

THE RECORD AND GUIDE.

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Communications should be addressed to

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DECEMBER 15, 1888.

The announcement made last week that the price of seats would be advanced in the new Exchange after the first 250 members were secured, was made upon the authority of the committee of organization, but it seems upon a further consideration of the matter it was decided for legal and other reasons that all the 500 members should be treated alike. It might be said there was favoritism if one-half the members of the proposed Exchange paid less than the others. Now they will all be put upon an equal footing, and the 500 subscribers will have all the privileges now possessed by Mr. E. H. Ludlow, who was the first to affix his signature. At the meeting of the members, which is to be held next Thursday, all will have an equal vote in organizing the Exchange, in deciding upon its constitution and in electing its officers.

The committee have done a great deal of very hard and thankless work. They have held sessions during the past three months almost daily, and have neglected their own private business, to attend to that of the Exchange. The real estate interest owes them a heavy debt of gratitude. Their success surprises themselves. It shows that they have not misjudged the situation, and that the times demand the organization of a new real estate centre.

Messrs. Charles Coudert, Franklin Edson, Wm. R. Grace, Jas. D. Fish and Robert A. Chesebrough, who with some thirty other gentlemen were organizing a rival Real Estate Exchange, have concluded that after all it is better to abandon their organization and join forces with the committee of brokers in founding the "Real Estate Exchange and Auction Room, Limited." This was done in a graceful and well-considered letter addressed by Mr. Coudert to President E. H. Ludlow. All is well that ends well. The full complement of 500 members will soon be secured, and then there will be only one great Real Estate Exchange in New York.

Architects and Their Clients.

It has been the practice of this and other journals to criticise with more or less severity the shortcomings of architects in the work entrusted to them by their clients. It has been assumed as a matter of course that anyone who designs an imposing public edifice invites criticism. The painter or sculptor may violate every canon of art, but his bad work is not obtruded upon the public, and if exhibited no one is forced to see it. Not so with the work of the architect. His churches, public institutions and private houses are ever exposed to the fierce rays of daylight. If good, his architecture educates the public taste; if poor or defective, his shortcomings cannot be passed by unnoticed. There is, however, a factor in the case which the architectural critic is apt to overlook, and that is the person or persons who order the work or presume to modify the plans. Sometimes it is a rich man, at times a lady, or more often a committee representing a church or corporation. Now it happens, unfortunately, that art education in this country is not very general, and that rich men and their representatives are often ignorant and opinionated, as well as intolerably mean. To begin with they require too much for the money they are willing to spend; then they interfere with the plans and wish impossible things done. Frequently they are in a hurry and will not allow the architect time to think and work out his happiest conceptions. Apartment houses, for instance, are a comparatively new thing. There are a number of factors in their construction which require to be carefully studied out in view of the limited experience available for those who design them. There are models for all kinds of churches and public buildings which run back for centuries, but the great apartment and office building is a thing of yesterday, and the conscientious architect desiring to do his best finds a difficult task before him when he receives an order to prepare the plans for such a structure. There has been much complaint on the part of investors because of the difference in the sums called for in the architect's plans and the actual cost of the building, but for this the owners are largely responsible. They require an edifice which is pretentious but cheap. It must be showy in its interior as well as exterior, and yet must not cost over a certain sum. The archi-

tect does his best, but his employer has his whims, and what would be a noble building is often made ineffective because of some vagary on his part. There have been serious difficulties in connection with the building of nearly all our apartment houses, due in great part to the impossible conditions imposed on architects by the owners. But the former has to bear the blame; the critic is bound to point out the shortcomings of his design, as he is responsible to the public.

An exhaustive work on apartment house building, with plans and the result of the experience of the last ten years, would just now be very useful. The popularity of the elevator has completely revolutionized office and residence building in all the large cities of the world. Hereafter the ten and fifteen-story incombustible dwelling will be in demand by those who chose to live in great cities. Their construction offers a great field for the architects of the future. These great abodes of humanity are expected to combine splendor with comfort, and they will give even finer opportunities to the architect of genius than the temples and mosques of the ages of faith. Already they outvie in magnitude and cost the palaces of emperors and kings.

The Future of the Real Estate Exchange.

As over three hundred and fifty real estate owners and dealers have joined The Real Estate Exchange and Auction Room (Limited), we may expect that institution to be organized, its officers chosen and a site selected within a very short period. It is in order now to point out some of the changes which may possibly be effected in real estate dealings by the agency of this new factor in the buying and selling of realty.

In the first place, it will make New York, in time, the main centre of the real estate interest. The negotiations for the transfers of large blocks of property in every part of the country will naturally come to this market, for here will be found the largest number of purchasers and the most money to be employed in such dealings; this will include large estates, hotels, theatres and important buildings. Foreign investments in American real estate, especially in unimproved lands West and South, will naturally work through agencies established in New York and connected with this Exchange.

The market price of real estate will, for the first time, be definitely known. The reports of private dealings are often misleading; the official record of conveyances is not to be relied upon, as no legal penalty is imposed for falsifying the deeds. Even the records of our auction sales sometimes need verifying, as property is often bought in or bid up when no real sale is effected. But the quotations in this new Exchange must be accurate, or they will be fatal to the prosperity and even the very existence of the institution. There can be no fraudulent bidding or "Peter Funking" permitted.

Then, again, commission rates can be established just to the sellers and purchasers and satisfactory to the brokers. Now all is chaos. The seller is apt to be charged more than one commission, and the broker is often defrauded of the results of his hard labor. The arbitration committee of the Exchange will see that justice is done, and thus prevent a great deal of ill feeling as well as litigation. In some quarters it is feared that the brokers who have control of this Exchange may charge too much for their services, but this, if attempted, will correct itself. Dealers will make their profits rather in the number of their transactions than in the rates they will charge.

With the guaranteeing of titles, either by the Exchange itself or by some subsidiary company, will come a new era in real estate dealings. It will help to mobilize realty, that is, make it available as an asset upon which money can be borrowed quickly in the bank. When a money lending institution is satisfied that there is no doubt about a title, and that an Exchange exists which furnishes a ready market, there will be no hesitancy in accepting realty as a collateral for borrowing money in the same way that advances are made on railroad bonds. To-day not a dollar would be advanced on all the houses on the island, hence merchants who are embarrassed find their real estate unavailable to help them to tide over their difficulties. But the secured titles and a ready market will render available to property owners the money now lying idle in our bank vaults.

The establishment of a Real Estate Exchange will effect other changes. It will, in time, deal in the shares of land and improvement companies. These are now being organized far more generally than is understood by real estate dealers. Under a law passed last winter a corporation dealing in houses and lands can hold property amounting to three millions of dollars. When the next movement in real estate occurs it will be found that hundreds of such companies have been organized, the shares of which will naturally be listed upon the Real Estate Exchange. The operator in these securities can deal in real estate without being troubled about judgments against former proprietors, dower rights and the other annoyances caused by defective land laws. Incorporated capi-

tal has not yet been tried to any great extent in real estate, which affords possibilities of a new and immense field for profitable dealings.

Guaranteed mortgages will also find a ready market by this agency. The whole business of lending money on realty will be simplified and will be better both for borrower and lender. Our laws affecting the foreclosure of mortgages are far behind the age. In New Zealand and Australia, if the mortgagee fails to pay his interest, there are no costly court proceedings. The mortgage is simply put up at auction and sold to the highest bidder. And this is a reform which should be brought about in our laws. Other results will follow the establishment of the Exchange quite as important as those named above.

The Commercial Union Insurance Co. Building.

The Commercial Union Insurance Company has shown better judgment, in an architectural sense, than the Williamsburg Company, whose new building we noticed last week, for it has not shown the tendency of the builders of modern Babel to build as high as it owned. Its site, at the corner of Pine and William, is even smaller than that of the latter corporation, being only 20 feet by 75. A nine-story building upon this area would have been a parlous structure, and the company has shown commendable restraint in confining itself to five stories and a roof.

Mr. Harney is the architect of the new building, which is in Carlisle stone, red brick and red terra cotta, with a much more liberal use of sheet-metal, we are bound to suppose, than the architect would have preferred if he had had his own way. The artistic possibilities of sheet-metal are very limited, and among them are not the imitation of a stone cornice nor of frames of dormers. And although we are bound to assume that the architect would not have used them here if he could have helped it, we may nevertheless wish that he had saved the money necessary for a stone cornice somewhere else, as the fronts of his building indicate that he might have done.

Carlisle stone is an admirable material in texture and in color when it is rightly used, but it does not do itself justice when it is used as it is used here, in combination with red brick, which deprives it of all its force of color, and a more vigorous treatment of surface than the fine tooling which has been employed here, would have helped the appearance of the stone, both in color and in texture.

The composition of the new building is very good, being sufficiently varied and animated to keep clear of monotony, while stopping short of the point at which variety in a building of these dimensions becomes restless or ridiculous. The basement is unusually tall, a story and a-half, and the upper part in the centre of the long front is apparently devoted to a gallery for clerks, the floor of which is indicated on the outside by heavy transoms some distance below the springing of the round arches which form the windows of this story. In the centre of a space of about 20 feet at each end is an unusually large round arch extending through the basement, that at the southern end being undivided, while the head of that at the north end (the rear of the building) is filled with a rude and rudimentary tracery, the only exception, we believe, to the rule of classic detail, and incongruous also by its scale and rudeness to the minuteness and elaboration of the detail elsewhere. These spaces at each end are slightly projected from the wall between them above this story, and a good lateral wall-space is preserved in each, with the windows in the centre, so as to detach them still further, and to give an excuse for a separate treatment of the roofs.

The centre wall on the long side is, as has been said, of four round arches in the stone basement. Above this is a second division of two stories, each of four linteled openings. Above the uppermost of these is a heavy stone cornice over a frieze of ornament in terra cotta, and then, according to the irrational practice which has grown up in New York, especially in elevator buildings, above the cornice, which thus ceases to have any function, is another complete wall story. This is here of four segmental arches, aligned over the square-headed openings below, and above these come the tin cornice and the tin dormers. Meanwhile the treatment of the sides is different enough to emphasize their detachment. In the two stories next above the basement the openings are square-headed, as in the curtain wall, and are a pair at the centre of the pavilion, with flanking pilasters of brick at the openings in each of these stories. The heavy stone cornice runs through the pavilions, girdling the whole building. The story above, corresponding to the parapet story of the curtain wall, has one round arched opening, the head filled with ornament in terra cotta. The tin cornice stops against the pavilions, which continue through the dormer story, on a level with which are pairs of round arched openings.

The front is of the same design (the single large arch occupying, with its abutments, the whole of it in the basement) and being of the same width as the end pavilion of the side wall, becomes with

it a square tower above the upper cornice, with a steep, slated roof carrying a finial. The pavilion at the rear has a similar termination.

The disposition, which is so far similar to that adopted in the recent warehouse at Broome street and Broadway, is effective in giving the building form and relation, in short in making a composition of it. The effect is of a straightforward, rational and moderate piece of work. It is not noticeably vigorous and might have been much improved in this respect by more emphatic detail. The arches of the basement are rather elaborately moulded, but in a succession of very shallow rectangular reductions of the mass, which are quite ineffectual. In the two stories above, the pilasters flanking the windows are evidently of no constructional use, and are confessed pieces of made architecture. They serve no purpose except to weaken the wall space to the eye by cutting it up, and would be better away. This is clearly shown in the next stage of the stories, which gives much more impression of weight and mass of wall, not so much because the openings are actually smaller but because they are set in a field of unbroken wall, the intermediate pilasters of the stage beneath here becoming piers at the angles running through the two stories and buttressing the tower.

The faults of the building are faults of detail alone, and, except the use of sheet metal, they are not very grievous, and do not prevent the building from putting in a very respectable appearance. But with the same composition and better studied detail—not more studied, for the detail shows much care, though studied, it seems to us, from a mistaken point of view—it would deserve a more positive epithet than respectable.

What Will Follow?

William D. Kelly, of Pennsylvania, one of the first and most earnest of our public men who favored the rehabilitation of silver, and who voted for the Bland Bill, has proposed in Congress to stop the coinage of silver dollars, and in this action he is endorsed by the *Commercial Gazette* of Cincinnati and the *Tribune* of Chicago, the two ablest and most influential advocates of bi-metallism in the press of the country. The argument for stopping the coinage of the silver dollar is that it will force a crisis and compel Great Britain and Germany to agree to the international coinage of both metals at a fixed ratio; in other words, were America out of the market as a purchaser of silver, the price of that metal as compared with gold would rapidly depreciate. This would be ruinous to nations which have an extended commerce with Asia. On that Continent the only precious metal known is silver, which, if still further reduced in commercial value, would cause such a rise in the rate of exchange as to impoverish all the merchants engaged in shipping goods to and from China, India and Japan. Its effect, also, would be disastrous to the commerce of Mexico and South America and other silver-using countries. This policy was originally recommended by M. Cernuchi, the well-known French bi-metallist. He holds that the further depreciation of silver will cause great monetary distress, for there would be another ruinous fall in prices, due to the enormously increased value of gold, which will then be the sole unit of value throughout the commercial world. The depressions and distress will be so universal, so runs this argument, and can be traced so directly to the blight put upon the favorite money metal of all mankind, that Great Britain, Germany and the other gold unit nations will be forced in self defence to agree to the rehabilitation of silver and its free coinage with gold at a fixed ratio; in other words, all the commercial world will agree to accept both metals at an interchangeable value. It is pointed out that when the United States and Germany in 1873 degraded silver from a money metal to a commodity a panic immediately resulted, which led to the partial ruin of English merchants engaged in the East India and China trade, the culmination of which was the failure of the Bank of Glasgow. The only country which has been sustaining the price of silver is the United States by its coinage of silver dollars, making them of equal legal value with gold dollars. Were we to abandon this policy, other silver-using nations would follow our example, and probably twenty per cent. would thus be added to the purchasing power of gold. As the yellow metal would then be the sole measure of values its appreciation would show itself by a fall in prices. Everything would go down in value, houses, lands, shipping, cotton, wool, grain, and all manufactured articles. The check to production would injure the laboring classes, who would be thrown out of employment and forced to accept greatly reduced wages. Mr. Goschen, Mr. Gibbs, ex-president of the Bank of England, and scores of other eminent financiers have pointed out the disastrous reduction in prices, which was due to the partial adoption of the gold unit in 1873. The New York papers which have advocated mono-metallism and made this special war on silver, have been themselves sufferers with the general community, and sell their issues for half the price which obtained when bi-metallism prevailed.

But all interests would not suffer by the adoption of mono-

metallism. It would greatly enrich the bankers and capitalist classes; their money would be worth more and buy more; bondholders and creditors would be benefited, provided their debtors were not ruined by the change; people in receipt of fixed salaries, government officials, holders of gilt-edged securities and dividend-paying railway shares would all profit by the greater purchasing power of gold. In short the rich would become very much richer at the expense of the business community and the producing classes.

But will Great Britain be coerced into an abandonment of mono-metallism by the United States refusing any longer to sustain the price of silver? M. Cernuchi, Mr. William D. Kelly, Mr. Murat Halstead, Mr. Joe Medill, of the Western press, and other sincere bi-metallists, believe that the reduction in prices which would follow a further fall in silver would force the British government to a change of policy. But it should be remembered that England is the great creditor nation; all the world is indebted to her. A rise in the price of gold, while it might impoverish her merchants, and cause distress among the producing classes, would very greatly enrich the banking and money lending interests and practically raise the salaries of the office holding class. Owners of the public funds, of bonds, debentures, dividend paying shares and the very large class who live upon their incomes, would all profit by the greater purchasing value of the money of the realm. Perhaps these bi-metallists are right and England may retrace the gold policy adopted at the close of the Napoleonic wars, but the chances seem against its doing so. Great Britain passed through a period of great distress, due to its gold policy, for fifteen years after its adoption, but it did not change the interested views of the government officials with their banking backers, who were greatly enriched by the financial policy which was so ruinous to the general trade of the empire.

It is doubtful, however, whether Congress will consent to do evil that good may come. The multiplication of the silver dollars is supplying the South and West, where banks are scarce, with a very safe and necessary currency. Human ingenuity has never devised anything so perfect and secure as the gold note and silver certificate. The face value of each represents an honest dollar actually in the Treasury. Neither England, France or Germany have silver mines, while the United States produces about half the silver of the world. Mr. Kelly is willing to sacrifice the silver mining industry, which represents some fifty million dollars per annum, but he is exceedingly anxious to protect iron, copper, lead and the other metals by a high scale of duties; yet apart from iron, silver is of more importance to us than all our other metals. Mr. Carlisle, the new Speaker, represents the feeling of the South and West, and it remains to be seen whether he will so organize the committees as to favor the stoppage of the coinage of the silver dollar. Should such a measure pass it would probably be followed by a severe depression in prices, a destruction of mercantile credits, and distress in every part of the business world.

The *Tribune* has been doing the public a great service in calling attention to the wasteful and irregular, if not illegal, way in which Commissioner Hubert O. Thompson has been performing the work of his department. The evidence seems to prove that a ring of contractors has been allowed to enrich themselves at the expense of our city property holders. But what else can we expect when the whole administration of our city affairs is in so chaotic a condition? New York needs a new charter, which will give the Mayor the sole power of appointment and removal, without reference to the Board of Aldermen. Every head of department should have equal power over his subordinates. Then if anything went wrong we would know whom to call to account. As we have often urged in these columns, our city tax payers should be charged with the duty of investigating the history of every bill presented for payment at the Comptroller's office. They should act as a grand jury perpetually in session. Perhaps when the new Real Estate Exchange is organized it may provide some machinery for throwing light upon the money transactions of every department of the city government. But while our present irresponsible system lasts it is idle to expect efficiency in any part of our administrative machinery. Making exposures of this or that office may serve a political purpose or do for a mild newspaper sensation, but the key to all our troubles is our irresponsible local government.

The newspapers have a good deal to say now-a-days about the danger to the country in the swift destruction of our forests, and the Chamber of Commerce has called upon the Legislature to make the Adirondack region State property, so as to secure the future water supply of the Hudson, Mohawk, and our canal system. But this matter will never be properly dealt with until the national government takes it in hand. There should be an intelligent survey of all the territory of the nation, and the locations pointed out on maps where existing forests should be preserved and new woods grown. The rivers and streams which are affected by cutting down trees pay no respect to State lines, and hence the several

States cannot act intelligently in the matter except under some national plan indicated by the general government. There are forestry laws in Europe which should be studied, and such as are applicable here should be applied. This is an important subject to the existing generation, but far more so to those that are to follow.

Our Prophetic Department.

MR. KNICKERBOCKER—Several weeks ago, Sir Oracle, we had a conversation anent the future of New York. Is there not something further on that interesting topic which you wish to make public?

SIR ORACLE—Perhaps it would pay to generalize from certain facts in our possession as to the future of house construction in New York and other large cities, with a view to forecasting, if possible, its effect upon the business of the future.

MR. K.—I do not quite catch the drift of your thought. Why should a change in the method of constructing houses have any effect upon general business? Men's physical needs are always the same, that is, the agencies that now supply them have always done so and this will continue to the end of time.

SIR O.—What I am trying to explain is the remarkable changes which I think will take place because of the erection of very high buildings. The perpendicular railway, in other words the elevator, will have economic results which its inventor and first users never foresaw. New York has led the movement skyward in the way of buildings. We have more of them relatively and actually than any other city in the world, and from all appearances the American metropolis will continue to keep the lead. It may be stated broadly that henceforth the most important building enterprises in every large centre will be very high structures, using elevators. Of course, there will be more of these in the large cities of the New World than in the leading capitals of the old. We give a kindlier welcome to novelties than Europeans, besides which our cities are in process of construction, whereas theirs are in many cases completed. It is safe to say that among the new constructions everywhere these very tall buildings will figure largely, but more especially in cities like New York, which is "cribb'd, cabined and confined" in area.

MR. K.—But pray explain what this has to do with the future course of business.

SIR O.—It will, I think, intensify the tendency towards the concentration of wealth in few hands and the centralizing of business in large establishments. John Swinton, in his paper, is warring against the coming billionaire. He might as well attempt to whistle down the wind. All the economic forces of the age are directed against the middle classes. Every invention, the saving of time and space by modern trading devices, is to the detriment of their profits. Swift railway traffic and the telegraph enables the consumer to buy in the larger and cheaper establishments in the great cities. The vast increase of package business tells the story of the poorer trade and smaller profits of the local retailers with a moderate capital. Park & Tilford and Acker, Merrill & Condit, of this city, transact a business which many years back was done by say a thousand grocers, all of whom made a profit. Macy's, Ridley's, Arnold, Constable & Co. and Lord & Taylor, of New York, Waunamaker's, of Philadelphia, Jordan, Marsh & Co., of Boston, and the other great firms in the leading cities, represent thousands of establishments which would otherwise be making profits for as many owners. The tendency of business is all in this direction, that is, retail business is concentrating into a comparatively few establishments, in other words, the rich are becoming richer and the middle class poorer as well as diminishing in number.

MR. K.—But where do your high houses come in to continue this drift of things?

SIR O.—They help to concentrate business. In all the larger houses the occupants use the telegraph and telephone in sending their orders for goods of all kinds. They deal with the large grocer and butcher. It will be found in a few years that many small butchers have disappeared, and that their places have been taken by markets and larger dealers, who will supply better food at a cheaper rate. Then the owner of each of these houses will represent a dozen or more owners of small stores.

MR. K.—Not quite so fast, Sir Oracle. Many of these large establishments, you know, are owned by corporations, and in not a few cases the best apartment houses are represented by stock companies the shares of which are widely distributed.

SIR O.—Yes, we are in that phase of things just now; but is it not the history of all corporate enterprises that they enrich the few at the expense of the many? What is the moral, for instance, to be drawn from the great railway undertakings, and mining and manufacturing industries? They have given us Vanderbilt, Gould, Sage, Mackay, Flood and some thirty or forty other men, each of whom represents a fortune which, if divided, would furnish a competence literally to tens of thousands of people. All corporate enterprises

end by the large sharks devouring the small fish, and that will be the fate of all companies organized to operate in realty.

MR. K.—But you think, don't you, that this kind of dealing will become popular, and that many persons will be induced to speculate in land and improvement companies?

SIR O.—Whenever we can get sensible laws expediting the transfer of real estate I expect to see dealings in the shares of land companies of a very extensive character. They may eventually assume gigantic proportions, but the final result will be the enrichment of a few at the expense of the moderately wealthy.

MR. K.—What effect will this have upon the laboring classes? The vast body of the community are, after all, working people. The rich and so-called middle class are but a small percentage of the whole population. Are not the very rich the natural enemies of the very poor?

SIR O.—Mr. John Swinton seems to think so, and he and his associates are trying to pander to the prejudice against millionaires; but my impression is that the diminution of the profits of the middle class and the reduction of their numbers is so much gained to the producing and consuming classes, which compose the great bulk of the community. Throughout the civilized world wages have advanced during the past twenty-five years, while production has been cheaper. Necessary articles of living can now be purchased at a lower rate than ten or twenty years ago, because of the economies resulting from concentrating business in large establishments. The middle class in all countries and ages have been the sponges which have absorbed the wealth of the community. They add nothing to the general wealth, and they tax the producer and consumer for their personal benefit. As I have pointed out, every tendency of modern times is to cheapen the price of goods on the market for the benefit of the consumer; in other words, the profits of commerce are being steadily minimized. Invention helps in this, but trade, with the aid of the telegraph, telephone and railway, is the great factor in centralizing traffic in immense establishments which supply the best article at a price which the small dealer finds it impossible to compete with. Hence the ranks of the producing class becomes larger yearly, both absolutely and relatively. True, it increases the number of our millionaires, and in time may give us the billionaire, but the richer a man becomes the smaller his profits. He makes his gains by the magnitude of his transactions. It is the petty dealer who is eager for the largest margin of profit.

MR. K.—This is not a popular view to take, Sir Oracle; it is the middle class, that is, the merchants, shopkeepers and small capitalists, who in all ages have favored free government and educational systems, and have been the hope of civilization. If it is really true that every tendency of modern industrial life is to reduce the number of our middle class and minimize their profits, then is there serious trouble ahead. If the great mass of the community are to remain poor and be condemned to work with their hands, without any chance of rising, while wealth is being concentrated among a few possessors, good-by to our civilization.

The stoppage of manufactures, the steadily declining values of all home-made goods and the depression and failures in trade are all due to one obvious cause; we produce more than we can find a market for in our own country. As our tariff laws shut us out from the markets of the world because they make production costly, business men very generally believe that the only way to a better state of things is lower duties on all raw material. Were this matter put to vote the tariff reformers would sweep the country. But then the Presidential election is a year of and other issues may come to the fore. Were Congress to authorize the construction of a navy, help the building of a steam merchant marine, and improve our water-ways and harbors, it would help to tide over the bad times until business revived, but there is small hope of anything being done beyond an attempt to effect small economies to make political capital.

The new Rapid Transit Commission has been organized, and as there is a heavy syndicate of capitalists behind the proposed system of cable, elevated and surface roads, it seems probable that some plan will be devised to furnish our citizens with additional inter-mural transportation facilities. But the point to be kept in mind is not to allow these capitalists any undue profits. Half our taxes ought to be paid by the corporations which have been enriched by grants of special privileges for furnishing gas, running ferries and operating elevated and surface roads. Our policy should have been to exact a certain percentage of the gross receipts. This ought to be kept in view by the new Rapid Transit Commission, and if they over-look it then the Legislature should be appealed to. But no more giving away of valuable franchises for nothing.

The commission appointed to recommend parks in the annexed district have decided to submit all the plans and arguments to the Legislature without any statement of their own conclusions. Perhaps this is wise. Let public opinion decide finally where the pleasure grounds are to be.

Subscribers to The Real Estate Exchange and Auction Room (Limited).

Up to three o'clock yesterday 351 names were recorded, and no doubt the full 500 will be secured by next week. The list so far is a remarkable one, and is not far, if any, behind the Stock Exchange in the wealth it represents.

