

THE RECORD AND GUIDE.

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Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

OCTOBER 20, 1883.

The time has come to cry halt in the great bear campaign of the fall of 1883. This paper has foretold the break in prices and given the reason why. But we now believe that values have been unduly depressed. The bears in stocks have made so much money that they are flushed with victory and will continue their attacks upon the market, but investors can now purchase with confidence, provided they exercise judgment. We ought also to see better prices before the close of the year for our wheat and cotton. There are better times coming, but perhaps not right away.

The construction of the new bridge over the Harlem River at Second avenue will soon be under way. Contracts have been given out for a portion of the work, and we are assured that it will be prosecuted vigorously. It is understood that the Suburban Rapid Transit Company is building this bridge, and will soon commence the construction of its tracks in the Twenty-third and Twenty-fourth Wards. This ought to cause an immediate rise in value in the annexed district, for property on the other side of the Harlem will soon be available for improvement. The bridge and the new railroads will necessarily bring large areas into the market.

The ease of money is phenomenal for this season of the year. Money is generally easy when a bear speculation is under way; it is bull markets which create a demand for currency. But much of the ease is undoubtedly due to the continued issue of silver certificates. These are a perfect currency, better than any a bank can issue, as they are based upon the actual deposit of coin, dollar for dollar, in the government vaults. It should be borne in mind that these silver certificates are generally paid for in gold. The denominations called for are generally of ten and twenty dollars, and are extremely useful in payments for moving the crops in the South and West, where national banks are few in number.

Taxpayers have nothing to expect from the result of the coming fall elections. Neither the Democrats, Republicans nor Citizens announce any programme for giving us a better city government. Even the Anti-Monopolists and the Constitution Club people promise nothing but to support honest men for office. An entire and radical change in the machinery of our local government is demanded, but the politicians who control the several factions are intent merely upon a distribution of the spoils. The revelation of the condition of affairs in the Controller's office is simply appalling, and there is every reason to believe that all the departments of our local government are in a most unsatisfactory condition. We want home rule and responsible city government, but none of the newspapers seem to be interested in reform, and not a word is said about the new charter at the meetings of the various bodies that are nominating candidates for the coming election. Voters generally are extremely apathetic. We will probably continue our present wretched system for several years, when an explosion will come that will startle the community and force apathetic citizens to institute reforms. There ought to be an active canvass to return the right kind of Senators and Assemblymen, pledged to specific reforms, but nothing is done. The Citizens by the way did well to disband. The reform movement they started was a contemptible affair.

Nearly every authority which has appeared before the Senate Commission has arraigned our present system of common school education as being too literary. The "three r's" do not suffice in this industrial age. Boys and girls must be trained to work as well as to read and write. The American workingman is now at a disadvantage with the French, German and Swiss artisan who has been educated in the technical schools of those countries. The leading workmen in all our manufactories and shops are foreigners. It is the American and the Irishman who are "the hewers of wood and the drawers of water," and who are "bossed" by the artistic and skilled workman from over the water. This is galling to us as a people, especially in view of the exaggerated value we have heretofore accorded to our common school system. Peter Cooper was a decade ahead of his age. His "Union" is a model of the school of the

future. Facts are to be taught hereafter as well as letters. The eyes and the hands are to be trained as well as the memory. In twenty years from now there will be fewer bookkeepers and clerks and a vastly greater number of skilled and artistic work people. When that time comes we will be released from the tyranny of the trades' unions, for when the bulk of our workmen are trained in our technical schools, the limitation in the number of apprentices by these trade organizations will be of no avail, for skilled labor will be abundant for all industrial work.

A Warning to Debtors.

All customers of the national banks as well as debtors would do well to read the address of E. C. Bohne, at the recent Convention of Bankers at Louisville, Ky. This document was suppressed in the reports of the New York papers, which are all thick and thin advocates of our national bank system, and are committed in every possible way to gold monometallism. Stripped of all verbiage, Mr. Bohne's address, which will be found elsewhere in this issue, is an appeal to the tanks to put the screws on and ruin all their embarrassed customers. His theme is the appreciation of gold. His arguments, facts and figures go to show that the substitution of the one precious metal for the two has caused and is causing a ruinous depreciation in prices. He gives Mr. Goschen's table, showing that during the last ten years the market value of all articles, except tobacco and spirits, has depreciated from twenty to fifty-two per cent. The creditor class has been greatly benefited and the debtor class fearfully embarrassed by the steadily increasing value of gold, for this is the real phenomenon which accounts for the depressed trade and increasing number of bankruptcies here as well as in Europe. Bimetallism prevailed for seventy-five years up to 1873. Germany, in receipt of milliards of French gold, demonetized her silver and sold it as a commodity on the markets of the world. In the same year the United States also discarded silver. The result was a panic in prices, which impoverished Germany, Austria and other formerly silver using countries. The United States had its panic, from which it did not recover until the passage of the Bland bill in 1878. Among the worst sufferers were the merchants of monometallic England; all engaged in the Asiatic and East Indian trade suffered terribly by the tumble in exchange, due to the depreciation of silver, the sole currency of the Asiatic countries. The trouble in England culminated in the failure of the Bank of Glasgow.

Mr. Bohne in the paper we publish declines to discuss the question of bimetalism. He simply points out the obvious fact that prices have declined and are declining, and draws the natural inference that matters will get worse before they are better. He appeals to the national banks to look out for their own interests. They must keep themselves informed touching the solvency of their customers, and if the latter are too enterprising and their business becomes too extended they must be ruined by the withdrawal of all bank facilities. This is very natural advice; the money lender, as such, can think only of himself; his business is to profit by the misfortunes of those who borrow his money. The national banks just now are withdrawing their currency, because its circulation is no longer profitable. Their New York press organs, with the object of still further injuring the mercantile community, are denouncing the issue of silver certificates, the most safe and perfect form of paper money ever devised, and which has helped and is helping so greatly the planters of the South and the farmers of the West to move their crops without drawing upon this centre, and thus still further distressing the business men who desire to borrow money. That we have not too much currency is shown by the fact that the amount *per capita* in the United States, taking into account gold, silver and paper, averages only about twenty-eight dollars, against thirty-three in Belgium and Holland, and fifty-seven in France.

The national banks, in withdrawing their currency and denying help to our over-venturesome traders, and so embarrassing them, are only obeying the law of self-preservation. They were instituted to make money for their stockholders. But their present attitude ought to convince the business world of the mistake it has made in condemning silver as a money metal, and upholding gold monometallism, which is the cause of nearly all the woes which are now afflicting the business world. Since Germany adopted the gold unit of value, other nations have followed her example, notably Holland and Italy. As Mr. Goschen pointed out, one thousand million dollars in gold has been required in the last ten years to satisfy the currency requirements of the United States, Germany, Holland and Italy, that is, rather more than the total production of gold in that period, not taking into account the large quantity of gold used in the arts. Hence the shrinking of the "yard stick," the measurer of all values, which has had such disastrous results throughout the commercial world. The doubling up of our currency by resumption in 1879, gave us an advantage over the rest of the world for a few years, but the murder of President Garfield

and the drought of 1881 caused a turn in the tide, and liquidation has since been the order of the day. The failures the year before last amounted to nineteen million dollars, last year the sum total of bankruptcies was fifty-two millions, next year it will be from seventy-five to one hundred millions. The very journals which have been denouncing silver have shared in the general distress caused by its legal abasement as a money metal of the first rank. Their revenues have been diminished and their prices cut down one-half. Every business man in New York should read Mr. Bohne's very significant address. It is a danger signal to all investors, manufacturers, merchants and owners of realty.

More Vanderbilt Houses.

Mr. Vanderbilt does not do his house-building as he does his railway management. In the former labors he seems to insist that the public be propitiated, and he has spent a large amount of money in propitiating it.

There are two new Vanderbilt houses nearing completion at the southwest corner of Fifty-fourth street and Fifth avenue—Mr. Snook is, we believe the architect—which seem to have aimed at summarizing on two lots all the features of all the other Vanderbilt houses, at least the features of the admired houses designed by Mr. Hunt for Mr. W. K. Vanderbilt, and by Mr. Post for Mr. Cornelius Vanderbilt. Nearly every feature in either one of these houses reappears here in some strange transmutation, together with a number of features that are in neither. The featureless houses built for Mr. Vanderbilt himself are succeeded here by fronts which have features so multiplied that the effect is much as if one should come upon a countenance furnished with five eyes and three noses.

We have heretofore had occasion to deplore this tendency, on the part of designers whose ambition is beyond their skill, to go in for attaining by variety an effect which they cannot attain by developing an architectural idea. One leading motive is quite enough for a twenty-five foot house and the most successful street fronts of that width are those in which no more is attempted. There are several successful examples not far from these new houses. There are two good houses in this same street, between Sixth and Seventh avenues, one of them extremely good, which owe their effect to the breadth and simplicity of their composition. There is another very effective house in the same street, across the avenue, the architectural interest of which resides in the skill with which an oriel is designed and adjusted to the other openings, and around the corner in Fifty-fifth street is another house, of which the whole front is converted into a single feature by enclosing the upper stories under an arch which spans the whole and contains a recessed balcony. This same arrangement has been repeated, not very happily, in a new house near by on the west side of Fifth avenue.

The houses now under discussion are perhaps the thingiest edifices in New York. The two only cover two lots, and they contain more things than both of the houses they seem to imitate put together, although the house of Mr. W. K. Vanderbilt, good as it is, rather suffers from an excess of features. Here, with all the things, it is impossible to make out an architectural motive.

The ground plan is singularly diversified, partly, as it appears, from mere fondness for variety, and partly in order to account for an exceedingly disturbed sky line. Beginning at the south end of the avenue front, there is a round turret, and then after a little a swell and then a bit of flat wall, and then another round projection and then a deep recess with another swell in the second story, all in twenty-five feet. The doorways of both houses are in this recess, from which the other house emerges to show a straight-sided projection in the centre of its front. This projection, between two pieces of wall, has something the look of an architectural composition, taken by itself, and is much the most respectable thing in the work. The north front is almost more broken than the avenue front. There is a small piece of flat wall, then a projection deeply chamfered to account for one side of a promiscuous turret which comes in up above, the other side of which is accounted for by a triangular recess in the basement wall, which itself stands sorely in need of explanation. A little further on there is another deep incision to show a round tower, beyond which the wall continues straight.

But the complication of the ground plan is nothing compared to the complication of the sky line. The buildings have roofs, and that is always something to be thankful for, even when the roofs are so wantonly tormented with things as they are here. There is a crowd of dormers, and no dormer is like any other dormer, and no dormer seems to be placed with reference to any other dormer or thing. The one glimmering of purpose that can be made out is the purpose of making two French Renaissance houses, the southern inclining most to Gothic and the northern to classic. Wonderful Gothic and classic they are! The Gothicism appears chiefly in an ogee doorway, a turret, and some monstrously overgrown finials on the dormers. The classic detail is of all sorts, from Greek mould-

ings to little Queen Anne pediments over window slits. On the street side there appear, first, a gabled dormer in two stories with ailerons at the angles and pilasters between the arches, and a curiously ugly imitation of crocketing on the gable, and then an ornate chimney, and then the bulbous top of the turret the basement wall is cut into to account for, and then a new pattern of dormer, and then the hood of the round tower with absurdly exaggerated dormers.

The highest architectural skill could not work in so many things in a building of this size so as to secure a harmonious and reposeful result, and there does not seem to have been any effort here either at harmony or at repose. The architect seems to have been penetrated by the consciousness that he had a great deal of money to spend, and the only way in which it occurred to him to spend it was to make many things. The money was evidently not spent in order to carry out a design, but the design was made in order to spend the money. The things look as if they had been thrown at the building rather than grown out of it, and as many seem to have been thrown as would stick. The result is ostentation and variety of a kind, but where there is no general motive, by which unity in variety is obtained, variety is mere miscellany, and these houses are not works of architecture, but collections of objects of architecture. Everywhere there is the same effort for mere difference, even to the tiresome old alternation of rusticated and plain courses in the basement wall. Even some of the keystones of the flat arches are vermiculated, and some merely bush-hammered.

Lacking altogether the unity which comes from the carrying out of a general idea into all the parts, the building also lacks that substitute for this unity which comes from purity of style, of which there is no pretence. The objects in the collection have come from all sorts of times and places. Moreover they are not in themselves good objects, and show no more evidence of having been studied separately than of having been studied in their relations. The only refined pieces of detail that we recall are some good carved panels of Italian Renaissance, though in such a wilderness of things there may be others.

The objects are all as well executed, however, as they are ill designed. It is a great pity to see so much money and so much good mechanical work so completely wasted as they are here for the lack of architectural thought.

Our Prophetic Department.

CITIZEN—The November elections suggest a theme, Sir Oracle, which I hope you will improve; will the result on Tuesday week determine the Presidential election?

SIR ORACLE—A year is a long time in this fast age. While the Democrats will probably score the greatest number of successes this fall, they will have plenty of time within the coming year to commit a sufficient number of mistakes to lose the Presidential election. The country at large does not care much for either party; it is a choice of evils with the majority of voters. The old issues have no vitality, and the new ideas of the age have not yet been formulated into party platforms. The great vote in Ohio was due to a mixture of moral and material influences. The advocates of temperance made a splendid canvass, and polled a marvellously large vote for prohibition. The liquor, lager-bier, wine, wool and manufacturing interests were all stimulated into unwonted political activity, and every available vote in the State found its way into the ballot boxes. But the result is confusing politically; for while the Democrats have got the Governor and Legislature, their success is due not to any love of the party, but because certain vital material interests, purely local, were arrayed against the Republicans. Absolute prohibition of the liquor traffic has been growing in favor all over the West. It has been endorsed by popular majorities in Kansas and Iowa. It polled an immense vote on prohibition in Ohio, and it may have a majority in that State by next year as these moral frenzies touching great public evils are cumulative. The temperance wave which mounted so high this fall may break the Democratic party next year.

CITIZEN—What other significance do you see in the Ohio election?

SIR O.—It will strengthen the free-trade wing of the Democracy. The Republicans came out flat-footed for protection, while the Democrats dodged the issue; but all the anti-prohibitionists voted the Hoadly ticket. It is worth noting, too, that the Massachusetts Republicans in their platform are evasive on the tariff issue. I have long believed that the demand for lower duties and a freer foreign commerce would in time come from the Eastern manufacturers, with a view to checking the infant manufactures of the West and South, which are more dangerous to them than the competition of foreign manufacturers. The great chance of the Democrats is to make a bold bid for the votes of the free-trade wing of the Republican party. The Republican National Convention will

be forced to declare for a high protective tariff and the Democrats can only lose if they palter with that issue.

CITIZEN—But will not the Republicans be more encouraged by the result of the November than of the October elections? Will not the Democratic majority in this State be cut down, and may not Butler be defeated in Massachusetts.

SIR O.—I certainly do look for a large falling off in the Democratic vote of this State compared with last year. But Butler is a kind of political comet; his orbit is eccentric, and then his is so unique a personality that anything may happen to him. Judged by any ordinary rules Butler ought to be defeated in the coming contest, but there does not seem to be any strong man in the whole State of Massachusetts to antagonize him. Then the people like to annoy Beacon street; hence the large Butler vote.

CITIZEN—In what way may the Democratic majority in Congress injure the party with the country during the coming session?

SIR O.—By taking a timid, pottering course on the tariff, for one thing. Then if the party sticks to its old Jeffersonian shibboleths it will weaken itself with the nation. The times demand a strong executive. We cut a contemptible figure among the nations of the earth. We have no merchant marine, no foreign commerce, no navy to resent insults to our flag; our telegraph system, unlike other nations where it is controlled by a government bureau, is in the hands and is the property of the most objectionable speculator in the world. If the Democratic party leaves things as they are, and follows Holman and Randall in cutting down every appropriation, and makes a fight about the "cheeseparings and candle-ends" then is there a chance, and a good one, for defeating the Democratic candidate for the Presidency. The time has come when the government should in some way obtain control over the railway system of the country, and whichever party favors that view will catch the anti-monopoly vote, which is very large, and may be a controlling one in the next general election. The time is at hand for a new departure in many directions, and it will make the fortune of either party which first discovers and follows the drift of public opinion.

CITIZEN—What effect will the November elections have on the stock market? In the downward march of prices there must be some halt and occasional reactions. Why may not a somewhat better prices prevail after the November elections?

SIR O.—If the Democratic vote falls off as compared with last year, and Butler is defeated, an excuse may be given for a modest rise in values. Mr. Vanderbilt, in his conversation with the *Times* interviewer, fixed upon the middle of November as the time when stocks may be better. Now, although this is a bear year we shall be certain to have flurries in the market on the bull side, and I think it not unlikely that the bulls may have a few innings before the middle of December. Had we exported breadstuffs freely this fall, we would now have been importing gold, but our stocks of wheat have remained on this side of the ocean. Nor is it likely that we shall have a foreign market until towards the end of November. Our imports are unusually light, we are sending a great many provisions abroad, so that should an export of breadstuffs set in it might give us a few millions of gold, which would be a bull argument for a time at least. But on general principles I am bearishly inclined.

CITIZEN—What is to be said about the local contest? If the Democrats unite, they will of course elect their ticket against the Republicans and Citizens!

SIR O.—Certainly; the weakness of the Citizens' movement is its lack of a definite object. It is composed of respectable gentlemen who would like to hold office, but as an organization it has no programme. If it adopted the platform so often suggested by THE RECORD AND GUIDE, the Citizens and Republicans might make an effective, if not a successful local contest. They ought to demand responsible government, home rule and a reform of the municipal service. There is a mass of corruption in all the departments of the city government. This was made manifest by the recent exposures in the Comptroller's office. Were the reformers to take advantage of these exposures, and demand a city charter that would fix responsibility and renovate our entire city government, they would, I think, carry the city, but I doubt if the Citizens' movement have any higher motive than to elect some personal friends as judges or county officers.

Paying Out Silver Dollars.

Editor RECORD AND GUIDE:

Please advise all the mechanics of New York to pay their men off in silver every Saturday if you wish silver to circulate instead of paper.

JOHN H. FRASER.

REMARKS.—There is no object in forcing the circulation of the silver dollar. There will soon be \$90,000,000 silver certificates in circulation, representing dollars in the United States Treasury. Let Secretary Folger retire the one and two dollar greenbacks, and then the gold half-eagles as well as the silver dollars will flow into the channels of retail trade.

ED. RECORD AND GUIDE.

Over the Ticker.

REPORT has it that Jay Gould was one of those who were caught short of New Jersey Central. That little corner, by the way, helped to save the market from a still further break.

JAMES GORDON BENNETT has been making some strange acquaintances lately. Among his associates in the new cable enterprise are Roberts and Selover, whose peculiar fame is known to everyone who has dabbled in mining stocks. Mr. Bennett should remember the old adage about the fate of those who lie down with dogs.

J. W. MACKAY, who is also associated with Mr. Bennett, is a well meaning, credulous man, whose tremendous fortune was an accident. He was cut out for a working miner, and a very ordinary one at that. It was chance that gave him his millions.

BOTH Bennett and Mackay will have a great deal more experience and considerable less money after the mining and telegraph sharps get through with them.

WILLIAM L. LENT says that Bodie is not looking very well, but that the Standard mine has two years' dividends in sight.

OPERATORS who "short" Western Union on the Bennett, Mackay, Roberts and Selover combination, will pretty surely lose their money.

GOOD bonds are being picked up by investors, and some stocks on the list will make a handsome return to whoever will purchase them, and put them away as a permanent investment.

A WEALTHY but credulous and ill-informed gentleman believing that there would be a great advance in Northern Pacific stocks, early last summer put up \$1,200,000 with a well-known Wall street stock broker. He closed his account last week and drew out his balance, amounting to \$37,000.

WHEAT looks cheap at 95c. a bushel in Chicago. It may go some lower, but it ought to sell for \$1.10 before May 1, 1884.

RUSSELL SAGE was nipped very badly last week on the "put" side of his privileges. He lost a pot of money on Lake Shore, Western Union, St Paul and Northwest.

THE RECORD AND GUIDE has for two years warned investors against the Northern Pacific speculation. Scarcely a week has passed without a prediction that it was a bubble that would some day collapse. Fortunately it was generally wealthy operators who have lost by the collapse of these insecure securities.

SHORTS in Northwest had better be on their guard. The common stock is small in amount and easily manipulated.

What Some Real Estate Brokers Say.

At a chance assemblage of prominent real estate brokers recently in a Pine street office, the conversation turned upon the prospects of the real estate market. More than one experienced dealer was of opinion that prices for this fall and the coming spring would show a decided falling off. The liquidation which has been going on in other businesses would, they thought, necessarily affect real property unfavorably. One well-known real estate auctioneer said that the depression would force a good deal of property on the market, and that he expected to have all he could do. Business, he thought, would be very active next spring, but at lower prices. Rents next spring would show an important reduction.

Another old and shrewd dealer thought that down-town property was now at its very highest. He had seen many ups and downs during his long career. The very choicest property was often unsalable at any price. The shrinkage in values and the depression in prices would force so many dealers out of business that a great many offices would be vacant in the region below Pine street. The multiplication of office buildings, he thought, had been too great. Hence he looked for a reduction of rents and lower prices for any down-town property that was forced on the market.

A member of a well-known firm took a more hopeful view, he said he was of foreign birth and had no prepossessions for one locality or city over another, but he had studied New York realty thoroughly. During the past summer he had been in Europe, and had carefully investigated the condition of real property in London, Paris, Berlin and Vienna. He came back convinced that New York real estate had a greater future than any other city in the civilized world. There was a perpetual corner in land on this island. The growth of the city in population and wealth was uninterrupted, whether the times were good or bad. He did not believe there would be any important concessions made in the average price of down-town realty. There was only one New York in America. Men who made money in the other large cities came here to settle permanently and spend it. He for one believed that New York could sustain two Italian opera houses. In Europe the popula-

tion was dense and the great cities were near each other. Hence lovers of the lyric drama could easily go from point to point and from city to city to gratify their taste for that luxury. But New York is the only city where opera can be given properly, and people are forced to come here who wish to enjoy music in its higher forms. There would in his opinion be no material fall in the prices of realty because of the liquidation that was going on in general business.

Another manager of large estates said that straws showed which way the wind blew. The sale of the Shattuck mansion on Fifth avenue for \$102,000 told its own story. This house had cost the owner \$90,000, apart from the price of the lot, which was probably worth \$70,000. He believed in New York property as well as the last speaker, but it certainly had its ups and downs. The men who held on to their realty, he noticed, always did well. The speculator often came to grief, while those who had the means to keep their property were enriched thereby. In the long run the holder of realty in New York had a dead sure thing, but, as they all knew, there were seasons when prices were depressed and embarrassed holders were forced to sell out.

Another broker said that the sale of the Shattuck mansion did not tell the whole story, nor indicate any falling off in prices. This dwelling was opposite the Windsor Hotel, and it was the experience of all dealers in realty that houses opposite hotels never brought their full value. The best living rooms were generally in the front of the house and the ladies of families did not like to be exposed to the prying gaze of impudent travelers, who scanned the windows of their chambers day and evening. The houses opposite the Windsor might some day be very valuable for business purposes, but that day had not yet arrived.

Concerning Men and Things.

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When Robert Bonner published his *Ledger* without an advertisement other story paper proprietors thought he made a mistake, but he argued that if he had a very large circulation, say three or four hundred thousand, that he could not afford to publish advertisements, the white paper and ink costing more than any money business people would be willing to pay. Mr. Bonner has made a fortune out of his paper without ever receiving a dollar for a business announcement. *John Swint n's Paper* has the same peculiarity. Although addressed to the poorer classes Mr. Swinton charges three cents for his hebdomadal, but rigidly excludes advertisements. The business community always carefully avoid workingmen's papers, and as they are generally published at a low rate, are always unprofitable. The new radical paper is extremely well written, and is as bright as a new silver dollar. It is full of good things and the well-to-do classes, if they wish to understand what the laboring millions desire, should read, mark, study and inwardly digest the utterances of the radical ex-editor of the *Times* and *Sun*.

* * *

The two Italian opera companies will have a hard time of it this winter. Were the times prosperous New York could not support two such costly musical organizations. But the class who patronize the opera are just now feeling very blue, for the shrinkage in the value of all securities and products has so depleted their bank accounts that they do not feel like paying the heavy cost for boxes during an opera season. London cannot support two opera companies at one time. It looks as if Abbey and Mapleson will repeat the doleful story of the two cats of Kilkenny.

* * *

Among the bear reports upon the street is one to the effect that William K. Vanderbilt has been obliged to mortgage his Fifth avenue mansion. If he has done so there is no record of the transaction in the Register's office. It is incredible that the Register can have suppressed the fact, but the life insurance company that it is said has lent the money may not have put the mortgage upon record. The probabilities are of course that Mr. Vanderbilt has not mortgaged his house. But we hear from undoubted authority that a large transaction has taken place but that the lenders of the money have agreed to keep the matter a secret.

* * *

The Madison Club, successor to the late Turf Club, is in trouble and may be disbanded. Clubs in New York are not so successful as they are in London, nor do they deserve to be. In the latter city the great clubs have a public as well as social function. They represent certain phases of public opinion or serve as a headquarters for the leading professions. The eating, drinking, billiard and card-playing are subordinate to the higher interests for which the club is expected to look after. Our most successful clubs are those which follow the example of the best London clubs, as for instance the Union League Club, the Manhattan and the Lotos Club. The first two are political while the latter has made a point in extending hospitalities to distinguished people, especially foreigners. The Madison Club has no *raison-d'etre*, and hence its failure. Mere gormandizing and gambling clubs are rarely successful, while political, artistic and professional clubs, if well managed, rarely fail being prosperous and popular.

* * *

Mr. Fleming Smith has recently returned from an extended European trip, and he says the crops abroad are short, and in time there will be a good market for our wheat. The provision trade is already large. Mr. Smith thinks our builders of apartment and office structures have something to learn from the Paris flat builders. The latter allow more court room and do not injure their own or their neighbor's property by putting on too many stories. He says THE RECORD AND GUIDE alone of the New York papers understands the gold and silver question. The great break in prices, he believes, is due to the attempt of the commercial nations to substitute gold mono-metallism for gold and silver bi-metallism. Mr. Smith does not understand why the New York papers persist in telling untruths about the silver question.

Home Decorative Notes.

—Refined taste need not necessarily turn our habitations into museums, but our homes should reflect our personality, and then our guests will be able to read our characters by the nature of their environments.

—Delicate and pretty tea-cloths are of white satine, traced with a design of morning glories trailing over a lattice work.

—As the birds, bugs, reptiles and fishes have served as adornment for the many works of art and beauty, our old friend Bruin, with no disposition to be neglected, steps forth and takes upon himself the mission of card receiver. He holds forth in all his glory at Tiffany & Co.'s, and in close proximity to him are the remnants of a deer worked up in the form of a smoking set. The parts of the animal which are brought into play are the legs and feet, shaped in the form of a tripod, resting upon which is a brass plaque, encircled by the huntsman's horn. The cups are made of deer skin in natural state and lined with brass.

—An ebony umbrella-stand, in the form of an anchor, is rather novel and peculiarly suitable for yachts.

—Thermometers are in every style and design—tomahawks, rakes, scythes, anchors, pitchforks—and, for the musically inclined, olive wood organs.

—The artistic bronzes in which the colors are burnt with acids are extremely beautiful. Several magnificent pieces, by Guillemard, are in the possession of Schneider, Campbell & Co., of Union square. The subjects are "Pocahontas," "The Dancing Girl," "Silk Winder," and "The Indian Chieftain." They are wonderfully wrought and perfect in every detail. Some beautiful statuary, by Lapini, may also there be seen. "Romeo and Juliet," and an exquisite piece called "The Child of the Sea." The noted American sculptor, Larkin Meade, has a piece quite worthy of mention, called "The Snow Angel."

—His eminence, the pig, has attained considerable notoriety during the past few years. Surely the height of his aspirations must now be realized when allowed to repose upon the library table and fulfill the vocations of pen-wiper and paper-weight.

—The garden gate in nickel, with a robin in bronze, perched upon one of the posts, forms a unique letter rack.

—At the studio of Miss A. T. Brush, corner of Thirty-second street and Broadway, may be found very choice and original designs for wall-hangings, screens, curtains, chairs, etc. A table scarf worthy of notice is of cardinal plush, embroidered with a branch of the orange tree, with blossoms, flowers, green and ripe fruit.

—It is quite probable that several of the most elegant pieces of wood-carving ever brought to this country are now in the possession of Howard & Co., 264 Fifth avenue. They are the furnishings of the dining-hall of a castle in northern England, and comprise a massive sideboard, table, twenty dining chairs, two hall chairs and a clock, all wrought of black oak in an artistic and wonderful manner. In the panels of the sideboard are carved two scenes, one representing the flight of Charles the Second after the battle of Worcester, and the other is a representation of the battle of Kilsythe. No two of the dining chairs are alike as to similarity of the carving. The set is valued at sixteen thousand dollars.

—A choice wedding gift would be a silver fruit dish in the form of a grape leaf with a luscious branch of the fruit in natural color.

—The sofa pillow has varied somewhat in design, a fine selection being displayed at Bentley Bros., 1152 Broadway. The style is a large sack made of olive green plush embroidered with a branch of carnation pinks, it is tied about ten inches from the top of the sack with a large pink satin bow.

—Gilded macremé cord forms a pretty trimming for small tables.

—Though the intense admiration for Japanese arts and curios has in a measure subsided, there are still being constantly imported many very beautiful and choice articles. The Nippon Mercantile Company, of 29³ Fifth avenue, have quite recently added to their choice collection of Japanese products several very beautiful and perfect pieces of cloisonné. They have also an antique piece of Tokio pottery in the wicker basket design, and a very choice ivory vase magnificently carved, with figures in bold relief.

—A beautiful standard work-table is of the log cabin design in ebony. The sides are covered with brown Turkish satin, one of which is embroidered with the leaves and berries of the Virginia creeper; the other with poppies, daisies and buttercups, the whole finished with a very heavy silk fringe and plush corners of all colors. Large bows of scarlet, green and yellow satin ribbon are fastened at the corners and about the centre of the stand. This with many other beautiful articles for embroidery may be seen at Bessie La Paix, of Broadway and Twenty-ninth street.

—Each day our eyes are allowed to feast upon the many beautiful articles for ornaments, use and comfort. Very unique and extremely odd designs in leather furniture, made of Spanish cowhide, has very lately been introduced by Edgar S. Allen, of 174 Fifth avenue; most luxurious arm chairs, rockers, hall chairs of the Byzantine order of architecture, beautiful screens, hall racks, swinging mirrors and wardrobes suitable for corners. These goods, though they are manufactured here, the execution is done by French artisans, and quite equal, if not surpasses the foreign importations.

—The welcome return of the wood fire calls forth many beautiful as well as artistic decorations. At Wm. H. Jackson & Co., of 31 East Seventeenth street, may be seen most beautiful and varied styles of fine metal and tile grates, antique screens, wood baskets, in fact everything pertaining to fire-places; many new designs in fire backs are also introduced, each bearing a name suitable to the design, the musical back, mosaic, salamanda, fleur-de-lis, Vedder, etc. The wood baskets and sets of shovels and tongs of wrought iron are gaining favor.

The Appreciation of Gold.

THE REASON FOR THE DECLINE IN VALUES AND THE NUMEROUS FAILURES NOW TAKING PLACE—PROPOSITIONS FROM THE BANKS TO UNITE AND RUIN THE BUSINESS COMMUNITY.

The following address was delivered by Mr. E. C. Bohne, cashier of the Third National Bank of Louisville, Kentucky, at the National Convention of Bankers, on the appreciation of gold, as money, or representative of all value and all property; on the consequent depreciation of commodities; on the influence of that depreciation upon bonds, stocks, commerce and traffic; with some suggestions as to the action of banks in the premises. This address was suppressed by all the New York papers.

ADDRESS OF MR. E. C. BOHNE, OF KENTUCKY, ON THE APPRECIATION OF GOLD.

