

# THE RECORD AND GUIDE.

191 Broadway, N. Y.

## TERMS:

**ONE YEAR, in advance, SIX DOLLARS.**

Communications should be addressed to

**C. W. SWEET, 191 Broadway.**

J. T. LINDSEY, Business Manager.

NOVEMBER 10, 1883.

The business outlook is certainly improving, though it must be confessed, the number of failures continue uncomfortably large. But then, the balance of trade is largely in our favor, gold is coming from Europe and we will soon be shipping wheat freely to foreign ports. The stock market continues dull, but the undertone is strong as the raids of the bears are over for the present. Of course, disasters may occur, but should there be no catastrophe matters will be better before they are worse.

Why all this fuss about railway travelling on the Brooklyn Bridge? It is notorious that some arrangement has been arrived at between the elevated road magnates and the Bridge trustees by which the Manhattan cars will be run to the Brooklyn end of the bridge. It will be a great accommodation to the public and a benefit to New York city when this programme is carried out. This fact, of course, accounts for the non-removal of the elevated depot at the bridge. The cars running on the bridge propelled by cable is a farce and to the public something of a nuisance. Doubtless, the running of the Manhattan cars over the bridge will be deferred until the time comes for the settlement of the Metropolitan imbroglio, and a boom in the stocks of the elevated roads.

The interviews we publish with Ex-Secretary of State William M. Evarts, President Barnard, of Columbia College, several bankers and others on the subject of bimetallism ought to attract a good deal of attention. Mr. Evarts adheres to the opinions he expressed at the Monetary Conference, at Paris, that the coinage of silver should be as free as gold, in a fixed ratio with the latter. He believes that the bimetallic view is rapidly gaining adherents in Europe, because of the depressing influence on prices due to the recognition by the commercial nations of the exclusive gold unit of value. This topic is of deep interest, and should be studied by all engaged in trade, because of the fall in prices which is produced by the adoption of a single standard. The interview with General Jordan bristles with facts, some of which are of a very surprising character. In a few sentences he manages to convey more information than is often found in an elaborate magazine article.

The national banks will try and get the coming Congress to issue a bond which will be a basis for their circulation. It is doubtful, however, if they will succeed. They are now steadily contracting their circulation because of the withdrawal of 3 per cents., and if the debt paying goes on a great part of these issues will be retired before three years are over. There is a strong party growing up which believes that all money, whether gold, silver or paper should be issued by the general government. The people have become habituated to gold and silver coins, to certificates representing the two metals and to the greenback. It is a notable fact that from no quarter comes a demand for retiring the latter. They are looked upon practically as an integral part of the circulation of the country. Mr. James B. Colgate, the well-known banker, advocates a withdrawal of all paper money except such as is based upon the deposit of gold and silver in the Treasury; in other words, he would restrict our paper money to the volume of gold and silver actually on hand in the government vaults and in the hands of the people. This view, however, is not likely to find general acceptance, but the South and West will stand by the silver certificates and the greenback. The former is the most perfect currency, except the gold note, in this country. There will be strife over this question in the coming Congress, and President Arthur will favor the banks, but the Democratic party will hardly like to go upon record as giving exceptional privileges to monied monopolies.

Travelers on the elevated roads must have been struck with the unwisdom of property holders who persist in building up to the front line of their several lots and to within a few feet of the elevated tracks. On avenues like the Ninth, for instance, above Sixtieth street, the new houses should have been on the rear of the lots, the front being reserved for a garden, foliage trees and greenery, which would in time hide the cars from the living rooms of the house. In some of the very high houses to be erected on the Eighth

avenue, it has been suggested that they should contain elevators connecting with the railroad stations, but all small houses ought to be constructed in the way we have indicated. But even on the older streets, where improvements are to be made, it would be wise to set the houses back. Take, for instance, the head of Chatham square and the lower part of the Bowery. This section of the city is densely thronged with currents of travel from four different directions. Store room, in consequence, ought therefore to be of the highest value, but the shops are old and unattractive, and are all darkened by the tracks and depots of the Manhattan company. Were the houses on the lower Bowery, Division and Catherine streets to be torn down and rebuilt the property would be trebled in value were the houses set back and the stores made attractive. Some time or other the great retail establishments in New York will be located in this neighborhood. There is a law as certain as that which influences the tides that wherever there is a location in front of which hundreds of thousands of human beings pass daily and weekly, that there centres of trade and industry will be established. Throngs of people and travel always bring business. Some day or other great building and land improvement companies will get possession of the property in these crowded centres and will improve it, thereby quadrupling the money invested. But even before these corporations are at work large property holders would do well to bear in mind the changes which the construction of the elevated roads in crowded business quarters will render inevitable.

## The Facts About the Rival Real Estate Exchanges.

Last Saturday the announcement was made that the "Real Estate Exchange, Limited," had been legally incorporated, and that Franklin Edson, W. R. Grace, James D. Fish, Chas. Coudert and Robt. A. Chesebrough were authorized to receive subscriptions from would-be members. Next day, in the public journals over the signature of E. H. Ludlow, appeared the following card:

The corporation for a new exchange, called "The Real Estate Exchange" (limited), is not the one favored by the committee appointed by real estate owners and brokers last September. The committee are now looking for a suitable site near the present real estate centre, and have nearly completed their organization, of which due notice will be given.

To explain the above announcements, it will be necessary to give a brief history of the efforts to institute a Real Estate Exchange in this city. For several years past THE RECORD AND GUIDE has been urging upon real estate dealers the organization of such an institution. Its obvious advantages were pointed out, but, while its benefits were not disputed, no dealer felt specially called upon to take the initiative in starting the organization. Last spring, however, a group of persons, not identified with the real estate interests, brought into existence what they called the "Real Estate and Traders' Exchange." A headquarters was established at Nos. 39 and 41 Broadway, and it is claimed some 400 seats, costing from \$25 to \$200, were sold. After the organization an attempt was made to induce real estate dealers and brokers to transfer their business to this new headquarter. But the offers were declined, as the leading Pine street dealers and auctioneers had a suspicion that the so-called "Real Estate and Traders' Exchange" was not what it purported to be, and that its membership represented speculative rather than legitimate interests. This organization moreover keeps its constitution and list of members a secret.

About the middle of September last, the first serious effort was made to organize a real Real Estate Exchange. The leading brokers and auctioneers in Pine street, Broadway and Trinity building, upon invitation of the proprietor of THE RECORD AND GUIDE, convened at the office of this journal, and after a lengthened conference the following named committee were appointed to organize an Exchange and secure an eligible site, viz.: E. H. Ludlow, Richard V. Harnett, George H. Scott, Isaac Honig, E. A. Cruikshank, H. H. Cammann, A. Bellamy, L. Friedman and D. G. Croly. Subsequently R. A. Chesebrough and Charles Coudert were added to the committee. It seems that previous to the holding of this meeting Mr. Chesebrough had conceived the idea of a Real Estate Exchange, and had gone so far as to get a refusal of the old Produce Exchange building, which he thought would be very suitable for the purposes contemplated. The committee being desirous of harmonizing all interests, carefully considered Mr. Chesebrough's views, but after devoting much time to the subject, they decided, unanimously, that the old Produce building was too far down town, and that it would imperil their business, as well as the success of the proposed Exchange, if they should run the risk of getting so far away from the present centre of the real estate interests. Mr. Chesebrough, however, backed by his friend and legal adviser, Mr. Coudert, insisted that the old Produce Exchange was the best spot on the island for the proposed institution. He candidly admitted that his personal interests led him to favor that site. He owned a great deal of property in the neighborhood, which the construction of the new Produce Exchange had reduced in value. Still, quite outside of his personal

interests, he honestly held the view that the new real estate centre should be established on Whitehall street. The committee were very courteous to Mr. Chesebrough and his legal adviser, but their judgment as to the unsuitableness of the old Produce Exchange was reinforced by all the leading dealers in realty and such of their clients as were made acquainted with the facts. Failing to carry their point Messrs. Chesebrough and Coudert bowed themselves out of the committee.

The latter kept on with its work. All the eligible sites in the market for an Exchange below the City Hall Park were examined and canvassed. The draft of a constitution was drawn up and a circular had been prepared addressed to real estate owners and dealers setting forth the advantages of the proposed institution, when the announcement came of the incorporation of the "Real Estate Exchange, Limited;" hence the card signed by the chairman of the committee, given above.

The real estate dealers and auctioneers do not think they have been treated quite fairly. They say that after Mr. Chesebrough and his friend had accepted positions on the committee, they should have been bound by its action. Then they do not like the appropriation of the name which they had selected. It is understood also that Mayor Edson and ex-Mayor Grace were kept in ignorance of the fact that the real estate dealers had unanimously declined to adopt Mr. Chesebrough's site for an Exchange. The committee, however, propose to go right along with its work. They have agreed upon the principal features of the Exchange, and have determined that the site when chosen shall be near the present real estate centre. From present appearances, therefore, an attempt will be made to have three real estate exchanges instead of one.

The above statement of facts is given on the authority of the members of the committee.

It is believed that after the matter is fairly understood Messrs. Edson and Grace will not stand in the way of a legitimate organization of the real estate interest. They know that it would be absurd for Mr. Ludlow and his Pine street associates to undertake the formation of a Produce, Cotton or Shipping Exchange, and that they are equally out of place as the organizers of a Real Estate Exchange. Mere owners of realty and large tax payers have been singularly unlucky in instituting organizations to help their special interests. In 1859 such men as Wm. B. Astor, John O. C. Gray, Wm. V. Brady, Wm. Niblo, Amos R. Eno, Mathew Morgan, J. W. Beekman and H. W. Field formed a property owners organization to influence parties and effect legislation, but they were so often outwitted by the politicians that they finally disbanded. Every few years since reform parties have been organized, in which the large owners of real estate were the leading members, but what good have they done? The last of these organizations was the Municipal Reform Society, which sold its building and went out of business last year. It may as well be understood first as last that a Real Estate Exchange to have any vitality must depend for its permanent support upon those who make a living by it as brokers, auctioneers, dealers and agents.

In conclusion, it may be added, there can be no question as to the final issue of this contention. The Real Estate Committee represent all the active dealers, brokers, auctioneers and agents in the city. They have received assurances from every quarter that as soon as they are ready the \$500,000 capital they call for will be promptly subscribed. The incorporation will be effected by next week and the site probably chosen before the close of this month.

Controller Knox says that pressure will soon be brought to bear upon the government to issue more silver certificates or to stimulate in some way a further issue of national bank bills. The curtailing of credits, due to doubts as to the solvency of mercantile houses, is calling for more cash currency with which to transact ordinary business. The issue of the silver certificates has proved a great convenience to the trade of the country. The unusual ease of money in Wall street is because of the use of these certificates by persons who wish to move the crops. The gold notes and silver certificates both perform an excellent service in utilizing the gold and silver coin formerly locked up in the Treasury. They are the most perfect currency known, as they represent actual gold and silver in the vaults of the National Treasury. Bank notes are considered entirely safe when one dollar in every four dollars issued is retained in the bank vaults; but in the case of the gold and silver issues of the government, there is a dollar of white and yellow metal for every dollar of paper found in the channels of trade. But the country is growing very rapidly in population and wealth, and it requires new issues to transact the increasing volume of trade. We have less than twenty-eight dollars per head of currency, while Belgium and Holland has in the neighborhood of thirty-three and France fifty-seven. If all the greenback and national bank notes of ten dollars and under were withdrawn and reissued in bills of twenty dollars and over, we should then have a large addition to our currency, for gold and silver now lying idle in

bank vaults or in private hands would at once become available for currency purposes. It would be an absolute addition to the currency, and would probably increase the proportion to thirty-two or thirty-three dollars *per capita*. If we should import gold and retain our own bullion product we might eventually have as much actual currency afloat as has France. This desideratum could be accelerated by wise legislation at Washington, and then the reign of long credits in business would be at an end.

### The Madison Avenue Methodist Church.

The most important, architecturally, of recent churches in New York is the Madison Avenue Methodist Church, now substantially completed after the designs of Mr. R. H. Robertson. It is also one of the most successful; distinctly more successful than the Church of the Holy Spirit, by the same architect, a few squares above on the same avenue, the detail of which is much more domestic than ecclesiastical in character, and is, moreover, somewhat incongruous by its minuteness as well as by its classicism, with the simple, rugged and romantic treatment of the masses. The new church is also decidedly more successful than the Calvary Baptist Church in Fifty-seventh street, which in general composition is expressive and well balanced, but derives a somewhat hidebound look from the fact that so many and various masses are all faced by one plane, and which shows but little skill in the treatment of detail.

The new church, with its dependencies of lecture rooms and so on, occupies 100 feet on the avenue, which it fronts, by about 85 on the street. It is built of brown stone, rough faced with the exception of occasional belts of tooled work and the carving, which is much more effective against this background than it could be against a smoother surface.

The northern division of the front, perhaps a third of it, is occupied by the subordinate building, a broad rough wall, covered with a gable of moderate pitch, and pierced in the first story with three round arches, one of them the doorway, to which access is given by a low flight of steps across the front, protected by a low wall. Above is a series of six square-headed mullioned openings in the centre of the wall, and in the third story another series with a round arch turned over the central pair. The treatment of these openings is simple and massive, and an ample flank of wall is preserved on each side, so that the effect of the front is that of a pierced wall, and not the commoner effect of a stone sash frame. The angles of the wall above are rounded and continue after they clear the feet of the gable (indicated by carved terminations) into simple round pinnacles. The shallow projecting bay interposed between this building and the church, which is the only break in the rectangular ground plan, has its angles treated in the same way, and both correspond with and repeat the pinnacles of the main tower. This is an architectural analogy to what in music is called imitation, and scarcely anything tends more to give unity and homogeneity to a design than this repetition, on different scales, of the forms of corresponding parts. It might here have been advantageously extended to the treatment of the porch at the south corner, which is a heavy triangular pediment carried on slight columns, which have the look of being overweighted.

The most noticeable feature in the composition of the church front is the treatment of the tower, which is central, and the lower part of which is engaged in the front wall. This is almost unavoidably an awkward arrangement, especially when, as in this case, the interior of the tower is simply part of the church, with no special function of its own, and it is for this reason, no doubt, that most architects prefer to establish the tower of a church at one of its angles, showing all of two of its walls and as much as possible of the other two, and emphasizing, so far as may be, its detachment from the church. But granting the situation of the tower, Mr. Robertson's treatment must be granted to be fortunate and successful both in the tower itself and in its relations. On each side is a piece of wall, pierced only by a small round, arched window below and a circular opening above, and crowned with a steep transverse roof hipped at both ends and abutting upon the tower in the centre. This roof, like the other roofs, is covered with deep red tiles, that harmonize very well with the brown stone of the walls and the red of the terra cotta with which the clerestory is hung between the openings. The first stage of the tower is a deeply but somewhat monotonously modelled round arch surmounted by a triangular canopy engaged in the wall, the spandrels filled with ornament in diaper, and the angles emphasized—"cleaned" as Viollet-le-Duc has it—by vertical shafts. Over this is a wide frieze of flowing ornament, and above this a tall stage, its tallness and the thickness of the wall both emphasized by the two long slits of windows in the front, which continue until the tower has worked itself well clear of the roofs, and are there covered with round arches, the wall above the springing covered again with ornament in diaper. Then comes an emphatically molded cornice, too emphatically molded and projected, it seems to us, for instead of a transition from the tower to the belfry stage it is a sharp separation between them, and has too much the effect of cutting the

tower in two, and making two good things out of one crowning feature. The two things, however, are extremely good. The angles of the belfry stage are rounded into massive piers and end, as already noted, in round pinnacles. And between them, in each face, is a low pointed arch (the only pointed arches in the building), opening the interior to the sky, and having at its base a rounded balcony. This last feature is rather domestic than ecclesiastical, the belfry of a church not being primarily an observatory—but it is so pretty it is ungracious to find fault with it. It would be evsn prettier perhaps—it would certainly have more force—if the decoration of the rounded shelf of the balcony were continuous instead of being interrupted by a meaningless upright member in the centre. The arch itself is capitally molded, and is a very forcible and spirited feature. Here, evidently, the tower should end with a simple roof, since a habitable room needing illumination over this open belfry stage, is not conceivable; or, if spire lights be introduced, they should be very subordinate and unobtrusive. The architect has fallen, however, into what to us seems the error of making them large and conspicuous, and “trimming” them heavily with terra cotta jambs and pediments, thus overloading and weakening a singularly forcible and picturesque tower.

Except this tower, the effect of the church comes from the ample spaces of wall, in the right places, from the vigor of the penetrations and from the carving, which is excellent. It is admirably placed, admirably adjusted in scale, admirably designed and admirably executed. The frieze of flowing ornament above the doorway is so classicised as to strike one, as we have said of the occurrence of a like feature in other work of Mr. Robertson's, with a certain incongruity in a building of which the general temper and treatment, without being strictly or conventionally mediæval, are altogether romantic. Elsewhere, however, the ornament is as appropriate as it is good in itself. The ornament is wisely concentrated on the tower, but the terminations of all the gables, and of the wall of the “stoop” are covered with flowing leafage equally well designed and equally well cut.

The best of the side on Sixtieth street is the solidity and simplicity of the aisle wall, in which are four comparatively small round-arched openings and the mass of the red roof. The three-story wall has grouped openings in metal sashes with intervals laid up in terra cotta blocks carrying arabesques. The treatment of the sashes, however, and of the metal throughout is petty and ineffectual, compared with the impressiveness of the stone work. But, upon the whole, the church is an effective and successful piece of architecture.

### A Prophet of Evil.

Mr. Henry Clews has published an article predicting disaster to city real estate. The following gives the substance of this modern Jeremiah's lamentations over the prospects of realty:

The chief interest that still remains untouched by the process of shrinkage is real estate. This is notoriously the case in this city. The amount lately invested in that class of property probably far exceeds what is generally supposed, and therein we find one of the reasons why there is so little investment demand for stocks at the present comparatively low prices. The extensive construction of lofty office buildings and flats, as it gives a much larger habitable space upon a given ground area, has led to the purchase of the most eligible sites at an enormous advance upon their former value, and these purchases have in turn led to a like increase, or rather to a fictitious marking up, in the value of real estate generally. This rise is in plain violation of the fundamental conditions that govern the value of property, for it is plain that when a lot is made to afford three times the former extent of habitable accommodation an economy of ground is effected which must tend to reduce the value of building sites. This result seems to be inevitable when the vast extent of accommodation lately provided by these high buildings shall come to exert its influence upon the market. Shrinkage in real estate always comes after the fall in commodities and securities, but it does not tarry long, and when it arrives its influence is widely felt. We may not, therefore, expect to entirely escape the effect of the current reaction until this interest has gone through its process of shrinkage.

Mr. Henry Clews' financial career has been rather checkered. He came to the front during the Civil War, but was one of the first of the new houses to come to grief when the finances of the nation became disordered. He has since been dabbling in stocks, wheat, corn and provisions, but this, we believe, is the first venture in the real estate field. Owners and believers in New York realty will probably answer Mr. Clews in this wise:

New York is steadily growing in population. Forty thousand new people come to this city yearly. There are very few vacant residences, while suites of rooms in well-appointed apartment houses are in good demand. The larger and more profitable the houses built the more valuable becomes the land in their vicinity, because of its greater rent and interest-bearing value. The amount of land on this island is limited. It is subject, in fact, to a perpetual corner. It is pretty well established that before the close of the nineteenth century this island will be almost solidly built over.

The leading dealers in real estate have recently been endeavoring

to secure a site for an Exchange in a good location below the City Hall Park. They found that there was not what could be called a cheap piece of property in the market. Every eligible location was strongly held, and in view of the steady growth of the city, of the increase in its business and population, there does not seem to be any fear of the general liquidation of real estate foreshadowed by Mr. Henry Clews. Realty may be slow of sale and depressed, and there may be concessions in rent next spring, but the limited quantity of land on this island and the growing population is an assurance that there can be no permanent depreciation of values. There is no limit to an increase of the securities in which Mr. Henry Clews has been dealing, but there is a limit to land available for building purposes on Manhattan Island. Hence the unsoundness of his reasoning about real property.

### Our Prophetic Department.

POLITICIAN—What is to be said about the election, Sir Oracle? Is there any moral to be drawn from the result? Why did Ohio go Democratic, and the Eastern States show so large a Republican gain?

SIR ORACLE—The unexpected, you see, happens in politics as in war and business. Last year the verdict was against the Republican party; this November the Democrats are rebuked at the polls. My impression is that neither party fills the bill, and that the country is tired of both of them.

POLITICIAN—Then why do not some of the outside organizations show more strength? Why is it that the great mass of the voters still remain within the old party lines?

SIR O.—In all free governments the tendency among the voters is to crystallize into two organizations. Citizens like to act in masses. There may be difference of opinion, but on election day the malcontents want to be with the largest crowd, or at least with the next largest. Third parties rarely last long.

POLITICIAN—But is there not some significance in the falling off of the Republican vote in the West? A majority of sixty thousand in Iowa has been cut down to twenty-five thousand. Minnesota, also, showed large Democratic gain, while Ohio, as we know, for the first time in many years' elected a Democratic Governor. Yet here in the East the Republicans seem to be holding their own.

SIR O.—I think the Free Trade issue is hurting the Republicans of the West. The farmers are beginning to reason that tariffs are an interruption to trade. They know the cost of manufactured goods is very much greater in this country than in Europe, while their grain and provisions have to compete with the productions of Russia, Egypt and India; in other words, they must accept the low price which Europe fixes upon their grain, and pay a higher price to their home manufacturers than they would were commerce unrestricted. I think, too, the Democrats have been injured East here by their opposition to Civil Service Reform. Their “Turn the Rascals out” cry was a proclamation that they intended to change the entire *personnel* of the government, if they succeeded in carrying the Presidential election in 1884. The Republicans could, I think, easily beat the Democrats on that issue, as there is a strong feeling that the old spoil system was a nuisance and was rapidly becoming a real danger to our institutions. Competent officials should be retained no matter what change of administration; in other words, the country demands business methods in the conduct of its affairs.

POLITICIAN—Will there be any good result from this election?

SIR O.—Yes, several. The return of Mayor Low, in spite of treachery in his own party, is full of hope for those who believe in local self-government. There is nothing to be said against his opponent, for little is known about him; but Mr. Low, clothed with great powers, has filled his high office with intelligence and integrity. It is of vital interest to the American people that executive authority should be strengthened and power taken away from irresponsible legislative bodies. We want to know whom to blame when things go wrong; it is impossible to pick out the culprits in boards of aldermen and legislative chambers. The success of Mayor Low will have its effect when our city charter is amended. Had the Citizens' Association or the Constitution Club stood on Mayor Low's platform they might have done much good in the recent election, but they failed to formulate a programme embracing responsible government and home rule. I fear the trouble with many of our reforming bodies is that they are dominated by the lawyers who believe in unlimited talk and hence have a fondness for legislative bodies.

POLITICIAN—What other good effect will this election have?

SIR O.—It puts the next presidential election in doubt. The Democrats will now be put upon their good behavior. Republics are generally conservative. The average voter does not take kindly to political revolutions. The voters of France stood by the Empire while it lasted; they are now fully committed to the Republic, and were the Comte de Paris made King they would stand by him. The people of this country were Democratic from the time of Jefferson down to Buchanan. Since the war the voters kept the

Republican party in power, and this indisposition to change will have its effect at the fall elections of 1884. I think stocks and business will improve on account of the changed aspect of politics, but I am free to confess that I have no more faith in the Republican than I have in the Democratic party. Neither of them present any living issues in their platforms. The debates in the next Congress will, however, bring into better relief the real tendencies of the two parties.

**POLITICIAN**—But you think business will improve?

**SIR O.**—I do; there is already a better feeling in the stock market. When we begin to export wheat and import gold in quantities then look out for an advance in the market. I think that for the first time in two years that foreigners are beginning to purchase our securities. But, remember, there will be no boom.

### Over the Ticker.

**EVERY** indication points to somewhat higher prices. The bears have lost courage and their greatest and most unscrupulous leader, James R. Keene, is temporarily at least a pronounced bull.

**BUT** after all, James R. is mighty uncertain. Should the clouds lower, he will be the first to skip. For the nonce, he is working with Vanderbilt and Villard.

**BUT** Keene and Gould are still at "daggers drawn." The millennium will have come when these two eminent rascals—that is, to say, speculators, find themselves in one financial bed.

**GOLD** is coming, our securities are going abroad, the balance of trade is largely in our favor, there will be no trunk line war, and railroad earnings will be increased directly navigation closes. All these are good signs.

**BUT** then general business is dull and the price of iron sag—very bad signs, both. The lists of failures, too, daily increase.

**STILL** for those who have money there are plenty of dividend-paying stocks, which are very, very cheap.

**BUT** what seems very strange while investment funds accumulate at the money centres, no one seems to have any money either to buy or speculate in stocks.

**BUT** these gilt-edged bonds are scarce and timid investors are satisfied with 5 per cent. and even less.

Where property belonging to two owners in common is covered by a mortgage given by them, and they make an agreement that one of them is to procure the foreclosure of the mortgage, and at the same time, in consideration of a certain sum, that he will not bid for the property at the foreclosure sale, but will allow the other owner to buy it without competition from him, this is not illegal under the rule that such an agreement is against public policy, as being a forbearance to bid at a public sale under judicial decree, and a suit may be maintained to enforce the payment of the certain sum agreed on. This is the decision of the Supreme Court General Term, after hearing Mr. C. P. McKenna, for the owner, who agreed not to bid, and Mr. John McCrone, for the defendant.

The Homœopathic Mutual Life Insurance Company tried to put off Mr. Cristy's wife with a homœopathic quantity of life insurance, but the Court of Appeals, after hearing Mr. Henry Heath, for Mrs. Cristy, and ex-Judge Arnoux, for the company, decided that the latter should, notwithstanding its name, follow more closely the old school practice. As far back as 1869 the company issued a policy for \$3,000 on the life of Mr. Cristy, and in it agreed that the party insured, after he had paid two annual premiums, might stop paying at any time, and at his option receive a paid-up policy for the full amount of premium paid. After ten annual payments, which amounted to \$3,891.60, Mrs. Cristy notified the company that she wanted a paid-up policy for that amount; the company would not give it to her, and now the Court of Appeals has said that she is entitled to it and must have it.

Christ Church sold some land to John Mack, and the latter agreed that the use of light from all openings on the side of the church towards the lots sold him should be reserved for the use of the church; at the time when he bought Mr. Mack also assumed the payment of a mortgage previously existing on the property; he afterwards deeded the land to his wife through a trustee, subject to that mortgage, which, however, she did not assume and agree to pay. That mortgage was afterwards foreclosed, and Mrs. Mack bought in the lot at the foreclosure sale. She then proceeded to build on the lot, and interfered with the use of the light by the church; the latter tried to stop her, but the Court of Appeals has decided that this cannot be done, as the church had been made the defendant in the foreclosure suit, and ought not to have waited until after the sale to protect its easement, but should have put in an answer in the suit, and should have had the decree modified for its protection. This was the same decision that was arrived at by Judge Van Brunt when the case was first tried before him, but the general term afterwards reversed him. Mr. E. C. Boardman argued the case for Mrs. Mack, and Mr. Wheeler H. Peckham for Christ Church, before the Court of Appeals.

### Home Decorative Notes.

—The ceaseless power of change, in many instances, is destroying utterly that sacredness which our homes should possess; our places of abode should be built to last, rich and full of pleasantness within and without, endeavoring to impart a distinctive stamp to their method of construction and maintenance.

—Many exquisite and fancy designs in vase lamps of the Doulton, Satsuma and Hungarian wares are displayed by J. F. Donnell & Co., of 822 Broadway. Lamp shades of every variety were also noticed. The latest novelty in silk shades is in the shape of an umbrella, covered with ruchings of pink, blue or yellow silk.

—The bamboo baskets, which are so useful for holding papers and magazines, may be improved by the addition of a scarf of some fancy material drawn around it and fastened here and there with balls of various colors.

—A simple and effective covering for sidewalls is of cretonne with a dado of Canton matting; this, if well selected, gives quite a decorative style to bedrooms, especially if the cretonne is used for the drapery of windows and mantels.

—A very light fancy chair, covered completely with blue plush, with a slight drapery of strawberry plush thrown over one side of the back, is a very late sample at Solomon's, of Union Square. It is quite beautiful and very odd.

—The square market Harborough chair, with the rattan painted in blue, gray or red and green bronze, with square cushions of capucine or golden bronze accompanying them, are much admired. Very many and beautiful designs in this furniture in the way of tables, book-racks, scrap-baskets, rockers, etc., can be procured at The Wakefield Rattan Co., 924 Broadway.

—An attractive and pretty screen has the ground work of maroon plush, with the vivid yellow and deep red of the nasturtium flower trailing through a lattice work design of gold cord.

—Never were handsomer frames manufactured for pictures or plaques than at the present time. Those of hammered silver or gold, decorated with sprays of wild roses, lilies of the valley and bunches of wild flowers, with here and there a bird or butterfly, are extremely graceful and artistic.

—Recent importations of pottery contain many styles of marked beauty. A great variety of unique and choice specimens of Doulton, Linthorpe, Royal Berlin and the Vienna ware in rich yellow, with metallic decorations, may be found at Thos. Aspinwall & Son, of No. 75 West Twenty-third street.

—White sateen embroidered in crewels, with buttercups thrown carelessly thereon, forms a pretty bureau cover. The cushion accompanying this should be of yellow satin.

—Very tempting and beautiful designs in furniture are now proffered by Doremus & Corbett, of Nos. 148 and 150 West Twenty-third street. Mahogany bedroom sets with exquisite carvings of ferns, morning-glories, and the holly, and maple in bamboo effects; a great variety of odd chairs and couches for nooks and corners; richly carved library tables of bright and dark oak; fine cabinets of coco-bolo wood in deep maroon color, attract much attention and are very rich and elegant.

—The iron age is without doubt upon us, both from a picturesque and practical point of view. Iron has become both slightly and ornamental, and, owing to the combination of lightness and strength, is increasing in favor.

—An hour or two of both pleasure and profit may be whiled away at the show rooms of Mitchell, Vance & Co., of 836 and 838 Broadway. Most choice productions from Paris, Vienna and Berlin are displayed; clock sets of exquisite designs in enamel of richest colors, others of the Egyptian order in Mexican onyx and gold—several artistic bronzes executed by the celebrated artist Henri Plé, two of which are wonderful works of art, "The Moorish Girl" and "The Prize of the Tournament." The display of gas fixtures is very elegant, every possible design, both antique and modern, is shown. A particularly attractive fixture for a hall is of oblong bevelled glass, surrounded by silvered tongues in imitation of fire, on the centre of one of the glass panels is traced a spider's web in which quietly reposes a huge spider in silver, patiently awaiting his prey.

—Very charming bric-a-bracs and numberless articles suitable for holiday gifts can be found at Black, Starr & Frost, of 251 Fifth avenue. A choice and varied selection of Vienna goods have just been received; inkstands, paper cutters, jewel boxes of quaint and extremely odd designs. A paper weight has a turkey in bronze, resting upon a log of wood; many styles of marked beauty in pottery and porcelain are also displayed.

—A pretty peacock blue plush table scarf has one end embroidered with the star crackle in orange silk, while the other has apple blossom sprays, with a spiders' web intertwined.

—A very elegant portiere may be seen at the rooms of Kimbel & Sons, of East Twentieth street. It is a production of the famous Italian artist Garibaldi, who obtains fabulous prices for his executions. The foundation of the hanging is of Turkish satin of a delicate yellow, upon it is worked up in silk and embroidery, with an occasional cast of the brush in water colors—a representation of an old wall and balcony, with morning glories, richly-colored roses, and corn-flowers falling gracefully thereon. Upon the pillar is placed a vase, from which ascends a fountain of water, the drops being formed by oblong crystals, birds and butterflies of gorgeous hues are seen fluttering about; delicate flowers and grasses spring from the ground, which is perfectly represented by dark green plush. The whole is finished with an olive plush border, embroidered with arabesque designs. It is valued at over \$2,000.

### Bankers and Business Men on Bimetallism.

WM. M. EVARTS, PRESIDENT BARNARD, JAMES B. COLGATE, EUGENE KELLY, AND OTHER AUTHORITIES ON THE DOUBLE STANDARD.

Although THE RECORD AND GUIDE is almost alone among the newspapers of this city in its advocacy of the re-establishment of a double standard of values throughout the civilized world, it is not without its friends among the active, thinking business men of the city, many of whom realize that something must be done to remove the present cloud which hangs over the financial and commercial affairs of both America and Europe, depressing prices, taking away the profits that belong to manufacturers, and bringing want and misery to thousands who are dependent for their daily bread upon their daily efforts to earn a livelihood. And it is gratifying to know that the number of persons who are willing to recognize the real cause of the present troubles is increasing, and that the advocates of bimetallism number among their friends some of the most profound thinkers and able financiers of the age.

The well-known banker and broker, Mr. James B. Colgate, recently stated to a representative of THE RECORD AND GUIDE that the only reason why the commercial value of silver was less than that of gold was on account of the restrictions placed upon the coinage of the former. "Just look at the question for a moment," continued Mr. Colgate. "Silver is used by everybody, but gold is used only by the few who are wealthy. Place the two metals upon the same footing, and the commercial value of the silver in a United States legal tender dollar will be greater than the commercial value of a gold dollar. What is wanted in this country is the gradual withdrawal of the seven hundred millions dollars of greenbacks and national bank notes, and the substitution for them of silver and gold coin and silver and gold certificates. Then we shall have a currency that will be good in all parts of the civilized world. No matter what troubles may come, what revolutions, in fact, may take place, we shall then have a currency possessing an intrinsic value instead of the promises to pay, secured by other promises to pay, which now form full one-half of our paper currency. Of course, I should not be in favor of retiring the paper promises to pay so rapidly as to cause financial trouble, but I would bring about the change gradually, substituting, in the meantime, coin certificates in their stead. Everybody would know that the coin certificates were secured by deposits with the Government of an equal amount of the precious metals, and they would unquestionably pass current in all countries. By no means should there be any interruption in the coinage of the silver dollars. I believe that there is not enough of either metal in the world to supply the currency of the world. Both are needed, and as they have jointly answered the purposes of money for several centuries, there can be no good reason why either should be discarded now. There is one fact, however, which should not be forgotten and which no one dares to gain-say: If it were not for the seven hundred millions of greenbacks and national bank notes that are now in circulation, the purchasing power of the gold and silver coin would be 33 per cent. more than it is at present. It is this which keeps prices at their present abnormal height, makes it necessary for wages also to be high and compels the maintenance of a tariff. After all, it is what a dollar will buy that fixes its real value, and under our present financial system everything costs a third more than it would if we used nothing as money but gold and silver or their representatives. As a matter of fact, silver is the people's currency, while gold is the bankers' currency."