Astor, William	23 West 26th st.
Astor, John Jacob	23 West 26th st.
Aspinwall, Lloyd	25 East 10th st.
Andrews, Geo. H., trustee	146 Broadway.
Adrian, M. J.	330 Bowery.
Andrews, Constant M.	2 Wall st.
Ayres, Samuel, M. D.	22 West 11th st.
Aspinwall, William H.	25 East 10th st.
Aspinwall, Lloyd, Jr.	54 South st.
Ashforth, George	1477 Broadway.
Allen, Frank S.	116 West 4th st.
Abraham, W. B.	207 East 71st st.
Brien, Henry	152 East 65th st.
Brien, Hugh	482 9th av.
Beer, Louis	14 Moore st.
Brown, W. Reynolds	111 Broadway.
Bellamy, Albert	5 Pine st.
Bailey, Nathaniel P.	11 West 28th st.
Berrian, William	261 Broadway.
Bogart, A. W., Jr.	16 East 8th st.
Brien, John	152 East 65th st.
Burchell, John J.	206 East 56th st.
Blakely, S. M.	1526 Broadway.
Bechstein, Augustus C.	350 West 57th st.
Brown, Martin B.	770 Lexington av.
Barton, George de Forest	106 Broadway.
Brugiere, Jules E.	23 West 25th st.
Bell, Edward R.	50 West 21st st.
Rigelow, L. H.	76 Exchange pl.
Buek, Charles	135 East 37th st.
Boyes, Louis F.	79 Ma den lane.
Beiden, Josiah	36 West 48th st.
Baer, Morris B.	234 West 46th st.
Bailey, Edmund S.	7 Pine st.
Bourne, Frederick G.	451 West 73d st.
Byrne, Estate G.	79 Catherine st.
Brown, Samuel W.	1130 Broadway.
Burchell, Henry J.	58 East 53d st.
Barnstein, Isaac	366 West 23d st.
Brown, Charles S.	76 West 11th st.
Croly, David G.	191 Broadway.
Clancy, John J.	1783 Broadway.
Coudert, Charles	70 William st.
Chesebrough, Robert A.	24 State st.
Chesebrough, William H.	24 State st.
Cornell, J. B.	143 Centre st.
Cornell, J. M.	143 Centre st.
Cooney, Daniel F.	88 Washington st.
Connery, Thomas B.	4 East 86th st.
Cox, James F.	50 Wall st.
Carney, James S.	155 East 80th st.
Charles, R. P.	66 East 55th st.
Carr, James	13 East 32d st.
Cruger, S. Van Rensselaer	Fulton st.
Cammann, Herman H.	4 Pine st.
Cruikshank, Edwin A.	163 Broadway.
Cudner, Albert M.	325 West 20th st.
Carreau, Cyrille	2115 5th av.
Coates, Howard W.	42 West 34th st.
Clinton, A. J.	71 Wall st.
Cruikshank, A. W.	163 Broadway.
Carpenter Leonard J.	68 Wall st.
Cruikshank, James	163 Broadway.
Crowell, Charles E.	115 Broadway.
Carlwalader, John L.	13 East 35th st.
Clark, Henry W.	New Rochelle, N. Y.
Cruikshank, Warren	163 Broadway.
Crimmins, John D.	1037 3d av.
Cruikshank, William	3 Pine st.
Cutting, Walter L.	68 Beaver st.
Cooper, Samuel	7 Pine st.
Crary, C. Franklin	4 Pine st.
Connell, George W.	134 East 19th st.
Crane, H. S.	56 Wall st.
Campbell, George W., Jr.	48 Pine st.
Crawford, Thomas	62 East 123d st.
Crusins, Emil	194 Hester st.
Chamberlain, J. A.	25 Pearl st.
Callender, Wm. E.	5 Pine st.
Carr, Henry J.	176 Broadway.
Cole, Israel D., Jr.	64 Wall st.
Duggin, Charles	63 East 41st st.
Davies, Julien J.	2 Wall st.
Dassori, Frederic	33 South William st.
Donnell, E. J.	2 and 4 Stone st.
Da Cunha, Geo. W.	111 Broadway.
Detmold, Christian E.	27 West 10th st.
Davidson, John	237 Broadway.
Degraaf, H. P.	Bowery Nat. Bank.
Dolan, Hugh F.	211 East 17th st.
Deeves, Richard	243 East 13th st.
De Jonge, S.	25 West 50th st.
Dubois, Eugene	W. New Brighton, S. I.
Demartine, T.	19 South William st.
Doyle, John F.	145 East 70th st.
Day, George	286 5th av.
Eilshemius, H. G.	6 S. Portland av., B'n.
Effray, Felix G.	281 Pleasant av.
Ely, Horace S.	22 Pine st.
Eckerson, John R.	35 West 30th st.

Edgar, Newbold 4 Pine st.
 Engert, Charles 182 Montrose av, B'klyn
 Elshemius, Jr. 6 S. Portland av, B'klyn
 Edgar, Robert W. New Rochelle, N. Y.
 Easton, Robert T. B. 10 Spruce st.
 Friedman, Leopold 9 Pine st.
 Fink, John W. 243 West 56th st.
 Fish, Ferdinand 149 Broadway.
 Fromme, Isaac 287 Broadway.
 Fay, Patrick Henry 336 Madison av.
 Force, John R. 507 5th av.
 Flanagan, W. C. 53 Bond st.
 Folsom, Samuel D. 39 East 18th st.
 Folsom, William H. 39 East 18th st.
 Folsom, Thomas W. 39 East 18th st.
 Folsom, John G. 14 Bible House.
 Falconer, William H. 8 East 62d st.
 Gantz, George F. 345 West 58th st.
 Griswold, John N. A. 250 Madison av.
 Glover, Samuel 51 Wall st.
 Glick, Henry 60 Pearl st.
 Gross, John C. 83 Cedar st.
 Gottlieb, Henry 170 1st av.
 Gray, Francis S. 1295 Broadway.
 Glover, John H. 110 Broadway.
 Grene, William 194 Hester st.
 Gaspar, M. A. 54 South William st.
 Gellatly, John 130 West 21st st.
 Goggin, John 307 West 22d st.
 Guilleaume, Charles L. 11 Broadway.
 Grace, William R. 142 Wall st.
 Greve, William N. S. e. cor. 59th st. & B'd.
 Garden, Charles H. 9th Nat. Bank.
 Goldberg, Jacob 207 East 71st st.
 Heubner, John R. 430 West 61st st.
 Horgan, Arthur O. K. 312 East 13th st.
 Hamilton, Robert Ray 229 Broadway.
 Harnett, Richard V. 111 Broadway.
 Honig, Isaac 111 Broadway.
 Hinchman, Benjamin, Jr. 163 Broadway.
 Hays, Jacob 13 East 54th st.
 Hildburgh, Henry 42 East 68th st.
 Higgins, Elias S. 82 and 84 White st.
 Hurlbut, Henry A. 11 West 20th st.
 Hays, William H. Inwood, N. Y.
 Harbeck, Charles T. Islip, L. I.
 Hays, E. St. John 514 Madison av.
 Haynes, A. E. 3 Pine st.
 Herts, Isaac H. 806 Broadway.
 Herts, Benjamin H. 806 Broadway.
 Hoffman, Charles F., Jr. 459 West 73d st.
 Houghton, Frank R. 145 Broadway.
 Hopkins, Frederick T. 48 Bond st.
 Huggins, John P. 129 Chambers st.
 Hendersen, Charles R. 109 Spring st.
 Hooper, John 63 Centre st.
 Higgins, Thomas C. 584 Franklin av, B'klyn
 Honig, Henry 145 Broadway.
 How, Hall J. 5 1/2 Pine st.
 Holly, Augustus F. 446 Madison av.
 Isaacs, Myer S. 811 Lexington av.
 Iden, Henry 196 Hester st.
 Jeffreys, William 180 Chambers st.
 Jones, J. M. 150 Nassau st.
 Jacobus, R. M. 37 Chambers st.
 Jayne, Samuel F. Orange, N. J.
 Johnson, Jeremiah, Jr. 9 Pine st.
 Jackson, Charles 1570 Broadway.
 James, D. Willis 40 East 39th st.
 Jay, Eliza Clarkson Chemical Bank.
 Julian, H. G., Jr. 15 Scherm'r'n st, B'klyn
 Jones, John M. 176 Duane st.
 Jenks, Francis M. 55 Liberty st.
 Krohn, Franz 53 Beaver st.
 Kenny, George J. 278 Mulberry st.
 Keller, Frederick R. 664 6th av.
 Kitching, Jameson D. 149 West 48th st.
 Kitching, George E. 42 Wilson st, B'klyn.
 Kissam, Grenville A. 5 1/2 Pine st.
 Kingsland, A. C. 135 5th av.
 Kahn, Mayer 246 East 49th st.
 Lyddy, James M. Park Avenue Hotel.
 Laurence, Frank M. Moriches, N. Y.
 Lauferty, Emanuel 188 W. Houston st.
 Lydecker, Jno. R. 48 Wall st.
 Ludlow, Edward H. 3 Pine st.
 Lawrence, Newbold T. 4 Pine st.
 Leviness, J. Edgar 3 Pine st.
 Lichtenauer, Joseph M. 36 Broad st.
 Lowe, James M. 13 West 123d st.
 Leaycraft, J. Edgar 915 7th av.
 Lockwood, Calvin B. 129 Broadway.
 Lockwood, Frederick F. 108 West 130th st.
 Lyddy, Daniel R. 206 Broadway.
 LeRoy, Hermann R. Union Club.
 Lovejoy, Stephen 31 Market st.
 Living'son, Johnston 145 Broadway.
 Lynch, James D. 41 Wall st.
 Lane, John 54 South st.
 Lindeman, Louis C. 55 Broad st.
 Lustig, Arnold 99 Nassau st.
 Lounsbery, R. P. 196 Madison av.
 Lespinasse, George S. 9 Pine st.
 Lester, William C. 232 West 52d st.
 Lilienthal, S. P. Yonkers, N. Y.
 Meyer, C., by Chas. Coudert, att'y. 617 5th av.
 Meyers, Angelo L., by Chas. Coudert, att'y.

McMullen, Thomas 44 Beaver st.
 Magrath, John A. 74 Irving place.
 Morrison, E. 13 West 39th st.
 Myers, Sinclair 922 Madison av.
 Muir, James 29 East 18th st.
 Mordecai, A. L. 5 Pine st.
 Meyer, Siegmund T. 71 Broadway.
 Miller, Charles E. 19 New st.
 Murray, John W., Vice-Pres't 115 Broadway.
 Macy, Wm. H. 74 Wall st.
 Macready, Nath. L. 235 West st.
 McBride, R. P. 1289 8th av.
 Moses, M. H. 81 Vesey st.
 McDonald, Joseph A. 296 6th av.
 Mulry, William 340 West 32d st.
 Miehling, Charles 124 2d av.
 McCook, Anson G. 303 Broadway.
 Marquand, Fred. A. Lawrence, L. I.
 Morrison, Edward A. 893 Broadway.
 Mortimer, W. Y. 11 Wall st.
 Myers, Theodorus Bailey 3 West 34th st.
 McMahan, Martin I. N. Y. Hotel.
 Masterton, Robert S. 113 Broadway.
 Mitchell, William 361 West 47th st.
 Marples, Samuel S. 2 and 4 Stone st.
 Murphy, William D. 40 East 49th st.
 Merritt, Hiram 53 3d av.
 McJimsey, Robert M. 9 East 16th st.
 Mott, Henry A. Bristol Hotel.
 Mora, Fausto 71 Broadway.
 McNaughton, Edwin T. 54 South st.
 Marvin, James R. 206 Broadway.
 Merrill, W. W. 99 East 116th st.
 Morris, James 8 Wall st.
 Newcomb, Isaac B. 4 and 6 Broad st.
 Nagle, Garrett 149 4th av.
 Nagle, John T., M. D. 19 West 12th st.
 Nelson, William 24 Old slip.
 Nimmons, Henry N. 48 Pine st.
 O'Hara, James E. 191 Broadway.
 Ottinger, Marx 134 East 58th st.
 Ottinger, Moses 49 Broadway.
 O'Brien, Peter T. 118 East 56th st.
 O'Brien, Henry S. 1115 Madison av.
 Overhiser, J. C. 12 East 64th st.
 Parrish, James C. 20 West 26th st.
 Platt, William D. 56 Wall st.
 Phillips, Lewis J. 4 Pine st.
 Pirsson, John W. 11 Wall st.
 Pellew, Henry E. 9 East 35th st.
 Penfold, Edmund 10 East 40th st.
 Pettit, John 240 Pearl st.
 Putnam, Albert E. 45 Wall st.
 Richardson, Benjamin 63 East 125th st.
 Reimler, F. W. 44 Exchange pl.
 Reusens, G. 55 Broad st.
 Russell, C. H. 417 5th av.
 Raynor, Benj. F., Jr. 24 West 123d st.
 Rasines, Antonio 78 John st.
 Rohrig, William F. 111 2d av.
 Read, George R. 3 Pine st.
 Richards, Benjamin, Jr. 3 Pine st.
 Riker, Nathan W. 693 6th av.
 Robinson, Andrew J. 116 East 30th st.
 Ryan, William M. Great Neck, L. I.
 Roome's Son, W. H. Plainfield, N. J.
 Rafter, Edward 179 1st av.
 Robinson, Edmund 102 Broadway.
 Reynolds, V. K. 1280 Broadway.
 Roberts, Wm. J. 413 West 45th st.
 Riley, Joseph 59 East 123d st.
 Rawley, Henry 122 East 27th st.
 Robinson, H. J. 2 South st.
 Roe, Alfred 158 Broadway.
 Rowell, George R. 10 Spruce st.
 Roosevelt, Rob't B. 75 Chambers st.
 Roosevelt, Frederick 102 East 19th st.
 Shaw, William Jamaica, L. I.
 Simpson, Charles 48 West 4th st.
 Small, Louis C. 115 Wall st.
 Sanger, Adolph L. 147 West 43d st.
 Sonn, Hervey 163 East 60th st.
 Sonn, Hyman 163 East 60th st.
 Stephens, J. P. 69 William st.
 Sweet, Clinton W. 191 Broadway.
 Sherwood, John H. 6th av and 115th st
 Stevens, Bryam K. 33 West 32d st.
 Scott, George H. 8 Pine st.
 Sause, Edmond J., Jr. 3 Pine st.
 Smyth, Philip A. 111 Broadway.
 Sands, A. H. 33 Pine st.
 Siegel, Abraham 2 Rutgers pl.
 Smith, James Rufus 79 Cedar st.
 Soher, Andrews 62 West 38th st.
 Stokes, James 67 Wall st.
 Sands, B. Aymar 54 William st.
 Strong, Charles E. 16 5th av.
 Swainson, David Y. 50 St. Mark's pl.
 Schermerhorn, William C. 68 Wall st.
 Simpson, George W. 157 S. Oxford st., B'n.
 Shirley, H. S. 115 Monroe st.
 Scott, Thomas 2 West 37th st.
 Stoll, James 33 University pl.
 Skinner, Elizabeth P. 62 West 46th st.
 Stansland, J. M. 726 Broadway.
 Smyth, Bernard 3 East 65th st.
 Smith, Joseph 54 South st.
 Stewart, William A. W. 49 Wall st.

Smith, W. A.	White Plains, N. Y.
Smith, Fleming	4 East 35th st.
Salilein, Moses	88 West Broadway.
Tynberg, M. A.	108 East 58th st.
Treichel, Charles	1 East 30th st.
Tilford, Frank	62 West 40th st.
Taylor, Estate James M.	149 Broadway.
Twigg, George P.	3 West 46th st.
Taber, Henry M.	141 Pearl st.
Tietjen, C. J.	163 Greenwich st.
Thomas, William M.	35 West 30th st.
Tilney, John S.	59 Liberty st.
Taylor, James W.	436 West 23d st.
Vatable, Amedee	89 Water st.
Van Siclen, G. W.	99 Nassau st.
Von Hesse, Christian	Albermarle Hotel,
Vandenhove, G.	4 South William st.
Vanderpoel, A. Ernest	114 East 16th st.
Varnum, James M.	110 Broadway.
Welsh, Henry	123 Waverly pl.
Wiener, Frank	114 7th st.
Walker, Thomas S.	5½ Pine st.
Windmuller, Louis	49 West 46th st.
Weyman, C. S.	18 West 33d st.
Westbrook, David V.	111 Broadway.
Willard, Edward K.	72 Broadway.
Willard, James S.	72 Broadway.
Winthrop, Robt.	Drexel Building.
Wilkins, Morris	3 Pine st.
White, James L.	Litchfield, Conn.
Williams, Stephen C.	14 5th av.
Wilson, R. J.	2 Exchange Court.
Ward, N. C.	Canaan, Conn.
Wetmore, Geo. Peabody	56 Wall st.
Wilson, R. T.	2 Exchange Court.
Zittel, F.	1026 Third av

Over the Ticker.

THE old story. A depression in December, to be followed, perhaps, by a rise in January. Closing up the business of an unprofitable year is apt to induce gloomy feelings and thus help the bears.

IT is true the expected boom was missing last January, but that was an exceptional season. The new investment money which is available on the first of the year usually leads to a legitimate buying movement and a bull market. It is therefore generally safe to purchase on the falling market of December to sell on the advancing market of January.

WESTERN UNION is dull and weak, notwithstanding its regular payment of 7 per cent. dividends and increasing surplus. There are always plenty of figures available to show that its finances and prospects are in a bad way; yet somehow this great corporation takes no step backwards. Its business has steadily increased with the growth of the country, and it has never commanded a price justified by its earning power.

THE winter wheat crop so far was never in better shape. Should it look as well when the spring opens, May wheat may sell at 90.

QUEER.—Morrosini, though of foreign birth, is a Know-Nothing.

WHEN things look worst in Wall street—buy. Elation is sure to follow depression.

WHY not postpone Christmas and let it follow the January boom? How can a fellow feel generous or jolly when the bears are in the poultry yard.

OUR grain productions have decreased within the past three years, while our manufactures have largely increased. Yet there is less market from abroad than formerly for the one and none at all for the other. And that's "what's the matter."

PRESIDENT GALLOWAY says there is no hope of a settlement of the Manhattan-Metropolitan imbroglio unless Kneeland and his friends back down.

THE Reading boom just now has a suspicious look. When once its system of roads is connected with the New York Central system, so that its coal lands can be made available to supply the wants of the West, the stock of Reading ought to command high figures, but the connections are not yet made, nor will they be for a year. Nothing is likely to occur for some time to come to make any of the coal roads more valuable than they are now.

A GAIN it is the roads west of the Missouri River which are playing "the dickens" with the stock market. And they threaten to be a cause of disturbance for some time to come.

The following table of losses by fire for the first eleven months of the last six years is really quite startling. It will be noticed that in good business years the losses were far less than they have been since the crop failure of 1881. The difference against this year as compared with last is nearly \$28,000,000. It is impossible to resist the conclusion that these heavy losses result in many cases from deliberate incendiarism on the part of embarrassed traders. The past has been a bad year for the fire insurance companies, as will be seen by the following figures:

1878-11 months, January-November	\$63,918,000
1879	7,729,900
1880	72,754,300
1881	81,581,500
1882	79,750,000
1883	92,000,000

Mayor Edson favors the extension of the Ninth avenue horse car road up the Tenth avenue to Harlem. Scores of property holders have appeared before him to urge the extension, and no one to oppose it. But what a pity it is that the West Side cannot be connected with the Broadway cars; that would be a great public accommodation.

What Mr. Chesebrough Says.

A week before last a reporter of THE RECORD AND GUIDE called on Mr. R. A. Chesebrough to get his views *apropos* of the then two proposed Exchanges. The conversation that follows was crowded out of last week's issue. Since it took place Mr. Chesebrough and his associates have concluded to abandon their enterprise and amalgamate with the Exchange organised by Mr. Ludlow and his friends.

REPORTER—Can you state for the information of the public the points of difference between the Real Estate Exchange (limited), and the corporation favored by the Brokers' Committee?

MR. CHESEBROUGH—They may readily be observed by a study of the circular issued. The brokers contemplate a sale and auction room adapted to their use and to auction sales, adjusting controversies between members, renting rooms and stands to brokers, and the improvement of commercial transactions in real estate generally. That these objects are desirable no one can doubt, and that they will result, if carried out, in great and needed improvement, there can be no question, but after all it will be a Brokers' Exchange, run and controlled by brokers so as to yield the greatest possible revenue. The interests of real estate owners will doubtless be benefited, but it is natural to expect from such an organization that the interests of the brokers will be paramount. On the other hand, the Real Estate Exchange (limited), contemplates a corporation owned and controlled entirely by real estate owners, brokers, builders, dealers, executors, trustees and all others, if they hold realty, may become stockholders and have an equal voice in its management and an equal share in its conveniences and benefits; but the Exchange is to be directed so that the commercial part of its business may be conducted at the lowest possible cost to owners and not at the highest. In a word, the Exchange would be run in the interest of the Exchange and the public, and not for the profit of the brokers. When it is remembered that the sales of real estate in New York exceed one hundred million dollars annually, that the loans on mortgage amount to probably fifty millions and the rentals to as much more, the saving which might be effected to real estate owners by an efficient organization in the transfer, hypothecation and rental of realty would be most important.

REPORTER—What is about the average cost to a purchaser when he buys property, including the transfer?

MR. CHESEBROUGH—I should say that a transfer of real estate involving a loan on mortgage costs in commissions, searching and examination of title, an average of 3 per cent., and I believe that one-half of this might be saved to the principals and still leave ample profit to the broker and lawyer.

REPORTER—What other benefits would flow from such an Exchange as you indicate?

MR. CHESEBROUGH—The commercial benefits to be derived are of small importance compared with those which would naturally result from an organization representing the real estate interests of this city. The money power, if concentrated in direct effort, will always succeed in having its influence felt and respected; and it is not sanguine to believe that property representing for New York and Brooklyn alone \$2,500,000,000 will succeed in obtaining lower taxes, equitable assessments, just laws, desirable city improvements and better government. The taxes paid on real estate in New York and Brooklyn exceed \$30,000,000 annually, and the saving of four mills in the tax rate for a single year would more than pay the entire capital stock of the Exchange. Who can doubt but through the efforts of such a body many times that sum could be saved to owners of real estate in each and every year. Added to this, the simplification of transfers, improvements in records, rentals, loans and dealings in real estate, which would inevitably follow, would be of lasting benefit to realty as an investment and multiply largely the transactions in it.

The Equitable Gas Company does not seem to have attracted any attention from the public press, yet it is a gigantic corporation with great possibilities. It is now laying mains in all the central parts of the city, and will in time compete with the other corporations which furnish gas to our citizens. The Equitable is forced by its charter to furnish gas for \$1.75 per thousand feet, the present price is \$2.25. It will light the public lamps, also, for \$12 per annum, a saving of \$5 over the present price. As the patent it controls involves the use of naphtha, mixed with hydrogen, the gas can be used for heating and cooking as well as lighting purposes. By next spring there will be a war between the Equitable and the other companies, from which our citizens ought to be the gainers.

Home Decorative Notes.

—That decoration need not necessarily be expensive is evinced in the many attractive small things that can be procured without much outlay of money and very little time or trouble spent in arranging them; for instance, mantels and doors are improved by draperies of any warm, bright material, and corners of rooms can be made more inviting by placing therein unexpected trifles, which will be found to just fit and make such places homelike and attractive.

—Pongee handkerchiefs make a soft, pretty covering for the pine needle pillows, which are so restful. The words, "Sleep, balmy sleep," can be traced diagonally across one side, each word being a trifle lower than the other.

—What is more attractive and beautiful than the exquisite porcelain paintings, many showing choice subjects of a wonderful degree of excellence; many rare and beautiful panels and plaques of this order are exhibited by Camerton & Forster, of Broadway and Twenty-seventh street. Fine specimens of Royal Worcester vases and the Hungarian faience were also noticed.

—Dust is a great obstacle to the success and growth of plants, when sweeping is done they should be covered and remain so until the dust is thoroughly settled. Roses and all smooth-leaved plants should be frequently sponged; plants with downy leaves can be placed in a bath-tub and showered with water from a pot with a fine rose.

—A few years ago dolls that could be made to open or shut the eyes, or cry or say "mamma," were considered novelties; now dolls are exhibited which sing "Buy a Broom," "Comin' thro' the Rye," "Old Folks at Home," etc. The musical top is another invention, which being spun, plays various tunes; these are exhibited at 831 Broadway.

—Dainty and lovely aprons can be fashioned of pongee and embroidered with irregular bunches of violets covering the lower part of the apron. The satin strings and bows should match the delicate shade of the flower.

—A charming hand-bag may be made of blue pongee embroider across the lower part of the bag a bank of arbutus, then dot the rest of the surface with sprays of the flower worked in different shades of pink, with here and there a worm-eaten leaf.

—The services of many of the most popular artists have again been enlisted in the production of Christmas and New Year's cards. The beauty of design and excellence of finish equals if not surpasses anything heretofore produced. A very large assortment, sumptuous in decoration and extensive in style, may be obtained at Brentano Bros., No. 5 Union square.

—Varied and tasteful are the designs for *bonbonnières* at Arnaud's, of Broadway and Twenty-first street—tiny gypsy kettles of various colored splints; willow cradles, decorated with bows of scarlet, yellow or blue velvet ribbon; gilded pagodas, lyres, and checker-boards covered with blue or pink satin, with squares formed of black velvet and the satin.

—Wonderfully attractive are the Vienna goods containing many specialties for the holiday season, toilet and perfumery cases, glove boxes decorated with engraved brass, jewel cases in plush and satin, and the leather goods in satchels, card cases, pocketbooks, etc., some of which are made to represent different woods and covered with delicate tracings. A very attractive supply of these articles are seen at White, Stokes & Allen, of 182 Fifth avenue.

—A rather novel floral design used at a recent wedding, under which the bride and groom stood when united, was a wish bone of flowers, heroic in size, and was swung from one end of the drawing-room from a stem fringed with autumn leaves.

—The brilliant poinsettia flowers painted in oil colors upon an olive plush background, produce a wonderfully showy and effective fire-screen panel.

—The glaring white of the porcelain shade for either gas or kerosene is much relieved by using fancy shades of colored tissue paper, made in the form of roses and sun-flowers, little fancy caps placed over the top of the chimney to prevent the odor of the oil escaping during the day is a sensible and rather taking German notion; this was noticed at Covell's, 1150 Broadway.

—The carriage purses which are extremely useful for carrying parcels are about a yard and a-half in length and are made of plush lined with silk and ornamented with sprays of flowers scattered here and there, the rings are of wood or ivory.

—An effective border for the ends of a table scarf is made by taking a piece of figured plush and covering the figures with long filling stitches in bright colored silk, around the edge of each design sew tiny gilt braid.

—A rich and unique pedestal for holding odd vases or statuettes is of mahogany with round top, which is supported by three elephant's heads with tusks of ivory; plush easels with drapery of the same are also very effective.

—A new and easy way to piece a crazy quilt is to cut the strips about a quarter of a yard wide, then have alternate strips of plain silk or velvet and finish with a band of velvet of the double width of strip; colored flannel makes a soft and excellent lining; on this may be embroidered the owner's initials or monogram.

—A glance at the novelties offered by the enterprising publishing houses will show that the attractions fully equal, if not surpass, the display of former years. Houghton, Mifflin & Co., of No. 11 East Seventeenth street, chose for their leading holiday volume Longfellow's "Michael Angelo," it is a very elegant book. They also publish a Riverside Shakespeare, which is exceedingly handsome and a very desirable edition.

Concerning Men and Things.

* * *
Edwin Booth does not deserve the favor with which he is regarded by the American theatre-going public. He was given what is called an "ovation" on Monday evening, but it must have been mortifying to his friends to notice the difference between the way he presents his plays as compared with the perfect ensemble and detail of Mr. Henry Irving's performances. The English actor gave us a representation complete in all its parts, with good actors and appropriate scenery and accessories. The *Richelieu* and *King Lear* of Mr. Booth were most inadequately put upon the stage, and all the actors, save one, were so bad that they would not have been permitted to take the smallest part in Mr. Irving's company. Mr. Booth has but recently returned from Germany, where the utmost care is taken in the production of all first-class plays. He has acted with Mr. Irving at the Lyceum Theatre, yet he is not ashamed to come before a New York audience with a company fit to play only in a country barn, and with scenery and costumes showing neither liberality, accuracy or taste. Mr. Booth has never done anything for the American drama. Edwin Forrest, after whom he was named, gave money and thought to the production of tragedies written by native authors, but Mr. Booth has never spent a cent in this way, nor has he ever appeared in an original part. We repeat, Mr. Booth does not deserve his popularity with American audiences.