Whether or not it was wise for this country and several leading European nations to adopt the monometallic system as the base and measure of commerce of the world, thus wiping out a large part of the total currency and making gold the sole standard of values in traffic intercourse, is a question I cannot satisfactorily answer. In my own judgment every creditor has been benefited by the introduction of the gold basis, and every debtor's interest has been damaged. As far as banks and other moneyed institutions are concerned, the intrinsic value of their stocks has been enhanced by the discarding of silver as money, because they are creditors of the public. Whether or not their earning capacity would not have been larger if the general prosperity (which suffered by the contraction of the measure of values—money) had been greater, is an open question. I believe that the failure of the commercial powers to agree upon some fixed basis of interchange of gold into silver and silver into gold, which would have made bi-metallicism practicable, was a great mistake, because the majority of the people are debtors. There can be no doubt but that such a fixed basis of interchange between the two metals could have been from time to time revised and satisfactorily rearranged without great disturbance of the monetary system. The Congress of Commerce and Industry held lately at Amsterdam was of the same opinion. It passed a resolution declaring that the principal cause of the depreciation of commodities results from the demonetizing of silver, and expressed a wish for the adoption of a common double standard throughout Europe and America. While, in my opinion, the bulk of the people have not been benefited by the adoption of monometallicism, it is said, on the other side, that the decrease of the cost of all articles of consumption and of luxury, produced by the appreciation of money has tended to decrease the cost of living to all classes, a benefit equally felt by the debtor and the creditor. But it must be recollected that the manner and mode of living has been raised; that people live better now than they did some time ago, and that the increased expense of the present mode of life has offset any savings from the depreciation of commodities, and that the man with a fixed debt on his shoulders has to make a greater effort now to pay interest or principal than what he had to do formerly.

Leaving this barren field of speculation, I will now confine myself to facts as we find them. It took one billion dollars of gold to introduce the gold standard into the United States, Germany and Italy, besides the metal used by other smaller countries, which followed suit in the race for monometallicism. That is to say, it took more than one thousand millions worth of gold metal to supply the currency demand of those countries. The supply of gold from the mines was one hundred and eighty million dollars in 1852, and has since steadily decreased until now it is about one hundred millions per annum. Hence, the extraordinary demand for the purpose of stocking the above countries with gold coin, has absorbed the total supply of gold for ten years, and left nothing for abrasion coins or for the purposes of art and manufacture. Abrasion and the arts are estimated to consume about fifty millions of dollars a year, and taking those items into consideration, the billion of dollars gold, used to replace demonetized silver, have absorbed the present available yield of the mines in the world for twenty years. This extraordinary and urgent demand for gold, upon a limited and decreasing supply, has had the same effect that increased demand upon decreased supplies always have—it has raised the purchasing capacity of gold, as sole measure of values, which rise has been followed by a fall in the price of all commodities. Neither has this raise been materially affected by an increase of economic machinery or other contrivance to save gold, such as increased banking facilities, and such like might have done, for neither in this country, nor in the old world, nor in international transactions, has there been such an expansion of banking, or interchanging facilities between debtor and creditor, as to counteract in a measurable degree, the appreciation of gold money and the depreciation of commodities, caused by the discarding of silver as money.

The Right Hon. George J. Goschen, M. P., in his speech before the Institution of Bankers, at London, used some statistics, compiled from best information obtainable, on the world's traffic, which I make use of here in support of my assertion. He compares the prices ruling for certain commodities in the years 1873 and 1883 with the following results:

	in 1873,	\$		in 1883,	
Brown sugar.....per lb.		.03	.96		.02
Fine sugar.....per lb.		.06	.96		.04
Common tea.....per lb.		.23			.11
Middling coffee.....per lb.		.20	.88		.16
Cocoa.....per lb.		.14	.40		.14
Wheat.....per bus.		1.68		in 1873,	1.38
Rice.....per lb.		.02	.26	in 1872,	.01
Pepper.....per lb.		.14		in 1883,	.11
Pig iron.....per ton		28	.56		11
Lead.....per ton		103	.26		66
Copper.....per ton		436	.89		312
Tin.....per ton		683	.60		446
Wool average.....per lb.		.61	.5		.33
Cotton.....per lb.		.15	.25		.09
Hides.....per lb.		.17			.13
Jute.....per ton		.96	.88		.52
Nitrate of soda.....per lb.		.03	.96		.02
Coal.....per ton		7	.29		4
Silk.....per lb.		5	.04		4
Timber.....per English load		15	.60		12
Staves.....per English load		48	.00		24
Mahogany.....per English load		55	.63		44
English railway cars.....each		535	.20		408
Boots and shoes.....per doz. pairs		15	.54		13

This shows a depreciation of from 2 to 59 per cent., and an average equal to say nearly 30 per cent., illustrating the great depression of commodities. This list might, of course, be continued *ad infinitum*, and would range over the whole list of valuables, with the exception of, perhaps, a few articles of consumption, the extraordinary high price of which, compared with other articles, is due to other and especial causes. I have no data as to the comparative value of real estate throughout the commercial world, but my personal observations in this country and in Germany, together with the experience of landlords in Ireland, Belgium and other countries, of which we read, warrant me in the assertion that the value of landed estate has shrunk with the rest of property during the past decade and since the introduction of the monometallic basis. Mr. Goschen, in his address, goes on to show how prices have fallen, and the cost of living at a given rate has been reduced by producing figures from private and public households, which prove the increase of the purchasing power of gold incontrovertibly.

If, now, in the face of these statistics, we must take for granted the

enhancement of the value of gold and the contemporaneous decrease of the value of commodities, we cannot but reasonably conclude that the later circumstance is the natural effect of the aforesaid cause. Gold has appreciated, and commodities have, in consequence, depreciated.

Having thus proven the fact, I now desire to apply it to the finance of the day. A farmer, who owes ten thousand dollars, bearing interest at six per cent., ten years ago had to raise 357 bushels of wheat to pay the interest on his debt; now he has to raise 435 bushels to do the same thing. A wool-grower, under the same circumstances, formerly liquidated his interest with 1,000 pounds of wool, while now he has to give the value of 1,800 pounds. An iron miner, in the same situation, ten years ago paid his yearly interest with about 21 tons of pig iron, now he has to pay the equivalent of 50 tons for the same item. And all this increase in the quantity of commodities, necessary to pay a certain stipulated debt charge, comes upon the debtor in the face of a steadily falling market, making his prospects gloomier every year, and decreasing his capacity to get out of debt more and more. On the other hand, the creditor of the farmer, who ten years ago could buy but 357 bushels of wheat for the interest on his loan, can now buy 435 bushels. The creditor of the wool-grower now receives the value of 1,800 pounds of wool, where formerly he received but 1,000 pounds; and the creditor of the iron man receives the equivalent of 150 per cent. more pig iron, as interest on the same ten thousand dollars, than he did ten years ago.

This short statement shows the effect of the appreciation of gold upon the debtor and creditor, and proves what I said in the beginning about the benefit to the creditor and the detriment to the debtor. It also carries with it a lesson as to what should be the course of prudent men under the circumstances. It shows that the burden of a heavy debt, the fictitious supervaluation of all property in basing an intrinsic value upon it, is more than usually of evil at this particular time. Capitalization of corporate companies should be reduced and individual indebtedness paid off whenever possible. The interest rate on investments should be decreased, as it perceptibly has during the past decade. Reduction, rather than increase, in the production of commodities should be the rule, until the supply and demand of gold, as sole measures of values, has been ascertained more fully under the new circumstances by experience, and its effects calculated, as far as human foresight can calculate upon such an uncertain thing as what the supply of gold from the mines will be in the future. At any rate, the practical workings of the needs and demands of the different commercial nations will be ascertained by statistics, the effect of the coinage of silver in the United States, a disturbing element to monometallicism will be known, and the mind of the commercial nations will be finally made up as to whether or not they will positively and for ever abolish silver, and use gold only as money. Then some basis will be reached upon which the relative interchanging value of gold and commodities will be more definitely established, and then it will become safer to make calculations ahead, and costs and profit can be more readily and surely determined.

But, in place of this desirable reduction and retrenchment dictated by prudence, what do we see? What are, in fact, the financial tendencies of the day? Excessive capitalization of corporate properties, extravagant and reckless increase of the debts of the States, counties and municipalities which, in many instances, tend to certain bankruptcy. Business was being pushed and credits were extended almost without reflection of a day of reckoning, until the late disturbance, caused by an alarming increase of failures, checked the tendency of expansion to some extent. We see bonded debts and share capital increased by some means or other, mortgages and trust indebtedness heaped upon property, according to its "earning capacity," as Jay Gould says. Experience shows the inflation to have been often much above that chimerical capacity. The financial managers of institutions, following the inflation policy, do not seem to consider that, what is earning capacity to-day may not be earning capacity in the future. With the enhancement of money, the products or services of these corporations will go down just like any other commodity. Successful competition, based upon plants of actual, considerably lower value, or legislation, compelled by the demand of the people for cheaper services, will reduce the earning capacities and will squeeze the water out of inflated securities, bringing ruin to many innocent holders of such properties. Earning capacities are a fickle basis for estimates upon the indebtedness of a corporation, valuable privileges to-day may become less valuable, or be abolished in the future, and he who bases his calculations as to the actual value of securities upon such unsubstantial foundations, loses solid ground and is very apt to drift beyond his debt. Corporation indebtedness should be reduced, the amount of bonds and stocks brought down to the basis of depreciation which now rules all values, when weighed by the gold standard, the charges for services or products should be reduced in order to reduce the cost to the public in the same ratio in which other commodities are cheapened to the people. As a rule, only those corporations can be considered solid beyond a doubt, which either reduce the rate of interest upon their bonded indebtedness, or which reduce the principal by a sinking fund. The same principle holds good as far as industry and traffic are concerned. There can be no good reason to increase the production of articles, constantly sinking in value, beyond the actual demand for consumption. The late disturbances in manufacturing circles are simply the natural sequence of a forced over-production upon a sinking market. Traffic should also be reduced. The smallness of profits upon commercial transactions, so much complained of now, are caused not only by increased competition, but are the natural results of the general shrinkage in value, of which shrinkage the margins for profit bear the brunt. Credits should be curtailed, rather than extended in a time when the fact of indebtedness is so particularly unfavorable to the debtor. Cash should be as much as possible the basis of reduced commercial transactions, and traffic should be brought down to actual demands and to short settlements. The present want of speculation in all branches is a very healthy sign of the times, and is, in my opinion, but a logical consequence of the awakening of the people to the fact that all values are, and have been, for the last decade, depreciating when measured with gold. The inactivity which has now so long prevailed on Wall street, is but a symptom of the deceased condition of our inflated bond and stock values when compared with the world's money, gold.

Now, then, having shown the facts and their workings, the question arises, whether or not it is the duty of bankers to interfere with the results which have flown from the appreciation of money and the concurrent depreciation of commodities and the great strain upon gold; whether the financial representatives of the people should stand by and quietly await such legislation as the law makers will see fit to enact, and, in the meantime, let things take their own course, or whether they shall use their influence and help to ease the burden of the debtor and to educate the people to a better knowledge of the subjects at issue? I believe that it is the duty of banks to act with prudence and in accordance with the facts, as we find them for the benefit of their stockholders and of the community. Their policy should be to keep their sails well trimmed during the prevailing storm, that they should curtail the granting of credits and lend substantial financial aid to only those who understand the situation, and who act prudently and in accord with the natural forces now at work in leveling values and in approaching the final equilibrium of valuables, or until new discoveries of rich gold mines may turn the scale in favor of commodities against gold, in favor of the debtor against the creditor, and until fair weather sets in again. I believe that it is the duty of prudent bank managers to discourage any inflation or speculation, to scrutinize the basis of value of any collateral they may advance upon, taking into consideration only actual and solid cash values for properties in

the hands of corporations and individuals. I think it would be especially advisable to discourage by word and deed any unreasonable inflation and excessive capitalization of corporate companies, by which debts are greatly increased upon decreasing properties, and also to warn against the creation of new municipal or state indebtedness, which must weigh extraordinarily heavy upon communities under the present financial situation. And, furthermore, I believe it to be now especially advisable to closely scrutinize, and to keep posted, regarding the financial standing of the banks' customers, to watch their business, and to observe how the general shrinkage affects them, and what debts they have to carry, and to see that they do not increase, but rather decrease, their load. In fact, now more than usually, a bank manager should be thoroughly acquainted with his customers' circumstances, and especially with his standing and indebtedness to, and dealings with, other banks.

Sense and Nonsense.

A Louisville, Ky., correspondent of the *Bulletin* sends to that journal a resume of the doings of the Bankers' Convention, which has recently been held in that city. The following extract is noteworthy:

To bankers, the most important question was that of currency. National banknotes are continually getting fewer, the contraction reaching from half a million to a million a week, according to different authorities. Nine hundred and eighty-three banks, with an aggregate circulation of \$186,000,000, which is more than one-half, will complete the existence of their charters within the course of two years, and will then have to exchange their 3 per cent. bonds for 4 per cent. ones, bought at a premium. The profits of lending money are not so great as they once were, and the rechartered banks will probably issue much less in the way of bank notes than they now do. They will emit twenty thousand where they now issue one hundred thousand, and ten thousand where they now issue fifty thousand. This means a very serious contraction of just that kind of currency of which we have not enough. The population of the United States, at sixty millions, needs more bills than it did with forty millions, and this in spite of the great increase in the use of checks. There must always be enough gold, silver and banknotes in circulation to enable banks to cash checks and to have a small surplus left over. The crops are paid for in money; drovers use only money, and foreign exchanges must be settled in money. Wages are paid in money. There is a limit below which the minimizing of coin and notes cannot go, and a withdrawal of a hundred or a hundred and fifty millions of national currency is to be looked upon with apprehension.

So far this correspondent talks sense. The country requires more instead of less currency. The steady contraction will be ruinous to trade. But he goes on to say:

Another subject of alarm connected with the currency is the continual coinage of the silver dollar. The Sub-Treasury in this city and the Treasury in Washington have their vaults piled up with them. Should they ever be thrown into circulation, a sudden and dangerous disturbance to the business of this country would ensue. *Prices of all commodities would advance 20 per cent.*; men with fixed salaries would be pinched; creditors would lose a large portion of the value of the money they received in payment of their claims, and it would be months before any equilibrium would be reached.

In the above the ears of the ass stick right out. A decrease of paper money is an injury, but an increase of the great money metal of all mankind is a curse. Stuff. Business men who have suffered from the shrinkage of prices due to the adoption of the gold unit would be delighted were prices of commodities to advance. But there is no such probability, as the silver is already afloat in the form of silver certificates. On this subject are some few expressions of opinion from the Western press.

The *Chicago Tribune* of September 12th says: "Money has been abundant, and it has all been good money. This has played an important part in protecting legitimate business and the financial institutions of the country from panic. Silver has strengthened confidence in the specie basis."

The *St. Louis Republican* says: "The simple truth is that neither gold nor silver moves through the channels of interchange in large quantities, though more silver is to be seen any day than gold in the hands of the people. Paper money is easier to handle, and is preferred by the people."

The *San Francisco Chronicle* of September 30th says: "If any problem in American politics may be regarded as settled, at least for many years, it is that the bi-metallic standard shall not be disturbed. The outcry against the silver dollar, on the assumption that it does not circulate, is false. It does circulate in the shape of certificates, and the gold circulates the same way. As a matter of fact, there is more silver than gold in active circulation."

Law Decisions Affecting Real Estate.

As disputes in building contracts are often left to be decided by arbitrators, it is worth while to know that one of the arbitrators who does not sign the award may impeach the decision of the majority of the arbitrators, and that an award will be set aside by the Court if any improper evidence has been received. This has just been decided by the New York Supreme Court at the General Term, in a suit between the well-known builder, Robert L. Darragh, and the National Bank of the Republic. It appeared that after the matter was closed before the arbitrators, in the absence of the parties, one of the arbitrators produced and showed to the others some written testimony signed by a competent witness, as to the solid appearance of parts of another building, made of the same material as that which Mr. Darragh was required to use, and afterwards two of the arbitrators signed the award to Mr. Darragh of a much smaller sum than he claimed. The third arbitrator refused to sign, and the Court decided as above stated, holding that it was improper to receive any such evidence in the absence of the parties.

Those of our readers who sometimes guarantee bonds and mortgages, ought to know that suit can be maintained against them at once when the bond and mortgage come to maturity, without first foreclosing the bond and mortgage; but, if the mortgage be foreclosed before the guarantor has been called on, he cannot be charged with the cost of the foreclosure and expenses of the sale, unless the mortgage was foreclosed at his request and for his benefit.

Workingmen and material men are protected by a decision that has just been made by the New York Supreme Court, in a case where Mr. Hulholland had contracted with the city to build a sewer. The contract provided that 30 per cent. of the moneys should be retained by the city for protection of the material men and workmen. Relying on this, Messrs. John Murphy and others agreed to and did furnish all the lime, brick and

cement for the sewer. Mr. Hulholland afterwards made an assignment to the Bowery Bank of his interest in all the moneys due or become due from the city, and the Court has held that the bank can hold no more favorable position than Mr. Mulholland did, in relation to that 30 per cent. reserve, and that the material men and the workmen should be protected.

In view of the addition about to be made to the aqueduct, it is interesting to notice the late decision in the Court of Appeals in a case where the City of Rochester had been authorized by statute to use the waters of Hemlock Lake for the purpose of supplying that city with water. The Court held that the State has no right to grant the use of the water of fresh water navigable streams and small inland lakes for anything except highways, without payment to the owners of the adjoining shores, and sustained an injunction restraining the City of Rochester from taking the surplus water of the lake from its outlet. Hemlock Lake is about seven miles long.

About Brokerage Contracts.

Judge McAdam has just delivered a decision in the case of Emanuel Popper, plaintiff and appellant, against Simon Haberman, defendant and respondent, relative to brokerage contracts which is of considerable importance to real estate brokers. The complaint was dismissed on the ground that plaintiff, who is a broker, failed to prove such a contract as a broker is obliged to prove before he is entitled to recover. The plaintiff appeals from this direction.

In an action for brokerage in procuring a tenant for four lots belonging to defendant, on which he was to erect a factory and three tenement houses adjoining, the plaintiff's employment was proved, and that an agreement was made between defendant and persons introduced by plaintiff. The defendant claimed it was one of the conditions of the agreement that the tenants were to loan him \$10,000 to assist in erecting the proposed building. This the plaintiff denied and claimed the condition was imposed after he had accomplished his undertaking.

Held. That these facts were sufficient to require the trial judge to submit to the jury the question whether the plaintiff succeeded in procuring a responsible tenant on the defendant's terms, and whether the proposed loan was part of the original contract.

The decision is as follows: The defendant offered no evidence, and the question presented is whether on the case as made by the plaintiff there was enough to require the trial judge to submit the issue for determination to the jury. The action was for brokerage in procuring a tenant for four lots belonging to the defendant, on which he was to erect a factory and three tenement houses adjoining. Such a contract is not illegal, nor is it impossible of performance; so that there is nothing in the nature of the general rule which takes this case out of the general rule which entitles a broker to compensation when he brings together parties whose minds meet upon the terms of a sale or lease. The plaintiff's employment was proved, and it was also proved that, acting under this employment, the plaintiff introduced the defendant to Otterburg & Bros., and that an agreement was made whereby Otterburg & Bros. were to lease the defendant's property for ten years, at \$8,300 a year. The defendant agreed to erect the factory and tenements, the plans and specifications of which were agreed upon. The defendant had but three lots at the first interview, but he acquired the fourth and had it when the subject of building the factory was discussed. There was no dispute as to the rate of compensation. Under ordinary circumstances, it would naturally be supposed that these facts made out a prima facie case for brokerage; but the defendant claims that it was one of the conditions of the agreement that the tenants were to loan to the defendants \$10,000 to assist in erecting the proposed buildings. The plaintiff denies that this was one of the conditions of his employment, and claims that it was imposed after he accomplished his undertaking. There is some ground for this claim. Otterburg said, when it was mentioned, "Why didn't you speak about this sooner?" To which the defendant replied, "I did not think but what I would be able to build them (the factory and houses) without a loan." This circumstance gives color to the theory that the loan was an afterthought. Otterburg said he thought he could arrange about the loan if the defendant came down town the next day. The defendant apparently did not go, but let the property to other parties. Assuming, as we must, that these facts are true, they were sufficient to require the trial judge to submit to the jury the question whether the plaintiff succeeded in procuring a responsible tenant on the defendant's terms, and whether the proposed loan was part of the original contract or a condition imposed by the defendant after the terms of the original employment had been fulfilled. It is not necessary for the purposes of this action that a building contract be proved to have been made between the defendant and Otterburg Brothers. It is enough if the plaintiff performed his work, and that the failure to perform was owing to the defendant's wrongful act in imposing conditions not called for by the contract of employment. It follows, therefore, that the judgment appealed from must be reversed and a new trial ordered, with costs to abide the event.

Lewis Johnson and Max Moses for plaintiff and appellant; E. H. Morean for defendant and respondent.

In Philadelphia there is a Fairmount Park Association of several thousand public spirited citizens who tax themselves a certain sum per annum to add to the beauty of Philadelphia's great pleasure ground. The city authorities representing the average voter are not willing to spend a great deal of money on the very large park at Fairmount, but well-to-do citizens, for the honor of the municipality and the pleasure of its inhabitants, are willing to put their hands in their own pockets to put such improvements on the park as will make it more desirable year by year for recreative purposes. Why should not New Yorkers be equally public spirited? If we had a public improvement company with ten or twelve thousand citizens organized with available funds, we could soon correct many abuses and embellish the city in many ways. Music could be supplied in all the public parks in summer time, we could erect artistic drinking fountains, furnish at least once a year a statue of some great city benefactor, criticise the work of the Park Commissioners, urge forward needed improvements, and see to it that the pleasure grounds of New York were constantly being added to and improved. Public spirited ladies should be eligible for membership in such an association. Who will start the movement?

CLEANLINESS OF SINKS.—One of the most prolific causes of defilement and offensive odors in kitchen sinks and their outlets is the presence of decaying grease. This comes from the emptying of kettles in which meat has been cooked, in the dish water, and in the soap. The grease lodges in every crevice and catches at every obstruction. A remedy may be found in the use of the common alkalies instead of soaps—aqua ammonia in washing clothes, and borax in washing lawns and laces, and washing soda in cleaning dishes. These alkalies prevent a solid soap from forming in the sink and its pipes and neutralize all effects of decomposing fat.

Real Estate Department.

The market has been mixed this week. While the sales at auction have generally brought low figures, the brokers report some good sales.

On Monday the event was the sale of the Shattuck mansion on Fifth avenue, opposite the Windsor Hotel. The owner would not permit his auctioneer to advertise the sale, so there was a very slim attendance, and the bidding was confined to three persons. He probably lost \$10,000 to \$15,000 by his ill timed fit of economy. Mr Shattuck paid \$35,000 for the lot in 1867, and it was supposed to be now worth \$70,000. The house cost him \$90,000.

Property on Howard, Pearl, East Fortieth and East Seventy-sixth streets was sold last week under peculiar circumstances. Bids were asked for subject to incumbrances, but the amounts of the latter were not given, though asked for. Bidding, of course, under such circumstances is a mere farce. The auctioneers are not to blame in this matter, as they but obeyed the instructions of the persons who had the property in charge. When we have a regular Exchange no property can be sold in this way, as a charge of fraud and collusion, while it might not be true, could not well be disproved.

There was a good attendance at the Exchange this week, especially on Wednesday, when improved property on Grand, Madison, E st Seventh street and Sixth Avenue Boulevard, and lots on the southeast corner of Ninety-sixth street and West End avenue, also on One Hundred and Forty-first and One Hundred and Forty-second streets were offered.

On Thursday public auction sales of houses on East Fifty-second and East Fifty-fourth streets were held, and also a partition sale of a brick store and dwelling on Howard street, while on Friday the sale of flats on Sixty-first street attracted a fair attendance.

The following is the list of Conveyances and Mortgages for the week. It will be seen that the number of Conveyances is larger, and the Mortgages smaller, than the corresponding week last year, while the amounts involved this year are smaller in both cases. The annexed district shows an increase in the amount of Conveyances of over 100 per cent. The following is the table:

CONVEYANCES.			
	1882.	1883.	
	Oct. 13 to 19, inclusive.	Oct. 12 to 18, inclusive.	
Number.....	119	150	
Amount involved.....	\$2,785,193	\$2,521,522	
Number nominal.....	26	42	
Number of 23d and 24th Wards.....	20	27	
Amount involved.....	\$46,135	\$98,316	
Number nominal.....	6	10	
MORTGAGES.			
Number.....	189	185	
Amount involved.....	\$2,503,314	\$1,152,396	
No. at 5 per cent.....	43	47	
Amount involved.....	\$728,800	\$397,300	
No. to Banks, Trust and Insurance Companies.....	40	19	
Amount involved.....	\$769,950	\$429,500	

The fine estate of the late Samuel Wood, at Woodsburgh, L. I., is now offered at private sale, as will be seen from advertisement on another page. This is a rare chance for investors, as the property will be sold cheap. It includes a splendid hotel, twenty-one cottages and 2,000 building lots. Woodsburgh is only nineteen miles from New York, and is charmingly located. A. L. Simonson, trustee, Nos. 3 to 9 Beekman street, will give prices and particulars.

Richard V. Harnett will have several good sales next week. On Monday, the 22d inst., he will sell the parcel known as No. 263 East Broadway and No. 249 Division street. This includes two houses and two good stores. Investors should be on hand at this sale. On Tuesday, the 23d, Mr. Harnett will sell the fine house, No. 81 East Fifty-fourth street, and the apartment houses, Nos. 336, 338 and 340 East Eighty-seventh street. On Thursday, the 25th inst., he will sell the brown stone house, No. 261 West Thirty-fourth street, and the house and gore lot on the south side of One Hundred and Fifteenth street, 120 feet west of Second avenue. On Wednesday, November 7th, Mr. Harnett will sell the houses, Nos. 127 and 129 William street.

Mr. Harnett will also sell on Monday, the 22d, the choice investment property on the southeast corner of Fifty-eighth street and Second avenue. This includes a parcel of ground, 101.1x100, covered with valuable houses and stores, in a very improving neighborhood.

A. H. Muller will sell on Thursday, the 25th inst., a plot of four lots, southwest corner of Convent avenue and One Hundred and Twenty-seventh street. This is a plot of the property of the Convent of the Sacred Heart.

Gossip of the Week.

Messrs. C. Graham & Sons have sold the new four-story and basement brick dwelling, No. 133 East Forty-fifth street, size, 14x53x60, for \$16,000.

The four story brick dwelling, No. 563 Madison avenue, southeast corner Fifty-sixth street, size, 25x50x60, has been sold by Robert Hewitt, Jr., to Robert E. Bonner, of the Ledger, for \$46,000.

Messrs. R. T. Haines & Co. have sold the three-story brick dwelling, 22.6x60x100, No. 129 West Twelfth street, for \$17,000, to Thomas Kean; the four-story brown stone dwelling, 20.2x60x100, No. 153 West Forty-eighth street, to E. S. Smith, for \$25,000; and the three-story brick and frame dwelling, 18.6x50x100, No. 519 East One Hundred and Seventeenth street, to Thomas W. Grimley, for \$6,500.

Messrs. Wm. Gussow & Son have sold, for Benj. A. Willis, two lots, each 25x100, on the south side of Fortieth street, commencing 175 feet west of First avenue, to Gordon Bros.

The four-story stone front dwelling, No. 77 West Fiftieth street, is still for sale. Mr. T. S. Van Volkenburgh having purchased another house on Fiftieth street, not No. 77, as reported two weeks ago.

John J. Clancy has sold, for Charles H. Russell, eight lots, four on Seventy-first street and four on Seventy-second street, commencing about 144 feet west of the Boulevard. They are to be improved immediately by an east side builder, who proposes to erect five 20 foot houses on Seventy-

second street and six 16.8 houses on Seventy-first street, the same to be both three and four stories.

J. J. Clancy has sold for E. A. Wheaton the five-story brown stone flat, No. 461 West Sixty-second street, 25x62x100, to Benjamin F. De Fries.

Arnold Lustig has purchased eight lots on One Hundred and Twenty-fourth and One Hundred and Twenty-fifth streets (four on each street), 75 feet east of Eleventh avenue, from the New York Life Insurance & Trust Company.

Lambert Suydam has sold three lots, on the south side of One Hundred and Thirty-first street, commencing 225 feet east of Seventh avenue, for \$16,500, and they will be improved by the Baptist Church of the Redeemer.

Austin Abbott has sold a lot 25.1x100, on the northwest corner of Sixth avenue and Fifty-second street, for \$22,500, the purchaser being Peter Doelger.

Francis J. Schnugg has sold a lot on the east side of Avenue A, near Seventy-sixth street, to Messrs. Schneider & Lotz.

J. Hamilton Morrell has sold for the Parle Estate the three-story high stoop brown stone dwelling, No. 2428 Second avenue, 20x45x80, to William H. Ely, for \$7,750.

F. Zittel has sold the four-story high stoop brown stone residence, No. 1147 Park avenue, 20x55x13x93, for William Croft to A. W. Patterson, for about \$36,000. The same broker has sold six five-story brick and brown stone flats on the southwest corner of Eighty-third street and Tenth avenue, one 27x90x96 and five about 20x83x96, to Mrs. Crumbie, mother of Geo. B. and Charles M. Crumbie, for \$110,000. The same broker has sold to Selig Steinhardt the plot, 165x100.5, on the southwest corner of First avenue and Sixty-fifth street, and 225x140 on the south side of Sixty-fifth street, adjoining that plot, the consideration being \$85,000.

Yenne, McGowan & Co. have sold for Frank Seitz the five-story brown stone double flat, 25x75x95, No. 1351 Second avenue, to G. Peper, for \$18,250.

A company known as the Manhattan has been formed with a capital of \$300,000, divided into 3,000 shares of \$100 each. Wm. Noble, Thos. C. Van Brunt and John Jay Pardee being the incorporators. The special work of the company will be the purchase of the ten-story apartment house now under way at the north west corner of Seventh avenue and Fifty-seventh street, which will be completed by Thos. Osborne, who has commenced to build the same. It may be added that George W. Da Cunha agrees with Mr. Osborne to dispose of the premises mentioned above for \$700,000, and has assigned said agreement to the Manhattan for a nominal consideration.

Messrs. Ernest Flagg, Latham G. Reed and Randolph Hurry are the incorporators of the Randolph Company which has just been formed, with a capital of \$102,000, divided into 1,020 shares of \$100 each, the business of the company will be to purchase, acquire, maintain and improve real estate for apartment houses, etc.

L. Froehlich has sold the three-story brown stone dwelling, No. 314 East Fifty-second street, size 19x50x100, for Dennis Loonie to F. Dressel, for \$11,250, and with F. Zittle has sold the four-story brown stone dwelling, No. 651 Lexington av, between Fifty-fourth and Fifty-fifth streets, size 18.6x50x80, for Wm. Quinn, administrator to Alfred Lyons, for \$17,500.

Moritz Bauer has sold, to L. Levi, five lots on the north side of Seventy first street, 200 feet west of First avenue, 125x100, for \$5,500 each.

Max Danziger has sold, to Jacob L. Maschke, the plot 178x100.4, on Sixty-ninth street, between Second and Third avenues, for \$56,960.

W. J. T. Duff has sold the old two-story frame house, No. 140 East Eighty-fourth street, lot 25x100, to William Martin, for \$8,325. Mr. Martin intends to improve the property.

William C. Coup has sold the four-story brown stone dwelling, 16.8x50 x70, No. 969 Lexington avenue, for \$16,000, to a doctor.

The Anderson Estate informs us that no sale has taken place of the Fifth avenue plaza lots. No contract for the sale has been entered into with the buyers mentioned; several parties are negotiating for the purchase.

Frederick Gebhard has leased the four-story building on the northwest corner of Fourteenth street and Fifth avenue, 50x100, to Robert Gregg, of Gregg Brothers, for fourteen years, at \$10,500 and taxes per annum. Agents, Bennett & Wells and Alden & Sterne.

Brooklyn.

There will be a very important sale of Brooklyn lots and a mansion at the Salesrooms, No. 379 Fulton street, Brooklyn, on Thursday, October 25. At that date the estates of R. Sands Tucker and Wm. B. Cooper will be sold by the executors. The property to be offered then is situated in the Twenty-second Ward, near Prospect Park, on Carroll and Macomb streets, Garfield place, Union street, St. Mark's avenue, First and Second streets, and Fifth and Sixth avenues. These lots are all ready for improvement in a growing neighborhood only eighteen minutes by horse car from the principal ferries. When an elevated road is built, these lots, of which there are 124 in all, will be very valuable. A fine house is also to be sold. Cole & Murphy, auctioneers.