The Hon. William M. Everts, who was one of the representatives of the United States at the last International Convention called to consider the question of adopting a double standard throughout the world, which was held at Paris in the summer of 1881, said that he had not changed his mind on the question, and his views were well understood. It was to the international feature of the subject that he had given most attention, and he had good reason to believe that a better feeling towards the advocates of the remonetization of silver existed both in England and in Germany than that which prevailed a year or two ago.

Dr. F. A. T. Barnard, President of Columbia College, is an earnest advocate of the single gold standard, and he has written several pamphlets on the subject. He believes that the figures usually given to show the total production of the precious metals in all ages are much below the actual product. He says that "the experience of the world has demonstrated, in every instance in which the experiment has been tried, the utter impracticability of maintaining in circulation, side by side, the coins of equivalent value in different metals, so long as coinage in both metals is equally free, and so long as coins of both descriptions are equally legal tender to all amounts." Dr. Barnard believes there is all the gold in the world needed for the purposes of money; or, in fact, if prices were properly adjusted, that one-half the amount known to exist and that is being converted annually into coin, would answer every real demand of trade and commerce. If it is desired, however, to legalize the free use of both metals as money, he is in favor of recognizing only one of them—he prefers gold—as the fixed standard or measure of value, the value of the silver coin to depend upon its relative commercial value to that of gold. In order that the value of the silver might be uniform and understood throughout the country, he suggests that at stated periods, or oftener if necessary, the director of the mint should by proclamation fix the value of the silver coins in the same way that he at present annually establishes the value of foreign coins. As evidence of the practicability of such a scheme, he cites the experience of England in the time of Charles II., when silver was the standard of value, and the gold was prevented from leaving the country by temporarily increasing its relative value. Thus gold pieces which were stamped 20 shillings, passed readily for several shillings more than that amount—at one time for about 30 shillings.

Mr. Theodore Herrmann, the well-known Pearl street merchant, expressed himself to the reporter of THE RECORD AND GUIDE as strongly opposed to any action on the part of our government looking to a discontinuance of the monthly coinage of 2,000,000 silver dollars. Such a step, he believed, would lead to the further depreciation in the commercial

value of silver bullion in London to such an extent that there would be real danger that England would retaliate by the adoption of some other standard of value in her Indian provinces than silver, and in this way silver would, to a great extent, be driven out of the markets of the world and a great industry in this country, that of silver mining, would be destroyed. "After all," he continued, "what does it amount to, if we have one, two or three hundred millions silver dollars in the government vaults, especially as long as they are represented by silver certificates and the benefit of their money value is thus secured. One hundred millions silver dollars is less than two dollars each for the people of this country, and the amount now coined can have very little effect upon the financial affairs of the country. By the time we shall have accumulated a sum large enough under some circumstances, possibly, to become troublesome, we shall have increased in numbers and in financial importance to such an extent that, if we so desire, we can make silver the standard of value and dictate terms and conditions to the rest of the world. Of course the silver dollars will not and cannot circulate in great quantities, and consequently the silver certificates should be made a legal tender. It is not to be denied that everything would work more smoothly if Europe would unite heartily with us in maintaining the double standard, but it seems idle and a waste of words to talk about such a thing, as neither England nor Germany will consider it at present. But that is no reason why we should abandon the course we have already adopted. We are unquestionably in the right, and let us prove it by vigorously maintaining it."

Mr. Eugene Kelly, the banker, favored the gold standard. He suggested facetiously, however, that if the country should fall into trouble of any kind and our gold should be shipped abroad, as long as the United States had plenty of silver it would not have to repudiate. He was very positive in his mind that the Government should stop the further coinage of silver dollars for the present. He also thought it would be a great mistake to make the silver certificate a legal tender. There was already too much paper that by the fiat of the government was made a legal tender. Mr. Kelly admitted, however, that if all the nations would agree upon a basis of values, silver might safely be coined in limited amounts, but it should always be restricted to the public demand. It was unquestionably true that the annual production of silver was on the increase, and he believes the wealth of the Mexican and other mines was yet only very imperfectly understood. It might be that there was a decrease in the annual production of gold, but Mr. Kelly thought there was a great deal of gold yet in the earth, and he cited Africa as a field from which it was only fair to look for large amounts. As far back as the Bible times the people obtained gold from that country. There was another fact not to be forgotten. Many of the gold mines in the United States were non-productive, because of the very high wages demanded by miners. A mine would pay very well at two dollars a day for labor that at four dollars a day would prove a loss to the owners. Wages would, he thought, come down in time, and the product of the mines might then be expected to increase.

A representative of THE RECORD AND GUIDE also had an interview with General Thomas Jordan in which the following conversation took place:

REP.—Upon what salient facts do you chiefly base your strenuous advocacy of the use of silver concurrently with gold as a full legal tender agent in the monetary service of the United States—in other words, a bi-metallic system?

GEN. JORDAN—Upon the absolute fact, in the first place, that there is not enough gold in possession of the States which constitute the commercial world, together with that which is being extracted yearly from the mines of all the earth, to suffice for one adequate metallic monetary basis of gold exclusively.

R.—But is it not denied that such is the fact?

GEN. JORDAN—Yes, and so for that matter, the truth of gravitation is denied. My assertion, however, is founded on the undeniable historical fact that while in the twenty-five years which immediately followed its discovery in California and Australia, the amount of gold added to the world's stock of that metal aggregated the enormous sum of \$3,161,078,000, the consumption in coinage alone of the twelve leading commercial countries footed up the still greater sum of \$3,846,425,000, or \$685,347,000 in excess of the product. Further, during the six years ended December 31st, 1881, the coinage exceeded the product by \$310,379,000, therefore, the amount of gold consumed for money purposes exclusively since its discovery in California has exceeded the yield of all the mines by \$995,726,000. There was also a net consumption between 1851 and 1881, according to the German monometallist, Dr. Soetbeer, of at least \$1,200,000,000 in the industrial arts, and by "wear and tear," with an exportation to Asia, aggregating the further sum of \$357,000,000, making the consumption in addition to coinage, \$1,557,000,000, and \$2,552,726,000, including the coinage. But this is not all. During the decade of 1851-60, while the average yearly gold product was \$134,102,308, the average yearly consumption other than for money purposes, did not exceed \$25,581,300, whereas, during the ten years ending with 1881, the yearly product has not averaged more than \$110,000,000, the average yearly sum consumed for other than money purposes has grown to be at least \$64,333,280, leaving at the most \$45,666,720 for money purposes.

R.—That being so, whence has been derived all the gold which you say has been annually consumed so largely in excess of production?

GEN. JORDAN—That is easily answered. The larger part of the interstate movement of gold is made in coin and not as is generally supposed in bullion. For example: The United States exported gold from 1st January, 1864, to 31st December, 1882, to the amount of \$734,498,789, of which \$577,558,733, or 73 per cent., was in coin. Our gold imports for the same period amounted to \$403,667,296, of which \$318,835,909, or 79 per cent., was in coin. France, the greatest absorbent of the metal, between 1850 and 1882, importing \$2,466,647,280 in gold, took \$1,596,082,250, or more than 60 per cent. in coin. On the other hand, her gold exports for the same period, amounting to \$1,199,131,411 were to the extent of \$1,043,287,351, or 90 per cent. in coin. And so has it been

with the imports and exports of other commercial states. A notable illustration of the source of the gold of which the yearly mintage of our epoch is made, may be found in the history of the gold coinage of Germany to the extent of \$416,000,000 between 1872 and 1880. As much as \$182,870,000 reached the German mints in the shape of foreign coin; \$22,350,000 in old German coin and the rest in bullion, known to have been derived from the recent conversion of foreign coin into ingots, including a liberal amount of our double eagles. Thus, in order to meet the constant inter-national demand and struggles for gold, it has been necessary to convert American eagles and double eagles and Australian sovereigns into French, Italian, German, Australian, Spanish (for example in 1880, to the extent of \$33,113,719), Egyptian and Scandinavian gold money, and more recently changing these foreign coinages back into double eagles which has been done to so considerable an extent. Moreover, in all countries coins and old gold work are largely smelted and used in the arts, whose demands for gold have now reached, it is generally admitted, the average annual amount of \$75,000,000, and I confidently assert that nothing can be plainer than that in the face of the present steadily decreasing supply of gold from the mines, coupled with the as steadily increasing use of the metal in the industrial arts, no one is to be rationally justified in proposing that the business of the present epoch should be carried on with a metallic money basis, exclusively of gold. It were sheer madness to undertake such a course, as ought to be plain from what happened when Bismarck attempted to demonetize \$300,000,000 of silver money in Germany.

R.—But is there not a risk, on the other hand, of an over-production of silver in excess of possible money wants?

GEN. JORDAN—Not the least. The silver product during the last six years, accepting the exaggerated figures of Mr. Burchard, our Mint Director, fell short of the coinage more than \$175,000,000, or say \$29,000,000 annually, in round numbers. At the same time, as much as \$150,000,000 were used in the industrial arts, according to the best authorities—or on an average of \$25,000,000 every year, making the yearly consumption for the last six years exceed the production of silver close on to \$55,000,000—or really \$60,000,000, as I am sure I can prove. Taking the production and consumption of silver for the twenty-five anterior years, ending with 1875, and accepting Soetbeer's figures, the coinage of silver was about \$1,750,000,000, with a production that did exceed \$1,289,000,000, and hence the coinage overtopped production by \$461,000,000. For the same period, the consumption in the arts by wear and tear was equivalent to say \$385,000,000 making total consumption in excess of production at the least \$846,000,000, thus swelling the excess of silver used over production between 1851 and 1881, inclusively, as much as, at least, \$1,171,000,000.

### Carl Pfeiffer on the Plaza Apartment House.

A representative of THE RECORD AND GUIDE called upon Carl Pfeiffer a few days ago and found him busily engaged with the plans of the great apartment house to be erected on the Fifth avenue plaza lots.

"Do you think, Mr. Pfeiffer," asked the reporter, "that the large interior court which you intend to have in the structure will admit of good light and ventilation?"

"Most certainly" was the reply. "The court will be 90x22, with a wide driveway leading to it, and I am perfectly satisfied that the light and air from the bottom to the top story will be everything that could be desired."

"Is it correct, as reported, that all the cooking arrangements will be on the top floor, overlooking the Park?"

"No," replied Mr. Pfeiffer, "that matter was incorrectly reported. The entire front on Fifty-ninth street will be occupied by a large and handsomely fitted restaurant, where the occupants of the building, during meal times, will be able to have a splendid view of the Central Park, as well as the East and North rivers. The pleasure of having this fine stretch of scenery before them will be a rare attraction, and probably cause the kitchens attached to each suite to be used less frequently than would otherwise be the case."

"Has there not generally been an objection to a kitchen in each suite, owing to the disagreeable odors arising therefrom?"

"Not if the kitchens are properly ventilated," was the reply. "They will be practically isolated from the rest of the building, and the ventilation will be perfected in such a way that no objectionable smell of cooking will be able to get into the apartments. The kitchens, I may add, will be capable of being converted into bedrooms, if desired."

Mr. Pfeiffer further stated that the building would be fireproof. It would be constructed with iron beams, and arches of brick or hollow tiles, and will be capable of being built to meet the wishes of intending occupants or owners. Every room will have direct light, and there will be no light shafts. Having been consulting architect of the Board of Health for many years, it need hardly be added that the hygienic and general sanitary arrangements, such as drainage, plumbing, and ventilation would have his greatest care, and be of a perfect character. When asked whether the intention of the owners was to sell the suites on the plan of the Hubert Home Association, he said he could not speak definitely, but thought that such was the idea. The structure, according to present calculations, would be completed within a year.

Under the decision of the Court of Appeals handed down last month in the case of Simons vs. First National Bank of Union Springs, it is safe to take a mortgage to secure the payment of non-existing future indebtedness as well as existing debts. Mr. Simons with others held the second mortgage on the same property where the bank held the first mortgage which was foreclosed. The court say that Mr. Simons could have prevented any further advances by the bank under the first mortgage, if he had given notice to the bank, but as he did not, the first mortgage was good for all amounts advanced on it up to the time of the foreclosure. Mr. H. V. Howland represented the plaintiffs, and Mr. W. F. Hughitt the bank,

before the Court of Appeals. The United States courts had previously decided that a national bank may lawfully take a mortgage to secure future indebtedness.

### Concerning Men and Things.

Should the Republicans have a majority on joint ballot in the Legislature of 1885 it will give them the choice of a United States Senator in place of Mr. Lapham. Why should not Whitelaw Reid be chosen for that place? He is a man of marked ability and, as all who have heard him in the Lotus Club will bear witness, is a most persuasive and thoughtful speaker. New York City has not had a United States Senator for many years. Why not give that position to the editor of the *Tribune*? The Senate chosen this year will hold over next year. It is Republican by six majority. Under the apportionment in this State a fairly divided vote gives the Assembly to the same party.

A new gas has, it is said, been discovered, which can be produced for five cents per thousand feet. At this cost it is not fit for illuminating purposes, but can be used as a motor, and is far ahead of steam in the matter of its cheapness and adaptability to various uses. It seems certain that we are on the verge of important inventions which will supply light, heat and power at far cheaper rates than those which now obtain. It is understood that Messrs. Edison and Field have come to an understanding, and that the electric engine, an improvement on that at Menlo Park, will be tested during the coming winter on the Thirty-fourth street branch of the East Side Elevated Road.

An esteemed contemporary suggests that Mr. W. H. Vanderbilt, Mr. Jay Gould, or some other of our rich men, should share their good fortune with the public by instituting a South Kensington Museum in New York. Such an institution would doubtless have its uses; but in no country in the world have rich men done more for the public than in the United States. Mr. Thomas Hughes said that in England when a man becomes rich he founds a family; in this country he establishes a Cooper Union or endows a college. There are a great many things for rich men yet to do, and who knows, perhaps even Russell Sage, who has no family, might some day follow the example of Peter Cooper and become as renowned for his benevolence as he is for his wealth.

M. Cyrus Clark is of opinion that the damages against the elevated roads for property injured will not amount to much in the end. The verdict in Dr. Taylor's claim seems justifiable, but that was a very exceptional case. Undoubtedly the marble building at the corner of Park place and Church street was seriously injured by the construction of the Metropolitan Road, and there may have been some other cases where damage was done, but Mr. Clark is of opinion that even in Fifty-third street there has been very little injury, while in ninety-nine cases out of a hundred there has been a decided enhancement in the value of property on the route of the elevated roads. A property owner on the Bowers commenced a suit against the East Side road, because the first year after its construction he reduced his rents from \$2,000 to \$1,800, but the same property now brings \$2,300, and the owner expects it to yield an income of \$2,500 next year. The companies, Mr. Clark thought, ought to pay all the damages, and they could very well afford to do so. In a short time a great many claims against the elevated roads will be outlawed.

Mr. E. H. Ludlow met with a severe accident last week. His foot slipping on the polished staircase of his residence, he fell down the entire length of the stairway, cutting the back of his head, straining his neck and bruising his side. Although his injuries were so serious that many a younger man in his condition would have taken to his bed, he has come down to his business every day. Mr. Ludlow says he is seventy, but so far as looks go he is younger than many men appear at fifty. It is as good as settled that this veteran broker is to be the president of the new Real Estate Exchange.

The distress in the financial and business communities has extended to the newspapers. The reduction in the price of the papers has been an unfortunate matter all round. The two penny morning papers expected to become two-cent papers, but this reduction in the price of the larger journals has made that impossible. One of the most apparently prosperous of the penny papers is now in the hands of a receiver. The *Times* finds that its circulation has not increased fifteen per cent. by the reduction of fifty per cent. in its price. The *Tribune* has a smaller income, of course, and so has the *Herald*. The *Sun* admits that its circulation has fallen off. The circulation of the *World* is increasing, but it cannot be profitable. The press of New York is having a hard time of it since the reduction in price. However, the old associated press monopoly has been broken up, and there will now be a struggle for life, in which the ablest journals, backed by the largest purse, will survive.

The New York Medical College and Hospital for Women procured a mandamus against Comptroller Campbell, requiring him to cancel the taxes for 1881, levied against the premises occupied by that hospital, and the Comptroller brought the matter finally before the Court of Appeals, which after argument by Mr. Geo. P. Andrews (now Judge Andrews), on behalf of the city, and Mr. Henry Parsons for the hospital, has decided (this last month) not to exempt the property, holding that the Commissioners of Taxes of the City of New York have no power to exempt property from taxation, any more than the old Board of Supervisors had; that under the laws composing the tax system of New York City no property can be declared exempt at the arbitrary declaration of any of the municipal officers, nor can any tax be so remitted by them; no ground for exemption can be allowed unless it is stated in the statute.

## Staten Island Improvements.

## I.

It is a pity that so many people who looked upon the procession at the bi-centennial celebration on Staten Island a week ago last Thursday thought that after all the union of Richmond County with New York was an event hardly worth commemorating. It is the opinion of very many men that the island has gained nothing by the disregard of the natural boundary which detached it from New Jersey and gave it to a State from which it is separated at the nearest point by a channel as broad as the Narrows. Ten millions of dollars, say some of the most intelligent property holders on Staten Island, would be an under estimate of the loss to property caused by the political separation of the territory from the main land with which, physically, it is so closely joined.

The reason for this opinion is easily explained. New Jersey surrounds the island on every side but one, and at no point over a line of nearly twenty miles are the shores so widely separated that the distance could not be easily bridged. The dock rats at Elizabethport can stone frogs on the shore of Staten Island opposite, and a bridge not nearly so long as the Harlem bridge on Third avenue would connect Richmond County with Union County in New Jersey. Why, then, has this channel never been bridged? Jealousy, State rivalry, is the explanation; and the case of Staten Island has not been improved by the fact that it represented one county in a popular and powerful commonwealth. Judging from the display of bunting, the vast size of the procession, the music and the uproar on the day of the recent celebration, the people of the island do not regret the alliance contracted by their great, great grandfathers of several generations ago. But they have suffered, nevertheless, and they suffer still.

It is evident now that the day of isolation for Staten Island is about passing away. The demands of commerce are stronger than sentiment; and it happens that the island possesses twelve to fifteen miles of the very best water front to be found on or in the vicinity of New York Bay. But this is not all. It happens also that this water front is more accessible to several of the great trunk lines of railroad leading into this city than any other portion of our harbor, while, at the same time, it is more cheaply prepared for use. Jersey City is becoming too crowded, and any one familiar with the water front southward of Jersey City knows that the expense of filling in will be too great to permit its general improvement while a more available surface is at hand. Great corporations that have invested their money in this sort of land under water property may contend for a while against odds in their endeavors to turn it to account; but they cannot fight long against nature. The north shore of Staten Island is a direct prolongation of the line of the Central Railroad of New Jersey, and it demands only about six additional miles of track, and a bridge of a single span, or a short tunnel, to open out to its traffic some of the most available water front in this vicinity. There can be little reason for doubt upon the event.

But first, before speculating on the future of Staten Island, the local forces at work must be considered. Communities sometimes have greatness thrust upon them, but not often; and it is only when we see the local spirit of improvement thoroughly aroused that we can depend on a long run of prosperity. Even great railroads must be met half way, and something, at least, of the grading must be done before we can look to see the tracks laid down and the rolling stock in motion. But if there is anything more manifest than another on Staten Island at this time it is that the people of Richmond County are pretty well awakened from their celebrated nap of two centuries, and are determined to turn their advantages to account. We see the proof of this in the rivalries of different railroad projectors, and the activity, unparalleled in the history of the island, in real estate and building movements.

Of the various schemes for new railroads the plans of the Rapid Transit Company, of which Mr. J. Frank Emmons has recently been made president, seem to have reached the most definite results. This road, it is well known, is to be an extension of the Staten Island Railway from its present terminus at Clifton to Tompkinsville, and from thence along the north shore, passing New Brighton, Sailor's Snug Harbor, West Brighton and Port Richmond to Elm Park. The Rapid Transit Company has leased the Staten Island Railway, the lease to take effect when the new line is completed to Tompkinsville, and a commission has recently been in session to condemn the right of way. It is promised by Mr. Emmons that by May 1st of next year the trains will be running to Tompkinsville, and that the road will be completed to Elm Park by the following September. To the extension of the Staten Island Railway to Tompkinsville there has been little local or popular opposition. The advantages to be gained are more frequent passages on the steamers to New York, half the time of the trips, at present, being taken up in making the various landings along the shore, and this change must result in great economies, as it will be less expensive to run trains than steamboats. Along the north shore, however, a somewhat different situation has led to a divergence in opinion. The very high ground on which many of the dwellings are located, and the certainty that as population increases it must grow mainly upon the hills, causes a railroad along the shore to seem insufficient. The plan of a railroad running up Arietta street from the Tompkinsville landing and reaching Elm Park by a more circuitous route has been therefore advocated, and for all the objects of rapid transit the argument seems to favor this scheme. Such a road could be elevated at the two extremities and depressed in the middle, thereby overcoming easily a somewhat difficult grade, and, at the same time, avoiding the obstruction of the streets and crossings. But as this plan fails to cover the ultimate designs on New Jersey, which probably sleep in the rapid transit plan, it has not yet been put into practical shape. A third plan, embodied in the Terminal Railroad project, of which Mr. Samuel Barton is the active spirit, proposes a railroad from a terminus at or below Tompkinsville across the centre of the island to a point nearly opposite Woodbury in New Jersey, about half way between Elizabeth and Amboy. The engineering difficulties of this route would be slight, and the cost of the right of way, except for a short distance near the eastern terminus, merely nominal. A short extension of the line into New Jersey, to connect with a main line, would be needed; but the combination is through which it would draw its traffic are probably not yet sufficiently advanced to permit any definite action. It is a road certain to be built; but at what time the work of construction will be undertaken it is not possible to foretell.

## The Future of the Apartment House.

A representative of THE RECORD AND GUIDE last week met Mr. Geo. W. Da Cunha, the architect of the "Gramercy," when the following talk took place:

"Do you think, Mr. Da Cunha, that the number of apartment houses will largely increase in New York city and exceed in dimension those now in existence?"

"I have not the least doubt about it. I am very sanguine of the future of apartment-house building, which is now in, as it were, a comparatively crude condition. We are only feeling our way. The apartment house of to-day bears the same relation to that of the future as the log cabin did to the magnificent residences that have been constructed during the past decade. The number of stories not many years ago was four, five and six; now it is usually ten, eleven and twelve."

"Do you think," asked the writer, "that the height of apartment-houses will be still greater in the future?"

"I believe," was the reply, "that ten stories ought to be about the limit. At the present, owing to the duplex system of construction, ten stories means fourteen, that is to say, a ten-story front means a fourteen-story rear. But the duplex system will be forced out of existence. Owners of apartment houses will find out that the public object to be put to sleep in low rooms, which will never be desirable in first-class structure."

"Do apartment houses always profit their constructors?" asked the writer.

"I know of no instance in which the promoters have not come out at a great advantage. Take the 'Gramercy,' for example, on Twentieth street and Gramercy Park, of which I happen to have been the architect. Every apartment in the building was sold to the subscribers. Apartments for which \$4,500 was paid have in less than six months brought \$7,500, a premium of \$3,000. That certainly looks very like success from a financial point of view. Yet there are still apartments reserved by the Club which are rented to pay the interest on mortgage, coal, heat, manager and other expenses incidental to the conduct of such a large establishment. When investors are asked \$7,500 for the ownership of a suite of apartments they are informed that they are rented for \$1,800 per annum. 'What,' exclaims the astonished capitalist, '\$7,500 for \$1,800 per annum?' 'Why, certainly.' 'Then I prefer to buy.' Of course, a yearly rental of \$1,800 may not always be obtainable in New York city, even for a first-class suite of apartments. When apartment houses become very numerous rents will of necessity become reduced, so that an expenditure of \$7,500 may eventually not represent more than \$750 or \$1,000 per annum. Still even this will be a large and satisfactory return on the outlay. In the case of the Gramercy the apartments owned by the Club pay all expenses, and the actual rental to the investor may be figured at six per cent. per annum, as cost of the apartments, which on \$7,500 is \$750; the balance of the rental can be used as a sinking fund, and in a few years will pay back the original cost."

"What reason have you to suppose that rents will be reduced to such an extent in the future?"

"Well, I believe that before many years are over apartment houses will become so numerous that competition between the owners will inevitably ensue. We have already witnessed a substantial reduction in the rents of suites in many apartment houses, and when, as I believe, in a few years will be the case, a dozen such structures will exist for every one now built, the rents will show a very substantial decrease. Even then it will pay, as I have already pointed out. You see the great temptation to build apartment houses lies in the fact that you can get as much out of two lots as you would out of six. The price of lots is the most important consideration in building, and that is why capitalists will prefer to build large apartment houses to small dwellings or tenements whenever they can afford it, and profit by it. People are apt to forget the great revolution effected by the elevator, which has practically increased the area of New York city twofold. Builders now buy a lot, not so much with a view as to the kind of house they will be able to build on it, but how high a structure they can get on it. They utilize the space upwards more than the foundation on which the structure is reared. Of course they have to pay for the height of a building in the increased strength required in the lower part of the superstructure and in the walls, beams and so forth, but this is compensated for a hundredfold by the saving in the ground. It may be added, also, that the value of every lot in the apartment house locality is very much increased, owing to the greater prospective income which can be derived from it by the erection of a similar building."

"What do you think of the central court plan?" queried the writer. "Do you not think that a large open court in the centre of these immense structures, tastefully laid out with flowers and a fountain, would be a very desirable feature?"

"A central court in the rear," was the reply, "is of little use in very high buildings. It does not give sufficient light and air. At eleven in the morning the rooms fronting the court will appear as though it were three in the afternoon. If there is to be an open space or court it should be in the front. This would give excellent light and plenty of ventilation, and would, if properly laid out, make the approach to the building pleasing, and perhaps set it off. The arrangement, for instance, of Mr. W. H. Vanderbilt's house is an example of what I mean. Of course, for buildings only four stories high the central court would be excellent, as it would take the place of the old and almost useless backyard and avoid light shafts."

"The objection has been raised to apartment houses that they are not conducive to sociability, and that no great hall exists for the general assemblage of guests for state occasions?"

"That difficulty is easily met. Every apartment house might be so constructed as to have a grand hall, either on the basement or elsewhere, which might serve for a reception or dance. But as this might not always be possible, and frequently inconvenient—owing to the different tastes and social standing of the guests—the French plan might be introduced of

making through communication between all the rooms of a suite. When a reception or dance was desired the rooms might then all be thrown open, and so insure the occupants that privacy amid their own exclusive circle of friends which they might prefer to the general admixture of a common hall."

"Don't you think this plan would increase the pleasure of social life, and that the French system of construction is in a great measure the secret of the sociability of the French?"

"I believe that the success of French social life is due to this very arrangement. Whenever a reception is desired all the rooms are thrown open, and through communication is obtained. The furniture, including beds, &c., are removed to the very back room for the occasion, and the whole suite is thus open to the invited guests. This plan is very popular in France, owing to the very evident advantages which it possesses. Public opinion in this country only wants educating up to this point, and, when the success of the system is once seen, it will be universally adopted in this city and elsewhere. Take my own house for instance. Out of a frontage of about 28x55, I get a reception-room 12x20, a parlor 16x21, a billiard-room 16x22, and a library 16x20, and a dining-room 16x20, exclusive of butler's pantry, &c. All these rooms are on the first floor, and for entertainments are all thrown open by the arrangement I speak of. The billiard-room is no obstacle; on the contrary, it is useful, as the young folks can rest there during a dance, instead of promenading through the rooms and obstructing the dancers. So that you see the plan can be adopted in small private houses also, with this disadvantage, that all the rooms do not communicate in a straight line, and afford a through view, as in the apartment house."

"What limit would you put to the number of families in an apartment house?" asked the writer.

"Well, with a ten-story building, covering twelve city lots, 25x100, sixty-four families or suites should be the maximum. And I am here reminded that I forgot to speak of the economy derived from living in an apartment house. It costs only a quarter of the sum required to furnish a private dwelling, and much less in service and heat, and saves, by means of the elevator, the trouble of ascending and descending flights of stairs, especially for children and the aged and infirm. This latter advantage is one of the principal reasons why apartment houses are popular with ladies."

"Is there not one objection to living in these large structures—the rearing of children as 'hot-house plants'?" suggested the writer.

"Well, from a physical point of view, it is no doubt true that children would be better off if reared in the country, though New York city life does not admit of much fresh air for any child. Grown-up persons can have no fear, of course, of being made 'hot-house plants' of. As for the children, I think as much fresh air should be given to them as possible under any circumstances, and I believe it is the duty of every city government to provide a great number of parks for the recreation of the people, especially in densely populated districts. Swings and other gymnastic apparatuses should be reserved for use in a corner of each of these parks, so that the physical development of the children should be assisted thereby."

"What do you think of the tenement-house system, generally speaking?"

"I think it has been temporarily overdone. There is one improvement that might be suggested. Why not take a frontage of fifty or a hundred feet, and instead of erecting four so-called double tenements on it, with four unpretentious entrances, erect a hundred foot tenement with a large and imposing entrance. This would increase the value of the property, give it a finer appearance, and so get it rented better, and would also enable the builder to get in just as many suites of apartments, or more, than by having a number of entrances as at present. The French plan already spoken of would also be an improvement much desired by tenants."

Mr. Da Cunha thinks that the population capable of being housed on Manhattan Island alone is fully five millions, should the great apartment-houses increase in such numbers as he anticipates they will in the future. He believes that a great many apartment houses will be built on the west side, and hundreds of brick and frame dwellings torn down on the east side, so as to be utilized for the erection of these great structures.

Admiral Porter has been interviewed about the condition of our navy. In answer to a question he said:

"Oh, I'm tired of hearing about our fine officers. What good are our officers if they have not got anything to work with. A navy composed of officers and water don't amount to much. The Government has got all this surplus revenue and they had better build a navy with it. People say that a good share of it will be stolen if we attempt to build a navy. I don't have anything to do with naval contracts, thank God, but we had better run the risk of having a little of it stolen than be 'licked' out of our boots some day. Why, some fine morning a Spanish or French man-of-war will sail into this harbor and blow us all out of water."

"Into New York Harbor?"

"Yes; what's to prevent?"

"Torpedoes."

"We haven't any torpedoes ready, and it would take a month of Sundays to get them ready. Then they would leak, or something else would happen to them. We go around bragging about the American eagle. Some day some fellow'll take us up and we'll get 'licked.' Then we'll wish we had two navies and everybody will be blaming everybody else because there isn't one."

Our readers will recall that something very like this has been said repeatedly in THE RECORD AND GUIDE. The American people in this matter are acting with incredible folly. Our coast line, with its enormously rich cities, has no means of defence against a power so relatively weak as even Chili. Six weeks after a declaration of war by Great Britain, France, Germany or even Italy, all our seaboard cities, including Boston, New York, Philadelphia and Baltimore would be in possession of a foreign fleet. Washington, it will be remembered, was captured in 1812, and the capitol burned by a contemptible force of British soldiers, yet then we had a navy, and one to be proud of, while now we are utterly defenceless. This is a matter our Chambers of Commerce, our exchanges and especially the real estate interest in this city, should take in hand and try to induce Congress to use some of the surplus in the Treasury in providing ships, guns, batteries and the torpedo service to defend the great cities on the sea coast in case of war.

## Real Estate Department.

This has been a rather dull week, due to the election, which always interrupts business in real estate. One hopeful sign is the purchase of vacant lots for immediate improvement. West Side property holders have reason to feel particularly encouraged. Ex-Alderman Farley has begun the construction of ten houses on Ninth avenue, southwest corner of Seventy-third street. There are now quite a number of houses under way on the west side of the Central Park.

There was not much doing in the Exchange last week. No sales were held Saturday, Monday, Tuesday or Friday. On Wednesday property on William street (leasehold) and Nos. 25 and 27 West Thirteenth street was sold, the latter property, according to a contract recorded during the week, was purchased by A. A. Ingraham in September last, for \$40,000, while the price it sold for on Wednesday was only \$37,000. On Thursday there was a large attendance and numerous sales, the most important being the four-story stone front dwelling, No. 845 Fifth avenue, which was sold to satisfy a second mortgage of about \$36,100. The plaintiff in the action became the purchaser, the amount bid being \$20,000 over a first mortgage of \$90,000 and interest, or a total of about \$116,300. Several unfinished dwellings on the southeast corner of Madison avenue and One Hundred and Twenty-eighth street were also sold under foreclosure the plaintiffs buying all of them at prices which leave a deficiency on the second mortgages. A Seventh avenue parcel south of Thirty-second street was sold for \$12,500.

The following is the table of Conveyances and Mortgages for the past week. It will be seen that the number in both cases is about the same as the corresponding week in 1882, while the amount of the Conveyances this year is nearly \$900,000 more, and the Mortgages \$84,272 less. A noticeable feature is the annexed district, which shows an increase in amount of about 132 per cent.:

	CONVEYANCES.	
	1882. Nov. 3 to 9, inclusive.	1883. Nov. 2 to 8, inclusive.
Number.....	140	143
Amount involved.....	\$1,872,611	\$2,766,074
Number nominal.....	37	53
Number of 23d and 24th Wards.....	24	24
Amount involved.....	\$23,975	\$55,596
Number nominal.....	7	8
MORTGAGES.		
Number.....	160	164
Amount involved.....	\$1,554,218	\$1,469,946
No. at 5 per cent.....	46	42
Amount involved.....	\$483,000	\$409,000
No. to Banks, Trust and Insurance Companies.....	30	38
Amount involved.....	\$544,125	\$604,900

The great event of the coming week will be the sale of the estate of the late Governor E. D. Morgan, which takes place next Thursday, the 15th inst. From the advertisement it will be seen that it embraces some of the choicest lots both on the West as well as the East side. Governor Morgan was a shrewd business man, and nowhere did his sagacity show to greater advantage than in his investments in city real estate. Investors can confidently bid upon lots which he thought worth buying. Richard V. Harnett will preside at the sale. On Wednesday, the 14th inst., the same auctioneer will sell, to close an estate, some well located lots on Avenue A, Eighty-fifth, Eighty-sixth and Eighty-seventh streets. He will also sell on the same day the lot No. 133 South Fifth avenue, and the four-story building on the southwest corner of Church and Thomas streets. This is choice investment property.

Adrian H. Muller & Son, will, on the 13th inst., sell some very desirable lots on Madison avenue, One Hundred and Thirteenth and One Hundred and Fourteenth streets, belonging to the estate of James M. Mills. This will be an important sale.

