e s, 333 n Atlantic av, 26x100. Foreclos. Edwin C. Schaffer to Charles Thies. Mort. \$2,375. \$1,075

Same property. William W. Hoyt to same. Q. C. nom

Adelphi st, e s, 333 n Atlantic av, 26x100, h & l. Charles Thies to Daniel O'Brien. Mort. \$3,000. 3,670

Bergen st, s s, 170 e 3d av, 180x100. Peter Van Keuren to Phebe Dearing. 50,000

Same property. James W. Dearing to Peter Van Keuren. 50,000

Broadway, n e s, 60 n Van Buren st, 20x90. Gabriel De Bevoise, Jamaica, to Samuel M. Meeker, Jr. Mort. \$600. 900

Broadway, easterly cor Ellery st, 25x100. Caroline Skillman to William Ruthmann. 3,600

Broadway, n e s, 50 e Ellery st, 25x100. Samuel M. Meeker, exr. and trustee William Wall, dec'd, to Caroline Skillman. 1/2 part. 950

Same property. Samuel M. Meeker, guard. Wm. and Louis B. Wall, to same. Infant's share. 518

Same property. Evander B. Wall to same. 1-6 part. 259

Same property. Release of dower. Eliza A. Wall, widow, to same. nom

Broadway, n e s, 50 s e Elm st, 25x100. Samuel M. Meeker, exr. and trustee Wm. Wall, to Caroline Skillman. 1,900

Bartlett st, n s, 125 w Throop av, 25x100, h & l. Michael and George Rocklein, Barbara R. wife of Thomas Leonard and Mary R. wife of Wm. Wang to Philipp Christmann. 1,075

Bond st, w s, 50 n Wyckoff st, 25x75. Charles B. Reilly to George F. Bolen. 850

Chauncey st, s s, 250 w Stuyvesant av, 25x67.9x25x70.7. William H. Gothard to Sarah H. Martin. 500

Cumberland st, w s, 181.10 n Atlantic av, runs west 105 x south 25 x east 25 x north 5 x east 85 to street, x north 20, h & l. John Z. Little to Henry Elliston. Mort. \$2,800. See Cumberland st, same locality, discrepancy. 5,000

Cumberland st, w s, 181.10 n Atlantic av, runs west 105 x south 25 x east 25 x north 5 x east 80 to street x north 20, h & l. Henry Elliston to Elizabeth wife of John L. Little. See Cumberland st, same locality, discrepancy. Mort. \$2,800. 5,000

KINGS COUNTY.

AUG. 18TH TO 24TH—INCLUSIVE.

Table listing property sales in Kings County from August 18th to 24th, including names like Cornell, Charles M., and amounts such as \$75, 5,000, 300, etc.

CHATELS.

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

NEW YORK CITY.

AUGUST 18TH TO 24TH—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures in New York City from August 18th to 24th, including names like Altfeld, I., and amounts such as \$300, 260, 300, etc.

Table listing various property sales in New York City from August 18th to 24th, including names like Bloch, Emily, and amounts such as 1 A., 319, 238, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in New York City from August 18th to 24th, including names like Baumbach, F. W., and amounts such as 600, 846, 675, etc.

Table listing various property sales in New York City from August 18th to 24th, including names like Heath, J. P. and R. N., and amounts such as 1,500, 300, 750, etc.

BILLS OF SALE

Table listing bills of sale in New York City from August 18th to 24th, including names like Blumenstock, L., and amounts such as 1,658, 2,000, 300, etc.

N. Y. ASSIGNMENTS CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages in New York City from August 18th to 24th, including names like French, C. A., and amount 185.

Table listing names and amounts, including Goll, Louis; Gielmann, Edward; Gibeay, Catharine; Gaedeke, Barthold; Same; Same; Howes, Reuben; Johnson, Henry; Koch, Charles; Knabe, Diederich; Liverpool & Great Western; State Steamship Co.; McElroy, John; Meehan, Michael; McCollum, Augustus; McRichard, Henry; Oberteuffer, Reece; O'Reilly, Cornilius; Pratt, Edwin; Armand, as assignee; Stewart, Samuel; Strittmatter, John; Solomon, Daniel; Valk, Lawrence; Van Dyck, Vedder.

Table listing addresses and amounts, including Jefferson st. n. s. 350 e Bedford av, 100x10; Same premises; North 2d st. No. 316, s. s. 150 e 8th st.; Jefferson st. n. s. 350 e Bedford av. five houses; Jefferson st. n. s. 350 e Bedford av, 100x100.

SATISFIED MECHANICS' LIENS.

Table listing addresses and amounts for satisfied mechanics' liens, including August, NEW YORK CITY, 19 Eighteenth st. No. 238 E., s. s. 150 w 2d av. 25 x100; One Hundred and Ninth st. No. 314 E.; 24 Alexander av. s. e. cor 134th st.; 25 Thirty-fourth st. n. s. 100 e 1st av.