W. F. Corwith has sold for H. D. Van Orden three lots on the west side of Lorimer street, 170 feet south of Norman avenue, to Mrs. N. Bostwick, for \$4,000; also for Sarah F. Richardson the lot on the west side of Diamond street, 400 feet south of Nassau av, for \$700, to Michael M. Foley.

D. B. Treadwell has sold for Anna Crearand the two-story frame dwelling with one-story extension, 20x25x100, No. 63 Java street, north side, about 200 feet west of Franklin street, for \$1,900.

The Chicago "Real Estate and Building Journal" publishes the table of valuable New York realty which appeared in the RECORD AND GUIDE two weeks ago, and at the same time gives the following list of high priced realty at Chicago. The comparison shows that the figures brought in New York are ten times greater than in Chicago. The highest price per square foot obtained in the latter city was \$33, while in this city the southwest corner of Wall and Broad streets brought \$330 per square foot. Land in the suburbs of Chicago, it appears, can be bought for the incredibly low

sum of from fifteen to thirty cents per square foot. It may be added that the New York figures included the buildings, while those of Chicago represent the value of the sites alone. Still it is not the buildings but the land on which they are located which possesses the high valuation that is put upon it. The following is the table:

Classes.	Price per front ft.	Simple Location.	Price per sq. foot.
First-class business	\$3,000	State st.	\$33 33
Banks and offices	2,000	La Salle and Washington sts.	22 22
Wholesale business	1,500	Wabash av and Franklin st.	9 38
Second class retail	600	North Clark and West Madison sts.	6 66
Local business centres	400	Twenty-second st.	4 44
Local business centres	250	Cottage Grove av, 35th and 39th sts	2 77
Aristocratic residence	600	Michigan, Prairie and Calumet avs.	4 00
First-class residence	300	Dearborn and Indiana avs.	2 00
First-class residence, west side	200	Ashland av and Washington boul.	1 66
First-class residence, 3 m. dist.	150	Avenues, near Twenty-ninth.	1 00
First-class residence, 3½ m. dist.	125	Avenues, near Thirty first.	83
First-class residence, 4 m. dist.	100	Avenues, near Thirty-fifth.	67
First-class residence, 4½ m. dist.	85	Langley and Vincennes avs.	57
Medium residence	65	All divisions	54
Mechanic's residence	50	All divisions	41
Laborers' homes	40	All divisions	33
Laborers' homes, cheap	20	All divisions	17
Fashionable suburban	60	Hyde park, Evanston.	30
Genteel suburban	30	Englewood	15

Interesting to Taxpayers.

A petition of the property owners with map and plan for changing the grade of 113th street, between 8th and New avenues, is now pending before the Common Council. All persons interested in the above change of grade, and having objections thereto, should present the same in writing to the Commissioner of Public Works before the 27th day of October, 1883. The maps showing the present and proposed grades can be seen at Room 7, No. 31 Chambers street.

Application will be made to the Supreme Court, on Friday, November 16, for the appointment of Commissioners of Estimate and Assessment in the matter relative to acquiring title wherever the same has not been heretofore acquired to that part of Rider avenue, from East 135th to East 136th street, East 162d street, between Brook and Elton avenues, and East 169th street, from Railroad avenue to Webster avenue, as the same have been laid out as first-class streets by the Department of Parks.

Mr. C. Carreau's communication about the Real Estate Exchange came too late for publication this week. We may say, however, that all the points he presents have already been considered by the committee having the matter in charge. An official announcement of the selection of a site and the plan of organization will soon be made public.

A subscriber is informed that this paper has always advised the abolition of dower rights, as being a needless embarrassment to the transfer of real estate. Any views our correspondent may have on the subject, if sent to this office, will be published if the points are stated concisely.

Out Among the Builders.

Thom & Wilson have the plans under way for six five-story and basement brown stone flats, to be erected on the southeast corner of Fifty-seventh street and Tenth avenue. Two will front on the avenue, one of which will be 25.2½x85, and the other 25.2½x70, while four will front on the street, one being 19x82, two 27x80 and one 27x86, the last being on the corner. Owner and builder, William Rankin; cost, about \$150,000. The same architects have the plans in hand for a four-story brick extension, 25x103, to the packing establishment of Rohe & Brother, to be erected at No. 536 West Thirty-seventh street, 325 feet east of Eleventh avenue. The cost will probably be \$20,000.

The improvements to be made by Mrs. Wilhelmina Juch, as announced in this column last week, are as follows: four four-story brick and brown stone flats and stores, to be erected on the northeast corner of First avenue and One Hundred and Sixth street, three of which will be 25x54, and one, that on the corner, 25.11x54, with extension 15 feet, all four fronting on the avenue; also a four-story brick and brown stone factory, 45x90, to be erected on the north side of One Hundred and Sixth street, 68 feet east of First avenue, containing one or two boilers, as may be decided upon; eight four-story brick and brown stone flats, 25x60 each, will be erected adjoining the factory, all fronting on One Hundred and Sixth street, on the north side. Mrs. Juch will in addition erect on the southeast corner of First avenue and One Hundred and Fourth street, four four-story brick and brown stone flats and stores, three 25x54 and one 25.11x54, with extension, the last being on the corner. Adjoining on the south side of One Hundred and Fourth street, will be built a factory, similar to the one on One Hundred and Sixth street, part of which will be occupied by Wm. Juch as a carpenter shop. The cost of these improvements will be about \$250,000. Mr. Juch, who is the husband of the owner, will be the builder.

W. J. Merritt has the sketches on the boards for a Baptist Church, to be erected on the south side of One Hundred and Thirty-first street, 225 feet east of Seventh avenue. The size will be 75x35 and the material of stone.

William Rankin will shortly commence the erection of eight five-story brown stone flats and stores on the east side of Tenth avenue, between Forty-eighth and Forty-ninth streets. Six of them will be double flats, 27.9¼x71, and two single, 20x81. The cost will be about \$150,000. No architect has yet been selected.

Joseph M. Dunn has the sketches under way for a first-class three-story and basement frame residence, 44x39, and extension, 14x17.6, to be erected at Far Rockaway, for P. Dollard. It will contain all modern improvements, and be so constructed as to be habitable both in winter and summer. It will be surrounded by piazzas and balconies and have shingled roofs. The cost will be about \$10,000.

The excavations have commenced on the north side of Fifty-eighth street, (No. 235), 150 feet east of Broadway, for the erection of a four-story front and three-story rear fire engine house, 25x100, for which plans were filed in August last. The cost will be \$20,000; the architects are Le Brun & Son, the builder being David Christie.

The cigar factory to be erected for Henry C. Myers, of Syracuse, N. Y., and of which J. H. Valentine is the architect, will be built on the northeast corner of Sixty-fourth street and Second avenue in this city, and not at Syracuse, as stated last week. Mr. Valentine, it may be added, has removed from No. 104 East One Hundred and Twenty-fifth street to new and spacious quarters at the Horton Building, No. 110 East One Hundred and Twenty-fifth street, Room 5.

Messrs. Schneider & Lotz will erect at once a five-story double tenement with stores on the east side of Avenue A, near Seventy-sixth street.

J. C. Burne has the plans for seven three-story frame tenements, five 25x60 and two 25x80, to be built on the northwest corner of Brook avenue and One Hundred and Forty-sixth street, for — Freeman.

L. Levi intends to build a five-story front and three-story rear brick distillery and brewery, with a one-story brick stable adjoining, covering five full lots on the north side of Seventy-first street, 200 feet west of First avenue, to cost over \$150,000.

Jacob L. Maschke will shortly commence the erection of seven five-story brown stone double tenements on Sixty-ninth street, between Second and Third avenues, six being 25x80 and one 28x80. The architect will be John C. Burne; cost, about \$130,000.

William Graul has the plans completed for five five-story brick and brown stone improved tenements, 25x78 each, to be erected on the north side of Eighty-eighth street, 275 feet east of Second avenue, for Laura Hansgen, to cost about \$75,000.

Hugo Gorsch is about to commence the erection of a five-story brick and brown stone improved apartment house, 25x90, on the northeast corner of Second avenue and Ninety-second street. The first-story will be occupied as three stores, one 25x43, fronting on the avenue, and two fronting on the street, being 14x22.8 each. The cost will be about \$24,000; architect, William Graul.

E. Gandolfo has the designs for a two-story and attic frame residence, 45x75, for J. A. Hamblin, to be erected at Flatbush, L. I. It will be finished in hardwood, and have piazzas and veranda, the cost being about \$10,000. The same architect also has plans for a three-story brick and stone earthenware factory, 180x75, with kiln 150x5, to be erected at Elliston, near Leicester, England, for Walker Ellis, to cost \$25,000.

James Brown Lord has the plans under way for a five-story apartment house, 41.9x25, to be erected on the northeast corner of Broadway and Forty-ninth street, for De Lancey Nicholl.

Geo. B. Pelham has the plans in hand for a six-story tenement, 28.11x84.4, to be built on the south side of Thirtieth street, 100 feet east of Eleventh avenue, for Rosalie Steinhardt.

Charles Gedney is about to commence the erection of a five-story apartment house on the northwest corner of Broadway and Fortieth street, having a frontage of 47.6 feet on Broadway and 82 feet on Fortieth street. Architect, John Sexton.

Paul Bauer's West Brighton Beach Hotel, the largest on the west end of the island is, it is reported, to be raised one story next spring. The restaurant and concert-room on the first floor will occupy the second when the improvements are made.

The contracts for fitting up warehouses in the arches beneath the approach on the New York side of the East River Bridge have been awarded. Work is to be commenced very shortly, and it is expected that they will be ready for occupancy by January 1. The iron and steel work had been awarded to the Keystone Bridge Company for \$79,094.27. The masonry, carpentry and plumbing work is to cost \$177,775. Four warehouses will be constructed at once.

Brooklyn.

Th. Englehardt has plans in hand for a three-story frame dwelling, 20.6 x45, with extension 11x10, to be erected on the south side of Ainslie street, near Leonard street, for Mr. Debevoise, at a cost of \$5,500; also for brick cellars, 61x50, under building Nos. 130 to 136 Twenty-second street, for John Schlegel; cost, \$5,000.

There is an impression in certain quarters that the Excelsior Gas Company is about to lay its mains and commence an active war of rates in gas. Our obliging Common Council has authorized this company to commence work in this city on condition that they sell their gas for \$1.50 per thousand feet, with a view to its eventual reduction to one dollar. This would be a great improvement upon the \$2.25, which is now charged by the gas companies which have divided New York City between them. The last Legislature, however, passed a law which interferes with the progress of this work. No company can hereafter tear up the streets of New York without the consent of two-thirds of the property-holders along the route. This will be difficult to obtain, nor should it be granted by property-holders unless the Excelsior Company gives bonds that it will never advance the price of gas beyond the rate it may fix when it first commenced the fight with the other companies. It is understood, however, that this company has obtained the right to furnish gas to Astoria, where it has already several mains laid.

Contractors' Notes.

Superintendent Dady will receive bids at Room 121, fourth floor, Post Office building, New York City, until Monday, October 22, at 12 o'clock, for raising the roof of the refinery building of the United States Assay Office in this city.

Bids will be received until Monday, October 29, at 12 o'clock, by the Commissioner of Public Works, for building sewers in 4th avenue, east side, between 83d and 84th streets; 8th avenue, east side, between 147th and 149th streets; 107th street, between 3d and Lexington avenues; 141st street, between Boulevard and Diagonal avenue, and laying water mains in West Broadway, between Canal and Chambers streets.

Special Notice.

Attention is directed to the card of "Builder's Clerk" on page V. The advertiser desires to take charge of the office of a leading contractor or builder on salary or commission.

BUILDING MATERIAL MARKET.

BRICKS.—Following our last the market for Common Hards was a trifle easier, and in one or two instances buyers obtained further concessions. Subsequently, however, a change for the better set in, and while current rates are no higher than at this time last week they are fully up thereto, and the feeling is quite firm. As near as can be judged from the evidences obtainable the consumption has not increased, but the demand is just about as full, as more dealers are taking cargoes for stock, and with reduced offerings receivers obtain their advantage. Manufacturers, it would appear, have now nearly or quite worked off the surplus that they found in their way, and the sharp cold weather and frosty nights having pretty well settled the question of production and brought work more thoroughly to a stand still than the efforts of the combination, it is expected that supplies can be well enough controlled to regulate the shipments closely to the requirements of the market. There is nothing upon which to base a claim for actual scarcity of stock at any time, but the chances for a large amount coming in on an unwilling market are reduced, and this tends to stimulate confidence. As noted above dealers are buying in a slightly more general manner, but neither hastily nor liberally, and some indeed are understood to have made deliveries from stock already in hand, indicating a more or less combative policy, and therefore a possibility of a stand off for a while between buyer and seller, except to the extent of such supplies as may be required for immediate use. The line of quotations range at about \$6.25@6.75 per M for Jerseys; \$6.50@7.00 for "Up Rivers," with a few extras higher, and \$7.25@7.75 for Haverstraws, not including the fancy brands. For Pales the demand is reported as unbroke, and stock is absorbed about as rapidly as offered, with prices firm on an entire range of \$4.00@4.50 per M, according to quality. Fronts generally remain firm and command full former rates.

CEMENT.—There is still an absence of good healthy tone to the market on foreign goods and we find very few cheerful expressions among importers over the immediate situation. More or less business is doing all the time, and some of the leading brands are prevented from accumulating, but there is no snap and vigor to the demand as might be expected at this season and with receipts amounting to some 23,200 lbs. since the first of the month, anything lacking in reputation has from the absence of an outlet gone to swell the stock already in hand. Sales of known brands have been made as low as \$2.35 per bbl., and from this cost ranges up according to quantity and delivery. Freight charges from the "other side" are hardening and already add 10@15c. per bbl. to the cost of present shipments.

GLASS.—The bitterness of the contest between the Western manufacturers and their workmen, makes it lasting, and even should production now be resumed it would be a long time before the market could feel the influence. Imported window glass in consequence, gains a firmer and better position daily, and while buyers commence to grumble a little not only over cost, but the trouble they are put to in making a selection of standard sizes, there appears no immediate signs of relief. Importers will not enter into contracts for goods ahead of arrival except at a further advance on cost.

HARDWARE.—The general movement of stock does not differ to any extent from the ordinary form at this season, except as to volume, and in that particular is smaller. Buyers are possibly stocking a little against future wants, but only enough for a short time ahead, and select with much care. Most manufacturers and agents of builders hardware are doing a little business, and the class of stock mentioned sells with greater ease than any other. Values as a rule are steadily maintained on most standard goods. The following rates have recently been published on Wire : Market bright and annealed, 0 to 18, discount, 62½@65 per cent.; market, coppered, discount, 52½@57½; market, galvanized, discount, 47½@50; market, tinned, discount, 47½@50; stone, bright and annealed, Nos. 19 to 26, discount, 60 to 65 per cent.; stone, bright and annealed, Nos. 27 to 36, discount, 62½@65; stone, galvanized, Nos. 19 to 30, discount, 47½@50; stone, tinned, discount, 47½@50; tinned broom wire, discount, 57½@60; cast steel wire, discount, 47½@50; annealed fence, Nos. 8 and 9, discount, 62½@65; annealed grape, Nos. 10 to 14, discount, 62½@65; fence staples, per lb., 5@5½c.; fence staples, galvanized, per lb. 6@6½c.; Stubs steel wire, \$6 to £, discount 30 per cent.; Japanese barb fence, per lb., 7½c.; steel music wire, Nos. 7 to 30, \$1 per lb.

LATH.—There has been no essential change in cost since our last up to the present writing, except the simple dropping of the former outside figures, and placing the rate at \$3.50 per M. At this a pretty good business has taken place from parcels here and close at hand, and the position is generally quoted firm, the regular receivers expressing greater confidence in view of an advance at interior points tending to shut off entirely the drawing of stock from the North and West. Dealers, however, are not at the moment showing such remarkable anxiety as to afford a decided stimulus and some seem to think if they stand off a little while longer offerings will be fuller in view of the chances that the recent easterly winds have brought the fleet forward more rapidly than was calculated upon. Advices from St. John claim that the last shipments are making, and the mills about to shut down.

LIME.—No change in price has as yet taken place, owing in part to rather fuller supplies than anticipated. The strong easterly winds, it appears, brought cargoes forward with greater rapidity than usual, and while receivers managed to keep the supply pretty closely sold up, they scarcely found any warrant to add to cost for the time being.

LUMBER.—Business is evidently somewhat less animated than a portion of the trade had hoped for, but the general movement of supplies does not run behind, with an increase in some cases shown. All buyers, in fact, who really want stock, either for present or future use, are willing to open negotiations, and the current run of bids are full enough to indicate that customers expect no important gains from rates at present ruling. In fact, to that portion of the trade

content with a fair distribution of stock now and very good prospects for a further increase and a steady line of valuation, the market is in good shape, and it is only those who have been hopeful of a sharper and more extensive demand who now do the grumbling. Advices from the interior generally continue strong, and the freight charges are hardening somewhat. Many of the Western accounts, however, are complaining of the low rates ruling and the unremunerative condition of trade, with manufacturers talking about shutting down. A reduced production will also postpone the cutting over a number of timber tracts, and this is no doubt the most practical way to save the forests. It is hardly possible that the standing timber will all disappear within some of the short periods that have been suggested, but it is going fast enough to require more careful watching.

Eastern Spruce has continued to sell well enough when the quality was fine, attractive or even simply fair as compared with the local requirements of the market. Buyers, however, have not been positively running after the stock and were keen enough in all negotiations to figure for the lowest possible fraction. Occasionally under special influences sellers have allowed moderate concessions, but as a rule the tendency is to display quite a firm tone, on all wide and long stuff in particular, while for extra difficult on special orders there is an advancing tendency. All dealers appear to have some stock on hand but it will require many additions, it is said, to bring the goods up to an average accumulation. The average range of quotations remains at \$13.50@16.50, with extra up to \$17.00, and, as may be learned by a careful perusal of the commercial reports of some of our local papers, no sales of ordinary are reported at under \$12.00 per M.

White Pine is now quite generally held with firmness and confidence, and in no case where quality has any attractions do owners manifest an inclination to increase the line of business if a shading must be made to do so. Home wants have already commenced to show fuller and more extensive as to assortment and the shipping demand, while somewhat uncertain, has a more promising look with recent small additions to value well maintained. The accumulation here is pretty large and is said to contain some rather poor stuff, though this is the exception, while the rule shows a good general assortment. Interior advices are sustaining and tend to even more encouraging form especially on clear stuff. We quote at \$18@20 for West India shipping boards, \$23@29 for South America do.; \$16@18 for box boards, and \$18.50 to \$19 for extra do.

Yellow Pine has a very good market in some of the adjacent cities, and quite a little fleet is said to be afloat with stuff for delivery on contracts. Only a small proportion tends in this direction, however, as our market offers no additional encouragement for random offerings, and specials are called for only upon the pressure of necessity. Even allowing for this cautious policy, however, customers in one way or another are handling fair amounts, and the tendency of the market is toward improvement in volume of business as well as tone. We quote as follows: Randoms, \$30@32 per M; Specials, \$21@23 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@26; Step Plank, \$31@35 do.; Cargoes f. o. b. at Atlantic ports, \$14@16 for rough, and \$9@11 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods of choice and attractive sell rapidly, and if they are not as above suggested they have scarcely any sale at all. Cost about as before and desirable offerings scant. We quote at wholesale rates by car-load about as follows: Walnut, \$70@120 per M; ash, \$33@40 do.; oak, \$30@40 do.; maple, \$20@32.50 do.; chestnut, \$25@35 do.; cherry, \$40@70 do.; whitewood ¼ and ½ inch, \$25@30 do. do., and do. inch, \$33@40; hickory, \$4@60 do.

Shingles remain steady, but without much animation at the moment. We quote Cypress at \$8.00 per M for 5x20 and \$10.00 do. for 6x21 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. Machine dressed cedar shingles quoted as follows: for 30 inch \$15@20 for A, and \$20@28.50 for No. 1; for 24 inch \$10.50@15 for A and \$15@20.50 for No. 1; for 20 inch \$7@9.50 for A and \$9@12.50 for No. 1.

Recent freight engagements show : From St. John, N. B., to Europe, deals at 60s. @ 65s. per standard; from New York to West Indies, \$6@15 per M steam, and \$4.50@6.00 sail; to Central and South America, \$7.50@16 do.; to New York from Provinces, \$3.00@3.50; from Maine, \$2.00@2.25, and from the South, \$6.25@8.50@9.25 per M.

GENERAL LUMBER NOTES.

THE STATE.

The following is the Argus' report of the Albany lumber market :

[FOR THE WEEK ENDING OCT. 16, 1883.]

With a good many buyers in market the large trade of the previous week has been repeated, though no sales of special magnitude have been reported, except large shipments to Philadelphia and Boston of Pine lumber. Vessels and barges find quick freights in the District. Prices are firm and tend more to the outside figures in our list. Lumber is coming freely by canals, keeping up a good stock and assortment upon the yards. Spruce and Hemlock are in quick demand, and although the manufacture in Northern New York is again restricted by want of water, a fair stock and good assortment will be found upon the yards. The mills only run one quarter time. Hardwoods are coming in freely, and all sizes and qualities are in fair supply, with the usual fall trade in good operation. Shingles are dull at quotations. Lath are in quick demand and fair supply.

The receipts of lumber at tide water during the week and from the opening of navigation, to and including the 14th day of October, 1883, are as follows:

	For the week.	From May 7.
Albany.....	19,967,000 ft.	359,555,000 ft.
West Troy.....	10,124,000 ft.	160,350,000 ft.
Waterford.....	4,428,000 ft.	97,787,000 ft.
Totals.....	34,517,000 ft.	617,692,000 ft.

THE WEST.

The Northwestern Lumberman as follows:

CHICAGO.
AT THE DOCKS.—Quite a number of cargoes have been sold for \$9 a thousand, but they were composed of short and undesirable stuff, the sprinkling of longer than 18 foot pieces amounting to 10 or 15 per cent. A fair to good cargo of piece stuff still sells for \$9.25 and up to \$9.75, the upward slide depending on the proportion of long lengths and the quality of the lumber.

It is probable that \$9.25 is as near an average price for sales of cargoes running a fair proportion to 18 feet and upward as can be named. Where the proportion of long lengths is large—30 per cent. or more—the higher figure is realized. It is an exceedingly difficult thing, in the present state of the market, to determine the range of prices. Concessions are made that give the buyer an advantage in long lengths, sizes and qualities, and lower prices are realized in this way more than can actually be represented in quotations. Dimension lumber is really somewhat out of health, and the only way to ascertain the state of prices is to feel of their pulse—that is, offer to buy some lumber. Our quotations for long length dimension includes long timbers, and are fully as high as they ought to be. The denomination of "long" dimension in market quotations this season is somewhat indefinite in reference to prices. Cargoes selling below \$10 a thousand contain about all the long or large stuff any buyer for a yard needs in stock, so that really the quotations of long dimension do not cut much of a figure.

inch lumber has not yet felt the pressure for lower prices to the same degree as has dimension, though on Wednesday and Thursday it was dragging. The cargoes offering were generally coarse and undesirable, and buyers hung off about closing trades for them. The commission men now acknowledge that the proportion of good, as compared to coarse stock, is decreasing, and they can see that the disproportion this year is a little more marked than last season. The meager supply of lumber better than common, and the poor run in the cargoes offered on this market, has induced dealers to go over the lake and pick up choice or desirable lots whenever they have got pointers as to where it could be found. Of course this process leaves all the poorer stuff to come to this market.

On the whole, the market this week has presented features not quite as encouraging as during the few weeks previous. The yard merchants are making no attempt to strengthen prices of assorted stocks; on the contrary lists are being sent out, making still lower cuts. This has a certain effect on the market, causing a doubtful feeling about the future, and a sluggish and dragging market on all coarse stock—a kind that is being mostly offered.

Quotations are as follows:

Short dimension, green.....	\$9 00@9 75
Long dimension, green.....	10 00@11 00
Boards and strips—No. 2.....	10 50@12 50
Boards and strips—Medium.....	13 00@16 00
Boards and strips—No. 1.....	16 00@21 00

On Hardwoods the Lumberman says:

There is no single item in our quotations that can be said to be active; some, however, being subject to sudden spurts, while good lumber of every kind is always in demand. Mill men, and other shippers, should understand that he statement of a dull market applies to the poorer grades particularly, but that clear lumber will always bring a fair price. But there's the rub. Few manufacturers seem to understand that "clear" lumber is absolutely perfect, and of good width, and well made. The scarcity of choice Cherry still continues, and though, in most cases, our quotations rule, there is no doubt that better prices can be obtained in some cases. The Maple shipping season is about over, closing with higher prices than the lowest that have been noted in the past few months.

A notable feature of the offerings made now is that, very generally, they are of old stock; seeming to show that manufacturers and country dealers are disposing of supplies under the pressure of close times, thus promising an adjustment of the supply to the demand.

LUMBERMAN AND MANUFACTURER, (MINNEAPOLIS, MINN.)

The lumber trade of the West is in a far better condition than it was one year ago. The demand, stock on hand and future supply (until next season) all point plainly to a rise in the values of all lumber which should be graded above second common. The grand mistake which has been made comes from the fact that judging by the last two year's experience operators have concluded that the market would bear anything which was sound enough to run through the saws. Rots, knots, corks, shakes, etc., have been sent on to the market in quantities sufficient to stagger belief, but the whole western world is short of all the better grades of lumber. St. Louis has during the last week sent out a full million per day and half a million local trade has kept the craft busy and no trouble about orders or prices.

Chicago finds no room beyond the Mississippi for her cheap stuff and is mad about it, but can offer little that is desirable but what is promptly taken up by the valley dealers.

In Minneapolis the confidence of most of the leading houses in values is such that no effort is being made to sell, and no one willing to discount any dry stuff of the better grades. The mills are running part of the time, several only nights and none of them pushing. The prospect now seems fair to carry over 175,000,000 feet of logs and yet an army of outside operators are "bent and determined" to go into the woods and cut logs while the mill men are arranging to cut a stock to fill up with. Go in gentlemen—lemons and get squeezed.

The Bay City Lumberman's Gazette has the following significant item.

Reports from everywhere indicate to the most obtuse comprehension that extensive preparations are being made for a fierce onslaught the coming winter on the standing forest monarchs. This indication suggests presumably if not certainly, that the great ado about the curtailment of the log crop is more buncombe than business. While the policy of curtailment must be acknowledged to be the correct one, yet its enforcement with anything like unanimity is possibly beyond any power except Providence. Lumbermen are not very dissimilar to other men and so long as the least prospect for remuneration booms up in the business horizon, they will undoubtedly exhibit a disposition, each one to realize his share of the prospective

FOREIGN.

The Timber Trade's Journal as follows: LONDON.

It is satisfactory to record, up to date, a shortage on Baltic deals, battens, &c., as compared with those yarded in the docks this time last year. The difference, up to the present time, is no less than 975,000 pieces, made up in this way—Deals, 507,902; battens, 433,588; and ends, 32,517 pieces, and may be considered a very important feature at this late period of the year. Pine stocks are heavier than they were a twelve

month ago by 64,664 pieces, not a very alarming increase, especially when we bear in mind that last year stocks of this description were abnormally low.

The arrivals this year from Quebec are somewhat in excess of those of last, so that if the increase in yarded stocks had been even more marked, it would not have been a matter of surprise.

From the spruce ports the present year is also more prolific in tonnage and brings the stocks up considerably in excess of those of 1882, though the shipments this year up to the present time are by no means inordinately large.

There are more spruce deals in stock now than this time twelvemonth by \$3,041 pieces, and battens of this description are 67,703 or so over and above what were in stock at similar date last year, ends are also more by 7,756 pieces.

The arrivals last year up to the 4th October were: Miramichi, 5; Halifax, 2; St. John, 3; and Betsiamitz, 3; altogether 13, against 10 cargoes come forward up to the present time from the ports named.

The Canadian shipments, including the spruce cargoes with the pine, give a preponderance for 1883, as against the year before. The difference in favor of the present year being, as stated, all made up of spruce shipments.

Messrs. Chas. Leary & Co. held a sale on Tuesday last, at the Commercial Salerooms, with the following result: 178 logs (69,635 ft.) Tabasco mahogany, ex Orator (s) from Santa Ana, sold at 4 1/4 d. to 10 d., average 5 1/2 d.; and 69 logs (20,725 1/2 ft.) Mexican cedar, ex Diaz, from Minatitlan, sold at 4 1/4 d. to 5 d.; average 4 1/2-3 d.

LIVERPOOL.

A glance at the list of stocks, &c., on hand at the end of the past month will show how largely the import of Canadian wood goods has been in excess of the demand, the stock of pine timber now being nearly one million cubic feet, although the consumption for the month has been great; much of this is owing to the manner in which it has been forced off into the country.

The common qualities of this wood are at too high a price abroad, and it cannot compete with the better classes of pitch pine suitable for many joinery purposes, which can be bought so much lower, and is being substituted for it with increasing favor.

NAILS.—The demand has been irregular and also somewhat unevenly divided, a few dealers finding themselves quite busy, with their neighbors rather dull, and a change about in the relative positions not unlikely to follow quite unexpectedly.

PAINTS AND OILS.—Trade has continued fair according to most reports, and dealers seem very well satisfied with the situation. A liberal movement is evidently not expected this season, but enough stock, it is thought, will probably go out to make a good, respectable business, and sustain values on a pretty full level for all leading descriptions.

PITCH AND TAR.

The demand moderately active, the available supply small and well in hand and prices quite firm throughout on all attractive goods.

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 with columns for BRICK, CARGO AFOAT, and FRONTS. Includes items like Pale, Jerseys, Up-Rivers, Haverstraw Bay, etc.

Table with columns for CROTON AND CROTON POINTS, FIRE BRICK, and WELSH. Includes items like Croton, Philadelphia, Haverstraw Bay, etc.

Table with columns for WARM BUFF FACING, CEMENT, and ROSENDALE. Includes items like Warm Buff Facing, Portland Cement, etc.

Table listing various goods and prices, including Portland K. B. & S., Portland Burham, Portland, J. B. White & Bro., etc.

Table titled 'DOORS, WINDOWS AND BLINDS' with sub-sections for DOORS, RAISED PANELS, TWO SIDES and DOORS, MOULDED.

Table titled 'GLAZED WINDOWS' with columns for Dimensions of windows, 12 Lights, 8 Lights, and 4 Lights.

Table titled 'OUTSIDE BLINDS' and 'INSIDE BLINDS' with columns for Per lineal foot, up to various widths.

Table titled 'FOREIGN WOODS' listing various wood types and their prices, such as Cedar, Mahogany, Rosewood, etc.

Table titled 'HAIR—Duty free' listing Cattle and Goat prices.

Table titled 'IRON' listing various iron products like Pig. Scotch, Coltless, etc.

Table titled 'BAR IRON FROM STORE' listing various iron bar products and their prices.

Table titled 'LABOR' listing various labor services and their rates, such as Ordinary, Masons, Plasterers, etc.

Table titled 'LATH—Cargo rate' and 'LIME' listing lath and lime products and their prices.

Table titled 'LUMBER' listing various lumber products and their prices, including Pine, Spruce, etc.

Table listing various lumber and wood products like Pine, Spruce, Hemlock, etc., with prices.

Table titled 'PAINTS AND OILS' listing various paint and oil products and their prices.

Table listing various plaster and slate products like Plaster Paris, Slate, etc., with prices.

Table titled 'SOLDERS' listing various solder products and their prices.

Table titled 'STONE—Cargo rates, delivered at New York' listing various stone products and their prices.

Table listing various stone products like Amherst freestone, Berlin freestone, etc., with prices.

Table titled 'TIN PLATES' and 'ZINC' listing tin plates and zinc products and their prices.

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXII.

NEW YORK, OCTOBER 20, 1883.

No. 814

SALES OF THE WEEK.