* * *
Bedford Park is one of the most delightful of the suburbs of London. It is an artistic settlement. The extension of the Metropolitan Railway rendered available certain wild lands just beyond the city limits, which were accordingly laid out for villa sites. The building lots were sold under restrictions as to the kind of dwelling that would be erected. This resulted in a very charming settlement—every building, avenue, tree, and even shrub, being part of one beautiful ensemble. There are many artists, literary men and people of culture who live in Bedford Park. In the Twenty-fourth Ward of this city a new Bedford Park has been laid out, comprising at present twenty-five acres. It is in the neighborhood of the Jerome Park station, on the Harlem Road. Some nine cottages have been erected, and others are contemplated. Trees have been planted for some years past, and there will be abundance of shade. Settlements like this will become very numerous shortly, and those which show the most taste will be the most popular. It is curious how the public temper runs to extremes. The reaction against the great apartment house will be cottages in outlying grounds suitable for one family. There are many localities in the annexed district suitable for suburban villas such as those at Bedford Park, where families could spend their summers and return to town for the winter. The next great real estate speculation will, we think, run in this direction.

* * *
There is trouble in some of the newspaper offices. Carl Schurz has left the *Evening Post*. It was predicted in these columns that the firm of Schurz, Godwin & White could not possibly last. They are all able but rather crotchety gentlemen, and were sure to antagonise in discussing current topics. Editorially the *Evening Post* has not been of much mark, but its market reports are trustworthy and intelligent. The *Graphic* is reported to be in trouble, due to dissensions among its stockholders. The control is held in Montreal, and has been from the beginning. The *Graphic* is a well written paper, and in its time has employed many capable artists, but its cartoons for some time past have not done it any credit.

* * *
The "New Amsterdam" is to be the name of a new club to be composed of descendants of the original Dutch settlers on this island. All the nationalities are to be bars to membership. The club-house is to have a location fronting the battery and will be built in the old Dutch style with gabled roof and other appurtenances of an Eighteenth Century Holland house. Quite a membership, it is understood, has already been secured, but the exact location for the club-house has not yet been decided upon. These social associations of the old families of New York should be encouraged, as in time they may be an important factor in creating a public opinion which will give us better local government.

* * *
Clergymen are rarely good journalists. Their training unfits them for treating current topics in an attractive way. But William T. Clarke was an exception to this rule. He belonged to the Unitarian denomination and took his first lessons in journalism as the editor of an organ of that sect. He subsequently became Theodore Tilton's coadjutor on the *Golden Age*. Afterwards he was an editorial writer on the *Graphic*, and finally wrote the leading articles in the *Express* and *Star*. He was a versatile and pungent writer, and, though not known to the public, ranked deservedly high among working journalists. He died last week of typhoid fever.

* * *
The *Evening Post* having beaten the striking printers, the *Tribune* is trying to recover the control of its own office. Employers in all occupations will wish it to succeed. The recent increase of wages was most inopportune. It was not warranted by the general condition of business, which is depressed. Printing, as well as house building, is heavily handicapped in this city compared with other localities, because of the high wages demanded by operatives. We must have cheaper production, or else the working people must face enforced idleness.

Mr. Dwight H. Olmstead has spent a great deal of time and labor in preparing amendments to the laws so as to simplify and expedite the transfer of land titles. If he succeeds and the new laws are improvements upon the old the real estate interest will be indebted to him, and should make him some substantial acknowledgment. He says that all the reputable real estate lawyers of the city are in hearty accord with the reform he recommends, so indeed are the leading members of the bar association. Something should be done this winter by the State Legislature.

Proposed Amendments to the Building Law.

A meeting of gentlemen representing various interests connected with building took place at the Ashland House on Tuesday evening last. The circular convening the meeting was signed by Inspector of Buildings W. P. Esterbrook, and was stated to be called "with a view of presenting to the Legislature a proper law relating to the construction of buildings." Among the gentlemen present were Messrs. Charles Buek, Cornelius O'Reilly, A. J. Bloor, Thomas Graham, William J. Fryer, Jr., C. W. Luyster, N. Le Brun, John J. Bennett, John Banta, Peter N. Cassidy, Geo. N. Williams, Thomas Kilpatrick, R. M. Upjohn, William Otis Munroe, Edward L. Dobbs, James J. Burnett and others. Mr. R. M. Upjohn was voted to the chair, in the absence of Mr. Esterbrook, who was unable to be present, owing to indisposition. Mr. A. J. Campbell was elected secretary and Mr. T. Graham treasurer. Mr. Esterbrook was elected a member of the committee. A conference committee of twelve was appointed, three from each organization represented, to draft a new measure to be presented to the Legislature during the coming session. The committee selected was as follows: Messrs. Fryer, Campbell and Bennett, representing the Architectural Iron Manufacturers' Society; Messrs. Buek, O'Reilly and Luyster, for the Real Estate Owners' and Builders' Association; Messrs. Le Brun, Upjohn and Post, for the New York Chapter of the American Institute of Architects; and Messrs. Banta, Munroe and Dobbs, for the Mechanics' and Traders' Exchange. This committee will meet every Wednesday evening to discuss the provisions of the new measure, which, when perfected, will be presented to a full meeting of members, to which the legislators from New York, Mayor Edson, and others will be invited. The bill will be pushed forward with all possible speed, and an effort will be made to pass it through the Legislature early in the session.

The first meeting of the committee took place at the Ashland House, on Wednesday evening, when the revision of last year's defeated bill was commenced, and its sections discussed and amended.

Previous to the meeting, the reporter had an interview with Mr. W. J. Fryer, Jr., who threw some light upon the present status of the building laws. He said the law which passed the Senate last year with only two dissenting votes would have gotten through the house had it come to a vote. The counsel of the Fire Department, it seems, was opposed to the passage of the bill, and induced a member of the Legislature to object to the third reading, which delayed action till the session closed.

"But," said the reporter, "will not a bill be introduced earlier this season so as to insure its passage?"

"Yes," replied Mr. Fryer, "we expect to have it introduced in January and we will try to pass it in February. The proposed law of last year was very carefully drawn, and there will probably not be many changes in the draft this year. All its provisions are so plain that they cannot be misunderstood."

"But," queried the reporter, "would not a good law lodge too much power in the hands of the Inspector, and is there not danger of this power being abused. Are there not complaints of the way in which Mr. Esterbrook has exercised his authority?"

"Under the proposed law," said Mr. Fryer, "it would be impossible for the Inspector of Buildings to annoy or injure builders, for the latter will have an appeal to a competent board of experts, who will have the power to over-rule every decision of an inspector. It is quite true there have been complaints against Mr. Esterbrook; but no one questions his integrity or competency. He understands his business and he cannot be influenced by money considerations. It is stated, however, that he is stubborn and somewhat independent in manner."

"Is it not true," said the reporter, "that he has been charged with being needlessly severe? We hear of several large building enterprises which will not be undertaken while he is inspector. As a matter of fact, some of the best builders of the city would like to see him out of office."

"On that point," said Mr. Fryer, "I have nothing to say. His predecessors had unsavory representations, and I know he is honest. Some of us are trying to have the Building Department made independent of the Fire Department, in fact, a department by itself. The present building laws need amendment, as they are simply a consolidation of the laws in existence before the high structures were erected in this city."

"Do you not think," said the reporter, "that the establishment of an Exchange by the real estate interest will lead to a more intelligent supervision of our building laws? The associated brokers and owners will be forced to watch all legislation affecting real estate, sanitary legislation and the like, and will not this be a good influence in determining the character of houses hereafter to be erected?"

"That may be so," said Mr. Fryer, "but our object is mostly to amend the present building law in the coming session of the Legislature."

The *Stockholder*, which devotes a great deal of attention to railway securities, is forced to acknowledge that there is less danger in dealing in real estate than in stocks or bonds. In the latter there is what it calls a "moral risk." It says: "At a given cost and producing capacity, the value of real estate, for example, is more readily estimated than the property and franchises of a corporation. Between the owner of real estate and his property there is no third party, except perhaps a mortgagee, who causes no interference so long as his contract is respected. In corporations there is always a third party, known as directors and managers, who stand between the stockholder and his property." This is true enough, and thus when an Exchange is once established prudent investors will deal in property which they can handle themselves, and in which there is no risk outside the ordinary fluctuations of business, caused by good or bad times.

It is very seldom that a title by adverse possession is deliberately contemplated and successfully asserted, as in the case we lately noticed in relation to the Eighty-seventh street and Fifth avenue lots, bought by Mr. Wm. Thompson.

The Water Front.

The obstacles which stand in the way of an improvement of the various water fronts which go to make up the full circumference or limits of what is known as New York harbor appear to be manifold and endless. They have been raised, apparently, for the special vindication of law as the science of justice, and, at the same time, to expose the uncertainty that must always reign in judicial decisions.

On the water front that belongs exclusively to New York City we have one set of questions peculiar to this locality, and, owing to a chain of historic events, very difficult of adjustment. The right of eminent domain granted to the city by the Crown in the earlier days of our colonial history has been preserved through all changes, and the area covered by the grant has been vastly enlarged by subsequent franchises obtained from the Legislature. The Crown granted Montgomery charter gave to the city possession in fee of the water front extending as far northward as Charlton street on the Hudson River and Corlear's Hook, or Grand street, on the East River, the grant covering the water to a distance of four hundred feet beyond low water mark. The claim has been pushed until successive acts, after carrying the title completely around the island in conformity with the boundaries of the city previous to the annexation of the upper wards, have caused it to include also the Bronx River and whatever other waters help to make up the boundaries of New York. But here comes in the element of discord. The city possessed every right in its water front, including the right to dispose of the title in fee to individuals, and of this privilege it has made a very liberal use. A large part of the estate, the larger part, indeed, has been alienated, and the title now rests in the hands of many riparian and other owners whose claims are as complete as were those of the city previous to the transfer. This would have been a very harmless event—a fortuitous event, doubtless, were it only a question of the best use to be made of the water front for developing the commerce of the port; but, unfortunately, it has been necessary to raise other questions not foreseen in the earlier history of the city. The burly policeman, who moves to and fro across the street in front of all or nearly all the ferry landings on the North River to help distracted passengers through the intricate blockade of carts, cars, carriages and trucks that close the passage, is a sign of traffic becoming too great for its accommodation. It has been found necessary to widen the streets running along the water front, and since it was thought cheaper to move the exterior line for solid filling, or bulkhead, as it is called, than the houses, the idea of widening by this means was approved. The plan perfected by General McClellan was accordingly adopted by the newly created Dock Department in 1821. It was a good plan, doubtless, and the only device which can avert the necessity for elevated crossings, and prevent the river streets from becoming, finally, impassable; but the courts have interfered to stay the rapid prosecution of the work. The recent decision in the Langdon case is a notification that property holders have acquired rights which the city is bound to respect, and that the street cannot be widened without granting a large indemnity to the owners. But the granting of this indemnity would entail the issue of such a bewildering total of new bonds that the idea in the present temper of the people may be pronounced impracticable.

This much may be said to explain the obstacles against which the Dock Department is contending, and to justify apparent inaction where action is needed. But there is another point of view for the subject, and from this point the conduct of the Dock Commissioners and Sinking Fund Commissioners together is not so defensible. The public, it is said, are almost clamorous for new piers. The property holders on the East side, between Grand street and Thirty-fourth street, have even gone so far as to form a temporary organization for the purpose of securing action; and they are using their best endeavors to increase the commercial facilities of their section of the harbor. The legal obstacles that interpose on West street do not seem to be very formidable here, for a street line has never been established, and the opening of a water front street, with an increase of dock facilities, would be an act calling rather for an assessment for benefits than for damages. Yet no action is taken, while the Sound shipping which should find its natural harbor on the East River is permitted to help crowd the North River to the disadvantage of both the coasting and foreign trade. With shipping as with all other business, rent is a considerable item in the question of profit and loss. C. P. Huntington recently leased Pier New 37 North River, for the period of ten years at an annual rental of \$70,000, with privilege of renewal at 5 per cent. increase. Pier New 35, also, has just been leased to H. Yonge, Jr., agent for the Savannah Ocean Steamship Company, for ten years, at \$35,000 per year, the lessee to rebuild the pier before the 1st of May, 1888. It will be useless to say that the lessees of these piers can afford to pay this rent, or they would not have taken the responsibility. They could better afford to pay \$10,000 or \$5,000. Doubtless they will make their transaction profitable, but at whose cost? At the cost of those who pay for service over their lines, it may be answered, at the expense of the public which the City of New York is professing to serve while holding the water front in its own control, and warning off all private individuals who would gladly build piers and warehouses for their own personal profit. The adverse decision of the Court of Appeals affects seriously only a very small proportion of the immense water front controlled by the city, and there is surely room for improvement in localities where the street lines may be established by retiring from the shore instead of extending into the river. The city is made to stand somewhat in the attitude of a monopolist defeated in his plans, yet willing to hold everything in check while waiting for his opportunity. We deplore our want of terminal facilities, and point to the advantages which exporters can find in Baltimore, Philadelphia and Montreal. But good terminal facilities mean simply cheap wharfage and warehousing, and without the one we can never have the other.

Across the Hudson River, in New Jersey, we discover a very different situation along the water front, but not in any respect more hopeful. Indeed, it may be said that the resources of the west shore of the stream, in

its power for contributing to the commercial wants of New York, are pretty well exhausted. In the first place it is only about five miles from what may be properly termed the lower end of the Palisades, above Weehawken, to the end of navigable water on the New Jersey shore below the ferry slip of the Central Railroad. This limited space is only accessible through a bluff which has been thrice bored and once bisected to afford an entrance for railroads, which now hold the ground by the right of discovery or conquest. Only a limited space in front of the Stevens' dwelling in Hoboken, and extending northward a little more than a mile to the coal yards of the Delaware & Hudson Canal Company, is unoccupied, and the destiny of this section may be read in the fate that has befallen all the neighboring water front property. It will go to the railroads. It belongs now to the Hoboken Land Improvement Company, into whose possession it came by the following chain of events, leading up, as usual, to the inevitable lawsuit.

Col. John Stevens, as some very extremely old settlers may remember, once owned all or nearly all the territory now comprised in the flourishing city of Hoboken. He, it was, who made the first map of the city, and after bisecting his property with streets and locating parks, he threw it upon the market. He carried the streets plump down to the water's edge, and the Hoboken of Col. Stevens was supposed to be located on the Hudson River. But the property finally went to the heirs, and from the heirs it was transferred to the Land Improvement Company. From this company the water front went in turn to the railway and steamship companies. Here, again, enters the element of litigation. These companies, acting under a franchise obtained from the State through the Riparian Commissioners, advanced further into the river the line which, in New York, would be called the bulkhead line, and, with one exception, took possession of all the sections of reclaimed ground, which gave space for a prolongation of the streets. The city resisted this exclusion from the water front, and, in a State court, obtained a decision in its favor. This decision was reversed when the case was brought before a United States District Court, and a final decision is now awaited from the Supreme Court. If it is adverse to the city she may be pronounced an inland town. Even the water exposure of her pretty little Hudson Square is threatened. It may be said also that the decision will affect Jersey City, where a corresponding situation compels the application of similar principles.

Witnesses Before the Staten Island Rapid Transit Commissioners.

The testimony given before the Rapid Transit Commission appointed to appraise the right of way along the Staten Island water front for the proposed railroad from Vanderbilt Landing to a point opposite Elizabeth, is suggestive. Some time since Commander Gorringer, who has recently become a ship builder, appeared before the commissioners and testified in reference to the value of Staten Island water front property. One piece, 700 feet long, belonging to Mr. Duncan, was worth, in the view of this witness, \$350,000. It was worth this amount of money for a ship yard. Last week Mr. Franklin B. Gowan, president of the Philadelphia & Reading Railroad, a gentleman who has been largely engaged in coal transportation and delivery, gave his evidence, and was about equally decided with Commander Gorringer in his determination to place a high estimate on the value of the island water front. In his view, as a place for the transshipment of coal, the island has no rival. Here is the opinion of two specialists. Now, were the next witness, president of a grain transporting railroad, or a shipper engaged in the handling of any description of merchandise that could be most profitably handled where warehouse facilities could be most cheaply obtained, we might look for still other testimony in favor of the value of this island.

The reasons given by Mr. Gowan for placing a high value on the water front property of the island are also suggestive. Instead of being in an isolated position it lies directly along the highway of transportation, whether in ships or on railroads. It forms the natural terminus for all the roads that come up from the southward, and is easily placed in communication with those that seek the Hudson over more northerly lines. Its distance from New York, in the opinion of Mr. Gowan, is not a disadvantage, for, while its shore lines are retiring from the centre of commerce, they are always approaching the sea, a circumstance through which they must gain much more than they lose.

The opinion of Mr. Gowan is especially gratifying to the property holders of Staten Island, who are now taking energetic measures to open up communication with the rest of the world. It furnishes assurances that they will be met half way in their efforts by railroad managers and others who contribute to raise the value of all terminal property.

The attempt to punish Mr. John H. Sherwood for putting bay windows on his five new houses on Sixth avenue, near One Hundred and Twenty-second street, is attracting a good deal of attention from property holders. The buildings are in themselves a valuable city improvement. The bay windows harm no one and cannot be called an obstruction, as they are over the ample sidewalk of a hundred feet wide avenue. Laws should not be interpreted in any narrow or technical sense, nor should capitalists who are making our city better worth living in be punished for being public spirited. Mr. Sherwood relied upon the permit given by the Common Council, but the Building Department and the Fire Commissioners insist upon the removal of the windows, which, if done, will destroy the value of the very fine houses to which they are attached.

This time it was not a hole in the stair carpet, but a broken stair, and it was not a visitor, but one of the tenants of the tenement house herself, Mrs. Annie McManus, tripped and fell down stairs and was hurt, and sued the landlord, Mr. Stephen B. Fish, for damages, and her lawyer, ex-Judge Horace Russell, obtained a verdict of \$2,000 for her in the Court of Common Pleas, before Chief Justice Daly and a jury. Look after your hall stairs and oilcloths, gentlemen.

Reform in Land Transfers.

Dwight H. Olmstead has prepared an act to reform our system of transfers, which is now being revised by leading members of the law. It is very elaborate, and Mr. Olmstead claims that, if adopted, it will have the following advantages:

1. It enables transfers to be made quickly and with little expense.
2. The person who is entitled to convey is always known.
3. It renders titles perfectly secure from the time they are brought under the Act.
4. It simplifies and reduces the bulk of the records.
5. It enhances the marketable value of lands and tends to its capitalization.

The proposed amendments to the law do not go as far as the Torrens Act. There is to be no guaranteeing of titles by the government. Says Mr. Olmstead in his report.

The essential feature of the Land Transfer Act, known as the Torrens Act, and adopted with various modifications in many of the British Colonies, are, 1, Local Indexes; 2, Registration of titles; 3, Indefeasibility of titles; 4, An Assurance fund. The general principle, apart from the mode of indexing, being the supposed surrender on each transfer of the existing title to the government, and the issue by the government of a new and indefeasible title to the new owner.

Upon a careful consideration of the subject, there seems to be no good reason why the State should guarantee the title to a lot of land any more than to a share of railroad stock, nor why the owners of perfect titles should be required to contribute by way of a tax to insure those titles which may be defective; the best guarantee after all being the simplicity and certainty of the system under which transfers are made.

It is believed to be practicable to apply to land the same methods of transfer which have been proved in modern times to be so expeditious, safe and inexpensive in respect to registered stocks and other personal securities, and the present bill has been prepared on that theory. While it differs from the Torrens Act in discarding the most novel feature of the latter, namely, the registration of titles strictly so called, it retains the plan of local indexes which has always been recognized by those best informed as the true system of indexing land transfers.

The bill provides that transfers shall be effective only when actually registered in the registry office, the deed thus becoming a mere power of attorney; and upon the registration of a deed the Register is to issue to the new owner a certificate of his title in like manner, and with like effect as a certificate of railroad stock is issued by a transfer agent to a purchaser.

Instruments and liens are to take priority in the order of their registration, without regard to other notice, except in case of actual fraud, and notice of a prior unregistered instrument, lien or claim is not of itself to be imputed as fraud.

The local indexes are to be used solely for the purpose of reference to the volumes and folios of the various instruments of transfer and the certificates of title, so that they can be found and inspected with convenience.

This bill ought to be carefully considered by property holders as well as lawyers, and some efficient measure pressed upon the Legislature for adoption this winter.

Farms in the Annexed District.

The following is a list of all the estates of over nine acres in the Twenty third and Twenty-fourth wards. Some of the names may be those of former owners. If these people can keep their property in their families, their heirs will become enormously rich, as in a couple of generations the annexed district will become densely populated.

Acres.		Acres.	
Van Courtlandt estate	880	Robert Johnson	9
Woodlawn Cemetery	412	Joseph Rosenthal	40
Lorillard estate	380	Lispenard Stewart	12
Port Morris Improvement Co	350	Frederic Goodrich	29
James Delafield	200	Mary Semler	18
D. M. Lydig	169	Webster Woodman	11
John Dickerson	148	Wm. E. Dodge, Jr.	14
Wm. S. Dunn and	133	Wm. Allen Butler	18
H. B. Clafin	119	Hiram Barney	41
I. Casinova	110	Waldo Hutchins	13
Barretto estate	110	Bowie Dash	31
24th Ward Building Association	110	W. C. Wetmore	37
Villa Site Association	110	Daniel Ewing	21
Opden farm	107	John Ewing	40
St. John's College	94	David B. Cox	20
E. G. Falle	88	W. O. Giles	20
William J. Simpson	73	M. Shready	14
William Simpson	80	Geo. Opdyke estate	34
James R. Whiting estate	73	John P. Disbrow	18
Samuel D. Babcock	64	John M. McLean	10
Paul V. Stafford estate	64	Estate Geo. Peck	20
Lewis G. Morris	61	Aaron T. Downs	25
Isaac G. Johnson	60	The Koehler Brewery	27 1/2
Michael Varian	53	Geo. F. Coddington	35 1/2
Richard M. Hoe	52	E. S. Miller	28 1/2
Charles B. Dickey	50	R. G. Hyatt	29
Sisters of Charity	54	Henry Bruner	11
Mrs. Susan Rees	28	Augustus Broadhie	14
R. W. Montgomery	18	St. Mary's Park	20
Dr. Dickerson	11	John J. Crane	25
M. O. Davidson	17	Charles Myers	26
F. W. Devoe	9	Philip Dater estate	33
H. W. T. Mall estate	36	Samuel B. White	41
S. L. M. Barlow	33	Jason Rogers	23
John Bussing	40	W. H. Cheeseborough	34
Richard Dickerson	38	Oliver Bryan	9
Percy L. Pyne	26	Mrs. W. M. Gilbert	21
Wm. H. Appleton	17	P. V. Spofford, Jr.	42
Oliver Harrison	10	Wm. H. Caswell	12
Geo. H. Bend	10	Bathgate Bros	37
Robert Colgate	10	Wm. Minford	13
H. F. Spaulding	10	Benjamin F. Trask	36
Martin Bates	17 1/2	Thomas Wilkins	18
D. Willis James	10	Mr. Brown	10

Mr. George W. Sturges agreed to buy a house, which was in good condition, with water pipes and gas fixtures throughout. When it came time to close the title, and the deed was tendered, the house had been stripped of gas fixtures, water pipes, gas pipes, wash basins, etc., and Mr. Sturges would not take the deed nor pay for the house; the contract of sale was assigned to Mr. William B. Smyth, and he sued Mr. Sturges for damages for breach of contract, with Mr. A. Matthews for his counsel, J. C. J. Langbein, Esq., appearing for Mr. Sturges. The Supreme Court has very properly decided that the store and premises in their condition at the time the deed was tendered were not the same property that the latter agreed to buy, and that he need not take them or pay for them.

Contracts for Public Work.

The following statement is from the report of the Commissioner of Public Works, for the first nine months of the current year:

SUMMARY STATEMENT OF CONTRACTS.

Contracts entered into during the Quarter ending September 30th, 1883.

19 paving contracts, estimated cost.....	\$260,458 66
11 sewer contracts, estimated cost.....	97,160 72
8 regulating and grading contracts, estimated cost.....	88,537 25
5 miscellaneous contracts, estimated cost.....	99,397 75
25 contracts under \$1,000 each.....	13,582 40

Total, 68 contracts, estimated cost..... \$559,136 78

Contracts Completed during the Quarter.

33 paving contracts, cost.....	\$253,743 98
14 sewer contracts, cost.....	105,115 28
6 regulating and grading contracts, cost.....	97,439 67
1 contract for conduit from Bronx River.....	515,126 87
16 miscellaneous contracts, cost.....	10,153 36

Total, 70 contracts, cost..... \$981,379 16

The number and estimated cost of contracts made by the Department during the nine months ending September 30th, for the past eight years, are as follows:

9 months ending September 30th, 1876, 114 contracts, estimated cost..	\$712,589 26
“ “ “ “ 1877, 64 “ “ “ “ ..	811,421 55
“ “ “ “ 1878, 98 “ “ “ “ ..	1,033,000 29
“ “ “ “ 1879, 88 “ “ “ “ ..	850,948 87
“ “ “ “ 1880, 105 “ “ “ “ ..	1,340,345 85
“ “ “ “ 1881, 120 “ “ “ “ ..	1,363,773 08
“ “ “ “ 1882, 185 “ “ “ “ ..	2,212,327 40
“ “ “ “ 1883, 184 “ “ “ “ ..	2,423,006 73

How the Tariff Works.

Editor RECORD AND GUIDE:

“Our tariff confines our sales to the home market.”—RECORD AND GUIDE, page 655.

Of course, and if England were to enact a tariff like ours she would confine her sales to her home market. Anybody can see that with half an eye, and anybody can see with the same half eye that it is because she has no tariff that England's manufacturers compete with one another, and by competition reduce the prices of her manufactures so low that she can undersell the manufacturers of all other nations even in their own markets. Had we Americans no tariff our manufacturers could do just as her manufacturers do, and compete with one another and sell to all other nations, and undersell Great Britain's manufactures in her own markets. It is our confounded tariff that keeps our manufacturers from competing with one another. Do away with the tariff and they would compete like everything.