### Gossip of the Week.

W. J. Merritt has sold the five-story brick and Ohio stone apartment houses, known as the "Massasoit," Nos. 118, 120 and 122 West One Hundred and Twenty-ninth street, 75x60x99.11, to James Elliott and Edward C. Burr, for \$110,000. Mr. Merritt has purchased a plot of ground on the north side of One Hundred and Twenty-ninth street, running through to One Hundred and Thirtieth street, commencing about 300 feet east of Eighth avenue, and having a frontage of 75 feet on both streets; also a plot, 125x100, on the south side of One Hundred and Thirty-fourth street, 100 feet west of Seventh avenue.

Nine lots with frame cottage on the south side of Ninety-fourth street, west of Ninth avenue, have been sold to John J. Brown, the builder, for \$55,000; broker, W. P. Seymour.

The plot of five lots on the southwest corner of Ninth avenue and Seventy-third street, 100 on avenue x 125 on street, and two lots on the south side of Seventy-third street, 150 feet west of Ninth avenue, have been purchased by Terence Farley, who now owns 100 feet front on avenue and 200 feet on Seventy-third street, which he will improve at once as announced elsewhere.

Messrs. Crevier & Woolley have sold for Frank A. Seitz the two five-story stone front flats, Nos. 1297 and 1299 Park avenue, between Seventy-seventh and Seventy-eighth streets, size 51x100, and known as the "Warrenton Flats," to Paul Mass.

Park Commissioner John D. Crimmins has sold a lot on the north side of Fifty-seventh street, between Lexington and Third avenues, 25x100, to J. R. Fayerweather, for improvement.

Anthony Smyth has sold two five-story new double apartment houses, each 30x81x100.11, on the north side of One Hundred and Twenty-fourth street, 223 east of Third avenue, for \$66,400, to John H. Riker; also the three-story and basement brown stone private dwelling, No. 249 West One Hundred and Twenty-Seventh street, to Mrs. L. Hanscom, for \$15,000. Mr. Smith has purchased from A. L. Hanscom two lots (50x100) on the south side of One Hundred and Twenty-sixth street, between Seventh and Eighth avenues, and from John H. Riker, five lots, two on



south side of One Hundred and Thirty-sixth street, between Sixth and Seventh avenues, two on west side of Sixth avenue, 25 south of One Hundred and Thirty-sixth street, and one on west side of Sixth avenue, 25 feet north of One Hundred and Thirty-sixth street.

John J. Brown has sold the four-story stone front dwelling, No. 18 East Sixty-seventh street, size 25x60x100, to A. A. Pottier, for \$70,000; broker, W. P. Seymour.

Messrs. W. H. Hoyt & Co. have sold for John H. Butler three four-story stone front flats, Nos. 179 to 183 East Ninety-third street, for \$97,500, to Col. Richard Lathers. And for Col. Lathers, his Tuscan villa at Winyah Park, New Rochelle, with 14 acres of land, for \$40,000, to John H. Butler. The same firm has sold the Strange country seat, at Dobbs Ferry, N. Y., for \$85,000 cash, to T. C. Howard, of New Orleans.

F. Zittel has sold for Lucy N. Driscoll, of St. Paul, the three-story brown stone flat, No. 532 East Eighty-sixth street, for \$9,000; also the four-story brown stone tenement, No. 210 East Seventy-sixth street, for Henry H. Underhill to T. Magrane for \$16,000.

Geo. J. Hamilton has sold a four-story high stoop brown stone cabinet trim dwelling, on the south side of Seventy-third street, west of Ninth avenue, to Mr. Delima, of No. 70 William street.

Yenne & McGowan have sold the two-story and basement brick and private dwelling, No. 433 East Seventy-first street, for ex-Judge Wm. J. Kane to Mrs. Mary A. Durkin for \$4,500.

W. H. Streeter has sold the five-story brown stone flat house, No. 255 West One Hundred and Twenty-second street, size 20x100, to John H. Henshaw, for nearly \$20,000, and the double brick tenement, No. 273 West Sixtieth street, to John R. Beam, for \$14,000.

William Cohen and Julius Lipman have sold four lots, 100x102.2, on the north side of Seventy-sixth street, 125 feet east of Fourth avenue, to Messrs. Wall & Weyer; they will be improved at once.

W. J. Roome has sold the dwelling house, No. 106 West Twenty-seventh street, for \$14,500, and No. 406 West Thirty-fourth street, for \$11,500.

John Molloy has sold five lots on the southeast corner of Eighth avenue and One Hundred and Twenty-eighth street (four on avenue and one on street), and they will probably be improved.

James O. Noakes has sold two lots on the north side of One Hundred and Twelfth street, 95 feet east of Madison avenue, and four lots on the south side of One Hundred and Thirteenth street, 45 feet east of Madison avenue.

John H. Glover, of No. 110 Broadway, has bought the Seth Padleford estate, Harrison avenue, Newport, for \$35,000, which, it is said, he will improve.

### Brooklyn.

Paul C. Grening has sold the two two-story and basement brown stone dwellings, 18x42x100 each, Nos. 453 and 454 Van Buren street, to H. M. Smith for \$5,500 each.

W. F. Corwith has sold for W. H. Godfrey the two lots, together in size 48x98, on the east side of Graham avenue, 50 feet south of Broome street, to Henry Rorden and Martin Kohlmana for \$2,400.

### Out Among the Builders.

Thom & Wilson are engaged on the preliminary sketches for ten first-class private houses and one apartment house, to be erected on the southwest corner of Seventy-third street and Ninth avenue. The former will be five stories high, and have brown stone fronts, the dimensions ranging from 17 to 18 feet in frontage and 60 feet deep, with extensions; they will front on the street. The apartment house will be on the corner, fronting the avenue, the size being 25x98; it will be heated by steam, the material being of brick with brown stone trimmings. All the houses will be finished in hardwood and have the modern improvements. Owner, Terence Farley; cost, between \$250,000 and \$300,000. The same architects have the plans under way for a two-story brick factory, 52x258½, to be erected on the northeast corner of Railroad avenue and One Hundred and Sixty-sixth street. The building will be used as a manufactory of silk material. The light will be good throughout and will be a special feature of the structure. Owner, Richard Walter; cost, about \$30,000. The same firm, it may be added, are the architects for the five-story and basement flat, to be built for S. H. Mapes, on the west side of Tenth avenue, between Seventy-fourth and Seventy-fifth streets, as reported in our last, the cost of which will be about \$24,000.

W. J. Merritt will shortly commence the erection of fifteen three story and basement private dwellings, about 18x45 each. Four will be on the south side of One Hundred and Thirtieth street, about 300 feet east of Eighth avenue, four on the north side of One Hundred and Twenty-ninth street, 300 feet east of Eighth avenue, and seven on the south side of One Hundred and Thirty-fourth street, 100 feet west of Seventh avenue. They will all be in the Queen Anne style of architecture, the exteriors being of different design. The material will be of brick, stone and terra cotta, and they will all contain dumb waiters and butler's pantry, as well as modern improvements. Mr. Merritt will be the owner, architect and builder, and the cost will be about \$100,000.

R. Rosenstock has the plans under way for four four-story basement and sub-cellar apartment houses, to be erected on the north side of Seventy-sixth street, 125 feet east of Fourth avenue. Two will be 30x80 each, and contain two families on each floor, the remainder being 20x80 and having one family per floor. The fronts will be of brick, stone and terra cotta. The double houses will have private halls panelled in oak, while the trim throughout will be of hardwood, and all modern improvements will be provided. The cost to the owners, Messrs. Wall & Weyer, will be about \$160,000.

The erection of a structure for the Mercantile Exchange, at the corner of Hudson and Harrison streets, will shortly commence. Mr. H. K. Thurber, one of the committee, stated to a representative of THE RECORD AND GUIDE that he expected the building would be put up within a year.

He could not give the name of the architect, as no plan had yet been decided upon.

Charles Baxter has the plans in hand for three five-story and basement brick and brown stone double tenements, 25x85, to be erected on the north side of Sixty-eighth street, 125 feet west of Eleventh avenue, for Edwin M. Wadsworth, at a cost of about \$48,000.

August Marshall is about to commence the erection of two three-story and basement brick double flats, on the east side of Market street, 23.3 feet south of Henry street. They will have a total frontage of 44.6, and a depth of 70 feet. Cost, about \$32,000. Architects, Anthony Pfund & Son.

Charles Kopp, who has just purchased a 20-foot lot on the north side of One Hundred and Thirty-third street, commencing 260 feet west of Seventh avenue, will erect thereon a private residence for his own occupancy.

We hear that two lots on the north side of One Hundred and Fourteenth street, commencing 245 feet west of Fifth avenue, to which John Monks has just taken title, will be improved at once by him.

Two four-story stone front flats will be erected on two lots, on the west side of Fourth avenue, commencing 25.6 south of Eighty-third street. Cost, about \$25,000; owner, Mrs. Mary A. Foley.

Park Commissioner Wm. M. Olliffe intends to improve the lots with frame dwellings thereon, Nos. 147, 149 and 151 West Thirty-fifth street. The character of the improvement has not yet been settled upon, nor has any architect been selected.

With a view of selecting a material for building the capitol of the State of Georgia, owners of granite, rock, and marble quarries are invited to submit samples of the same to the Board of Capitol Commissioners, together with the price per cubic foot in the quarry, and also the price per cubic foot for dimension stone delivered in Atlanta. Samples must be in cubes, eight inches on the face, one side hammer-dressed, and one side polished, and must be in duplicate for purposes of testing, and forwarded prepaid on or before December 1st, 1883. Henry D. McDaniel, Governor and ex-officio Chairman of the Commission, Atlanta, Ga.

### Brooklyn.

Th. Engelhardt has plans for a three-story frame double tenement, 25x50, to be erected at No. 832 Park avenue, for H. Schade at a cost of \$4,000; also a three-story frame store and tenement, 25x50, with a two-story frame stable, 20x25, in rear, to be erected on the northeast corner of Broadway and Adams street for Herman Bruch; cost, \$6,500.

Amzi Hill is preparing plans for two two-and-one-half-story brick dwellings, each 15x45, to be erected on the north side of Bergen street, 345 feet east of Grand avenue, for Thomas Robbins.

The wardens of the church on the corner of Jefferson street and Ormond place are about to erect a two-story and basement brick parsonage, 22.8x42, adjoining the church. Architect, Geo. B. Pelham.

### A Correction.

Editor RECORD AND GUIDE:

SIR: Permit us to ask the favor of space in your paper for correcting the error made by several morning papers, which have reported Mr. Da Cunha as the architect for our proposed building on the Plaza. The plans he has scattered broadcast over the city were not authorized by us. We have engaged Mr. Carl Pfeiffer as our architect. PHYFE & CAMPBELL.

NEW YORK, November 5.

### Interesting to Taxpayers.

A petition of the property owners with map and plan for changing the grade of 100th and 101st streets, from a line 450 west of west curb Third avenue to a line 5 feet east of east line of Fourth avenue, 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 16th day of November, 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, December 7th, for the appointment of Commissioners of Estimate and Assessment in the matter relative to the opening of 83d street, from Avenue A to bulkhead line East River.

In pursuance of Section 4 of Chapter 33 of the Laws of 1881, the Comptroller of the City of New York gives notice to property owners that the assessment lists for the opening of 162d street, between 10th avenue and Edgecombe road was confirmed by the Supreme Court, October 26, 1883, and entered on the 30th day of October, 1883, in the Record of Titles of Assessments kept in the Bureau for the Collection of Assessments and of Arrears of Taxes and Assessments and of Water Rents. All payments made on or before January 4, 1884, will be exempt from interest; after that date interest will be charged at the rate of 7 per cent. per annum from October 30, 1883. Payments to be made between 9 A. M. and 2 P. M.

### Notes and Items.

The Commission appointed to select and locate sites for parks in the Twenty-third and Twenty-fourth wards, has appointed General James C. Lane as engineer and surveyor, and has applied for an appropriation of \$1,000 to defray expenses incurred in the work.

The contract for erecting a plate girder bridge in the southern approach of the Madison Avenue Bridge at 138th street, has been awarded by the Park Commissioners to Messrs. Post & McCord, of 102 Broadway.

All the property, rights and franchise of the American Heating & Power Co., will be sold at the Exchange Salesroom on Monday, December 3d, ensuing.

ERRATUM.—In our article "Can Non Citizens Hold Real Estate" last week's issue, in place of the word *disposition*, at the end of the third paragraph, it should have been printed *deposition*.

## Contractors' Notes.

Estimates for the heating and ventilating of a hospital building at the foot of East 16th street, will be received by the Commissioners of the Health Department, at No. 301 Mott street, until 2:30 o'clock, November 20, 1883.

The Suburban Rapid Transit Company is at last getting to work. A bridge is about to be built across the Harlem River, at Second avenue and One Hundred and Twenty-ninth street. Three stone piers will support the bridge, which will be of iron and have a draw similar to the one at Eighth avenue. The contracts are given out, and the bridge, it is said, will be completed next August. Three lines of elevated and depressed railroads are to be built by the company.

The daily journals are in the habit of borrowing very largely from THE RECORD AND GUIDE, but they overlooked the exclusive announcement made by us last week that Mr. Carl Pfeiffer was to be the architect of the large apartment house on the Fifth avenue plaza lots and not Mr. Geo. W. Da Cunha. It is somewhat amusing to find them giving the architectural details so entirely different from the actual designs, and mentioning the name of the wrong architect. They had evidently not taken any steps to verify their report.

The columns of THE RECORD AND GUIDE have been enriched for several weeks past with contributions from the pen of Mr. George W. Van Siclen, the well-known real estate lawyer. He will continue to furnish condensations of legal decisions affecting real estate and will answer any point which may be raised concerning the legal status of realty.

Something quite unique in china for holding flowers, and specially pretty for placing on a piano, is a music box; it stands upright, with spaces among the leaves for the flowers.

## BUILDING MATERIAL MARKET.

**BRICKS.**—About the only noticeable feature on the market for Common Hards has been its uniformity of prices, and absence of items of special interest. Arrivals have been somewhat irregular, but always full enough to satisfy the outlet, and generally leaving a few cargoes afloat to prevent receivers from forcing a higher figure, while on the other hand the demand was very good, with buyers making no serious objection to the cost on any grade. Latterly the offering appeared a trifle fuller, and the feeling not quite so strong but without resulting in the alteration of values which we retain on the same basis of last week. It is claimed that only a few cargoes go into accumulation against winter wants, and that most of the brick handled will be used for immediate consumption. Considerable work has been completed to be sure, but with many large jobs still under way and some consuming as high as 150,000 bricks per diem, it requires a pretty full amount to satisfy all calls, especially as contractors are all in a hurry to get under cover. Manufacturers are still shipping fairly, especially from "Up River," and will continue to do so while present rates are maintained. Pale Brick have declined at least 25c per M, and cannot now be quoted above \$3.75@4.25 per M. The shipments appear to have been simultaneously large, and with no corresponding demand receivers found it necessary to give way. Fronts continue firm, and dealers report business in the finer grades exceeding expectations.

**CEMENT.**—Generally the market is in better form. Rosendale sells well on local account, and dealers and contractors accumulating stocks for winter use. The general shipping demand is full and anxious, and as it must in the natural course of events require only a few weeks to bring production to a close, sellers gain much advantage. About \$1.15 is now the average inside figure, and some brands are held higher. The manufacturers of Saylor's Portland report a quick business, with demand ahead of production and former prices firmly adhered to. Even the long-suffering imported goods now appear on a fair road to recover tone and position. None of the leading brands can be found in first hands to an extent sufficient to meet other than a few jobbing orders. A great many of the unknown and poor brands appear to have worked off in one way and another, and with lighter arrivals, coupled with increasing transportation charges, the supposition is that importations will run light for balance of year. Cost firmer all around and inclined to advance.

**GLASS.**—The situation is unchanged. No domestic stock is available. The strike at the West continues and sellers are dependent upon the somewhat small importation to satisfy their customers and do not meet with much success. Indeed all hands are "away behind" on their orders and have no idea when they can clear up. Prices naturally rule quite firm and 60 and 15 seem the best average discount at the moment.

**LATH.**—From the Eastward a great many lath have come to hand, but they appear to have been well managed and with a good demand to help them receivers were successful in maintaining a uniform market at \$3.50 per M. The distribution has been in part out of town, largely local and buyers still to be found on the lookout for stock at the close, with some engaging from the few lots offered afloat. Another factor tending to aid and support the position is the shutting off of supplies from the interior by the advance in freight charges. It is calculated that about 7,000,000 lath came to hand from the West and North, but regular receivers seem to fear no further competition.

**LIME.**—Still "no change" is about the only report to be made on this market. Supplies have all been sold, but the offering was a little too full to admit of an advance and receivers appeared content to accept old figures all around.

**LUMBER.**—It is just about the same old story again throughout the general market. Business lacks spirit and fervor on all grades, and occasionally lapses into more or less of a drag, a result the "bears" are not slow to take advantage of in presenting the worst side of the market. Offerings, however, are not in any case reaching an excessive point, and in the way

of really attractive and useful goods there is a tendency to scarcity, while on values the full former grade at least is supported, with a hardening tendency, if anything, in some instances. The accounts from the East, North and West are all of a character to indicate that shipments during the balance of the season can only be made fully up to or in excess of a parity of those now ruling here, and the struggles of the Southwestern manufacturers to a-set themselves upon a more solid basis are working fair progress. The Yard trade, as a whole, is fair, but somewhat variable, according to the disposition of sellers. Those who are willing to take full or even average risks can find a place to put considerable stock, but where the lines are drawn sharp and close business has slower form. The latter, however, secures a reliable class of customers who, while not making any great display in their easy careful way, absorb a considerable amount of stock from week to week, and pay for all they take whenever accounts mature.

Eastern Spruce varies but little from the stereotyped position it has occupied during the greater portion of the season. Receivers manage to get rid of about all the stock coming to hand, and if the quality be attractive they obtain former rates without unusual effort, but poor stuff must be sold as best it can, and now and then this necessitates the acceptance of pretty low figures. Production is gradually narrowing down to the sole capacity of the steam mills, and this seems to insure considerable advantage to sellers, though few venture to predict any material addition to values unless demand unexpectedly quickens and expands. The quotations on the average are placed at \$13@16 per M, but specials range up as high as \$16.50@17.00, and short and narrow stuff down to \$12 per M.

White Pine retains supporting influence, and the market is steady throughout. Home buyers are somewhat erratic in developing their wants and make an uneven demand, but there is a fair call on shipping orders, and the bids range rather full from the outset. Indeed, buyers seem to understand that with the greatly reduced competition among holders the chances for easier terms are correspondingly modified, and that a prolongation of negotiations will bring little or no advantage. We quote at \$18.50@20 for West India shipping boards, \$25@30 for South America do.; \$16@18 for box boards, and \$18.50 to \$19 for extra do.

Yellow Pine progresses slowly toward further improvement, but shows no retrograde movement, and sellers feel correspondingly encouraged. It is, of course, no market upon which supplies could be taken out and sold with anything like freedom, and would be a poor one upon which to bring many randoms, but a few really attractive cuts are wanted for yard stocks and more or less trading takes place over specials. The f. o. b. business on cargoes at primary points affords agents opportunities for making many very nice sales, and, taken altogether, basis for complaint diminishes rather than increases. According to current reports the production appears to be very fairly under control and not likely to overrun the outlet to any serious extent. We quote as follows: Randoms, \$20@22 per M; Specials, \$21@23 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@26; Step Plank, \$30@35 do.; Cargoes f. o. b. at Atlantic ports, \$14@16 for rough, and \$9@21 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods are steady on desirable stock and, though selling somewhat irregularly, reach a very fair average movement. Out-side of that, however, it is simply a repetition of the old complaint over culls dumped in upon the market and the great annoyance they cause everyone who attempts to handle them. Kindling wood and bean poles would appear a much better grading than anything else for some of the lots of alleged "logs" sent in here, and the sale of them can never be perfected until the cost is marked down to an unusually low figure. We quote at wholesale rates by car-load about as follows: Walnut, \$65@110 per M; ash, \$35@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; whitewood 1/2 and 5/8 inch, \$25@30 do. do., and do. inch, \$28@38; nickory, \$45@55 do.

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 \$5.00@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.

## Special Notices.

Since the compulsory adoption of permanent fire-escapes twenty years ago under Superintendent Macgregor, few names have been more closely associated with their erection than that of Mr. J. Taylor, of 172 Greene street; indeed, during this period, he claims to have put up a greater number of them than any other manufacturer in the country. Mr. T. has recently invented and patented a permanent fire escape that meets the strict requirements of all legal enactments concerning their erection, while at the same time completely overcoming the one great objection made against them by owners of handsome stores, apartment houses and hotels, namely, the unsightly appearance of the iron ladder from floor to floor. Mr. T. uses the regulation balcony and iron ladder with hand rail, but the latter is hinged under the former and operated by a lever with a new and ingenious application of chain and pulleys. The whole is so nicely balanced that a child can readily lower and raise it. When closed the ladder is invisible, and he is justified in calling it an automatic invisible ladder. He has recently placed this fire escape on Cable's Belmont Hotel, on Fulton street, and has contracts for a number of fine apartment houses.

Dessoir & Kirchacker, whose advertisement appears in another column, are manufacturers of cabinet ware, hardwood trim and furniture, as well as mantels, frames, office and bar fixtures. They supply the trade and make a specialty of furniture work. They are constantly employed by the leading furniture dealers in the city, and have been engaged, among others, by Mr. Barker to do the cabinet work of his house, No. 24 East Seventieth street. Their address is No. 224 East Forty-second street.

The attention of architects, builders and owners is directed to the card of T. F. Murphy, which appears on the last page. Mr. Murphy is a locksmith and bellhanger of experience; he has been in the business for many years, and will be glad to give estimates for work on application at his address, No. 1122 Third avenue.

## GENERAL LUMBER NOTES.

## THE STATE.

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

[FOR THE WEEK ENDING NOV. 6, 1883.]

A good attendance of buyers have been in market, purchasing stock for winter sales before river and Eastern freights advance, as is usual towards the close of navigation, and to save the still higher rates by rail when the river is frozen. The demand has been for all sizes and qualities of Pine, of which there is a good supply on the yards. Prices are unchanged, though inclining toward the higher figures of the list. In Michigan and Canada the sales are light, as buyers hope for a reduction on coarse lots next spring. The log jobbers are already in the woods in some sections, commencing their winter's work on the standing timber, though the intention to cut a limited amount, for fear of overstocking the market, is the general feeling of manufacturers.

The constant receipts of Spruce and Hemlock, notwithstanding the inability of the mills to run more than half time, keep a fair supply on the yards.

Hardwoods, though not over-abundant, are in fair stock, with continuous receipts by canals and rail. Buyers are shipping by water to avoid the higher rates by rail when the river is closed.

Lath continue to arrive, keeping a fair supply on the yards. Shingles are dull and in sufficient stock.

The receipts of lumber at tide water during the week and from the opening of navigation, to and including the 31st day of October, 1883, are as follows:

	For the week.	From May 7.
Albany.....	24,583,000 ft.	398,932,000 ft.
West Troy.....	11,340,000 ft.	182,050,000 ft.
Waterford.....	3,671,000 ft.	105,199,000 ft.
Totals.....	39,594,000 ft.	686,181,000 ft.

## THE WEST.

The following is by telegraph:

CHICAGO, November 8.

It is stated here that a large proportion of the saw mills on the east shore of Lake Michigan will shut down within a week. This action is caused by the low price of lumber and the fact that the sawing season has already been as long as usual. The closing of the mills will practically close navigation, as it will leave vessels with little to do.

The Chicago *Northwestern Lumberman* as follows:

CHICAGO.

**AT THE DOCKS.**—A blank line would as nearly as anything describe the condition at the docks the past week. The powerful and wide-spread storm that has swept the Mississippi valley from west to east has caused a gale on Lake Michigan, and raised a high sea on the east shore. As a consequence but few vessels lumber-laden have reached the sales docks, even steam barges in but few instances daring to brave the head winds. Even vessels that had discharged their cargoes have been timid about venturing out, but one after another, they have cleared the port, and will continue to do so, now that the weather is pleasant, until a very bottom accustomed to carry lumber has started for the other side. It now looks as though, when the wind changes, the biggest fleet of the season will put in an appearance, and that by next Monday morning there will be lively times on the market.

When the lull in receipts occurred, the yard docks were quite full, as lumber had been arriving liberally for a few weeks previous. The cessation of receipts has given the yards an opportunity to partly clear off the dock and get the stock in pile, so that there is likely to be a brisk market when the fleet arrives. Yet it is anticipated that there will be a scabble about values and that the purchasers will pound prices through the encouragement of heavy offerings. As a general thing, stocking up has kept pace with the volume of trade out of the yards and there is no inducement to anticipate future probabilities by purchasing any more than is necessary to complete and maintain stocks. For this reason there will be no greed manifest on the part of buyers, and it may be expected that they will try to dictate terms when the market is again crowded with lumber.

The prices of dimension still range upward from a basis of \$9 for short and quotation must be allowed to stand as last week, though it is possible that a sag

will come before our next issue, as a result of heavy offering sure to come.

Quotations are as follows:

Table listing lumber prices: Short dimension, green... \$9 00 @ 9 50; Long dimension, green... 9 50 @ 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.

There is a good deal of conjecture as to the future of Walnut. According to one theory it is too high now, and must come down in price or be superceded to a large extent by other woods. It does seem ridiculous that Mahogany can be laid down here at prices not much in excess of those charge for clear Walnut. Mahogany is so much more desirable for many purposes, that it is bound to win in such a contest. Then there are other woods that for particular uses will be substituted for the old king of hardwoods. Cherry is increasingly used for finishing where it could not be were it not for its lower price. From this point of view it would seem that the recent high price will result in a diminished use, that will, in turn, bring about a reduction of the price. On the other hand, it is thought that this year's reduced production will be, before long, felt in a small supply, and consequently stiffening values on the lower grades. Some dealers expect before next summer comes, to see common and culls at the prices of two years ago.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The closing down of the mills will be completed within a few days and it is becoming more and more apparent that there is no surplus lumber on hand. Providence has kept the lumbermen out of trouble by keeping them from piling up an unnecessary amount of lumber and afflicts them with a huge surplus of logs to winter over by way of penalty for folly.

Preparations for logging are in full progress and, as we predicted, there is every indication that the cut will approximate last winter's. One of the principal causes of this is that a vast quantity of stumpage has been bought, and under the contracts must be cut this winter or lost to the buyers. Supplies and wages are nearly the same as last year. Unless extraordinary snows fall this winter the coming crop as well as the old logs will stand but little show of reaching the mills at any early time next year. There is almost no new contracts being made for logs at any figure. A few rafts have been sold from the St. Croix and some others sent below for winter storage.

CANADA.

The quantities of timber measured at Quebec for October 26, during the past three years are as follows:

Table showing timber quantities for 1881, 1882, and 1883. Columns include Waney white pine, Square white pine, Square red pine, Square oak, Square elm, Square ash, Square basswood, Square butternut, Square tamarack, and Sq. birch and maple.

FOREIGN.

The Timber Trade's Journal reports on the sale of a cargo of sawn pitch pine timber and planks, per steamer, from Pensacola, and containing in all about 70,000 cubic feet, all of which was sold at the following prices:

Table listing prices for Saw pitch pine, Pensacola, with dimensions like 18 to 20 in. deep, 16 " 17, 15 " 16, etc., and prices per ft.

METALS.—COPPER.—Ingot has not been very active

the demand keeping down to the close limit of ordinary trade necessities. To meet the outlet the offering was fair and within easy reach, while cost if anything slightly favored the buyer. We quote at 15c @ 15 1/2c for Lake, from which there is a range down to 14 1/2c for other brands according to quality. Manufactured Copper has been moderately active and about steady though list rates are not in all cases closely adhered to. We quote as follows: Brazier's Copper, ordinary size over 16 oz. per sq. foot, 28c. per lb.; do do, do, 16 oz. and over 12 oz. per sq. foot, 28c. per lb.; do do, 10 and 12 oz. per sq. foot, 30c. per lb.; do do, lighter than 10 oz. per sq. foot, 32c. per lb.; circles less than 84 inches in diameter, 28c. per lb.; do 81 inches in diameter and over, 31c. per lb.; segment and pattern sheets, 28c. per lb.; locomotive fire box sheets, 28c. per lb.; Sheathing Copper, over 12 oz. per square foot, 24c. per lb., and Bolt Copper, 26c. per lb. Iron—Scotch Pig is without much change. Advices from abroad have on the whole rather favored buyers, but as the arrivals and demand made a fair balance, receivers managed to prevent any positive shading on cost. We quote at \$20 50 @ 23 50 according to brand, etc. American Pig has not found much of an outlet, and the stock very generally was handled only in small trade lots to satisfy current consumptive requirements, with sellers inclined to keep terms quite easy and offering plenty of stock. No further positive shading on values, however, has been made for good stock, and at this point at least there appears considerable success in preventing an accumulation of supplies. We quote \$20 50 @ 21 50 per ton for No. 1 X foundry, \$19 25 @ 20 00 for No. 2 X do. do., and \$18 @ 19 00 for gray forge. Rails have found fair sale, but mainly under pressure and rates all around were lower. How much lower, however, it is difficult to say as manufacturers have been at loggerheads and in the sharp competition resulting therefrom, there is reason to believe that less than the cost of production was accepted. It is thought that somewhere in the neighborhood of \$36 @ 37 per ton is about the present operating basis, though all figures are nominal. Old rails, scrap iron, etc., meet with a little sale, but it is of an irregular character and buyers generally expect to be served at pretty low figures. The supplies are fair. We quote at \$22 50 @ 23 50 for tee rails, \$25 50 @ 26 00 for double heads, \$23 00 @ 23 50 for No. 1 wrought scrap ex ship, \$24 00 @ 24 50 for selected do., \$18 00 @ 19 00 for old car wheels, and \$22 00 @ 23 for crop ends. Manufactured

Iron without much animation and the market more or less unsettled. A few special contracts are making for architectural slopes and sizes, however, and at good fair rates in most cases. Store accumulations are not large and there is an inclination to prevent an increase as much as possible.

We quote Common Merchant Bar, ordinary sizes at 2 1/2 @ 2 5/8c. from store, and Refined at 2 4/4 @ 2 1/2c.; wrought beams at 3 5/8 @ 3 6/8c. Fish Plates quoted at 3 0 @ 3 1/2c.; track bolt and nuts, 3 1/4 @ 3 3/8c.; railway spikes 3 1/2 @ 3 3/4c.; tank, 3 @ 3 1/4c.; angle, 2 5 @ 2 7/8c.; best flange 4 1/4 @ 4 3/4c. and domestic sheet on the basis of 3 3/4 @ 3 7/8c. for common Nos. 10 @ 16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig is meeting with rather a slow and uncertain demand and the tone of the market is somewhat flat all around. Offerings ample and more can be reached if wanted. We quote at about 4 05 @ 4 10c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 6c.; Pipe, 6 1/2c.; and Sheet, 7 1/2c., less the usual discount to the trade; and Tin-lined pipe, 15c.; block tin Pipe, 45c., on same terms. TR—Pig has sold to a fair extent in small lots for consumption, but the general market by no means active and values have quite an unsettled tone at times. As a rule the tendency appears to be in the buyers favors. We quote at 20 3/4 @ 20 1/4 for Straits and Australian, 2 1/2 @ 20 1/2 for English, and 20 1/2 @ 20 1/4 for Banca. Tin plates have been quite dull even on the ordinary trade distribution from store and the feeling was easy, though holders refrained from any open naming of lower figures. Stocks on hand fair and parcels to arrive can be bought at reduced cost. We quote I. C. Charcoal, third cross assortment, \$5 55 @ 5 60 for Allaway grade, and \$6 25 @ 6 37 1/2 for Melyn grade; for each additional X add \$1 25 and \$1 50 respectively; I. C. Coke, \$5 05 @ 5 10 for B. V. grade; \$5 20 @ 5 30 for Derwent and A. B. grade; Charcoal terne, \$5 05 @ 5 30 for Allaway and Dean grades, 14x20; \$10 50 @ 11 00 for do. 20x28; Coke terne, \$4 70 @ 4 75 for Glais grade 14x20, and \$9 75 @ 9 87 for do. 20x28—all in round lots. Spelter meeting with about the ordinary call from regular sources and ruling fairly steady but lacking in buoyancy—quoted at 4 1/2 @ 5c. as to brand, etc. Sheet Zinc without animation, but supplies under fair control and steady at 6 1/2 @ 7 1/2c., according to brand, quantity, etc.

NAILS.—The distribution of stock has been fair, and indeed somewhat fuller than last week if anything, with the demand still good from most regular sources. Buyers are not investing much beyond early wants, and exhibit no anxiety, but are compelled to keep a reasonably full outlet open, and to order from about all standard assortments. Cost as before and the position steady. There has been an unusually full distribution of lath nails during the past few weeks.

We quote 10d to 60d, common fence and sheathing, per keg, \$2 90 @ 3 00; 8d and 9d, common do per keg, \$3 35; 6d and 7d, common do., per keg \$3 50; 4d and 5d, common do., per keg, \$3 85; 3d, per keg, \$4 05; 3d, fine, per keg, \$5 35; 2d, per keg, \$4 70. Cut spikes, all sizes, \$3 35; floor, casing and box, \$3 85 @ 4 60; finishing, \$4 10 @ 4 85. Cilch Nails.—1 1/2 inch, \$5 20; 1 3/4 inch, \$4 95; 2 inch, \$5 10; 2 1/4 @ 2 3/4 inch, \$4 25; 3 inch and longer, \$4 90.

PAINTS AND OILS.—From first hand the business has been rather light in most descriptions of paints, colors, etc., but jobbers secure a pretty good trade, and seem to be satisfied that they are extracting from the market all the natural business it contains. They also obtain about old rates with little or no difficulty and call the position steady. Linseed Oil selling fairly, and has a steady market at a cost of about 57 @ 58c. for domestic, and 59 @ 60c. for foreign. Spirits Turpentine has been slow and easy at about 35 @ 40, according to quantity, delivery, etc.

PITCH AND TAR.—Demand moderate, offering and assortment equal to the calls made, and the general position fairly steady. We quote Pitch \$2 35 @ 2 3 per bbl., and Tar \$2 50 @ 3 00 do., according to quantity, quality and delivery.

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 for BRICK and CARGO AFOAT. Includes items like Pale, Jerseys, Trip-Rivers, Haverstraw Bay, 2ds, Haverstraw Bay, 1sts, Favorite brands, Hollow Fire Clay Brick.

Table for FRONTS. Includes items like Croton and Croton Points—Brown, Dark, Red, Philadelphia, on pier, Trenton, Baltimore.

Table for FIRE BRICK. Includes items like Welsh, English, English, choice brands, Scotch, Newcastle, Jilica, Lee-Moor, Jilica, Dinas, White Enamelled, English size, per M, do do domestic size, Warm Buff facing, domestic size, American, No. 1, American, No. 2.