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

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

R. V. HARNETT & CO.	
52d st, No. 316, s s, 218 e 2d av, 19x105.5, three-story stone front dwell'g. J. Hendrickson.	\$8,800
71st st, No. 433, n s, 125 w Av A, 25x102.2, two-story brick dwell'g. Jane D. Kane. (Amt. due, abt \$2,325; sold Oct. 4, 1874, for \$2,500)	4,150
96th st, s e cor West End or 11th av, 25x75.6. V K Stevenson, Jr.	3,650
96th st, s s, adj, 25x75.6. Same	2,205
96th st, s s, adj, 25x75.6. Same	2,965
96th st, s s, adj, 25x75.6. Same	2,950
96th st, s s, adj, 25x100.8. Same	3,500
141st st, n s, 63.3 e St. Nicholas av, 70.7x100x76.1x99.11, vacant. M. H. Cashin.	3,000
141st st, n s, 150 e 8th av, 50x99.11. Solomon Mehrbach.	5,150
142d st, s s, 170 e 8th av, 50x99.11. T. J. McCahill.	4,200
142d st, s s, adj, 50x99.11. Solomon Mehrbach.	4,400
6th av, No. 1412 e s, 34 s 127th st, 16.6x60, four-story stone front dwell'g. George Seaman.	10,800
A. H. MULLER & SON.	
Howard st, No. 18, n s, 60 w Elm st, 20x65 to alley, three-story brick store and dwell'g. B. M. Stillwell.	10,000
Pearl st, w s, 63 n Frankfort st, 20.6x98.6x19x86.2, 5-12 part. B. M. Stillwell.	2,025
40th st, Nos. 218-226, s s, 255 e 3d av, 100x98.9, five three-story brick dwell'gs. B. M. Stillwell. (Mort. \$15,000, interest, cost, &c., taxes and right of dower)	12,800
LOUIS MESIER.	
5th av, No. 574, w s, abt 50 s 47th st, 25x100, four-story stone front dwell'g. George Kemp	102,000
JOHN F. B. SMYTH.	
Grand st, No. 490, n s, 50 e Willett st, 25x100, two-story dwell'g with stores. S E. Clark	18,150
Madison st, No. 412, s s, opposite Grand st, 25x100, two four-story brick dwell'gs. Mendel Alterman	11,100
61st st, No. 528, s s, 400 w 10th av, 25x100.5, five-story stone front flat. William H. Cornett.	19,750
61st st, No. 530 W., s s, adj, 25x100.5, five-story stone front flat. John Richards.	19,700
SCOTT & MYERS.	
33d st, No. 226, s s, 329.2 w 7th av, 20.10x71x20.10x99.7, three-story brick dwell'g. C. E. Blydenburgh. (Amount due, abt \$8,800)	9,047
A. J. BLEECKER & SON.	
76th st, n s, 373 e Av A, 25x102.2, vacant. L. M. Daniel. (Foreclosure of mechanics' lien; amount due, abt \$700)	50
P. F. MEYER.	
54th st, No. 342, s s, 175 w 1st av, 25x100.5, five-story brick tenem't. Eugene Parker.	16,800
72d st, No. 416 E., s s, three-story house. Joseph Brown. (Mort. \$14,000, taxes, assessments, &c.)	10
Total.....	\$286,702
Corresponding week 1882.....	2,117,160

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. R. V. Harnett & Co., T. A. Kerrigan, J. Cole and J. C. Eadie have made the following sales for the week ending October 19:

Bridge st, No. 359, e s, 129 n Willoughby st, 24x100.3, three-story brick dwell'g with two-story frame extension. Sophie Menke	\$7,950
*Broadway, westerly cor Somers st, runs northwest 278.6 to Hull st, x southwest to centre of old road, x south and southwest along centre old road to n s Somers st, x northeast 393.9 to beginning.	9,400
Somers st, s e cor said old road in above description, runs east along st 125.1 x south to point midway between Somers st and Brooklyn and Jamaica plank road, x southwest to n s said plank road, x northwest along said plank road to centre of said old road, x north to beginning. William Layton et al.	9,400
Fulton st, s e cor Front st, 56x31.4x42.6x22.7. Front st, s s, 51.4 e Fulton st, 42.6x35.3 irreg. } Brooklyn Union Publishing Co. (Mort. \$40,000)	10,737
*Lorimer st, w s, 475 s Nassau av, 50x100. William F. Corwith.	1,200
Powers st, s s, near Leonard st, 50x100, indeft. J. H. & W. H. Garrison.	3,000
Withers st, No. 81, 25x100, one-and-one-half-story frame dwell'g. Mary Connor.	1,100
North 7th st, s s, 120 e 4th st, 20x100. John Blom.	1,800
*Grand av, e s, 50 n Bergen st, 30x100. Harriet E. Tunison.	3,000
De Kalb av, s s, extd'g from Franklin av to Skillman st, 2 x 79. Samuel Hatton.	2,750
*Park av, s s, 215 e Nostrand av, 72.8x100. Julius B. Davenport.	5,000
Lots 381 to 388 on map of property in East New York, Gilliam Schenck.	1,398
Total.....	\$47,335

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 e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranties. 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.

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

Attorney st, No. 6, e s, 161.3 s Grand st, 20.6x50, three-story brick dwell'g. Anna M. Walter, widow, to Bernhard Schaaf and Magdalena his wife. Mort. \$4,250. Oct. 16.	\$8,400
Bolton road, centre line, adj J. B. West, runs south 15.7 to point 411 from centre line 14th av, x west parallel with 216th st, 411 to centre 14th av, x north 15.6 x east 411. Release mort. Peter Marie and ano., trustees, to Camille Marie. July 28.	nom
Same property. Release mort. The Emigrant Industrial Savings Bank to same. July 28.	2,000
Same property. Release mort. Peter Marie and ano., trustees of Sally and Leon Marie, to same. July 28.	nom
Bond st, No. 41, s s, 676 e Broadway, 25x94.6x25.5x99.5, three-story brick dwell'g. James K. Warren to Mary L. Warren, New Brunswick, N. J. ½ part. Oct. 11.	4,750
Benson st, s e s, 124 n e Leonard st, 26x61.8x26 x, three-story brick factory. Henry McCaddin, Jr., Brooklyn, to Timothy Brennan. April 21, 1881.	nom
Centre st, Nos. 28-32, s e cor Duane st, runs southwest 63.11 to Reade st, x northeast along northerly line of Reade st 32.7 x north 43.6 to Duane st, x west 65.4, three six-story brick factories. James M. Conner and Henrietta his wife, to Caroline M. Conner, widow, Sarah G. Davis, Susan Conner and Eliza J. Rising, children Wm. C. Conner, dec'd. Oct. 15.	nom
Cherry st, No. 21, s s, with ½ of alley adj. on west, four-story frame (brick front) store and tenem't. Delia S. Mitchell, Brooklyn, to Meredith L. Jones, Brooklyn. ¼ part. Oct. 15.	3,000
Catharine st, No. 36, w s, 72.5 n Madison st, 15.3x99x18.3x98.9, four-story brick store and tenem't. J. Langdon Ward to Jennie Nebenzahl. Mort. \$8,500. C. a. G. July 24.	nom
Catharine st, No. 37, e s, abt 48 n Madison st, 27.1x105.7x27x102.8, three-story brick store and tenem't.	10,000
Henry st, No. 180, s s, 23.10 e Jefferson st, 23.10x100, two-story brick dwell'g.	18,000
East Broadway, n s, abt 215 e Pike st, 25x125 to Division st, x 25x125.3; No. 136 East Broadway, three-story brick dwell'g; No. 125 Division st, two-story brick store and dwell'g.	10,650
Madison st, s s, indeft., 26x100.	55,000
Madison st, No. 165, n s, abt 111.11 e Pike st, 16.11x100, four-story frame (brick front) store and tenem't.	10,500
Cherry st, n s, abt 175.10 w Jefferson st, 25.1x110.10, two-story brick coopeage and frame shed.	10,500
Pike st, No. 69, e s, 125 s Monroe st, 25x59.9x25x58.8, two-story brick dwell'g.	10,500
Madison st, No. 256, s s, 26.6 w Clinton st, 26 x100, six-story brick store and tenem't. William H. Doughty, Troy, N. Y., Gertrude R. Jones, Louisa L. Lindley, Mary R. and Frederick V. S. Crosby, New York, Walter F. Crosby, Orange, N. J., to Elizabeth M. Crosby. April 11.	7,000
Crosby st, No. 151, e s, 64.10 n Houston st, 25x101.11x25x104, five-story brick factory. Ann E. Coe, Brooklyn, to William I. O'Connor. Q. C. Aug. 18, 1871.	100
Elizabeth st, No. 7, w s, 100 n Bayard st, 25x94, three-story frame store and tenem't and four-story brick tenem't on rear. Magdalena Tomaszewski to Wolf Baum. Mort. \$3,000. Sept. 17.	300
Elizabeth st, No. 120, e s, 149.6 n Grand st, 25x100, four-story frame tenem't and one and two-story brick buildings on rear. Henry McCaddin, Jr., Brooklyn, to Timothy Brennan. Feb. 28, 1881.	7,000
Hudson st, No. 453, w s, 75 n Morton st, 25x100, four-story brick store and tenem't. Jones Cochran to Emma Cochran. All title. C. a. G. Mort. \$8,000. Oct. 13.	100
Lewis st, No. 25, w s, 75 n Broome st, 25x100, three-story brick dwell'g. James Ray and ano., exrs. Margaret W. Ray, to Edward Felbel. Sept. 20.	nom
Ludlow st, No. 87, w s, 112.6 n Broome st, 27x87.6x28.9x87.7, two-story frame (brick front) dwell'g. Samuel and Martin Engel to Johanna Noelke, Jersey City. Mort. \$4,000. Oct. 15.	10,500

Lawrence st, s w s, 131 s e Bloomingdale road, 22x100. William Kehoe to Richard D. Kehoe. Mort. \$1,750. Oct. 15.	6,500
Mercer st, w s, 100 n Grand st, 25x100. Atwood Campbell, Rahway, N. J., to James H. Durand. ½ part. All liens. Oct. 12.	nom
Same property. James H. Durand, Rahway, N. J., to Ellen wife of Atwood Campbell. ½ part. All liens. Oct. 13.	nom
Madison st, No. 231, n s, 47.8 e Jefferson st, 23.10x80, two-story brick dwell'g. Emma C. Deane, Westfield, S. I., to Mary E. Moore. Mort. \$2,500. Oct. 13.	nom
Market st, e s, 22.3 s Henry st, 44.6x86.8x44.6x86.6, two three-story brick stores and dwellings. The Congregation Agudath Achim M'Krakan to August Marschall. Mort. \$13,000. Oct. 15.	17,000
Oliver st, No. 94, s e cor Water st, 25x50, three-story brick store and tenem't. Henry McCaddin, Jr., Brooklyn, to Timothy Brennan. Feb. 28, 1881.	3,500
Thompson st, Nos. 143 and 145, w s, 243.6 n Prince st, 49.4x100, two six-story brick stores and tenem'ts and two-story brick tenem't on rear of No. 143. Moritz Bauer to Max Borger. Mort. \$31,000. Oct. 15.	55,000
Thompson st, No. 178, e s, 175 s Bleecker st, 25 x100, two-story brick store and dwell'g and two-story frame dwell'g on rear. Amanda wife of and John Bodine, Franklin, N. J., Bethenia wife of and William Okeson, Plainsborough, N. J., heirs Joseph McCutchan, to Peter Zeglio, Bernards, N. J. Mort. \$9,000. Oct. 12.	exch
3d st, No. 281, n s, 104 e Av C, 21x96.2, three-story brick store and tenem't and three-story brick tenem't on rear. John Neilson to George Schaefer and A. Margaretha his wife. Sept. 29.	3,800
9th st, No. 621, n s, 363 w Av C, 20x92.3, four-story brick tenem't. Josephine wife of and Wilhelm Karges to Henry Riedel and Dorothea his wife. Mort. \$4,500. Oct. 11.	8,500
11th st, No. 520, s s, 270.6 e Av A, 25x02.3, four-story brick store and tenem't. Peter C. Reedel to Randolph H. Roedel. Q. C. Sept. 3.	nom
Same property. Randolph H. Roedel to Hannah Roedel. Q. C. Sept. 3.	nom
13th st, No. 626, s s, 332 w Av C, 16x103.3, five-story brick tenem't. George F. June, Monmouth Junction, N. J., to Magnus D. and Julius D. Alexander. Mort. \$6,000. Oct. 1.	10,000
14th st, No. 237, n s, 156.11 w 2d av, 25x103.3, four-story stone front dwell'g. George H. Ellery to Channing Ellery. Mort. \$16,000. Sept. 15.	nom
19th st, No. 143, n s, 120 w 3d av, 20x75, three-story brick dwell'g. Ann E. Riley, widow, to Anthony J. Allaire. Oct. 5.	18,000
22d st, No. 469 W., 16.8x98.8, four-story stone front tenem't. Contract. Mary L. wife of Thomas D. Adams to Hugh Gardner. Sept. 23.	10,650
23d st, No. 333, u s, 344.4 w 8th av, runs west 19.4 x north 142.4 x east 5.2 x north 55 to 24th st x east 9 x south 55 x east 5.2 x south 142.4, four-story stone front dwell'g. George E. Perrie to Moritz Bauer. Mort., &c. Aug. 6.	55,000
29th st, Nos. 134-140, s s, 400 w 6th av, 100x98.9, four five-story stone front tenem'ts. Terence J. Duffy, Alexander List and Thomas Lennon to Julius Abrahams. Oct. 15.	180,000
Same property. Julius Abrahams to Terence J. Duffy, Alexander List and Thomas Lennon. Mort. \$85,000. Oct. 15.	185,000
30th st, No. 153, n s, 100 e 7th av, 25x98.9, three-story frame dwell'g and portion of three-story brick building on rear. Wellington Germond to Erastus A. Smith. ½ part. Mort. ½ part of \$5,000. Aug. 14.	3,400
31st st, No. 332, s s, 225 w 1st av, 20x98.9, five-story brick tenem't. Olga wife of and Carl Schmeising to Henry N. Helfst. Mort. \$5,500. Oct. 15.	13,000
33d st, No. 226, s s, 329.2 w 7th av, 20.10x71x20.10x69.7, three-story brick dwell'g. Foreclos. Frederick B. Van Vorst to Charles E. Blydenburgh, Rawlins, Wyoming Territory. Oct. 13.	300
33d st, No. 164, n s, 135 w 3d av, 20x98.9, four-story brick tenem't. Thomas G. Norton and Mary his wife to Wm., John, Alfred, James and Isabella Jane Norton. ¼ of the title of grantor. Oct. 16.	nom
36th st, n s, 180 e Lexington av, 20x98.9. Release mort. Jonas B. Kissam to Charles Buck. March 6.	7,000
36th st, No. 216, s s, 605 e 8th av, 21x98.9, four-story brick tenem't. Matilda Hall to Michael Sherry. Mort. \$7,500. Oct. 15.	15,000
38th st, Nos. 273 and 275, n s, 64 e 8th av, 36x98.9, two three-story brick dwell'gs. Lewis J. Phillips et al., exrs. Matilda Phillips, to P. Henry and Francis A. Dugro. June 19, 17,000	17,000
39th st, No. 202, s s, 23 w 7th av, 20.6x75.6, three-story stone front dwell'g. William H.	10,000

Streeter to Jennie H. Butt. Mort. \$13,500.
Oct. 2.

46th st, No. 210, s s, 157.3 w 7th av, 14.3x98.9, four-story brick tenem't. Abijah G. and James L. Morgan, Brooklyn, Abigail J. Callender, widow, Painesville, Ohio, Isaac Washburn, Tarrytown, N. Y., Thompson Pinckney, Tarrytown, Aaron M. Dederer, New Rochelle, Clara Ackerman, Jersey City, Alexander F. Reid, New York, Charles J. Morgan and James F. Hobart, New York, William T. Morgan, Chicago, William Quimby, Abijah Morgan, Brooklyn, Hester Morgan, an infant, Tarrytown, N. Y., heirs at law of Abijah Morgan, dec'd, to William and James Alexander, Lake Washington, N. Y. Release and Q. C. May, 1883. nom

Same property. James and William Alexander, Greenwich, N. Y., to Louise Votion. As recorded, there are discrepancies in above deeds. Aug. 25. 9,500

43d st, n s, 92 e 2d av, 8x50. Henry McCaddin, Jr., Brooklyn, to Timothy Brennan. April 21, 1881. nom

45th st, No. 425, n s, 300 w 9th av, 25x100.4, five-story brick tenem't. Margaret E. wife of Henry P. Niebuhr to Louis F. Kiefer. Mort. \$12,000. Oct. 15. 24,000

46th st, No. 463, n s, 100 e 10th av, 25x100.5, four-story brick store and tenem't. Andrew Ewald to Philipp Dromeshauser. Mort. \$7,000. Oct. 13. 18,500

49th st, No. 450, s s, 186.6 e 10th av, 21.6x100.5, four-story stone front tenem't. Bartholomew Horgan to Rosie wife of Timothy Clifford. Mort. \$3,000. Oct. 16. 14,000

49th st, s s, 243.4 w 10th av, 105.4x100.5, new buildings in course of erection. William Rankin to John Hardman and Leopold Peck. See 10th av. Mort. \$56,000, taxes 1883. Sept. 18. 99,850

49th st, s s, 243.4 w 10th av, 26.4x100.5. Leopold Peck and John Hardman to Agnes Dowling. Mort. \$14,000. Oct. 15. 25,000

52d st, No. 399, n s, 60.3 e 1st av, runs north 22 x west 0.3 x north 50 x east 20 x south 72 to 52d st, x west 19.9, three-story stone front dwell'g. Horace K. Thurber to Caroline Rosenstock and Rosa Cohn. Oct. 16. 8,900

52d st, No. 125, n s, 226.9 e 4th av, 21x100.5, three-story stone front dwell'g. Louisa A. Steinway, widow and devisee of A. Steinway, to Cornelia F. wife of Robert M. C. Graham, Long Island City. Sept. 10. 20,000

Same property. William Steinway, exr. A. Steinway, to same. Oct. 12. nom

53d st, No. 125, n s, 100 w Lexington av, 20x100.5, three-story brick dwell'g. William Hyams to Selig Hyams. All liens. Oct. 15. 13,000

56th st, No. 47, n s, 650 w 5th av, 22.8x100.5, four-story stone front dwell'g. William W., John and Emma Seymour, Larchmont, N. Y., to Augustus Marsh. Oct. 15. 42,750

56th st, s s, 225 w 9th av, 50x100.5, vacant. John J. Burchell to Henry Borkamp. Mort. \$10,000, taxes and assess'ts for 1883. Oct. 11. 18,000

58th st, n s, 400 e 7th av, 33.4x100.5, new buildings in course of erection. Ellen A. D. wife of Jose F. Navarro, to James Clyne. Oct. 15. nom

59th st, n s, 125.6 w Av A, 81x100.4, three five-story brick and stone tenem'ts. Andrew J. Kerwin to Cornelia K. wife of B. A. Mylius. Mort. \$30,000. Oct. 13. 60,000

59th st, No. 415, n s, 200 e 1st av, 25x100.5, four-story brick tenem't. John Barr to John Haubert. Mort. \$6,500. Oct. 13. 12,750

62d st, No. 461, n s, 75 e 10th av, 25x100.5, five-story stone front tenem't. George M. Miller to Esther A. Wheaton. Oct. 1. 15,750

68th st, No. 244, s s, 150 w 2d av. 16.8x100, three-story stone front dwell'g. John D. Crimmins to Pauline wife of Lyman Rinds-kopf. Oct. 13. 14,000

69th st, No. 71, n s, 225 w 9th av, 16.10x100.5, three-story stone front dwell'g. Michael Brennan to Elizabeth wife of Richard Wightman. Mort. \$8,000. Oct. 1. 19,500

69th st, s s, 200 w 11th av, runs south 100.5 x east 75 x south 100.5 to 68th st, x west 75 x north 100.5 x west 100 x north 100.5 to 69th st, x east 100. Release mort. Stephen H. Gale to William Noble. Oct. 16. nom

69th st, No. 9, n s, 265 e 5th av, 28x100.5, four-story stone front dwell'g. William H. De Forest to Anthony Mowbray. Q. C. Oct. 16. nom

Same property. Anthony Mowbray to David Dows, Jr. Mort. \$59,000. Oct. 17. 95,000

70th st, s s, 225 e 11th av, 50x100.5. Release mort. Erastus Brainerd, Portland, Conn., to Richard H. Treacy. Sept. 12. 4,300

70th st, s s, 244 w 1st av, 100x100.4, four four-story stone front flats. Jacob L. Maschke to Max Danziger. All liens. October 12. consid. omitted

71st st, n s, 173 w Av B, 75x102.2, vacant. Magnus D. and Julius D. Alexander to George F. June, Monmouth Junction, N. J. Mort. \$4,000. Oct. 9. 7,000

71st st, No. 242, s s, 72 w 2d av, 28x100.4, five-story stone front flat. Peter Schupp to Peter Buckel. Mort. \$14,000. Oct. 15. 30,000

72d st, Nos. 327 and 329, n s, 350 e 2d av, 50x102.2x100x102.2, two five-story stone front flats. George H. Benner to Co-operative Real Estate Assoc. Mort. \$36,500. Sept. 20. 49,690

73d st, n s, 210 e 3d av, 50x102.2. Release mort. John Ross to Abraham H. Jonas. Oct. 2. consid. omitted

73d st, n s, 350 w 2d av, 25x102.2. Release mort. William Meissel to Abraham H. Jonas. Oct. 8. consid. omitted

74th st, No. 480 and 482, s s, 250 w Av A, 50x102.2, two five-story brick tenem'ts. Peter Buckel to Peter Schupp. Mort. \$12,500. Oct. 15. 30,000

75th st, n s, 113 e 1st av. Permission to insert beams. Charles H. L. Dicke to Adam Sperszel. Oct. 14. 150

75th st, No. 19, n s, 64 w Madison av, 31x27.2, four-story stone front dwell'g. William H. Streeter to Jennie H. Butt. Mort. \$15,000. Oct. 12. 24,600

79th st, No. 403, n s, 75 e 1st av, 25x102.2, four-story stone front tenem't. James Kaneto to John D. Mennie. Mort. \$11,000. Oct. 9. 18,000

Same property. Release mort. Jonas M. Libbey to Mary wife of Michael Duffy. Oct. 8. nom

79th st, n s, 150 e 5th av, 18x102.2, four-story stone front dwell'g. John B. Squier to Hannah D. wife of William D. Farwell. Mort. \$25,000. Oct. 15. 40,000

79th st, No. 21, n s, 264 e 5th av, 18x102.2, four-story stone front dwell'g. John B. Squier to Evelyn W. Lum, New Jersey. Oct. 15. nom

80th st, No. 215, n s, 175 e 3d av, 50x102.2, two-story frame dwell'g. Max Danziger to John C. Burne. Aug. 15. 16,000

81st st, No. 438, s s, 206.6 w Av A, 25x102.2, four-story stone front tenem't. Herman Kahrs and Johann F. Schroeder to Annie Whearty. Mort. \$6,000. Sept. 27. 11,500

81st st, No. 224, s s, 305 e 3d av, 25x100, two-story frame dwell'g and two-story brick stable on rear. Max Danziger to Jacob L. Maschke. Taxes, assm'ts, &c. Sept. 8. 8,000

85d st, No. 15, n s, 131 w Madison av, 18x102.2, four-story stone front dwell'g. John Murphy to De Witt C. Hays. Mort. \$24,000. Oct. 8. 43,000

85d st, s s, 300 w 9th av, 34.4x102.2, four-story brick flat. Hamilton Morton to George N. Manchester and William N. Philbrick. Foreclos. Oct. 11. 100

84th st, Nos. 427-435, n s, 300 e 1st av, runs north 192.9 x east — x southwest to 84th st, x west 76, five three-story stone front dwell'gs. Ellis and Edward E. Potter, heirs E. Potter, to Darius G. Crosby. Correction and confirmation deed. Aug. 21. nom

87th st, No. 445, n s, 77 w Av A, 22x100, three-story stone front dwell'g. John F. Mann, Huntington, L. I., to George Mann, Syosset, L. I. Mort. \$7,000. Sept. 29. 14,000

88th st, n s, 275 e 2d av, 125x100.8, vacant. Frederick W. Renwick to Laura Hansgen. Oct. 6. 22,500

90th st, s s, 160 w 2d av, 100x100.8, vacant. William C. Renwick et al., exrs. W. R. Renwick, to James L. Montgomery. Taxes, 1883. Oct. 17. 20,000

92d st, s s, 38 e 4th av, 17x80. Release mort. Elias G. Brown to Randolph Guggenheimer and Salomon Marx. Oct. 10. nom

98th st, n s, 260 e 3d av, 100x100.11, vacant. George W. Tubbs to Oscar F. G. Megie, of New Jersey. Mort. \$6,000. Oct. 9. 10,020

99th st, n s, 350 e 9th av, 25x100.11, two-story frame dwell'g. Henry McCaddin, Jr., Brooklyn, to Timothy Brennan. April 21, 1881. nom

104th st, s s. Party wall agreement. Burkard Goodman with Ann M. Jenny. May 26. nom

106th st, Nos. 240-246, s s, 100 w 2d av, 100x100.11, four four-story brick tenem'ts.

107th st, Nos. 205-209, n s, 100 e 3d av, 75x100.11, three four-story brick tenem'ts. Wilhelmine wife of William A. Juch to John H. Deane. Mort. \$75,865, taxes, \$1,660. Aggregate of mort., interest and taxes, \$73,587. Oct. 10. 102,000

107th st, n s, 100 e 3d av, 75x100.11. 2 release mort. John H. Deane to Wilhelmine Juch. Oct. 11. nom

Same property. Samuel S. Constant to same. Release mort. Oct. 11. nom

Same property. Bertha A. Deane to same. Release mort. Oct. 10. nom

107th st, n s, 100 e 3d av, 50x100.11. Release mort. Samuel S. Constant to Wilhelmine Juch. Oct. 12. nom

112th st, No. 354, s s, 100 w 1st av, 25x90.8x27x118, two-story frame store and dwell'g. Mary A. Robinson to Edward Robinson. Oct. 15. 3,600

113th st, No. 152, s s, 320 w 3d av, 25x100.10, two-story frame dwell'g. George C. Berthold to James McGibney. Mort. \$3,000. Oct. 15. 5,425

113th st, No. 441, n s, 143 w Av A, 25x100.10, one-story brick dwell'g. Patrick Tobin to Mary A. Dunn. Mort. \$1,200, taxes, &c. Oct. 16. 25

115th st, No. 421, n s, 195 e 1st av, 20x100.11, two-story brick dwell'g. The New York Life Ins. Co. to John Wynn. C. a. G. Oct. 10. 5,000

115th st, n s, 235 e 5th av, 75x100.11, shanty. John A., Edward F., Daniel or Daniel J. and William or William F. O'Brien, heirs Michael O'Brien, to Edward B. Ecker. Aug. 24. nom

Same property. Edward B. Ecker to George E. Ferrie. Sept. 6. 15,000

116th st, No. 351, n s, 116.8 w 1st av, 16.8x100.11, three-story brick dwell'g, and also 1/2 part. All title of grantor to real or personal estate of Wm. or Martha Fricker, dec'd. Isaac William Fricker, heir of Wm. and Martha Fricker, to Ida M. Fricker, Poughkeepsie. 1/2 part. Mort. \$2,000. Oct. 9. 2,800

119th st, Nos. 321-329, n s, 225 e 2d av, 100x100.10, five four-story stone front tenem'ts. Edward J. Lally to Seth Valentine. May 23. consid. omitted

119th st, Nos. 303-317, n s, 75 e 2d av, 150x100.10, eight four-story stone front tenem'ts. Foreclos. Henry Wood to Thomas Quinn, Brooklyn. Sept. 25. 81,050

122d st, Nos. 451 and 453, n s, 66 w Pleasant av, 34x80.11, two three-story stone front dwell'gs. John H. Gault to Cornelius Doremus, Arcora, N. J. Oct. 9. 21,000

125th st, s s. Party wall agreement. Sarah Darragh with William A. Martin. Oct. 1. 500

125th st, s s. Agreement to reconvey easement upon expiration of lease. William A. Martin with Andrew Johnson. Oct. 13. nom

126th st, No. 236, s s, 130 w 2d av, 25x90.11, two-story brick dwell'g and one-story frame stable on rear. Catherine wife of and Thomas Hagan to Michael Cavanagh. Mort. \$6,500. Oct. 15. 9,250

128th st, No. 63, n s, 165 w 4th av, 16.8x99.11, two-story frame dwell'g. Charles Cohn to Margaret Dowey. Mort. \$2,500. Oct. 13. 4,750

129th st, No. 270, s e cor 8th av, 20x80 four-story brick store and tenem't. Release mort. Henry Weil, Brooklyn, to Frank G. Swartwout. Oct. 17. 18,000

Same property. Frank G. Swartwout to John W. Haaren. Oct. 17. 23,000

129th st, No. 203, s s, 113 w 7th av, 19x99.11, three-story stone front dwell'g. Robinson Gill, Brooklyn, to Luman S. Woodmansee. Mort. \$10,000. Oct. 15. 17,000

130th st, s s, 270 e 7th av, 5x99.11. Conrad Jockey to Samuel O. Wright, Rockville Centre, L. I. Sept. 14. 1,300

131st st, No. 228, s s, 285 w 7th av, 15x99.11, three-story stone front dwell'g. William McReynolds to Pauline wife of Solomon Oppenheimer. Mort. \$7,000. Oct. 13. 11,000

131st st, n s, 385 w 5th av, 25x99.11. Assign. of certificate of tax sale. Frank E. Houston to Walter S. Price. April 30. nom

146th st, s s, 400 e 10th av, 25x99.11, two-story frame dwell'g. William Thompson, Brooklyn, to Richard P. Messiter. Oct. 9. nom

146th st, s s, 350 e 10th av, 50x99.11, two two-story frame dwell'gs. William Thompson, Brooklyn, to Frank S. Jordan. Mort. \$5,000. Oct. 16. 9,000

164th st, n s, 194.8 w Edgecombe road, 25x142.11x25.2x139.6, vacant. Kate wife of John Sullivan to Thomas Beatty. Mort. \$384. Oct. 15. 1,250

Av A, No. 1430, e s, 42.3 s 76th st, 34.8x98, four-story brick store and tenem't. John Schnugg to Francis J. Schnugg. C. a. G. April 12. 19,500

Av A, No. 1358, e s, 51.2 n 72d st, 25.6x98, four-story brick store and tenem't. Henry Riehl to Mary E. Albrecht. June 28. 18,000

Greenwich av, No. 47, w s, 84 s Perry st, 21x64.3x19.3x7.4x71.5, four-story brick tenem't. Jones Cochrane to Louisa wife of Siegfried Willershausen. Mort. \$5,000. Oct. 13. 11,060

Lexington av, No. 40, n w cor 24th st, 19.9x60, three-story brick dwell'g and two-story brick stable. Moritz Bauer to Max Berger. Mort. \$5,000. Oct. 15. 17,500

Lexington av, No. 1083, e s, 34.2 n 76th st, 17x70, three-story stone front dwell'g. Arthur Dyett to Joseph Hellmann. Mort. \$8,500, and taxes 1883. Oct. 12. 15,800

Lexington av, No. 110, w s, 79 s 28th st, 19.9x77, four-story stone front dwell'g. Eveline C. Burtzell, widow, Benjamin M. and Eugene H. Cole, Far Rockaway, and Eugene F. Daly, as trustee, to Daniel Daly. Oct. 16. 16,000

Same property. Daniel Daly to Benjamin M. Cole and Eveline C. Burtzell, Far Rockaway, L. I. Oct. 16. 16,000

Madison av, No. 563, s e cor 56th st, 25x60, four-story brick dwell'g. Robert Hewitt, Jr., to Robert E. Bonner. Contract. Oct. 13. 46,000

1st av, Nos. 2430 and 2432, e s, abt 25.6 s 125th st, 50x75, two four-story stone front stores and tenem'ts. Frank B. Hight to Annie P. Stetson. July 2. 20,000

1st av, n e cor 106th st, 100.11x100. }
106th st, n s, 100 e 1st av, 213x100.11, vacant. }
August Baumgarten, Brooklyn, to John H. Deane. Mort. \$25,000. Sept. 28. 48,000