D. F.

The premises No. 39 Broadway and No. 69 New street were on Mr. Homer Morgan's books for sale for several years, and last spring he had an offer for the property from Mr. Edward H. Emerson, as a result of which he found out the present owner, Clarence M. Roof, who agreed to sell to Mr. Emerson for \$127,500 net, Mr. Emerson to pay the broker's commission. Mr. Morgan's clerk gave Mr. Emerson's attorney, Du Bois Smith, Esq., a diagram that showed No. 34 Broadway to be 32 feet 1 inch wide. Mr. Roof never authorized this diagram, and never knew of its existence until after the execution of the contract of sale; that contract was made April 20th but dated 19th, at Mr. Emerson's request, and sold the property by the street numbers, 69 New street and 34 Broadway. Mr. Emerson sold the property right over again on the same day, April 20th, to Geo. H. Morris for \$138,000, and paid \$1,380 commission to the broker in that sale. When the parties came to close the title Mr. Roof offered a deed that showed the Broadway piece as some four feet narrower than the diagram that had been given and Mr. Emerson refused to take the deed without a discount for that four feet; Mr. Roof would not grant it and Emerson sued him for \$1,275 commission paid to Morgan, \$1,380 commission paid to the broker for the sale to Morris, and \$2,500 that he had paid Roof on the contract. The case was lately tried in the Supreme Court before Judge Larremore, Mr. Abram Wakeman being Emerson's lawyer, and Alfred Roe, Esq., Mr. Roof's. Judge Larremore finally decided that Mr. Morgan was as much Emerson's agent as Roof's; that his agency for Roof was of the most special character, and that Emerson was bound to know that he had no special authority to make and show a diagram of the property. But that whatever the mistake in the diagram, the contract of April 20th must govern the decision that that contract is still in force, and Emerson is still entitled to perform it according to its terms; that Mr. Roof has lost nothing; that Emerson can't get the commissions out of Roof, as the \$1,275 were received by Mr. Morgan as a condition preceding the execution of the contract, and the \$1,380 were paid in advance before Emerson had a right to sell the property. And that Emerson should have another chance to save his \$2,500. So the judge gave Mr. Emerson twenty days time to offer to preform the contract according to its terms (subject to adjustment for interest and money properly expended and chargeable upon the property), and if he should fail to do that, then Mr. Roof keeps the \$2,500, and has judgment in his favor.

We are informed that Mr. Emerson will pay up, and no appeal will be taken.

MORAL.—If you want a deed in accordance with the diagram given you, see that the dimensions are written in the contract.

Mr. Cooper joined in the petition for the appointment of one of the commissioners to estimate and assess property for the Gansevoort Market. Afterwards he was dissatisfied with the appraisal and moved to set aside the order appointing the commissioners and all the proceedings, on the ground that the Act for the market was unconstitutional, and that no attempt had been made to acquire his land by purchase; but the Court of Appeals has just decided, Mr. D. J. Dean taking care of the city's interests, that Mr. Cooper waived all these objections by joining in the petition to appoint the commissioners, and having once done this he cannot afterwards raise them.

Alienation of the affections is one thing, and alienation of the mind is another, the former is the basis of a suit for *crim con*, and the latter might well be induced by reading one of the latest and most valuable of law treatises, which is entitled “Restraints on the Alienation of Property,” by Professor Gray, of Harvard. Universally published by Soule & Bugbee, Boston, and which is as tough a book as we have taken hold of in a long time; but the Professor's style is pleasant and clear, and all who are interested in the subject will be thoroughly posted by the time they have read this small volume. When you want to make your will you may desire to provide for infant children until they come to be twenty-one, or to leave property to someone for life, and, as the Professor says, how far the law will allow a man to enjoy rights in property which he cannot transfer, and which his creditors cannot take for their debts is a question becoming more and more frequent in this country. One way to fix it is to leave the property to your son, for example, on condition that he shall not sell it, or until he sells it; in that case he is not compelled to keep it against his will, but on his assigning it it is forfeited or liable to forfeiture. The other way is to leave it to him for life, the income to be applied to his benefit from time to time, and not to be subject to his debts, and you declare that he cannot sell it, in that case he can't rid himself of it if he tries; any attempted assignment is inoperative.

Many nice questions arise upon this, and they are rather too abstruse to discuss in our limits. The New York law is correctly laid down in this work. The case of Purdy vs. Hoyt, decided by our Court of Appeals in June, 1883, reported in 92 N. Y. Reports, page 446, is, of course, not noticed in this book; it would make an interesting note, and so would the case of Ebbets vs. Quick, lately decided by Judge Van Vorst in the Supreme Court, after argument by Mr. Frank Lawton, Jr., and S. H. Thayer, Esq. Prof. Gray's book contains an excellent “summary” of this branch of the law, and will well repay study.

Some little interest has been taken in the announcements made of the formal incorporation of a syndicate to operate the so-called Waldron claims riparian lands between high and low water, between Seventy-fourth and One Hundred and Twenty-eighth streets, on the Harlem River. These lands were patented in 1666 to Resolved J. Waldron and others, and it is now claimed that their heirs-at-law, numbering some 20,000 people, are entitled to this property. Mr. Joseph O. Brown, a lawyer, who is doubtless as familiar with Harlem titles as any other counsel or in the city, was visited at his office. He laughed as he said he knew of Col. Waldron's claims, and referred, as an answer to the whole claim, to the case of the Mayor against Hart, reported in 16 Hun., 380, where Judge Daniels distinctly held that the patents of 1666, under which the syndicate claim title, were not to individuals, but to the town or village of Harlem, whose prosperity and growth had then attracted the attention of the Colonial Governor. The opinion goes on to say that if the patents had been to an individual the grant would only have held good to the high-water line, but being to a town and made for the purpose of developing the commercial advantages of the place the right to use the land down to low water line was indispensable. Nothing could be clearer or more well-considered than the foregoing judicial decision. Mr. Walter H. Shupe, who is the engineer of the scheme, was preparing for a meeting of the heirs, and could not give any time for explanations. He had heard of the case of the Mayor against Hart and saw his way round that decision, but declined to say how. He also declined to state who his counsel were—at least the live ones—for Judge Black's name was mentioned. The interview closed by a delicate suggestion on Mr. Shupe's part that the reporter, who is a lawyer, might aid or give advice in getting up a law column in Mr. Shupe's paper, circulation one million, but neither of the parties had time just then to talk over so important a matter, and the meeting adjourned.

A number of owners of real estate in Carmansville and Fort Washington agreed on Tuesday, at the office of the Department of Public Works, not to oppose the ordinance to regulate and grade forthwith, according to the present established lines and grades, the first new avenue east of and parallel to Ninth avenue, and extending from One Hundred and Forty-fifth to One Hundred and Fifty-fifth street. This would result in the adoption of One Hundred and Fifty-fifth street as the means of communication between the low lands east of Eighth avenue and the high ridge east of Ninth avenue. The plan is to grade One Hundred and Fifty-fifth street from Seventh to Eighth avenue, upon an even grade, to bridge Eighth avenue over the station of the Elevated Railroad, and probably to bridge upon the grade between Seventh and Eighth avenues, from Eighth avenue to the high ground east of Ninth avenue, so as to make a continuous grade from the present established grade at Seventh avenue to the westerly terminus near Ninth avenue. It was also agreed that it would be in the best interest of the city that a park should be laid out, occupying the steep declivity of the ridge lying between Eighth and Ninth avenues, from One Hundred and Forty-fifth to One Hundred and Fifty-fifth street, and also extending along the same ridge northerly to the High Bridge Park.

The triangular “Green” at the north end of Flatbush is to be ornamented with a colossal bust of the late Judge John A. Lott, a life-long and honored resident of the village, whose ancestors were amongst the earliest settlers of the locality. The bust, of bronze, four and a-half feet high, will be placed upon a polished granite shaft twelve feet high. A model by Herman Baerer is now at the residence of Mr. Daniel M. Tredwell, Flatbush, for inspection, where it will remain for a few days only. Judge Lott served upon the bench of the Supreme Court for eight years, and in the Court of Appeals eight years.

The cheap cabs will be ready about February 1. Twenty-five of them are now building. The bodies will be yellow, the upper parts black; some will carry two, others four passengers. Let us hope that the owners will make money. Cheap cabs have never done so in New York yet.

Real Estate Department.

The past has, upon the whole, been a satisfactory week in the real estate market. Quite a number of good houses have been sold, and at the one important auction sale of down-town property the bidding was spirited and the prices of the final knockdowns very fair.

The only important sale at the Exchange Salesroom during the week was held on Thursday, when considerable down-town property was offered, by order of the executors of John Suydam.

A peremptory court sale of unusual interest will take place on Tuesday, December 18, when Richard V. Harnett will auction off twenty-eight lots on Sixth and Seventh avenues, One Hundred and Twenty-second and One Hundred and Twenty-third streets.

On Tuesday, the 18th inst., Richard V. Harnett will sell six choice Mt. Morris lots, located in One Hundred and Twentieth street, in a splendid neighborhood.

The Mortgages for the week show a falling off as compared with last year, while the Conveyances are about the same. The following is the list:

CONVEYANCES.

Table with 3 columns: Item, 1882, 1883. Rows include Number, Amount involved, Number nominal, Number of 23d and 24th Wards, Amount involved, Number nominal.

MORTGAGES. Table with 3 columns: Item, 1882, 1883. Rows include Number, Amount involved, No. at 5 per cent, Amount involved, No. to Banks, Trust and Insurance Companies, Amount involved.

Gossip of the Week.

Messrs. C. Graham & Sons have sold the four-story and basement Nova Scotia stone front dwelling, No. 604 Madison avenue, size 25x56x67, for \$48,000, to Dr. C. A. Leale.

It is reported that Isaac Honig has sold the four-story stone front dwelling, No. 18 East Sixty-seventh street, lot 25x100.5, to Rudolph Lichtenstein.

Charles Buek & Co. have sold the four-story and basement brick and brown stone residence, 26x55x73.5, No. 21 East Sixtieth street, for \$55,000, to Mrs. Sharpstein, of Philadelphia; broker, W. P. Seymour.

William Noble has sold the four-story and basement brown stone house, 20x95x102, No. 28 East Seventy-sixth street, to J. Harper Bonnell, for \$65,000, and Mr. Bonnell has sold to Mr. Noble the lot on the southeast corner of Fifth avenue and Eighty-fifth street, 27.2x100, for about \$75,000.

Messrs. L. J. & I. Phillips have sold for Alexander Taylor the lot, 22.7x130, on the east side of Fifth avenue, 32 south of Seventy-third street, for \$45,000. This lot was recently taken under foreclosure for \$43,500.

Michael Brennan has sold the three-story and basement brown stone private dwelling, No. 75 West Sixty-ninth street, 16.10x57x100.5, through G. A. Kissam, to two ladies for investment, the price being \$19,500.

W. H. Roome's Son has sold the three-story front and four-story rear brick dwelling, No. 216 West Thirtieth street, 20x50x23.6x95, for the estate of Herman Thorne, to Mrs. Mary P. Adam, for \$13,500. He has also sold the four-story and basement dwelling, No. 146 West Twentieth street, 22x45x95, and the two three-story and basement houses, Nos. 148 and 150 West Twentieth street, each 20x45x95, with rear house 20x25, for Leon Oliver to Dr. Bernard Grunhut, for \$40,000.

Leon Tanenbaum has sold for Adolph Klaber the five-story store and tenement, No. 1122 First avenue, for \$16,500.

M. A. Burdett has sold for P. Lewis the premises Nos. 538 and 540 Greenwich street, and extending to Washington street, size 42x154, to Ohmeis Bros. for \$28,000.

S. M. Blakely has sold for Jane Marrin and Charlotte Wright the three-story brick house, No. 135 West Forty-eighth street, lot 18.9x100, for \$16,500, to Mrs. Maria Lintz.

The four-story brick store and dwelling, No. 256 Third avenue, west side, 23 south of Twenty-first street, size 23x75, has been purchased by S. Silberberg for \$20,500.

A contract for the sale of the three-story brick dwelling, No. 63 West Fifteenth street, size of lot 24.7x103.3, for \$21,750, to James Slater, was recorded during the week.

The four-story stone front flat on the south side of Eightieth street, 250 west of Third avenue, size 30x85x102.2, has been sold by August Schwarzler to Myron T. Owen for \$32,000.

George J. Hamilton has sold the four story brown stone dwelling, No. 448 West Seventy-third street, size 20x55x102.2, to Hiram S. Armstrong for \$32,000. Broker, Wm. Lalor.

August Mayer, has sold the three three-story and basement brown stone dwellings, Nos. 211, 213 and 215 East Seventy-eighth street, for

the New York Life Insurance Company, to Mrs. M. E. Dwinelle, for \$27,000.

J. Romaine Brown has sold the three-story high stoop brick dwelling, No. 161 West Forty-fifth street, 17.1 1/4 x40x100.5, for Geo. B. Knickerbocker, to E. Ferlini, for \$15,000.

William Sporb has sold the plot on the west side of Alexander avenue, between One Hundred and Thirty-seventh and One Hundred and Thirty-eighth streets, 200x100, to Mrs. Flora Sawyer, for improvement.

John Weber has sold eight lots comprising the block front on the west side of Ninth avenue, between Ninety-fourth and Ninety-fifth streets, for \$38,000, to John M. Pinkney.

John Gault, of 69 Broadway, has purchased the three-story brick private dwelling, No. 37 Seventh avenue, lot 23x100, for \$14,000.

B. Kelly & Co. have sold for Wm. I. Young the four-story stone front dwelling, No. 220 East Forty-sixth street, lot 14.1x70, to Mrs. Dwinelle for \$8,850.

Mr. Korn has sold Nos. 771 and 773 Eighth avenue, and Nos. 303 and 305 West Forty-seventh street, comprising 50x100 feet on the northwest corner Eighth avenue and Forty-seventh street, to a client of Isaac Honig, for \$75,000.

The Bryant Building Company, just incorporated by Parke, Fanny B., Harold, Annie and Nora Godwin, Frederick N. Goddard, Alfred L. and Fanny G. White, with a capital of \$300,000, has taken title to the Bryant Building on the northwest corner of Liberty and Nassau streets. Consideration, \$300,000.

Brooklyn.

Schuchman & Koch have sold for Hy. Weitermiller the three-story frame store and dwelling, with lot 20x71.2, No. 111 Throop avenue, northeast side, 40 feet southeast of Whipple street, to Mary Freind, for \$3,500; also the three-story frame dwelling, No. 60 Stockholm street, 25x100, to Henry Rausch, for \$3,300.

J. A. Fisher has sold the three-story frame dwelling, 23x40, lot 25x100, No. 427 Monroe street, on private terms.

Paul C. Grening has sold the two-story brown stone dwelling (new) No. 369 Quincy street, for \$6,500.

W. F. Corwith has sold for Alfred C. Squires the three-story frame dwelling, No. 103 Eagle street, to Peter McKeever, for \$3,400.

Out Among the Builders.

D. & J. Jardine have the plans under way for four first-class four story private dwellings, to be erected on the south side of Eighty-third street, 100 feet east of Ninth avenue. Two will have frontages of 18 feet, one 19 and the other 20, while they will have a uniform depth of 53 feet.

John G. Prague will be the architect for the seven houses to be erected for Hugh Blesson on Seventy-sixth street, near Ninth avenue, as mentioned in this column two weeks ago.

Michael Brennan intends shortly to commence the erection of six four-story and basement first-class private houses on the south side of Eighty-fourth street, 175 feet east of Ninth avenue. Two will be 17.8x50, two 16.8x50, and two 15.8x50. They will be in cabinet trim and have all the modern improvements. The cost will be about \$84,000.

Mrs. Flora Sawyer is about to commence the erection of ten houses on the west side of Alexander avenue, covering the block from One Hundred and Thirty-seventh to One Hundred and Thirty-eighth street. There will be six four-story Philadelphia brick and brown stone houses on the west side of the avenue, each 26.8x52; one five-story brick and stone dwelling with store, 20x70, on the northwest corner of One Hundred and Thirty-seventh street, and a similar house on the southwest corner of One Hundred and Thirty-eighth street.

William O'Gorman will at once begin the erection of four three-story and basement brick and brown stone private dwellings, each 18.9x45, on the south side of One Hundred and Forty-second street, 300 feet east of Willis avenue. The total cost will be about \$75,000.

Cleverdon & Putzel have the plans in hand for a four-story brick storage warehouse, 25x90, to be erected on the south side of One Hundred and Twenty-sixth street, 100 feet east of Fourth avenue, for L. S. Dewey, adjoining his furniture warehouse on the same street, at a cost of about \$10,000.

The "Grenoble," on the southwest corner of Fifty-seventh street and Seventh avenue, is to have several additions in the shape of a story and a-half extension, three boilers and other improvements. The architect will probably be William Baker. Owner, William Noble.

The Rev. Father Anacletus De Angelis states that the new church will not be erected for his congregation for some two years, owing to lack of funds. The present chapel is too small for the requirements of his growing parish. The church owns the property Nos. 155, 157 and 159 Sullivan street, and Nos. 147, 149 and 151 Thompson street.

The lots owned by John Totten on Twenty-sixth street, 188 feet east of Seventh avenue, will be improved in the spring.

A. B. Ogden has the plans in hand for six first-class four-story and basement brick and brown stone private dwellings, to be erected for Andrew J. Kerwin, on the south side of Ninety-second street, between Park and Madison avenues. Three will be 16.8x46.7, one 21x46.7, and two 17x55 and extension. They will cost altogether about \$75,000, and are part of the large improvement made by Mr. Kerwin on the same block, as mentioned, in this column several weeks ago.

James J. Campbell will shortly erect a five-story brown stone flat, 25x60

with a 20 foot extension, at No. 438 West Thirty-second street, at a cost of about \$14,500. Architect, P. Welsh.

Hermann Siefke has commenced the excavations for a five-story Philadelphia brick flat, with stone trimmings, on the north side of Seventy-seventh street, about 50 feet east of Third avenue. The flat will have a frontage of about 20 feet. Architect not selected.

The Standard Oil Company has not yet decided on the character of the structure they will erect at Nos. 24 and 26 Broadway, the sale of which was reported in our last issue. Nothing will be done in the matter till the beginning of January.

The houses for which Mr. Carl Pfeiffer has plans are on the west side of St. Nicholas avenue, between One Hundred and Forty-ninth and One Hundred and Fiftieth streets.

Samuel Bennett, of Brooklyn, has the plans for three five-story flats, each 26x64, to be erected on the north side of One Hundredth street, 22 feet west of Ninth avenue, for James Fannin.

William D. Lent will at once finish the two three-story stone front houses on the southeast corner of Lexington avenue and Seventy-ninth street, bought under foreclosure, early in December.

John J. Campbell intends to erect a five-story brown stone flat, 25x80, on the north side of Sixtieth street, between Tenth and Eleventh avenues, to cost about \$15,000. Architect, P. Welsh.

James Brady will probably erect a four-story first-class boarding stable at Nos. 111 and 113 East Eightieth street.

Brooklyn.

Parfitt Bros. have the plans for a four-story and basement brick dwelling, 38x75, with brown stone trimmings, to be erected at No. 366 Clinton avenue. The building will contain all modern improvements, be finished in hardwood, etc. The cost of this improvement will be about \$60,000. Owner, J. C. Hoagland.

Th. Engelhardt has the plans for two three-story frame tenements, each 25x50, to be erected at Nos. 687 and 689 Park avenue, at a cost of about \$8,500, for H. Eich & Brother.

E. F. Gaylor is preparing plans for a three-story frame store and dwelling, 28x55 and 67, to be erected on the northwest corner of Evergreen and Greene avenues, for C. W. Smith.

Amzi Hill is preparing plans for a three-story brick store and dwelling, 20x50, to be erected on the east side of Bedford avenue, between Fulton and Halsey streets, the cost of which will be about \$6,000. Owner, David H. Fowler.

Interesting to Taxpayers.

The Commissioners in the matter relative to acquiring title to Riverdale avenue, from Broadway to Bailey avenue, 24th Ward, will present their bill of costs, charges and expenses to the Supreme Court for taxation on December 14th, 1883. The bill is now on file at the Department of Public Works.

The Receiver of Taxes gives notice that interest at the rate of 7 per cent. per annum, from December 1st, 1883, will be charged on all taxes for 1883 remaining unpaid January 1st, 1884.

The Commissioners of Estimate and Assessment in relation to acquiring right of way over, under and through certain lands for the purpose of the construction of drains, as directed by the Board of Health of the Health Department of the City of New York, pursuant to the provisions of Chapter 360 of the Laws of 1880, give notice that they have completed the assessment, and all persons opposed to same should present their objections in writing at 76 Wall street, room 11, on or before December 27th, 1883; the limits embraced by the assessment include property bounded northerly by Westchester avenue, easterly by Brook avenue, southerly by 140th street, westerly and northwesterly by Willis avenue and Bergen avenue.

The Commissioners in the matter relative to the opening of 104th street, between Boulevard and Riverside avenue, have completed the estimate and assessment; the property embraced is bounded northerly by the centre line of blocks between 104th and 105th streets, easterly by west side of Boulevard, southerly by centre line of blocks between 103d and 104th streets, and westerly by east side of Riverside avenue. All objections must be made in writing on or before January 14th, 1884, at 73 William street; the report will be presented to the Supreme Court on February 1st, 1884, for taxation.

Be careful to commence to foreclose your mechanics' liens within ninety days from the filing of the lien. Judge Van Hoesen, on the 13th November, in the case of The Simonds Manufacturing Co. vs. Todd, on motion of Counselor John T. McGowan, dismissed a complaint where a mortgagee had been served within the time, but the mortgagor had not, holding that the Consolidation Act of 1882, giving a year wherein to commence, is inoperative.

The modified route for the new aqueduct has been adopted by the Aqueduct Commission. The route is from the Quaker Bridge dam to the Harlem River. The line begins on the Coop estate, and runs southerly into and across the Pocuntico Valley, and thence into and along the Sawmill River Valley, to a place near South Yonkers, where it will intersect the Hudson River route. Then it will follow the Hudson River route to Harlem River.

Mrs. Mary C. Wheeler contracted to exchange a tanyard in Sullivan County for some New York City property belonging to Thomas Tracy, the tanyard property to be subject to a mortgage of \$3,500. When she came to deliver her deed, it conveyed the property not only subject to the mortgage but also subject to the right of another party to use water power, build and repair dam, etc. Mr. Tracy, of course, refused to accept the deed, and the General Term of the Superior Court of this city, after hearing Jackson and Martine, on the part of Mr. Tracy, have sustained him in his refusal.

City Improvements.

To the Editor of THE RECORD AND GUIDE:

You have devoted a good deal of space to discussions upon proposed new bridges and tunnels across and under the East and North rivers. Why not agitate for what is far more needed, better means of communication with the annexed district? Several new bridges should be at once commenced. They say we are to have a new bridge at Second avenue, and one is building very slowly over Madison avenue. But one is required at Sixth avenue. The members of the Athletic Club now have to be carried to their quarters in yawls. A bridge is also needed between McComb's Dam and the Kingsbridge road. Keep this subject before your readers. Instead of building means for taking our taxpayers to Jersey and Brooklyn, let us keep them in New York by utilizing the cheap lands on the other side of the Harlem.

OLD TAXPAYER.

Mr. August Blomqvist, the real estate broker, through Messrs. Wm. H. Nafis and Jesse K. Furlong, as his council, obtained a verdict last week for commissions on an exchange against E. Arnold, Esq. The judge told the jury that if they believed from the testimony that the plaintiff was the procuring cause of the ultimate exchange of the property he was entitled to recover. But if, on the contrary, this connection with the matter was remote and uncertain, and the jury believed from the evidence that all efforts on his part to procure the exchange had been abandoned, he could not recover, for in such an event the defendant was at liberty to enter into negotiations with other parties with a view to the exchange he desired to effect. The jury, after some deliberation, rendered a verdict for the plain iff for \$1,805.40, the full amount claimed, with interest.

Gen. Shaler, President of the Board of Health, appeared before the Park Commissioners on Wednesday and asked that a committee be appointed to confer with a like committee from the Board of Health as to the best means to expedite the drainage of the unimproved land in the upper part of the city. The need of suitable drainage, Gen. Shaler said, was apparent, and united action of the two departments was necessary. President Wales, of the Park Commission, said that the Board was in full accord with the desires of the Board of Health. The Park Commissioners proposed to build sewers and drain the malarious districts of the city as rapidly as possible. Commissioners Viele and Olliffe were appointed on the conference committee.

William Wipfler and others, in 1872, held a lease of premises in New York from John Jacob Astor, on which they gave a mortgage, which was assigned to Charles M. Wunderlich and others. The lease contained a covenant that the lessee might remove the building, but it contained no agreement of renewal. It was shown, however, that Mr. Astor and his trustees are accustomed to grant new leases to old tenants, and that such a new lease was granted to Mr. Wipfler and his co-lessees; then they did not want to pay the mortgage on the old lease; but the Supreme Court at General Term, after hearing Mr. August C. Hassey on behalf of the mortgagees, have allowed the latter to foreclose their mortgage against the new lease, on the ground that it is an equitable renewal of the old one.

Under foreclosure of a mechanic's lien, Judge Beach in the Court of Common Pleas has recently decided that if the lien covers several houses the owner of the houses has no right to require the houses to be sold separately, which he may insist on if they are sold under foreclosure of a mortgage; but that the purchaser under a lien sale buys simply the right, title and interest that the owner had in the whole premises when the lien was filed, and they can be sold in one lump.

Judge Nehrbas, in the City Court, decided the case of Lewis & Harris against William Noble in favor of the latter. It seems the brokers obtained a purchaser, who paid down \$200 to bind the sale of a house for \$55,000, but subsequently failed to complete the purchase. Mr. Noble contended that the commission was not due till title was passed, as he had made an arrangement to that effect. In this he was upheld by the court. The differences about commissions will be adjusted in a more satisfactory manner when the new Real Estate Exchange is established.

Special Notices.

Attention is called to the advertisement of I. V. Mead, of No. 370 Avenue A, manufacturer of stonecutters', contractors' and masons' tools. Mr. Mead has been established twenty-five years and makes all kinds of iron work, such as railings, heavy steel forgings and wrought-iron portable forgers. He makes a specialty of bush hammers and patent wind gate troyer for steam or hand power. He makes machine forgings of all descriptions, and also does repairing and sharpening. He refers to the Manhattan Stamping Company, T. New, A. S. Cameron, Thos. E. Tripler, Brown, McAllister & Co., and others.

On the front page the card of Messrs. McBain & Marrey will be noticed. This firm deals in North River blue stone and flagging, of which they keep a large stock constantly on hand. They supply curb and gutter stones, sills and lintels, pier and chimney caps, etc. They can give the best of references. Their yards are at No. 551 to 555 West Thirty-eighth street, between Tenth and Eleventh avenues.

A four-hod elevator of the Metropolitan Hod Elevator Company, used during the construction of a building on Seventy-ninth street near Park avenue, raised forty thousand bricks, with the mortar to lay them, every day for two weeks, keeping twenty-two masons employed on rough walls. One of their hod elevators can be seen at work at the building now being constructed on the corner of Fifth avenue and Seventy-fourth street, where every information can be obtained from the manager of the company.

accumulation of stock makes the position rather toppy.

We quote 10d to 60d, common fence and sheathing, per keg, \$2.50@2.85; 3d 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, \$4.65; 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.