Table for CEMENT. Includes items like Rosendale, Portland, Saylor's American, Portland (English), ordinary, Portland K. B. & S., Portland Burham, Portland, J. B. White & Bro., Portland German, Roman, Keene's coarse, Keene's fine.

IRON.

Table listing iron products: Pig, Scotch, Coltness, Pig, Scotch, Glengarnock, Pig, Scotch, Eglinton, Pig, American, No. 1, Pig, American, No. 2, Pig, American, Forge.

Table for BAR IRON FROM STORE. Includes items like Common Iron, 3/4 to 1 in. round and square, 1 to 6 in. x 1/4 to 1 in., Refined Iron, 3/4 to 2 in. round and square, 1 to 6 in. x 3/8 to 1 in., 1 to 6 in. x 1/2 and 5-10, Rods—5/8 @ 1 1/2 round and square, Bands—1 to 6 x 2-16 No. 12, Norway rail rods.

Table for SHEET. Includes items like Nos. 10 to 16, Nos. 17 to 20, Nos. 21 to 24, Nos. 25 to 26, Nos. 27 to 28, Patented finished, Russia, Rails American steel, Rails American iron.

Table for LABOR. Includes items like Ordinary, per day, Masons, Plasterers, Carpenters, Painters, Stone setters.

Table for LIME. Includes items like Rockland, common, Rockland, finishing, State, common, cargo rate, State, finishing, Ground.

Add 25c. to above figures for yard rates.

LATH—Cargo rate \$3 50 @

LUMBER.

Prices for yard delivery, average run of stock

Allowance must be made on one side for special contracts, and on the other for extra selections.

Large table listing various lumber products and prices: Pine, very choice and ex. dry, Pine, good, Pine, shipping box, Pine, common box, Pine, common box, 1/2, Pine tally plank, 1 1/2, 10 in., dressed, Pine tally plank, 1 1/2, 2d quality, Pine, tally planks, 1 1/2, culls, Pine, tally boards, dressed, good, Pine, tally boards, dressed, common, Pine, strip boards, m'ch'able, dress d, Pine, strip boards, culls, Pine, strip boards, clear, Pine, strip plank, dressed clear, Spruce boards, dressed, Spruce plank, 1 1/2 inch, each, Spruce plank, 2 inch, each, Spruce plank, 1 1/2 in., dressed, Spruce plank, 2 in., dressed, Spruce wall strips, Spruce timber, Hemlock boards, Hemlock joint, 2 1/2 x 4, Hemlock joint, 3 x 4, Hemlock joint, 4 x 8, Oak, good, Oak, Maple, cull, Maple, good, Chestnut, Cypress, 1, 1 1/2, 2 and 2 1/2 in., Black Walnut, good to choice, Black Walnut, ordinary to fair, Black Walnut, 5/8, Black Walnut, selected and seasoned, Black Walnut counters, Black Walnut, 5x5, Black Walnut, 6x6, Black Walnut, 7x7, Black Walnut, 8x8, Cherry, wide, Cherry, ordinary, Whitewood, inch, Whitewood, 5/4 in., Whitewood, 5/8 panels, Shingles, extra shaved pine, 18 in, Shingles, extra sawed pine, 18 in, Shingles, clear sawed pine, 16 in, Shingles, heart, cypress, 24 x 7, Shingles, heart, cypress, 20 x 6, Yellow pine dressed flooring, Yellow pine girders.

PLASTER PARIS

Table for PLASTER PARIS. Includes items like Calcined, ordinary city, Calcined, city casting, Calcined, city superfine.

SLATE.

Table for SLATE. Includes items like Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City).

SOLDERS.

Table for SOLDERS. Includes items like Half and half, Extra, No. 1.

TIN PLATES.

Table for TIN PLATES. Includes items like I. C. charcoal, 10 x 14, I. C. coke 10 x 14, I. X. charcoal, 10 x 14, I. C. charcoal, 20 x 28, I. X. charcoal, 14 x 20, I. C. coke, 14 x 20, I. C. coke, terne, 14 x 20, I. C. charcoal, terne, 14 x 20.

ZINC.

Table for ZINC. Includes items like Sheet cast, Sheet open.

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

Vol. XXXII.

NEW YORK, NOVEMBER 10, 1883.

No. 817

### SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending November 9:

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

RICHARD V. HARNETT & CO.

William st, Nos. 127 and 129, n w s, 163.3 n e John st, 40x96.10x38x95.10, five-story brick building with two-story brick extension; 21 years lease, from May 1, 1866; rent, \$1,660, taxes and interest on assessments. Alfred J. Taylor. \$15,750

93th st, s s, 110 e 3d av, 125x100.11, five four-story brick tenem'ts, all right, title and interest. James E. Granniss. 1,000

J. H. HARNETT & CO.

Pearl st, No. 496, n s, 25x75, four-story brick store and tenem't and four-story brick tenem't on rear. Teresa Malone. 11,325

Pearl st, No. 498, n s, four-story brick tenem't; leasehold, 5 years lease, from May 1, 1881. Teresa Malone. 230

A. H. MULLER & SON.

\*Madison av, No. 2101, s e cor 128th st, 20x85, three-story stone front dwell'g. Sarah F. Mead. 17,307

\*Madison av, No. 2099, e s, adj above on south, 20x85, three-story stone front dwell'g. Sarah F. Mead. 13,731

\*Madison av, No. 2097, e s, adj above, 20x85, three-story stone front dwell'g. Henry de F. Weekes. 13,731

\*Madison av, Nos. 2093 and 2095, e s, 66 s 128th st, 39.11x85, two three-story stone front dwell'gs. Henry de F. Weekes. 20,063

LOUIS MESIER.

13th st, Nos. 25 and 27, n s, 375 w 5th av, 50x103.3, three and four-story brick buildings, with four-story brick building on rear. A. E. Woodruff. 37,000

B. SMYTH.

7th av, No. 397, e s, 25.9 s 3d st, 25x100, three-story brick store and tenem't, and three-story frame dwell'g on rear. Robert B. Lynd. (2 mort., amount due, abt \$3,275 and \$3,225). 12,600

J. T. BOYD.

\*5th av, No. 845, e s, 50.5 n 62d st, 28x108, four-story stone front dwell'g. James F. Malcolm. (2d mort., amount due, abt \$36,100; 1st mort., \$90,000). 115,955

A. J. BLEECKER & SON.

Varick st, Nos. 77 and 79, w s, 104.3 n Canal st, 27x50.9x irreg., three-story brick warehouse and tenem't. S. J. Mallaby. 10,000

Varick st, No. 81, w s, adj, 30x75.9x irreg x 53.6, three-story brick dwell'g. James Cameron. 12,000

Total.....\$289,692  
Corresponding week 1882.....162,875

### BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan, J. Cole and Cole & Murphy have made the following sales for the week ending November 8:

\*Clinton st, e s, 80 s Carroll st, 20x90, Annie F. Shardlow, extr. \$8,600

\*Congress st, No. 197, n s, 115 e Clinton st, 25x90, George W. South. 11,000

Humboldt st, w s, 100 n Stagg st, 25x100. L. Reizenstein. 2,950

Monroe st, n s, 356 w Ralph av, 19x100, Andrew Peck. 4,050

\*Prospect st, s s, 90 w Bridge st, 50x100, Peter M. Wilson. 11,500

Total.....\$33,100

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

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

### NEW YORK CITY.

NOVEMBER 2, 3, 5, 6, 7, 8.

Ann st, No. 13, n e s, 60 n Theatre alley, runs northwest along st 20 x northeast 17.3 x east 48.4 x southwest 61.10, three-story brick store and dwell'g. Noah Selleck, exr. and trustee D. Decker, Northfield, S. L., to Anna D. Cheever. Oct. 27. \$20,200

Ann st, No. 13. Assignment of 1-28 share in property. Mary E. Smith and Eliza Stoutenburgh, children of Eliza Venn, dec'd, to David Decker, Jr. Oct. 25. 700

Attorney st, Nos. 163 and 168½. Agreement not to sell, encumber or sue for partition. Morris Goldstein with Kavy Rosansky, tenants in common of ½ part each. Oct. 31. nom

Broad st, No. 38, w s, 88.1 s Exchange pl, 20.2 x 97.7x24.9x94.10, four-story stone front office building.

New st, No. 36, e s, 119 s Exchange pl, 31.2 x east 60.1 x north 2.7 x west 15.2 x north 17.2 x west 47.3, five-story brick office building.

New st, No. 34, e s, 87.10 s Exchange pl, 31.2 x 47.3x25x51.1, five-story brick office building.

Moss S. Phillips, Brooklyn, to James D. Fish. Morts. \$246,800. Oct. 23. 350,000

Bowery, e s, 125 n Houston st, runs east 133.9 x south 25 x east 75 x north 50 x east 59.9 x north 15.7 x west 10 along alley, x north 18.7 along alley, x west 35.8 x south 21.5 x west 115.5 x north 10 x west 116.10 to Bowery, x south 48.4, four-story brick assembly rooms. Francis Baumann, Brooklyn, to John Stimmel. Mort. \$80,000. Jan. 26. 120,000

Broadway, or Boulevard, s e cor 62d st, 116.2x 88.3x100.5x146.8, vacant. James D. Fish to Moss S. Phillips. Ms. \$46,800. Oct. 23. 135,000

Boulevard, w s, 25.11 n 99th st, 75x100, frame stable. Leopold Friedman and George S. Lespinasse to Charles B. Hart. Mort. \$8,812. Nov. 7. 22,500

Broadway or Kingsbridge road, s e cor Academy st, 50x101.10x50x102.5. Foreclos. Joseph Fretz to Benjamin H. Hutton, Orange, N. J. Nov. 8. 1,275

Baxter st, w s, abt 137.6 n Hester st, 25x75.10 x 25x77.

Baxter st, w s, abt 162.6 n Hester st, 25x74.8 x 25.3x75.10.

Auke Dooper to Magdalena Baumann. Morts. \$18,000. Nov. 5. 39,250

Canal st, No. 131, n s, 54.9 w Chrystie st, 18.3x 25, five-story brick store and tenem't. George W. Valentine, Islip, L. I., to Elizur V. Foote. ½ part. C. a. G. Oct. 29. 3,400

Canal st, No. 436, s s, 98.1 w Vestry st, 22x64x 17 to Vestry st, x 22x—, five-story stone front store. Jane A. wife of and Abraham W. Monfort to Annie L. McCahill, Larchmont, N. Y. 1-12 part. Mort. \$1,000. November 1. 1,667

Chrystie st, No. 121, w s, 75 s Broome st, 25x 100, five-story brick store and tenem't. Contract. John M. Ohmeis to Richard M. Johnson. Nov. 7. 28,000

Essex st, No. 85, w s, 150 s Delancey st, 25x 87.6, five-story brick store and tenem't. Andrew Lebert to Michael Prommer and Johanna his wife. Mort. \$10,000. Nov. 1. 26,000

Forsyth st, No. 50, e s, 25x100, four-story frame (brick front) store and tenem't and six-story brick tenem't on rear. Samuel Cohen to Emma L. Naumann. Morts. \$13,500. November 1. 18,500

Henry st, s s, 95 w Clinton st, 25x100, and all other property, real or personal, which may belong to the party of 2d part, in New York or elsewhere. Release judgment. James A. Russell to Joseph Foulke, Jr., Babylon, L. I. Nov. 5. nom

Henry st, No. 184, s s, 71.4 e Jefferson st, 23.10x 100, three-story brick dwell'g. Anna C. S. Mackenzie, exr. and trustee Cath. C. Stevens, to William A. Woodhull. Taxes, assessments, &c. Nov. 1. 5,000

Same property. ½ part. Anna C. S. Mackenzie to William A. Woodhull. Taxes, assessments, &c. Nov. 1. nom

Ludlow st, No. 89, w s, 139.6 n Broome st, 25.9 x 87.6, five-story brick store and tenem't. Roderick M. Gedney to Kate E. Coles. Mort. \$10,000. March 21, 1882. nom

Ludlow st, No. 151, w s, 125.4 s Stanton st, 25x 87.6, five-story brick store and tenem't and four-story brick tenem't on rear. Pauline wife of Samuel Cohen to Pauline Rosenberg. Mort. \$15,000. Nov. 2. 20,000

Mulberry st, s e cor Bayard st, 50x97.6x50x100, two-story frame store and dwell'g on Mulberry st, and four two-story brick and frame stores and dwell'gs on Bayard st. Sarah Stuart, widow, to Harris Baum. 1-12 part. Oct. 4. 2,375

Same property. Eliza W. Baker and William E. Burwell, Minneapolis, Minn., and Looe Baker, Morristown, N. J., to same. 3-45 part. Oct. 4. 1,900

Same property. Elizabeth E. B. wife of and Frederick A. Dunsmoor, Minneapolis, Minn., and William C. Baker, Jr., Springlake, Mich., to same. 2-36 parts. Oct. 4. 1,533

Same property. Virginia S. M. wife of Alexander M. Smith, New York, and Robert Stuart, of Florida, to same. 2-36 parts. Oct. 4. 1,533

Same property. Robert S. Turner, 1-36 part, and Elizabeth E. his wife, 1-60 part, Fort George Island, Fla., to same. Oct. 4. 1,267

Same property. William C. Stuart, Florida, to same. 1-36 part. Oct. 4. 792

Same property. John, Mary S., Ellen S., Samuel E. and Audley and Sullivan Haslett, Brooklyn, to same. 6-9 part. Oct. 4. 19,000

Mulberry st, No. 34, e s, 25x85x22x85, three-

story frame store and dwell'g and one-story frame stable on rear. Cecelia A. wife of and Henry Bavendam, Brooklyn, to Antonio Cune. Nov. 1. 7,500

North Moore st, No. 45, n s, 47.6 e Hudson st, runs north 22 x east 8.6 x north 14.10 x east 5.2 x north 21.6 x east 19 x south 16.7 x west 10.2 x south 6.2 x west 1.3 x south 35 to North Moore st, x west 22.4, three-story brick dwell'g. David F. S. Forshay, Brooklyn, heir D. Forshay, to Mary J. Forshay, widow. C. a. G. Oct. 25. nom

Pearl st, No. 361, w s, 63 n Frankfort st, 20.6x 93.6x19x86.2, three-story brick store and dwell'g. Julia S. wife of Samuel M. Oliphant, Manahawkin, N. J., to Frank B. Oliphant, Manahawkin. 5-12 part. All liens. Oct. 25. 2,500

Same property. Eliza B. Plummer, widow, Orange, N. J., to same. 1-6 part. All liens. Oct. 22. nom

Same property. Frank B. Oliphant to Isaac Hochster and Simon Bing, Jr. 7-12 part. All liens. Nov. 5. 4,083

Same property. Benno Lewinson, referee, to Ida B. Johnston. 5-12 part. Taxes, assmts., &c. Nov. 1. 2,025

Pearl st, No. 33, n s, 92 e Whitehall st, 34.6x86 to Bridge st, x 35.1x96.4, five-story brick factory. Joseph Tiney, Brooklyn, to William Spence. 5-16 part. Mort. \$35,000. Oct. 25. nom

Same property. Ellen M. Pike, widow, to same. 11-16 part. Subject to 11-16 of mort. \$35,000. Nov. 1. 38,844

Pearl st, Nos. 240 and 242, southerly cor Burling slip, 40.5x60 to alley, x 46.8x60, with all title in 6 foot alley, two four-story brick stores. The Seventh Ward Nat. Bank to The New York Metal Exchange. Oct. 15. 43,000

Reade st, No. 195, s s, 37.7 e West st, 22.10x 55.5 to Chambers st, x 24.4x46.6, five-story brick store. William H. Harrison, New York, Robert A. Harrison, Jersey City, and John Harrison, of Newhall, Los Angeles Co., Cal., to Edward H. Seely, Brooklyn. ½ part. Mort. \$2,600. Sept. 4. 5,000

Warren st, Nos. 17 and 19. Party wall agreement. The Episcopal Church of St. Peters, Westchester, with the Protestant Episcopal Church St. Stephens, New York. Oct. 27. nom

Water st, No. 606, n s, 20.11x61.2x21x60.6, three-story frame store and dwell'g. Partition. George B. Morris to Ellen Desmond. Nov. 5. 3,200

4th st, No. 340, s s, 231.3 w Av D, 18.9x96, three-story brick dwell'g. Louis Solomon to Mina Solomon. Mort. \$3,500. Nov. 1. 8,000

7th st, No. 198, s s, 243 e Av B, 25x90.10, three-story brick store and dwell'g. Caroline E. Cocks, widow, John H. and Alfred Cocks, Caroline E. wife of and Leonard Spangenberg, Plainfield, N. J., and Charles P. Cocks, Brooklyn, to Simon Bing, Jr., and Jacob Cooper. Nov. 1. 9,750

11th st, No. 721, n s, 42 w Dry Dock st, 21x85.6, two-story frame (brick front) store and dwell'g. George W. Tubbs to Jefferson M. Levy. Sub. to mort. Oct. 24. 6,515

Same property. Jefferson M. Levy to Franz A. Baier. Mort. \$3,200. Nov. 3. nom

13th st, Nos. 25 and 27 W., n s, 375 w 5th av, 50x103.3; No. 25, three-story brick building; No. 27, four-story brick building and four-story brick building in rear of both Nos. Contract. Hector Sinclair to A. A. Ingraham. Sept. 28. 40,000

14th st, No. 432, s s, 419 e 1st av, 25x55.10 to n s old Stuyvesant st, x 29.10x71.5, also interior lot adj on rear, and beginning at point 71.5 s of 14th st and 419 e 1st av, runs southerly 39.1 to centre of old Stuyvesant st, x east 29.10 to point 444 east of 1st av and 94.2 south of 14th st, x northerly 31.9 to north side old Stuyvesant st, x westerly 29.10 to beginning, four-story brick store and tenem't and four-story brick tenem't on rear. William Trinkaus to Peter Roeder, Jr. Morts. \$9,350. Nov. 2. 16,000

15th st, s s, bet 5th and 6th avs. In full for party wall. Jane L. Weisse to Correlia Burrows. 300

16th st, No. 532, s s, 220.6 w Av B, 25x103.3, five-story brick store and tenem't. Philip Braender to Frank Kubischta. Mort. \$11,500. Nov. 1. 18,950

16th st, No. 530, s s, 245.6 w Av B, 25x103.3, five-story brick tenem't. Philip Braender to Henry A. Ferguson. Morts. \$11,500. Nov. 7. 18,000

16th st, No. 528, s s, 270.6 w Av B, 25x103.3, five-story brick tenem't. Philip Braender to Isidor de Jonge. Morts. \$11,500. Nov. 7. 18,000

18th st, No. 319, n s, 247 w 8th av, 22x92.2, three-story brick dwell'g. John H. Winant, Hackensack, N. J., exr. D. M. Winant, to Elizabeth wife of Hamilton Walling. November 7. 9,200

19th st, No. 320, s s, 204.5 e 2d av, 20.11x92, three-story brick dwell'g. Bernard G. Amend

to Sarah wife of George W. Hamill. Mort. \$6,000. Nov. 5. 12,000

20th st, No. 220, s s, abt 500 e 8th av, 25x85.11x 25x86.7, three-story brick dwell'g. Emeline Laurent to James B. Mackie Correction deed. Mort. \$7,600. Oct. 28, 1882. 12,000

29th st, No. 215, n s, 185 e 31 av, 25x98.9, five-story brick store and tenem't. Michael Sheehy, Jr., to Michael Sheehy. All liens. Dec. 23, 1882. nom

29th st, s s, 400 w 6th av, 100x98.9. Declaration of interest by Terence J. Duffy 1/2 part, Alexander List 1/4 part, and Thomas Lennon 1/4 part. 21,000

32d st, No. 7, n s, 245 w Madison av, 25x98.9, four-story stone front dwell'g. Matilde Poev d. Luna to Miguel Garcia. Nov. 7. nom

33d st, No. 244, s s, 294.10 e 8th av, 20x80 3x20.1 x80.8, three-story brick Industrial School. The American Female Guardian Society to Henry and Miriam Dryer. Oct. 19. 7,500

26th st, No. 26, s s, 350 w 5th av, 15x98.9, three-story brick dwell'g. Joseph J. Potter and ano., exrs. J. Potter, to William H. Clark. Oct. 30. 21,000

Same property. Frederick G. Potter to William H. Clark. Q. C. Oct. 30. nom

Same property. Jane Potter, widow, and Joseph J. Potter to same. Q. C. Oct. 30. nom

38th st, No. 136, s w cor Lexington av, 20x24.9, four-story stone front dwell'g. Kate F. wife of and David Jardine to Sarah M. Conover. Mort. \$4,000. Nov. 3. 12,150

39th st, No. 441, n s, 250 e 10th av, 25x98.9, five-story brick store and tenem't. Jessie K. Furlong to Timothy Donovan. Partition. Oct. 31. 13,500

40th st, Nos. 222 to 230, s s, 255 e 3d av, 100x 98.9, five three-story brick dwell'gs. Benno Lewinson, referee, to Henrietta C. Smith. Mort. \$15,000. Nov. 1. 12,800

41st st, No. 142, s s, 175 w 3d av, 25x97.10, three-story brick stable. Elizabeth wife of George J. Brown, and formerly widow of Arthur Bell, to A. Ramsey McCoy and ano., trustees. Subordinates dower and other rights to mortgage lien. Nov. 2. nom

45th st, No. 152, s s, 533.4 w 6th av, 16.8x100.4, four-story stone front dwell'g. Eliza L., Stirling and George W. Erskine and James T. Stirling and Matilda Goelz, heirs Mary Smith, and Eliza L. Erskine, extrs. Eliza Erskine, to Aaron Close. Mort. \$10,000. Oct. 6. 16,000

46th st, No. 446, s s, 200 e 10th av, 25x100.5, five-story brick store and tenem't. Thomas H. Wilcox to John Ritter. Mort. \$12,000. Nov. 5. 18,400

47th st, No. 465, n s, 100 e 10th 25x100.5, five-story stone front tenem't. James v. Gillie and Alexander Walker to Mary J. Warwick. Mort. \$19,000. Nov. 3. 27,000

48th st, Nos. 312-316, s s, 150 w 8th 50x100.5, three three-story frame dwell'gs and two-story frame shop. George F. Norton to Elizabeth Camp. All title. Oct. 25. 1,800

Same property. Assign. of interest. George F. Norton to Elizabeth Camp. Oct. 25. nom

48th st, Nos. 441 to 451, n s, 100 e 10th av, 150 x100.5, six five-story stone front tenem'ts. Theodore B. Sands to John Livingston. Morts. \$72,000. Nov. 1. 150,000

49th st, No. 526, s s, 366.2 w 10th av, 17.6x100.5, five-story brick tenem't. Philip Hausemann to Martha A. Lawson. Mort. \$7,000. C. a. G. Oct. 24. 18,000

51st st, n s, 175 w 1st av, 50x100, new buildings projected. Bertha wife of Henry Volkening to John W. Smith. Nov. 8. 16,096

52d st, No. 236, s s, 325 e 8th av, 25x100.5, four-story stone front dwell'g. Fannie McCormack to Elizabeth S. Cooke. Nov. 1. 35,000

52d st, No. 319, n s, 244.6 e 2d av, 20x100.5, with front awning, oil cloths and carpents, four-story stone front tenem't. Thomas and Ann McGrane to Sophie Heinsfurter. Mort. \$7,000. Nov. 7. 12,500

52d st, No. 22, s s, 300 w 5th av, 25x100.4, four-story stone front dwell'g. George Bliss and ano., exrs. C. F. Sanford, to Charles P. and Mary R. Sanford. Nov. 7. nom

Same property. Elizabeth A. Sanford, widow, and Charles P. and Mary R. Sanford to John Townshend. Nov. 7. 69,500

52d st, n s, 119 e 1st av, 75x92.8x-106.8. Levi Mabie, Jr., to Mitchel Valentine. October 31. nom

52d st, Nos. 409-411, n s, 156.6 e 1st av, 57.6x 92.6x-99.7, two four-story stone front tenem'ts. Mitchel Valentine to Patrick J. Cokely. Nov. 1. 22,300

52d st, n s, 156.6 e 1st av, 37.6x92.8x-99.6. Patrick J. Cokely to Ernest G. Stedman. Mort. \$20,000. Nov. 5. 22,000

54th st, No. 21, n s, 329.2 e 5th av, 20.10x100.5, four-story stone front dwell'g. John Cummins to W. Emlen Roosevelt. Oct. 25. 45,500

57th st, No. 133, n s, 20 w Lexington av, 20x 60.2, three-story stone front dwell'g. Johanna wife of and Isaac Levy to Gurdon S. Buck, New York. Dec. 13, 1873. nom

Same property. Gurdon S. Buck to Isaac Levy. Dec. 13, 1873. nom

57th st, n s, 144 e 7th av, 38x100.5, vacant. William A. Cauldwell to George E. Jardine. Mort. \$15,000, and portion of another mort. for \$15,000. Oct. 31. 36,792

57th st, n s, 100 e 11th av, 25x100.5 new building projected. Amos M. Kidder, Brooklyn, to James Higgins. Mort. \$4,600. Oct. 31. 5,775

65th st, n w cor Madison av, 22x100.5, four-story brick and stone dwell'g. Daniel G. Thompson, Brooklyn, to William E. Worthen. Mort. \$45,000. Nov. 1. 50,000

Same property. Mary E. Page, Milford, Pa., to same. Q. C. Oct. 31. nom

68th st, n s, 125 w 11th av, 75x100.5, vacant. Charles A. Fuller to Edwin M. Wadsworth. Nov. 1. 15,000

69th st, n s, 240 e 3d av, 112x100.5, new buildings projected. Andrew Kelly to Jacob L. Maschke. All liens. Nov. 7. 7,694

70th st, Nos. 342-346, s s, 160 w 1st av, 84x100.4, three four-story stone front tenem'ts. Jacob L. Maschke to Charles Sedgwick. All liens. Nov. 1. 75,000

70th st, No. 402, s s, 100 w 9th av, 20x100.5, four-story brick dwell'g. William R. Travers to Mary M. Travers. Oct. 31. gift

70th st, s s, 120 w 9th av, 18.6x100.5, four-story brick dwell'g. Same to Maria L. Wadsworth. Oct. 31. gift

70th st, s s, 138.6 w 9th av, 18.6x100.5, four-story brick dwell'g. Same to Harriet Fear- ing, Newport, R. I. Oct. 31. gift

70th st, s s, 157 w 9th av, 18.6x100.5, four-story brick dwell'g. Same to John Travers. Oct. 31. gift

70th st, s s, 175.6 w 9th av, 18.6x100.5, four-story brick dwell'g. Same to Ellin T. Duer. Oct. 31. gift

70th st, s s, 194 w 9th av, 19x100.5, four-story brick dwell'g. Same to Matilda E. Travers. Oct. 31. gift

70th st, s s, 213 w 9th av, 18.6x100.5, four-story brick dwell'g. Same to Susan R. Travers. Oct. 31. gift

70th st, s s, 231.6 w 9th av, 18.6x100, four story brick dwell'g. Same to William R. Travers, Jr. Oct. 31. gift

70th st, s s, 250 w 9th av, 18.6x100.5, four-story brick dwell'g. Same to Reverdy J. Travers. Oct. 31. gift

71st st, n s, 200 w 1st av, 125x100.4, vacant. The Improved Dwellings Assoc. to Moritz Bauer. Contract. Sept. 18. 20,505

Same property. Moritz Bauer to Leopold Levy. Assign. contract. Oct. 3. 8,000

75th st, No. 220, s s, 251.3 e 3d av, 19.7x102.2, four-story brick tenem't. Benjamin Sire, Morris Co., N. J., to Solomon Abrahams. Mort. \$8,000. Oct. 31. 12,500

76th st, No. 28, s s, 20 w Madison av, 20x 102.2. }  
 76th st, No. 20, s s, 98.1 w Madison av, 20x 102.2. }  
 76th st, No. 16, s s, 140.2 w Madison av, 19x 102.2. }  
 three four-story stone front dwell'gs. }  
 William Noble to John Noble. Nov. 1. nom  
 Same property. John Noble to William Noble. Morts. \$128,400. Nov. 7. nom

76th st, n s, 125 e 4th av, 100x102.2, vacant. William Coban to Julius Lipman. 1/2 part. Sept. 13. 1,500

78th st, No. 253, n s, 152.10 w 2d av, 13.10x102.2, three-story brick dwell'g. Betsey Frey to Ellen M. wife of Samuel B. Emerson, Long Island City. Mort. \$3,000. Nov. 1. 7,000

83d st, s s, 100 e 9th av, 125x102.2, vacant. }  
 82d st, n s, 200 e 9th av, 25x102.2, vacant. }  
 William J. Syms to Stephen Deeves. November 3. 43,500

84th st, s s, 100 e 9th av, runs south 164.8 x northeast 105.5 x northerly 65.10 to 84th st, x west 41.1, vacant. William Noble to John C. Umberfield. Mort. \$6,000. Nov. 5. 11,000

93d st, Nos. 179-183, n s, 130.6 w 3d av, 90x100.8, three four-story stone front flats. John H. Butler, Jersey City, to Richard Lathers, New Rochelle. Mts. \$60,000. Oct. 31. 100,000

94th st, s s, 375 e 3d av, 100x100.8, vacant. William C., Edward F. and John H. Browning to Mary wife of Michael Duffy. All liens. Sept. 15. 18,000

104th st, n s, 100 e 1st av, runs east 163 x north 201.6 to 105th st, x west 13 x south 100.9 x west 150 x south 100.9, vacant. Clifford and Juli Coddington, exrs. and trustees J. Coddington, to Frank R. Burr. Nov. 1. 9,000

Same property. Clifford and Julia Coddington to same. Q. C. Nov. 1. nom

104th st, n s, 100 e 1st av, 163x100.9, vacant. }  
 105th st, s s, 250 e 1st av, 13x100.9, vacant. }  
 Frank R. Burr to Horace L. Ingersoll. Mort. \$6,000. Nov. 1. 10,500

104th st, n s, 80 w 4th av, 12.6x100.11, three-story brick dwell'g. William Dunham to Catharine Van Alst. Mort. \$4,000. October 31. 6,000

106th st, No. 247, n s, 100 w 2d av, 25x100.11, four story brick tenem't. Eugene Smith to Henry Struckhausen. Mo t. \$8,400. Oct. 31. 11,750

106th st, n e cor 4th av, 30x100.11. Release mort. John H. Deane to Alfred Kehoe. Nov. 1. nom

Same property. Release mort. John Ross to same. Oct. 25. nom

Same property. William A. Cauldwell to same. Release mort. Nov. 1. nom

Same property. John H. Deane to same. Nov. 1. consid. omitted

Same property. Release mort. Same to same. Nov. 1. consid. omitted

113th st, No. 426, s s, 247.2 w Av A, 20.10x 100.11, four-story stone front tenem't. George F. Schaffer, Jr., to Henry Vehstedt. Morts. \$5,000. Nov. 2. 6,600

114th st, n s, 245 w 5th av, 50x100.11, vacant. Charlotte C. Abbe to John Monks. November 2. 7,000

115th st, n e cor Harlem lane, runs north along lane to land C. M. Graham, x east to centre line of block bet 115th and 116th sts, x east along centre line to point 700 w 6th av, x south to 115th st, x west to beginning. Annar Warner, Banksville, Conn., to Anna

Vredenburg and James W. Purdy. Aug. 17, 1863. 200

115th st, n s, 5 from Harlem lane, runs east 25 x100. Annar Warner, Banksville, Conn., to James W. Purdy and Annar Vredenburg. Oct. 10, 1865. 1,000

117th st, s s, 285 e 5th av, 25x100.11, vacant. Isaias Meyer to Abe Meyer, Pine Bluff, Ark. Re-recorded. June 6, 1870. 1,000

Same property. Same, individ. and as assignee of Meyer & Kastor, to same. Q. C. Re-recorded. May 28. nom

Same property. Abe Meyer to Kaufman Mandell. Sept. 29. 2,400

118th st, No. 405, n s, 94 e 1st av, 16.8x110, three-story stone front dwell'g. Payson Dwight to Charles F. Sweet, Brooklyn. Nov. 5. nom

119th st, No. 230, s s, 240 w 2d av, 20x100.11, three-story brick dwell'g. Baruch Wertheim to Hermann Konig. Mort. \$5,000. Nov. 1. 8,900

122d st, No. 104, s s, 112.6 e 4th av, 27.6x100.11, four-story brick flat. Foreclos. Eugene F. O'Connor to Charles A. Fuller. Aug. 21. 18,000

125th st, n s, 400 w 6th av, 50x99.11, except triangular gore on northwest corner of lot, neither side of said triangle to exceed 10 feet, see quit claim below. Henry Duchardt to John Harney. Nov. 5. 250

125th st, the triangular gore mentioned above. Henry Duchardt to John Harney. Q. C. Nov. 5. 50

125th st, No. 60, s s, 265 w 4th av, 25x100.11, four-story brick dwell'g. Julia H. wife of and William T. Ryerson to Susan M. wife of Charles L. Dimon. Mort. \$12,000. November 8. 20,000

Same property. Mary S. Harper, wife of Joseph H., to Julia H. wife of William T. Ryerson. Release mort. Nov. 1. 12,000

126th st, No. 125, n s, 266.8 w 6th av, 16.8x99.11, three-story stone front dwell'g. Arabella wife of William F. Bogart to John L. Brewster, Plainfield, N. J. Morts \$9,000. Oct. 29. 18,000

128th st s s, 375 w 7th av, 25x99.11. Maria H. Brush to Jacob Lawson, Brooklyn. Release mort. Nov. 1. nom

129th st, No. 152, s s, 205 e 7th av, before widening, 20x99.11, two-story frame dwell'g. Adeline wife of and George W. Raynor to Mae Raynor. Aug. 29. nom

131st st, s s, 250 e 12th av, 75x99.11, three four-story brick tenem'ts. John G. Heintze to Franz Wahl. Mort. \$9,500. Nov. 1. nom

132d st, n s, 150 w 6th av, 25x99.11, vacant. William H. Palmer, Brooklyn, to Jane Anderson. Nov. 1. 5,000

133d st, n s, 260 w 7th av, 20x99.11, vacant. Harry C. Raynor to Charles Kopp. Mort. \$1,500. Nov. 5. 5,000

134th st, n s, 310 e 6th av, 75x99.11, vacant. Henry A. Jockel to Frederick Wm. Jockel. Nov. 1. 15,000

134th st, n s, 200 e 12th av, 75x99.11, vacant. }  
 134th st, s s, 300 e 12th av, 50x99.11, vacant. }  
 Foreclos. Charles P. Miller to George A. Pease. Nov. 3. 6,500