Same property. John H. Deane to Wilhelmine Juch. Mort. \$25,000. Oct. 10. 48,000

1st av, No. 2,308, e s, 50.5 n 118th st, 25.8x94, three-story brick dwell'g. Teresa wife of Matthew Coogan to Emilie Salberg. Mort. \$10,000. Oct. 11. 15,500

2d av, n e cor 43d st, 25.2x92, three-story frame store and dwell'g and two one-story frame and two-story brick stores and dwell'gs. Henry McCaddin, Jr., Brooklyn, to Timothy Brennan. April 21, 1881. nom

2d av, No. 1050, e s, 60.5 n 55th st, 20x63, three-story stone front dwell'g. Auguste Falk, widow, to William Stephan. Mort. \$5,000. Oct. 15. 10,062

2d av, n w cor 71st st, 25x64, five-story stone front store and dwell'g. Contract. Barbara wife of Frank A. Seitz to Herman Kahrs and Johan F. Schroeder. Oct. 12. 25,750

2d av, e s, 27.2 n 71st st, 50x75, two four-story stone front stores and tenem'ts. Edward J. Lally to Seth Valentine. Mort., &c. July 31. 40,000

2d av, No. 1558, e s, 20 s 81st st, 17x77, four-story stone front store and tenem't. Joseph Wunsch to Susanna wife of Lorenz Burghardt. Mort. \$6,000. Oct. 18. 12,500

2d av, n e cor 92d st, 25x100, vacant. Mary R. Callender to Hugo Gorach. Oct. 11. 7,500

2d av, No. 2082, e s, 25.10 n 107th st, 25.6x75, four-story brick store and tenem't. Simson Wolf to Moses Levi. M. \$8,000. Oct. 15. 14,500

2d av, w s, 25.3 s 98th st, 25.2x100, new buildings projected. Elliott W. Todd to William H. Nafis, Brooklyn. Oct. 15. 3,500

7th av, Nos. 410 and 412, w s, 98.9 n 32d st, 47.7 x100.2x42.5x100, two four-story brick stores and tenem'ts and two four-story brick tenem'ts on rear. William H. Streeter to Jennie H. Butt. Morts. \$25,000. August 31. 44,000

7th av, n w cor 57th st, 100x150, ten-story apartment house. Thomas Osborne, owner, with George W. da Cunha. Party of second part agrees to dispose of premises to incorporated company for \$700,000, for 3 per cent. commission and 1 per cent. for disbursements. Same property. George W. da Cunha and Rosina W. da Cunha to The Manhattan. Assignment of above agreement and all sums due on same. Oct. 17. nom

9th av, No. 594, e s, 60.3 s 43d st, 20.1x80, 1-6 of this, four-story brick store and tenem't. 35th st, No. 458, s s, 125 e 10th av, 25x98.9, 1-12 of this, four-story stone front tenem't and three-story brick tenem't on rear. Gertrude Miller, widow, to Louisa Miller, widow. All morts., taxes, assessments, &c. Oct. 17. 1,100

9th av, No. 705, w s, 50.2 n 48th st, 25.1x100, three story frame store and dwell'g and two-story frame dwell'g on rear. Henry Reinmuller to Adam A. Milberger. Mort. \$3,500. Oct. 13. 10,500

10th av, s e cor 57th st, 140.5x80. 57th st, s s, 80 e 10th av, 20x120.5, vacant. Agnes Dowling, individ. and as extrx. and trustee of Thomas A. Dowling, to John Hardman and Leopold Peck. All liens. Sept. 18. nom

Same property. John Hardman and Leopold Peck to William Rankin. See 49th st. Morts. \$34,500 and taxes 1881, 1882 and 1883. Sept. 18. 75,000

10th av, No. 962, n e cor 62d st, 25x75, five-story brick store and tenem't. Caspar Engelbrecht to George M. Miller. Re-recorded. Mort. \$13,333, and taxes 1877 and 1878. November 1, 1878. 15,000

Same property. George M. Miller to Louis Schortemeier. Oct. 1. 20,000

10th av, e s, 99.11 s 161st st, runs east 66.11 to Kingsbridge road, n northeast along road 174 to e s 10th av, x south 157.11, two three-story brick tenem'ts, three-story brick store and tenem't and two-story frame store and tenem't. Julius Becht, Jeffersonville, Ind., to Melissa M. Von Gerichten. Q. C. 1/4 part. Feb. 28, 1882. nom

10th av, southerly cor or intersection of old Kingsbridge road (now St Nicholas av), runs south along 10th av 159 x east to road or av 67 x north 157 to beginning, two three-story brick tenem'ts, three-story brick store and tenem't and two-story frame store and dwell'g. Mary A. Coulter to Melissa M. Von Grechten. Q. C. June 17, 1882. nom

11th av, No. 588, s e cor 44th st, 20.5x65, four-story brick store and tenem't. Katharina Schmuck, devisee J. Schuck, to Catharine wife of Peter Menninger. C. a. G. Sept. 18. 20,000

11th av, n e cor 37th st, 49.5x100, shanty. Edward Teague to Rosalia wife of and Lesser Steinhardt. Oct. 9. 12,000

Interior lot, on centre line bet 107th and 108th sts, at point 300 e 3d av, runs south 25.11 x east 35x25.11x35. Release mort. Mary G. Pinkney to Wilhelmine Juch. April 27. nom

Interior lot, on centre line bet 107th and 108th sts, at point 100 w 2d av, runs south 25.11 x west 175x25x175. Release mort. Mary G. Pinkney to Wilhelmine Juch. April 27. nom

MISCELLANEOUS.

Ante-nuptial agreement, each party to retain sole control of individual property. James T. Rodd with Margaret L. Mason. October 16.

All property, both individual and joint, of grantors. General assignment. Ferdinand and Benjamin Mayer, of F. Mayer & Co., to Simon Danzig. Sept. 24. nom

In the matter of Diana Bannister, lunatic. Order made confirming report of H. D. Ingersoll, committee, and releasing him upon the conveyance by him of any surplus estate to Jane Giles, admrx. of said lunatic, dec'd.

Last will and testament of Theodore L. Mason with probate of same.

23d and 24th WARDS.

Clifton st, n s, 16.2 e Tinton av, 38.8x100, hs & ls. William H. McCormack to Agnes Decker. Oct. 15. 3,000

Same property. Agnes Decker to Theodor Eyth and Louise his wife. Morts. \$3,000. October 18. 5,400

Elizabeth st, n e s, lots 209, 210 and 211 map of part C. Berrian farm, Fordham, 75x100. George B. Newell and ano., exrs. Margaret Allen, to Christian Zabriskie. Oct. 8. 225

Old Boston or Cotes road, e s, before widening, 77 s of indeft. lane, runs southeast 125 to angle in said lane, x southeasterly along lane 25 x southeast about 800 to land of Geo. Fox, x west 101 to J. Schiffs, x northeast 510 x northeast 371 to Old Boston road, x east 75, excepting part taken for widening said road. The Morrisania Schuetzen Verein,

City New York, to Philip Ebling, Henry Zeltner, Jacob Stahl, John Eichler, Philip Herdt and Simon Sultan. In trust. Oct. 4. nom

Old Post road at junction of Walker st and Locust av, runs northeast along Locust av 383 to Chestnut st, x northeast — x southeast — x southwest 169 x southeast 97 to Walker st, x southwest 324.6 to beginning, being 4 acres; indefinite plot in 24th Ward a few rods n e from the residence of the late Thomas Walker on indefinite road passing said residence, 94x110x94x100. Isabella C. wife of Charles P. Latting to Elizabeth W. Streeter. Q. C. April 7, 1882. nom

Same property. Elizabeth W. wife of Wm H. Streeter to Jennie H. Butt. Mort. \$11,500, taxes, 1881. Oct. 4, 1882. 38,500

Schuyler st, n s, 300.3 e Morris av, 50x100. Denis Miller to James O'Brien. Mort. \$700. Oct. 8. 2,000

Same property. James O'Brien to Johanna Miller. Mort. \$700. Oct. 13. 2,000

Grove st, n e cor St. John's av, 200 to Magnolia av, x 207.5x190 to St. John's av, x 235.

Lorillard terrace, n e cor Bridge st, runs north to Water st, x east 50 to West Canal st, x south 594 to Bridge st, x west 343.

Locust st, n w cor Cliff st, 150x332 to Laurel av, x 110 to Cliff st, x 330 in two courses to beginning.

Bridge st, n w cor Newall av, runs north 960 to Morris st, x west 255 to former Berrian pl, x 250 x west 9 to East Canal st, x southwest 19 x south to Bridge st, x east 255.

Laurel av, s w cor Magnolia av, 794 to Cedar lane, x 250 x northeast still along Cedar lane 146 x northwest still along Cedar lane 100 x northeast still along lane 210 x northwest along lane 165 to Magnolia av, x north — x e st 350.

Laurel av, w s, 290 s Bronx av, 186x130x110 to Grove st, x 186x237x170.8.

Henry Seidler, Hoboken, N. J., to Charles Seidler, Jersey City. Mort. \$4,775. September 8. 9,131

Teasdale pl, n s, 395.10 w Delmonico pl, 29.2x100. John J. McHugh to Jane McGregor. Oct. 10. 2,250

134th st, n s, 123.2 w Willis av, 33.4x100.

Alexander av, n w cor 135th st, 16.8x70.

Alexander av, s w cor 136th st, 16.8x70.

Alexander av, w s, 150 s 136th st, 16.8x70.

Alexander av, e s, 50 n 136th st, 16.8x96.6.

Johanna F. Knubel to Herman Knubel, Jr. C. a. G. Sept. 27. nom

144th st, n s, 200 e Mort av, 50x100. Mary Hopkins to Albert J. Brown. Sept. 1. 3,000

145th st, n s, 400 e Willis av, 25x100. Lawrence W. McGrath to John Murphy and Delia his wife, joint tenants. Oct. 16. nom

Same property. John Murphy to Lawrence W. McGrath. Oct. 16. nom

146th st, n s, 125 e Willis av, 25x100. Foreclos. J. Malcom Smith to Maria L. Ryer, guard. F. Ryer. Sept. 1. 2,100

146th st, s s, 215 w Brook av, 25x100, h & l. Frederick Schwab to Egidius Hartling. Mort. \$1,500. Oct. 12. 3,500

Clinton av, n s, 300 w 2d st, 50x100. John Ryan to Charles A. Grant. Oct. 13. 650

Fleetwood av, s w cor 162d st, 23x95. Charles H. Babcock to Mrs. Hedwig Hoffman. Mort. \$400. Oct. 18. 1,550

Kingsbridge av, w s, part lot 81 map of Mary C. P. Macomb property, Yonkers, runs west 327 to Water st, x south 75 x east 327 to Kingsbridge av, x north 75. Albert E. Putnam to Zilpha wife of Samuel L. Berrian. Mort. \$7,000. Oct. 13. 7,000

Same property. Samuel L. Berrian to Albert E. Putnam. Oct. 13. nom

Locust av, southerly cor Prospect st, 100x102x116x100. Mary A. Tong, Brooklyn, heir Dorothy Clark, to John Clark, husband of said Dorothy Clark, dec'd. Q. C. October 13. nom

Same property. Margaret Lew, heir Dorothy Clark, Brooklyn, to same. Q. C. Oct. 12. nom

Prospect av, s e cor Ewen pl, runs north 161.7 x east 100 x south 170.8 x west 100.5. J. Romaine Brown to Kennedy Londaigan. Mort. \$100. Oct. 13. 600

Sedgwick av, e s, 173.6 s from curve in said av. 125x65.3x149, 24th Ward. Nathaniel P. Bailey to Horace B. Claffin. Oct. 13. nom

Sedgwick av, w s, 11 s from beginning of curve in said av, 11 on curve x— on curve, x81.7x66 x86.8, 24th Ward. Horace B. Claffin to Nathaniel P. Bailey. Oct. 11. nom

Willis av, s e cor 145th st, 28x74, h & l. Ann Joyce to William Mooney. Oct. 13. 2,800

3d av, northerly cor 158th st, 75x100. Frederick Wm. Wurzburg, Grand Rapids, Mich., to Dina Hake. Re-recorded. January 14, 1881. 15,000

LEASEHOLD CONVEYANCES.

Front st, No. 6. Reassign. of lease. Esther Williams to Daniel Hamilton. payment of note and nom

Front st, No. 6. Assign. short lease. Daniel Hamilton to Thomas Bennett. given to secure note of 2,500

Lewis st, w s, 100 n Broome st, 25x100. Assign. lease. Louisa Peters, admr., &c., John Peters, to Catharine A. Anthon. 4,500

15th st, No. 204, s s, 510 w 2d av, 20x75. Assign. lease. Catharine E. Hovey to Samuel Cardwell. 5,500

16th st, n s, 155.8 e 7th av, 27x92. John J. Astor to Michael Schachtel, Jr. 20 years, from May 1, 1883, per year, 550

46th st, No. 306 W. Assign. lease. William H. Streeter to Jennie H. Butt. nom

55th st, n s, 300 e 11th av, 50x100.5. John J. Astor and ano., trustees for Laura A. Delano, to Alfred Brady. 19 11-12 years, from June 1, 1872, per year, 400

Same property. Assign. lease. Harriet A. Brady and ano., exrs. A. Brady, to Patrick Cassidy and J. R. Adler, of Cassidy & Adler. 14,000

62d st, s s, 131.5 e 1st av, 100x108.11x101.4x93. Assign. lease. Martin Fogarty to Henry Fischer. 400

Alexander av, e s, 25 n 143d st, 25x106. Assign. lease. Henry or Henrich Geib and John Hageman to John H. Linsman and John Mollenhauer, firm of Linsman & Mollenhauer. nom

3d av, w s, 80.5 n 65th st, 20x83.6. Assign. lease. Charles A. Fuller to Marshall S. Beebe. 7,500

3d av, w s, 80.5 n 65th st, 20x83.6. Leasehold. Foreclos. De Witt C. Graham to Charles A. Fuller. Oct. 15. 6,600

3d av, n e cor 89th st, 25.8x110. John R. Stevens to John McCarthy. 20 years, from Sept. 15, 1883, per year, 375

Lot 262, amended map Central Mott Haven. Mary M. Hopkins to Albert J. Brown. Oct. 1. 700

KINGS COUNTY.

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

Adams st, w s, 275 n Liberty av, 25x90, East New York. Hermann Johnson, heir of F. Johnson and Mary E. Johnson, dec'd, to Friederich Peters. All title to inheritance. \$50

Adams st, s s, 426.1 w Coney Island plank road, 50x101.1x50 x north 101.8, Flatbush. Michael E. Finnegan to Henry Rudloff. Oct. 1. 600

Adams st, n w cor Bremen st, 59x50x73.6x52. Adaline wife of and Alexander Hoffner to Henry O. T. Brunjes. 2,000

Adelphi st, w s, 115 n Greene av, 22x100.

Montague terrace, e s, 113 s Montague st, 26 x103.

Annie R. Whitney to Eliza D. Pierson. nom

Same property. Eliza D. Pierson to Horace P. Whitney. nom

Adelphi st, e s, 289.5 n De Kalb av, 25x126.1x25 x126.2, h & l. Annie E. wife of William E. Stevens to Ellen Pitman, New York. Morts. \$2,500. 4,500

Berkeley pl, No. 32, with three-story brown stone front dwell'g. Contract. William H. Bennett to Josephine S. Cowan. 7,500

Berkeley pl, s s, 162 w 6th av, 20x95. Matila F. Weber to Mrs. C. C. Staniford. Mort. \$4,000, assess'ts, &c. nom

Berkeley pl, n s, 310.6 w 8th av, 20x100, h & l. John Doherty to Theodore D. Anderson. Mort. \$7,000. 15,000

Berkeley pl, n s, 330.6 w 8th av, 20x100, h & l. John Doherty to William E. Conrow. Mort. \$7,000. 15,000

Broadway, s w s, 65.4 n w Ellery st, 50x49.5x46.6 to Ellery st, x50x25.10x28.9. The Broadway Railroad Co., Brooklyn, to Louis Fink. 7,000

Broadway, s e cor Eldert av, 200 to Shepard av, x 100, New Lots. Henry McCaddin, Jr., to Timothy Brennan. 700

Butler st, s s, 540 w Franklin av, 20x131. The Mutual Life Ins. Co., New York, to Patrick McGivney. C. a. G. 500

Butler st, s s, 500 w Franklin av, 40x131. Same to John McLaughlin. C. a. G. 1,000

Butler st, s w s, 25 s e Bond st, 25x100. Samuel E. Rosenbaum to James Doyle. Q. C. nom

Boerum st, n s, 75 e Lorimer st, 25x100. Catharine Schuch, extrx. of G. Schuch, also individually, to Louis Kruck. nom

Same property. Louis Kruck to Catharina Schuch and George Schaffer, joint tenants. nom

Calyer st, s s, 225 e West st, 25x100, h & l. Jane A. Rowland and ano., exrs. G. Rowland, to Susan Barry, widow. Morts. &c. 4,000

Cumberland st, e s, 103.11 n Myrtle av, 16.8x100. Mary V. wife of Van Allen Pugsley to Mary wife of Dennis Curran. Mort. \$4,000. 6,600

Cumberland st, e s, 223 n Park av, 24x100. Charles H. Burtis to Mary wife of Michael Buckley. Partition. Mort. \$3,000. 5,150

Dean st, s s, 117.7 e Carlton av, 16.8x110. Darius Farrington to Delia Farrington. Mort. \$2,500. nom

Same property. Delia Farrington to Kate G. wife of Darius Farrington. Mort. \$2,500. nom

Dean st, s s, 500 e Franklin av, 20x110, h & l. Joseph H. Townsend to George W. Wingate. Mort. \$6,000. 11,000

Dean st, s s, 294.4 w Underhill av, 25x100. Homer L. Bartlett to Annie O'Connor. 1,800

Decatur st, n w cor Reid av, 16.8x100, h & l. Jane wife of and Abel Miller to Azelda A. McIndoe. Mort. \$2,600. 4,530

Delmonico pl, n e s, 110 southerly Hopkins st, runs northeast to Hopkins st at point 251.9 east Delmonico pl, x west 125 x southwest 100 to Delmonico pl, x southeast 90. The City of Brooklyn to Henry Loeffler. Q. C. nom

Diamond st, s s, 1,098.4 e Main st, 100x167.1x100x166, Flatbush. Sarah E. wife of and Albert W. Mapes to Mariana Tepper. Mort. \$4,000. 10,000

Eldert st, s e s, 287.6 n e Broadway, 18x75.11x18x76.6, h & l. Amalia M. G. Hinrichs or Henrichs and Ellen E. M. wife of James J. Hinrichs to Orson W. Sheldon, Fort Ann, Washington Territory. Q. C. Sub. to all liens. nom

Floyd st, n s, 341 e Marcy av, 20x100, h & l. Gustav A. Breimann and Caroline his wife to Caroline Bessler. Mort. \$1,500. 4,250
 Fulton st, s e cor Grand av, 34.8, also property adj on east, 20x80. Contract. C. E. Donnellon to William S. Carlisle. Consideration being plot 100x100 on n s Pacific st, 175 w Troy av, and cash 28,500
 Gerry st, s s, 250 e Harrison av, 25x100, h & l. Philip L. Balz, Jr., to Lippman Reizenstein. Foreclos. Mort. \$900, and interest July 1882. 625
 Halsey st, s s, 289 w Arlington pl, 17.6x100, h & l. Thomas B. Jackson to Annie E. wife of William E. Stevens. 8,350
 Hewes st, n w s, 100 n e Marcy av, 20x86, h & l. James Bailey to George W. Wilmurt. Mort. \$2,500. 6,630
 Hicks st, w s, 97.2 n State st, 17x100x16.8x100, h & l. The Home Ins. Co. to Mary wife of John W. Head. 4,500
 Huntington st, s s, 241.8 w Court st, 16.8x100, h & l. Josephine Bolton, widow, to Catharine Woodhull and Fanny W. wife of William A. Smith. Taxes and water rates, 1881 and 1882. 1,000
 Harman st, n w s, 180 n e Evergreen av, 60x100. William H. Scott, New York, to Edward H. Stickland. Release mort. 1,209
 Harman st, n w s, 180 n e Evergreen av, 50x100. William P. Leggett to Edward H. Strickland. Mort. \$3,750. 6,300
 Same property. Edward H. Strickland to William P. Leggett. 6,300
 Hawthorne st, n s, abt 580 e Flatbush av, 50x126.2, Flatbush. Robert S. Walker to Cornelia B. Lyons. Mort. \$3,500. 7,500
 Herbert st, s s, 139.3 w North Henry st, 25x95.1 x28.10x80.7. Julia, Margaret A., Charles W., Henrietta and George C. Cooper to Hugh McGrath. 550
 Herkimer st, s e cor Louis pl, 49x98. Release mort. Alexander Buderus to William Radde. 400
 Herkimer st, s e cor Rockaway av, 195 to Pleasant pl x 160x97.6x80x97.6 to Rockaway av, x 80. Robert R. Hamilton, New York, to George H. Bishop, Boston, Mass. Release mort. 5,500
 Hopkins st, s s, 293.9 e Marcy av, 18.9x100. George W. Mead to John F. Coffin. Q. C. nom
 Humboldt st late Smith st, w s, 371.10 n Van Cott av, 25x158.4, in two courses to Diamond st, x25x151, in two courses. Michael Tracey to Owen Connelly. 850
 Henry st e s, indeft., Coney Island, 35x139.6. Henry Van Sicken to Austin P. Stockwell. 600
 India st, n s, 120 e Franklin st, 75x100. Foreclos. Lewis R. Stegman to James E. Brown. 6,050
 Jefferson st, s e s, 178.10 s w Evergreen av, 25x100. Bushwick Savings Bank, Brooklyn, to Elizabeth Rieber. Release mort. 800
 Same property. Elisabetha Rieber to Charles Doerschuck. 1,200
 Jefferson st, No. 395, n s, 495 e Tompkins av, 20x100, h & l. Hannah E. wife of George B. Stoutenburg to Mabel L. McCoy, New York. Mort. \$5,750. 9,000
 Jefferson st, s s, 320 e Howard av, 20x100. Adams st, No. 248, w s, 123.8 n Tillary st, 23.10x103.9x21.4x108.9. William Winters to John Arbuckle. nom
 Same property. John Arbuckle to Ann McC. wife of Wm. Winters. nom
 Jefferson st, n s, 218 e Patchen av, 44x100. John H. Chase to Maurice Rapp. Mort. \$1,000. 5,000
 Same property. Maurice Rapp, New York, to Amanda M. wife of John H. Chase. Mort. \$1,000. 5,000
 Jackson st, n s, 150 w Graham av, 25x100. John Williams, Darien, Conn., to James Leahy and Elizabeth his wife. Mort. \$500. 1,800
 Kosciusko st, s s, 160 e Marcy av, 20x100, h & l. John Fitch to Margaret G. wife of said John Fitch. gift
 Lincoln pl, s s, 340 w 7th av, 20x100. Maria L. wife of John A. Sweeney to Mary A. Brown. Mort. \$7,000. 11,500
 Leonard st, w s, 140 s Nassau av, runs west 33 x southeast 38 to Leonard st, x north 6.9. Isreal Papps to St. Paul's Church of the Evangelical Assoc., New York. 110
 Leonard st, w s, 337.11 n Van Cott av, 53.3x101x71.8x100. Francis S. Smith, exr. F. S. Street, to St. Paul's Church of the Evangelical Assoc., North America. 3,000
 Lynch st, n s, 404.11 w Lee av, 16.7x100, h & l. Alonzo E. De Baum to Fredericka wife of Carl Pietsch. Mort. \$2,000. 4,000
 Locust st, s e s, 175 n e Broadway, 25x100. George Loffler to Jacob Bauer. 1,200
 Locust st, s e s, 200 n e Broadway, 25x100. George Loffler to George R. Seyring. 1,200
 Macon st, s s, 115 e Sumner av late Yates av, 20x100. David G. Caywood to Charles Caywood. Mort. \$2,000. 3,000
 Macon st, s s, 125 w Reid av, 100x100. Henry A. Foster to Henry Foster. Mort., &c. Val. consid. and 63
 Macon st, s s, 235 e Sumner, late Yates, av, 20x100. Jane A. Parks, New York, to Henry W. Johnson. Re-recorded. Mort. \$6,000, assessments \$95. 7,000
 Maujer st, s s, 550 e Waterbury st, 25x100. Adam Huther to Adam Stuppi. 3,000
 Maujer st, s s, 500 e Waterbury st, 25x100. Adam Stuppi to Adam Huther and Maria his wife. 1,250
 Maujer st, n s, 23 e La Grange st, 23x100, h & l. Joseph Wingenfeld to Joseph Fuchs. 5,000
 Same property. Joseph Fuchs to Barbara Wingenfeld. 5,000
 Madison st, n s, 317.8 w Marcy av, 18x100. Joseph I. Kirby to Mary J. wife of William W. Buttie. 8,200
 McDonough st, s s, 425 w Reid av, 50x100. William V. Studdiford to Benjamin Wright. Mort. \$900. 3,000
 McDonough st, n s, 158.4 w Reid av, 33.4x100, h & l. Henry A. Foster to James D. Rankin. Mort. \$10,400. nom
 Monitor st, e s, 175 s Herbert st, 25x100. Julius Holz to Jacob M. Leix. Mort. \$2,000. 4,500
 Monitor st, e s, 275 n Herbert st, 25x78.11x40.7 x111.3. Jacob M. Leix to Julius Holz. 2,500
 Monroe st, s s, 150 w Bedford av, 18.9x100, all of this.
 Monroe st, s s, 165 w Nostrand av, runs south 100 x west 24 x north 50.1 x northeast 4 x north 49.6 to Monroe st, x east 20.2, 1/2 part of this.
 Joseph and Mary M. Allen to William C. Lusk. All liens. other consid and 100
 Moore st, s s, 175 e Humboldt st, 25x100. Leopold Michel to Maria A. Bauer, widow. Mort. \$2,000. 4,000
 Nelson st, s s, about 55 w Henry st, 20x100. John Andrews to Alexander Martin. 900
 Pacific st, s s, 315 w Brooklyn av, 20x100, h & l. Emily M. wife of and Thomas J. P. Averell to Howard S. Collins, Collinsville, Conn. Mort. \$2,000. 4,800
 Pacific st, s w cor Stone av, 69.2x— to Stone av, x104.1, gore, New Lots. The American Nat. Bank, New York, to Joseph Buehler. 250
 Penn st, s e s, 154 s w Bedford av, 16x100. William Johnston to Lonny Schroeder. 8,350
 Penn st, s s, 463.8 e Lee av, 20.2x100. Henry M. Lee to Maurice Dunn and Alicia his wife. Mort. \$3,750. 6,250
 Prospect pl, s s, 94.7 e 6th av, 40x100, h & l. Isabel K. Sone to David W. Williams. 24,000
 Same property. David W. Williams to Louis V. Sone. 24,000
 Pulaski st, n s, 195 w Stuyvesant av, 20x100. Ransom F. Clayton to N. P. Theodore Petersen. Mort. \$2,000. 3,300
 Pulaski st, s s, 100 e Marcy av. Party wall agreement. Eliza A. Sloan with George R. Fowler. 200
 Pulaski st, n s, 203 e Nostrand av, 18x100, h & l. Thomas E. Greenland to Anna wife of Peter Mangels. Mort. \$2,800. 4,900
 Pulaski st, n s, 255 w Stuyvesant av, 20x100. Ransom F. Clayton to William G. Bigger. Mort. \$2,000. 3,300
 Quincy st, n s, 218.9 w Tompkins av, 18.9x100. Paul C. Grening to Lowell V. Brown, Mt. Vernon, N. Y. Mort. \$3,500. 6,250
 Quincy st, n s, 225 e Marcy av, 14.7x103.3x14.7 x101.3. David Martin to William Curry. Mort. \$4,500. 6,750
 Quincy st, n s, 225 e Marcy av, 14.7x103.3x 14.7x101.3. Release mort. Sophie G. Parker to John N. Smith. nom
 Same property. Release mort. Asa W. Parker to same. nom
 Same property. John N. Smith to David Martin. 6,750
 Quincy st, n s, 225 e Marcy av, 100x115.2x—x 101. Franklin B. Purdy to John N. Smith. Q. C. nom
 Ryerson st, w s, 95 s Willoughby av, 20x100, h & l. Partition. Charles H. Burtis to Aaron P. and Delia E. Ferris. 4,400
 Richardson st, s s, 100 w Lorimer st, 25x100. Edward Keegan to Thomas Finnan. 1,000
 Spencer pl, No. 69, w s, 39.6 s Hancock st, 18.6 x100. William M. Hoes to Pierre Van B. Hoes, Kinderhook, N. Y. Ms. \$8,000. 11,500
 Seabring st, n s, 300 w Richards st, 50x100. Release mort. Elizabeth W. Blake, extr. and trustee Anson Blake, to Robert A. Chesebrough. 1,132
 Sackett st, s s, 400 w Smith st, 25x100. Partition. Frank Reynolds to Henry E. Beguelin. 3,000
 Sackett st, n s, 142 w 5th av, 20x147.6x—x158.5. Solomon Furst to Jacob Berg. 1,000
 Stagg st, n s, 250 w Lorimer st, 25x100. Konstantin Bernauer to Valentin Weissensee. Mort. \$3,000. 6,500
 Troutman st, easterly cor Evergreen av, 105.7 x100.9x117.11x48.1. Release mort. James W. Smith, exr. Wm. C. Haggerty, to Andrew E. Burr, Nashville, Tenn. 3,000
 Thames st, n s, 340 e Bogart st, 26x101.8x7.10x100. Anna wife of and Joseph Grossmann to Sophia C. wife of August Zimmermann. Mort. \$1,500. 1,825
 Union st, s w s, 313.8 s e 5th av, 17.9x95. William Corriggan to John Keck. M. \$3,500. 6,750
 Same property. Release of dower. M. Fraser Bohlen to William Corriggan. nom
 Wyckoff st, s s, 86.8 e Bond st, 16.8x100. Geo. F. Dobson to John Reddy. 3,300
 North 1st st, No. 149, n s, 16.6 w 4th st, 25x61.3 x22.4x59.1. Adam Villing to Thomas J. Maujer. 1,100
 South 2d st, n s, 133.3 e 7th st, 16.8x100. Jos. A. Burr, Jr., to Lottie P. wife of Francis Billingham. Mort. \$2,500. 5,300
 North 3d st, s w s, 94.6 s e 3d st, 25x 1/2 block. William H. Brandau to Sarah E. wife of Charles C. Hainer. Subject to life estate grantor. nom
 South 3d st, No. 312, s s, 100 w 10th st, 25x95, h & l. Contract. Thomas Purcell to Michael Purcell. 2,000
 4th st, e s, 40 s North 4th st, 20x50. John W. Byard to Theresa wife of Aaron Jacobs, Flushing, L. I. 3,000
 5th st, n s, 24 w 7th av, 17.6x100, h & l. Chas. Long to Robert Smeaton, M. \$4,500. 8,500
 7th st, e s, 121 n Hope st, 19.3x81x21x90. Ambrose Chatwin, Montreal, Ca., to Elizabeth S. Timmons. 2,650
 North 7th st, n e s, 100 s e 2d st, 25x abt 173. Andrew Cosgrove, formerly Cosgriff, to Henry Riechers. Subject to decree foreclose, upon which is due \$600. 1,800
 13th st, n e s, 127.10 s e 5th av, 15x100. Asa W. Parker, Ridgewood, N. J., to Daniel Doody. C. A. G. nom
 Same property. Daniel Doody to Annie Calder. Mort. \$2,500. 3,700
 14th st, n s, 356.2 e 5th av, 16.8x100, h & l. William E. Dodge, Jr., New York, to Emma Tabel. Assessment. 2,750
 16th st, s w s, 109.10 n w 7th av, 22x100. Benjamin F. Kelley, New York, to Alfred S. Dickinson. Mort. \$900. nom
 18th st, s w cor 8th av, 18x72.3. Partition. Foster L. Backus to Thomas Donegan. 2,440
 19th st, n e s, 100 n w 6th av, abt 34x100. William A. Bliss to Anna Beierlein. 925
 20th st, s w s, 175 n w 4th av, 25x100. Michael J. and Bridget McCormick, heirs T. McCormick, to Mary McCormick. Q. C. nom
 35th st, s w s, 100 s e 3d av, 40x100.2. Thomas F. H. Nagel to John H. Nagel. 1/2 part. 400
 39th st, s s, 150 w 3d av, 25x100.2. John Griffin to Margaret McDermott. 500
 Atlantic av, northerly cor Bedford av, runs northerly along Bedford av 215.11 x west 230 to Bedford pl, x south 113.7 to Atlantic av, x east 251.9. David C. Reid to Henry L. Brevoort. 30,000
 Same property. Elizabeth D. wife of James C. Brevoort to same. Q. C. nom
 Same property. The Union Dime Savings Institution, New York, to same. 18,100
 Atlantic av, s w cor Wyckoff lane, runs west 20 x south 80 x west 80 x south 29 x east 100 to Wyckoff lane, x north 105, East New York. The Continental Ins. Co. to Louis Zinke. 4,600
 Baltic av, n s, 50 w Pennsylvania av, 50 x50. New Lots. Release mort. The Dime Savings Bank, Brooklyn, to Christina Koch. 200
 Baltic av, s w cor Bennett av, 50x100, East New York. The Unexcelled Fire Works Co. to Christian D. Walter. Mort. \$800. 1,500
 Bedford av, e s, 80 n Greene av, 80x90. Release mort. Charles M. Marsh to Thomas H. Brush. 40,000
 Bushwick av, w s, 50 n Boerum st, 25x75, h & l. John Erthal to George Schneider. 6,000
 Carlton av, cor Bergen st, 45x100, refers to map which is missing. Samuel Hart to Robert H. Atlessey. 3,700
 Division av, n s, 100.10 w 7th st, 20.2x70. Robert H. Oliver to Herman F. Stahmer and Harriet S. his wife, joint tenants. Mort. \$2,300. 4,000
 Division av. Agreement as to encroachment. William H. Naething with Robert H. Oliver. East New York av, s e cor Albany av, 140x100. Flatbush. Margaret Mullin to Jane wife of John Mullin. 1,500
 Evergreen av, easterly cor Troutman st, 48.1x117.11x100.9x105.7. Andrew E. Burr, Nashville, Tenn., to Moses G. Young. 3,000
 Evergreen av, n e s, 20 n w Harman st, 80x80. Release mort. Magdalena Joost to James Gascoine, Newtown, L. I. nom
 Fulton av, s w cor Miller av, 25x100, New Lots. Mary E. White, New York, and Charles F. Sands to David Cullinane. 2,000
 Same property. Daniel Cullinane to Bridget Cullinane his wife. nom
 Flushing av, s w cor Hamburg av, 27.10x71.8x25x59.5. George Loffler to Anthony Riedmann and Anna M. his wife. 5,500
 Foster av, n e cor 2d st, 100x200 to Washington av, Flatbush. William H., Jr., Samuel J. and George W. Taylor to John H. Shults. Mort. \$1,300. 4,500
 Grand av, w s, 67 n Dean st, 22x80. Wyckoff st, s w s, 25 s e Nevins st, 25x100. Nevins st, w s, 84 n Wyckoff st, 16x67.8. Edward F., Annie and Mary Woods, and Nicholas Woods and Annie his wife to Katie Woods. nom
 Grand av, w s, 175.7 n Lafayette av, 20x100. Lyman R. Blake and Emma R. his wife, Plymouth, Mass., to Betsey Z. D. wife of Lemuel R. Mears. Mort. \$6,000. nom
 Gat. s av, bet Franklin and Bedford avs. Release from alleged party wall encroachment. George A. Bell to Lynde A. Catlin. nom
 Gates av, n s, 162 e Franklin av, 48x100. Lynde A. Catlin to George A. Bell. Mort. \$3,200. nom
 Gates av, s s, 150 w Sumner av, 20x100. Release mort. Mary J. Spencer, Elizabeth, N. J., to George W. Brown. nom
 Gravesend av, w s, 50 s from North square, in village of Gravesend, 25x61.6. Gerard W. Ryder to Helen L. Thomas, Staten Island. 1878. 500
 Greene av, No. 298, s s, 165 e Clason av, 20x100, h & l. Winslow M. Burdick to George M. Eddy. Mort. \$5,000. 8,000
 Henry av, w s, 200 s Baltic av, 50x100, East New York. Release mort. Sarah H. Crane and Zilla K. Napier to Herbert C. Smith. 200
 Same property. Herbert C. Smith to William M. Miller. 500
 Howard av, s w cor Park pl, runs west 183.4 x south 127.9 x east 83.4 x north 85.2 x east to Howard av, x 42.7. Sophia A. Wilder, extr. E. C. Wilder, dec'd, and individ. and as widow, to John N. Stearns, New York. 2,100
 Hale av, w s, 125 s Division av, 25x100.5, East New York, David W. Travis, Peekskill, N.