KINGS COUNTY.

Table listing addresses and amounts for Kings County, including August 19th to 25th-inclusive, Greene av. s. s. 300 w Nostrand av. 50x100; Monroe st. n. s. 209 e Reid av. 75x100; Sixteenth st. n. s. 101 e 5th av. 8x100.

BUILDINGS PROJECTED.

NEW YORK CITY.

Table listing addresses and amounts for buildings projected in New York City, including Plan 861-54th st. n. s. 135 w 6th av.; 862-10th av. e. s. 25 s 138th st.; 863-56th st. s. s. 125 w 9th av.; 864-46th st. No. 517 W.; 865-7th av. n. w. cor 54th st.; 866-58th st. No. 225 W.; 867-2d av. e. s. 70 s 72d st.; 868-2d av. Nos. 787, 789 and 791; 869-126th st. n. s. 425 e 8th av.; 870-Baxter st. s. w. cor Walker st.; 871-36th st. No. 446 W.; 872-3d av. w. s. 90 s 150th st.; 873-134th st. n. s. 125 e Lincoln av.; 875-Jay st. No. 14; 876-Chatham st. No. 159.

KINGS COUNTY.

Table listing addresses and amounts for Kings County, including August 19th to 25th-inclusive, Brunner, Frederick; Bussing, Robert S. Jr.; Carter, Henry; Davies, Thomas; Fint, August; Hopes, William; Koster, Henry; Masters, Peter; Melling, Benjamin; Meyer, John; Noll, Conrad; Rich, Rosilla; Riley, Thomas; Roller, Christian; Wamsley, Joseph; Wich, Frederick.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing addresses and amounts for mechanics' liens in New York City, including August, 22 Fourth av. s. w. cor 62d st.; 24 One Hundred and Twentieth st. s. e. cor 4th av.; 19 Grand st. s. e. cor South 5th av.; 19 One Hundred and Thirty-third st. n. s. 100 w 7th av.; 22 One Hundred and Eighteenth st. s. w. cor Lexington av.; 22 One Hundred and Fourteenth st. No. 436 E.; 23 One Hundred and Twentieth st. Nos. 214 to 220, s. s. abt 200 e 3d av.; 23 One Hundred and Fourteenth st. No. 436 E.; 24 One Hundred and Thirty-third st. No. 207 W.; 24 Same property; 24 Same property; 24 One Hundred and Sixteenth st. s. s. bet 1st av and Av A.; 24 One Hundred and Fourteenth st. s. s. abt 100 e 3d av.; 22 Seventy-first st. No. 162 E.; 21 Tenth av. w. s. abt 75 n 145th st.; 22 Third av. e. s. ext'd'g from 69th to 70th st.

KINGS COUNTY.

Table listing addresses and amounts for mechanics' liens in Kings County, including August, 22 Atlantic av. s. w. cor Utica av.; 21 Ocean parkway. w. s. 700 n Concourse, Coney Island.

Table listing addresses and amounts for mechanics' liens in Kings County, including cost, \$3,500; owner, B. M. Cowperthwait; 877-Prospect av. s. e. cor Morris av.; 879-Alexander, av. w. s. 136th to 137th st.; 880-Park av. e. s. 69th and 70th sts.; 881-55th st. n. s. 100 w 6th av.; 882-145th st. s. s. 125 e Brook av.

KINGS COUNTY.

Table listing addresses and amounts for buildings projected in Kings County, including Plan 757-Quay st. No. 85, n. s. 75 e West st.; 758-Freeman st. foot of, one one-story frame shed; 759-Harrison av. e. s. 20 s Lynch st.; 760-Puleski st. No. 112, s. s. one three-story brown stone dwelling; 761-6th av. w. s. 90 n 9th st.; 762-Lincoln pl. s. s. 149 e 7th av.; 763-Adams st. s. s. 100 e Broadway; 764-Oakland st. e. s. abt 204 n Van Cott av.; 765-Oakland st. s. e. cor Freeman st.; 766-Suydam st. No. 35, n. s. 240 w Bushwick av.; 767-Clifton pl. n. s. 116.8 e Nostrand av.; 768-Ralph st. n. s. 125 w Evergreen av.; 769-Bushwick av. No. 376, w. s. 100 s Flushing av.; 770-Bergen st. s. s. 245 from Rochester av.; 771-Patchen av. e. s. 100 n Decatur st.; 772-Clinton av. w. s. 142.6 s Greene av.; 773-Penn st. s. s. abt 100 e Lee av.

Miskam, Frederick—C Miskam, Union, installs. 1,500
Mulhearn, John—A Coughlin, 1 year. 150
Murphy, Sarah A—H R Hatfield, West Hoboken, 7 years. 1,200

CHATTEL MORTGAGES.

Bell, Henry—R Bell, furniture. 350
Davis, Mary—Jane Holland, saloon and furn. 78
Donovan, Daniel—T C Lyman & Co, saloon. 300

BILLS OF SALE.