146th st, n s, 375 e 10th av, 100x99.11, vacant. Annie A. wife of R. B. Catherwood, Brooklyn, to George D. Johnson, trustee of Eliza H. Dowdall, dec'd. Release dower. October 26. nom

Same property. Mary N. Johnson, widow and sole devisee of S. W. Johnson, to same. Q. C. Oct. 25. nom

Same property. George D. Johnson, trustee Eliza H. Dowdall, to Richard P. Messiter, Brooklyn. C. a. G. Oct. 25. 7,000

155th st, s s, 306.6 e 10th av, 80x99.11, two-story frame dwell'g. Charles L. Fleming, exr, Lydia A. Carnley, to Anna A. Fuller. Q. C. Oct. 30. nom

155th st, s s, 361.6 e 10th av, 25x99.11. Anna A. Fuller to James D. Leary. Oct. 31. 5,500

Same property. James Giffin, Catawba, N. Y., to Anna A. Fuller. Release mort. Oct. 11. nom

155th st, s s, 306.6 e 10th av, 80x99.11. Release from conditions. James Monteith to Anna A. Fuller. Oct. 30. nom

Av B. Party wall agreement. Annie M. wife of Edward H. Haugan, North Plainfield, N. J., with Sarah E. Bassford and ano., committee of Bernard Hanigan. Nov. 5. 1,000

Lexington av, No. 1040, w s, 72.2 n 74th st, 15 x85.6, three-story stone front dwell'g. }  
 94th st, s w cor Madison av, 11.1x100.8, two-story frame shanty. }  
 3d av, Nos. 1368 and 1370, w s, 25.8 s 78th st, 38.3x100, two four-story brick stores and tenem'ts and rear portion of four-story brick building No. 180 78th st. }  
 Catharine wife of and John McGlynn to Thomas F. McGlynn. Oct. 31. nom  
 Same property. Thomas F. McGlynn to John McGlynn. Oct. 31. nom

Madison av, Nos. 692-696, w s, 20.5 n 62d st, 60 x70, three four-story stone front dwell'gs. Willett Bronson, Huntington, L. I., to M. B. Smith. Q. C. Oct. 12. nom

Madison av, No. 1925, e s, 40.6 s 124th st, 20x 80, three-story stone front dwell'g. Foreclos. J. Sanford Potter to Sylvanus C. Boynton. Oct. 25. 8,700

Same property. Henry D. Boynton to Sylvanus C. Boynton. C. a. G. Mort. \$9,000. Nov. 2. nom

Madison av, Nos. 2093-2097, e s, 40 s 128th st, 59.11x85, three three-story stone front dwell'gs. Donna Mattie wife of and James

C. Culver to Sarah F. Mead, Brooklyn. C. a. G. All morts., &c. Nov. 7. exch  
 South 5th av, No. 105, w s. 23.9x114, three-story frame shop and three-story brick shop on rear. Wyllis Blackstone to Cyprien Gousset. Oct. 24. 14,500  
 1st av, No. 1541, w s, 107.5 s 81st st, 30.8x100, five-story stone front store and tenem't. Emeline wife of and William H. Johnston and Elizabeth wife of and Richard E. Johnston to Henry Keil. Morts. \$16,000. Nov. 3. 28,000  
 1st av, s e cor 97th st, runs east 295 to exterior bulkhead, x south following curves to centre block between 96th and 97th sts, if extended, x west 290 to e s 1st av, x north 100.11, vacant. Thomas J. McCahill and ano., exrs. B. McCahill, to Solomon Mehrbach. Sept. 19. 25,445  
 1st av, No. 2021, w s, 25.11 n 104th st, 25x75, four-story brick store and tenem't. Wilhelmine wife of and William A. Juch to Friedrich Schwamm. Mort. \$5,500. Nov. 1. 12,000  
 Same property. Release mort. Elizabeth M. Caldwell, by J. H. Dean, att'y, to Wilhelmine Juch. Nov. 2. nom  
 1st av, No. 2258, n e cor 116th st, 26x74, four-story stone front store and tenem't and one-story frame stable on rear. Ferdinand C. Bamman to Martin Walter. Oct. 31. nom  
 Same property. Martin Walter to Katie M. wife of Ferdinand C. Bamman. Oct. 31. nom  
 2d av, e s, 60.3 s 58th st, 40.2x78 }  
 58th st, No. 302, s s, 78 e 2d av, 22x100.5 }  
 Release mort. William A. Darling, Pres't Murray Hill Bank, to Charles B. Bulling. Oct. 31. nom  
 Same property. John Bade to same. Release mort. Oct. 31. nom  
 Same property. Henry F. Poggenburg to same. Oct. 31. nom  
 2d av, Nos. 1094 and 1096, e s, 60 s 58th st, 40.5 x78, two two-story frame stores and dwell'gs.  
 58th st, No. 302 E., s s, 78 e 2d av, 22x100.5, three-story brick dwell'g.  
 Charles B. Bulling to Francis Schneider. Mort. \$10,000. Oct. 31. 26,000  
 2d av, No. 1426, e s, 62 n 74th st, 20x60, four-story stone front store and tenem't. John F. Doyle to Cordelia S. Steward. Mort. \$7,000. May 22. 15,250  
 3d av, No. 1563, e s, 150.8 n 87th st, runs east 90 x north 18.6 x northwest 9 x west 83.10 to 3d av, x south 25, five-story iron front store and tenem't. Charles T. Harbeck, Islip, L. I., to Hannah or Hanchen wife of Marcus Kempner. Nov. 5. 17,375  
 3d av, Nos. 1845-1849, e s, 50.5 n 103d st, 50.6 x110, three four-story brick stores and tenem'ts.  
 3d av, e s, 100.10 n 103d st, 0.6x110. Jacob Uhnk to Jacob Cohen. Morts. \$27,000. Nov. 1. 44,000  
 3d av, Nos. 1883-1889, n e cor 104th st, 100.11x100, four five-story brick stores and tenem'ts. Michael Reilly to Hildegart wife of Marcus Kohner. 1/2 part. Nov. 1. nom  
 3d av, Nos. 1967 and 1969, n e cor 108th st, 50 x 100, two four-story stone front stores and tenem'ts. Jacob L. Maschke to Morris Keller. All liens. Oct. 30. 60,000  
 3d av, e s, 11 n 130th st, runs south 11 to 130th st, x east 24.6 x northeast 26.10 to beginning, with all title to land under water Harlem river, portion of two-story frame store and dwell'g. Henry McCaddin, Jr., Brooklyn, to Thomas Patten. Oct. 31. 15,000  
 3d av, e s, if extended, at centre line 130th st, runs north 120 to exterior bulkhead line Harlem River, x southeast along said line 76 x southwesterly 98 to centre of 130th st, x west 24.6 to beginning; taking in exterior street and laying between original high water mark and exterior line, excepting therefrom 3d av, e s, 11 n 130th st, runs south 11 to 130th st, x east 24.6 x northwest 26.10 to beginning. Henry McCaddin, Jr., Brooklyn, to Thomas Patten. C. a. G. Subject to street openings, &c. Nov. 1. 5,000  
 d av, e s, if extended, at centre line of 130th st, runs north 120 to exterior bulkhead line Harlem River, x southeast along said line 76 x southwesterly 98 to centre of 130th st, x west 24.6 to beginning; taking in exterior street and laying between original high water mark and exterior line, excepting any part that may be taken for streets, &c. The Mayor, &c., City New York, to Henry McCaddin. Sept. 25, 1867. 760  
 4th av, e s, 51.2 n 77th st, 51x100, two five-story stone front tenem'ts. Frederick J. Hefner, Jersey City, to Barbara Seitz. Morts. \$31,000. March 14. 35,000  
 4th av, No. 2229, e s, 60.11 n 121st st, 20x75, four-story brick tenem't. Stephen Roberts to John Davidson. May 1. 12,000  
 5th av, e s, bet 21st and 22d sts. Richard Mortimer with the devisees of Gertrude Cutting. Agreement as to easement for light and air. Nov. 26, 1875.  
 5th av, No. 229, e s, 21 s 27th st, 21x100, five-story brick building and portion of seven-story building occupied by Hotel Brunswick. William E. Hume to Emma A. wife of Alexander Hume and Sarah M. wife of Thomas Hume. Morts. \$98,000. Sept. 17. nom  
 Same property. Alexander W. and Thomas Hume to William E. Hume. Morts. \$98,000. Sept. 17. nom  
 5th av, No. 574, w s, 50.5 s 47th st, 25x100, four-story stone front dwell'g. Elizabeth C. wife of and William B. Shattuck to George Kemp. Oct. 31. 102,000

8th av, No. 601, n w cor 39th st, 24.9x80.6, four-story stone front store and tenem't.  
 9th av, s w cor 17th st, 45.11x100; Nos. 101 and 103 9th av, two two-story frame stores and dwell'gs on av; No. 406 17th st, three-story brick store and dwell'g; Nos. 402 and 404 West 17th st, two-story brick stores and dwell'gs.  
 8th av, No. 605, w s, 49.4 n 39th st, 24.8x80, five-story brick store and tenem't.  
 8th av, No. 454, e s, 40.5 s 33d st, 19.10x75x20 x75, four-story brick store and tenem't.  
 8th av, No. 452, e s, 60.3 s 33d st, 20x75, four-story brick store and tenem't.  
 37th st, No. 62, s s, 142.6 e 6th av, 21.6x98.9, four-story stone front dwell'g.  
 Central av, n w s, lots 9 to 26, inclusive, map Andrew Findlay, Morrisania, runs northwest 242 to Cromwell's or Doughty's Brook, x southerly along brook — x southeast crossing the contemplated extension of Inwood av, 80 x still southeast 200 to Central av, x northeast 275; excepting from above Inwood av, centre line, on a line with s w s lots 27 and 28, runs northwest abt 15 to Cromwell Brook, x southerly along brook — x southeast to centre line of Inwood av, x northeast 225.  
 8th av, No. 603, w s, 24.9 n 39th st, 24.7x80, five-story brick store and tenem't.  
 37th st, n s, 175 w 8th av, abt 100x98.9; Nos. 313 and 315, three-story brick store; Nos. 317 to 321, three three-story brick dwell'gs, and two-story brick stable on rear.  
 37th st, No. 307, n s, 100 w 8th av, 25x98.9, one-story frame stable.  
 8th av, Nos. 866 and 868, s e cor 52d st, 40.5x80, two four-story stone front stores and tenem'ts.  
 8th av, No. 450, e s, 80.3 s 39th st, 20x100.2, four-story brick store and tenem't.  
 8th av, s w cor 54th st, 50.5x100; No. 905, four-story brick store and tenem't; No. 907, five-story brick store and tenem't; No. 302 54th st, five-story brick tenem't.  
 John Long, individ. and as exr. Job Long, to Emily A. wife of John F. Long, New York, William H. Long, Saco, Me., Martha L. wife of Charles J. Williamson, Trevarian, Eng., and Mary L. and Clara J. S. Long, Trevarian, Eng. Oct. 1. nom  
 9th av, No. 778, s e cor 52d st, 25.5x100, four-story brick store and tenem't on avenue, four-story brick store and tenem't on street. Philip A. Messer to Charles Himmelmann. Mort. \$14,000. Nov. 1. 33,000  
 9th av, s w cor 91st st, 100.8x100 to Croton Aqueduct, vacant. Edward Pfaff to William Sperr, Jr. 1/2 part. All liens. Sept. 28. 7,500  
 10th av, No. 438, e s, 74.1 n 34th st, 24.8x100, two-story frame store and dwell'g. Catharina Baumbach, widow, to Jacob Huber and Salome his wife. Nov. 1. 8,000  
 10th av, Nos 474-480, s e cor 37th st, 98.9x100, four four-story brick stores and tenem'ts; No. 456 West 37th st, five-story brick factory building. Hugh W. Collender, Noroton, Conn., to James Madden. Mort. \$32,000. Oct. 30. 76,000  
 11th av, No. 638, e s, 75.4 s 47th st, 25x80, four-story brick store and tenem't. Partition. Jesse K. Furlong to John F. Rottman. Oct. 31. 10,900

MISCELLANEOUS.

Assignment of judgment. Ellen Yearance to James A. Russell. 27  
 All title in real estate and personal of which Maria Mansfield died seized. William W. Mansfield and Maria E. his wife to Charles E. Dority. Oct. 31. 600  
 Same property. Charles E. Dority with William W. Mansfield. Agreement to make reconveyance upon re-payment of 600  
 General release. Emma R. wife of John L. Ludlum, formerly Emma R. Lord, to James A. Ruthven, individ and as exr. J. Ruthven, dec'd April 26, 1876. nom  
 General release. Laurence P. Cummings to Amelia Dryer. Oct. 15. nom  
 General release. C. Bainbridge Smith to Eugene M. Keteltas and ano., exrs. W. A. Keteltas, dec'd. &c. June 19. 5,000  
 Last will and testament of William Chamberlain, dec'd, of Red Hook, N. Y.  
 Release of life estate in real estate sold by Edward J. McGean under judgment in suit of Corrigan agt Duggan et al., by Sarah J. Corrigan for (June 25, 1883). 10,963  
 Renewal of certificate of authority. Insurance Department, State New York, to The Sun Fire Office, of London, England.  
 Settlement of differences arising from settlement of estate of George Fair, upon payment by Helena C. P. Fair, extrx. and trustees of said Geo. Fair, to Lewis M. Fair of 5,000

23d and 24th WARDS.

Clifton st, n e cor Tinton av, 16.2x100, h & l. Margaretta wife of James V. D. Card to Agnes Decker. Oct. 31. 2,000  
 Same property. Agnes Decker to George Decker. Mort. \$2,000. Nov. 1. 3,700  
 Church st, w s, 43 n proposed road, adj land sold to W. E. Berrien, 37x125. Albert E. Putnam to Peter Delaney. Oct. 25. 3,300  
 Hoffman st, s e s, lots 96, 97 and 98 map of lots in 24th Ward, late Fordham, made by A. Findley, 150x124. William G. Clark, Mt. Vernon, to Amasa R. Angell. C. a. G. July 18, 1883. nom  
 Same property. Amasa R. Angell to Frances E. Clark, Mt. Vernon. C. a. G. July 18, nom

Kingsbridge road, e s, adj Rachel Berrien, runs north 54.2 x east 48.6 to Johnson av at point 65.6 n e of Cath. Berrien's land, x 65.6 to Berrien's land, x 77. Partition. Ralph E. Prime to Benjamin G. Berrien. Oct. 30. nom  
 Schuyler st, s s, 500 w Courtland av, 25x100. John Ebert, heir N. Ebert, to Theodore and Gertrude Kohlhaas. Oct. 12. 1,400  
 134th st, n s, 175 e Willis av, 50x100. Sarah A. Bodine to William C. G. Wilson. Nov. 1. 4,400  
 140th st, s s, 256.6 e Alexander av, 25x100. Thomas Sweeney to Mary A. Calvin. Morts. \$3,500. Nov. 1. 6,500  
 147th st, s s, 375 e Prospect st, 50x100, h & l. William Ryan to Patrick Culhane. November 5. nom  
 Same property. Patrick Culhane to Jane Ryan. Q. C. Nov. 5. nom  
 151st st, n s, 100 e Courtlandt av, 25x115.5x25x115.8. Bridget Quigley, Dobbs Ferry, to Patrick Meagher. July 21. 1,200  
 151st st, s s, 200 w Morris av, 50x118.5. Michael Sullivan to Timothy Sullivan. A. g. l. 5,000  
 154th st, s s, 300.3 e Morris av, before widening, 50x100. George Brucke to Richard H. Nugent. Nov. 7. 1,700  
 155th st, s s, lot 591 map Melrose South, 50x100. Annie T. Poudet to Karl Knortz. Nov. 1. 3,700  
 162d st, s w s, lot 58 map North Melrose, 50x100, h & l. William Lindner to William Koehler. All title. Oct. 25.  
 175th st, s s, 75 w Madison av, 25x108. Release mort. Mary A. Ledyard, Brooklyn, to Robert Couenhoven. Oct. 30. nom  
 Franklin av, w s, 113.6 s 170th st, 20x100, h & l. Willett Bronson to Henry C. Schaefer and Otilie Siedler. Mort. \$2,000. Oct. 27. 3,300  
 Sedgwick av, w s, lots 22 and 23 map of L. G. Morris property near Morris Dock R. R. stations, 24th Ward, 50x100. Lewis G. Morris to Thomas R. Thorn. Nov. 3. 1,200  
 Spofford av, n s, 227 e Brown av, 25x200. Foreclos. John R. Strong to James Clark. October 31. 290  
 Valentine av, n s, 17.6 w of land of New York & Harlem River R. R. Co., 58.8x138.10x50x100. Gustavus Meyer to Ferdinand Meyer. Sept. 26. 4,000  
 Valentine av, n s, 17.8 w of land of New York & Harlem R. R. Co., 118.1x163x100 to a reserved right of way, x100. Ferdinand Meyer to Gustave Meyer. Sept. 27. 6,000  
 Valentine av, n s, 112 e Grant av, 76x119.1x75x124.8, being in Mill Brook. Ferdinand Meyer to Anthony Royce. Nov. 7. 1,600  
 3d av, w s, part lot 24 map Morrisania, 25x87x25x84, except portion taken for widening avenue. Chauncey Smith to Frank A. Shepherd. C. a. G. Mort. \$500. Oct. 31. 3,000  
 Same property. Release judgment. W. Stebbins Smith to same. Nov. 1. nom  
 3d av, 23d Ward (see). Assignment of judgment. John G. Flammer to W. Stebbins Smith. June 18, 1881. 856  
 Lot No. 23, map of property of The Metropolitan Real Estate Assoc., Fordham Ridge. The Metropolitan Real Estate Assoc., City of New York, to Madeline Steinbach, Asbury Park, N. J. Oct. 23. 400  
 Lots 60, 66 and 75 map Townsend Pool Estate, 24th Ward. Herman Unger to Gustave Eckstein, Savannah, Ga. Nov. 1. nom  
 Lot 98 map of Metropolitan Real Estate Assoc., Fordham Ridge. The Metropolitan Real Estate Assoc., to Julius E. Levy. July 21. 350  
 Lots 96 and 97 same map. Same parties to Louis Smadbeck. July 21. 700  
 Plot 102 map Claremont, bounded northeast by High Bridge st 70.6, southeast by lot 105, 133 feet, southwest by lot 101, 102.2 and northwest by High Bridge st or 4th av 122. Peter Ward, Jr., to Hannah wife of Peter Ward, Sr. C. a. G. Oct. 30. 1,000

LEASEHOLD CONVEYANCES.

10th st, n s, 200 w 3d av, 25x94.7. Assign. lease. Robert Thompson, Providence, R. I., to Isaac Rodman. Oct. 26. 10,000  
 21st st, s s, 75 w 10th av, 25x91.11. General Theological Seminary Protestant Episcopal Church, United States, to William Sutphen. 20 years, from May 1, 1884, per year. 400  
 21st st, s s, 100 w 10th av, 25x91.11. Same to same. 20 years, from May 1, 1884, per yr., 365  
 10th av, s w cor 21st st, 84x75. Same to same. 20 1/2 years, from Nov. 1, 1883, per year, 1,500  
 21st st, s s, 100 w 10th av, 25x91.11. Bill of sale for house on leasehold premises. Same to same. Nov. 1. 6,000  
 23d st, No. 46 W. Assign. lease. John McIntosh to William Arnold. nom  
 39th st, W., all the pier at foot of street, excepting the extreme outer end. Assign. lease. Howard Spear and James L. Lounsbury, of Howard Spear & Co., to The New York, Ontario & Western Railroad Co. nom  
 39th st, centre line, at intersection w s 12th av, runs west 458.6 to west side 13th av, x south 129.6 x east 450.5 to east side 12th av, x north 128.9. James McClenahan to the New York, Ontario & Western Railway Co. nom  
 Same property. Assign. lease. New York, Ontario & Western Railway Co. to The West Shore & Ontario Terminal Co. nom  
 1st av, No. 1483. Assign. short lease. Louis Beck to Ignatz Schmitz. nom  
 3d av, s w cor 76th st, 25.8x100. Assign. lease. Thomas F. McGlynn to John McGlynn. nom  
 Same property. Catharine wife of John McGlynn to Thomas F. McGlynn. nom  
 10th av, s w cor 21st st, 83.10x90. Agreement to cancel lease. The General Theological Seminary with William Sutphen. nom

**KINGS COUNTY.**

NOVEMBER. 2, 3, 5, 6, 7, 8.

Adelphi st, e s, 216.3 s Willoughby av, 20x125.4. John H. Baden to Matthieu Enke, New York. Mort. \$2,000. \$5,300

Bergen st, s s, 200 w Rockaway av, 25x127.9. Augusta Young to Isaac Hall. 350

Bergen st, n s, 152.8 w Bond st, 19.5x100. Abby L. Zabriskie to Thomas Pitt. 5,150

Butler st, s s, 250 w Clason av, 25x131. John R. Williams to John Reilly. 1/3 part. 355

Same property. William H., Addie L., John W. and Walter R. Williams, infants, by William H. Godfrey, to same. All title. 300

Same property. Release of dower. Jane Davies, formerly Jane Williams to same. 45

Brighton pl, e s, 185 s West av, 40x100. Gravesend. }

Riverside av, s w cor Brighton pl, 100x100. Sarah J. Goodfellow to Royal L. Wolcott, Manchester, N. J. Mort. \$1,450. 4,000

Baltic st, n s, 300 w Smith st, 19x100. Partition. Gerard M. Stevens to James A., William H., Walter J., Eva L. and George H. May, children Anna M. May. 4,500

Baltic st, n s, 319 w Smith st, 18.5x100. Partition. Gerard M. Stevens to Mary A. wife of William Pagan, Jr. 4,500

Baltic st, n s, 355.10 w Smith st, 19.2x100. Partition. G. M. Stevens to Matilda Northcote. 4,500

Baltic st, n s, 337.5 w Smith st, 18.5x100. Partition. G. M. Stevens to Matilda Northcote and Mary A. Pagan. 4,500

Bridge st, w s, 74.2 s Front st, 24.11x95. Ephraim S. Force to Jane wife of John Carhart. 3,500

Cedar st, s s, 210 w Evergreen av, 25x91.11x25.1x94.6. Henry C. Bauer to Abbie J. and Sarah A. Dillworth. 3,600

Clifton pl, n s, 160 w Grand av, 20x100, h & l. Charles H. Jones, Jacksonville, Fla., to Julian W. Abernethy. Mort. \$4,500. 9,000

Clifton pl late Van Buren st, n s, 100 w Marcy av, 25x100. Lucinda H. Brush to Amelia M. Brush. Q. C. nom

Clifton pl. s s, 325 e Grand av, 50x100. Stephen Baldwin, Hempstead, L. I., to John N. Smith. 2,000

Congress st, n s, 140 w Clinton st, 25x100. The Trustees and Associates of the Brooklyn Benevolent Society to Anthony P. Ostrom. 21 years, from Nov. 1, 1870, per year. 175

Same property. Assign. lease. Edward Ostrom et al. exrs. Anthony P. Ostrom, to Minerva Ostrom. 8,200

Cumberland st, e s, 187.4 s Flushing av, 21.8x100. William C. Kunzler to Margaret wife of Edward Reilly. Mort. \$2,000. 3,000

Cumberland st, e s, 30.7 s Willoughby av, 22x95.6x22.5x100, being known as No. 180 Washington park, h & l. Elizabeth F. Noble to Ginevra L. wife of James M. B. Carothers. 20,000

Columbia Heights, e s, 350.5 n Pierrepont st, 16.10x101x16.11x101. }

Columbia Heights, e s, 367.3 n Pierrepont st, 16.8x101, hs & ls. Thomas J. Noyes to Linden D. Stevens. Mort. \$29,500. 32,500

Dean st, n s, 400 e Albany av, 40x107.2. Foreclos. Lewis R. Stegman to Jeannette A. Haydock. 300

Same property. Jeannette A. Haydock to Caroline O. Thompson. C. a. G. 500

Dean st, n s, 228.6 w Nevius st, 21x100. Sarah J. and Alfred S. Miles, Emma wife of and George Willis and Charles R. Miles to Catharine H. wife of William H. Miles, Jr. 6,000

Dean st, s s, abt 400 e Carlton av. abt 65x—, described on old map as follows: Vasques st, e s, 175 s Vanderveer av, abt 45x abt 101x abt 60x100, and being all of said lots left from opening of Dean st. Montgomery Queen to Mary J. Reilly widow. Q. C. nom

Decatur st, s s, 225 w Lewis av, 5 lots, each 17x100. 5 deeds, each \$1,000. Geo. C. McKesson to Ezekiel R. Davison. 5,000

Degraw st, s s, 305 w Bond st, 40x100, hs & ls. Edward H. R. Lyman and Catharine A. his wife to Chester W. Hale. 3,000

Degraw st, s s, 325 w Bond st, 20x100, h & l. Chester W. Hale to John L. and Mary Reagan, as joint tenants. 2,200

Devos st, n w cor Catharine st, 25x100. John Klein to Alexander B. Nees. 7,000

Diamond st, w s, 359.10 n Van Cott av, 25x100. Release mort. Chauncy Perry to Sarah F. wife of Bradbury M. Richardson. 275

Same property. Sarah F. wife of and Bradbury M. Richardson to Michael M. Foley. 700

Ewen st, e s, 100 n Scholes st, 25x100. Emma wife of and Peter Dockendorf to George Boser. 1/8 part. 1,500

Same property. Bertha wife of and Conrad Decker to George Boser. 1/8 part. 1,500

Elm st, n w s, 375 n e Hamburg av, 25x100. Gilbert St. Bryant, Huntington, L. I., to Josiah H. De Witt, Jr., New York. 300

Fulton st, Nos. 1165 and 1167, n s, 164.11 w Spencer pl, runs northeast 102 x east 13 x south 20 x east 13 x south 20 x west 8.2 x southwest 75.8 to Fulton st, x 39.4. Hector Toulin to Francis H. Bawo. Mort. \$21,000. exch and 500

Fulton st, s w cor Carlton av, 20x76.3x60x50.5. }

Carlton av, w s, 50.5 s Fulton st, 27.2x100. William H., Bridget A. and Adelaide L. Mooney to Noah Tebbetts. Mort. \$13,630. exch. and 1,000

Same property. Thomas F. Mooney, by Adelaide L. Mooney, guard., to William H. Mooney. Infant's share. 733

Grove st, n w s, 125 n e Broadway, runs northeast 105 x northwest 175 x southwest 130 x southeast 75 x northeast 25 x southeast 100. George Hulst to Charles P. Williams. Mort. \$5,000. 7,550

Grand st, s s, 100 e 7th st, 25x154. }

Clinton av, s e cor Greene av, 47.6x110 x south 3 x east 30 x north 50.6 to Greene av, x west 140. }

Mary E. wife of Lewis Hurst to Arthur Hurst. nom

Same property. Arthur Hurst to Lewis Hurst. nom

Halsey st, s s, 200 e Throop av, 20x100, h & l. Samuel Roberts to Alfred H. Armfield. 3,200

Halsey st, s s, 60 e Throop av, 20x100. Agnes M. Derkheim, Elizabeth, N. J., to Jaques Bennett. Mort. \$3,000. nom

Harrison st, n s, 288 w Columbia st, runs north 95 x west to Bay or East River, x south to Harrison st or the continuation thereof, x east to beginning, with pier, bulkheads, &c. Charles H. Morton and Cyrus D. Hunt, individ. and as trustees, to The National Bank of Fairhaven. All liens. 1,000

High st, No. 119, n s, 115 e Jay st, 23x100. Thomas Wedington, Rahway, N. J., to J. P. Johnson Howard. 8,500

Hicks st, No. 262, w s, 48.10 n State st, 24.5x125. Anna L. Andrews, Cambridge, Mass., and David G. Fanning, Brooklyn, individ. and as exr. Anthony Lane, dec'd, to Elizabeth B. wife of David G. Fanning, Brooklyn, Cornelia L. wife of Thomas C. Fanning, Tarrytown, N. Y., Henrietta W. Work, Okran, O., and Ida M. Lane, daughters of Anthony Lane, dec'd. nom

Herkimer st, n s, 231 e Bedford av, 18.9x100, h & l. Mary E. wife of and John Stafford to Oliver M. Denton. Mort. \$6,000. 10,300

Herkimer st, s s, 93.5 e Perry av, 18.9x77.9x19.6 x83.2, h & l. 9th Ward. Oliver M. Denton to Mary E. Stafford. 3,600

Hancock st, s s, 40 e Howard av, 20x80, h & l. John H. Scollay to Matthew Costello and Julia his wife. 2,200

Jefferson st, s s, 253.1 e Patchen av, 20x100, h & l. Stephen R. Hicks, Old Westbury, L. I., to Charles Rumpf. 3,500

Kosciusko st, s s, 160 e Marcy av, 20x100, h & l. Margaret G. wife of and John Fitch to Gardner T. Cone. 2,800

Locust st, n s, 125 e Broadway, 25x100. Peter Nehrbass to Wenzel Durschmidt and Maria his wife, joint tenants. 1,200

Locust st, n s, 225 e Broadway, 25x100. Peter Nehrbass to Gustav Haugarter. 1,200

Locust st, n s, 100 e Broadway, 25x100. Peter Nehrbass to John Thoma. 1,200

Locust st, n s, 150 e Broadway, 75x100. Peter Nehrbass to Valentine Popp and Eliza his wife, joint tenants. 3,600

Magnolia st, n w s, 100 n e Irving av, runs northwest 100 x southwest 100 x northwest 18.6 x northeast — x south 30.1 x southeast 94.2 to Magnolia st, x southwest 25. Andrew J. Moses to Charles Ruck. 950

Magnolia st, n w s, 149.10 s w Myrtle av, runs southwest 25 x northwest 73.3 x north 57.10 x northeast to Myrtle av, x east 9.2 x south 62.9 x southeast 62.9. Louis H. Dewey to William Nash. 1,000

McDonough st, s s, 425 w Reid av, 50x100. Benjamin Wright to George Adams. 5,400

McDougal st, s s, 250 w Saratoga av, 75x100. William Kennedy to Maria Baur. 1,500

Monroe st, s s, 76 w Bedford av, 74x100. Andrew Fletcher, exr. Wm. Fletcher, to Jessie wife of Thomas Crawford et al., heirs Wm. Fletcher, dec'd. See Oak st. 8,000

Monroe st, n s, 100 e Lewis av, 20x100, h & l. Kate A. wife of Thomas A. Woodhouse to Carolyn A. W. Stevens. 3,500

Montieth st, n s, 125 e Bremen st, 25x90. Geo. Loffer to George Dietlein and Eva his wife, as joint tenants. 2,800

Nassau st, e s, 75 n 2d st, 25x150, New Lots. Catharine Markey to David Smyth. Taxes, &c. 200

North Elliott pl, w s, 277 s Flushing av, 17x92.7 x17.1x91.3. Eliza wife of Simeon Arnoxx to Mary wife of James Barry, New York. 2,850

Oak st, n s, 245 e Franklin st, 25x100, h & l. Andrew Fletcher, exr. William Fletcher, to Jessie wife of Thomas Crawford, Jane E. wife of David Chalmers and William H. Fletcher, New York, and Ellen wife of Joseph Crowell, Brooklyn, heirs Wm. Fletcher, dec'd. 4,000

Palmetto st, s s, 195 w Bushwick av, 5x80. Hannah E. Stoops, widow, Wilhelmina F. McKee and Rosalie A. Stoops to Annie S. Dennis. Correction deed. nom

Palmetto st, s s, 175 w Bushwick av, 25x80, h & l. Annie S. wife of and George B. Dennis to Charles A. H. Hendrickson. M. \$2,500. 3,950

Palmetto st, s s, 500 s w Central av, 25x100. Andrew Walker to Wilhelmina Koch. Mort. \$1,200. 2,500

Pierrepont st, No. 90, s s, 31.6 e Henry st, 31.6x100, four-story brick and stone dwell'g. James D. Fish to Moss S. Phillips. Mort. \$32,500. 47,500

Pulaski st, n s, 221 e Nostrand av, 54x100, hs & ls. Thomas E. Greenland to Thomas R. Eagleson. Mort. \$8,400. 14,400

Pulaski st, s s, 80 e Marcy av, 20x80, h & l. Louise R. wife of George R. Fowler to Sophronia A. Story, widow. nom

Same property. Sophronia A. Story, widow, to George R. Fowler. nom

Pacific st, n s, 193.5 e Clason av, runs northwest 50.4 x south 49.2 to Pacific st, x east 10.11. Mary Foley, widow, to John Powers. 300

President st, s e cor 4th av, 291x100. }

Fiske pl, n w cor Macomb st, 175x96. }

Ellen Ladd, individ. and as admrx. W. H. Ladd, to John D. Fiske. Contract. 12,250

Quincy st, n s, 239.7 e Marcy av, 28.4x107.3x28.7x103.3. Release mort. Sophie G. Parker to John N. Smith. nom

Remsen st, s s, 274 w Court st, 24x100. Clara wife of and George Legg to Josephine F. wife of Charles H. Paul. Mort. \$15,000. 25,000

Ryerson st, w s, 125 n Willoughby av, 25x100. William G. McKinney to Sarah J. S. Garnet, formerly Sarah J. S. Tompkins. 100

Radde pl, w s, 216 s Herkimer st, 20x95. William Boeckel to Augustus Studwell and Peter C. Devean. 500

Russell pl, e s, 213 s Herkimer st, 23x95. William Boeckel to Peter C. Devean. 650

Russell pl, e s, 190 s Herkimer st, 23x95. William Boeckel to Augustus Studwell. 650

Rutledge st, n s, 82 e Bedford av, 3x100. Release mort. Robert Crowley to Richard Taylor. nom

Rutledge st, n s, 82 e Bedford av, 20x100. Richard Taylor to Elizabeth M. wife of Robert T. Williams. Mort. \$2,500. 7,000

Rapelye st, e s, 975 n 4th st, 50x150, New Lots. Frederick Cobb to Amelia A. Field. 400

Taylor st, Washington av, Clymer st and Kent av—the block. }

Bedford av, n e cor Rutledge st, 100x122. Anna Booth, Maggie A. McAdam and Quentin McAdam, Nyack, N. Y., to Richard Taylor. nom

Stanhope st, s s, 200 w Evergreen av, runs south 100 x west 47.11 x north 6 x west 2 x north 94 to Stanhope st, x east 50. Benjamin F. Cromwell, New York, and George R. Cromwell, Bordentown, N. J., to Emil C. Bauer. Correction deed. Q. C. nom