Clinch Nails.—1 1/2 inch, \$5.20; 1 3/4 inch, \$4.95; 2 inch, \$5.10; 2 1/2 inch, \$4.25; 3 inch and longer, \$4.90.

PAINTS, OILS, ETC.—Business continues slow and limited in the main to the ordinary run of orders from regular trade sources looking out for lots to keep up assortments. The outlet is easily met, and buyers find sufficient advantage to permit negotiations on an easy basis of cost. Linseed Oil has a moderately active demand for consumption, with the cost of supplies very well maintained at 56@57c. For domestic and 58@70c for foreign. Spirits Turpentine slow and easy at 35@37c, according to quantity, delivery, etc.

PITCH AND TAR.—Demand limited and uncertain and the market dull, with no changes in price worthy of note. Supplies ample. We quote pitch \$2.25@2.30 per bbl., and tar \$2.50@3.00 do., according to quantity, quality and delivery.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending December 11, 1883, as follows:

Table listing lumber market quotations including Pine, Spruce, Hemlock, and various sizes and grades with prices per M or per 1000.

MARKET QUOTATIONS.

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

Table listing BRICK and FRONTS market quotations with prices per M or per 1000.

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

FIRE BRICK.

Table listing FIRE BRICK types such as Welsh, English, Scotch, N waste, etc. with prices per 1000.

CEMENT.

Table listing CEMENT brands like Rosendale, Portland, Saylor's American, etc. with prices per bbl.

DOORS, WINDOWS AND BLINDS

DOORS, RAISED PANELS, TWO SIDES.

Table listing DOORS, RAISED PANELS, TWO SIDES with dimensions and prices.

DOORS, MOULDED.

Table listing DOORS, MOULDED with sizes and prices.

GLAZED WINDOWS.

Table listing GLAZED WINDOWS with dimensions and prices.

cc. means counted checked—plowed and bored for weights.

Table listing Hot Bed Sash Glazed and Unglazed with prices.

OUTSIDE BLINDS.

Table listing OUTSIDE BLINDS with prices.

INSIDE BLINDS.

Table listing INSIDE BLINDS with prices.

FOREIGN WOODS.

Table listing FOREIGN WOODS like Cedar, Mahogany, Rosewood, etc. with prices.

IRON.

Table listing IRON products like Fig. Scotch, Fig. Scotch, etc. with prices.

BAR IRON FROM STORE. Common Iron. 3/4 to 1 in. round and square... per lb.

Table listing BAR IRON FROM STORE with prices.

Table listing SHEET iron with prices.

Table listing GALVANIZED iron with prices.

Table listing PATENT PLISHED iron with prices.

Table listing LABOR prices for various trades.

LIME.

Table listing LIME products like Rockland, common, etc. with prices.

Add 25c. to above figures for yard rates.

LATH—Cargo rate... M @ 2 75

LUMBER.

Table listing LUMBER products like Pine, Spruce, Hemlock, etc. with prices per M or per 1000.

PLASTER PARIS

Table listing PLASTER PARIS with prices.

PAINTS AND OILS.

Table listing PAINTS AND OILS like Chalk block, China clay, etc. with prices.

STONE.—Cargo rates, delivered at New York.

Table listing STONE products like Amherst freestone, Beria freestone, etc. with prices.

SLATE. Delivered at New York

Table listing SLATE products like Purple roofing slate, Green slate, etc. with prices.

SOLDERS.

Table listing SOLDERS with prices.

TIN PLATES.

Table listing TIN PLATES with prices.

four-story brick (stone front) tenem't. Mary T. wife of and William Stone to Philip Kaiser and Caroline his wife, joint tenants. Mort. \$12,500. Dec. 8. 16,500

2d av, 124th st. Party wall agreement. Anthony Dugro with John F. Dunker. September 20. nom

2d av, Nos 474 and 476, s e cor 27th st, 49.5x100, two four-story brick stores and tenem'ts on av and two four-story brick tenem'ts on st. William D. Bruns, Jr., to George F. Martens. C. a. G. Dec. 7. 38,455

Same property. William D. Bruns, Sr., and W. D. Bruns, Jr., to George F. Martens. Morts. \$26,000. Dec. 7. 38,455

Same property. Release dower. Margaretta De Leyer, widow, to George F. Martens. 1,545

2d av, No. 2428, e s, 80.11 n 124th st, 20x80, three-story brick (stone front) dwell'g. William H. Ely to G. Waite Tubbs. Dec. 1. 8,000

2d av, No. 2428, e s, 80.11 n 124th st, 20x80, three-story stone front dwell'g. George W. Tubbs to M. Josephine wife of William H. Ely. Mort. \$8,000. Dec. 8. 8,015

3d av, No. 1565, s e cor 88th st, 25.8x83 10x34.5 x59.6 on 88th st, five-story stone front store and tenem't. The Germania Life Ins. Co. of New York to Jane L. Richmond, widow. Dec. 10. 29,000

3d av, Nos. 1070-1072, w s, 50.6 n 108th st, 50.5 x100, new buildings projected. Thomas C. Ennever to James Connor. Dec. 6. nom

Same property. Richard Connor to Thomas C. Ennever. Morts. \$23,500. July 7. nom

4th av, w s, 65.8 s 83d st. Party wall agreement. Claus Bade to Marian Foley. Dec. 7. nom

5th av, n w cor Clinton pl, 28.6x100, four-story stone front dwell'g. Clinton pl, n s, 100 w 5th av, 25x93.11, vacant. Thomas, David S., William C., George W. and Henry P. Egleston, and Sarah E. wife of Charles Lanier, heirs of Thomas Egleston, to Francis H. Weeks. Dec. 8. nom

Same property. George M. Miller, trustee of Thos. Egleston, dec'd, to Francis H. Weeks. December 8. 80,000

Same property. Francis H. Weeks to Thomas M. Rianhard, New Brighton, S. I. December 12. 80,000

5th av, e s, 50.5 n 62d st, 28x108, four-story stone front dwell'g. Foreclos. William A. Boyd to James F. Malcolm. Mort. \$90,000, interest Sept. 1, 1883. Nov. 12. 20,000

7th av, No. 397, e s, 25.9 s 32d st, 25x100, three-story brick store and tenem't and three-story frame dwell'g on rear. Foreclos. George F. Martens to William Tooman. Dec. 8. 12,600

7th av, n w cor 21st st; on n and s sides of Canal st; e and w sides of Wooster st; near Canal and Grand sts. and n e cor 11th av and 80th sts, and w s 11th av near 75th st, and n and s sides 75th st west of 11th av, and 78th st, s s, west of 9th av, and 79th st, n s or w s of Grand Boulevard just north of 79th st, and all title generally in all estate, real and personal, of which R. L. Thompson died seized. Eleanor Thompson to John Thompson. Feb. 23, 1869. nom

8th av, s w cor 82d st, 102.2x129.7x— to 82d st, x 140.3. 8th av, n w cor 81st st, 102.2x100. 81st st, n s, 175 w 8th av, 25x102.2. 82d st, s s, 175 w 8th av, 25x102.2. 58th st, n s, 125 w 6th av, 75x100.11. 59th st, s s, 125 w 6th av, 75x100.11. All vacant. Ellen A. Dykers de Navarro to Daniel E. Scannell. Dec. 4. nom

8th av, e s, extdg from 134th st to 135th st, 199.10x175, new flats projected. Thomas Gardiner to Edward H. M. Just. Mort. \$55,000. Dec. 4. 65,000

10th av, No. 751, s w cor 51st st, 25.5x100, two-story frame store and dwell'g on av, two two-story frame stores and dwell'gs on st. Thurlow W. Coulter to Thomas Boylston. 1/2 part. Dec. 7. 500

10th av, n w cor 152d st, 99.11x100. Charles J. Gillis and S. J. Geoghegan to Howard W. Coates and ano., exrs. G. H. Peck. Release judgment. Dec. 5. 100

11th av, e s, 90 n 53d st, runs north 10.4 x east 125 x south 27.9 x northwesterly to beginning. Isaac W. Maclay, Yonkers, and William E. Davies, of Demerest, N. J., to William S. Maddock. Dec. 4. 5,000

Lots 7 and 8 on Wards Island, laying 372 on n s indeft st, x730 to Little Hell Gate, x—x815. Release dower. Lydia M. Wickes, formerly widow of Wm. H. Van Sinderen, to The Mayor, &c., New York. Sept. 1. nom

Same property. Adrian Van Sinderen, Brooklyn, to same. Sept. 1. 28,788

Lots 7, 8, 23, 61, 62 and 63 Wards Island. Maria N. wife of Dwight H. Olmstead and heir R. Lawrence, Lambert Suydam and D. H. Olmstead, exrs. L. Suydam, Sr., and Lambert Suydam, exr. R. C. Suydam, and L. Suydam, individ., and James and John F. Suydam, Charlotte A. S. wife of and Philip G. Weaver, Sarah L. S. wife of and Rowland N. Hazard, Lambert S. and Abraham C. Quackenbush, heirs L. Suydam, Sr., and Ann E. and R. L. Suydam, dec'd, Adrian Van Sinderen, Brooklyn, heir W. H. Van Sinderen and exr. and trustee W. Lawrence, and Lydia M. Wickes to Mayor, &c., New York. Q. C. Sept. 1. nom

Lots 61 and 62, Wards Island, on indeft st, 260x668. Lambert Suydam to The Mayor, &c., New York. Sept. 1. 17,368

Lot 63, Wards Island, 130x668. Maria N. wife

of and Dwight H. Olmstead to The Mayor, &c., New York. 8,684

Lot 23, Wards Island, on e s indeft st, 121.5x1,020 to high water line East River, x—x 1,060. Adrian Van Sinderen, exr. and trustee Wm. Lawrence, to The Mayor, &c., New York. Sept. 1. 12,628

MISCELLANEOUS.

All estate real and personal whereof R. L. Thompson died seized. Major A. Thompson to John Thompson. Dec. 1. nom

Exemplified copy of last will and testament of Mortimer P. Browning. Release of all claims against Edward Smith, dec'd. Gustav Duncker to James C. Kelly and ano., exrs. Edward Smith, dec'd. Nov. 30. 100

Release and discharge from judgment. Jacob Tartter to Benoit Weil. nom

23d and 24th WARDS.

Church st, w s, 128 n of proposed street, 50x100, h & l. Albert E. Putnam to Lawrence Connelly. Nov. 28. 2,900

Gambril st, s s, 253.4 e Marion av, 25x81 6x26.3x90. George F. and Henry B. Opdyke, Plainfield, N. J., to George Behan. Nov. 30. 275

McComb st, n e s, 125 n w from Old Post road, 6x105x6x105.9. Denis Flynn to George Volze. Q. C. Dec. 7. nom

135th st, n s, 125 e Lincoln av, 25x100. James M. Brown, et al., exrs. J. Brown, to Michael Kelly. Sept. 19, 1882. 2,150

137th st, s s, 306 6 w Willis av, 25x100. Joseph B. Curran to Mary wife of Edward Woods. See Willis av. Dec. 7. 2,500

Brook av, w s, 50 n 145th st, 25x90. Brook av, w s, 75 n 149th st, 25x90. James Bailey, Utica, N. Y., to Samuel C. Knapp, New Rochelle. Dec. 4. 1,800

Corsa av, southerly cor College av, 273.8x100 x266.8 to College av, x100. Webster av, n e s, 131.8 n w Tompkins st, runs northwest 65.10x100. Theodotus Burwell to Emma Devoe. Foreclosure. Oct. 5. 2,500

Mosholu av, part plot No. 26 map of A. Schermerhorn property, 50x116. Proposed av, n e cor said plot 26, 50x118. Melvin Brown, Brooklyn, to Daniel J. Ross. C. a. G. May 24. nom

St. Ann's av, w s, 125 s 142d st, 25x86.10x25x87.5. James Wilson to George K. Gates. December 10. 725

Taylor av, n w s, 100 n e Columbia av, 50x100, h & l. Elizabeth Hoffmann to Leonhart Gantner. Dec. 8. 862

Union av, w s, 173 5 s Strong av and 154.6 s of 163d st, 26.7x135. Carrie A. Chilvers to Agnes Decker. Morts. \$2,000. Nov. 21. 2,500

Willis av, e s, 16.8 s 140th st, 16.8x80, h & l. Mary wife of Edward Woods to Rose C. wife of Joseph B. Curran. See 137th st. Mort. \$2,000. Dec. 10. 5,800

Plot in 24th Ward, 16-100 acres on south line J. Odell's land. James Betner, Riverside, Cal., to Mary A., wife of Patrick Morrison. Feb. 27. 450

LEASEHOLD CONVEYANCES.

Broadway, No. 1237, basement. Lease. Patrick J. Kelley to David G. Yuengling, Jr. See 52d st. collateral for 10,000

Broad st, No. 22, and 2 1/2 New st. Assign. lease. Alexander Gordon, exr. L. Delmonico, to Charles Delmonico. nom

Same property. Surrender of lease. Charles Delmonico to Rufus Prime and ano., trustees Laura Jay. nom

Houston st, No. 116 W., n s, 75 w Thompson st, 25x100. Augustus F. Muller to The Empire Steam Laundry Co. 20 years, from May 1, 1884, per year. 1,000

Houston st, Nos. 118 and 120, n s, 50 e Varick pl, upon which party of first part is to build a house, 50x95, new laundry projected. Ellen E. Ward to The Empire Steam Laundry Co. 10 years, from May 1, 1884, per year, abt. 4,940

John st, No. 47 and No. 5 Dutch st. Two documents consenting to assignment of leases. The Ministers, &c., of the Reformed Protestant Dutch Church, City of New York, to Alfred Field. Same property. Assign. leases. Alfred Field, Birmingham, England, to John J. Murphy. 22,500

Ludlow st, w s, bet Hester and Canal st, lot 1317 10th Ward map. Tax lease. Mayor, &c., New York, to Henrietta Franklin. 1,000 years. 864

14th st, No. 25 E. Assumes covenants in lease. William C. Demorest to Mary S. Van Beuren. nom

Same property. William J. Demorest to William C. Demorest. Assign. lease. Mort. \$10,000. 40,000

16th st, No. 356 W., store and rooms in rear, also basement. Assign. short lease. Herman Chilian to George Pflaum. nom

19th st, n s, 110 e 3d av, 25x92. Leasehold. George Kemp, exr. R. Kemp, to John Foster. Nov. 13. nom

19th st, n s, 475 w 2d av, 25x92. Robert K. Stuyvesant to Robert Kemp. 21 years, from May 1, 1872, per year. 500

Same property. Same to John Foster. Reduction of lease from \$500 per year to 400

24th st, n s, 225 w 10th av, 25x98.8. Assign. lease. George W. Sanford, admr. of Eva I. Conner, dec'd, to George W. Sanford, guard. W. R., Jr., and Sanford Conner. Mort. \$3,000. 1,200

25th st, Nos. 40 and 42, westerly apartment fourth floor in the "Barrington" with storeroom in cellar and trunk room in attic. The Barrington Apartment Assoc. to Edward Sing. Lease to shareholder for 199 years at nominal rent.

32d st, No. 159 E. Assign. lease. William N. A. Harris to James R. Stokes. 500

39th st, Nos 520-524. Assign. of leases and rents. John Hein to Joseph L. Bittenweiser. 900

45th st, n s, 336.3 w 8th av, 18.9x160.5. Assign. lease. Oliver Hoyt, Stamford, Conn., to Valentine Sillocks. 8,000

Same property. William Astor with Valentine Sillocks. Agreement to include in lease an encroachment of 7 inches on west side of said premises at a yearly rent of. 10

52d st, No. 110, W. Assign. lease. Patrick J. Kelley to David G. Yuengling. See Broadway lease. Collateral for. 10,000

6th av, s e cor 51st st, store, basement and vaults. William Arras to The Russell Co. 20 1/4 years, from Feb. 1, 1884, 5 1/4 years, per year, \$5,000, and per year for balance term. 6,000

9th av, w s, 78.9 n 29th st, 20x60. Lease. Partition. Cecil C. Higgins to Thomas H. Fergus. Mort. \$2,500, at 7 per cent. July 25. 1,200

9th av, w s, 78.9 n 29th st, 20x68. Assign. lease. Thomas H. Fergus to Lucretia A. Martine. nom

KINGS COUNTY.

DECEMBER 7, 8, 10, 11, 12, 13.

Adams st, w s, 100 n Liberty av, 50x90, New Lots. Frederick J. Fleming to Elizabeth A. Williams. See Rapalje st, &c. exch and \$1,100

Adams st, s s, 72.6 w Evergreen av, 25x100. John Bedell to Carl A. and Ida Kurten. Correction deed. 650

Baltic st, n s, 135.6 e 4th av, 54x100. Thomas C. P. Bradhurst, New York, to Horatio S. Stewart. 2,100

Bergen st, s s, 264 e Bond st, 18x100. Byron A. Beal to Ann E. wife of William Chubb. 6,000

Bergen st, n s, 345 e Grand av, 30x110. Release mort. Charles Hofer, Cincinnati, O., to Francis O. Irish. nom

Berkeley pl, n s, 290.6 w 8th av, 20x100, h & l. John Doherty to Eunice R. wife of Henry Franke. Mort. \$7,000. 15,000

Broadway, s s, 50 w Vermont av, 75x100, East New York. George Underhill to Maria Boehm. Morts. \$2,500. nom

Broadway, easterly cor Suydam st, 25x100. Sophie Froehlich, widow and devisee of J. D. Froehlich, to John Zollner. Q. C. nom

Same property. Clothilde, Sophie, John D., Emily, Maria and Joseph Froehlich, by Sophie Froehlich, guard., to same. 4,000

Same property. John Zollner to George H. Smith. C. a. G. 4,000

Butler st, n s, 300 e Prospect st, 25x113, Flatbush. Mary L. Swartwout to Ida R. wife of Ward B. Jones. gift

Butler st, s w cor Snedeker av, 25x100, New Lots. Foreclos. Lewis R. Stegman to Michael F. Baxter. 285

Butler st, s s, 260 w Hoyt st, 20x100, h & l. Caroline M. Stout, admrx. J. G. Murphy, to Fred Morse. Q. C. Release tax sales. nom

Clarkson st, n s, 1,290.10 e Flatbush turnpike, 25x247.8, Flatbush. Hannah P. Christmas, widow to Charles Berry. Mort. \$650. 900

Carroll st, n s, 380 e 4th av, 30x100. Arthur W. Benson to Ann wife of Edward Gaul. 875

Carroll st, s s, 346.8 e 8th av, 100x117.11x100x88.4. Sands F. Randall to John D. Fish. C. a. G. 9,250

Carroll st, w s, 100 s e 4th av, 20x58x20x57.2. Arthur W. Benson to James Gill. 600

Cumberland st, e s, 100 n Lafayette av, 22x100. Caroline G. wife of and Robert M. Walmsley to Martha A. Foster. Q. C. Correction deed. nom

Cumberland st, e s, 157.3 n Myrtle av, 25x100. Ryerson av, w s, 75 s Willoughby av, 20x100. Charles H. Burtis to Susan Williams. Partition. 3,500

Degraw st, n w cor Van Brunt st, 20x75. Degraw st, n s, 75 w Van Brunt st, 12.6x75. Sackett st, s e cor Hicks st, 19.3x100. William H. Brooks to Edward A. Doyle. All title. All liens. 1,400

De Kalb st, s s, 25 e Jackson av, 25x101.4x25x100.8. Patrick Rogers to Bernard F. Dezen-dorf. 500

Same property. Bernard F. Dezen-dorf to Augusta C. Rogers. 500

Dean st, s s, 540 e Franklin av, 60x110, hs & ls. Joseph H. Townsend to Byron A. Beal. Mort. \$6,000. 14,500

Evergreen pl, s s, 175 w New Jersey av, 25x100, East New York. Michael Weinig to Mary Frey. 500

Fulton st, s s, 200 e Franklin av, 60x100, h & l. Butler st, s e s, 77.5 n e Plaza st, 125x122.1x127.11x114.1. Emeline H. Parsons to Alice K. Parsons. Morts. \$30,300, and taxes 1882. 55,000

Grand st, n s, 70 w 10th st, 31.5x100x48.9x—, h & l. Foreclos. Lewis R. Stegman to Mary Cooke. Sub. to mort., int. and cost of foreclosure of same, \$11,096. 7,000

Halsey st, s s, 14.10 w Arlington pl, 16.8x100, h & l. Thomas B. Jackson to Emma G. wife of William H. Holmes. 8,370