Pye, Alfred—J J Smith, saloon. 150
Reiman, Herman—Margaret Reiman, butter store. 350
Werner, R A, Hoboken—A H F Cordes, furn. 100

JUDGMENTS.

Craig, Samuel—S Taylor. 53
Creig, Samuel—C W Mills. 103
Minningham, Magdalene—R McGumpsey. 30

PASSAIC COUNTY.

MORTGAGES.

Bachler, Louis—J Feder, Water st. 200
Brace, A A—W Bronson, Madison av. 1,247
Brower, Nancy—J T Brower, West Milford T.P. 60

CHATTEL MORTGAGES.

Brandt, Louis, Paterson—G Engelhardt, Jr, saloon fixtures. 225
Bush, Kezia, Paterson—P Warren, horses, wagons, &c. 175
Morgenroth, M B, Patterson—G W Terriberry, household furniture. 200

JUDGMENTS.

Foster & Smith—Sweetser, Penbrook & Co. 5,328

MARKET QUOTATIONS.

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

BRICK.

Pale. Cargo afloat \$ M. 3 50 @ 4 00
Jerseys. 4 75 @ 5 50
Up-Rivers. 5 25 @ 6 00

FRONTS.

Croton and Croton Points—Brown \$ M. 11 00 @ 12 00
Croton " " —Dark 12 00 @ 14 00
Croton " " —Red. 12 00 @ 14 00

FIRE BRICK.

Welsh. 30 00 @ 35 00
English. 25 00 @ 30 00
English, choice brands. 43 00 @ 45 00

CEMENT.

Rosendale. \$ bbl. \$1 10 @ 1 15
Portland, Saylor's American. 2 30 @ 2 75
Portland (English), ordinary. 2 65 @ 2 85

Portland Burham. 2 80 @ 3 00
Portland "Unknown". 2 50 @ 2 60
Lime of Teil. 2 30 @ 2 10
Lime of Teil. 15 00 @ 18 00

HAIR—Duty free.

Cattle. \$ bushel of 7 D. 18 @ 21
Goats. 30 @ 35

IRON.

Duty.—Bar, 1 to 1 1/2 c. \$ M; Railroad, 70c. \$ 100n
Boiler and Plate, 1 1/2 c. \$ M; Sheet, Band Hoop and
Scroll 1 1/2 to 1 3/4 c. \$ M; Pig, \$ 7 ton; Polished Sheet

Sheet.

Nos. 10 to 16. Common American. R. G. American
Nos. 10 to 16. \$ D 3 1/2 @ 4 00
Nos. 17 to 20. 3 3/4 @ 4 14

LABOR.

Ordinary, per day. \$2 50 @ 2 50
Masons, " 3 50 @ 4 00
Plasterers, " 4 00 @
Carpenters, " 4 00 @

LATH—Cargo rate.

Rockland, common. @ 1 00
Rockland, finishing. 1 10 @ 1 15
State, common, cargo rate. \$ bbl. @ 85

LUMBER.

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

Shingles, extra sawed pine, 18in. 4 00 @ 5 00
Shingles, clear sawed pine, 16in. 3 75 @ 4 00
Shingles, cypress, 24 x 6. 18 00 @ 20 00

PAINTS AND OILS.

Chalk block. \$ ton \$2 75 @ \$3 00
Chalk in bbls. \$ 100b 35 @
China clay. \$ ton 15 00 @ 18 50

PLASTER PARIS

Duty. 20 Per cent. ad. val. on calcined; lump free
Calcined, ordinary city. \$ bbl. 1 30 @ 1 35

STONE.—Cargo rates, delivered at New York

Amherst freestone, in rough \$ Cft.
Amherst do do \$ Cft No. 1 \$1 00 @ \$ —
Amherst No. 1 light drab \$ Cft. 85 @ 95

ZINC, Duty, sheet, \$ M, 2 1/2 c.

Sheet cask. \$ D. 7 1/2 @ 7 1/2
" open 8 @ 8 1/4

NEW YORK, August 1st, 1882.

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

C. B. KEOGH.
H. C. MCKAY.
H. C. SMITH.

NEW YORK, August 17th, 1882.

The undersigned have this day formed a co-part-
nership, 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.

C. B. KEOGH.
H. C. SMITH.
E. H. COFFIN.

THE FIRM OF JAS. B. SMITH, PRODGERS &
CO. was dissolved by limitation on June 1st,
1882, by the withdrawal of Augustus C. Walbridge,
JAS. B. SMITH & PRODGERS.

A. L. FAUCHERE & CO.

IMPORTERS AND MANUFACTURERS

Foreign and Domestic

Marble for Interior Work.

Office and Warerooms,
433 and 435 7th Av., near 34th St.

FULTON IRON WORKS.

Blake, McMahon & Co.
Iron Founders.

All kinds of Architectural Iron Work for Buildings.
513, 515, 517 & 519 West 25th Street.