Stanhope st, s s, 250 w Evergreen av, 50x95.5x50x94. George W. Kenyon to Emil C. Bauer. valuable consid. 17,000

Sands st, s s, 50 w Washington st, 25x104.8. Augustus Cruikshank, as trustee Benj. Lord, dec'd, to The New York & Brooklyn Bridge. 17,000

Starr st, southerly cor Hamburg st, 200x100. Joseph Burger to William and August Zinsser, of William Zinsser & Co. Mort. \$3,000, taxes, &c. 5,750

Same property. Release judgment. Robert Yates, as trustee Louis Berger, dec'd, to same. 800

Schermerhorn st, s s, 105 w Hoyt st, 20x100, h & l. Thomas J. Noyes to William Tumbidge. Mort. \$5,000. 8,000

Vanderveer st, e s, 151.3 n e Broadway, 25x100. Release mort. Abbie Willis, admr. Wm. H. Willis, dec'd, to Elizabeth Furman. 400

Same property. Elizabeth Furman to Patrick O'Connor. 400

Warren st, No. 584, s s, 397.6 w 4th av, 16.8x100. Emilie F. Condict, Madison, N. J., to John T. Biersd. Mort. \$2,000. 3,500

Withers st, n s, 100 e Lorimer st, 25x100. Julia wife of James Bulger, Jr., to Mary Connor and Murtha her husband. 1,100

Willow st, n s, 175 w Railroad av, 125x100, New Lots. Margaret Hendrickson, Jamaica, to James Smith. 500

South 1st st, n s, 50 w 11th st, 25x77. James Dillworth to Philip Grussy, Newtown, L. I. Mort. \$400. 3,300

3d pl, n s, 75 w Clinton st, 25x133.5. Caleb S. Woodhull to John Heyzer. C. a. G. 2,200

Same property. John Heyzer to John McGahie. 2,200

3d pl, s w cor Smith st, 75x133.5. Angeline J., Isabel J. and Charles T. Perry to Henry J. Heath. Q. C. nom

3d pl, s s, 275 w Court st, 25x100. Daniel Ferry to James J. Ferry. nom

Same property. James J. Ferry to Rebecca M. wife of Daniel Ferry. nom

South 4th st, s s, 100 e 4th st, runs south 147.4 x east 68.6 x north 45.8 x west 23 x north 100 to South 4th st, x west 46. }

Lynch st, s s, 120 w Lee av, 20x100. Charity wife of Frank E. Ostrander to Oscar H. Stearns. 1,500

4th st, w s, 48 s South 4th st, 24x103.6, h & l. Edmund McLoughlin to Norris B. Curtis. Mort. \$5,000. 7,500

5th st, s s, 87.10 e 6th av, 100x100, hs & ls. Richard H. Heasman to Henry C. M. Ingraham. Mort. \$31,500. nom

8th st, s s, 287.10 w 7th av, 20x100. Elizabeth M. wife of and James H. Baker to Mrs. C. A. Thompson, Middletown, N. Y. Mort. \$2,800. 6,500

13th st, s s, 364.3 e 3d av, 0.3x100. Release mort. Cornelia M. Spader to William Morris. nom

Same property. William Morris to Sampson B. Oulton. 25

Bay 13th st, e s, 225 n Bath av, 100x108.4, New Utrecht. Archibald Young to Maurice Finn, New York. 1,050

17th st, s w s, 104.8 n w 6th av, 19.4x100. Caroline Levy, widow, and Catharine E. Levy to Catharine Levy, widow. Q. C. 376

Same property. Zachariah, Abigail E. and Jane Levy and Alexander, Jonah, Olivia and Maria Levy, by J. L. Nostrand, to same. 7-8 part. 924

18th st, n s, 100 w 6th av, 35x100. Noah Tebbetts to Adelaide L. Mooney. M. \$2,000. exch

20th st, s w s, 225 n w 10th av, 50x200 to 21st st. Daniel L. Jones to The Greenwood Cemetery. Q. C. nom

27th st, n e s, 200 n w 5th av, 25x100.2. }  
 26th st, s w s, 175 n w 5th av, 25x100.2. }  
 26th st, s w s, 200 n w 5th av, 25x100.2. }  
 Chauncey and Frank L. Barnes and Mahala wife of James P. Doane, heirs Eleanor Barnes, to Henry P. Doane, South Orange, N. J. Q. C. All title. nom

35th st, s w s, 100 s e 3d av, 40x100.2. John H. Nagel to George Wise. 1,140

40th st, n s, 80 e 3d av, 20x100. Patrick Murphy to Charles Hart and Michael J. Dady. 600

54th st, s w s, 100 s e 2d av, 25x100.2. Edward P. Day to Daniel E. Bedell. 500

Albany av, s e cor Fernald st, 60x100, Flatbush. Edwin Gates to Joseph Knight. 300

Atlantic av, n w cor Furman st, 20x70. Julia G. Jerome, widow, to Justus C. Weinpahl. 20,000

Atlantic av, n e cor Gunther pl, 97x98. John H. Platt, as assignee Richard Heather, to Mary A. Bass. All title. Correction deed. 16

Atlantic av, n s, 48.9 e Gunther pl, 48.9x98. Charles Place, Plainfield, N. J., to Mary A. Bass. Correction deed. 75

Baltic av, n w cor Washington st, 75x100. New Lots. Maria wife of William P. Wild to Roseanna Brower. 6,000

Bushwick av, northerly cor Greene av, 50x73.7 x50x72.3; also all title to court yard in front, 50x20. Theresa Donohue to Mary wife of Jacob Murr. Mort. \$11,000. exch

Bedford av, w s, 161.10 s Myrtle av, 25x100, h & l. John N. Silsbee to Elizabeth Firth. 6,200

Clermont av, e s, 390 s Greene av, 20x10. Sherman W. Knevals, exr. Henrietta J. Warner, to Mary S. Good. 7,750

Eldert av, e s, 375.7 n Atlantic av, 25x75, New Lots. William G. Douglass to James Collins. 250

East New York av, n w cor Ford st, 109x149.10 x100x108.10, Flatbush. Release mort. Richard Poillon, exr. C. Poillon, &c., to Mary wife of John Clancy. 375

Same property. Thomas Dunmore, Jr., Fall River, Mass., to Mary wife of John Clancy. 400

Greene av, n s, 75 w Stuyvesant av, 16.8x100, h & l. Alexander S. Walsh to S. Maury Vass. Mort. \$3,300. 5,500

Gates av, s s, 25 w Throop av, 20x100. Richard Powell, Westbury, L. I., to Eli E. Nelson. 3,000

Gates av, s s, 93.9 w Stuyvesant av, 18.9x100, h & l. Marietta Crowell, widow, to Bridget A. Mooney. Mort. \$2,500. exch

Henry av, e s, 100 n Broadway, 100x100, New Lots. George W. Palmer to William H., Jr., and Alfred S. Miles and William I. Thomson. 1,000

Henry av, s s, 100 e Broadway or East New York av, 200x100, East New York. Foreclos. Lewis R. Stegman to George W. Palmer. 1,398

Harrison av, n w cor Hooper st, 20x65. George S. Wheeler to Walter McGovern. 1,800

Johnson av, s s, 50 e Humboldt st, 25x100. William Sonnak, Newark, N. J., Susan, Abby S. and John Sonnak. Brooklyn, heirs Wm. Sonnak, to Philip Grussy. Mort. \$3,000. nom

Same property. William Sonnak, exr. Wm. Sonnak, to same. Mort. \$3,000. nom

Knickerbocker av, Hamburg av, Cornelia st and Jacob st—the block.

Hamburg av, extdg from Ivy st to Woodbine st, 200x171 on Ivy st, x200x174 on Woodbine st. William H. Scott to Benjamin Armstrong. 11,700

Lafayette av, n s, 116 e Reid av, 16x100. Martin Cook to William H. Jackson. 2,000

Lafayette av, n s, 228 e Reid av, 16x100. Martin Cook to William H. Jackson. 2,000

Lafayette av, No. 1039, n s, 116 e Reid av, 16 x100.

Lafayette av, No. 1053, n s, 228 e Reid av, 16 x100.

William H. Jackson to Emma Goodwin. 3,200

Lafayette av or pl, s e s, 210 n e Broadway, 20x 100. Thomas Ellison to Anna A. Fardon. 1,000

Liberty av, n s, 75 e Smith av, 25x100, New Lots. Marcus Reichmann to Jette Soheuer. Mort. \$2,000. 2,500

Myrtle av, n s, 60.3 w Duffield st, 20x75. John W. Collett, Peekskill, N. Y., to John H. Elfers. Mort. \$1,200, &c. 11,000

Same property. John H. Elfers, New York, to Christopher Seeba. Mort. \$1,200, &c. 11,000

Manhattan av, w s, 356.5 n Van Cott av, 18x 100, h & l. Edwin A. Davis, Mill Plain, Conn., to Daniel W. Williams. M. \$1,500. 2,900

Manhattan av, w s, 374.5 n Van Cott av, 18x 100, h & l. Edwin A. Davis, Mill Plain, Conn., to Victoria Ciesielski and Andrew her husband, joint tenants. Mort. \$1,500. 2,500

Meserole av, s s, 25 w Newell st, 25x100, h & l. Henry Steers to Mary M. wife of Thomas G. Mason. 3,900

New York av, w s, 99.1 n Atlantic av, 25x100. Sadie C. wife of Floyd P. Gerow, Chicago, Ill., to Frederick K. Bradley. Mort. \$6,000. 8,700

Ocean av, s e cor Voorhies av, 126.4x119x126.4 x120.9, Gravesend. Alanson Tredwell to The Methodist Episcopal Church, Sheepshead Bay. nom

Park av, s s, 215 e Nostrand av, 72.8x100. Foreclos. Lewis R. Stegman to Julius B. Davenport. 5,000

Park av, n s, 353.8 w Broadway, 18x100, h & l. Margaret J. Prendergast to James Martin and Ellen his wife. 3,100

Prospect av, n e s, 220 s e 3d av, 12.9x—x—x 38.7. Johanna Wessels to Emma Steyert. 1,000

Prospect av, n e s, 220 s e 3d av, 1x—. Peter W. Bennett to Johanna Wessels. 35

Putnam av, s s, 350 e Marcy av, 20x100. Frederick C. Vrooman to Anthony P. Hamilton. 6,700

Putnam av, n s, 400 w Nostrand av, 25x100. Susanna E. C. wife of Walter C. Russell to Josiah J. Matthew and Margaret L. his wife. Mort. \$1,500. 3,000

Sheffield av, e s, 50.5 s Brooklyn & Jamaica plank road, 50x100. Martin, Jr., and John D. Bennett and Annie wife of Philip Von Dreele to William J. Bennett. nom

St. Marks av, n s, 80 w Nostrand av, 20x95. William H. Ball to Annie E. wife of George A. Rathbun. Q. C. nom

South Portland av, e s, 233 n Lafayette av, 22x 100, h & l. Edward A. Hall to Theodore Frost. 16,500

Throop av, w s, 50 s Wallabout st, 25x100. Benjamin Olbricht to John and John G. Roth. 5,200

Union av, w s, 100 n South 6th st. 25x100. Thomas Wedington, Rahway, N. J., to J. P. Johnson Howard. 4,850

Van Cott av, n e cor Leonard st, 24.10x88.3x 45.2x70.11. Eva wife of Valentine Stehlin, heir Henry Minderman, Jr., dec'd, to Frederick Isermann. Mort. \$600. 1,200

Washington av, w s, 277 s Greene av, 17.5x 122.6. Annie Y. wife of and David H. Fowler to James E. Vail, Jr. Mort. \$9,000. 16,350

Willoughby av, s s, 80 e Sumner av, 20x80.6. Jonathan Moore, Jr., to Catharine wife of Walter P. Walsh. 700

Willoughby av, s s, 67 e Spencer st, 16.6x90. Ann Adair et al., exrs. Robert Adair, dec'd, to Mary wife of Daniel Carey. 3,250

Willoughby av, n s, 205 w Tompkins av, 20x 100, h & l. Elizabeth wife of William Mason to Anna wife of Henry Demott. Mort. \$2,100. 4,000

2d av, 5th st and Gowanus canal, gore. Cancellation of contract between John J. Hill and Charles F. Clark.

3d av, s e s, 25.2 n e 37th st, 25x75. David Roche to John Roche. 1,000

4th av, easterly cor 7th st, 100x77.10. Michael Sheehy, Jr., New York, to Michael Sheehy. All liens. nom

9th av, n w cor 19th st, 25x100. Harriet F. wife of Edwin A. Hussey to Augustus C. Fischer. 3,000

10th av, w s, 50 n 21st st, 50x100. Daniel L. Jones to The Greenwood Cemetery. C. a. nom

Lots 59, 60, 127 and 128, map of 329 lots of J. W. Voorhies farm, Coney Island, on Van Siclen and Voorhies pl. Partition. Richard L. H. Finch to Virginia S. wife of Charles C. Overton. 560

Public road from Van Sicklen's Hotel to Boulevard, s s, adj land of grantee, abt 1/4 acre, Coney Island. Court Van Sicklen to Philip Schweickert. 1,000

Road leading easterly through Gravesend village to Gravesend Neck, L. I., adj land John Bergen, 50x124, Gravesend. Release of dower. Isabella Fleming, widow, to Alvis Steuer. 296

Same property. 1-5 part. Margaret wife of Henry Heins to same. 220

Road from Flatlands to New Lots, n s, adj land Jacob Ryerson. Contains 31 662-1,000 acres, Flatlands. 1/4 part. Charles F. A. Talbot, San Francisco, Cal., to Frederick Talbot, Providence, R. I. Q. C. 1,000

Same property. 3/4 part. Same to Andrew J. Pope and William C. Talbot, San Francisco, Cal. Q. C. 3,000

General release. Margaretha Weidinger to Theodor Geiser and Wilhelmine his wife. 22

Bade, John, with The Trustees of The Astor Library, all mortgagees. Agreement as to priority of mortgages made by Charles B. Bulling. Oct. 27. nom

Bailey, Henry M., Greenwich, Conn., to THE BOWERY SAVINGS BANK. Eldridge st, No. 192, e s, 25 s Stanton st, 24.6x87.6. Nov. 5, 1 year, 5 per cent. 10,000

Banks, Henry C. to Lewis Hurst, Brooklyn. 18th st, s s, 143.9 e Irving pl, 13.6x92. Oct. 9, 6 months. 210

Bing, Simon, Jr., and Jacob Cooper to District Number One of the Independent Order of Benai Berith. 7th st, No. 198 E. P. M. Nov. 5, 3 years, 5 per cent. 5,000

Brucks, Edward, to Martha E. Coman. 39th st, No. 420, s s, 275 w 9th av, 25x98.9. Nov. 1, 1 year. 800

Bulling, Charles B., to the Trustees of the Astor Library. 2d av, Nos. 1094 and 1096, e s, 60.3 s 58th st, 40.2x78; 58th st, No. 302, s s, 78 e 2d av, 22x100.5. Oct. 27, due Jan. 15, 1884. 10,000

Same to same. 2d av, Nos. 1098, 1100 and 1102, s e cor 58th st, 60.3x78. Oct. 27, due Jan. 15, 1887. 30,000

Bunke, John, to Heinrich Kleimeier. 29th st, n s, 182.6 w 1st av, 25.4x99.9. Nov. 1, 3 years, 5 per cent. 1,000

Burr, Frank R., to Clifford and Julia Coddington, exrs. and trustees J. Coddington. 104th st. P. M. Nov. 1, 3 years. 6,000

Beecher, Maria P., widow, to Herbert B. Turner and ano., trustees Peter G. Hart, dec'd. Madison st, s s, 138 e Market st, 25x100. Nov. 1, 1 year, 5 per cent. 1,500

Bernhardt, Sarah, wife of and Emanuel, to William T. Whitemore et al., exrs. and trustees H. Lawrence, dec'd. 2d av, e s, 80.10 s 61st st, 20x75. Nov. 1, 3 years, 5 p. c. 11,000

Bernhardt, Emanuel, to same. 2d av, e s, 100.10 s 61st st, 20x75. Nov. 1, 3 years, 5 per cent. 11,000

Chamberlain, Mary B., widow, to John J. Jones and ano., exrs. and trustees David Jones. Madison av, n e cor 29th st, 37.6x78. Nov. 2, 5 years, 5 per cent. 55,000

Clark, William H., to THE CITIZEN'S SAVINGS BANK, City New York. 36th st. P. M. Oct. 30, due Nov. 3, 1883, 5 per cent. 15,000

Clements, Butler L., to George Stoker. 32d st, No. 37, n s, 520 w 5th av, 25x98.9. Oct. 30, 1 year. 5,000

Cokely, Patrick J., to Mitchel Valentine. 52d st. P. M. Nov. 1, installs, 5 years. 10,000

Same to same. 52d st. P. M. Nov. 1, installs, 5 years. 10,000

Conlon, Edward, Brooklyn, to Grace A. Benedict. 19th st, n s, 80 e 10th av, 20x75. Sub. to mort. \$6,000. October 26, due June 1, 1884. 2,000

Corbin, P. & F., a corporation of New Britain, Conn., assignees of mortgages, to John H. Butler and John C. Constant, of Butler & Constant. Release of following property from mortgage: 93d st, n s, 139.6 w 3d av, 90 x100.8. Oct. 25. 5,000

Crane, Alexander B., exr. J. W. Mitchell, mortgagor, with Elizabeth A. A. Thorne. Agreement extending mortgage and reducing interest. Nov. 1.

Cunningham, John F., to THE CITIZENS' INS. Co. 10th av, w s, 75 s 156th st, 50x100. Nov. 5, 1 year. 3,500

Coar, John, to Haskell A. Searle. 58th st, s s, 245 e 7th av, 20x100.5. Nov. 8, 5 years, 5 per cent. 25,000

Same to same. Same property. Nov. 8, 1 yr. 3,000

Conlon Edward, to The Snow Flake Marble Co., Westchester Co. 19th st, n s, 80 e 10th av, 20x75. Sub. to mort. \$8,000. Nov. 5, due June 1, 1884. 1,000

Cooke, Elizabeth S., to Fannie McCormack. 52d st. P. M. Nov. 1, 1 year, 5 per cent. 10,000

Deeves, Stephen, to THE EQUITABLE LIFE ASSURANCE SOC., United States. 83d st, s s, 100 e 9th av, 125x102.2; 83d st, n s, 200 e 9th av, 25x102.2. See Conveys. Nov. 5, due Dec. 1, 1884. 25,000

Same to William J. Syms. Same property. P. M. Sub. to above mort. Nov. 7, 1 yr. 5,000

Dimon, Susan M., wife of Charles L., to THE HARLEM SAVINGS BANK, City New York. 125th st. P. M. Nov. 8, 1 yr., 5 per cent. 10,000

Dunker, John F., to Alexander McSorley. 2d av, w s, 50.7 n 123d st, 50.4x90. Nov. 7, due March 15, 1884. 2,675

Darling, William A., President of and THE MURRAY HILL BANK with the trustees of The Astor Library, all mortgagees. Agreement as to priority of mortgages made by Charles B. Bulling. Oct. 7. nom

Decker, Agnes, to Margaretta Card. Clifton st, Tinton av. P. M. Oct. 31, due June 1, 1886. 2,000

Decker, George, to Agnes Decker. Clifton st, Tinton av. P. M. Nov. 1, 3 months. 500

Same to same. Same property. P. M. Nov. 1, 5 years. 1,200

Duffy, Mary, to THE NEW YORK LIFE INS. Co. 94th st, s s, 135 w 2d av, 4 lots, each 25 x100.8. 4 mort. each \$11,500. Sept. 15, 3 years. 46,000

Duffy, Mary, wife of Michael, to William C., Edward E. and John H. Browning. 94th st, s s, 375 e 3d av, 4 lots, each 25x100.8. P. M., each sub. to mort. \$11,500. 4 mort., each \$3,500. Sept. 15, 1 year. 14,000

Duncan, Alice H., wife of and William B., to Albert C. Hall and Thos. G. Ritch, trustees and exrs. A. Hall. Broadway, w s, 20 s 36th st, 40x118.9 in two courses x 40x93.9 in two courses. 1/4 part. Oct. 31, due Nov. 1, 1884. 7,500

### 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.

NOVEMBER 2, 3, 5, 6, 7, 8.

Anderson, Jane, to William H. Palmer, Brooklyn. 13d st. P. M. Nov. 1, 3 years, 5 per cent. \$1,000

Andrews, Walter S., to Henry A. de F. Weekes. Beekman st, n w cor Cliff st, 128.6 x123x125.4x135.7. November 1, due May 1, 1884. 5,000

Aitken, John S. and Nellie L. his wife, joint tenants, to Watts Cady Livingston. 30th st, s s, 246 e 9th av, 16.6x98.9. Oct. 29, 3 yrs. 3,000

Baker, John E., to Maria L. Paton, widow. 134th st, n s, 175 e Lincoln av, 50x100. Nov. 5, 1 year. 1,000

Brown, Robert I., to Ann C. Brown. 133d st, n s, 287.6 e 5th av, 18.9x99.11. Oct. 15, 3 years, 5 per cent. 3,000

Same to same. 3d av, w s, 20.11 s 124th st, 40x 64. Oct. 15, 3 years, 5 per cent. 8,000



Eberle, Adam, to Elizabeth L. Purdy. Madison av, e s, 110 s Mott st, 54x201.2 to Fordham av, s 54.1x199. Nov. 1, 5 years. 1,650  
 Emerson, Ellen M., wife of and Samuel B., Astoria, L. I., to Betsey wife of Daniel Frey. 78th st. P. M. Nov. 1, 3 years, 5 per cent. 2,000  
 Ewald, Andrew, mortgagor, with William P. Woodcock. Agreement extdg. mortgage. Aug. 9, 1881. nom  
 Eldridge, Frank L., to Robert Jaffray, admr. R. Jaffray. 84th st, n s, 550 e 9th av, 25x102.2. Nov. 8, 5 years, 5 per cent. 4,000  
 Frankenberg, Jacob H., et al., mortgagors with Louis Lewengood and ano., exrs. S. Laubheim. Agreement extdg reduced mortgage. Nov. 5. nom  
 Fuller, Charles A., to Mary L. and Harriet L. Bogert. 122d st, s s, 112.6 e 4th av, 27.6x100.11. Oct. 20, 3 years. 14,000  
 Fallon, John, to THE BOWERY SAVINGS BANK. 81st st, n s, 600 w 3d av, and 105 w Lexington av, 50x102.2. Nov. 3, 1 year, 5 per cent. 7,000  
 Geller, Osias, to Charles Dexheimer. Norfolk st, e s, 150 n Broome st, 25x100. Nov. 2, due April 1, 1884. 500  
 Gousset, Cyrien, to Wyllis Blackstone. South 5th av. P. M. Oct. 24, due Nov. 1, 1884, 5 per cent. 14,000  
 Hall, Ana B., to Albert C. Hall and ano., trustees and exrs. A. Hall. Broadway, w s, 20 s 36th st, 40x108.9 in two courses, x40x93.9 in two courses. 1/4 part. Oct. 31, due Nov. 1, 1884. 6,500  
 Hamill, George W., to Mary McEwan. 10th st, No. 111, n s, 408 w 2d av, 21x94.7. Nov. 3, due Nov. 1, 1886. 2,000  
 Hamill, Sarah, wife of and George W., to Bernard G. Amend. 19th st. P. M. Nov. 5, 3 years, 5 per cent. 6,000  
 Hammond, Charles A., to James J. Morison. Canal st, n e cor Ludlow st, 43.9x57.4x43.9x57.5. Nov. 1, 1 year. 3,000  
 Hinman, Samuel S., to John Bell. 131st st, n s, 200 e 8th av, 85x99.11. Sept. 26, 1 year. 3,500  
 Hoyt, William, to THE INSTITUTION FOR SAVINGS OF MERCHANTS' CLERKS. 66th st, n s, 110 w 4th av, 20x100.5. Nov. 7, due Feb. 15, 1889, 4 1/2 per cent. 16,000  
 Same to same. 66th st, n s, 150 w 4th av, 20x100.5. Nov. 7, due Feb. 15, 1889, 4 1/2 p. c. 18,000  
 Hannigan, Annie M., wife of and Edward H., North Plainfield, N. J., to Augustus Taber and ano., exrs. A. S. Underhill. Av B, w s, 57.9 s 7th st, 20.8x64.6. Nov. 5, 5 years, 5 per cent. 1,000  
 Same to Sarah E. Bassford and ano., committee of Bernard Hanigan. Same property. Nov. 5, due Feb. 4, 1884. 1,770  
 Same to Augustus Taber and ano., exrs. A. S. Underhill. Same property. Nov. 5, 5 years, 5 per cent. 6,000  
 Heinemann, Adelheid, wife of and Henry, to Thomas L. Greene, Albany, N. Y. 6th st, No. 718, s s, 204.10 e Av C, 19.8x97. Nov. 2, 5 years. 7,500  
 Heintze, John G., to Mary Klebisch. 127th st, s s, 135.2 e St. Nicholas av, 25x133.10x64.1x197.10, error. Nov. 1, 1 year. 6,000  
 Higgins, James, to Amos M. Kidder. 57th st. P. M. Oct. 31, due Nov. 1, 1884. 4,600  
 Jardine, George E., to William A. Cauldwell. 57th st, n s, 144 e 7th av, 38x100.5, to proceed with building at once. P. M. Oct. 31, due June 1, 1884. 19,792  
 Johnston, Emeline, wife of William H., and Elizabeth wife of Richard E. Johnston, to THE GERMAN SAVINGS BANK, City New York. 1st av, w s, 76.9 s 81st st, 30.8x100. Nov. 2, 1 year. 14,000  
 Same to same. Same property. Nov. 2, 1 year. 2,000  
 Same to same. 1st av, w s, 107.5 s 81st st, 30.8x100. Nov. 2, 1 year. 14,000  
 Same to same. Same property. Nov. 2, 1 year. 2,000  
 Jonas, Abraham H., to Robinson Gill. 73d st, n s, 100 w 2d av, 50x102.2. Sub. to all mortg. Oct. 5, 4 months. 5,200  
 Same to Charles A. Buddensiek. 73d st, n s, 235 e 3d av, 25x102.2. Nov. 1, 1 year. 2,000  
 Same to same. 73d st, n s, 210 e 3d av, 25x102.2. Nov. 1, 1 year. 2,000  
 Kehoe, Alfred, to Ambrose C. Kingsland and ano., as trustees of Katharine A. Kingsland. 106th st, n e cor 4th av, 30x100.11. Nov. 1, 5 years. 12,500  
 Kempner, Hannah or Hanchen, wife of and Marcus, to Charles T. Harbeck, Islip, L. I. 3d av. P. M. Oct. 5, due Nov. 2, 1888, 5 per cent. 10,000  
 Same to same. Same property. P. M. Sub. to above mort. Oct. 5, due Nov. 2, 1886, 5 per cent. 2,000  
 Kopp, Charles, and Carmen his wife, to Harry C. Raynor. 133d st. P. M. Nov. 5, 1 yr. 8,500  
 Konig, Hermann, to Baruch Wertheim. 119th st. P. M. Nov. 1, due Nov. 5, 1884. 1,200  
 Kroger, Henry, to Diedrich Meersse. Av A, e s, 84.3 n 121st st, 16.8x98. Oct. 1, 3 years, 5 per cent. 3,000  
 Kromm, Matilda, to Mary G. Sherwood, Glenville, Conn. Boston road, n w s, 125 s w Milton st, 25.3x100. Oct. 31, 3 years. 2,000  
 Kubischta, Frank, to Philip Braender. 16th st. P. M. 2d mort. Nov. 1, 3 months. 1,000  
 Lawson, Jacob, Brooklyn, to Charles J. Howell. 128th st, s s, 375 w 7th av, 25x99.11. Nov. 1, demand. 7,000  
 Lawson, Martha A., wife of and Judson, to Andrew Ewald. 49th st, s s, 489 w 10th av, runs south 100.5 x west 36 x northeast to 49th

st, x east 6. Nov. 3, due May 1, 1884, 5 per cent. 5,500  
 Leighton, John A., to James P. Robertson. 42d st, s s, 120 w 10th av, 20x98.9. Nov. 5, due Aug. 28, 1888. 8,000  
 Loyd, Anna M., to Lillie P. Reed. 1st av, w s, 25.5 n 59th st, 25x100. Nov. 5, 5 years, 5 per cent. 9,000  
 Loomam, Mary, James P., Matthew M. and Catharine M., to Emma Dean. 2d av, No. 729, n w cor 39th st, 20x83. Nov. 1, 5 years. 7,500  
 Mehrbach, Solomon, to Thomas J. McCahill and ano., exrs. B. McCahill. 1st av, 97th st. P. M. Sept. 19, 3 years, 5 per cent. 20,000  
 Miller, Caroline L., widow, mortgagor with Emilie A. Wilcoxson, Nyack, N. Y. Agreement extending mort. and reducing interest. Nov. 1. nom  
 Murphy, John, to THE CITIZENS' SAVINGS BANK, City New York. 44th st, n s, 275 e Lexington av, 25x100.5. Nov. 8, 1 year, 5 per cent. 10,000  
 Macdonald, John J., to THE GERMAN SAVINGS BANK, City of New York. 38th st, n s, 200 w 1st av, 25x98.9. Nov. 5, 1 year. 11,000  
 Same to same. 38th st, n s, 175 w 1st av, 25x98.9. Nov. 5, 1 year. 11,000  
 Same to same. 38th st, n s, 125 w 1st av, 25x98.9. Nov. 5, 1 year. 11,000  
 Same to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 38th st, n s, 175 w 1st av, 25x98.9. Nov. 5, 2 months. 2,500  
 Same to same. 38th st, n s, 200 w 1st av, 25x98.9. Nov. 5, 2 months. 2,500  
 Same to Henry J. Burchell. 38th st, n s, 125 w 1st av, 25x98.9. Nov. 5, 2 months. 3,000  
 Madden, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City of New York. 10th av, s e cor 37th st, 98.9x100. Nov. 3, 1 year. 6,000  
 Messiter, Richard P., Brooklyn, to George D. Johnson, trustee of Eliza H. Dowdall, dec'd. 146th st. P. M. 4 mortg., each \$1,000. Nov. 1, 3 years. 4,000  
 Michell, John, Sr., to Joseph Justus D., Henry and William Michell. Centre st, n e s, 75.6 s e from D. Mapes Temperance House, runs northeast 51 x southeast crossing Bronx st 186 to Bronx river, x southerly along river 65.6 x northwest 83 to south side Bronx st, x northeast 14.6 x northwest along Centre st 103, excepting 40 feet strip for Bronx st. Oct. 30, due Oct. 31, 1886. 1,102  
 Maloney, Bernard, to John Webber et al., exrs. S. D. Moulton. 116th st, n s, 256 e 4th av, 25x100.11. Nov. 1, 1 year, 5 per cent. 5,500  
 Maschke, Jacob L., to Thomas R. A. and William H. Hall, of William Hall's Sons. 69th st, n s, 80 w 2d av, 178x100.4. Subject to lien \$49,000. Oct. 15, 6 months. 12,250  
 Noble, John, to THE NEW YORK LIFE INS CO. 76th st, s s, 20 w Madison av, 20x102.2. Nov. 1, 3 years. 43,600  
 Same to same. 76th st, s s, 98.1 w Madison av, 20x102.2. Nov. 1, 3 years. 43,600  
 Same to same. 76th st, s s, 140.2 w Madison av, 19x102.2. Nov. 1, 3 years. 41,200  
 Noble, William, to The White, Potter & Paige Mfg Co. 76th st, No. 16 E., s s, 140.2 w Madison av, 19x102.2. Nov. 7, 1 year. 5,000  
 Neilson, Theodore, to Mary Hewlett, Great Neck, L. I. 147th st, n s, 425 e Prospect st, 25x100. Oct. 20, 3 years. 1,400  
 Newman, Henry, and Isidor Cohn, to Arthur Norton. Broadway, Nos. 628 and 630, e s, 125.6 s Bleeker st, runs east 196 to west side Crosby st, at point 127 south of Bleeker st, x south 46.7 x west 196 to Broadway, x north 50. Leasehold. All title. Nov. 1, due July 1, 1885, 5 per cent. 100,000  
 Nugent, Richard H., to George Brucke. 154th st. P. M. Nov. 7, 3 years, 3 per cent. 800  
 Ogden, Alfred B., to THE BANK FOR SAVINGS, City of New York. 114th st, n s, 145 e 1st av, 32.10x100.10. Nov. 1, 1 year, 5 p. c. 13,000  
 Palmer, Isabel M., wife of and Cortlandt E., to Albert C. Hall and Thos. G. Ritch, trustees and exrs. of A. Hall. Broadway, w s, 20 s 36th st, 40x108.9 in two courses, x40x93.9 in two courses. 1/4 part. Oct. 31, due Nov. 1, 1884. 7,500  
 Poggenburg, Henry F., with the trustees of the Astor Library, all mortgagees. Agreement as to priority of mortgages made by Charles B. Bulling. Oct. 27. nom  
 Potter, Susie E., wife George W., to William Clark and ano., exrs. Sarah E. Pratt. Madison av, e s, 150 n 11th st, 23x120, 24th Ward. May 3, 5 years. 1,200  
 Quinn, Thomas, Brooklyn, to Peter McKenzie. 119th st, n s, 206.9 e 2d av, 18.3x100.11. Oct. 18, 5 months. 1,330  
 Same to Andrew McKenzie. Same property. Oct. 18, 5 months. 1,000  
 Rae, Thomas, to Harford B. Kirk. 3d av or Boston road, n e cor 138th st, 108x127.3x100x169.1. July 1, 1879, 1 year. 6,000  
 Reid, Thomas, to Silvanus S. Smith, North Hempstead, L. I. 64th st, s s, 120 w 4th av, 30x100.5. Nov. 5, due May 1, 1884, 5 p. c. 5,000  
 Reilly, Michael, to Marcus Kohner. 3d av, n e cor 104th st, 20x100. Nov. 1, 1 year. 2,500  
 Same to same. 3d av, e s, 20 n 104th st, 26.10x100. Nov. 1, 1 year. 2,500  
 Same to same. 3d av, e s, 46.10 n 104th st, 26.10x100. Nov. 1, 1 year. 2,500  
 Same to same. 3d av, e s, 73.8 n 104th st, 27.3x100. Nov. 1, 1 year. 2,500  
 Riker, John H., to Phebe Hagner, Jamaica, L. I. 39th st, s s, 175 w 3d av, 25x84.10x25.3x88.6. Nov. 1, 2 years, 5 per cent. 7,000  
 Smith, John W., to Bertha Volkening. 51st