Hart st, n s, 90 w Throop av, runs north 60 x

west 10 x north 40 x west 25 x south 100 to Hart st, x east 35. James P. Rappelyea to Stephen C. Phillips. 2,000	Same property. Edward A. and John J. Doyle to same. 3-5 part. 8,300	Atlantic av, n s, 180 w New York av, 40x149.1, h & l. John R. Wood to James J. Dunn. 7,000
Hart st, n s, 125 w Throop av, 20x100. Charles F Rappelyea to Stephen C. Phillips. 1,300	Same property. Mary A. and Elizabeth H. Doyle, by M. Walsh, guard., to same. Infant's share. 1,200	Buffalo av, n w cor Baltic st, 27.9x100. Charlotte H. wife of and Rufus L. Perry to Mary Dingle. 375
Herkimer st, s w cor Buffalo av, 325x185.9 to Brooklyn and Jamaica R. R. Isabella L., Emma W. and Anna M. Fellowes and Susan C. Campbell, widow, and heirs Samuel M. Fellowes, to Christopher P. Skelton. Mort. \$8,000. 3,400	Same property. Release mort. James J. Phelan to Edward A. Doyle. nom	Bushwick av, s w cor Greene av, 20.2x90.2x 22.4x89.8, h & l. Henry Ginnel to Thomas Donohue. Release mort. 411
Herkimer st, s s, 305 e Utica av, 20x185.6 to Brooklyn & Jamaica Railroad Co.'s land. Richard L. Crook, Manchester, Eng., to Ann Fitzgerald. nom	Shawnet st, n w cor Water st, 247x217 to Water st, x88.3, gore. The Trustees of Union College of Schenectady to Edward C. Smith. nom	Same property. Thomas Donohue to Maria Holt. 6,000
Hopkins st, s s, 162.6 e Marcy av, 18.9x100, h & l. Benjamin Tatham, Jr., to Michael McLoughlin. 1,000	St. John's pl, s s, 231.10 w 8th av, 0.4x100. Henry Lansdell to William Johnston. 400	Bedford av, e s, 25 s Wilson st, runs east 84 x south 1.6 x east 16 x south 23.6 x west 100 to Bedford av, x north 25, h & l. James C. Eadie to Henry May. 12,500
Hull st, n s, 250 w Saratoga av, 75x100. Helen Burnett, widow and devisee C. L. Burnett, to Henry Korde and Maria Baur. 1,500	Stockton st, s s, 495 e Nostrand av, 25x72.8x 32.8x93.5. Release dower. Barbara Huber to Charles A. Henigen. 18	Carlton av, w s, 239.4 n Atlantic av, 18x100, h & l. Mary M. wife of Augustus Imhorst to Charles H. Althaus. 5,000
Keap st, s s, 481.3 e Marcy av, 18.9x100. James H. Tinsley to William H. Phillips. C. a. G. nom	Same property. Lewis R. and Barbara Miller, by Barbara Huber, guard., to same. 475	Carlton av, w s, 62 n Park pl, runs west 13.3 x southwest 57.10 to e Flatbush av, x north-west along av 0.6 x northeast 57.10 x east 13.4 to Carlton av, x south (.6). Release mort. The Mutual Life Ins. Co., New York, to Patrick Shirden. nom
Same property. William H. Phillips to Aurelie L. wife of James H. Tinsley. C. a. G. nom	Same property. Lydia A. Philpitt and ano., exrs. W. H. Philpitt, to same. 500	Central av, s w s, 125 s e Trcutman st, 25x100, h & l. John Schriever to Paulina Murdtr., widow. Mort. \$3,000. 4,800
Kosciu-ko st, s s, 219 w Stuyvesant av, 12.6x 100. George H. Hale to Frank E. Sawyer. 1,500	Sterling pl, s w s, 180.4 e 7th av, 42.11x100, h s & l. William H. Reagan and Katharine E. his wife to Horace K. Thurber. Mort., &c. 18,000	De Kalb av, s e cor Franklin av, 20x59. Fore-close. Lewis R. Stegman to Henry B. Hyde, Louis Fitzgerald and Samuel Hartten. 2,750
Kosciusko st, n s, 414.3 w Stuyvesant av, 14.3x 100. William Godfrey to Martin Kubn. Mort. \$1,800. 2,500	Thames st, s s, 200 e Bogart st, 25x100. Henry Laencher, New York, to Arnold Happe. Assumes \$132 of a mort. for \$1,056. 475	Eldert av, w s, 175 s Cozine st, 50x94.7, East New York. Louis Ropp, Jamaica, L. I., to John Pohlmann. 450
Leonard st, w s, 140 s Nassau av, 6.9x38x38, gore. Release mort. John Jones to St. Paul's Church of the Evangelical Assoc. of North America. nom	Tremont st, northerly cor Dwight st, runs northeast along Dwight st 200 to Verona st, x northwest 100 x southerly on irregular course to point on northeast side of Tremont st, 50 feet northwest of Dwight st, x south-east 50 to beginning. 475	East New York av, s e cor West st, 50x104.9x 19x50x100x133.1, New Lots. Botsford Fairman, exr. W. Fairman to Joseph Buehler. 1,065
Same property. Release mort. Alfred Sims to same. nom	Tremont st, southerly cor Dwight st, 50x100. Mary wife of William H. Conover to Andrew Otterson. 1/2 part. Release dower. nom	Flatbush av, e s, 30.2 n Park pl, 0.6x42, with wall. Patrick Shirden to Hermann W. Blattmaehr. 500
Locust st, s e s, 181.6 s w Beaver st, 50x100, h & l. Isaae De Bevoise, individ., exr. Eliz. De Bevoise, to John F. Becker, with a non-final confirmation by said Isaac De Bevoise. 2,400	Union st, s s, 50 w Hoyt st, 16.8x98, h & l, with title in courtyard. Hiram L. Brumley to Robert Jackson. Mort. \$4,000. 8,000	Flatbush av, e s, 30.2 n Park pl. Party wall agreement. Patrick Shirden with Hermann W. Blattmaehr. nom
Macomb st, s s, 212.10 w 7th av. 20x100. The Sag Harbor Savings Bank to Robert K. Colville. 6,500	Van Buren st, s s, 371.3 w Reid av, 14.3x100, h & l. Adalade A. wife of Edward K. Robbins to Elizabeth F. Kane. Mort. \$2,000. 3,000	Flushing av, n w cor Evergreen av, 100x189.8 to Cook st, x east 100.4 to Evergreen av, x 182. Michael W. Wall, New York, to Iron Clad Manufacturing Co. 1/2 part. 2,750
McDonough st, n s, 125 w Reid av, 16.8x100, h & l. Henry A. Foster and Sarah E. his wife to William Curry. Mort. \$5,200. 520	Van Buren st, s s, 300 w Patchen av, 50x100. Frances E. wife of and Charles P. Williams to James C. Brower. 500	Same property. Evander B. Wall, heir C. Wall, to same. 1-6 part. 752
Moore st, n s, 150 e Ewen st, 25x100, h & l. The Williamsburg Savings Bank to Emanuel C. Macclinchey. Mort. \$4,000. 4,500	Warren st, s w s, 75 n w Hoyt st, 56.3x100. Thomas Cully to Julia A. Shaw. 187. 250	Same property. Samuel M. Meeker, guard. of Wm. and Louise B. Wall, to same. Infants' shares. 1,504
Macon st, No. 317, n s, 212 w Sumner av, 17.8x 100, h & l. Herbert West to Ellen A. West, widow. Mort. \$4,000. nom	William st, northerly cor Richards st. 16.8x 100. Lewis R. Stegman to James J. Walsh. Foreclos. 3,305	Same property. Release dower. Eliza A. Wall, widow, to Iron Clad Manufacturing Co. 1/2 part. 494
Same property. Ellen A. West, widow, to Isabel wife of Herbert West. Mt. \$4,000. nom	Woodhull st, n s, 166 w Henry st, 22x100. Andrew B. Coghan, Montclair, N. J., to Robert J. Coghan, Hanover, N. J. 1/2 part. 2,500	Greene av, s s, 80 w Grand av, 20x90, h & l. William Linikin to Julius Davenport. Mort. \$5,000. nom
Madison st, e s, 425 n Liberty av, 25x90, East New York. John B. Schondorf to William H. Bolsby. Mort. \$550. 775	Wilson st, n s, 310 w Bedford av, 20x100, h & l. Richard Jones to William T. Leitch. nom	Greene av, n s, 353 e Throop av, 76x100. Release mort. Maria M. Knapp, extrx. Wm. K. Knapp, to John F. Ryan. nom
Madison st, n s, 300 w Marcy av, 17.8x100. Joseph I. Kirby to Emma C. Lawrence. Mort. \$5,000. 8,200	Same property. William T. Leitch to Eliza B. Jones. Error in description. nom	Harrison av, n w cor Wallabout st, 25x100. John Freitag to John Meffert. Mort. \$3,000. 7,000
Marion st, s w cor Howard av, 53.9x100. George R. Waldron to Maria E. Sutterlin. 1,000	1st st, s w cor North 6th st, 100x553 to East River x 100.1 to North 6th st, x 567, with land under water, water rights, bulkhead, pier, &c. James D. Leary to The New York, West Shore & Buffalo Railway Co. Lease for 3 years, with privilege to purchase for 145,000	Kingston av, w s, 94.5 s Deane st, 40x100, h s & l. William D. Vredenburgh to John S. J. King. Q. C. Confirmation deed. nom
Marion st, s w cor Howard av, 53.9x100. Ernst F. Sutterlin to George R. Waldron. 1,000	South 2d st, s w s, 25 n w 11th st, 25x90. Disclaim of ownership by Harry Rodgers of property belonging to Mary C. Rodgers. 3d st, w s, 50 n North 6th st, 25x47. Henry Meyer and Mina his wife to Susanna Hasen-fus. Mort. \$800. nom	Lee av, w s, 62.6 s Taylor st, 20.10x75, h & l. Elveretta C. Ormsbee to James C. Eadie. Mort. \$5,000. 6,250
Pacific st, s s, 79.10 w Clason av, 25x110. Thomas Burke to William Taylor. C. a. G. 650	East 3d st, w s, 375 s Av H, 50x200 to East 2d st, New Utrecht. James H. Pratt and ano., exrs. Chas. H. Maxim, to Sophia E. Johnson. 300	Lafayette av, n s, 200 w Marcy av, 20x100, h & l. Mayer Kahn, New York, to Patrick Curley. 4,300
Pacific st, n s, 85.9 w Flatbush av, runs west 20 x north-east 68 to Flatbush av, x southeast 20 x southwest 56.3 to beginning. Nelson Hamblin to Gustavus F. Swift, Chicago, Ill., and Edwin C. Swift, Lowell, Mass. 5,000	East 3d st, w s, 425 s Av H, 25x100, New Utrecht. Maria L. Maxim to Sophia E. wife of Albert F. Johnson. 60	Lafayette av, n s, 292 e Reid av, 16x100. David Fox to William I. Fox. nom
Park st or pl, n w s, 211.6 s w Beaver st, 20x 100, h & l. Sophia wife of and George Lof-fer to Robert Hartmann, New York. Mort. \$1,800. 4,100	East 3d st, w s, 450 s Av H, 25x200 to East 2d st, New Utrecht. Annie E. wife of and Ralph T. Cook to Sophia E. wife of Albert F. Johnson. 120	Maspeth av, s s, 200 e Bushwick av, runs south 89.4 x east 16.6 x northeast 38.7 x north 54.5 to Maspeth av, x west 25. Albert M. Kalb-fleisch to James Hall. Q. C. 600
Quincy st, s s, 320 e Clason av, 19x100.	South 4th st, n s, 75 w 10th st, 50x95. John Sullivan to James Donohue. Mort., &c. nom	Meserole av, s w cor Diamond st, 25x100. Henry Smith to Ludwig Kehres and Eliza-beth his wife. 700
Madison st, n s, 430 w Nostrand av, 22x100.	North 3d st, s w s, 49.6 s e 3d st, 25x72x25x72.6. Gilbert Earle, Mary E. wife of Thomas Wil- liams, Hannah M. wife of William H. Rod- man, Sarah J. Davis, Josephine A. wife of Linsly Rowe, Henry G. Selleck, Jr., and Frances E. Selleck, heirs R. Earle, to Nan- cy B. Wheeler. Q. C. nom	Myrtle av, s s, 22.4 e Adelphi st, 22.5x69.7x22x 74, h & l. The Dime Savings Bank, Brook- lyn, to Eliza D. Heatley. C. a. G. 5,750
State st, s s, 150 4 w 3d av, 20.6x100.	6th st, s s, 100 w 3d av, 50x100. John J. Hill to Isaac L. and Theodore B. Allen. 1,800	Ocean av, w s, 125 n Blake av, 50x100, East New York. Gilbert S. Thatford to Richard Walther. C. a. G. 900
Albert Sibley to Annie F. Seal. C. a. G. 17,000	11th st, s s, 97.10 e 4th av, 200x100. William H. Wells, New York, to Marville W. Cooper. Mort. \$6,000. nom	Park av, s s, 175 w Sumner av, 25x100. Sarah J. Stoutenburgh, extrx. P. Luyster, to Her- man Schade. nom
Quincy st, n s, 282.1 e Marcy av, 28.4x113.3x— x109.3. John N. Smith to David Martin. C. a. G. 15,000	11th st, n s, 159.1 w 4th av, 16.8x100, h & l. Oscar M. Lance and Ellen H. Lance, Plym- outh, Pa., to Edwin S. Armstrong, Phila- delphia, Pa. All liens. 2,500	Park av, s s, 39.9 w Adelphi st, 20.11x—x20.5x 29.10. Patrick Rogers to Bernard F. De- zendorf. 2,000
Same property. David Martin to John N. Smith. C. a. G. Mort. \$9,000. 15,000	North 13th st, s w s, 150 s e 1st st, 50x100. Rose Fox, widow, to William I. Fox. gift	Same property. Bernard F. Dezendorf to Augusta C. Roger. 2,100
Quincy st, n s, 310.5 e Marcy av, 14.7x115.4x— 113.3. John N. Smith to Michael Ganley. C. a. G. 7,500	13th st, n s, 63.6 e 4th av, 34.4x75, h & l. Anna M. wife of Andrew Steimmuller to Daniel Cody. Mort. \$2,000. 3,000	Patchen av, s w cor Quincy st, triangular gore, bounded southwesterly by farm line between Meserole and Delmonico farms. Theodore F. Jackson to Owen Mulvey. 500
Same property. Michael Ganley to Hans S. Christian. C. a. G. Mort. \$4,500. 7,500	East 15th st, w s, 350 s Av X, 50x100, Graves- end. James S. Voorhies to Margaret wife of William Gundermann. C. a. G. 3,000	Prospect av, s s, 100 w 5th av, 33x80. Cath- erine L. Babcock to J. W. Sherfy. Mort. \$1,000. 1,650
Quincy st, n s, 241.8 e Bedford av, 16.8x100. Charles C. Ormsby, Waterford, N. Y., to David T. Leahy. Foreclos. 825	16th st, s w s, 142.10 s e 11th av, 20x100. Wil- liam F. Redmond to Patrick Conway. C. a. G. 400	Railroad av, e s, 150 s Adams av, 25x102, New Lots. Richard Chedwick, New York, to Theodor Hiller and Wilhelmina his wife. 150
Rodney st, n w s, 307.2 s w Bedford av, 18.5x 100, h & l. Release mort. The Williams- burg Savings Bank to Henry B. Scholes. 5,000	17th st, n e s, 100 n w 6th av, 50x100.2. Eugenia Funston to Philip E. Newson. M. \$500. 1,300	Seigel av, w s, 525 s Division av, 50x104.1, New Lots. John Gaffney to Patrick Gaffney. 500
Same property. Henry B. Scholes to Walton B. Ten Eyck. 10,000	17th st, s s, 175 e 7th av, 16.6x100. Lottie L. wife of Harvey N. Dean. All liens nom	St. Marks av, n s, 175 w Grand av, 25x182.2x 26.6x173.8. Ellen A. wife of and William H. Nafis to Mary M. Gurnee. Mort. and liens not over \$3,500. nom
Rutledge st, n s, 242.8 e Marcy av, 20.2x100. John Sunderland to Joseph Volkommer and Mary his wife. 6,500	19th st, s s, 243 e 4th av, 32x100. William T. Longworth, Boston, Mass., to George T. Jhnken. 1,800	Same property. Mary M. Gurnee wife of Walter F. B. to Henrietta McCartney. Mort. \$3,150, and unpaid taxes and assess'ts. nom
Ryerson st, w s, 644.5 n Myrtle av, 20x100, h & l. Sarah J. Kmmet, widow, to Joseph H. Colyer. See following agreement. nom	Atlantic av, s w s. 600 s e Jefferson st, 110x 159.6, New Utrecht. John J. Sloat to Max Ams. 200	St. Marks av, s s, 360 w Kingston av, 50x250.7 to Prospect pl, late Warren st. Cornelius D. Wood to Charles A. Murphy. nom
Same property. Joseph H. Colyer with Sarah J. Emmet, widow. Agreement to reconvey property when reimbursed from rents for loans, &c. nom	Atlantic av, s s. 89.3 w Sackman st, 19.4x100, East New York. Lewis R. Stegman to Phebe R. wife of George Kissam. Foreclos. 2,000	Same property. Charles A. Murphy to Helen O. wife of Cornelius D. Wood. nom
Rapalje st, w s, 1,075 n 3d st, 50x150, New Lots.	Atlantic av, n s, 405 e 3d av, 20x90. The Wil- liamsburgh Savings Bank to Charles W. Blonquist. Mort. \$5,000. 6,000	St. Marks av, n s, 80 e Rogers av, 210.10 to centre Clove road, x northwest 105 x again northwest along centre of road 20.9 x south-
Adams st, w s, 300 n Liberty av, 75x90, New Lots.		
Elizabeth A. Williams to Christina Fleming. See Adams st. Mort. \$450. exch		
Sackett st, s e cor Hicks st, 19.3x100. Winifred A. Doyle, widow, to Edward and Delia Mullen. Q. C. nom		

west 25.6 to w s Clove road, x west 119 x south 72.6. Carrie Lovejoy to Josephine wife of William Herod. Q. C. nom
St. Marks av, n s, 116 e Rogers av, 18x84.7x 18.5x80.7. Josephine wife of and William Herod to James Ashfield. 1,250
St Marks av, n s, 98 e Rogers av, 18x80.7x18.5 x76.6. Josephine wife of and William Herod to Frederick J. Ashfield. 1,250
Tompkins av, e s, 40 s Halsey st, 40x100. Jane V. Neander, widow, to Charles Menser. 3,000
Throop av, n e s, 40 s e Whipple st, 20x71.2. Henry Weidermiller and Helene his wife to Mary Friend, Mort., &c. 3,500
Utica av, e s, extdg from Pacific st to Dean st, 214.5x200. Emerson W. Perry to Thomas Quinn. All liens. 30,000
Van Sinderen av, e s, 100 s South Carolina av, 50x100, New Lots. Foreclos. Lewis R. Stegman to James Cargill. 240
3d av, e s, 20.2 s w 38th st, 40x100. George H. Gramiss to John H. O'Rourke. 2,000
4th av, w s, extdg from Union to Sackett st, 190x100. }
4th av, e s, extdg from Union to Sackett st, } 190x291.10. }
Sackett st, n s, 366.10 e 4th av, 100x100. }
James Clyne to Daniel E. Scannell, New York. nom
6th av, w s, 80 s Sterling pl, 20x90. Edward Honeywell to Susan R. wife of Edward Honeywell, Jr. Q. C. Confirmation deed. nom
6th av, s w cor 15th st, 25x100. Michael Tobin to Gorman H. O'Neill. Mort. \$3,000. 4,000
6th av, s e s, 100 s w 18th st, 25x100, h & l. James McGrath to Frank and Mary Zimmermann. 2,000
7th av, northerly cor 19th st, 100x100. George H. Bush, Topeka, Kansas, to Isaac H. Herbert. Confirmation deed. Q. C. nom
Plot begins 100.4 n Baltic st and 23.11 w Rochester av, runs east of south crossing Baltic, Butler and Douglass sts to a point about 122 east of Rochester av and 20 n of Degraw st, x north of east 97.7 to point 232.1 south of Douglass st, x west of north crossing said Douglass, Butler and Baltic sts to point 111.5 north of Baltic st and 1 foot east of Rochester av, x south of east 98.4 to beginning. James P. F. Clarke, heir L. Y. Clarke, to Josepha B. Clarke. June 22, 1868. nom
Road from Sheepshead Bay to Coney Island Point, n e s, adj land Coney Island Gas Co., contains 3,335 square feet, Gravesend. Abraham Van Sicklen to George H. Mann. 500
Road from Sheepshead Bay to Coney Island Point, adj land Mrs. Bailey, contains 3,363 square feet, Gravesend. Abraham Van Sicklen to Emma F. Schulz. 500
Voorhees road, w s, adj land Lucas I. Voorhees, 50x141 to Crossman's road, x 50x144.6, Gravesend. The trustees of the Methodist Episcopal Church Soc. of Sheepshead Bay to Franklyn Lodge, I. O. O. F. No. 182. 1,200
Interior lot, on centre line between St. Mark's av and Prospect pl, at point 190 e Carlton av, runs east 20 x north 31 x west 20 x south 31. Frederick H. Man, New York, to Adelaide S. Bowler. 233
Interior lot, on centre line between St. Mark's av and Prospect pl, at point 210 e Carlton av, runs east 40 x north 31 x west 40x31. William Man to Adelaide S. Bowler. 467
Assignment of claim against property mentioned in partition suit of Hall against Atkins et al. Rufus Baker, Middletown, Conn., to Thomas I. Atkins. 771
All real estate of Epenetus B. Kellogg in New York or elsewhere, excepting property No. 154 Church st, New York. James G. Jane-way to Epenetus B. Kellogg. Release, &c. nom
Copy of the last will and testament of Charles Todd with certificate of probate.

WESTCHESTER COUNTY, N. Y.
NOVEMBER 27TH TO DECEMBER 13TH—INCLUSIVE.
EASTCHESTER.
Reithinger, Albert H. and Sigismund—Alexander Reithinger, lots Nos. 289 and 290 on n w s R. av at West Mt. Vernon. \$1
Coudert, Charles, exr. of Francis D. Louis—James L. Warren, lots Nos. 64 and 65 on w s Franklin av. 1,200
Bristow, George F.—Henry Hazelton, w s 6th av, in village of Mt. Vernon, 100x105. 500
Corrons, Joanna—Josiah A. Hyland, w s 11th av, in village of Mt. Vernon, 100x105. 125
Brown, Ida E.—Paul C. Grening, s s 4th st, 70 ft w 7th av, 70x100. 4,000
MAMARONECK.
Brennan, Patrick, et al., by Elisha Horton, ref.—Edward O'Neill, lots Nos. 98 and 109 on map of first sub-division of Grand Park. not given
NEW ROCHELLE.
Le Count, John, exr. of Jonathan Badeau—Henry A. Siebrach, lot on e s highway leading from New Rochelle to White Plains, adj lands of C. D. Mead. 7,550
Fredericks, Louis D., trustee of P. R. Underhill—John Keefer, n w s highway leading from New Rochelle to steambat landing, 294 acres. 3,250
Stephenson, John—New Haven R. R. Co., land on s s grantee, adj lands of grantor. 351
PELHAM.
Bell, Laurina E.—John L. Vincent, e s Main st, adj lot of grantor, 25x100. 250
Bell, John, et al., trustees of Trinity M. E. Church—Thomas Jennings, lot on s s Orchard st, adj lands of Aaron F. Vail. 1,000

WHITE PLAINS.
Tripp, Daniel J.—A. Jackson Hyatt, lot on w s Lexington av, adj lot of estate of P. Ferris. 180
Dusenbury, Daniel—C. Coles Dusenbury, lot No. 5 on w s Park av, adj lands of Angelne Wright. 25
Littell, Elias B.—Algernon S. Jarvis, lot on e s Broadway, adj lands of James Floy. 7,000
Lewis, Deborah and Joseph H.—Ann E. Prophet, lot on w s Grace Church st, 70 s lot of John Hall. 8,000
Murphy, Mary A.—Rev. James A. Walsh, lot on s s Orchard st, 225 ft e Broadway; also lot at s e cor Broadway and Orchard st. 1,500
WESTCHESTER.
Cammann, Henry J.—Oswald Cammann, n s 1st av, at new village of Jerome, 25x100. 100
Landregen, Kennedy—Ebenezer R. Noltkee, s s 6th av, 75x114, in village of Wakefield. 4
Noltkee, Ebenezer R.—Ann Handibode, same property. 1
Doty, Perry—James J. Lather, lot No. 28 on n s Elliot av at Schuylerville. 700
Shannon, Elizabeth, et al., by J. H. Moran, ref.—Michael Dooley, lot on w s old Boston road, 300 6-10 s Elizabeth st, at Olinville. 100
Stillwell, Silas M., and Fanny M. Brinsmade—Emeline N. Coddington, lots Nos. 1 and 2 on w s Schuylcr av cor Eastern Boulevard on Throgg's Neck. exch and 1
Coddington, Emeline N. and Gilbert S.—Patrick Flanagan, same property. 8,000
YONKERS.
Damort, Catharine Mc—James C. Drayton, lot on e s Central Park av, adj lot of C. J. & E. De Witt. 1,200
Fowler, John B.—Mary C. Henry, lot on e s Stony st, adj lot of S. L. Hart. 5
Waring, Oscar—David W. Johnson, lot on n s Cedar pl, adj lot of C. G. Patterson. 4,600
Woodruff, Frederick H.—Mary H. Woodruff, lot No. 67 on e s Meadow av. 1
Baldwin, Hall F., et al., by David Hawley, referee—Ethan Flagg, lot on e s Palisade av, adj lands of Alex Smith & Son Carpet Co. 1,500
Merrim, Catharine C., et al., by J. F. Daly, referee—Joseph F. Daly and wife, lots Nos. 39 and 41 on w s Vineyard av, 75 n Mulford st. 1,250
Burns, Ellen, extrx. of John Burns—Thomas T. Coen, lot No. 29 on w s Riverdale av, adj lands of John Campbell. 1,500

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 full-particulars see the list of transfers under the corresponding date.

NEW YORK CITY.
DECEMBER 7, 8, 10, 11, 12, 13.
Mortgages and assignments of mortgages made by the following persons and recorded in the Register's Office, December 11, have been withheld from reporters. The full particulars will be given as soon as obtained.
Fox, Rose, 2 assignments of mortgages. This party has since made an assignment for benefit of creditors.
Platt, Philip M., mortgage.
Addoms, Mortimer C., to Frederick W. von Stade and ano., trustees S. B. H. Judah, dec'd. 141st st, s s, 225 e 8th av, 50x99.11; 140th st, n s, 225 e 8th av, 50x99.11. Dec. 7, 5 years, 5 per cent. \$5,500
Aymar, Edmund B., to Samuel S. Sands, trustee B. Aymar, Broadway, e s, 75 n Franklin st, 25x150 to Courtlandt alley. Dec. 8, 1 year, 5 per cent. 2,000
Baumgarten, August, and Elise his wife, Brooklyn, to THE UNITED STATES FIRE INS. Co., City New York. 4th av, s w cor 121st st, 100.11x80. Dec. 7, due Dec. 21, 1883. 6,000
Same to William A. Cauldwell. 106th st, n e cor 4th av, 30x100.11. Nov. 2, demand. 5,392
Brauner, Alois, to Morris Grosner. Cherry st, No. 140, n s, 239.10 e Catharine st, runs north 108.6 x west 0.6 x north 51.3 x east 25 x south 156.7 to Cherry st, x west 24.6. P. M. Dec. 1, due Jan. 1, 1887, 5 per cent. 5,200
Bell, John, to George F. Johnson. 128th st, n s, 434.8 w 6th av, 115.4x100. All mortgages. Dec. 12, demand. 17,500
Cottenet, Francis, to L. Von Hoffmann & Co., as trustee for P. Galline & Co., of Lyons, France. 5th av, n e cor 10th st, 80.8x100; also property at Greenburgh, Westchester Co., N. Y. Subject to mortg. \$250,000. Dec. 1, 1 year. 11,010
Croft, Frances A., wife of and William F., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 4th or Park av, e s, 82 n 70th st, 18.5x100. Dec. 10, 1 year. 23,000
Candee, Edward W., to S. Jacoby & Co., consisting of Sigmund and Gustav Jacoby. Av A, w s, 54.10 s 53d st, runs west 94 x

south 119.2 x east 120.5 to point in Av A 17.7 n of 52d st, x east 75 to point 100 east of w s of Av A, x north 138.5 to point 44.10 s of 53d st, x west 100 to beginning, with land under water in East River; also all riparian rights; Av A, n w cor 52d st, runs west 94 x north 36.10 x east 95.5 to Av A, x south 21.7 to beginning; with all title to land in Av A and to land under water in front of premises. Sub. to mortg. \$70,000. Dec. 7, 2 years, 1 year, 9,500
Carolin, William V., and ano., exrs. J. C. Leonard, to J. Nelson Tappan, Chamberlain City New York. 22d st, n s, 303.1 e 10th av, 16.10 x 98.9. Another mort. on premises for \$5,000. Dec. 8, 1 year, 5 per cent. 700
Carr, Alonzo, to Elizabeth M. Crosby. 3d av, n w s, 29 s w 188th st, 40x100. Dec. 7, due April 11, 1886. 1,000
Chauncey, Frederick, to Mary O. Alsop, widow. Waverly pl, n s, 171.9 w 5th av, 28.2x 141.10 to alley across rear, x 28.1x143.9. Dec. 7, 1 year. 35,000
Connelly, Lawrence, to Albert E. Putnam. Church st, P. M. Nov. 23, installs. 2,500
Cooper, James, to The American Swedenberg Printing and Publishing Soc. 23d st, n s, 268.5 w 2d av, 24.5x98.8. Nov. 30, due Dec. 1, 1888. 14,000
Cowen, Patrick, to THE EMIGRANT INDUST. SAVINGS BANK, City New York. 26th st, s s, 300 w 9th av, 36.9x98.9. Dec. 6, 1 yr. 400
Deeves, Richard, to Isidor and Simon Wormser. 82d st, P. M. Dec. 8, 2 years. 5,000
Devoe, Emma, wife of and John H., to John Bussing, Jr. College av, southerly cor Corsa av, 100x266.8x100x273.8; Webster av, n e s, 131.8 n w Tompkins st, 65.10x100. Oct. 5, 3 years. 2,000
Doying, Sarah J., wife of Ira E., to Richard M. Harison, Astoria, L. I. 124th st, s s, 360.2 e 8th av. P. M., &c. Dec. 1, 1 year. 14,000
Same to same. 124th st, s s, 380.2 e 8th av. P. M., &c. Dec. 1, 1 year. 14,000
Same to James M. Varnum, exr. Cath. W. Gramham. 124th st, s s, 300 e 8th av. P. M., &c. Dec. 1, 1 year. 14,000
Same to James M. Varnum, trustee Josephine A. Matteini. 124th st, s s, 320.1 e 8th av. P. M., &c. Dec. 1, 1 year. 14,000
Same to The Corporation for the Relief of Widows and Children of the Clergymen of the Protestant Episcopal Church, State N. Y. 124th st, s s, 340.2 e 8th av. P. M., &c. Dec. 1, 1 year. 14,000
Duffy, Mary, wife of Michael, to George A. Haggerty. 94th st, s s, 450 e 3d av, 25x100.8. Sub. to mortg. \$12,500. Dec. 1, due Jan. 1, 1885. 2,500
Dunn, Mary A., to Joanna H. wife of Irving Grinnell, New Hamburg, N. Y. 126th st, No. 145, n s, 300 e 7th av, 15x99.11. Dec. 7, due Dec. 1, 1886. 10,000
Same to same. 126th st, No. 143, n s, 315 e 7th av, 15x99.11. Dec. 7, due Dec. 1, 1886. 10,000
Same to Thomas R. A. and William H. Hall, of Wm Hall's Sons. 126th st, n s, 300 e 7th av, 30x99.17. Dec. 10, 4 months. 3,114
Davis, Edward A., to George Reichardt. 61st st, n s, 200 w 10th av. P. M. Dec. 11, 6 months. 24,000
Same to same. 61st st, n s, 200 w 10th av, 100x 100.5. Dec. 11, 6 months. 24,000
Duffy, Terence J., to WEST SIDE SAVINGS BANK. 31st st, n s, 350 w 6th av, 25x98.9. Dec. 10, due May 1, 1885, 5 per cent. 8,000
De Frece, Mary B., wife of and Benjamin, to Randolph W. Townsend. 62d st, n s, 75 e 10th av, 25x100.5. Dec. 11, 5 years, or sooner. 12,000
Davenport, John A., to George Pancoast, as trustee of Ellis S. Archer, dec'd. 20th st, s s, 126.8 e 4th av, 26.8x92. Dec. 13, 5 years, 5 per cent. 30,000
Eisler, Morris, to THE EMIGRANT INDUSTRIAL BANK, City New York. 104th st, n s, 125 w 1st av, 50x100.11. Dec. 11, 1 year. 12,000
Eisner, Eliza, to David M. Koehler et al., trustees Henry Eisner, dec'd. 3d av, Nos. 877 and 879, and No. 207 East 53d st, begins 3d av, n e cor 53d st, runs north 50.5 x east 100 x south 50.5 to 53d st, x west 19.9 x north 24 x east 2.4 x north 12.5 x east 5 x north 3 x west about 5 x south 0.9 x west 20.10 x south 14.7 x west 2.1 x south 2.4 to 53d st, x west 60. Dec. 10, due in Dec., 1884. 52,500
Same to same. 1st av, n e cor 47th st, runs east 80.6 x north 26.8 x west 0.6 x north 49.10 x west 80 to 1st av, x south 76.6. Dec. 10, due in Dec., 1884. 6,000
Elias, Henry, to Jane B. Eddy. 55th st. P. M. Dec. 4, due Dec. 5, 1886, installs. 5 p. c. 28,000
Eustace, Richard and Susan M., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. Thompson st, No. 65, w s, 214.9 n Broome st, 25x100. Dec. 10, 1 year. 11,000
Fatman, Johanna, wife of and Aaron, to William Toel. 42d st, n s, 162.10 e Broadway, 25x100.5. Dec. 31, 1872, 2 years, 7 p. c. 10,000
Fealy, Johann C., to Ellen Dooley. Kingsbridge road, e s, 22.2 s 171st st, 27.9x102x25x 114. Given to secure life annuity of \$25, but mort. to be satisfied at any time upon payment of \$500. Nov. 10.
Friedenstein, Augusta, to Fannie Sussman. 104th st, s s, 110 e 3d av, 16.8x100.9. Dec. 7, 3 years, 5 per cent. 4,700
Falck, Otto F., to Martin Martins. Houston st. P. M. Dec. 13, 7 years. 16,000
Fanning, Thomas, to Edwin D. Morgan et al., exrs. Edwin D. Morgan, dec'd. 151st st, s s, 150 e Boulevard or Public Drive, 50x99.11. Dec. 10, due Dec. 1, 1888, 5 per cent. 1,200
Finck, Frederick, to John H. Heller. Broome st, s s, 26.1 e Chrystie st, 25x75.4. Dec. 12, due Dec. 13, 1888, 5 per cent. 10,000