Y., to Rebecca Dyckman and Francis Timony, of Courtlandt, N. Y. C. a. G. nom Same property. Darius Allen, Troy, N. Y., to D. Wiley Travis. Q. C. 50 Hudson av, w s, 75 s Lafayette st, 35x100. Albert Frank to Selma Vogel and Cassie Rohn. Mort. \$1,500. nom Lewis av, w s, 100 n Macon st, 40x95, hs & ls. Smith Ely, Jr., to Oscar F. G. Megie, Boonton, N. J. Mort. \$3,500. 4,500 Same property. Oscar F. G. Megie to Maria E. Scott and Charles H. Burtis, as tenants in common. Mort. \$3,500. 5,250 Lafayette av, southerly cor Grove av, 292x 310 to Ocean av, x 175 to Grove av, x 242, New Utrecht. Cecelia Glancy and Mary Duffy to William H. Bierds. 1,200 Liberty av, s e cor Monroe st, 75x100, East New York. Cornelia D., William S., Charles C. and Fred. K. Conant and Gertrude C. Harway, heirs William S. Conant, dec'd, to John Germann, Jr. 950 Liberty av, s e cor Monroe st, 25x100, East New York. John Germann, Jr., to Charles Keller and Emma his wife. 383 Liberty av, s s, 50 e Monroe st, 25x100, East New York. John Germann, Jr., to John Germann and Mary A. his wife. 283 Marcy av, s w s, 43 s e Heyward st, 19x75, h & l. Julius Bindrim to Hewitt Boice. Mort. \$2,500. 5,200 Marcy av, w s, 20 n Hopkins st, 20x50. George W. Mead to John F. Coffin. Q. C. nom Meeker av, n s, 72.6 n Humboldt st, 27.6x100, h & l. Mary G. W. Biederbeck, widow, to Michael McAlinden. 1,575 Nostrand av, w s, 62.8 n Quincy st, 18.8x75, h & l. Howard H. Smith to Bianca wife of Albert Holly. 2,800 Nostrand av, w s, 55.7 s Bergen st, 20x100, h & l. Ruthy B. wife of and John B. Hutchinson to Susan wife of Owen Mathews. 4,250 Prospect av, n e s, 232.9 s e 3d av, 17.3x38.7x 17.9x40.3. Johanna Wessels to Henry Bohlen. Mort. \$900. 1,500 Prospect av, n e s, 125 s e 3d av, 25x31.7x—x 29.7. Knud Nelson to John Green. 1,100 Park av, s s, 150 w Tompkins av, 10x100. 17th st, s s, 40 e 7th av, 40x100.2. Butler st, s s, 290 e Brooklyn av, 20x120.3. Interior lot, begins at centre line of block bet. Park av and Floyd st at point 150 w Tompkins av, runs south 51.9 x northwest to point 180 w Tompkins av, x north to said centre line of block, x east 30. George W. Mead to Elizabeth B. Mead. Q. C. nom Paige av, Duck st, Newtown Creek and Whale Creek, the block. Frank Pidgeon, Jr., to James D. Leary. Contract. 22,000 Putnam av, s s, 80 w Clason av, 20x80. Foreclos. John D. Prince, Jr., to Ann E. wife of William Clubb 3,000 Putnam av, n s, 400 e Bedford av, 50x100. Hamilton A. Weed to Hamilton T. Disbrow. Mort. \$6,000. nom Same property. Hamilton T. Disbrow to Maria T. Weed. Q. C. nom Schenck av, e s, 100 s Baltic av, 25x100, East New York. Elizabeth wife of and Alexander McKay to William Max. 750 Schenck av, w s, 100 s Baltic av, 100x100, East New York, hs & ls. Alexander McKay, exrs. D. McPherson, to Ernest Henken and Christina his wife, joint tenants. 2,500 Smith av, w s, 175 n Union av, 25x100. Interior lot 50 w Pennsylvania av and 50 n Baltic av, runs west 50 x north 50x50x50, New Lots. Release mort. The Dime Savings Bank, Brooklyn, to Elizabeth A. wife of John Ives. 700 Smith av, w s, 175 n Union av, 25x100, East New York. Elizabeth A. Ives to John F. Heath and Martha A. his wife. 1,200 St. Marks av, n s, 80 e Carlton av, 20x90, h & l. John Monas to Walter Abbe. Mort. \$4,500. 8,750 Utica av, w s, 80 n Herkimer st, 20x70. Chas. W. Farnham, Troy, N. Y., to John L. Blanchard, Troy. Mort. \$3,000. 500 Vanderbilt av, w s, 120 s St. Marks av, 20x95. George W. Mead to John F. Coffin. Q. C. nom Waverly av late Hamilton st, w s, about 70 s Park av, 25x85. Henry W. Rozell to Felix McCloskey. 2,500 Willoughby av, s s, 138.9 w Marcy av, 38.9x100. Samuel Peden, Jr., to Robert Reiners. 4,000 3d av, s e s. Agreement as to easement, &c. Caroline Godfrey with John McGrath. nom 3d av, e s, 50.2 s 37th st, 25x100. Martha F. wife of and Laurence Van Antwerp to William MacDonald. Mort. \$3,000. 3,000 3d av, e s, 55.6 s 10th st, 17.9x70. Erastus H. Winchester and William Weber to John Dow and George N. Vandicar. 4,800 3d av, e s, 100 s Pacific st, 22x100. William Smith to Joseph Wurzler. C. a. G. 2,850 5th av, w s, 25 n 24th st, 50x100. Ellen L. wife of John Condon to Henry Beam. All liens. nom Same property. Henry Beam to John Condon. All liens. nom 7th av, northerly cor St. Johns pl, 22x100. Francis Bassett to William A. Engeman. 25,000 Brooklyn and Jamaica Turnpike, n w s, 150 s w Miller av, 50x229.10 to Sunnyside av, x 50 x229.7, East New York. Herbert C. Smith to William M. Miller. 1,000 Interior lot, 96.6 w Bleecker st and 93.9 n Bushwick av, runs west 93.3 x north 75.1 x east 96.3 x south 75. Margaret A. Lawrence to John E. Blake. 750

Lots 30, 31 and 32 J. Denyse property near Fort Hamilton, 150x220.9x150.9x239, sub. to right of way for 86th st. Mary A. wife of and Walter Adams to Mary J. Watson, Flatbush. 815 Lots 61 to 66, inclusive, and 121 to 126, inclusive, map of Jas. W. Voorhies' property, Coney Island, with all title in Voorhies pl, Van Sielen pl and West av. Partition. Richard L. H. Finch to John Robinson. 2,080 Lots 43 to 50, inclusive, and 137 to 144, inclusive, same map as above, with all title in Voorhies pl, Van Sielen pl and Riverside av. Partition. Same to same. 345 Lots 70 to 75, inclusive, and 112 to 117, inclusive, same map, with title in Voorhies pl, Van Sielen pl and West av. Partition. Same to same. 2,320 Main road to Sheepshead Bay, w s, adj J. J. Lake, indefinite plot, Gravesend. Lanah and Elizabeth Stillwell to Maggie J. wife of Henry Mead. 1,500 Old road, e s, 136.7 s Wyckoff av, runs west 73 x south parallel with Madison st, 25 x east at right angles to Jefferson st 80 to Old road, x north 25.11, errors. Order of court setting aside a deed fraudulently made by Margaret Ann Roberts (who impersonated Elizabeth C. Roberts) to herself, and vesting the title in said Elizabeth C. Roberts, now Graumann. Voorhies road, w s, adj L. I. Voorhies, Sheepshead Bay, 50x141x50x144.6. Ruth A. wife of and Frederic Lundy to John Y. and John McKane and Samuel Leonard. 1868. 400 Public road leading from the Town Hall to the neck, n e s, 21,076 square feet, Gravesend. John M. Stillwell to Charles Loof. 1,600 All real and personal property of Joseph Burger wheresoever situated. Release of judgment. Josephine Burger to Joseph Burger. nom All title in estate of Thos. G. Bunker, heretofore conveyed by party of second part to party of first part. Re-conveyance. Edward H. Bunker to Thomas R. Bunker. nom Release guard, &c. Hermann Johnson to Dorothea Peters formerly Johnson. Revocation of deed in trust. Ellen or Helen Oldner, John or John J. Murray, Francis F. Murray and Louisa M. wife of Francis D. Creamer, parties first part, and Ellen M. Murray, trustees second part.

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.

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

Allaire, Anthony J., to THE BOWERY SAVINGS BANK. 19th st, No. 143, n s, 120 w 3d av, 20x75. P. M. Oct. 5, 1 yr, 5 per ct. \$6,000 Allan, John, to The Buffalo Door & Sash Co., limited. 135th st, s s, 150 w 8th av, 25x99.11. Oct. 3, 6 months, security for material. 8,400 Anthon, Catharine A., to Grace T. Wells, Franklin, N. J. Lewis st, w s, 100 n Broome st, 25x100. Oct. 12, 3 years, 5 1/2 per ct. 3,500 Abrahams, Julius, to THE DRY DOCK SAVINGS INST. 29th st, s s, 450 w 6th av, 20x98.9. Oct. 15, 1 year, 5 per cent. 17,500 Same to same. 29th st, s s, 430 w 6th av, 20x 98.9. Oct. 15, 1 year, 5 per cent. 17,500 Same to same. 29th st, s s, 400 w 6th av, 30x 98.9. Oct. 15, 1 year, 5 per cent. 25,000 Same to same. 29th st, s s, 470 w 6th av, 30x 98.9. Oct. 15, 1 year, 5 per cent. 25,000 Adler, Seligman, to Seligman Adler, guard. of Joseph and Harry Jaffe. 96th st, s s, 100 e 3d av, 108.6x100.8; 3d av, e s, 25.2 s 96th st, 50.4x100. Oct. 13, 5 years. 7,507 Beebe, Marshall S., to Mary A. Brown, Brooklyn. 3d av, w s, 80.5 n 65th st, 20x83.6. Lease. Oct. 16, 10 years. 6,300 Berrian, Zilpha, wife of and Samuel L., to Albert E. Putnam. Kingsbridge av. See Conveys. Oct. 13, due Nov. 1, 1886. 7,000 Blake, Elizabeth A., wife of and Stephen M., to Lillie P. Reed. Dey st, No. 20, n s, 275.2 w Broadway, 25x77. Oct. 12, 3 years, 5 per cent. 6,000 Blinn, Christian, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 52d st, s s, 225 w 9th av, 25x100.5. Oct. 13, 1 year. 12,000 Brennan, Matthew, to William H. Riblet. 1st av, s e cor 123d st, 24x83. Oct. 15, 1 yr. 1,000 Brown, James E., to Adam and Nancy M. Weiffenback. 143d st, n s, 240 w Brook av, 25x100. Oct. 17, 4 years. 1,100 Baum, Wolf, to Mary Hitchcock, Morristown, N. J. Elizabeth st, No. 7. P. M. Oct. 15, 5 years, 5 per cent. 7,000 Borger, Max, to Moritz Bauer. Lexington av, 24th st. P. M. Sub. to mort. \$5,000. Oct. 15, 2 years. 3,000 Bornkamp, Henry, to Jennette wife of John J. Burchell. 56th st. P. M. and building loan. Oct. 11, due Nov. 1, 1883. 26,000 Brewster, John L., Plainfield, N. J., and Elizabeth his wife, to Francis M. Jencks. 129th st, s s, 191.6 e 8th av, 22.2x99.11. Sub. mort. \$12,500. Oct. 10, 1 year. 2,500

Burne, John C., to Max Danziger. 80th st, n s, 175 e 3d av, 50x102.2. Building loan. Aug. 15, due Jan. 1, 1884. 16,000 Same to same. Same property. Building loan. Aug. 15, due Jan. 1, 1884. 16,000 Busch, Philipp H., to Adelheid Peters, Brooklyn. Bedford st, No. 83, s w cor Barrow st, 24.5x50x23.9x50. Oct. 1, 5 yrs, 5 per ct. 3,600 Conover, Arthur V., Freehold, N. J., to Louise H. Leclere. Tillotson av, s w cor Kip st, 368 to Southern Boulevard, x 110x358 to Kip st, x 110. Oct. 4, 1 year. 2,500 Cook, Helen M., wife of Benjamin F., to Henrietta P. Ludlam, Brooklyn. 121st st, n s, 158 e 4th av, 17x100.11. Oct. 13, due Nov. 1, 1889, 5 per cent. 6,000 Callahan, Annie, wife of Peter, to Jacob B. and Eleanor Sherwood, exrs. D. L. Sherwood. St. Ann's av, lots 365 and 366 map East Morrisania, 50.7x77.11x25x85.2. Oct. 15, 3 years. 3,800 Clifford, Rosie, wife of Timothy, to Mark Horgan. 49th st, No. 450, s s, 186.6 e 10th av, 21.6x100.5. Oct. 16, 4 years 5 p. c. 2,500 Coughlan, Thomas, to Robert Courtright. Thomas av, s e s, 68 s w Welch st, 22x90. Oct. 15, 3 years. 500 Deneufville, Anna M., wife of Philip J., Maria L. wife of William Evans, Anna A. wife of Emil Halbran, to Jessie Clark. 4th st, w s, 88 s West 12th st, 20x56.9. Oct. 13, 1 yr. 800 Decker, Agnes, to William H. McCormack. Clifton st, n s, 16.2 e Tinton av. P. M. Oct. 15, due Nov. 1, 1886. 1,500 Same to same. Clifton st, n s, 35.8 e Tinton av, P. M. Oct. 15, due Nov. 1, 1886. 1,500 Danziger, Max, to THE GERMAN SAVINGS BANK, City of New York. 2d av, e s, extdg. from 69th to 70th st, 200.8x110; 69th st, n s, 100 e 2d av, 100x100.4; 70th st, s s, 100 e 2d av, 306x100.4. Oct. 13, 1 year. 75,000 Decker, Agnes, to Susan M. Jones, Huntington, L. I. Tinton av, e s, 183.3 s 163d st, 26.7x135. Sept. 1, installs. 1,800 Dowey, Margaret, to Robert S. and Helen D. Morris. 128th st. P. M. Oct. 15, 1 year. 1,250 Dunn, James, to John Ross. 129th st, n s, 225 w 6th av, 50x100. Oct. 13, installs. 4,000 Eyth, Theodor, to Agnes Decker. Clifton av, n s, 16.2 e Tinton av. P. M. Oct. 18, due Nov. 1, 1886. 600 Same to same. Clifton av, n s, 35.8 e Tinton av. P. M. Oct. 18, due Nov. 1, 1886. 600 Fischer, Henry, to Martin Fogarty. 62d st, s s, 131.5 e 1st av, 100x108.11x101.4x93. Lease. Oct. 18, due Aug. 1, 1884. 300 Folz, Frederick, to Louisa Kuntz. Washington av, w s, 83.2 s 170th st, 20.6x100. Oct. 15, 3 years, 5 per cent. 3,500 Same to same. Washington av, w s, 103.8 s 170th st, 20.6x100. Oct. 15, 3 yrs., 5 p. c. 3,500 Same to same. Washington av, w s, 124.2 s 170th st, 21x100. Oct. 15, 3 years, 5 per cent. 3,500 Frank, Jacob, to Isaac C. Northshield. 104th st, No. 72, s s, 48 w 4th av, 16x100.11. Oct. 15, 2 months. 300 Fricken, Isaac W., New York, and Ida M. Fricken, Poughkeepsie, heirs Wm. and Martha Fricken, to Solomon W. Albro. 116th st, n s, 116.8 w 1st av, 16.8x100.11. Oct. 3, 2 years. 2,000 Gorsch, Hugo, to Mary R. Callender. 2d av, n e cor 92d st. P. M. Oct. 12, 3 yrs., 5 per cent. 7,000 Graham Cornelia F., wife of Robert M. C., Long Island City, to Louis A. Steinway, widow. 52d st, No. 125 E. P. M. Sept. 27, 3 years, 5 per cent. 12,500 Hake, Dina, wife of and Caspar, to William and August Zinsser, of Wm. Zinsser & Co. 3d av, northerly cor 158th st, 75x100. Oct. 13, due Dec. 1, 1888. 3,000 Hake, Dina, wife of and Casper, mortgagor, with August Zinsser, exr. H. Behlen. Agreement to extend mortgage and reduce interest to 6 per cent. Oct. 13. Herdt, Philipp, to Jacob Siegel. Washington av, w s, 447.6 n 7th st, 60x150. Oct. 1, 1883, due Oct. 1, 1880, 5 per cent. 2,500 Hinman, Sarah E., wife of and Samuel C., to Henry J. Burchell. 1st av, n e cor 62d st, 100.5x81.5. Oct. 13, due March 1, 1884. 4,000 Hansgen, Laura, to Frederick W. Renwick. 88th st. P. M. Oct. 17, due June 1, 1884, 5 per cent. 8,200 Same to same. 28th st. P. M. Oct. 17, due June 1, 1884, 5 per cent. 12,300 Harris, Siegmund and Albert, to THE MUTUAL LIFE INS. CO., New York. 8th av, n e cor 118th st, runs north 201.10 to 119th st, x 273.3 to St. Nicholas av, x south 233.6 to 118th st, x west 397.2. Oct. 16, due March 1, 1885. 75,000 Helfst, Henry N., to Carl Schmeising. 31st st. P. M. Oct. 15, due Oct. 1, 1886, 5 per ct. 3,000 Heyman, Edward and Samuel, and Louis Lowenstein to THE IRVING SAVINGS INST. 59th st, s s, 189.6 w Av A, 42x100.5. Oct. 16, 1 year, 5 per cent. 20,000 Hochster, Isaac, to Adelaide S. Ely. 10th st, s s, 225 e 2d av, 25x92.4. Oct. 1, 5 years, 5 per cent. 10,000 Hughes, Theresa, wife of Robert, to Adam Moran. 125th st, n s, 320 w 1st av, 20x99.11. Oct. 13, 1 year, 5 per cent. 7,000 Jones, McKendree W., to THE MUTUAL LIFE INS. CO., New York. 57th st, No. 42, s s, 191.3 e Madison av, 21x100.5. Oct. 17, due March 1, 1885. 25,000 Jonas, Abraham H., to Henry A. Smith. 73d st, n s, 235 e 3d av; 25x102.2. Oct. 12, demand. 16,000 Same to same. 73d st, n s, 210 e 3d av, 25x 102.2. Oct. 12, 3 years. 16,000 Kiefer, Louis F., to Margaret E. wife of Henry

- P. Niebuhr, 45th st, n s, 300 w 9th av, 25x 100.5. P. M. Sub. to mort. \$12,000. Oct. 15, instals, 4 years. 5,500
- Knubel, Herman, Jr, to William Koch. 134th st and Alexander av. See Conveys. Sept. 29, 1 year. 1,100
- Kilpatrick, Edward, to Harriet wife of John C. Overhiser. 86th st, n s, 62.3 e Madison av. 51.1x100.8. Oct. 15, 6 months. 10,000
- Kehoe, Richard D., to William Kehoe. Lawrence su. P. M. Oct. 15, 3 years. 1,250
- Londaigan, Kennedy, to J. Romaine Brown. Prospect av. P. M. Oct. 13, 1 year, 5 per cent. 100
- Lyons, Elizabeth and James J., to THE FARMERS' LOAN & TRUST CO., guard. of Henry W. and Maria L. Harris. 11th st, n s, 123 w 6th av, runs northwest 30 x north 103.3 x east 50 x south 20 x west 20 x south 83.3 to beginning. Oct. 16, due Jan. 1, 1887. 30,000
- Lawson, Jacob, Brooklyn, to Maria H. Brush. 128th st, s s, 375 w 7th av, 50x99.11. Oct. 11, demand. 13,000
- Loos, August, to Emma Nast, Union Hill, N. J. 115th st, n s, 173.9 e 4th av, 18.9x100.11. Oct. 15, 3 years, 5 per cent. 1,500
- Loughhead, Sarah, widow, to Jane Loughhead. 124th st, s s, 140 e 4th av, 25x100.11. Oct. 12, 1 year. 2,500
- Loughran, Charles, to THE GERMAN SAVINGS BANK, City New York. 116th st, n s, 85 e 3d av, 3 lots, each 30x100.11. 3 morts., each \$17,000. Oct. 13, 1 year. 51,000
- Mannion, Dennis, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 145th st, s s, 175 w St. Ann's av, 75x99.9. Oct. 16, 1 year. 1,500
- Martin, James, to John A. Weekes, exr. Joanna Abeel. 42d st, n s, 416.8 e 2d av, 16.8x100.5. Oct. 16, due Oct. 1, 1886, 5 per cent. 4,000
- Maschke, Jacob L., to Max Danziger. 81st st, No. 224, s s, 305 e 3d av, 25x100. Building loan. Sept. 8, due Jan. 1, 1884. 8,000
- Same to same. Same property. Building loan. Sept. 8, due Jan. 1, 1884. 6,500
- McManus, Mary, wife of Patrick H., to Frank E. Wise. 76th st, n s, 268 e 1st av, 20x102.2. Oct. 10, 3 months. 2,000
- McManus, Mary, wife of and Patrick H., to Thomas R. A. and William H. Hall, of William Hall's Sons. Bedford st, Nos. 41 and 43, w s, 40x75. Sub. to building loan. Sept. 27, 4 months. 2,766
- Montgomery, James L., to William C. Renwick et al., exrs. W. R. Renwick. 90th st, s s, 100 w 2d av, 50x100.8. P. M. Oct. 17, 1 year. 9,000
- Same to same. 90th st, s s, 150 w 2d av, 50x 100.8. P. M. Oct. 17, 1 year. 9,000
- McCormack, Peter, to Edwin A. Bradley and George C. Currier. 117th st, s s, 100 w 1st av, 125x100.11. Subject to mort. \$56,000. Sept. 20, 6 months. 9,300
- Manchester, George N., and William N. Philbrick to William L. Garrett. Madison av, e s, 59.11 s 131st st, 20x80'. Oct. 12, due Oct. 11, 1884. 10,000
- Same to same. Madison av, e s, 79.11 s 131st st, 20x80'. Oct. 12, due Oct. 11, 1884. 10,000
- Marsh, Augustus, to Emma Seymour, Larchmont, N. Y. 56th st, n s, 650 w 5th av. P. M. Oct. 15, 5 years, 5 per cent. 12,000
- Molloy, John, to John Ross. 61st st, s w cor 9th av, 150x100.5. Oct. 12, 2 years. 4,000
- Munro, George, to THE SEAMENS BANK FOR SAVINGS, City New York. Vandewater st, Nos. 17-27 and Nos. 45-51 Rose st, beginning Vandewater st, n s, about 338 west Pearl st, runs north 81.10 x northeast 10.2 x north 144.3 x — to Rose st, x east 91.11 x south 106.3 x west 7.9 x south 87.2 to Vandewater st, x west 133.1. Oct. 15, due Jan 20, 1884, 5 per cent. 25,000
- Musgrave, John, to Robert and John Boyd, as exrs. J. B. Warden. Monroe st, No. 67, n s, 186 w Pike st, 25x100. Oct. 13, 3 years, 5 per cent. 1,000
- Noble, William, to Stephen H. Gale, Haverhill, Mass. 76th st, No. 18, s s, 118.1 w Madison av, 22.1x102.2. July 30, 1 year. 25,000
- Oppenheimer, Pauline, wife of and Solomon, to William Reynolds. 131st st, No. 228, s s, 285 w 7th av, 15x99.11. P. M. Oct. 13, instals, due April 13, 1885. 1,595
- Parkhouse, Mary E., wife of and William, to THE HARLEM SAVINGS BANK, City New York. Chestnut st, n w s, bet Locust av and Boston av, 75x150. Oct. 9, 1 year, 5 per cent. 3,000
- Peck, Leopold, and John Hardman, to Agnes Dowling. 49th st, s s, 269.8 w 10th av, 26.4x 100.5. Oct. 15, due Sept. 15, 1886. 4,500
- Same to same. 49th st, s s, 322.4 w 10th av, 26.4x100.5. Oct. 15, due Sept. 15, 1886. 5,000
- Same to same. 49th st, s s, 296 w 10th av, 26.4x100.5. Oct. 15, due Sept. 15, 1886. 4,500
- Perrie, George E., to THE MUTUAL LIFE INS. CO., New York. 115th st, n s, 435 e 5th av, 75x100.11. Oct. 18, due March 1, 1885. 9,000
- Quinn, Thomas, to Martin Philbin. 119th st, Nos. 309 to 315, 4 lots. 4 P. M. morts., each \$8,500. Sept 25, due Nov. 1, 1886. 34,000
- Same to Meredith Howland, trustee for Anna-bella E. Leavitt. 119th st, No. 305. P. M. Sept. 25, due Nov. 1, 1886. 8,500
- Same to James M. Varnum, trustee for Josephine A. Matteini. 119th st, No. 307. P. M. Sept. 25, due Nov. 1, 1886. 8,500
- Same to Laura S. Baker, East Orange, N. J. 119th st, No. 319. P. M. Oct. 17, 1 year, 8,000
- Same to Sylvester T. Cannon, guard. of Frank B. Mallory. 119th st, No. 317. P. M. Oct. 17, 1 year. 8,000
- Same to John Ross. 119th st, n s, 75 e 2d av. P. M. Oct. 17, 6 months. 22,500
- Reilly, Patrick, to Jane T. Kirby. 61st st, s s, 320 e 11th av, 50x100.5. Oct. 15, 4 years, 5 per cent. 8,000
- Rindskopf, Pauline, wife of Lyman, to Albert Blum, exr. Leo Blum. 68th st, s s, 150 w 2d av, 16.8x100. Oct. 15, 10 years, 5 p. c. 8,000
- Same to Columbus Stigeler. Same property. Oct. 15, 2 years, 5 per cent. 2,000
- Robinson, Andrew J., with Christian Blinn, Jr. Agreement to allow for contest d assessment upon settlement of mortgage lien. Robinson, Edward, to Mary A. Robinson. 112th st. P. M. Oct. 15, due Sept. 1, 1886, 5 per cent. 2,400
- Rosenstock, Caroline, and Rosa Cohn to Horace K. Thurber. 52d st. P. M. Oct. 16, due Nov. 1, 1888, 5 per cent. 4,900
- Sanders, Charles W., to Caroline L. Macy. 53d st, n s, 265 e Madison av, 20x100.5. Oct. 17, 5 years, 5 per cent. 17,500
- Smith, Margaret C., wife of and Thomas, to Christopher B. Keogh. 61st st, n s, 174.6 e 2d av, 25x100.5; 62d st, s s, 174.6 e 2d av, 25x 100.5. Morts. \$28,000 and building loan. Oct. 13, due Dec. 31, 1883. 2,475
- Spellman, or Spillman, John, to John Karl. Woolf st or Beach st, Union st and Lind av, 182.6 on Woolf st, contains 24-100 acres. Oct. 1, 12 years. 13,000
- Schachtel, Michael, Jr., to Philipp Reinhardt. 16th st, n s, 155.8 e 7th av, 27x92. Lease. Oct. 15, 5 years. 8,500
- Schlegel, Mary, wife of Bernard, formerly Mary Strecker, to Carolina Koch. West Farms road, n w s, 25 n e Cross st, 50x100. March 19, due April 1, 1888, without int. 1,000
- Schortemeier, Louis, to John Jacobus. 10th av. 62d st. P. M. Oct. 16, due Jan. 1, 1886, 5 per cent. 5,000
- Same to John H. and Sophie Schacht. Pearl st, n e cor Maiden lane, 16.8x59x19.6x60. Oct. 16, due Jan. 1, 1887, 5 per cent. 10,000
- Schaefer, George, to Louisa Dean. 3d st, n s, 104 e Av C, 21x96.2. Oct. 15, 5 years, 5 per cent. 3,800
- Schreiber, Carl, and Emanuel Moses to August Horrmann. Avenue A, No. 1, cor East Houston st. Oct. 13, demand. 250
- Steers, Abraham, John Bell and William McShane, with Henry J. Burchell, all mortgag-ees. Agreement as to priority of mortgages made by Sarah E. wife of Samuel C. Hinman. Oct. 13. nom
- Steinhardt, Rosalie, wife of Lesser, to Edward Teague. 11th av, n e cor 37th st. P. M. Oct. 9, due Dec. 1, 1885. 11,500
- Sturz, Christoph and Anna, individ, and as his wife, to Jacob Lerch. 143d st, n s, 281.6 e Alexander av, 25x100. Oct. 9, 5 years, 5 per cent. 2,500
- Suttie, Thomas, to Samuel S. Sands, guard. Kath. A. Sands. 109th st, s s, 164.3 w 3d av, 18.5x100.10x18.7x100.10. October 13, 5 years, 5 per cent. 6,000
- Tefft, Whitman, to Elizabeth A. Baxter, New Rochelle. John st, n s, lots 145 and 147 map part of farm Benjamin Berrian, Fordham, 57x24x52x94. Oct. 11, 2 years. 1,000
- Uhl, Franziska J., wife of Frederick, to George M. Miller, as trustee of Elizabeth M. Creighton. 3d av, easterly cor 149th st, 28x62.4 to 149th st, x 68.4. Oct. 16, 5 years. 4,000
- Van Riper, Charles, to Florence E. Durkee, Chicago, Ill. 143d st, n s, 575.8 e Willis av, 16.8x91.3x16.9x92.10. October 12, due October 1, 1886. 2,500
- Same to Prudence W. Boynton. 143d st, n s, 559 e Willis av, 16.8x92.10x16.9x94.5. Oct. 12, due Oct. 1, 1886. 2,500
- Votion, Louise, wife of and Alexander, to William Alexander, Greenwich, N. Y. 40th st. P. M. Aug. 25, due Oct. 12, 1888. 6,000
- Weed, Joseph E., Brooklyn, to John L. Brewster, Plainfield, N. J. 129th st, s s, 213.8 e 8th av, 22.2x99.11. September 28, 1 year. 10,000
- Weeks, Charles, to William C. Traphagen, 58th st, s s, 100 w 7th av, 75x100. October 15, note. 5,000
- Wheaton, Esther A., to George M. Miller and ano., trustees Levin R. Marshall, dec'd. 62d st. P. M. Oct. 15, 2 years. 10,000
- Willcox, Charles H., to Robert Winthrop. 84th st, n s, 219.2 w Av A, 5 lots, together in size 78.2x102.2. 5 morts., each \$6,000. April 30, 5 years, 5 per cent. 30,000
- Wilcox, Dennis C., to Magdalen M. wife of William D. Croft or Craft. 88th st, s s, 325 w 11th av, 200x100.8; 87th st, n s, 325 w 11th av, 100x100.8. Oct. 12, 5 years, 5 p. c. 25,000
- Wright, Samuel O., Rockville Centre, to Conrad Jockel. 130th st. P. M. October 14, due May 1, 1884. 1,000
- Walsh, Samuel, mortgagor, with Bridget Healey. Agreement ext'g. mortgage.
- Wightman, Elizabeth, wife of Richard, to Michael Brennan. 69th st. P. M. Oct. 1, 3 years, 5 per cent. 5,500
- Williams, James, to THE GREENPOINT SAVINGS BANK of Brooklyn. 56th st, n s, 100 w 2d av, 100x100.4. Sept. 7, due Sept. 30, 1884, 5 per cent. 12,000
- Wynn, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 115th st. P. M. Oct. 16, 1 year. 4,500
- Wright, Isaac E., to John Ross. 126th st, s s, 210 w 3d av, 50x99.11. Oct. 17, 3 months. 4,000
- York, Frances A., to Rachel Purdy. 3d av, s e cor 145th st, runs east 78.4 x south 100 x west 25 x north 75 x west 65.10 to 3d av, x north 28. Oct. 11, due May 15, 1885. 500

KINGS COUNTY.