st, n s, 200 w 1st av. P. M. Sub. to mort. \$6,000. Nov. 8, due Feb. 15, 1884. 8,048  
 Same to Matthew Farris. Same property. Nov. 8, due Feb. 15, 1884. 6,000  
 Same to Bertha Volkening. 51st st, n s, 175 w 1st av. P. M. Sub. to mort \$6,000. Nov. 8, due Feb. 15, 1884. 8,048  
 Same to Matthew Farris. Same property. Nov. 8, due Feb. 15, 1884. 6,000  
 Spaulding, Bernard, to Francis A. Palmer. Lexington av, s e cor 81st st, 104.4x70. Sub. to mort. \$115,000. Nov. 5, note. 10,000  
 Sutphen, William, to The General Theological Seminary of the Protestant Episcopal Church, United States. 10th av, w s, 21 s 21st st, 3 lots. Leasehold. P. M. 3 mortg., each \$8,000. Nov. 1, due April 1, 1888. 24,000  
 Same to same. 10th av, s w cor 21st st. Leasehold. P. M. Nov. 1, due April 1, 1888. 10,000  
 Same to same. 21st st, s s, 100 w 10th av. Leasehold. P. M. Nov. 1, due April 1, 1888. 6,000  
 Schappert, Anton, to William N. Robertson. 135th st, Lincoln av. P. M. Nov. 1, 3 yrs. 3,000  
 Schermerhorn, George F., Rutherford, N. J., to Sarah E. Osborn, as extr. G. L. Osborn. 27th st, No. 209, n s, 109.10 w 7th av, 16.8x98.9. Nov. 1, due Nov. 2, 1886, 5 per cent. 5,000  
 Schwamm, Friedrich, to Wilhelmine Juch. 1st av. P. M. Nov. 1, due July 2, 1884. 1,300  
 Sebastian Jacob, to Minott Mitchell, White Plains. 43d st, n s, 255 e 3d av, 100x100.5. Nov. 1, notes. 10,000  
 Slattery, Thomas, to THE HARLEM SAVINGS BANK, City New York. 150th st, n s, 305 e Railroad av, 25x118.5. Nov. 1, 1 year, 5 per cent. 500  
 Spence, William, to THE NEW YORK LIFE INS. Co. Pearl st, No. 33, and 22 Bridge st, begins Pearl st, n s, 92 e Whitehall st, 34.6x86 to Bridge st, x35.1x96.4. Nov. 1, 1 year. 60,000  
 Sperb, William, Jr., to THE UNION DIME SAVINGS INST. of City of New York. 9th av, s w cor 91st st, 100.8x100 to Croton Aqueduct. Nov. 1, 3 years, 5 per cent. 7,000  
 Stucken, Adela, wife of and Edward, to Conrad C. Meletta, Paris, France. 5th av, No. 14, w s, 54.9 n 8th st, 26.3x100. Oct. 20, 5 years. 5,335  
 Salmon, Mary, wife of Michael N., to Lewis J. Morrison. Madison av, s w cor Morris st, 125x100; Orchard st, s s, 100 e Madison av, 100x125. Nov. 7, due Dec. 1, 1886. 1,000  
 Townshend, John, to Antony Wallach. 52d st. P. M. Nov. 7, 5 years, 5 per cent. 45,000  
 Same to Harriet P. Anthony. 89th st, s s, 158.9 e 4th av, 51x100.2. Nov. 5, 1 year. 7,000  
 The Episcopal Church of St. Peter's, township of Westchester, to THE UNITED STATES TRUST CO., New York. Warren st, No. 17, s s, 210.10 w Broadway, 25.2x75.8. Nov. 8, due Nov. 1, 1888, or installs, 5 per cent. 35,000  
 Van Dusen, Abram B., to THE MUTUAL LIFE INS CO., New York. 6th av, s w cor 122d st, 20x80. Nov. 8, due March 1, 1885. 20,000  
 Same to same. 122d st, s s, 80 w 6th av, 20x100.11. Nov. 8, due March 1, 1885. 12,000  
 Same to same. 6th av, w s, 20 s 122d st, 3 lots, each 20x80. 3 mortg., each \$17,000. Nov. 8, due March 1, 1885. 51,000  
 Same to same. 6th av, w s, 80 s 122d st, 20.11x80. Nov. 8, due March 1, 1885. 17,000  
 Winthrop, Henry R., trustee T. B. Winthrop, with John Murphy. Agreement to subordinate mortgage line to party wall agreement. Oct. 5. nom  
 Woolsey, Edward J., to Lucy Kean, Ursino, N. J. 5th av, n e cor 116th st, 100.10x110. Sept. 29, due Oct. 1, 1888. 40,000  
 Wadsworth, Edwin M., to Charles A. Fuller. 68th st, n s, 125 w 11th av, 3 lots, each 25x100.5. 3 mortg., each \$3,500. Nov. 1, 3 months. 10,500  
 Same to same. Same property. 3 mortg., each \$3,200. P. M. Nov. 1, due Feb. 15, 1884. 9,600  
 Same to same. 68th st, n s, 125 w 11th av, 3 lots, each 25x100.5. 3 mortg., each \$3,500. Nov. 1, 3 months. 10,500  
 Walter, Fanny, otherwise Fanny and Fannie Sussman, also known as Fanny and Fannie Appel, to THE UNION DIME SAVINGS INST., City of New York. 3d av, e s, 159.2 s 108th st, 17.8x100. Nov. 3, due Nov. 1, 1885. 6,500  
 Wick, Jacob, to Austin Abbott, admr. and trustee J. Rowe. 2d av, e s, 75.8 n 93d st, 25x75. Nov. 2, 5 years, 5 per cent. 8,500  
 Same to same. 2d av, e s, 50.8 n 2d av, 25x75. Nov. 2, 5 years, 5 per cent. 8,500  
 Wilson, William C. G., to Sarah A. Bodine. 134th st, n s, 175 e Willis av, 50x100. Nov. 1, 5 years, 5 per cent. 3,000  
 Woodhull, William A., to Anna C. S. Mackenzie, as trustee of Catharine C. Stevens, dec'd. Henry st. P. M. Nov. 1, 5 years, 5 per cent. 2,500  
 Same to same. Same property. P. M. Nov. 1, 5 years, 5 p. c. 2,500

KINGS COUNTY.

NOVEMBER 2, 3, 5, 6, 7, 8.

Adams, George, to Samuel H. Vandewater. McDonough st. P. M. Oct. 31, demand. \$5,400  
 Armfield, Alfred H., to James W. Voorhies. Halsey st, s s, 200 e Throop av, 20x100. Oct. 27, 3 years. 2,500  
 Armstrong, Benjamin, to William H. Scott. Knickerbocker av, Hamburg av, Cornelia st. Jacob st. P. M. July 14, 1 year. 5,000  
 Same to same. Hamburg av, Ivy st. P. M. July 14, 1 year. 1,500

- Armfield, Alfred H., to Elizabeth Armfield. Halsey st, s s, 200 e Throop av, 20x100. Nov. 3, 3 years. 700
- Barber, Edward J., to Sarah M. Van Wyck. 3d av, n w s, 20 s w Wyckoff st, 20x30. Nov. 2, 3 years. 3,250
- Barry, Mary, wife of James, to Eliza wife of Simon Arnoux. North Elliott pl. P. M. Nov. 1, 5 years. 2,000
- Bezar, Mary B., wife of Alfred, to Lottie E. Sprague. Clinton st, e s, 147 s Harrison st, 26x112 S. Nov. 1, 2 years. 2,000
- Same to Dometilla Denison. Same property. Nov. 1, 3 years, 5% per cent. 10,000
- Boser, George, to John Schlegel. Ewen st. e s, 100 n Scholes st, 25x100. November 1, 5 years. 3,500
- Briggs, Orlo, to Darius Davison. Atlantic av, s s, 200 e Rockaway av, 16.8x100. Oct. 20, 1 year. 700
- Same to same. Atlantic av, s s, 216.8 e Rockaway av, 16.8x100. Oct. 20, 1 year. 700
- Brush, Thomas H., to Eveline G. Marshall. Bedford av, n e cor Greene av, 40x90. Oct. 31, due Nov. 1, 1886, 5 per cent. 22,500
- Same to James W. Smith, exr. William C. Haggerty. Bedford av, s e cor Clifton pl, 40x90. Oct. 31, due Nov. 1, 1886, 5 p. c. 22,000
- Same to same. Bedford av, e s, 40 n Greene av, 40x90. Oct. 31, due Nov. 1, 1886, 5 per cent. 18,000
- Same to Charles M. Marsh. Bedford av, n e cor Greene av, 40x90. Nov. 5, 1 year. 2,000
- Same to same. Bedford av, e s, 40 n Greene av, 40x90. Nov. 5, 1 year. 1,500
- Same to same. Bedford av, e s, 80 n Greene av, 40x90. Nov. 5, 1 year. 2,000
- Same to same. Bedford av, e s, 120 n Greene av, 40x90. Nov. 5, 1 year. 2,000
- Same to same. Bedford av, s e cor Clifton pl, 40x90. Nov. 5, 1 year. 2,000
- Babcock, Catharine L., to Martins T. Lynde. Flatbush av, s e cor Dean st, runs east 100 3 x south 50 x southwest 39 to Flatbush av, x northwest 107.4. Nov. 2, 1 year. 6,200
- Boreson, Christie, to Theodore F. Sanxay. 6th av, n w s, 50 n e 23d st, 75x100. Nov. 2, due Nov. 1, 1884. 2,000
- Same to Frances J. Bennett, Saratoga Springs, N. Y. Same property. Nov. 2, 1 year. 600
- Bauer, Emil C., to The Williamsburg Savings Bank. Stanhope st, s e s, 200 s w Evergreen av, 18.9x100. Nov. 8, 1 year, 5 per cent. 1,650
- Same to same. Stanhope st, s s, 218.9 e Evergreen av, 18.9x100. Nov. 8, 1 year, 5 per cent. 1,650
- Same to same. Stanhope st, s s, 237.6 e Evergreen av, 18.9x94.2x8.3x6x10.4x100. Nov. 8, 1 year, 5 per cent. 1,650
- Broun, May J., wife of and Campbell C., to Guillaume Reusens. Strong pl, w s, 158.4 s Harrison st, 16.8x109.10. Nov. 8, 1 year, 10,000
- Carhart, Jane, wife of John, to Ephraim S. Force. Bridge st. See Conveys. Nov. 1, 3 years, 4 per cent. 3,000
- Campbell, James, and Morris Hirsch to Jane Doherty. Atlantic av, n s, 90.4 w Schenectady av, 125.4x99.1, to Brooklyn & Jamaica Railroad. Nov. 1, 1 year. 2,000
- Carey, Mary, wife of Daniel, to Ann Adair et al., exrs. Robert Adair, dec'd. Willoughby av. P. M. Nov. 3, 3 years. 500
- Cohen, Morris, to John C. Merritt, Farmingdale, L. I. Atlantic av, n w cor Hicks st, 20x70. Nov. 1, 10 years, 5% per cent. 7,500
- Curtis, Norris B., to Edward McLaughlin. 4th st. P. M. Oct. 25, 5 years. 5,000
- Cushman, Lavinia, wife of Robert W., to Thomas Harward. Gates av, s s, 125 w Nostrand av, 16.8x100. Nov. 1, 3 years, 5 per cent. 3,500
- Same to same. Gates av, s s, 141.8 w Nostrand av, 16.8x100. Nov. 1, 3 years, 5 per cent. 3,500
- Costello, Matthew, to John A. Scollay. Hancock st. P. M. Nov. 7, 5 years. 800
- Court, John W., to Phebe A. Davis. Clason av, w s, 25.6 s Park av, 50x232.7x50x232.10. Nov. 5, due Sept. 5, 1888. 5,000
- Davison, Ezekiel R., to George C. McKesson. Decatur st. P. M. and building loan. Nov. 1, 3 years. 3,600
- Same to same. Decatur st. P. M. and building loan. Nov. 1, 3 years. 3,605
- Same to same. Decatur st. P. M. and building loan. Nov. 1, 3 years. 3,620
- Same to same. Decatur st. P. M. and building loan. Nov. 1, 3 years. 3,615
- Same to same. Decatur st. P. M. and building loan. Nov. 1, 3 years. 3,610
- Eagleson, Thomas R., to Thomas E. Greenland. Pulaski st. P. M. Oct. 24, 6 months. 2,750
- Evans, John, to William Denyse. Keap st, s s, 425 e Marcy av, 18.9x100. Nov. 3, 3 years, 5 per cent. 2,000
- Enke, Matthieu, to John H. Baden. Adelphi st, e s, 216 3 s Willoughby av, 20x125.5x20x125.4. Nov. 5, installs, 5 per cent. 2,300
- Same mortgagor with Anna C. Hopke, exr. Eide F. Hopke, dec'd. Agreement extending mortgage and reducing interest to 5 per cent.
- Fardon, Anna A., wife of and Alfred A., to Phebe R. wife of George Kissam. Lafayette pl, s e s, 210 n e Broadway, 20x100. Nov. 1, 5 years. 3,500
- Finn, Maurice, to Archibald Young. Bay 13th st. P. M. Oct. 30, 5 years. 750
- Ford, Gordan L., to The Mutual Life Ins. Co., New York. Washington st, w s, 90 1 s Tillary st, 45.1x70.7x24.3x24.10x84.8. 2d mort. Nov. 5, due Dec. 1, 1884, 5 per cent. 7,000
- Fortune, Emma L., to Edward Fall. Atlantic av, s s, 200 e Underhill av, 25x100. Nov. 1, 3 years, 5 per cent. 2,000
- Frost, Theodore, to Edward A. Hall. Portland av. P. M. Nov. 7, 3 years, 5 per cent. 5,000
- Good, Mary S., widow, to Annie A. wife of James Devlin. Clermont av. See Conveys. Nov. 8, 5 years, 5 per cent. 2,500
- Gunnison, Almon, to Richard F. Carpenter. Wilson st, s s, 193.4 e Wythe av, 19.4x100. Nov. 7, due Jan. 1, 1885. 1,000
- Goodwin, Emma, to William H. Jackson. Lafayette av, No. 1053. P. M. Nov. 1, 5 years. 850
- Same to same. Lafayette av, No. 1039. P. M. Nov. 1, 5 years. 850
- Heath, Henry J., to Annie H. Bruce, Southampton, L. I. 3d pl, s w cor Smith st, 75x133.5. Nov. 5, due Sept. 1, 1888. 2,000
- Same to Frederick Bruce, Southampton, L. I., as committee of George Bruce. Same property. Nov. 5, due Sept. 1, 1888. 3,400
- Hart, Joseph J. and Garret W., of Nyack, N. Y., to Richard Dudgeon, Glen Cove, L. I. Warren st, n e s, 149.4 s e Court st, 18.9x100. Nov. 1, 2 years. 2,500
- Jackman, John, to James Murdoch. Warren st, n s, 512 6 w Smith st, 20.10x100. Nov. 2, 1 year, 5 per cent. 5,000
- Kramer, John, to The Williamsburg Savings Bank. Broadway, s w s, 25 n w Lewis av, runs northwest 25 x southwest 54.6 x south 29.8 to Floyd st, x east 5.6 x northeast 71.7. Nov. 3, 1 year, 5 per cent. 3,000
- Kuhn, Frank, to William Beard and Jeremiah P. Robinson. Elizabeth st, n e cor Dwight st, 25x100. Lease. Nov. 8. 3,000
- Licht, Philipp, to Justus E. Gregory. Grand st, s s, 50 w Humboldt st, 25x100; Grand st, s s, 75 w Humboldt st, 25x100. Nov. 3, 3 years, 5 per cent. 6,000
- McGuiness, Ellen, widow, to Tildena E. Northup. Clermont av, e s, 113 s Flushing av, 25x100. Nov. 1, 3 years. 1,000
- McMannis, William, to Archibald Young. Bay 16th st. P. M. July 2, 5 years. 750
- Moore, Charles A., to John Roberts, as trustee for Clara A. Wade. Ross st, n w s, 290.4 s w Bedford av, 18.10x100. Nov. 1, 5 years, 5 per cent. 5,000
- Mork, Minnie, wife of and Moses S., to Elizabeth W. Blake, exr. Anson Blake, dec'd. Hamilton av, n e cor Carroll st, runs north 33.8 x northeast 40.1 x northeast 27.9 x southeast 24.3 x west 42.2 x southwest 40.1 to Carroll st, x northwest 17.7; Carroll st, n e s, 20.4 n w Van Brunt st, runs northeast 63 x northwest — x southwest — x south 40.1 to Carroll st x southeast 12. Oct. 30, due Nov. 1, 1888, 5 per cent. 8,000
- Martin, James, to Bushwick Savings Bank. Park av. P. M. Nov. 1, 1 year. 1,500
- Matthew, Josiah J., to William J. Sayres. Putnam av. P. M. Nov. 1, 1 year. 500
- Merritt, James, Plainfield, N. J., to Charles J. Murray, England. Myrtle av, s s, 114 w Jay st, 22.6x100. Sub. to mort. \$6,000. Nov. 3, due Jan. 14, 1888, 5 per cent. 2,000
- Murry, Charles L., to Abraham W. Totten, Newtown, N. Y. Van Cott av, s s, 130.6 e Graham av, 25x100. Oct. 23, 3 years. 2,000
- Mason, Mary M., wife of and Thomas G., to George Mason. Meserole av. P. M. Oct. 29, due Nov. 6, 1889. 1,900
- Mills, Isaac C., to Neuman Cowen. Devoe st, n s, 67 w Ewen st, 35x50. Nov. 1, 1 year. 530
- Nees, Alexander B., to John Klein, Queens Co. Devoe st. P. M. Oct. 23, due Nov. 1, 1888, 5 per cent. 6,000
- Nelson, Eli E., to Jemima Seaman, Hempstead, L. I. Gates av. P. M. Nov. 1, 2 years. 1,700
- Nitz, Louise, wife of and Wilhelm, to Mary A. Carl, Babylon, L. I. Atlantic av, s e cor Saratoga av, 16.8x100. Nov. 1, 3 years. 1,800
- Same to Joseph T. Green. Atlantic av, s s, 16.8 e Saratoga av, 16.8x100. Nov. 1, 3 yrs. 1,300
- San e to Helen Embury. Atlantic av, s s, 33.4 e Saratoga av, 16.8x100. Nov. 1, 3 yrs. 1,300
- Same to same. Atlantic av, s s, 50 e Saratoga av, 16.8x100. Nov. 1, 3 years. 1,300
- Same to Mary E. Brady. Atlantic av, s s, 83.4 e Saratoga av, 16.8x100. Nov. 1, 3 years. 1,300
- Same to John H. Stoutenburgh. Atlantic av, s e cor Saratoga av, 66.8x100; Atlantic av, s s, 83.4 e Saratoga av, 16.8x100. Nov. 2, due Dec. 1, 1883. 3,500
- Nash, William, to Louis H. Dewey. Magnolia st. P. M. Nov. 1, 1 year, 5 per cent. 500
- Nelson, Emilie C., wife of Frederick W. H., to Nicholas W. Nelson. 8th st, n s, 145.9 e 3d av, 37.6x100; 7th st, s s, 145.9 e 3d av, 18.9x100. Nov. 3, due May 1, 1884. 6,000
- Nelson, Frederick W. H., to John D. Heissenbuttle and ano., guards, of Minnie D., William F. and Nettie C. Heissenbuttel. 14th st, n s, 280.4 e 3d av, 22.6x100. Nov. 8, 3 years. 1,000
- Noll, Conrad, to Richard Mowbray. Ryerson st, s e cor Park av, 22.9x75.4x18.10x79.1. Nov. 8, 5 years. 3,000
- O'Mahony, Frances A., wife of John, to Mary J. Sproule and ano., exrs. and trustees James Sproule, dec'd. Clinton av, w s, 200 n Lafayette av, 19x200 to Vanderbilt av. Nov. 8, due May 1, 1886, 5 per cent. 3,500
- O'Donoghue, William, Philadelphia, to Charles M. Englis. Freeman st, n s, 335 e Manhattan av, 25x100. Oct. 29, 3 years. 600
- Overton, Virginia S., wife of and Charles C., to Henry H. Adams, as Treasurer of the County of Kings. Van Sicklen pl, Voorhies pl. P. M. Aug. 23, 1 year. 280
- Platte, Friedericke and Henry, to John Wills. Hancock st, s s, 94 e Howard av, 17x80. Oct. 31, due Oct. 1, 1888. 1,200
- Peters, John T., to John Hahn, Jr. Broadway, n s, 50 w Williams av, 25x100. Nov. 2, due June 26, 1885. 400
- Phinny, Fidelia S., wife of and Harry B., to Elizabeth A. White. Hawthorne st. P. M. Oct. 29, installs. 1,250
- Same to Robert S. Walker. Hawthorne st. P. M. Oct. 29, installs. 1,000
- Pitt, Thomas, to Abby L. Zabriskie. Bergen st. P. M. Oct. 30, due Nov. 1, 1884, 5 per cent. 2,000
- Porter, William F., and Mary J. Hooper, formerly Porter, to Bernard Vogel. Clermont av, w s, 332.10 n De Kalb av, 20x73.1x20x73.10. Nov. 1, 3 years, 5 per cent. 4,000
- Rumpf, Charles, to William H. Carlisle. Jefferson st, s s, 253.1 e Patchen av, 20x100. Nov. 1, 3 years. 1,800
- Ryan, Charles H., to Eibe H. Steers. Baltic av, n s, extdg from Christopher av to Sackman av, 200x225; Christopher av, s w cor Baltic av, 200x100. Nov. 1, 3 years. 6,000
- Smith, James, Belle Plain, L. I., to Margaret Hendrickson. Willow st. P. M. Oct. 31, due Nov. 1, 1886. 300
- Schakers, Maria K., wife of and Peter G., to The Williamsburg Savings Bank. Atlantic av. P. M. Oct. 30, due Nov. 1, 1884. 6,000
- Slagle, John H., to Alfred J. Watts. Jefferson st, w s, 123.6 s Fulton st, 25x100. Oct. 29, due Nov. 1, 1888. 1,500
- Smith, John N., to Margaretta E. Stetson. Quincy st, n s, 253.9 e Marcy av, 14.2x107.3x14.3x105.3. Nov. 1, 3 years. 3,500
- Same to same. Quincy st, n s, 239.7 e Marcy av, 14.2x105.3x14.3x103.3. Nov. 1, 3 yrs. 3,500
- Same to Asa W. Parker, Ridgewood, L. I. Quincy st, n s, 253.9 e Marcy av, 14.2x107.3x14.3x105.3. Nov. 1, 1 year. 500
- Same to same. Quincy st, n s, 239.7 e Marcy av, 14.2x105.3x14.3x103.3. Nov. 1, 1 yr. 500
- Stewart, James W., to William J. Sayres. Quincy st, s s, 100 w Tompkins av, 60x100. Nov. 3, 6 months. 500
- Sturges, Edward B., to William and William H. Bradley, of Bradley & Son. Berkeley pl, s s, 129 e 7th av, 20x95. Oct. 30, due May 1, 1884. 2,371
- Schweickert, Philip, to Court Van Sicklen. Public road, from Van Sicklen Hotel to Boulevard, adj. land P. Schweickert, 35x305.4 x35x313.3. Nov. 1, 5 years. 800
- Seeba, Christopher, to William Krines. Myrtle av. See Conveys. Nov. 7, due Jan. 1, 1887, 5 per cent. 2,500
- Smita, John N., to Stephen Baldwin, Hempstead, L. I. Clifton pl. P. M. Oct. 31, 5 years. 1,800
- Steyer, Emma, to Johanna Wessels. Prospect av, n e s, 232.9 e 3d av, runs northeast 38.7 x west to point 220 from 3d av, x southwest to Prospect av, x southeast 12.9. Nov. 3, 10 years. 700
- Tibbals, Nathan, to William Laurence. Gates av, n s, 20 w Grand av, 22x103. 2d mort. Nov. 1, 1 year, 5 per cent. 1,400
- Thompson, Caroline O., wife of Samuel L., to Jeannette A. Haydock. Dean st. P. M. Oct. 27, due Oct. 1, 1888. 500
- Taylor, Richard, to The Williamsburg Savings Bank. Clymer st, Kent av, Taylor st and Washington av—the block. Nov. 8, 1 year, 5 per cent. 20,000
- Vrooman, Frederick C., to George O. Dituis. Jamaica, L. I. Marcy av, e s, 120 s Monroe st, 20x100. Nov. 1, 3 years, 5 per cent. 3,000
- Same to Abraham D. Rhodes, Flushing, L. I. Marcy av, e s, 100 s Monroe st, 20x100. Nov. 1, 3 years, 5 per cent. 3,500
- Vass, S. Maury, to A. Stewart Walsh, New York. Greene av. P. M. Nov. 3, installs. 800
- Same to same. Greene av. P. M. Nov. 3, installs. 725
- Welsh, William, to John Phillips. Elm st, s e cor Evergreen av, 97.6x100. Nov. 7, 5 years. 4,000
- Watson, Thomas J., to Sarah H. Crane and Zillah K. Napier. Pacific st, n s, 25x100. Oct. 31, due Oct. 1, 1886. 1,200
- Wheeler, George E., to James Malcolm, Jericho, L. I. Green lane, e s, 100 n York st, 25x89.6. Nov. 1, 5 years. 1,500
- Whigan, Bertha E., wife of Cornelius J., to Otto J. Eggers and ano., trustees A. M. E. Unkart, dec'd. Van Buren st, s w cor Throop av, 20x80. Nov. 3, additional security. 3,000
- Wilcox, Julia, Oswego, N. Y., to Herbert A. Wilcox. 7th st, n s, 164.6 e 5th av, 16.8x100. Nov. 1, 12 years. 1,000
- Willis, Margaretta C., wife of Edward, to William M. Ingraham. 6th av, n e cor 6th st, 50x87.10; 6th av, s e cor 5th st, 100x87.10. Nov. 5, due Nov. 1, 1886. 10,000
- Woodhull, Catharine, and Fanny wife of and William A. Smith to Maria Pearsall, Pearsalls, L. I. Huntington st, s s, 241.8 w Court st, 16.8x100. Nov. 5, due Nov. 1, 1886. 1,400
- Weinpahl, Justus C., to Julia G. Jerome. Atlantic av, Furman st. P. M. Nov. 1, 3 years, 5 per cent. 3,000
- Same to same. Same property. P. M. Nov. 1, 3 years, 5 per cent. 6,000
- Williams, Elizabeth M., wife of Robert T., to Richard Taylor. Rutledge st. P. M. Nov. 1, 3 years, 5 per cent. 2,500
- Washburn, Louie E., to John F. Miller. De Kalb av, s e cor Vanderbilt av, 27.7x85.11x9.11x89.8. Nov. 7, 3 years, 5 per cent. 2,000

CHATELS.

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

NEW YORK CITY.

NOVEMBER 2D TO 8TH — INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with columns for name, address, and price. Includes entries like Biedebach, F. 127 Grand... Bernheimer & Schmid. \$600.

HOUSEHOLD FURNITURE.

Table listing household furniture with columns for name, address, and price. Includes entries like Alden, S. M. 334 W. 59th... A. Williams. 545.

Table listing various real estate listings with columns for name, address, and price. Includes entries like Garand, Julia. 222 W. 19th... F. T. Higgins. 321.

MISCELLANEOUS.

Table listing miscellaneous items with columns for name, address, and price. Includes entries like Anders, Elizabeth. 617 W. 47th... A. Schweitzer. 400.

Table listing various real estate listings with columns for name, address, and price. Includes entries like Lilienstern, D. 2165 2d av... L. Lilienstern. 85.

BILLS OF SALE.

Table listing bills of sale with columns for name, address, and price. Includes entries like Ahrens, J. Av A and 61st st... E. Klie. Saloon. 600.

N. Y. ASSIGNMENTS CHATEL MORTGAGES.

Table listing assignments of chattel mortgages with columns for name, address, and price. Includes entries like Callan, H. A. to C. H. Reed (Mortgage given by J. H. Corey, Nov. 3, 1883). 1.

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures in Kings County with columns for name, address, and price. Includes entries like Bridges, Edw. J. 243 Smith st... P. McQuade. \$400.

Table listing names and addresses such as Crawford, Wm. 572 Monroe st., Campbell, J. 326 Cumberland st., Deverill, W. E. 184 Division av., etc.

Table listing names and addresses such as 8 Beir, Edward A.—Ozias Hermance, 8 Bauer, Anthony H.—Conrad Stein, 8 Bussell, Edward—Wilson Godfrey, etc.

Table listing names and addresses such as 7 Joyce, Maurice J.—E. J. Hicks, 3 Kuhn, George—John Erlwein, 3 Kaufold, Louisa—August Seligman, etc.

MISCELLANEOUS.

Table listing names and addresses under the MISCELLANEOUS section, including Benedict, W. R. 69 Bond st., Burtenshaw, Wm. 13 and 15 College pl., etc.

Table listing names and addresses under the MISCELLANEOUS section, including 3+ Doe, John—Donato Stix, 3 Dennison, Walter—Oscar Kress, etc.

Table listing names and addresses under the MISCELLANEOUS section, including 7 Merchant, Stephen L., 7 Merchant, Anderson, 7 Manwaring, David W., Jr., etc.

BILLS OF SALE.

Table listing names and addresses under the BILLS OF SALE section, including Ehlen Henry, to John Nicholson, Rockfellow, Schuyler A., to George K. Otis, etc.

Table listing names and addresses under the BILLS OF SALE section, including 7 Griffin, Murtha, as admrx. of estate of Ellen Griffin, 7 Guion, Alfred B., etc.

Table listing names and addresses under the BILLS OF SALE section, including 8 Magne, Mary E., 8 Magne, Charles A., 8 Marks, Alfred—Henry Zahn, etc.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and addresses under the NEW YORK CITY section, including 7 Abbott, Edward H.—Edmund Ocum-paugh, 7 Asher, Albert—First Nat. Bank of Northampton, etc.

Table listing names and addresses under the NEW YORK CITY section, including 5 Hatch, Sarah A.—John Dunkak, 5 Hofmann, Carl—Peter Deistel, etc.

Table listing names and addresses under the NEW YORK CITY section, including 8 Reed, James A., 8 Reed, Matilda V., 8 Ryan, Patrick J., etc.

Table of real estate transactions in Kings County, including entries for Sloat, George M., Schanzler, Louis, Spangenberg, Ferdinand, and others.

Table of real estate transactions in Kings County, including entries for Winsor, Thomas, Wyler, Emil, Webber, August, and others.

KINGS COUNTY.

Table of real estate transactions in Kings County, including entries for Arnold, Satterlee, Boynton, E. M., and others.

Table of satisfied judgments in Kings County, including entries for Branaugh, Thomas, Evans, Willard M., and others.

MECHANICS' LIENS.

Table of mechanics' liens in New York City, including entries for Broadway, Nos. 1237 and 1239, and others.

KINGS COUNTY.

Table of mechanics' liens in Kings County, including entries for Hull st, n s, 225 e Saratoga av, and others.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens in New York City, including entries for One Hundred and Seventeenth st, and others.

**KINGS COUNTY.**

November 3 to 9—Inclusive.

Fulton st, Nos. 992 to 999, inclusive, s. s. 114.8 e Grand av, 80x102. James MacFarlane agt George A. Seward. (Sept. 21, 1883)... \$700 00

**BUILDINGS PROJECTED**

**NEW YORK CITY.**

**SOUTH OF 14TH ST.**

MacDougal st, No. 116, one five-story brick and brown stone tenem't, 25x80, tin roof; cost, \$8,000; owner, Daniel S. McElroy, 154 East 38th st; architect, Jas. Kyle. Plan 1268.

**BETWEEN 14TH AND 59TH STS.**

16th st, Nos. 431 and 433 W., two five-story brick tenem'ts, 25x70, tin roof; cost, each, \$15,000; owner, Henry G. Monarque, 2147 3d av; architect, Andrew Spence. Plan 1257.

37th st, s. s. 325 e 11th av, one five-story brick packing house, 25x101.9, gravel roof; cost, \$17,000; owners, Rohe & Bros., 254 West 33d st; architects, Thom & Wilson. Plan 1266.

45th st, No. 232 E., one five-story brick and brown stone tenem't, 30 and 39x82, tin roof; cost, \$17,000; owners, James Kyle & Sons, 137 East 40th st; architect, Jas. Kyle; builder, not selected. Plan 1262.

49th st, Nos. 405 and 407 W., two five-story brick tenem'ts, 25.1x55.5, tin or gravel roof; cost, each, \$9,000; owner, D. W. Slocum, 219 Hooper st, Brooklyn; architect, Robert Mook; builder, not selected. Plan 1259.

10th av, s e cor 57th st, one five-story Connecticut brown stone tenem't, 27x90 and 86, tin roof; cost, \$40,000; owner and builder, William Rankin, 338 West 47th st; architects, Thom & Wilson. Plan 1263.

57th st, s. s. 27 e 10th av, two five-story Connecticut brown stone tenem'ts, 27x80, tin roof; cost, each, \$32,000; owner, architects and builder, same as last. Plan 1264.

57th st, s. s. 81 e 10th av, one five-story Connecticut brown stone tenem't, 19x80, tin roof; cost, \$20,000; owner, architects and builder, same as last. Plan 1265.

Broadway, s e cor 38th st, one eight-story brick and brown stone front hotel, 78 front, 66.1 rear, 120.2 and 95.8 deep, iron roof; cost, \$300,000; owner, Joseph Fisher, Clarendon Hotel; architect, Wm. H. Hume; builder, not selected. Plan 1272.

58th st, n s, 200 w 8th av, one and part one-and-a-half story brick club house, 20.6x100.5, tin roof; cost, \$7,200; owners, Citizens' Bicycle Club, No. 2 East 60th st; architect, Geo. M. Huss; builders, C. Callahan and Grissler & Fausel. Plan 1275.

30th st, No. 360 W., one four story brick dwell'g, 18.4x50, tin roof; cost, day's work; owner, Mary A. Tucker, 358 West 30th st; architect, C. H. Tucker. Plan 1269.

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

91st st, n w cor Park av, five three-story and basement brown stone dwell'gs, three 20 and one 18.8x46 and one 18.8x50, tin roof; cost, each, \$12,000; owner, Andrew J. Kerwin, 1 River View terrace; architect, A. B. Ogden. Plan 1260.

91st st, n s, 97.4 w Park av, two four-story and basement brown stone dwell'gs, 18x55, and one-story extension, 9x13, tin roof; cost, \$15,000; owner and architect, same as last. Plan 1261.

106th st, s. s. 120 e 4th av, one three-story Connecticut brown stone tenem't, 36x60, tin roof; cost, \$14,000; owner, Daniel Shaffin, 2056 2d av; architect, A. Spence. Plan 1258.