Gantner, Leonhart, to Adam Muller. Taylor av, w s, 100 n Columbia av, 50x100. Dec. 8, 2 years. 200
 Gates, George K., to James Wilson. St. Anns av. P. M. Dec. 10, 3 years, 5 per cent. 375
 Graham, Ann, formerly Ann Cummings, to James Cummings. West Houston st, No. 191, s s, 105 w Congress st, 25x75. Dec. 13, 1881, note. 800
 Guillaume, Charles L., to Fannie McCormack. 76th st, s s, 133 w 4th av, 17x102.2. Dec. 8, due Dec. 1, 1884, or sooner, but to be due at once upon failure to comply with certain agreements. 10,000
 Same to same. 76th st, s s, 118 w 4th av, 15x102.2. Dec. 8, due Dec. 1, 1884, subject as above. 10,000
 Same to Cornelia wife of Hubert Van Wagenen. 76th st, s s, 100 w 4th av, 18x102.2. Dec. 8, due Dec. 1, 1884, and subject as above. 10,000
 Hagedorn, Charles, Brooklyn, to Eliza M. V. Farley. 67th st, n s, 100 w 11th av, 50x100.5. Dec. 11, 5 years. 6,000
 Hardy, John A., Sing Sing, to John H. Rhoades et al., exrs. and trustees B. F. Wheelwright. 3d av, n w cor 76th st, 25.8x100. Dec. 4, due Jan. 1, 1887, 5 per cent. 22,000
 Hart, Emanuel B., Daniel S., David D. and Zipporah, and Grace R. wife of and Myer Myers to Julia Higgins. 2d av, e s, 53.1 s 38th st, 21x80. Nov. 19, 1 year. 600
 Haxtun, Milton, Brooklyn, to William Winter. 14th st. P. M. Dec. 7, due March 2, 1885. 12,500
 Hillenbrand, Elizabeth, wife of and Joseph, to Angelina Henry. 87th st, s s, 210 w Av A, 20x100.8. Dec. 10, due Jan. 1, 1887, 5 per cent. 6,000
 Hunter, Isaac H., to THE EQUITABLE LIFE ASSURANCE SOC., United States. 33d st. P. M. Dec. 7, due Dec. 1, 1888, installs, gold. 9,750
 Jacobs, James, to THE CITIZENS SAVINGS BANK, City New York. Eldridge st, e s, 50 s Canal st, 25x63. Dec. 6, 1 year, 5 per cent. 9,000
 Just, Edward H. M., to THE MUTUAL LIFE INS. CO., New York. 7th av, s w cor 122d st, 100.11x100. Already mortgaged to party second part for \$65,000. Dec. 8, due March 1, 1885. 15,000
 Same to Thomas Gardiner. 8th av, e s, extdgd from 134th st to 135th st. P. M. Dec. 4, due Dec. 10, 1884. 55,000
 Katzenberg, Julius, to Arthur Ingraham, Cold Spring, New York. Av A, or Pleasant av. P. M. Dec. 4, 5 years. 5,250
 Kedian, Martin, to Catharine Madden, Kingston, N. Y. 30th st, No. 307 E. P. M. Dec. 4, 2 years, 5 per cent. 4,000
 Kelley, Patrick J., to David G. Yuengling, Jr. 52d st, No. 110, house, &c.; also basement and three stories, with halls, stairs, &c. of No. 1237 Broadway. Lease. Dec. 7, demand. 10,000
 Ker, William W., to Madeline Schaeffer. 3d av, n w s, plot No. 16 map Claremont, near Highbridge, 100x100. Dec. 7, due July 1, 1886. 800
 Koster, Marie, wife of and John, Harriet wife of and Albert Bial, and David Rothschild to George Ehret. Chatham st, westerly cor Worth st, 57.7x64.3 to Worth st, x 66.8, gore. Lease. July 1, 5 years. 49,000
 Kasner, Adolph, to Frank Wolf. Hester st, No. 47, n e cor Essex st, store, &c. Lease. Dec. 11, 6 months. 500
 Kearny, Edward, to THE MUTUAL LIFE INS. CO., New York. 102d st, n s, 200 w 8th av, 25x100.11; 103d st, s s, 200 w 8th av, 70x100.11. Dec. 10, due March 1, 1885. 5,000
 Koch, William, to John E. O'Brien. 74th st, s s, 104.10 w 3d av. P. M. Dec. 10, monthly installs. 4,000
 Same to same. 74th st, s s, 134.10 w 3d av. P. M. Dec. 10, monthly installs. 4,600
 Kehoe, Alfred, to Margetta W. Howard. 106th st, n s, 30 e 4th av, 50x100.11; 106th st, n s, 180 e 4th av, 50x100.11; 123d st, s s, 200 e 8th av, 16.8x100.11. Dec. 13, notes. 8,000
 Levy, Maurice, mortgagor, with Elizabeth Lang, formerly Wagner, guard, of Jacob and John C. Wanner. Agreement extdgd. mort. Dec. 6. nom
 Mapes, John A., to Frederick W. Von Stade and ano., trustees of S. B. H. Judah, dec'd. 141st st, s s, 175 e 8th av, 50x99.11; 140th st, n s, 175 e 8th av, 50x99.11. Dec. 7, 5 years, 5 per cent. 3,500
 Maschke, Jacob L., to THE GERMAN SAVINGS BANK, City of New York. 1st av, w s, 51.2 s 73d st, 25.6x100. Dec. 7, 1 year. 10,000
 Same to same. 1st av, w s, 25.8 s 73d st, 25.6x100. Dec. 7, 1 year. 10,000
 Same, mortgagor with Max Danziger. Party of second part agrees to release separate lots from mortgages, &c. Nov. 23. nom
 Maschke, Jacob L., to Michael J. Daly. 69th st, n s, 180 w 2d av, 50x100.4. Sub. to all mortgages. Nov. 23, 9 months. 2,500
 McReynolds, William, to Henry A. Vatable, trustee H. L. Williams, dec'd. 132d st, n s, 312.6 e 7th av, 18.9x99.11. Dec. 8, 1 year. 7,000
 Same to same. 132d st, n s, 293.9 e 7th av, 18.9x99.11. Dec. 8, 1 year. 7,000
 Same to Sheppard Gandy, trustee J. Gandy. 132d st, n s, 331.3 e 7th av, 18.9x99.11. Dec. 8, 1 year. 7,000
 Mehl, Gertrude, wife of Eugene, to James J. Hill, St. Paul, Minn. 14th st, n s, 256.8 e 2d av, 23.1x103.3. November 24, due November 1, 1885. 16,000
 Miles, Mary E., to Ellen Dooley. Kingsbridge road, e s, 49.11 s 171st st, 27.9x89.11x25x102. Nov. 10, secures life annuity of \$25, but mort. to be satisfied at any time upon payment of 500

Molloy, John, to John Ross. 61st st, s s, 110.4 w 9th av, 40x100.5. Dec. 8, 1 year. 15,000
 Moloney, William, to William F. Reilly. Broome st, s e cor Mangin st, 25x75. 1/2 part. Dec. 8, demand. 100
 Moore, Joseph, to Charles E. Fleming. 3d av, No. 184, e s, 82.10 s 77th st, 19.4x75. Sept. 2, due March 2, 1886. 10,500
 Moses, Mary, to THE GERMAN SAVINGS BANK, City New York. Houston st, n s, 118 w Av C, 22x65.9x22x64.7. Dec. 10, 1 year. 8,000
 McGown, Andrew J., to William H. Payne. 3d av, s w cor 105th st, 50.10x100; 105th st, s s, 100 w 3d av, 30x100.11. Dec. 11, 1 yr. 3,000
 Merritt, William J., to Francis M. Jencks. 129th st, n s, 425 w 7th av, 75x99.11; 130th st, s s, 425 w 7th av, 75x99.11. Nov. 20, demand. 14,500
 Same to same. Same property. Sub. to mort. \$33,000. Nov. 20, demand. 6,000
 Morrison, Mary A., wife of Patrick, to James Betner, Riverside, Cal. Plot in 24th Ward, 16.100 acres. P. M. Feb. 27, due July 1, 1886. 225
 Muller, Eva, to Elizabeth and George Matthews, individ. and exrs. J. Matthews. 1st av, e s, 51 n 75th st, 25.6x88. Dec. 11, 6 months, 5 per cent. 5,500
 Murphy, John J., to Alfred Field, Birmingham, England. John st, No. 47, n e s, 25x83 x25x86.3; Dutch st, n w s, 89.8 n e John st, 24 x75.5x25.9x75. Leasehold. P. M. Dec. 1, installs. 17,500
 Menken, Cornelia, wife of and Julian A., to H. B. Claffin & Co. 52d st, s s, abt 350 e 8th av, 20x100.5. April 4, 1882, notes. 50,000
 Michels, Frederick, to Camille Mahler, Mamaroneck, N. Y. 26th st, s s, 393.9 w 6th av, 37.6x98.9. Dec. 12, due Jan. 2, 1886, 5 per cent. 9,000
 Morris, Thomas, to Albert E. Putnam. Church st, w s, 50 s proposed new st, 50x150, 24th Ward. Dec. 1, 3 years. 2,500
 Newcombe, Sarah L., wife of and Frederick H. M., to Robert C. Brown, Oliver R. and Emma L. Charlick. 68th st, s s, 210 e 3d av, 18.4x100. Nov. 30, 2 years. 1,000
 Nurge, Christian, to THE HARLEM SAVINGS BANK, City New York. 103d st, n s, 100 w 2d av, 50x100.11. Dec. 8, 1 year, 5 p. c. 13,000
 O'Neill, Amelia, wife of and Charles, to THE FARMERS' LOAN & TRUST CO., as trustee for Georgianna Everett. 129th st, s s, 375 w 6th av, 25x99.11. Dec. 5, due Dec. 1, 1886, 5 per cent. 7,000
 Orth, Louis H., to Anna M. Berndt. West Broadway, e s, south of and near Whitest, 20 x50. Dec. 8, due Jan. 1, 1898, or sooner, 5 per cent. 20,000
 Pfeiffer, George, Brooklyn, to Ernest Von Au. Eldridge st, No. 11. P. M. Nov. 30, due Dec. 1, 1887, 5 per cent. 8,000
 Richards, John, to Gottlob Gunther. 61st st, s s, 125 w 10th av, 75x100.5. Dec. 12, 1 yr. 36,000
 Same to Edwin A. Bradley and George C. Currier. Same property. Dec. 12, due Feb. 2, 1884. 5,256
 Rogers, Nathaniel P., Hyde Park, N. Y., to THE MUTUAL LIFE INS. CO., City New York. Front st, No. 115, and No. 106 Wall st, begins Front st, n e cor Wall st, 34x55.8x34.7x56.8; Front st, No. 117, e s, 34 n Wall st, 20.2x52.2 x19.8x55.8; Front st, No. 113 and Nos. 105 and 107 Wall st, begins Front st, s e cor Wall st, 20.8x61.9x20.6x62; Front st, No. 111, e s, 20.8 s Wall st, 20.8x61.9x20.6x61.9; Wall st, s s, 102.9 e Front st, 20.2x61.1x20.2x61.3. Party second part already holds three mort. on above. Dec. 8, due March 1, 1885. 10,000
 Ross, Daniel J., Brooklyn, to Melvin Brown, Brooklyn. Mosholu av. P. M. May 24, 1 year. 300
 Richardson, Benjamin, to Eugene Kelly. 3d av, w s, 20 n 106th st, 161.10x83; 106th st, n s, 83 w 3d av, 254.3x100.11; Lexington av, e s, 20 n 106th st, 161.10x82.9; 107th st, s s, 82.9 e Lexington av, 169.6x100.11. Oct. 10, due July 1, 1884. 50,000
 Ritter, George W., Brooklyn, to George G. De Witt, Jr., and ano., trustees Sarah Talman, dec'd. 36th st, s s, 123.2 w Broadway, 16.8x98.9. Dec. 13, 1 year, 5 per cent. 2,500
 Seebek, Nicholas R., to Anne E. Bruce, widow, Southampton, L. I. 47th st, s s, 175 w 9th av, 25x100.5. Dec. 1, 5 years, 5 p. c. 15,000
 Schramm, Hans H., to Sidonia Doetsch. 134th st, n s, 275 e Willis av, 50x100. July 2, due Jan. 1, 1885. 1,000
 Schultz, Martin, to Rachel, wife of Lippman Tannenbaum. Union av, s e cor Home st, 318x353x393x51 to Home st, x 265. Secures present indebtedness and future advances. Dec. 8, 1 year. 2,000
 Shay, Ann, and Catharine A. M., to Henrietta L. Robinson. 47th st. P. M. Dec. 6, 2 yrs, or sooner. 2,000
 Slattery, Mary, widow, to Mary E. Watson, Palisades, N. Y. Av A, w s, 50.4 n 90th st, 25.2x107 in two courses, x 25x107. Dec. 7, 4 months. 800
 Slote, Sarah B., widow and legatee D. Slote, to Edward Wells Southworth. William st, n w s, 83.3 n e John st, 40x89.5x38x88.10. Lease. Dec. 8, due Jan. 1, 1887. 19,000
 Stadler, Charles A., to Randolph Guggenheimer. 50th st, s s, 40 e 1st av, 20x90. Dec. 8, 5 years, 5 per cent. 5,000
 Schaud, August, to THE BOWERY SAVINGS INST., City New York. Maiden lane, No. 125, n e s, 19.10x55.6x19.11x55.5. Dec. 12, 1 year, 5 per cent. 17,000
 Schwarzler, August, to Robert Willets et al., exrs. S. Willets. 78th st, n s, 344 e 1st av, 25 x102.2. Dec. 12, 5 years, 5 per cent. 7,700

Same to same. 78th st, n s, 319 e 1st av, 25x102.2. Dec. 12, 5 years, 5 per cent. 10,000
 Same to Newman Cowen. 78th st, n s, 344 e 1st av, 25x102.2. Sub. to mort. \$7,700. Dec. 12, demand. 7,383
 Stauffer, William, and Sophie Kunkeli, to William B. Baldwin. 57th st, s s, 210 e 3d av. P. M. Dec. 6, 1 year. 9,000
 Same to same. Same property. Dec. 6, 1 year. 13,000
 Thompson, William N., San Francisco, to Charles E. Laidlaw. Madison av, s e cor 89th st, runs east 195 x south 100.8 x east 25 x north 100.8 to 89th st, x east 25 x south 100.8 x east 50 x north 100.8 to 89th st, x east 105 to 4th av, x south 201.5 to 88th st, x west 230 x north 100.8 x west 175 to east side Madison av, x north 100.8; sub. to mort. \$125,000; 5th av, n e cor 87th st, 50.8x140, with right of way through alley across rear; 87th st, n s, 150 e 5th av, 25x100.8, with right of way through alley. Dec. 8, 6 months. 34,000
 Twombly, Susan C., wife of John F., to Alfred A. Fraser, Sayville, L. I. 58th st. P. M. Dec. 1, 10 years. 15,000
 Tooman, William, to James L. and John J. White, trustees, Litchfield, Conn. 7th av, e s, 23.9 s 32d st, 25x100. Dec. 8, 1 year, 5 per cent. 8,250
 Same to Benjamin A. Sands. Same property. 2d mort. Dec. 8, due Jan. 1, 1884. 4,750
 The George Winter Brewing Co. to George Winter. 55th st, n s, 268.4 e 3d av, 16.8x109.4; 55th st, n s, 310 e 3d av, 50x100.4. Nov. 24, 5 years, 5 per cent. 12,500
 The Rector, &c., of Trinity Church, New York, with The United States Trust Co., New York, mortgagee. Agreement to release condition so far as it operates against a certain mortgage given by St. Peter's Church of Westchester.
 Tubbs, George W., to George Walther, Stockholm, N. J. 2d av. P. M. Dec. 1, 5 years, 4 per cent. 6,000
 Van Dusen, Abram B., to Jacob F. Wyckoff. 6th av, s w cor 122d st, 100.11x100. Dec. 10, notes. 10,000
 Vance, Thomas, to Amanda M. Ludlam. 167th st, s s, 100 e Washington av, 34x115.5. Party second part already holds a mortgage on this property. Dec. 3, due April 14, 1886. 300
 Van Wagenen, Cornelia, wife of Hubert, to William S. Louderback et al., trustees of Eliz. A. Louderback. 53d st, s s, 290.8 w 4th av, 13.8x100.5. Dec. 5, due Jan. 1, 1889, 4 1/2 per cent. 15,000
 Warneke, John, to Jacob Ruppert. 78th st, s s, 94 w Av A, 25x102.2. Dec. 7, demand, 5 per cent. 2,500
 Wilson, Joseph, to Bertha A. Deane. 107th st, n s, 175 e 3d av. P. M. Nov. 30, 1 year, 5 per cent. 1,400
 Wright, Stephen J., to John Ross. 129th st, n s, 200 w 7th av, 100x99.11. Dec. 10, 3 mos. 6,500
 Wright, William S., to THE SEAMENS BANK FOR SAVINGS, City New York. 21st st, n s, 150 w 8th av, 24.10x98.8. Dec. 8, 1 year, 5 per cent. 13,000
 Same to same. 16th st, No. 313, n s, 150 w 8th av, 25x69.4x25x71.8. Dec. 8, 1 year, 5 per cent. 10,000
 Same to Samuel Riker, Newtown, L. I. 16th st, No. 313 W., n s, 150 w 8th av, 25x69.4x25x71.8; 21st st, n s, 150 w 8th av, 24.10x98.9; 20th st, n s, 433.5 e 8th av, 25x77.2x25x76.7. Dec. 8, 6 months. 6,000

KINGS COUNTY.

DECEMBER 7, 8, 10, 11, 12, 13.
 Atkinson, Henry T., to Samuel Rogers, Tarrytown, N. Y. Van Cott av, n s, 45 e Oakland st, 25x104x25.11x98. Aug. 22, 1 year. \$2,000
 Ashfield, James, to William H. Wright. St. Marks av, n s, 116 e Rogers av, 18x84.7x18.5x80.7. Dec. 13, 3 years. 4,000
 Adams, Henry H., to Caspar Reusch. Herkimer st, n w cor Sackman st, 50x100. Dec. 13, 3 years. 5,000
 Ashfield, Frederick J., to William H. Wright. St. Marks av, n s, 98 e Rogers av, 18x80x18.5x76.6. Dec. 12, 3 years. 4,000
 Buehler, Joseph, to Frederick Mi dendorff. West st, New York av. P. M. and building loan. Dec. 11. 1,200
 Brown, Alexander A., to Mary A. Miller. Fulton av. P. M. Dec. 1, 3 years. 300
 Bundick, Lewis, to Elijah J. Bundick. Bergen st, n s, 50 e Rochester av, 25x107.2. Dec. 10, 1 year. 500
 Burnham, Frederick A., to Almira E. Carman. Nostrand av, w s, 200 n Willoughby av, 20x100. Dec. 8, 3 years. 2,500
 Beyer, Caroline, wife of and Henry A., to Abram Cooke. Floyd st, n s, 236 e Marcy av, 24.8x100. Dec. 7, 3 years, 5 per cent. 2,400
 Blomquist, Charles W., to The Williamsburg Savings Bank. Atlantic av. P. M. Dec. 8, 1 year, 5 per cent. 5,000
 Bluxome, John D., to The Union Dime Savings Inst., New York. South Oxford st, w s, 281.8 n Atlantic av, 21.6x200 to South Portland av. Dec. 6, due Nov. 1, 1888, 5 per cent. 8,000
 Bossert Barbara, wife of Jacob, to The German Savings Bank, Brooklyn. Lynch st, e s, 275 e Harrison av, 3 lots, each 26.8x100. 8 mort., each \$2,700. Dec. 1, 1 year. 8,100
 Burtis, Henry B., to Hannah W. Robbins. Fleet pl, w s, 225 n Willoughby st, 26x85. Nov. 28, due Dec. 1, 1886. 3,000
 Cronin, Mary, to Catharine L. Riley. 8d av, easterly cor 29th st, 25x100. Dec. 8, 3 yrs. 1,500
 Crowley, Christopher, to Bridget Finnan.

Grant st, s w cor New York av, 25x86.9x25.10 450
March 8, due March 1, 1887.
Concannon, Patrick, to John McLoughlin.
Van Buren st, s w cor Sumner av, 24x80.
Dec. 1, 5 years. 2,000
Same to same. Van Buren st, s s, 255 w Sumner av, 13 lots, together in size, 250x100. 13
morts., each \$3,500. Dec. 1, 5 years. 45,500
Conway, Patrick, to William F. Redmond.
16th st. P. M. Nov. 27, due Dec. 1, 1886. 200
Cutting, Mary D., wife of and Churchill H., to The South Brooklyn Savings Inst. President st, n s, 220 w Court st, 20x100. Dec. 11, 1 year, 5 per cent. 3,000
Davenport, Julius B., to Georgianna M. Sizer. Halsey st, s s, 280 e Lewis av, 20x100. Nov. 20, due Nov. 1, 1885, 5 1/2 per cent. 3,000
Same to same. Halsey st, s s, 260 e Lewis av, 20x100. Nov. 20, due Nov. 1, 1885, 5 1/2 per cent. 3,000
Decomps, Octave, to John B. Thomas. Bergen st, n s, 300 w Vanderbilt av, 25x110. Nov. 23, 1 year. 1,000
Donaldson, Thomas, to John M. and George F. Halsted. Chauncey st, s s, 225 e Reid av, 16.8 x100. Dec. 6, due Dec. 1, 1884. 800
Dunn, Samuel C., to Henry J. Cullen, Jr. Middagh st, n s, 168.9 e Hicks st, 19.8x100.8; Middagh st, s s, 114 w Hicks st, 25x100.9. Nov. 19, 1 year. 100
Ellson, Thomas, to Sophie G. Parker, Hemstead. Nostrand av, n e cor Madison st, 80x 80; Madison st, n s, 80 e Nostrand av, 20x100. Dec. 10, notes. 5,000
Gaul, Ann, wife of Edward, to Arthur W. Benson. Carroll st. P. M. Dec. 8, 2 years. 400
Gilbertson, Richard, to Susan A. Hobby. Lorimer st, e s, 95 s Norman av, 25x100. Dec. 8, 5 years. 500
Same to Robert R. Willets, trustee of James C. Hallock fund. Lorimer st, e s, 120 s Norman av, 50x100. Dec. 8, 5 years. 4,000
Glover, J. Graham, to Maria C. Utter. Bedford av, w s, 31.6 n Park av, 30.6x69.6. Dec. 5, due Dec. 1, 1886. 6,000
Gotters, Caroline, wife of Joseph, to Thomas E. Pearsall. Pacific st, n s, 150 e Boerum pl, 25x100. Dec. 7, 3 years. 400
Granley, Michael, to Fannie E. Spooner, East Orange, N. J. Quincy st, n s, 310.5 e Marcy av, 14.7x115.3x14.8x113.3. Dec. 8, due Dec. 1, 1888. 4,500
Heck, John, Jr., to David Springsteen, Newtown, L. I. Seigel st, n s, 150 e Ewen st, 25 x100. Dec. 4, due Dec. 1, 1888. 500
Hiller, Theodor, and Wilhelmina his wife, to Richard Chidwick. Railroad av, e s, 150 s Adams st, 125x102. Dec. 1, 3 years. 700
Holt, Maria, to Henry Ginzel. Bushwick av, Greene av. P. M. Nov. 27, due Dec. 1, 1888. 4,500
Heatley, Eliza D., widow, to The Williamsburg Savings Bank. Waverly av, e s, 416.3 n Myrtle av, 18.9x100. Dec. 11, 1 year, 5 per cent. 2,500
Same to same. Waverly av, e s, 368.9 n Myrtle av, 18.9x100. Dec. 11, 1 year, 5 p. c. 2,500
Same to same. Myrtle av, s s, 22.4 e Adelphi st, 22.5x69.7x22x74. Dec. 11, 1 year, 5 per cent. 3,000
Hecker, Charles, to The Dime Savings Bank of Williamsburg. Wythe av, n w cor Rush st, 24.8x90. Dec. 11, 1 year, 5 per cent. 7,000
Herod, Josephine, wife of and William, to David B. De Long. St. Marks av, n s, 134 e Rogers av, 18x88.8x18.5x84.7. Dec. 12, 3 years. 4,000
Same to Francis K. McCully and ano., exrs. and trustees Thomas B. Penrose. St. Marks av, n s, 80 e Rogers av, 18x76.6x18.5x72.6. Dec. 12, 3 years. 4,000
Same to Elizabeth Edwards. St. Marks av, n s, 152 e Rogers av, runs east 183.10 to centre Clove road, x northwest 105 x still northwest 20.9 x southwest 25.6 to s Old Clove road, x west 45.3 x south 88.8. Dec. 12, 1 year, 2,000
Herte, Elizabeth, to Hugo Weil. Middleton st, s s, 380 e Harrison av, 20x100. Dec. 11, 1 year. 1,050
Holbrook, Julia R. and Aaron, Winchester, Mass., to John Collins. Wyckoff st, n s, 272.10 w 4th av, 20.10x100. Oct. 26, 3 years, 5 per cent. 4,000
Hartmann, Robert, to Sophia Loffler. Park st or pl. P. M. Dec. 12, installs, 5 per ct. 1,200
Irish, Francis O., to Amy Willits, North Hempstead. Bergen st, n s, 345 e Grand av, 30x110. Dec. 13, 3 months. 3,000
Ihnken, George T., to William T. Longworth, Boston, Mass. 19th st. P. M. Nov. 23, 5 years, 5 per cent. 1,200
Inue, Fredericka, wife of and Henry, to Samuel Wyman, Jr., trustee of Mary C. Spencer. Park pl, n s, 250 e Clason av, 65x131. Dec. 8, 4 years. 5,000
Iron Clad Manufacturing Co. to Samuel M. Meeker, exr. and trustee William Wall. Flushing av, n w cor Evergreen av, 100x189.8 to Cook st, x100.4x182. Oct. 15, installs, 4,500
Isbill, Charles, to William J. Sayres. Herkimer st, n s, 193.9 w Schenectady av, 18.9x100. Dec. 10, 6 months. 600
Johnson, Sophia E., to Ransom F. Clayton. East 3d st, w s, 375 s Av H, 100x200 to East 2d st. Dec. 5, 1 year. 490
Jauch, Joseph, to The Dime Savings Bank of Williamsburg. Jackson st, s s, 78 w Graham av, 22x75. Dec. 10, 1 year. 900
Jervis, Henry C. S., to The Germania Savings Bank Kings Co. Portland av, e s, 150 s Hanson pl, 20x85. Dec. 11, 1 year, 5 per ct. 4,000
Kellogg, Epenetus B., to Samuel M. Meeker, exr. and trustee Wm. Wall, dec'd. Bremen