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

- Adams, Henry H., to Caspar Rensch. Herkimer st, n w cor Sackman st, 50x100. Oct. 17, 3 years. \$2,000
- Attlesley, Robert H., to William M. Brasher. Bergen st, Carlton av. P. M. Oct. 15, 5 years. 3,500
- Alt, Edward, to Benjamin T. Ripton. Atlantic av, s s, 75 e Wyckoff av, 25x100. October 1, 10 years. 2,000
- Brown, George W., to Charles B. Grannis, exr. Chas. B. Grannis. Gates av, s s, 150 w Sumner av, 20x100. Oct. 16, 3 months. 3,000
- Brown, Lowell V., to Paul C. Gruing. Quincey st. P. M. Oct. 10, due Oct. 17, 1884. 1,250
- Butler, Mary J., wife of William, to Henry R. Post, Oyster Bay. Madison st. P. M. Oct. 17, 3 years, 5 per cent. 5,000
- Barry, Susan, widow, to Jane A. Rowland and ano., exrs. Geo. Rowland, dec'd. Calyer st. P. M. Oct. 15, instals. 1,250
- Bishop, George H., Boston, Mass., to Robert R. Hamilton. Herkimer st, s s, 161.6 e Rockaway av, 16x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 145.6 e Rockaway av, 16x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 97.6 e Rockaway av, 16x80. June 27, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 81.6 e Rockaway av, 16x80. June 27, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 65.6 e Rockaway av, 16x80. June 27, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 49.6 e Rockaway av, 16x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 33.6 e Rockaway av, 16x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 17.6 e Rockaway av, 16x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s w cor Pleasant pl, 17.6x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s s, 65.6 w Pleasant pl, 16x80. Sept. 15, due Nov. 1, 1886. 300
- Same to same. Pleasant pl, w s, 80 s Herkimer st, 16x97.6. Sept. 15, due Nov. 1, 1886. 300
- Same to same. Pleasant pl, w s, 112 s Herkimer st, 16x97.6. June 27, due Nov. 1, 1886. 300
- Same to same. Pleasant pl, w s, 123 s Herkimer st, 16x97.6. June 27, due Nov. 1, 1886. 300
- Same to same. Pleasant pl, w s, 144 s Herkimer st, 16x97.6. Sept. 15, due Nov. 1, 1886. 300
- Same to same. Herkimer st, s e cor Rockaway av, 17.6x80. Oct. 5, due Nov. 1, 1886. 300
- Same to same. Rockaway av, e s, 112 s Herkimer st, 16x97.6. June 27, due Nov. 1, 1886. 300
- Same to Christopher B. Keogh. Herkimer st, s s, 65.6 w Pleasant pl, 16x80. Sept. 15, due Nov. 1, 1886. 1,600
- Same to same. Pleasant pl, w s, 80 s Herkimer st, 16x97.6. Sept. 15, due Nov. 1, 1886. 1,600
- Same to Tennis Bergen. Herkimer st, s e cor Rockaway av, 17.6x80. Oct. 6, due Nov. 1, 1886. 1,600
- Same to Mary L. Deane, Bristol, R. I. Herkimer st, s s, 17.6 e Rockaway av, 16x80. Oct. 6, due Nov. 1, 1886. 1,300
- Same to same. Herkimer st, s s, 145.6 e Rockaway av, 16x80. Oct. 6, due Nov. 1, 1886. 1,300
- Same to same. Herkimer st, s s, 161.6 e Rockaway av, 16x80. Oct. 6, due Nov. 1, 1886. 1,300
- Same to Aymar Embury. Herkimer st, s s, 33.6 e Rockaway av, 16x80. Oct. 6, due Nov. 1, 1886. 1,400
- Same to same. Herkimer st, s s, 49.6 e Rockaway av, 16x80. Oct. 6, due Nov. 1, 1886. 1,400
- Same to same. Herkimer st, s s, 177.6 e Rockaway av, 17.6x80. Oct. 6, due Nov. 1, 1886. 1,600
- Bossert, Barbara, wife of Jacob, to the German Savings Bank, Brooklyn. Middleton st, n s, 103.8 e Harrison av, 23.9x100. Oct. 15, due Dec. 1, 1884. 2,700
- Same to same. Middleton st, n s, 79.11 e Harrison av, 23.9x100. Oct. 15, due Dec. 1, 1884. 2,700
- Same to same. Middleton st, n s, 151.3 e Harrison av, 23.9x100. Oct. 15, due Dec. 1, 1884. 2,700
- Same to same. Middleton st, n s, 127.5 e Harrison av, 23.9x100. Oct. 15, due Dec. 1, 1884. 2,700
- Bunker, Mary G., to The Southold Savings Bank, Southold, L. I. St. James pl, w s, 257.11 n Atlantic av, 16x95. Oct. 16, due Nov. 1, 1886, instals., 5 per cent. 6,500
- Berg, Jacob, to Solomon Furst. Sackett st. P. M. Oct. 15, 5 years, 5 per cent. 500
- Blake, John E., to Margaret A. T. Lawrence. Interior lot, 96.6 w Blecker st and 93.9 n Bushwick av. P. M. Sept. 29, 5 years, 5 per cent. 700
- Bochat, Auguste, to James Chambers. Grand st, n s, 337.6 w Lorimer st, 22.6x200 to Powers st. Oct. 12. 8,000
- Breevoort, Henry L., to Henry H. Adams, as treasurer of the County of Kings. Bedford av, s w cor Brevoort pl, runs west 230 to Bedford pl, x south 325.5 to Atlantic av. x east 251.9 to Bedford av, x north 427. Oct. 9, due Dec. 1, 1884. 69,000
- Brush, Thomas H., to Almira Chase et al., exrs. James Chase. Bedford av, e s, 40 s Clifton pl, 40x90. Oct. 12, 3 years, 5 per cent. 20,000
- Same to same. Bedford av, e s, 80 s Clifton pl, 40x90. Oct. 12, 3 years, 5 per cent. 20,000
- Byrnes, John, to Laura A. Talmage, Plainfield, N. J. Nelson st, s s, 122.4 e Hicks st, 22x100 x22.8x100. Sept. 26, 3 years. 400
- Carter, Barnabas R., to Elias Jones. Cumberland st, w s, 225 n Lafayette av, 22.6x100. Oct. 11, 5 years. 1,000
- Cleaver, William, to Mary Curry. Downing

st, s e cor Putnam av, 50x76. March 13, due June 12, 1897, without interest. 4,000

Cleverley, William and Jane, to W. G. Damerel and ano., exrs. Mary Damerel. 20th st, s s, 200 w 7th av, 25x200.4 to 21st st. Feb. 1, 5 years. 250

Donegan, Thomas, to James Wallace. 18th st, s w cor 8th av, 18x72.3. Oct. 13, 1 year. 700

Dornbach, Balthasar, to George Loffler. Ellery st, s s, 225 e Broadway, 25x100. Oct. 1, 2 years, 5 per cent. 300

Doubleday, Julia H., wife of Charles D., to Henry Miller. Pulaski st, s s, 275 e Nostrand av, 18.9x100. Oct. 13, 1 year. 1,000

Dow, John, and George W. Vandecar to Stephen Stryker and Dorothy his wife. 3d av. P. M. July 12 due Oct. 15, 1893, 5 p. c. 4,000

Delany, Joseph H., James F., Margaret C. and Anna T., to Michael Walsb. Hamilton av, w s, 43.1 s Bush st, 25x74.9x13x85. Oct. 15, 2 years, 5 per cent. 600

Diemer, Henry, to Loftis Wood. Ellery st. P. M. Sept. 29, 1 year. 450

Doody, Daniel, to Sophie G. Parker. 9th st, s s, 100 e 7th av, runs south 82.6 x east 297.10 x north 10 x east 297.10 to 8th av, x north 72.6 to 9th st, x west 595.9. Oct. 18, due Dec. 1, 1883. 11,500

Eddy, George M., to Winslow M. Burdick. Greene av, s s, 165 e Clason av, 20x100. P. M. Oct. 15, 1 year, 5 per cent. 5,000

Feltmann, Magdalene, wife of Henry, to Angus Ross. Hewes st, n s, 80 w Marcy av, 20x89. Oct. 1, 3 years. 6,000

Ficken, Richard, to The Williamsburg Savings Bank. South 8th st, n s, 100 e 4th st, 30.5x100. Sept. 10, 1 year, 5 per cent. 5,000

Fowler, Annie Y., wife of and David H., to Henry L. Coe. Washington av, n w cor De Kalb av, 20.6x100. Oct. 13, 1 year. 1,250

Freese, Maria, wife of and John, to John Freese, as trustee for Edward F. Freese. Montrose av, s s, 125 e Humboldt st, 25x100. July 1, 5 years. 1,000

Green, John, to Henry P. Stender. Prospect av, n e s, 125 s e 3d av, 25x31.7x—x29.7. Oct. 13, 5 years. 700

Graumann, Elizabeth C., to Charles L. Francis. Old line road, e s, 136.7 s Wyckoff av, 25.11x 80x25x73. Oct. 17, 1 year. 320

Gubbins, William, to Mary Brown. 5th av, e s, 45.6 n President st, 44.6x100. Oct. 17, 6 months, 5 per cent. 10,000

Hadden, Caroline J., wife of and James C., to Theodore D. Dimon. Av B, n s, 551.7 w Ocean av, runs north 401.1 x southwest 291.6 x south 91.3 x east 140 x south 240 to Av B, x east 130. Oct. 16, 3 years. 3,000

Hart, James, to John B. Luyster, Oyster Bay, L. I. 43d st, n e s, 120 w 3d av, 20x100. Oct. 18, due Oct. 1, 1888. 1,260

Same to same. 43d st, n e s, 100 n w 3d av, 20x100. Oct. 18, due Oct. 1, 1888. 1,300

Huhn, Adolphina, wife of Joseph, to John B. Hoeker. Joralemon st, s s, 84.9 w Court st, runs south 52.3 x again south 80.5 x west 25 x north 77.3 x again north 51.4 to Joralemon st, x east 25.1. Sept. 4, due Sept. 1, 1885, 5 per cent. 4,000

Huhn, Adolphina, wife of Joseph, to Mary E. Lequin. Joralemon st, s s, 84.9 w Court st, runs south 52.3 x again south 80.5 x west 25 x north 77.3 x again north 51.4 to Joralemon st, x east 25.1. Sept. 3, due Sept. 1, 1885, 5 per cent. 7,500

Head, Mary, wife of John W., to The Home Ins. Co., New York. Hicks st. P. M. April 2, due July 1, 1886. 3,500

Heath, John F., to Lydia Winant, Richmond Co., N. Y. Smith av. P. M. Oct. 15, 3 years. 500

Holly, Bianca, wife of and Albert, to Elizabeth C. Smith. Nostrand av. P. M. Oct. 15, 12 years. 2,200

Holz, Julius, to Clara wife of Joseph Sommerich. Monitor st, No. 62. P. M. Oct. 11, 3 years. 1,000

Hughes, Edward F., to Lucius Bradley, exr. Burton E. Clark. Carroll st, n s, 155 w Hicks st, 20x100. Oct. 13, 3 years. 2,600

Ingram, Harriet, widow, to Pearson S. Halstead. 5th av, westerly cor Prospect av, 20.2 x100. Oct. 17, due July 1, 1884. 10,000

Jungmann, Gustav, to The Williamsburg Savings Bank. Park av, s s, 275 e Sumner av, 25 x100. Oct. 15, 1 year, 5 per cent. 3,100

Jacobs, Theresa, wife of Aaron, to John W. Byard. 4th st. P. M. Oct. 18, 4 years, 5 per cent. 1,000

Kessel, Valentine, to Rudolph Kunzer. Rutledge st, n w s, 80 n e Harrison av, 20x100. Oct. 10, due Oct. 1, 1886, 5 per cent. 2,500

Leggatt, William P., to Margaret F. Edwards. Harman st, n w s, 180 n e Evergreen av, 50x100. Oct. 13, due Jan. 2, 1887. 3,750

Looff, Charles, to John M. Stillwell. Public road from Town Hall to neck, Gravesend. P. M. Oct. 10, 1 year, 5 per cent. 1,200

Martin, David, to Mary S., Jane W., Sarah B. and Grace McN. Stillwell, all of Matawan, N. J. Quincy st. P. M. Oct. 13, due Nov. 1, 1886. 4,500

Mathews, Susan, wife of Owen, to John B. Hutchinson. Nostrand av. P. M. Oct. 15, 3 years. 2,250

McMahon, James, to The Southold Savings Bank, Southold, L. I. Bridge st, e s, 153 n Willoughby st, 22x100.3. Oct. 13, due Jan. 1, 1887, 5 per cent. 4,500

McNeill, Annie, to Abraham Underhill. Eekford st, e s, 400 n Calyer st, 25x150.3x25.1x 143. Oct. 12, 5 years. 200

McRea, John S., to Elizabeth W. wife of Garrit V. H. Brinkerhoff. Fort Greene pl, e s, 79.10 n Fulton st, 22x100. Oct. 9, 3 years. 3,300

Miller, William M., to Herbert C. Smith. Henry av. P. M. Subject to mort. \$1,300. Oct. 13, 1 year. 400

Same to David F. Hall, Portland, Conn. Same property. Oct. 13, due Nov. 1, 1888. 1,300

Same to same. Brooklyn and Jamaica Turnpike road. P. M. Subject to mort. \$2,000. Oct. 4, 1 year. 1,000

Same to Thomas I. Snyder. Same property. Oct. 4, 5 years. 2,000

Mulqueen, John, to Samuel Richards. Myrtle av, n w cor Jay st, 25x80. Aug. 1, 5 years, 5 per cent. 8,000

Mulley, Maria, wife of Patrick, to Emma Dougan. McDonough st, n s, 59 w Reid av, 16.6x100. Oct. 13, 3 years, 5 per cent. 1,800

Martin, Alexander, to John Andrews. Nelson st. P. M. Oct. 17, 5 years. 650

McClosky, Felix, to Henry W. Rozell. Hamilton st. P. M. Oct. 15, 1 year. 2,000

McCoy, Mabel L., wife of James, to Hannah E. Stoutenburg. Jefferson st. P. M. Oct. 15, 4 months. 2,250

McGivney, Patrick, to The Mutual Life Ins. Co., New York. Butler st, s s, 540 w Franklin av, 20x131. P. M. Oct. 17, due March 1, 1885. 250

McLaughlin, John, to The Mutual Life Ins. Co., New York. Butler st, s s, 500 w Franklin av, 40x131. P. M. Oct. 17, due March 1, 1885. 500

McMahon, James, to Henry A. Barling et al. trustees Edward M. Robinson, dec'd. Hancock st, s s, 345 w Lewis av, 55x100. Oct. 17, 5 years. 1,800

Meyer, Charles, to Annie Reynolds. Adams st, s e s, 175 n e Broadway, 25x100x7.11x38.4x17.4x60.5. Oct. 6, due Oct. 1, 1888, 5 per cent. 2,500

Mueller, George G., to F. August Thielsch. Tompkins av, s s, 25 e Floyd st, 25x100. Sub. to mort. \$3,000. Oct. 11, note. 210

Mangels, Anna M., to Thomas E. Greenland. Pulaski st. P. M. Oct. 16, 1 year. 1,000

mangels, Claus H., to Elizabeth W. Blake, as extrx. Anson Blake, dec'd. Cumberland st, No. 162, e s, 170.10 s Myrtle av, 22x100. Oct. 18, 3 years. 11,000

Same to same. Cumberland st, No. 163, e s, 192.10 s Myrtle av, 22x100. Oct. 18, due Nov. 1, 1886. 11,000

O'Neil, Augustine M., to Caroline L. Everit. Willoughby av, s s, 270 w Lewis av, 20x100. Oct. 12, 3 years, 5 per cent. 2,000

Pease, Rosina, widow, to The Mutual Life Ins. Co., New York. 3d pl, n s, 210 e Court st, 20 133.5. Oct. 13, due March 1, 1885. 5,000

Parkin, William, to The East New York Savings Bank. Myrtle av, n s, 103 e Lawrence st, 30x75. Oct. 18, 3 years, 5 per cent. 3,250

Petersen, N. P. Theodore, to Ransom F. Clayton. Pulaski st. P. M. Oct. 12, installs. 600

Reiche, Carl, to W. H. Nicolls. Troutman st, n s, 100 w Hamburg av, 40x100. Oct. 5, due Oct. 1, 1885. 300

Rice, George H., to Clorice E. Reason. Elliott pl, w s, 447 s DeKalb av, 20x100. Oct. 10, 5 years. 4,000

Riedmann, Anthony, to George Loffler. Flushing av, Hamburg av. P. M. Oct. 13, 5 years, 5 per cent. 2,700

Rudloff, Henry, to Michael E. Finnigan. Adams st. P. M. Oct. 1, 5 years. 600

Ruff, John Z., Jr., to Augustus Ruff, Pottsville, Pa. Bushwick av, e s, 21.3 s land formerly belonging to Coope & Haynes, 24x188 to Judge st. Oct. 9, 5 years. 2,000

Rausch, Michael, to Joseph Dahl. Central av, w s, 75 n Melrose st, 25x100. Oct. 9, due Oct. 1, 1887, 5 per cent. 2,600

Reddy, John, to George F. Dobson. Wyckoff st. P. M. Oct. 15, 5 years, 5 per cent. 2,200

Robinson, John, to Henry H. Adams, as Treasurer of the County of Kings. Voorhies pl, Van Sicklen pl and West av. P. M. Aug. 23, 5 years. 1,040

Same to same. Voorhies pl, Van Sicklen pl and West av. P. M. Aug. 23, 5 years. 1,160

Stevens, Annie E., wife of William E., to Ellen Pitman. Halsey st. P. M. Oct. 11, due Oct. 12, 1886. 6,000

Sauerbrunn, Henry, Jr., to Louis Sauerbrunn. Moore st, n s, 80 w Leonard st, 20x100. Oct. 10, 2 years. 1,000

Schoner, George, to Frederick Pabst. Myrtle st, n s, 100 e Evergreen av, 25x121.6x25x125.11. Sept. 7, due July 1, 1888, 5 p. c. 2,500

Schroeder, Catharine, wife of John H., to Margaret L. Deraimes. South 2d st, easterly cor 7th st, runs southeast 24.2 x northeast 30 x southeast 0.6 x northeast 40 x northwest 25 to 7th st, x southwest 70. Oct. 1, 3 years, 5 per cent. 5,000

Schroeder, Lonny, wife of and Charles, to David E. Meeker. Penn st, e s, 154 s w Bedford av, 16x100. Oct. 15, 2 years. 1,500

Schulte, John H., to Nina A. Meinell. 3d av, 4th av, 50th and 51st—the block. Oct. 15, 6 years, 5% per cent. 4,000

Sone, Louis V., to Thomas and Frances A. Fleming, as exrs. Francis C. Fleming. Prospect pl, s s, 94.7 e 6th av, 20x100. Oct. 10, 1 year, 4 per cent. 7,000

Same to same. Prospect pl, s s, 114.7 e 6th av, 20x100. Oct. 10, 1 year, 4 per cent. 7,000

Straub, Catharine, wife of and George, to The Williamsburg Savings Bank. Park pl or av, n w s, 225 n e Broadway, 25x100. Oct. 12, 1 year, 5 per cent. 2,700

Same to same. Park pl or av, n w s, 200 n e Broadway, 25x100. Oct. 12, 1 year, 5 per cent. 2,700

Stuppi, Adam, to Sebastian Muller. Maujer s s, 550 e Waterbury st, 25x100. Oct. 12, 3 years, 5 per cent. 750

Swann, Ebenezer W., to David F. Beck. Grand av, w s, 200 s Myrtle av, runs south about 12 x west 86.1 x south 50 x east 100 to Grand av, x north 62. Oct. 13, 3 years, 5 per cent. 3,000

Swimm, Theodore W., to Sarah H. Powell. Putnam av, n s, 100 e Nostrand av, 80x100. Oct. 12, 2 months. 10,000

Skelton, Christopher P., to Charles J. Pearson, Montclair, N. J. Atlantic av, n s, 255 w Buffalo av, 28x100. Oct. 11, 1 year. 3,000

Solomons, Wellington S., to Dwight M. Harris. Macon st, n s, 309 w Stuyvesant av, 18 x100. Oct. 1, installs. 1,700

Same to same. Macon st, n s, 291 w Stuyvesant av, 18x100. Oct. 1, installs. 1,700

Tabel, Emma, to Erdman Tabel. 14th st, n s, 356.2 e 5th av, 16.8x100. Oct. 15, 3 years, 5 per cent. 2,000

Toulmin, Hector, to Almira Chase et al., exrs. James Chase. Fulton st, n w cor Spencer pl, runs north 119.3 x west 47.8 x south 15.11 x east 15.11 x south 9.10 x east 10.2 x south 5.5 x east 6 x south 2.8 x southwest 58.7 to Fulton st, x east 45.7. Oct. 13, due Nov. 1, 1888, 5 per cent. 22,000

Same to Elizabeth W. Aldrich. Same property. Oct. 13, 1 year. 6,500

Tynan, James, to John E. Lott. Bath av, n w cor 17th av, 108.4x125. Oct. 9, due Nov. 1, 1884. 400

Vrooman, Frederick C., to Joseph C. Hoagland. Marcy av, e s, 60 s Monroe st, 20x100. Oct. 13, due Nov. 1, 1886, 5 per cent. 3,600

Weil, Josephine, to Christian Pfeiff. Throop av, n e cor Floyd st, 25x100. Oct. 4, 3 years, 5 per cent. 2,000

Wendel, Joseph, to Joseph, Henry and Charles Liebmann. Central av, northerly cor Prospect st, 80x100. Oct. 12, 3 years. 3,000

Wilmurt, George W., to James Bailey. Hewes st. P. M. Oct. 15, 3 years, 5 per cent. 2,500

Wingate, George W., to Ann E. wife of William Chubb. Jefferson st, n s, 260 e Franklin av, 19.8x100. Oct. 1, 3 years, 5 p. ct. 4,000

Williams, Catharine S., to Kate L. Williams. Clermont av, No. 413, e s, 370 s Greene av, 20x100. Oct. 10, 3 years. 3,061

Zinke, Louis, to The Continental Ins. Co., New York. Atlantic av, Wyckoff's lane. P. M. Oct. 13, due Nov. 1, 1886. 2,500

CHATTELS.

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

NEW YORK CITY.

OCTOBER 12TH TO 18TH—INCLUSIVE.

SALOON FIXTURES.

Bishop Bros. 1324 3d av... Charlotte Cade. Restaurant. \$300

Bothmann, or Rothmann, J. J. 115 Av C... J. Eichler. 300

Brandel, A. 317 W. 41st... G. Ehret. (R) 200

Bartz, J. A. 244 W. 125th... J. M. Brunswick & Balke Co. Billiard Table. (R) 14

Byrne, P. 170 Mulberry... T. C. Lyman & Co. (R) 200

Black, M. H. 292 Sackett st, Brooklyn... Newhall Bros. 2,400

Bonig, J. 351 W. 37th... F. Foehrenbach. 450

Baur, G. 133d st and E. Boulevard... A. Gebhardt, Union Park. Bar Fixtures, Furniture, &c. 1,000

Buchignani, G. A. 134 3d av... Bernheimer & Schmid. (R) 400

Brunjes, B. 199 South... J. Inzelmann. Saloon and Lodging Fixtures. 2,000

Conroy, J. H. 58 West Houston... P. McQuade. 800

Duane, J. P. 379 E. Houston... Bernheimer & Schmid. 500

Deiss, G. 208 Centre... F. Foehrenbach. 200

Droppman, C. 3 James slip... J. & L. F. Kuntz. 125

Engels, C. 305 Washington... W. Bruns. 1,000

Faas, J. 227 E. 51st... J. M. Brunswick & Balke Co. Pool Table. (R) 32

Flick, M. 10th av and 68th st... W. H. Griffith & Co. Pool Table. 450

Feldman, G. 9 Spring... F. Foehrenbach. 1,000

Fine, F. 184 Ludlow... A. Hupfel's Sons. (R) 125

Frohne, F. A. 552 7th av... G. Ehret. 150

Fuchs, S. 194 Rivington... F. Foehrenbach. 150

Grasmuck, J. 83 William... G. C. Engel. 500

Gibbs, Elizabeth B. 121 Nassau... Josephine M. White. Restaurant. 5,000

Grasmuck, J. 62 Maiden lane... G. Ehret. 1,900

Grube, C. 1432 3d av... J. & L. F. Kuntz. 300

Hundgeburch, H. 301 E. 73d... A. & J. Doelger. 150

Halpin, Mary F. 858 1st av... R. N. Arnow. 200

Henderson, H. and F. Williams. 16 1/2 Carmine... I. Henderson. Restaurant. 50

Hamilton & Parks. 6 Front... T. Bennett. Bar Fixtures, Furniture, &c. 2,500

Johnston, J. E. 121 W. 3d... Bernheimer & Schmid. (R) 100

Kaufmann, C. 179 3d av... A. Dryfoos. (R) 100

Keller, P. 218 4th av... H. Meersee. 200

Krueger, L. F. Depot pl... J. Ruppert. (R) 500

Kurtz, J. 414 6th av... G. Ehret. 6,000

Lang, L. 11 Av B... G. Winter. 350

Lawlor, E. 354 W. 25th... G. A. Thayer, exr. 980

Lagenmayer, A. Louise. 16 Greenwich... F. Foehrenbach. 300

Lewsen, A. 182 Madison... F. Foehrenbach. 100

Maret & Reinking. 21 Av B... H. Schile. 189

Maschke, S. 192 Division J. M. Brunswick & Balke Co. Pool and Billiard Tables. (R) 47

McAlice, P. 48 Madison... Oppermann & Muller. (R) 200

McLaughlin, Wm. 612 2d av... T. C. Lyman & Co. 150

Murphy, F. J. 23 Prince... T. Campbell. (R) 500

O'Brien, N. 625 W. 47th... Catharine Devlin. 200

Table listing real estate listings including names like Owens, W. J., Pfister, G., and addresses such as 34 Grand...T. Eagleton. 750 Pfister, G. 308 6th...Bernheimer & Schmid.

Table listing real estate listings including names like Mayo, F. G., McCable, J., and addresses such as 3 E. 14th...H. J. Snyder. 182 McCable, J. 415 W. 29th...L. Baumann.

Table listing real estate listings including names like Maguire, J., Manner, W. D., and addresses such as 7 Oak...Lang & Robinson. Bakery Fixtures. (R) 1,500.

HOUSEHOLD FURNITURE.

Table listing household furniture listings including names like Aiken, A. J., Armstrong, W. A., and addresses such as 160 E. 98th...J. Lynch.

Table listing household furniture listings including names like Tillinghast, W. W., Torrey, W. C., and addresses such as 335 E. 121st...J. Mullins.

Table listing household furniture listings including names like Becker, C. and Johanna, and addresses such as 400 6th av...DeGrunigen & Petit. Restaurant.

MISCELLANEOUS.

Table listing miscellaneous listings including names like Ballin, A., Burner, J. M., and addresses such as 86 New Chambers...B. Ballin.

Table listing miscellaneous listings including names like Ballin, A., Burner, J. M., and addresses such as 86 New Chambers...B. Ballin.

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Table listing miscellaneous listings including names like Becker, C. and Johanna, and addresses such as 400 6th av...DeGrunigen & Petit. Restaurant.

Table listing names and addresses such as Owens, Mary A. 1612 Atlantic av... F. G. Smith. Piano. 176

Table listing names and addresses such as Diemer, Chas., to Henry Betz. Bakery, 42 Bartlett st. 250

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

NEW YORK CITY.

Table listing judgments in New York City, starting with October, 13 Amberg, Gustave—F. J. Kneuper.. \$325 40

Table listing names and addresses such as 17 Bornkamp, Charles — Willson & Adams. 169 29

Table listing names and addresses such as 15 Hobart, John Henry, Jr.—Henry Brewster. 389 00

Table listing names and amounts, including Thomas McMahon, Neumann, Ferdinand, Neuhaus, Albert, etc.

Table listing names and amounts, including Flintholthic Stone & Marble Co., Emil Thiele, The Third Avenue Railroad Co., etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Oct. Attix, Thos. F., Borchering, William, etc.

Table listing names and amounts, including Wright, Joseph H., White, John E., Walsh, James, etc.