80th st, n s, 225 e 3d av, two-story brick dwell'g and store, 17.4x13.2½, tin roof; cost, \$2,150; owner, Max Danziger, 154 East 81st st; architect, John C. Burne; builder, not selected. Plan 1274.

**23D AND 24TH WARDS.**

Cambrelling av, w s, 100 s Jacob st, one one-story frame dwell'g, 20x24, gravel roof; cost, \$800; lessee, Wm. R. Gleason, Jackson av, near Columbia av, Belmont; architect, J. E. Kerby. Plan 1266.

Cauldwell av, No. 837, w s, 275 s 161st st, one two-story frame shop, 20x13, shingle roof; cost, \$500; owner and builder, Patrick Garvin, on premises; architect, M. J. Garvin. Plan 1267.

Elton av, n e cor 154th st, one and-a-half-story frame stable, 25x13, gravel roof; cost, \$200; owner, Henry Gerken, cor Elton av and 153d st; architect, Wm. Kusche. Plan 1273.

3d av, e s, 56 s 141st st, one one-story brick store and dwell'g, 28x88, gravel roof; cost, \$2,000; owner, architect and builder, Andrew J. Rogers, 140th st, near Alexander av. Plan 1270.

3d av, s w cor 15th st, one one-story brick and frame store and dwell'g, 22.2½x60 and 53.1½, gravel roof; cost, \$1,500; owner, Paline D. Walker, 8 West 36th st. Plan 1271.

**KINGS COUNTY.**

Plan 1273—Conselyea st, No. 82, s s, one two-story and basement frame dwell'g, 20x40, tin and gravel roof; cost, \$3,000; owner, Jacob E. Neilson, 41 Richardson st; architect, J. B. Wilson; builders, J. Schoch and S. L. Hough.

1274—17th st, n s, 400 e 5th av, four three-story frame tenem'ts, 17.6x50, tin roof; cost, each, \$2,500; owner, Ellen F. Hermans, 265 17th st; architect, A. B. Bushe; carpenter, George Hermans.

1275—Manhattan av, No. 525, w s, 50 n Eagle st, one four-story frame store and tenem't, 25x54, gravel roof; cost, \$5,300; owner, Mr. May, 83 Oakland av; architect, F. Weber; builders, J. Hafford and Post & Walker.

1276—North 10th st, No. 280, s s, 150 from 5th st, one one-story frame office, 12 and 10x20, tin roof; cost, \$100; owner, S. H. Briggs, 176 N. 10th st.

1277—Bergen st, n s, 240 w Troy av, one one-story frame car house, 20x90, gravel roof; cost, \$500; owners, Broadway R. R., 21 Broadway; builder, P. Brady.

1278—Hart st, n s, 140 e Sumner av, six two-story and basement brown stone dwell'gs, 18.4x42, tin roof, wooden cornice; cost, each, \$4,500; owner, Thomas J. Moore, 72 Sumner av; architect and builder, John Erickson.

1279—Huron st, n s, 200 w Manhattan av, one one-story frame store, 25x40, gravel roof; cost, \$500; owner, Wm. Gorden, Huron st; builders, Randall & Miller.

1280—Woodbine st, s s, 300 e Central av, one one-story frame dwell'g, 22x30, tin roof; cost, \$800; owner, Thomas Weldon, Knickerbocker av, cor Palmetto st; builder, Thos. Phillips.

1281—Stuyvesant av, w s, 80 n De Kalb av, one two-story frame stable, 20x25, tin roof; cost, \$600; owner, Wm. Moller, De Kalb av, n w cor Stuyvesant av; architect and builder, J. T. Perry.

1282—Van Buren st, s s, 250 e Throop av, thirteen two-story and basement brown stone dwell'gs, 19.3x42, tin roofs; cost, each, \$5,000; owner and builder, Patrick Concannon, Brooklyn; architect, I. D. Reynolds.

1283—Bushwick av, e s, 60 n Varet st, two three-story frame tenem'ts, 30.9 and 26x46.11 and 63.1, tin roofs; cost, each, \$4,500; owner, Leopold Michel, Ewen st, cor Meserole st; architect, Th. Engelhardt.

1284—Greenpoint av, n s, 50 e Provost st, one two-story frame storage, 50x22, gravel roof; cost, \$250; owner and architect, Young & Gerard, Greenpoint av and Jewel st; builders, A. Temple & Co.

1285—Marian st, No. 350, n s, 375 e Saratoga av, one two-story frame dwell'g, 16x24, gravel roof; cost, \$700; owner, &c., Wm. Kerr, on premises.

1286—Withers st, No. 152, s s, 200 w Graham av, one three-story frame shop, 25x50, tin roof; cost, \$2,000; owner and builder, Mr. Kronheim, 116 Withers st; architect, Th. Engelhardt.

1287—Hart st, s s, 150 w Stuyvesant av, one two-and-a-half-story frame dwell'g, 20x50, tin roof; cost, \$3,500; owner, W. O. Schmitthener, on premises; architect, Th. Engelhardt; builder, T. Herr.

1288—Walton st, No. 119, s s, one one-story frame smith shop, 22 and 22 and 18x78, tin and gravel roof; cost, \$500; owner, Chas. Gickering, on premises; architect, Geo. Hillenbrand; builder, John Hoppeler.

1289—Evergreen av, e s, 20 n Himrod st; also, Evergreen av, w s, 20 s Harman st, eight (four on each side) two story frame dwell'gs, 20x48, tin roofs; cost, each, \$1,500; owners, &c., Cozine & Gascoine, 307 Evergreen av.

1290—Evergreen av, n e cor Himrod st; also, Evergreen av, s w cor Harman st, two three-story frame stores and dwell'gs, 20x48, tin roofs; cost, \$2,500; owners, &c., same as last.

1291—Noble st, n s, 50 w Franklin st, one one-story frame carriage shop, 25x50, gravel roof; cost, \$350; owner and builder, P. A. Crane, 77 Dupont st; architect, F. Weber.

1292—Broadway, No. 1575, one one-story frame chapel, 19.6x26, tin roof; cost, \$1,000; owner, Rev. C. H. Purcicle, 1575 Broadway; builder, N. McCormack.

1293—19th st, No. 135, n s, 250 e 3d av, one three-story frame tenem't, 25x48, tin roof; cost, \$3,000; owner, Adeline Jacklitsch, 133 19th st; architect, W. H. Wirth; builder, J. R. Greene.

1294—Flatbush av, n e cor Park pl, one one-story brick store, 63.9 and 30x40, gravel roof, wooden cornice; cost, \$3,500; owner, H. Blattmacher, Park pl, cor Carlton av; builder, C. B. Sheldon.

1295—Greene av, s s, 225 w Lewis av, two three-story brick dwell'gs, tin roof, wooden cornice; cost, each, \$6,500; owner, &c., Paul C. Grening, 420 Gates av.

1296—Clason av, e s, 105 n Lafayette av, one one-story brick building for furnace, 18x25, iron roof; cost, \$100; owner, Geo. M. Eddy, 351 Clason av; builder, J. N. Smith.

**ALTERATIONS NEW YORK CITY.**

Plan 1589—Chestnut st, e s, 300 s Locust av, one and one-half-story frame extension, 16x16, shingle roof; cost, \$800; owner, architect and builder, Lemuel Pierce, West Farms.

1590—54th st, No. 124 W., remove store front and interior alterations; cost, \$200; owner, Thomas G. Cowan, 130 West 55th st; builder, G. Holliday.

1591—55th st, No. 543 W., one-story frame and iron covered extension, 25x60, gravel roof; cost, \$200; Patrick Cassidy, 119 Madison av, and Richard Adler, 116 East 60th st, owners of leasehold premises.

1592—73d st, No. 129 E., rear piazza and stairs; cost, \$180; owner, Sigmund Rulman, 129 East 73d st.

1593—7th av, Nos. 761-779, new wall in boiler room, two new boilers set, &c.; owner, J. W. Foshay, President, 50 West 50th st; builders, Berton & Nickel.

1594—Allen st, No. 58, new chimney on rear, outside; cost, \$800; owners, E. Ridley & Sons, on premises; architect, Wm. Shears.

1595—West st, No. 152, shore up first story, new center columns, &c., conform to street grade; cost, \$400; owners, Amzi L. Camp, 215 West 127th st, and Frederick Bechstein, 332 West 46th st; builders, L. J. Fuller and Schinkowsky Bros.

1596—21st st, No. 210 W., two-story and basement brick extension, 11x25, tin roof; cost, \$1,800; owner, Nicholas Wernert, on premises; architects, Thom & Wilson.

1597—Madison av, No. 226, three-story brick extension, 19x34, tin roof; cost, \$20,000; owner, Mrs. E. A. Smith, on premises; architect, R. W. Buckley.

1598—Exchange pl, No. 51, add one story mansard roof, northwest gable and rear wall rebuilt and heavy iron beams inserted; cost, \$5,000; owner, Jno. T. Terry, exr. E. D. Morgan, Irvington, N. Y.; builder, Chas. E. Hadden.

1599—55th st, Nos. 539 and 541, repair and strengthen building, new timbers and planking and new gravel roof; cost, \$100; lessees, Cassidy & Adler; owner, Patrick Cassidy, 119 Madison av.

1600—26th st, No. 130 W., one-story brick extension, 25x45, gravel roof; cost, \$—; lessee, Frank Mariner, 130 West 26th st; owner, J. Clark, 77 West 55th st; architect, Joseph de la Cornelleil; builder, Jean Cornelle.

1601—135th st, No. 470 E., raise one story; cost, \$200; owner, John Brennan, on premises; architect, A. Arctander.

1602—6th av, No. 150, party wall in first story to be taken out and iron girder and columns put in; cost, \$2,500; lessee, Lewis M. Cronk, 135 West 11th st; builder, Chas. W. White.

1603—Water street, No. 735, new ventilator in roof; cost, \$25; owner, North River Sugar Refining Co., on premises.

1604—37th st, Nos. 504 and 506 W., alterations to front; cost, \$800; owner, F. E. James, Irvington, N. Y.; builder, Jas. Cox.

1605—Spring st, No. 154, interior alterations and repairs; cost, \$2,000; owner, John Sullivan, 113 Clinton pl; architect, J. B. Snook; builder, not selected.

1606—Chambers st, No. 126, new beams in basement and part of store floor; cost, \$800; owner, John A. McGaw estate, Charles H. Woodbury, trustee, 24 West 20th st; architect, Richard Berger; builders, H. M. Reynolds and Marcus Hutchinson.

1607—Suffolk st, No. 12, raise attic to full story, new flat roof and a three-story brick extension, 25x11, tin roof and new store front in basement; cost, \$2,500; owner, Moses Finkelstein, on premises; architect, Wm. Graul.

1608—7th st, No. 198, new store front in basement and interior alterations; cost, \$3,000; owner, Simon Bing, Jr., 130 East 74th st; architect, Wm. Graul.

1609—137th st, s s, abt 200 e Willis av, one-story brick extension, 30x20, slate roof; cost, \$1,200; owner, Wm. H. McCord, 676 East 135th st; architect, J. M. Farnsworth; builder, not selected.

**KINGS COUNTY.**

Plan 705—Ainslie st, No. 136, one-story frame extension, 7x10, tin roof; cost, \$175; owner, Andrew Scott, on premises; builder, Geo. W. Schaedle.

706—Union st, Nos. 368 and 370, mansard story on extensions; cost, each, \$500; owners, Kenyon & Newton, on premises; builder, Eli Osborn.

707—Sullivan st, No. 19, raise building 4 feet on brick foundation; cost, \$100; owner, John McKee, on premises; builder, James McCart.

708—Myrtle av, s e cor Kent av, one-story brick extension, 6.6x9, tin roof; cost, \$600; owner, Samuel Klein, Myrtle av and Duffield st; builder, W. Zang.

709—Manhattan av, No. 103, foundation; cost, \$300; owner, F. Hayden, 101 Manhattan av; builder, M. Brodrick.

710—Marion st, No. 273, one-story frame extension, 16x11, tin roof; cost, \$300; builders, Chas. Horn and L. Mayer.

711—Front st, No. 112, rear, side wall, also a portion of rear wall rebuilt, also interior alterations; cost, \$1,500; owner, John Bowie, on premises; architect, M. J. Dady; builders, Hart & Dady.

**MISCELLANEOUS.**

**BUSINESS FAILURES.**

Schedule of assets and liabilities filed for the week ending November 9:

	Liabilities.	Nominal Assets.	Real Assets.
Bernhard, Siegel.....	\$52,823	\$42,013	\$26,751
Bliss, Darius M.....	9,154	8,782	4,516
Coffin, B. L.....	101,217	80,642	48,609
Flatow, Heyman J.....	13,001	4,569	1,964
Goodman, Louis.....	11,393	13,818	6,112
Hake, L. C. & J.....	11,651	11,134	6,638
Heim, Herman.....	1,007	1,055	999
Ludington, J. S.....	53,263	41,581	15,769
Solomon, Joseph.....	8,318	5,724	1,799
Stein, Joseph and Nathan	21,209	18,577	7,253

**N. Y. ASSIGNMENTS—BENEFIT CREDITORS.**

- Nov. 7 Barthelmes, Ludwig, to David H. Schuster.
- 9 Baker, Alexander R. and Jacob Elmendorf, firm of Baker & Elmendorf, to Chas. N. Baker.
- 8 Cohen, Jacob S. and Isaac S., and David Prince, firm of J. S. Cohen & Co., furs, 552 Broadway, to Samuel P. Hyman; preferences, \$53,114.
- 9 Devanny, James, to Sebastian Sommer.
- 7 Ellinghausen, Henry F., to Henry T. Rothmann, Jr.
- 5 Hake, Lewis C. and Joseph A., firm of L. C. & J. Hake, to Wm. H. Zeltner.
- 5 Hungerford, George W., and George S., firm of G. W. Hungerford & Son, to Samuel Greason; preferences, \$3,200.
- 8 Harvey, Stephen, brushes, 43 Fulton st, to James H. Calhoun.
- 5 Meyer, Henry, to Gustav Taubmann.
- 7 Marks, Harriet, to Mitchell Hershfield.
- 3 Stern, Nathan and Joseph, to Solomon Hyman.

KINGS COUNTY.

Nov. GENERAL ASSIGNMENTS. 5 Gnaut, Emil, to I. S. Lambert.

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, November 7, 1883.

REGULATING, GRADING, ETC.

Mott av, from 143d to 144th st.\* Tinton av, s w cor 169th st, 245 feet front, at expense of Mrs. Henrietta Barnum and E. G. Williams.†

FLAGGING, ETC.

3d av, s w cor 173d st, at expense of A. E. Squire.†

CHANGE OF GRADE.

4th av, e s, bet 97th and 102d sts.\*

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending November 3, 1883:

REGULATING.

Madison av, from centre of 135th st to n s of 137th st.

PAVING.

91st st, from 2d to 3d av.

FLAGGING.

68th st, both sides, bet 1st and 2d avs. } An addi- 11th av, both sides, bet 58th and 59th sts. } tional 58th st, n s, bet 10th and 11th avs. } course, where there is now only one four-foot course.

CROSSWALKS.

6th av, from n w to n e cor 51st st, at G. B. McAneny's expense.

REPAVING.

129th st, bet 6th and 7th avs.

ADVERTISED LEGAL SALES.

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

Nov. Tinton av, w s, 144 1/4 n Strong av, 24x135, by J. H. Harnett. (Amount due, abt \$1,800) 10 55th st, No. 249, n s, 140 e 8th av, 2x100.5, four-story stone front dwell'g, by B. Smyth. (Parti- tion sale) 10 Pleasant av, No. 429, w s, 65.11 n 122d st, 15x65, three-story stone front dwell'g. 10 Pleasant av, No. 431, w s, 80.11 n 122d st, 15x100, three-story stone front dwell'g. 10 by R. V. Harnett (Amount due, abt \$7,000; prior mort. of \$5,250 on each house) 10 Mott st, e s, 42.2 s Hester st, runs south 56 x east 133.11 x north 10 to Hester st, x west 66 x south 50 x west 23.1 x north 8.7 x west 45.6 to beginning; Nos. 108 and 110 Mott st, 156, 158 and 160 Hester st, and rear of 59 Elizabeth st, three three-story frame and brick stores and dwell'gs on Mott st and four-story brick hall on Hester st, by A. J. Blecker. (Amt due, abt \$14,500) 12 143d st, No. 46, s w s, 300 n w College av, 25x100, two-story frame dwell'g, by J. T. Boyd. (Amt due, abt \$1,850) 12 136th st, n s, 186.6 e Alexander av, 45x100, vacant } 136th st, n s, 156.6 e Alexander av, 30x100, vacant } by B. Smyth. (Two mort's, amt due abt \$4,500 and \$3,425 respectively.) 13 Madison av, s e cor 123d st, 20.11x100; No. 50 East 123d st, three-story brick dwell'g, by R. V. Harnett. (Amt. due, abt \$19,750) 13 4th av, n e cor 91st st, 50.2x70, vacant } 91st st, n s, 70 e 4th av, 19x8.5 } 91st st, n s, 89 e 4th av, 76x100.8, vacant } by R. V. Harnett. (Amt due, abt \$13,000) 13 123d st, Nos. 229-239, n s, 300 e 8th av, 100x100.11, six three-story stone front dwell'gs. 13 124th st, Nos. 242-250, s s, 300 e 8th av, 100x100.11, five four-story stone front flats. 13 by E. H. Ludlow & Co. (Amt due on mortgage foreclosed abt \$31,525, 8 prior mort's, one of \$8,500 and 5 of \$8,300 each, also one of \$14,000, covering all six houses on 123d st, also mort. of \$20,000 on 124th st flats, making a total of \$115,525) 13 8th av, s e cor 143d st, 49.11x100, two-story frame store and dwell'g, by A. J. Blecker & Son. 13 Washington av, e s, 248 n Quarry road, 50x100, by J. L. Wells, at New York & Harlem Railroad Depot, Tremont. 14 Church st, s w cor Thomas st, 50.3x50.2, four-story and cellar brick building, by R. V. Harnett & Co. Partition sale. 14 Central av, lot 66 on map of Monterey, Upper Morrisania, 5x103, by J. L. Wells, at Harlem Railroad Depot, 24th Ward. 14 Light st, No. 28, n s, 27.3x175, to Ves ry st, three-story brick dwell'g; No. 7 Vestry st, two-story brick stable, by Louis Mesier. (Partition sale) 15 114th st, Nos. 106 to 110, s s, 105 e 4th av, 50x102.11, three three-story brick dwell'gs, by M. A. J. Lynch. (Amt due, abt \$13,550) 15 44th st, n s, 305 w 2d av, 75x100.6, three five-story stone front tenem'ts, by J. H. Harnett. (Amt due, abt \$31,600; prior mort's, \$43,000) 15 73d st, s s, 198 e Av A, 250x102.2, frame shanties and stables, by L. Mesier. (Amount due, abt \$13,800) 15 Pleasant av, No. 42, n e cor 123d st, 19.11x74, three-story brick store and tenem't. 15 Pleasant av, No. 440, s e cor 123d st, 19.11x74, four-story brick store and tenem't. 15 by L. Mesier. (Two 1st mort's, amount due \$6,225 and \$7,300 respectively) 15 76th st, s w cor Madison av, 20x102.2, vacant, by J. T. Boyd. (Amount due, abt \$22,350) 15 118th st, No. 405, n s, 91 e 1st av, 16.8x100.11, three-story stone front dwell'g, by E. F. Raymond. (Amount due, abt \$7,750) 16

KINGS COUNTY

Nov. Flatbush av, n e s, 129.5 n w Lafayette av, 20.6x 81.4x20.2x73.4 Flatbush av, n e s, 10 n w Lafayette av, 20.7x 89.5x20.2x81.4 by T. A. Kerrigan, at 35 Willoughby st. 10

Clarkson st, s s, 800 e Main st, in Flatbush, 75x200, by Cole & Murphy, at 379 Fulton st. 10 Grand st, n s, 70 w 10th st, 31.5x100x43.9x, by T. A. Kerrigan, at 35 Willoughby st. 10 Atlantic av, s s 89.2 w Sackman st, 19.4x100, by T. A. Kerrigan, at 35 Willoughby st. 13 Atlantic av, n e cor Suydam pl, 25x88.10, by J. Cole, at 389 Fulton st. 14 Clinton av, e s, 46 s Fulton st, 25x100, by Cole & Murphy, at 379 Fulton st. 14 Graham av, s e cor Richardson st, 44x75, by T. A. Kerrigan, at 35 Willoughby st. 14 Bushwick av, easterly cor Aberdeen st, 100x100, by Cole & Murphy, at 379 Fulton st. 14 3d av, n w cor Douglass st, 100x110, by J. Cole, at 389 Fulton st. 15

LIS PENDENS, KINGS COUNTY.

Nov. 20th st, n s, 225 e 4th av, 20x100. Patrick C. O'Rourke agt A. D. Clutterbuck; accounting, &c.; att'y, T. J. L. McManus. 3 South 3d st, s w cor 10th st, 20x75. Dietrich Brockman agt Herman Bleek; att'y, J. Dill, Jr. 3 Evergreen av, s w cor Ivy st, 50x91.10 } Evergreen av, s s, 75.8 w Ivy st, 25.3x78.2x25x } 81.7 } Asa Parker agt John E. Sagar; att'y, A. W. Parker. 5 Shaffer st, s e s, near Bushwick av, lots 134 to 141, lots 168 to 171, inclusive, and part lot 172 map C. Shaffer property. Francis P. Furdald agt Joseph Hopkins, Jr., et al.; att'y, C. T. Wood- hull. 7 Lincoln pl, No. 215, n s, 380 w 8th av, 50x100. Friend Ellis agt James Leary et al.; att'y, A. J. Spencer. 7 Oak st, n s, 395 e Franklin st, 25x100. Mary J. Van Schaick wife of Jacob agt Martha wife of N. Fickett. 7 17th st, s s, 175 e 7th av, 16.6x100.2. Mary W. Allen agt Louise wife of and Albert C. Squier et al; att'y, W. A. Onderdonk. 8

RECORDED LEASES.

NEW YORK.

Broadway, No. 1237, basement and three stories above. Robert E. J. Miles, of Cincinnati, Ohio, and Wm. B. Barton to Patrick J. Kelly; 3 years, from May 1, 1883 \$4,500 Blecker st, No. 312, Wm. and David Huyler to Jacob Hertich; from Nov., 1883, to May 1, 1891. 960 Beekman st, No. 61, fourth and fifth floors. Wm. P. Dane to Emil Steffens; 4 years, from May 1, 1883. 2,000 Union sq, w s, about 52 n 15th st, 57x116. Augusta Gillender to Gottlieb Rosenblatt; 8 years, from May 1, 1884. 16,000 West st, No. 305. William M. Kingsland, trustee, &c., to John Rohrsen and Edward H. Viemeister; 6 1/2 years, from Nov. 1. 1,500 Walker st, No. 78, store. Charles B. Wood, by L. M. Kayser, to John Power; 5 years, from Nov. 1, 1883. 2,000 Washington st, No. 263. William Hustace to Caspar Mahr & Co; 5 years, from May 1, 1883. 2,400 23d st, No. 116 W., basement and cellar. George C. Schleier to the American Encastic Tiling Co; Feb. 21; 5 years, from March 1, 1883. 2,260 47th st, No. 28 W. Wm. G. Wilson, exr. of Henrietta Wilson, to Sarah A. Moffat; 3 1/2 years, from Nov. 1, 1883. 1,375 and 2,500 47th st, n s, 100 e 9th av, 75x140. John F. Feitner, Lodi, N. J., to Stephen P. McClane; 5 years, from May 1, 1881. 600 52d st, No. 110 W. Charles H. Raymond, Hanover, N. J., trustee, to Patrick J. Kelly; 5 years, from May 1, 1883. 1,800 76th st, No. 42 E. Elise Tuska to Sigmund Sladkus; 4 1/2 years, from Nov. 1, 1882. 1,650 125th st, No. 26 W., store and part of cellar. Sarah Darragh to Felix Metzger and Charles Weisbecker; 4 1/2 years, from Sept. 1, 1883. 1,800 129th st, Nos 118 and 120 W., first flat on east side. William J. Merritt to Simeon W. Clapp; 1 year, from Oct. 1, 1883. 780 Park av, No. 91. Abram Beekman, trustee H. Wenzel, dec'd, to Mary A. Mattison; 5 years, from May 1, 1882. 1,500 1st av, No. 78, store and basement. John Fath to Henry Steckler; 3 years, from May 1, 1883. 840 2d av, No. 2187, north store. Wm. J. Gessner to Gottfried Maisch; 5 years, from May 1, 1884. 336 2d av, No. 1885, south store. Michael Reilly to John J. Benzing; 2-7-12 years, from Oct. 1, 1883. 600 3d av, w s, 3d door n of 115th st, store. Samuel A. Purdy, Jr., to Victor Laurences; 2 years 8 mos. and 20 days, from Aug. 10. 1,000 3d av, w s, 2d door n of 115th st, store. Samuel A. Purdy, Jr., to Benjamin B. Marco; 8 months and 20 days, from Aug. 10. 1,000 4th av, s e cor 120th st, store. Dennis McMahon to Frederick Wittpen; 5 1/2 years, from Nov. 1, 1883. 960 6th av, No. 361, part store. Fanny Mautz to Mrs. Mary E. Brady; 3 1-12 years, from Feb. 1, 1883. 1,560 9th av, n e cor 60th st, 50x100. Margaret Sackmann to Francis Geis; 3 years, from Jan. 1, 1885. 1,800 Same property. Surrender of lease. Charles Buesing to Dennis McMahon. nom 9th av, No. 639, store, part of cellar and 3 rooms on second floor. John H. Barklage to Andrew Leddy; 3 years, from Nov. 1, 1883. 1,080

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.

Allen, W L—F Kohlmann, 18th av. \$370 Allen, W L—H Schultz, 18th av. 380

Amoncan Ins Co—G A Halsey, Shipman st. 1,400 Atwater, Samuel, trustee—H Ward, 18th av. 1,800 Blaque, Giles—J Knight, Oak st, E Orange. 2,000 Bird, S J—The Christian Union, Valley st, Montclair. 2,000 Crane, Israel, by exr—T J Gray, Stone st. 1,200 Condit, A P—L Brown, Park st, E Orange. 9,500 Courter, Harriet—S Francisco, Caldwell. 100 Cracker, A J—M A Cornish, Milligan pl, W Orange. 1 Cornish, W W M—A J Cracker, Milligan pl, W Orange. 1 Dawes, W H, by exr—F H Burs, South 7th st. 550 Golder, Abram, et al—W Morehouse, Maiden lane. 7,500 Haberbusch, Michael—A L De Groff, North 7th st. 4,250 Hanssling, Andrew—L J Lyons et al, River st. 1,400 Heller, Anna, et al—A Heller, Valley st, W Orange. 1 Henniger, Lorenz, exr—M Schwerer et al, Hayes st. 3,000 Jones, G H—B L Sale, Cemetery lot. 1 Kase, J H—M C Meeker, Orange st. 3,000 Kirkland, Catharine—E Reed, Prospect st, E Orange. 500 Lighthipe, C A—D Polhemus et al, Main st, Milburn. 5,000 Lister, Edwin—A Lister, Lockwood st. 1 Lister, Edwin and Alfred—E Botteli, Albert av. 900 Mahar, M C—A C Narr, Thomas st, Bloomfield. 1 Manning, D W—J M Howe, Barbara st. 1 McKirgan, H P—H F Thatcher, Clinton av. 6,500 Mut Life Ins Co of New York—A K Gardner, Broad st, Bloomfield. 7,750 Myers, Christopher, by assign—D C Fuller, Montclair. 23 Pennington, A C M—J P Pennington, Orange st. 1 Rhodes, H M—E C Swift, Plane st. 9,000 Runk, C M—W L Smith, Mt Prospect av. 1 Russell, C H, exr—H A Bergen, Bloomfield av. 7,200 Roman, G A—M Szymonowicz, Boston st. 2,300 Stagner, C D—H J Koch, Main st, E Orange. 2,000 Stetson, J B—J H Fiedler, Jr, S Jefferson st, Orange. 2,000 Smith, F H—C E Cannon, Market st. 20,000 Starr, W L—J Walsh, Market st. 20,000 Sweeny, Daniel—H M Rhodes, M & E R R av. 2,000 Taylor, T F—E G Fell, S Cleveland st, Orange. 1 Taylor, Moses, by exrs—P R Pyne, Newton st. 1 Thistle, H B—A A Richmond, Howard st, E Orange. 3,000 Torne, Jacob—F Hughes, Garrison st. 300 Trandt, Alexander—E Monizer, Halstead av, S Orange. 50 Vache, A F—H L Stone, Quitman st. 850 Ward, J F, by exrs—J C Van Buskirk, Napoleon st. 1,200 Wilde, E S—E L Pinkham, Grove st, Montclair. 1,900

MORTGAGES.

Beers, F H—A V Van Arsdale, S 7th st. 360 Bergen, H A—E Balbach, Jr, Bloomfield av. 4,700 Bennetto, J L—B C Dutcher, N 6th st. 1,500 Botelli, Eugene—A and E Lister, Albert av. 2,300 Cannon, C E—F H Smith, Market st. 17,000 Coursen, H O—S R Mills, Gould av. 3,000 De Groff, A L—M B L I Co, N 7th st. 3,000 Farrell, M L—C Hicks, Goble st. 207 Field, H E—W H Baldwin, Evergreen pl, E Orange. 1,300 Force, W M—Newark S Inst, Mt Pleasant av and Passaic st. 50,000 Gardner, A K—M L I Co of N Y, Broad st, Bloomfield. 6,750 Hedden, S D—B W Freeman, Atlantic st. 1,000 Jacot, C L, et al—S H Potter, Congress st. 1,000 Kent, J B—C Akers, Belleville. 120 Krauss, Chas—H Koch et al, Washington st. 9,000 Krauss, Chas—J Meyer, Washington st. 3,000 Knight, Jane—J C Blague, Oak st, E Orange. 1,500 Knight, W J—Newark S Inst, Kinney st. 1,500 Marsh, H D—J B Stetson, Freeman st, Orange. 1,500 McMahon, Patrick—A and E Lister, Esther st. 1,775 McGuire, Bartholomew—Newark Fire Ins Co, Condit st. 250 Meeker, M C—J H Kase, Orange st. 1,000 Meeker, S J—C F Kilburn, Broad st. 10,000 Parke, W R—E F Hedden, Bloomfield av, Bloomfield. 2,000 Reid, M R—A P Baldwin, Oak st. 2,915 Roemer, Wm—Lena Winkler et al, Hamburg pl. 900 Rung, Catharine, et al—American Ins Co, Warren st. 2,500 Sanford, H A—E F Tichenor, Cottage st. 200 Sayre, W P—T W Lord, South st. 1,000 Shipman, C T—S E Richards, Garside st. 2,000 Starr, W L—Rutgers College, Lawrence st. 3,000 Sisserson, J H—B M Shanley, Bank st. 800 Szymonowicz, Mary—German Sav Bank, Boston st. 1,200 Thatcher, J W—M H McKorgan, Clinton av. 1,000 Tennon, Patrick—C M Decker, Cambridge st, E Orange. 800 Titus, G A—G D Woodruff, Grove st, E Orange. 400 Trimble, J M—T Egleson, Cedar st, Montclair. 2,000 Van Buskirk, J C—C F Ward, Napoleon st. 500 Same—same, Napoleon st. 700 Wachter, Chas—J H Condit, Livingston. 2,000 Walsh, John—Rutgers College, Market st. 11,000 Wilson, S K—S Doughty, S 19th st. 300

CHATTEL MORTGAGES.

Baader, Gustav, 57 Prince st—S Hanser, horse, wagon, &c. 350 Bergen, Martin, Bloomfield av—J Evans, horses, cows, wagons, &c. 450 Boettinger, Chas, et al. 290 Springfield av—R Deussing et al, tobacco, cigars, &c. 600 Coats, Richard, Orange—A F Eckert, piano and sewing machine. 50 Diehl, Gustave, 170 Ogden st—P Ballantine & Sons, saloon. 200 Friess, Fredk, 219 Halsey st—C Eberhardt, horse, wagon, &c. 200 Geissler, Otto, 68 Elm st—F Dovell, store fixtures, &c. 25 Smith, Albert, 355 Mulberry st—D A Hall, machinery. 300 Stickler, Harry, 128 7th av—J McGrath, pool table, &c. 100 Wotiz, Sigmund, 454 Mulberry st—F Wotiz, store fixtures, &c. 150 Walther, George, 232 Ferry st—A Lalor, saloon. 275 Yates, H M, 149 N J R av—A H Lowerre, machinery. 1,000

JUDGMENTS.

Ferry, Edwin—E Ward et al. 897 Markheim, M D—M Marcy. 2,453 Sanders, A B—S Sanders. 2,847

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County with names, addresses, and amounts. Includes entries for Ayres, Becker, Battelle, Culver, Capen, Clinton, Coughlin, Cox, Daly, Devin, Drohan, Ducker, Durker, Groetzing, Halladay, Helfer, Keeney, Kuhn, Leicht, Ludeman, Mauly, McLaughlin, Mulhall, Nelson, Parker, Reddington, Semler, Snyder, The Hoboken Bank, The Hoboken Land and Improvement Co., The Mutual Life Insurance Co., Van Norst, Vreeland, Warren, Whitehead, and Wolf.

MORTGAGES.

Table listing mortgages in Hudson County with names, addresses, and amounts. Includes entries for Beach, Danworth, Egli, Holden, Jacken, Kenyon, Kink, Krause, Lipfert, Lynch, Murphy, Pearsall, Schaub, Schulz, Silvers, Smith, Sythoff, Van Buskirk, Viron, and Weher.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County with names, addresses, and amounts. Includes entries for Cronin, Flake, Flannely, Foss, La Croix, Mastick, Meyers, Nolte, Vreeland, and Wilmot.

JUDGMENTS.

Table listing judgments in Hudson County with names and amounts. Includes entries for Allen, Crothers, Maloney, Syms, Geo Cox, and Wolff.

PASSAIC COUNTY.

MORTGAGES.

Table listing mortgages in Passaic County with names, addresses, and amounts. Includes entries for Bertenshaw, Busland, Casson, Cohen, Collier, Craig, Donlevy, Dyckman, Evans, Fields, Fox, Gilson, Goodfellow, Holt, Johstone, Laurore, Loize, Mawhiney, O'Donnell, Paolo, Robinson, Ryerson, and Stagg.

Table listing various services and mortgages in Hudson County. Includes Stoner, Stryker, Vander Vliet, Walls, Watson, Wallwork, Witte, Bidwell, Crew, Danenhauer, Green, Hommel, Romaine, Steinhauer, and Ulrich.

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