SATISFIED JUDGMENTS.

NEW YORK

October 13 to 19—inclusive.

Table listing names and amounts under Satisfied Judgments, including Alexander, Magnus D., Bowe, James, Brant, Charles, etc.

KINGS COUNTY.

October 13 to 19—inclusive.

Table listing names and amounts under Kings County, including Barton, Joshua L., Same, same, Elkins, George B., etc.

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

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City with columns for date, address, owner, and amount.

KINGS COUNTY.

Table listing mechanics' liens in Kings County with columns for date, address, owner, and amount.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City.

Cancelled and discharged of record by order of court.

KINGS COUNTY.

October 13 to 19—Inclusive.

Table listing satisfied mechanics' liens in Kings County for October 13 to 19, 1883.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Table listing buildings projected in New York City south of 14th St.

Washington Park, Brooklyn; architect, Wm. B. Tubby. Plan 1183.

Ludlow st, No. 87, one five-story brick tenem't and store, 27x72, tin roof; cost, \$14,000; owner, Johanna Noelke, 311 4th st, Jersey City; architect, Wm. Graul. Plan 1209.

BETWEEN 14TH AND 59TH STS.

17th st, Nos. 531, 533 and 535 E., three five-story brick tenem'ts, 25x74, tin roofs; cost, each, \$13,000; owner, Thos. E. Tripler, 233 East 18th st; architect, F. W. Klemt. Plan 1205.

26th st, Nos. 505 and 507 W., two four-story brick tenem'ts and stores, 25x63, tin roofs; cost, each, \$8,000; owner, James Moore, 10th av, between 60th and 61sts sts; architect, Jos. M. Dunn; builders, Van Dolsen & Arnott and John Smith. Plan 1192.

39th st, No. 226 E., one five-story brick flat, 31x57, with extension, 18 feet, tin roof; cost, \$20,000; owner, Teresa C. Burke, 226 East 39th st; architects, Babcock & McAvoy. Plan 1204.

Lexington av, n w cor 45th st, seven four-story brick dwell'gs, 21.6x60, tin roofs; cost, total, \$150,000; owner, Thos. B. Gilford, 473 Lexington av; architects and builders, Chas. Graham & Sons. Plan 1199.

45th st, n s, 211 w Lexington av, one five-story brick apartment house, 47.6x100.5, tin roof; cost, \$52,000; owner, architects and builders, same as last. Plan 1200.

11th av, s w cor 59th st, a one-story brick slaughter house and a one-story brick storage house (refrigerator), one 300x90 and one 220x180, gravel roofs; cost, \$—; owner, Timothy C. Eastman, 6 East 70th st; architect, J. E. Terhune. Plan 1194.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

60th st, No. 217 W., one five-story brick apartment house, 25x77, tin roof; cost, \$20,000; owner, Julia Mullaly, 211 West 60th st; architect, C. F. Ridder, Jr.; builder, not selected. Plan 1206.

72d st, s w cor 9th av, one one-story brick office, 13x18, gravel roof; cost, \$200; lessee, Andrew Powell, 412 West 70th st. Plan 1195.

10th av, s e cor 67th st, rear, one-story brick wagon shed, 22x24, tin roof; cost, 500; owner, Helena Smith, on premises, architect and builder, Wm. Schmalz. Plan 1211.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

76th st, s s, 199.4 e Madison av, six four-story brown stone front dwell'gs, 15.17 and 18x56, with extensions, tin roofs; cost, each, \$23,000; owner, Chas. L. Guilleaume, 22 West 11th st; architects, Thom & Wilson; builder, days work. Plan 1198.

109th st, s s, 52 w Lexington av, one one-story brick store, 12x21, tin roof; cost, \$900; owner, John Soller, 136 East 109th st; architect, Wm. Roos; builder, C. Bussman. Plan 1185.

119th st, s s, 215 e 4th av, one five-story brick tenem't, 25x78, tin roof; cost, \$16,000; owner and architect, R. Rosenstock, 209 East 127th st. Plan 1196.

117th st, n s, 250 e 2d av, one five-story brick tenem't and store, 25x83, tin roof; cost, \$18,000; owner, Eugene T. Twigg, 1850 Lexington av; architect, Elbert D. Howes. Plan 1210.

NORTH OF 125TH ST.

Audubon av, w s, 50 n 168th st, one two-story frame dwell'g, 20x32, gravel roof; cost, \$1,200; owner, Michael Smith, 543 West 59th st. Plan 1193.

Prescott av, e s, 1,120 n Bolton road, one two-story frame dwell'g, 21x41.6, shingle roof; cost, \$3,000; owner, Henry P. Carlson, Inwood; builders, J. B. Smith and Emory & Forsyth. Plan 1208.

Kingsbridge road, s s, 100 s N. Y. C. & H. R. R. R. track, three three-story brick dwell'gs, 25x32, tin roofs; cost, \$1,800; owner, Isaac G. Johnson, Spuyten Duyvil; architect, Ed. A. Quick; builders, J. & G. Stewart and S. F. Quick. Plan 1190.

Kingsbridge road, s s, 100 s N. Y. C. & H. R. R. R. track, rear, one one-story brick foundry building, 112x48, gravel roof; cost, \$1,000; owner, architect and builders, same as last. Plan 1191.

Kingsbridge av, w s, 1,000 n N. Y. C. & H. R. R. R., one two-story frame dwell'g, 21x30, slate and tin roof; cost, \$3,000; owner, Albert E. Putnam, Kingsbridge; architect and builder, Sam'l L. Berrian. Plan 1201.

Williamsbridge av, n s, about 1/2 mile e of Broadway, one two-story frame stable, 28x39, shingle roof; cost, \$400; owner, Geo. R. Tremper, Kingsbridge; builders, Emory & Forsyth and Geo. R. Tremper. Plan 1203.

23D AND 24TH WARDS.

Union st, n w cor Wolf st, three three-story frame tenem'ts and stores, one 42 and two 23x78, tin roofs; cost, each \$4,000; owner, John Spellman, Highbridge; architect, John E. Kirby. Plan 1187.

150th st, s s, 500 w Courtlandt av, one three-story brick dwell'g, 21x36, tin roof; cost, \$3,000; owner and builder, John C. Cooley, 547 East 150th st. Plan 1207.

155th st, n s, 150 w Elton av, one two-story frame dwell'g, 22x38, tin roof; cost, \$2,000; owner, Conrad Weintz, Elton av, n w cor 153d st; builder, S. Kramer. Plan 1202.

Courtlandt av, w s, 59 n 150th st, one three-story frame tenem't and stores, one 42 and two 23x78, tin roofs; cost, each \$4,000; owner, Louis Mitschel, Courtlandt av, bet 148th and 149th sts; architect, Adolph Pfeiffer; builder, not selected. Plan 1197.

Railroad av, e s, 269 n 177th st, one one-story frame stable, 15x11, tin roof; cost, \$50; owner,

G. De Witt Clarke, 726 East 176th st; architect, J. E. Kerby. Plan 1186.

St. Ann's av, e s, 72 s 150th st, one two-story frame dwell'g, 22x28, tin roof; cost, \$2,000; owner, Mary Callahan, on premises; architect, Michael J. Garvin; builder, Patrick Garvin. Plan 1189.

Washington av, w s, 150 s 177th st, one one-story frame stable, 24x15, tin roof; cost, \$75; owners, Misses K. and F. Wiener, 3d av, bet 178th and 179th sts; architect, John E. Kirby. Plan 1188.

KINGS COUNTY.

Plan 1200—Marcy av, n w cor Monroe st, two three-story brown stone stores and dwell'g, 20 x45, and one-and-a-half story brick stable, 20x20, tin roof, wooden cornice; total cost, \$5,000; owner, William Richter, on premises; architect and builder, John Brown.

1201—Cook st, n s, 200 e Bushwick av, one one-story frame store and dwell'g, tin roof; cost, \$1,000; owner, H. Rosenberg, Cook st; architect and builder, O. H. Doolittle.

1202—Herkimer st, s w cor Suydam pl, three two-story frame dwell'gs, 16x38, tin roof; cost, each, \$2,500; owner and builder, S. J. Jarvis, 802 Herkimer st; architect, Amzi Hill.

1203—Chauncey st, n s, 350 e Patchen av, two three-story frame tenem'ts, 25x42, tin roof; cost, each, \$4,000; owner and architect, Joseph Smith, 417 2d st, E. D.; builder, Philip Sullivan.

1204—South Portland av, w s, 100 n Hanson pl, one two-story brick stable, 25x80, tin roof; cost, \$6,000; owner, Thomas R. Ball, 15 South Oxford st; architect, Wm. A. Mundell; builders, Cornelius Cameron and Wright & Brook.

1205—Withers st, s s, 150 e Humboldt st, one three-story frame tenem't, 25x43, tin roof; cost, \$4,000; owner, — Hoffmann; builder, John Rueger.

1206—Bleeker st, n s, 200 e Bushwick av, one two-story frame dwell'g, 22x48, tin roof; cost, \$3,900; owner, F. Haase, cor Lorimer and Ainslie sts; builder, John Rueger.

1207—Devoe st, s s, 78 w Graham av, one three-story frame dwell'g, 22.1x25.1, tin roof; cost, \$2,500; owner, Charles Kinker, 302 Humboldt st; architect, E. F. Gayler; builders, John McQuaid and Thoma & Wade.

1208—Reid av, e s, 75 n De Kalb av, one two-story frame dwell'g and coach house, 25x24, tin roof; cost, \$700; owner, Geo. H. Smith, cor De Kalb and Reid avs; architect, G. H. Maynard; builder, Wm. H. Doughty.

1209—Melrose st, s s, 75 w Central av, one one-story frame shop, 25x25, gravel roof; cost, \$250; owner, Daniel Fink, cor Central av and Melrose st; builder, Chris. Dangeisen.

1210—Gwinnett st, n s, 100 e Marcy av, one two-story frame dwell'g, 20x25, tin roof; cost, \$600; owner, Friedrich Muller, Rutledge st, near Marcy av; architect, A. Herbert; builder, not selected.

1211—Schenck st, e s, 128 s Park av, one one-story frame stable, 25x25, gravel roof; cost, \$250; owner, Elisabeth Diercks, 302 1/2 Bedford av; architect, A. Herbert; builder, not selected.

1212—Stanhope st, n s, 150 w Central av, four two-story frame dwell'gs, 18.9x42, tin roof; cost, each, \$1,200; owner, &c., Henry C. Bauer, 721 Bushwick av.

1213—Willoughby av, s s, 80 w Steuben st, two four-story brown stone tenem'ts, 20x54, gravel roofs, wooden cornices; cost, each, \$6,000; owner, Geo. W. Brown, 728 Fulton st; builder, L. E. Brown.

1214—Starr st, No. 386, w s, 95 from St. Nicholas av, one two-story frame dwell'g, 20x35, tin roof; cost, \$2,000; owner and builder, C. Monds, 334 Starr st.

1215—McDonough st, s s, 425 w Reid av, three two-story and basement on front and three story and basement on rear brown stone dwell'gs, 16.8 x45, gravel or tin roof, wooden cornice; cost, each, \$5,000; owner, Geo. Adams, 961 Broadway, E. D.; architect, R. H. Heasman.

1216—Ralph st, n s, 100 w Evergreen av, one two-story frame dwell'g, 19x38, tin roof; cost, \$2,500; owner, P. J. Monahan, 791 Bushwick av; architect, F. Weber; builder, T. Goodwin.

1217—Broadway, s w cor Bartlett st, one four-story iron and brick store and warehouse, 40x80, tin roof, iron cornice; cost, \$17,500; owner, I. Reinhart, on premises; architect, A. Herbert; builder, not selected.

1218—11th st, s s, 40 w 7th av, three two-story brown stone dwell'gs, 16.8x33, tin roof, wooden cornice; cost, each, \$3,200; owner, Samuel Squires, 14th st; builder, C. B. Shelden.

1219—16th st, s s, 97.10 e 11th av, one two-story frame dwell'g, 20x35, tin roof; cost, \$1,000; builder, James Ogelvie, 16th st, 11th av; architect, Chs. H. Byrce; builder, not selected.

1220—Buffalo av, s w cor Herkimer st, twenty-one two-story frame dwell'gs, 15x36; Buffalo av, w s, 90 s Herkimer st, seven two-story and basement frame dwell'gs, 15x36, tin roofs; cost, \$1,500; owner, architect and builder, C. P. Skelton, 1909 Atlantic av.

1221—Hamilton av, e s, 90 n Luquer st, one two-story brick store and dwell'g, 20x45; gravel roof; cost, \$3,000; owner and builder, J. F. Nelson, 26 Manhasset pl.

1222—20th st, n s, 200 w 3d av, one one-story frame dwell'g, 25x18, tin roof; cost, \$500; owner, Elizabeth Eweler, 99 20th st; builder, Henry Godlipp.

1223—Pulaski st, n s, 100 w Stuyvesant av, four two-story frame dwell'gs, 18.9x45; tin roofs; cost, each, \$3,000; owner, Charles Nacher, Meserole st; architect, F. Halmberg; builder, not selected.

1224—Stuyvesant av, n w cor Pulaski st, one three-story and attic frame dwell'g, 36x54, slate roof; cost, \$6,000; owner, &c., same as last.
 1225—Vernon av, n s, 85 w Sumner av, two two-story and basement brown stone dwell'gs, 20x42, tin roofs; owner, John Langie, Willoughby av, near Sumner av; architect, A. Hill; builder, S. C. Phillips.
 1226—Halsey st, n s, 510 e Bedford av, one three-story and basement brown stone dwell'g, 20x44, tin roof; cost, \$9,000; owner, Sarah M. Covel, 234 Cumberland st; architect and builder, T. B. Jackson.
 1227—Palmetto st, s s, 100 e Bushwick av, one two-story frame carriage house, 22x25, tin roof; cost, \$500; owners, Blazedell Bros., 891 Bushwick av; builder, F. Marryatt.
 1228—Stanhope st, s s, 90 e Bushwick av, one two-story and basement frame dwell'g, 18.9x38, tin roof; cost, \$1,600; owner and builder, E. C. Bauer, 22 Stanhope st.

ALTERATIONS NEW YORK CITY.

Plan 1518—7th av, No. 140, take out brick pier in front and rebuild the same; cost, \$200; owner, Peter Kirchhof, 3d av and 150th st; builders, Henry Piering and Chas. Haffen.
 1519—Cortlandt st, No. 31, repair damage by fire; cost, \$4,100; owners, Union Theological Seminary, E. M. Kingsley, Treas., 30 Clinton pl.; builder, Henry Wallace.
 1520—Walker st, No. 19, front altered; cost, \$200; owner, Henry C. Ryan, on premises; architect, Geo. Godwin; builders, Thompson & Welsh.
 1521—Robbins av, s w cor 149th st, repair damage by fire; cost, \$1,000; owner, John Gribbens, Leggets Point; architect, M. J. Garvin; builder, Patrick Garvin.
 1522—14th st, No. 3 E., interior alterations; cost, \$700; lessees, Suarez & Perez, cor 5th av and 14th st.
 1523—169th st, s s, bet 3d and Washington avs, take off mansard and put on new flat roof, also a two-story frame extension, 35x50; cost, \$—; owners, Thomas W. Honchin, s e cor Washington av and 169th st, and others; architect, W. W. Gardner.
 1524—Av A, s e cor 75th st, five-story brick extension, 7x8, and interior alterations; cost, \$2,000; owner, Dorman T. Warren, Montclair, N. J.; architect, George W. Da Cunha.
 1525—1st av, No. 169, new store front; cost, \$—; owner, Pauline Exhorn, on premises; architect, F. W. Klemt; builders, Jones & Milaster.
 1526—54th st, No. 112 W., repair damage by fire; cost, \$250; owner, Ezekiah J. Donnell, 44 West 58th st; architect, A. Hatfield; builder, H. Wallace.
 1527—9th av, w s, 75 n 99th st, take down and rebuild rear wall; cost, \$80; owner, John Goetz, 127 4th av; builder, C. Smith.
 1528—10th av, No. 318, one-story brick extension, 9x26, tin roof; cost, \$900; owner, John F. Daniel, on premises; builder, John Jordan.
 1529—Fulton market, bounded by South, Fulton, Front and Beekman sts, one story sheds around the building, from 11 to 15 feet in width; cost, \$5,500; owner, City of New York; architect, Douglas Smyth.
 1530—132d st, No. 121 W., bay window in front, 9.6x7; cost, \$400; owner, Wm. P. Atkin, on premises; architect, A. B. Monhall; builders, Haight & Monhall.
 1531—58th st, Nos. 434 and 436 W., interior alterations; cost, \$—; owner, Chas. H. Jindley, 40 West 128th st.
 1532—177th st, 300 w Kingsbridge road, one-story frame extension, 44x17, tin roof; cost, \$250; owner, Hosea B. Perkins, Fort Washington.
 1533—3d st, No. 423 W., repair damage by fire; cost, \$1,000; owner, John Heidenreich, on premises; builder, Henry Wallace.
 1534—3d av, North, No. 496, bet 147th and 148th sts, new store front; cost, \$200; owner, Wm. H. Osborne, 2034 3d av; architects, Cleverdon & Putzel.

KINGS COUNTY.

Plan 652—St. Marks pl, s w cor Nostran l av, one-story brick extension, 15x20, tin roof; cost, \$900; owner, D. R. Van Nostrand, on premises; architect and carpenter, W. C. Booth; mason, C. Cameron.
 653—Broadway, e s, 100 s Flushing av, one-story brick extension, 20 and 21x24.1x22.11, tin roof; cost, \$850; owner, H. Hauser, on premises; builder, J. Rauth.
 654—De Kalb av, No. 637, new plate glass front; cost, \$400; owner, Thomas Orr, on premises; architect and builder, M. McCarty.
 655—North 2d st, No. 504, add one-story; cost, \$350; owner, H. Hutchinson, 405 North 2d st; architect and builder, O. H. Doolittle.
 656—Atlantic av, No. 177, new store front, iron girder, &c.; cost, \$1,550; owner, John J. Kierman; architect and builder, M. H. Murphy.
 657—Ewen st, No. 404, add one-story, flat tin roof; cost, \$700; owner, Fred. Weber, on premises; builders, Chris. Buchheit and A. Amann.
 658—14th st, No. 227, three-story frame extension, 20x18, tin roof; cost, \$800; owner, Ellen Singer, on premises; architect, W. H. Norris; builders T. H. Rogers and Paul Singer.
 659—20th st, No. 98, raise six feet on new posts; cost, \$90; owner, W. Schatan, 46 20th st.
 660—Boerum st, No. 140, add one story; cost, \$800; owner, architect and mason, Mr. Heller, on premises; carpenter, H. Loeffler.
 661—Van Cott av, No. 58, two-story frame extension 9.8 and 11x12.6, gravel roof; cost, \$200; owner, Aug. Thomard, on premises; builder, J. William.

662—Bergen st, n s, 175 w Underhill av, add one-story, rebuild front wall; cost, about \$600; owner, Thos. Baker, 382 State st; architect and builder, Joseph Lowrey.
 663—North 2d st, No. 155, one-story brick extension, 25x58, tin roof; cost, \$2,000; owner, The Union Mission Chapel Association of Brooklyn, E. D.; builders, J. Mead and C. L. Johnson.
 664—Jay st, No. 121, add half-story flat, tin roof; cost, \$750; owner, Mrs. Hannah A. Yates, 689 Bushwick av; builders, Body & Shepherd.
 665—9th st, n w cor Gowanus Canal, one-story brick extension, 80x22, gravel roof; cost, \$1,200; owner, D. Gray, 9th st and 5th av; architect, G. Damen; builder, Pat. McGuinn.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending Oct. 19:

	Liabilities.	Nominal Assets.	Real Assets.
Kearney, Joseph.....	\$12,807	\$14,071	\$4,146
McIntosh, John.....	8,873	8,521	5,479
Ueckermann Bros....	13,007	14,947	4,102
Wallstein, Max.....	111,589	91,962	70,833

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Oct.
 16 Adler, Samuel and Seligman, and Goodman Newbourn, jobbers in dry goods, 369 Broadway, to Louis Adler, preferences \$105,71.
 15 Bennett, William H., liquor dealer, 56 East 12th st, to Joseph B. Reilly.
 19 Bertschy, Samuel, to Samuel Goodman; preferences \$5,838.
 19 Bernhard, Siegel, to Chas. B. Wagner; preferences \$3,180.
 15 Casey, Patrick, to Thomas Bain.
 15 Holzinger, Julius, and Joseph Bruckheimer, firm of Holzinger & Bruckheimer, notions and fancy goods, 501 Broadway, to Edward Sollinger, preferences \$20,440.
 13 Kaufmann, Abraham, to Simon E. Isaacson, preferences \$8,640.
 13 Schwarz, Adolph, Sigmund and Simon, firm of A. Schwarz & Bros., manufacturers of cloth caps, 160 South 5th av, to Isaiah Friesin; preferences \$39,594.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

Oct.
 13 Joy, William, to Henry Manne.
 15 Zitlosen, John, stevedore and ship owner, 87 Pearl st, to George A. Tooker, preferences \$20,440.

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 has been sent to the Mayor for approval.

NEW YORK, October 17, 1883.

REGULATING, GRADING, ETC.

Madison av, from centre of 135th st to n s of 137th st. †
 134th st } from St. Nicholas to 8th av. †
 135th st }

East 147th st, bet east curb line North 3d av and westerly line of Willis av. †
 East 161st st, bet Jerome and River avs. †
 East 165th st, bet Jerome and River avs. †

CHANGE OF GRADE.

120th st, bet 8th and 9th avs.*
 4th av, from 9th to 102d st; also the intersecting streets.*

PAVING.

91st st, from 2d to 3d av, at expense of owners of 91st st property, bet 2d and 3d avs. †
 103d st, from 2d av to East River. †
 134th st, from Madison to 5th av.*

REPAVING.

129th st, bet 6th and 7th avs. †

FLAGGING.

11th av, both sides, bet 58 h and 59th sts } an additional
 58th st, n s, bet 10th and 11th avs } al course. †

MAINS.

80th st, bet 4th and Madison avs; Croton.*
 105th st, bet 3d and Lexington avs; Croton. †

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 11½ CITY HALL, }
 New York, October 12, 1883. }

Public notice is hereby given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who are requested to present their objections in writing, if opposed to the same, within thirty days from October 12, 1883:

REGULATING, GRADING, ETC.

No. 1.—129th st, from 6th to 7th av.
 No. 3.—75th st, from 10th to Riverside Drive.

PAVING.

No. 2.—122d st, from 3d to 4th av; Belgian.
 No. 4.—122d st, from 6th to 7th av; granite block.
 No. 5.—59th st, from 1st av to Av A; Belgian.
 No. 6.—70th st, from 11th av to Boulevard; trap and granite block.

FENCING VACANT LOTS.

No. 7.—4th av, s e cor 118th st.
 No. 8.—Av A, bet 92d and 93d sts.

SEWERS.

No. 9.—75th st, from West End av to Boulevard.
 No. 10.—78th st, from 10th av to Boulevard.
 No. 11.—72d st, from Av A to 1st av, from end of present sewer.

[The limits embraced by such assessments includes all the houses and lots of ground, vacant lots, pieces and parcels of land as above described in Nos. 1 and 8 to 11, inclusive, and as above described, and to the extent of half the block at the intersecting avenues in Nos. 2 to 6, inclusive, other as follows: No. 7—4th av, e s, from 117th to 118th st.]

The above described lists will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation, on November 15, ensuing.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending October 13:

MAINS.

52d st, bet 1st av and East River, Croton.
 REGULATING, GRADING, ETC.
 East 139th st, bet North 3d and Ruler av, at expense of Ed. Gustavson, J. L. Mott, W. L. Tidball and W. N. Robertson.
 East 168th st, bet east curb line of Boston road and west curb line of Union av.

PAVING.

Westchester av, from North 3d av to Brook av.

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE EXCHANGE SALES-ROOM, NO. 111 BROADWAY.

Oct.
 112th st, No. 217, n s, 250 e 3d av, 16.8x100.11, three-story frame dwell'g, by R. V. Harnett. (Amount due, abt \$4,225)..... 20
 40th st, Nos. 222-230, s s, 255 e 3d av, 100x98.9, five three-story brick dwell'gs, by A. H. Muller & Son. (Two mortg., amount due, abt \$13,800 and \$4,200)..... 23
 5th av, No. 845, e s, 50.5 n 62d st, 28x108, four-story stone front dwell'g, by J. T. Boyd. (Amount due, abt \$36,100)..... 24
 54th st, No. 21, n s, 329.2 e 5th av, 20.10x100.5, four-story stone front dwell'g, by R. V. Harnett. (Amount due, abt \$21,300)..... 24
 76th st, s w cor Madison av, 20x102.2, vacant, by J. T. Boyd. (Amount due, abt \$23,350)..... 25
 120th st, Nos. 406 and 408, s s, 100.2 e 1st av, 37.4x 100.11 x irreg, two four story brick tenement, by L. J. & I. Phillips. (Amount due, abt \$19,450).... 25
 110th st, No. 310, s s, 150 e 2d av, 25x100.10, one-story frame store and two-story brick dwell'g on rear, by E. H. Ludlow & Co. (Amount due, abt \$1,650)..... 26
 123d st, s s, 80 w 4th av, 19.3x100.11..... }
 123d st, s s, 99 s 4th av, 18.9x100.11..... }
 123d st, s s, 268.3 e Madison av, 18.9x100.11..... }
 123d st, s s, 249.6 e Madison av, 18.9x100.11..... }
 Nos. 68-74, four four-story stone front dwell'gs.. }
 by E. F. Raymond. (Four mortg., amount due }
 on each, abt \$7,850; prior mortg. on each house }
 \$11,000)..... 27

KINGS COUNTY

Oct.
 Prospect st, s s, 90 w Bridge st, 50x100..... }
 Alabama av, w s, 89.3 s Atlantic av, 50x100..... }
 Williams av, e s, 9 1/5 s Atlantic av, 75x100..... }
 Liberty av, s s, extdg. from Van Sinderen av to }
 Snediker av, 200x100..... }
 Liberty st, s w cor Henry av, 100x100..... }
 South Carolina av, Snediker av, Broadway and }
 Van Sinderen av—the block, 200x400..... }
 by T. A. Kerrigan, at 35 Willoughby st..... 20
 Broadway, s s, extending from Eldert av to Shep- }
 herd av, 200x100, New Lots, by J. T. Boyd, at }
 Court House. (Partition sale)..... 22
 Cook st, n e s, 140.4 w Bogart st, 75x100, by J. C. }
 Eadie, at 45 Broadway, E. D. (Partition sale).... 23
 President st, s e cor 4th av, 291.10x100..... }
 Macomb st, n w cor Fisk pl, 96x175..... }
 Hamilton av, s w s, 54.9 n Second av, 242x190, }
 irreg..... 23
 by Cole & Murphy, at 379 Fulton st..... 23
 De Kalb av, s s, 25 w Carlton av, 25x69..... }
 Spencer st, w s, 215 s Park av, 19. x100..... }
 by J. Cole, at 389 Fulton st..... 24
 Court st, n w cor Garnett st, 20x80..... }
 Grand st, n s, 70 w 10th st, 31.5x100x43.9x— }
 Kosciusko st, s s, 219 w Stuyvesant av, 12.6x100. }
 Kosciusko st, s s, 231.6 w Stuyvesant av, 12.6x100 }
 43d, st n s, extending from 5th to 6th av, 700x }
 102.2..... 25
 by T. A. Kerrigan, at 35 Willoughby st }
 South 2d st, s s, 25 w 11th st, 25x30. Mortg. \$500. }
 By T. A. Kerrigan, at 35 Willoughby st..... 24
 Flushing av, s s, 75 e Grand av, 25x90.6, by T. A. }
 Kerrigan at 35 Willoughby st..... 27
 7th st, e s, 50 s North 7th st, 25x100, by F. Whitney, }
 ref., at City Hall..... 27
 Meserole st, n s, 100 e Lorimer st, 25x100..... }
 Lorimer st, s e cor Scholes st, 100x15, together }
 with brewery fixtures..... }
 by J. C. Eadie at 45 Broadway, E. D..... 27

LIS PENDENS, KINGS COUNTY.

Oct.
 Ocean av, e s, 438.1 s Voorhies av, runs south 407.6 }
 to Sheephead Bay shore road, x east 85 x north }
 415.11 x west 92.8, Gravesend, Jas. and Thos. }
 McMahon agt John McMahon et al.; att'y, A. G. }
 McDonald..... 13
 Brighton pl, e s, 185 s West av, 40x100..... }
 Riverside av, s w cor Brighton pl, 100x100, }
 Gravesend..... }
 Royal L. Wolcott agt Sarah J. Goodfellow; action }
 to compel specific performance; att'y, A. }
 C. Aubery..... 15
 Same property. Same agt same; action to compel }
 specific performance; same att'y..... 16
 Quincy st, s s, 545 e Bedford av, 20x100. Frederick }
 Bronson, admr., agt Garret Ditmars et al.; att'y, }
 Jas. Stikeman..... 17
 Quincy st, s s, 360 w Patchen av, 40x100..... }
 Quincy st, s s, 300 w Patchen av, 60x100..... }
 Jules Dupuy et al., agt Robert J. Dodge et al., }
 exrs., &c.; att'y, E. W. Ivins..... 18
 Gerry st, n s, 150 w Throop av, 25x100. Sophie }
 Kirchheimer agt Leopold Poehchacker et al.; }
 att'y, G. W. Pinckney..... 18
 Gold st, s w cor Plymouth st, 45x99.6. John Dev- }
 lin agt John B. Reilly et al.; att'y, J. T. William- }
 son..... 19

RECORDED LEASES.

NEW YORK. Per year
 Ann st, No. 45, top floors of front and middle }
 building and ½ of 3d floor of front build- }
 ing with steam power. The estate of John }
 F. L. Dohrenwend to Muh & Nieman; 3 }
 years, from May 1, 1883..... \$1,00

Table of real estate transactions in Essex County, including entries for Chatham st., Nos. 154 and 156, s w cor Mulberry st., William J. Syms to Wm. H. Morton; 4 years, from May 1, 1884.

Table of real estate transactions in Hudson County, including entries for Parker, Cortlandt, et al—D O'Connell, Chestnut st., 210; Parsons, Albert—E Parsons, Forrest st., Montclair, 4,000.

Table of real estate transactions in Passaic County, including entries for The Hoboken Land & Improvement Co—L Wiedermann, Hoboken, 11,250; The Mayor and Council of the City of Hoboken—Catharine W Berryman, North Bergen, 75.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, including entries for Allen, E S—A Richardson, Maple av, S Orange, \$85; Assman, Bernhard—J Wegle, Mulberry st., 20,000.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, including entries for Bartles, William, et al, by sheriff—Charity White, J City, \$160; Berry, Harriet V—D J Gibson, J City, 2,500.

CHATTEL MORTGAGES.

Table of chattel mortgages in Hudson County, including entries for Cushing, Jerome—H M Denton, horse, wagon and harness, 205; Gilmore, E D—F O Mattheisen, law library, 500.

BILLS OF SALE.

Table of bills of sale in Hudson County, including entries for Brekow, Julius—Julius Jaecks, jewelry store and furniture, 700.

JUDGMENTS.

Table of judgments in Hudson County, including entries for Butler, Christian—Elizabeth Rosenblath, 231; Fox, Augusta—P Laux, 52.

PASSAIC COUNTY.

MORTGAGES.

Table of mortgages in Passaic County, including entries for Benson, J W—J F Norwood, 25th st., \$1,850; Berdan, Mary—R Post, Division st., 2,000.

CHATTEL MORTGAGES.

Table of chattel mortgages in Passaic County, including entries for Netz, Martin, Paterson—C Braun, saloon, 300; Coventry, Elizabeth, Paterson—Katz Bros, saloon, 125.

JUDGMENTS.

Table of judgments in Passaic County, including entries for Auer, C B, Paterson—J Nussey, 496.

REAL ESTATE.

At the office of THE RECORD AND GUIDE full information will be given about any piece of property in the city held by any person. In these days of commercial depression, it will be of value for Banks or creditors of any business firm to know just what property their customers may own, how much the mortgage against it is, also if any liens or encumbrances exist. This, in addition to full information about value, assessments, etc., is given at this office.

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