st, s e cor Jefferson st, runs northeast along Jefferson st 70 x southeast 75 x northeast 25 x southeast 25 x northeast 25 x -outside 100 to Troutman st, x southwest 75.9 to Bushwick av, x northwest along av 152.9 to Bremen st, x north 63.7 Dec. 12, 1 year. 3,500
Kane, Elizabeth F., to Adalaide A. wife of Edward K. Robbins. Van Buren st, s s, 371.3 w Reid av, 14.3x100. Dec. 1, 2 yrs. 300
Knowles, Sophia A., widow, and Hezekiah E. Knowles, to Frank Wheeler, Meridan, Conn. Division av, n s, 83.4 w 10th st, 16.8x101.11x 16.8x101.6. Dec. 1, 3 years, 5 per cent. 600
Kordes, Henry, and Maria wife of Christian Baur to Helen Burnett. Hull st. P. M. Dec. 12, due Jan. 1, 1888, 5 per cent. 1,000
Long, Charles, to Ralph G. Packard. 7th av, s e cor 9th st, 82.6x110. Dec. 11, due Aug. 12, 1884. 31,000
Ledgett, Catharine, widow, to The South Brooklyn Savings Inst. Hoyt st, w s, 60 s Baltic st, 40x50. Dec. 7, 1 year, 5 p. c. 3,500
Linikin, Benjamin, to Julius Davenport. Clason av, e s, 40 n Park pl, 40x100. Dec. 8, due Jan. 1, 1886. 500
Mann, George H., to Abraham Van Sicklen. Road from Sheepshead Bay to Coney Island Point. P. M. Aug. 20, 3 years. 500
Martin, David, to Mary V. wife of Abijah G. Morgan. Quincy st, n s, 282.1 e Marcy av, 14.2x111.3x14.3x109.3. Dec. 8, due December 1, 1886. 4,500
Same to Fannie E. Spooner, East Orange, N. J. Quincy st, n s, 296.3 e Marcy av, 14.2x 113.3x14.3x111.3. Dec. 8, due December 1, 1888. 4,500
Memmer, Jacob, to Sophia Loffler. Park st or pl. P. M. Dec. 1, 5 years, 5 per cent. 3,000
Menehan, Patrick J., to The Williamsburg Savings Bank. Ralph st, n w s, 100 s w Evergreen av, 25x100. Dec. 6, 1 year. 1,700
Meyer, Carl H. A., to The German Savings Bank, Brooklyn. Ten Eyck st, n s, 100 w Bushwick av Boulevard, 50x100. Nov. 30, due Dec. 1, 1884. 5,000
Milne, Fannie A., wife of and Peter, Jr., to Mary B. Downing. Cambridge pl, e s, 320 s Greene av, 20x100. Dec. 7, 5 years, 5 per cent. 5,000
Mulledy, Maria, to Peter Lott and ano., trustees Stephen I. Lott, dec'd. Lewis av, s e cor Quincy st, 25x80. Dec. 1, 3 years, 5 p. c. 2,500
MacCinchey, Emanuel C., to The Williamsburg Savings Bank. Moore st. P. M. Dec. 10, 1 year, 5 per cent. 4,000
Malm, P. A. Alexander, Croston, Minn., to Eliza Purdy, Woodbury, L. I. Leonard st, w s, 140 n North 2d st, 15x-. Nov. 20, due Jan. 1, 1886. 800
McGrael, John, to Sarah H. Dodge, North Hempstead L. I. 43d st, w s, 125 n w 4th av, 25x100.2. Dec. 11, due Dec. 1, 1888. 500
McLaughlin, Michael, to George W. Anderson. Hopkins st, s s, 162.6 e Marcy av, 18.9x100. Dec. 8, due Jan. 1, 1889. 900
Murder, Paulina, widow, to John Schriever. Central av. P. M. Dec. 11, 2 years. 300
O'Rourke, John H., to Oscar F. Parker, New York. 3d av. P. M. Dec. 8, installs. 1,600
O'Reilly, Thomas, to The Williamsburg Savings Bank. Withers st, n s, 100 e Graham av, 75x100. Dec. 8, 1 year, 5 per cent. 3,000
Palmer, Seymour C., and Ellen M. his wife, Norwalk, Conn., to T. P. Miller, exr. Abraham Humphrey. Hicks st, n e cor President st, 20x75. Nov. 28. 5,000
Phillips, Stephen C., to George Wilson. Hart st, n s, 90 w Throop av, runs north 60 x west 10 x north 40 x west 8.6 x south 100 to Hart st, x east 18.6. Dec. 10, 3 years. 3,000
Same to same. Hart st, n s, 108.6 w Throop av. 18.3x100. Dec. 10, 3 years. 3,000
Same to same. Hart st, n s, 126.9 w Throop av, 18.3x100. Dec. 10, 3 years. 3,000
Post, Samuel W., to Anna R. Van Nostrand, Newtown, L. I. Van Buren st, n w s, 90 n e Broadway, 80x100. Dec. 8, due Dec. 24, 1883. 2,000
Richards, Robert, to John M. Jacobs. Vernon av, s s, 250 e Flatbush Plank road, 50x150. Dec. 1, 2 years. 500
Rogers, Mary E., to Emma S. Welch. Christopher av, w s, 150 n Duryea av, 25x100. Nov. 28, 1 year, 5 per cent. 45
Riede, Ernst, to Diederich Westfall. Hull st, n s, 262.6 e Saratoga av, 5 lots, together 57.5 x100. 5 morts., each \$2,000. December 1, 3 years. 10,000
Same to Mary K. Brooks. Same property. Dec. 5, due Jan. 1, 1884. 2,000
Robbins, James R., to Hannah Enston, Philadelphia, Pa. Van Buren st, s w cor Reid av, 70x100. Dec. 8, due May 1, 1884. 10,000
Same to Oscar F. Hawley. Van Buren st, s w cor Reid av, 70x52. 2d mort. Dec. 8, due May 1, 1884. 1,552
Same to Charles D. King. Reid av, w s, 52 s Van Buren st, 48x70. 2d mort. Dec. 8, due May 1, 1884. 1,443
Rodgers, Mary C., wife of Williams H., to William H. Rodgers, Jr. South 2d st, s s, 25 w 11th st, 25x90. Dec. 8, due May 15, 1884. 174
Rollings, Martha C., wife of and George W., to Rossie H. Glover. Lafayette av, n s, 120 e Marcy av, 20x100. Dec. 8, 3 years. 3,000
Ruger, Michael, to The Williamsburg Savings Bank. Stagg st, n s, 140 e Lorimer st, 30x 100. Dec. 10, 1 year, 5 per cent. 3,200
Ryan, John F., to Thomas Truslow et al., exrs. Gilbert Potter. Greene av, n s, 353 e Throop av, 4 lots, each 19x100. 4 morts., each \$4,000. Dec. 1, 3 years, 5 per cent. 16,000
Schulz, Emma, to Abraham Van Sicklen.

Road from Sheepshead Bay to Coney Island Point. P. M. Oct. 3, 3 years. 500
Seidenzahl, Charles, to The Williamsburg Savings Bank. South 7th st(now Broadway), n s, 43.2 w Dunham pl, 23x98.4x23.4x94, excepting therefrom portion taken for widening of South 7th st. Dec. 8, 1 year, 5 per cent. 6,000
Sheridan, Patrick, to John Lefferts and ano., exrs. and trustees Sarah L. Cornell. Vernon av, s s, 150 e Marcy av, 20x100. Dec. 1, 3 years, 5 per cent. 4,500
Same to same. Vernon av, s s, 170 e Marcy av, 20x100. Dec. 1, 3 years, 5 per cent. 4,500
Skelton, Christopher P., to Isabella L. Fellows, widow, Emma W. and Annah M. Fellows and Susan C. Campbell, heirs Samuel M. Fellows. Herkimer st, Buffalo av. P. M. Oct. 29, due Oct. 30, 1884. 8,000
Stewart, Horatio S., to Charles A. Jackson, trustee. Baltic st. P. M. Dec. 8, 1 yr. 1,500
St. Paul's Church of the Evangelical Assoc. of North America to James E. Brown. Leonard st, w s, 140 s Nassau av, 25x100 x north 35 x east 63 x east 38. Dec. 8, due Dec. 1, 1886. 2,800
Sawyer, Frank E., to Stephen B. M. Cornell. Kosciusko st. P. M. Dec. 13, due Nov. 1, 1886. 750
Same to same. Kosciusko st. P. M. Dec. 13, due Nov. 1, 1886. 750
Timon, Edward, to Thomas C. Lyman and Henry L. Greenman, of T. C. Lyman & Co. Atlantic av, n s, 92.11 w Portland av, runs north 80 x west 26 x north 5.7 x west 11.2 x south 30 x south 53.8 to Atlantic av, x east 24. Dec. 5, 1 year. 1,500
Treloar, Henry, to Calvin Burr. 4th av. P. M. Dec. 3, due Dec. 1, 1893. 1,700
The Carlton Club to David A. Boody and Thomas E. Pearsall, trustees. St. Marks av s e cor 6th av, 25x100. Oct. 1, secures bonds due July 1, 1888, 5 per cent. 4,000
Thornton, Edward, to Esther and Hannah Willets, North Hempstead, L. I. Putnam av, n s, 130.6 e Clason av, 12.6x80. Dec. 12, 5 years, 5 per cent. 3,000
Same to John T. Willets, guard. Phebe P. Willis. Putnam av, n s, 105.6 e Clason av, 12.6x80. Dec. 12, 5 years, 5 per cent. 3,000
Same to same. Putnam av, n s, 118 e Clason av, 12.6x80. Dec. 12, 5 years, 5 per cent. 3,000
Same to John T. Willets, guard. Mary W. Willis. Putnam av, n s, 93 e Clason av, 12.6 x80. Dec. 12, 5 years, 5 per cent. 3,000
Same to same. Putnam av, n s, 80.6 e Clason av, 12.6x80. Dec. 12, 5 years, 5 per cent. 3,000
Tucker, Mary E., widow, to Henry A. Barling et al., trustees Edward M. Robinson, dec'd. Lafayette av, s s, 88.1 e Raymond st, 22x95 x22.6x95. Dec. 6, 5 years, 5 per cent. 6,000
Ten Eyck, Walton B., to The Williamsburg Savings Bank. Rodney st, n w s, 307.2 s w Bedford av, 18.5x100. Nov. 28, 1 year. 5 per cent. 5,000
Same to Henry B. Scholes. Same property. 2d mort. Nov. 28, 3 years, 5 per cent. 2,000
Tracy, Jeremiah E., Plainfield, N. J., to Joseph H. Choate. New York Bay, n e cor Bennett's lane and extending to public road, containing abt 15 acres, with water rights, &c., Bay Ridge. Dec. 6, 1 year. 30,000
Vernon, Samuel E., to The Brooklyn Savings Bank. Clason av, w s, 20 n Quincy st, 16x 80.6x16x80. Nov. 5, 1 year, 5 per cent. 3,000
Vrooman, Frederick C., to Cornelius S. Stryker. Marcy av, e s, 140 s Monroe st, 20x100. Dec. 11, due Nov. 1, 1886, 5 per cent. 4,000
Wallmann, Raimund, to Francis L. Schaefer. Ellery st, s s, 175 e Throop av, 25x100. Dec. 8, 3 years. 1,200
Walther, Richard, to Gilbert S. Thatford. Ocean av. P. M. Nov. 28, due Dec. 1 188. 700
Williams, Elizabeth A., to The East New York Savings Bank. Adams st, w s, 100 n Liberty av, 50x90. Dec. 7, 1 year. 900
Williams, Susan, widow, to Charles H. Burtis, as ref. Ryerson st, w s, 75 s Willoughby av, 20x100. Nov. 1, 5 years. 2,000
Walsh, James J., to Judah B. Voorhees. William st, Richard st. P. M. Dec. 5, 3 years. 500
Wardell, Julia A., widow, Scarsdale, New York, to The Dime Savings Bank, Brooklyn. Adelphi st, w s, 131.3 n De Kalb av, 25.6x 100. Dec. 11, 1 year, 5 per cent. 2,500
Watson, Andrew, to Adam Klemens and Mary Brunagel. Withers st, n s, 50 w Lorimer st, 25x100. Nov. 28, 1 year. 300
Williamson, Marrietta, wife of and William V., to Maurice Fitzgerald. Dean st, s s, 133.10 e Carlton av, 16.2x110. Dec. 12, 3 years, 5 1/2 per cent. 2,500
Wells, Henry E., to James H. Watson and James H. Pittinger. 17th st, n s, 125 e 8th av, 25x100. Dec. 8, 6 months. 3,000
Same to Charles Hart and Michael J. Dady. 17th st, n s, 100 e 8th av, 25x100. Nov. 30, 1 year. 300
Zimmermann, Frank, to Elizabeth K. Wiggins. Garden City, L. I. 6th av. P. M. Dec. 10, 3 years. 1,300

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.
DECEMBER 7 to 13--INCLUSIVE.
Baker, Joseph D., to John R. Ames. exch
Baumgarten, August, Brooklyn, to John H., Deane. \$1,027

Bender, Margaretha, to Mayer Kahn.	750
Brauner, Alois, to Morris Grosner.	5,000
Burghard, Edward M., to Gottlob Gunther.	5,000
Crolius, Grace J., to Leslie H. Crouch.	500
Crombie, Thomas J., to Joseph M. De Veau or De Veau.	5,000
Deane, Bertha A., to August Baumgarten, Brooklyn.	1,027
Deane, Bertha A., by J. H. Deane, att'y, to Moses Slater.	4,000
Deane, John H., to The United States Fire Ins. Co., City New York.	nom
Same to Samuel S. Constant.	10,967
Same to James D. Squires.	2,000
Decker, Agnes, to Carrie A. Chilvers.	350
Doll, Francis H., to Salome Doll.	nom
Escher, John H., exr. and trustee Carolina Ruckner, to Richard H. Admas or Adams, present exr. and trustee of said Carolina Ruckner.	nom
Grossman, Mary, to Sarah wife of Jacob Foss.	nom
Hare, James M., West Orange, N. J., trustee Mary H. Verplanck, to The New York Historical Soc.	5,000
Hudnut, Richard A., to Jane A. Tamais, Brooklyn.	1,500
Jacoby, S., & Co., consisting of Sigmund and Gustav Jacoby, to E. Rosenwald & Bro.	8,000
Libbey, Jonas M., to Nelly Hennessy, Minister, &c., of the Reformed Protestant Dutch Church of City New York to John J. Murphy. Two consents to assign mortgage leaseholds.	—
Mott, Henry A. and ano., exrs. of Valentine Mott, to Henry A. Mott, individ. and as trustee for T. P. and F. R. Mott and their children.	1,204
Martens, George F., to William D. Bruns, Sr., and ano., exrs. A. De Leyer.	5,000
Mott, Henry A., admr. of Maria M. Hobby, dec'd, to John T. Willets, trustee.	nom
Same to same.	nom
Powell, Wilson M., exr. S. Brown, to Randolph Oelsner.	500
Rauk, Mary M., Jonestown, Pa., to the Fidelity & Casualty Co., New York.	nom
Ross, John, to Peter M. Wilson.	4,125
Rankin, William, to Elizabeth M. Walsh, Brooklyn.	5,000
Schnugg, Francis J., to Katharina Hartmann.	nom
Shipman, Asa L., exr. D. Fanshaw, to Abraham C. Quackenbush, trustee. 4 assignments.	nom
Simonson, William H., to William H. Duckworth.	nom
Sommers, Isaac, to Alexander Blumenstiel.	1,212
Stewart, Louisa A., Nyack, N. Y., to Josephine Stewart.	3,037
Suydam, Lambert, to The J. L. Mott Iron Works, City N. Y.	886
The General Theological Seminary of the P. E. Church of U. S., to Glorvina R. Hoffman, widow.	15,000
The United States Trust Co., New York, as trustees Curtis Peck, dec'd, to Conrad Stein.	nom
Van Schaick, William M., to Jenkins Van Schaick.	nom
Walker, Isaac H., to Pauline D. Walker.	nom
Wessells, Catharine L., Paranus, N. J., to Gustav Berndt.	10,000
Winter, George, to Randolph Guggenheimer.	12,500
Wood, Mary C., to Frederic Wood, trustee of Jane Taylor. 1875.	6,000

CHATTELS.

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

NEW YORK CITY.

DECEMBER 7TH TO 13TH—INCLUSIVE.
SALOON FIXTURES.

Alten, Metta M. 115 West Broadway.... J. Eichler.	\$1,000
Bernardon, V. and B. 90 Park.... D. Catarsi. Restaurant Fixtures.	250
Bernhard, V. 79 Grand.... G. Ringler & Co.	400
Brandt, K. 325 E. 60th.... Schmitt & Schwanenbuegel.	240
Blum & Sanftman. 204 Broome.... J. & L. F. Kuntz.	550
Casey, J. 43 Bleeker W. Gerbode.	100
Cottrell, C. H. 413 W. 50th.... H. J. Morris and ano.	415
Diener, G. 1427 2d av.... Brunswick & Balke Co. Pool Table.	125
Devaney, J. 40 10th av.... H. C. L. Peetsch. (R)	400
Eberhardt, R. 141 Forsyth P. Doelger.	350
Eiguer, C. J. 302 W. 40th.... F. Schlueter. Pool Table.	155
Ernst, Barbara. 12 Lewis.... A. Stauf. (R)	450
Farrell, J. F. 201 Chatham sq.... G. Ringler & Co. (R)	1,000
Frankford, A. 766 3d av.... A. E. Massman, Bros. & Co.	185
Fischer, J. 122 E. 4th.... J. & L. F. Kuntz.	250
Friedrichs, O. 25 Stanton.... J. Kuntz.	500
Friedrichs, O. 25 Stanton.... M. Herzberg.	1,700
Frankford, Abigail. 766 3d av.... Louise Frisbourg.	111
Geraghty, C. 444 W. 28th.... T. C. Lyman & Co.	300
Gerken, H. 1108 3d av.... G. Khet. (R)	2,000
Herold, J. 408 W. 35th.... H. Elias. (R)	200
Hess, E. 328 Delancey.... G. Winter.	200
Hoffman, J. 23 Av B.... Hirsch & Schwarzkopf. Billiard and Pool Tables, Fixtures, &c.	115
Hughes, C. H. 403 W. 29th.... A. T. Ackert.	250
Krone, H. 432 E. 17th.... J. Eichler.	250
Kasner, A. 26 Essex.... F. Wolf.	500

Klaus, A. 406 E. 23d.... G. Ringler & Co.	100
Krikawa, M. 213 2d.... Brunswick & Balke Co. Pool Table.	138
King, P. H. 413 W. 26th.... Hirsch & Schwarzkopf.	50
Lawson, Maggie J. 38 Stanton.... H. Vogel.	110
Lynch, M. 1512 1st av.... L. H. Roemer & Co.	1,500
Lambrecht, Elizabeth. 173 E. 4th.... A. & J. Doelger.	500
Meyer, O. 1391 Broadway.... J. Kerchoff, Jr. (R)	1,000
Muller, H. 6 Goerck.... Hauenstein & Weiss.	30
Mansfield, C. 145 Av C.... R. Gregory.	800
McMeniman, M. 587 11th av.... J. C. Kelly.	500
Minch, F. 232 E. 37th.... H. Jacobsohn.	500
Mulvihill, M. 756 11th av.... J. M. Brunswick & Balke Co. Pool Table. (R)	32
McDonnell, H. A. 334 3d av.... H. Zahn. Oyster Saloon Fixtures.	400
Meyer, F. 36 Desbrosses.... J. Hoffmann, (Dec. 7, 1881.)	250
O'Rourke, P. 1091 1st av.... Morris Livingston & Co. (Dec. 9, 1880)	300
Pfadenhauer, W. 127 Forsyth.... Estate of D. Jones.	70
Picker, A. Ridge and Delancey sts.... Hirsch & Schwarzkopf.	80
Rehm, G. 34th st, bet 11th and 12th avs... T. Beveridge & Co.	1,470
Rieber, W. 523 E. 6th.... Oppermann & Muller.	450
Rottmann, J. 115 Av C.... Bernheimer & Schmid.	400
Spitzer, M. 199 Worth.... F. & H. Fedderke. Pool Table.	225
Stark, O. 2034 2d av.... D. Mayer.	400
Steckler & Rebar. 642 2d av.... T. C. Lyman & Co.	100
Stover, H. D. 66 W. Broadway.... J. D. Stover.	1,150
Strahman, D. 132 Franklin.... D. Malchow.	525
Schultz & Dufour. 116 6th av.... G. Ehret.	900
Seagrist, C. 773 9th av.... Francesca Werner. (R)	400
Sims, C. W. 110 6th av.... J. H. Berenter. (R)	1,250
Strahman, D. 1 Varick.... J. C. Hupfel.	400
Traford, Elizabeth. 382 3d av.... Emma N. Sweet. Restaurant Fixtures.	300
Turek, J. 340 E. 63d.... Safarik & Cheroovsky.	140
Vempel, G. F. 128 1st av.... F. & M. Schaefer Brewing Co.	500
Walsh, W. 303 Front.... T. C. Lyman & Co.	900
Walker, G. & J. E. 400 Bleeker.... J. Walker.	900
Wiese, F. 504 E. 12th.... Bernheimer & Schmid.	250

HOUSEHOLD FURNITURE.

Applebaum Annie. 246 E. 106th.... H. Spies.	110
Beck, M. 217 2d.... H. Eisler.	227
Bedore, Minnie. 156 E. 94th D. O'Farrell.	370
Behan, Johanna. 300 8th st, Jersey City.... H. Spies.	211
Behan, J. A. 300 8th st, Jersey City.... H. Spies.	618
Besse, Mary Alice. 326 Garden st, Hoboken.... H. Spies. (Nov. 14, 1882.)	215
Bearman, J. W. 17 Pitt.... Jordan & M.	217
Beatty, Emily A. 2348 1st av.... Schulz & Brechtel.	338
Bolan, M. 82 Chatham.... Jordan & M.	107
Brady, E. J. 150 E. 50th.... D. Krakauer. (R)	125
Brown, Ida. 223 Wooster.... Schulz & Brechtel.	301
Brown, Mary M. 126 E. 57th.... Julia A. Ewing.	850
Burke, M. J. 12 Willett.... Jordan & M.	136
Burkhard, Elizabeth. 27 Delancey.... Schulz & Brechtel.	199
Burggraf, G. A., Jr. 504 W. 61st.... J. H. Deane.	313
Byrnes, Ellen. 150 Washington.... Jordan & M.	108
Byron, M. 346 3d av.... Jordan & M.	178
Cortez, S. 198 S. 5th av.... Schulz & Brechtel.	108
Campbell, Laura. 43 Lexington av.... T. Kelly, exr.	450
Carmichael, J. R. 438 to 446 E. 116th.... J. T. Smith. (R)	4,000
Cassel, Josephine. 143 E. 120th.... G. Fennell & Co.	789
Charman, May. 142 W. 43d.... A. M. Anderson.	130
Child, C. J. H. 215 W. 36th.... E. D. Farrell. (R)	225
Caufield, Mary E. 236 E. 122d.... G. Fennell & Co.	117
Delehart, M. J. 572 133d.... G. Fennell & Co.	103
Delavan, Cora L. 459 W. 57th.... S. Baumann.	108
De Wier, G. S., Mrs. 124 E. 107th.... Simpson & Co. Piano. (Dec. 23, 1882.)	300
Donnarrumma, Addie. 238 E. 14th.... Simpson & Co. Piano. (Jan. 4, 1881.)	275
Donohue, W. W. 416 E. 23d.... H. S. Eisler.	103
Dunn, Mary. 513 3d av.... R. Huowitz. Piano, Furniture, &c. (R)	96
Dunwald, P. 223 E. 104th.... D. O'Farrell.	208
Eiren, Dora. 421 E. 117th.... S. Heyman.	139
Edwards, Louise. 244 W. 46th.... S. Baumann.	842
Fay, Alice. 108 E. 108th.... Coogan Bros.	125
Futterer, H. 219 Broome.... O. Butcher.	145
Freeman, Tela. 234 E. 6th.... Cowperthwait & Co.	307
Fryer, A. R. 237 E. 81st.... G. D. Leonard.	100
Fuchs, H. 62 Stanton.... Epstein & K.	147
Furness, C. F. 514 W. 21st.... Cowperthwait & Co.	242
Freisen, J. 572 9th av.... G. Fennell & Co.	177
Frenzel, F. 176 2d av.... G. Fennell & Co.	196
Gaspari, Emily. 2313 1st av.... Simpson & Co. Piano.	230
Green, J. 374 2d av.... H. Greenstone.	259
Haxton, Hannah. 879 10th av.... D. O'Farrell.	103
Healy, Maggie. 8th av and 144th st.... H. Spies.	130
Hennessey, J. 226 E. 108th.... G. Fennell & Co.	118
Hutton, Alice P. 2057 2d av.... Coogan Bros.	106
Hulse, S. 435 W. 43d.... S. Baumann.	109
Hamilton, Annie. 5 E. 30th.... R. Herques. (Dec. 13, 1882.)	security
Hutchison, A. J. 48 University pl.... H. S. Eisler.	177
Hagguist, C. 47 Rutgers.... Jordan & M.	100
Hall, Lorene. 36 W. 44th.... M. F. Eller. (R)	100
Hamilton, A. W. 226 E. 108th.... Jordan & M.	172
Hamilton, Mary. 226 E. 27th.... S. F. Cohen.	496
Harrington, Katie. 303 E. 48th.... Epstein & K.	18
Hayes, Mary. 1506 1st av.... Schulz & Brechtel.	187
Hickey, Jennie. 82 3d.... Schulz & Brechtel.	17
Huellet, A. 411 E. 85th.... Epstein & K.	187
Jackson, Mary L. 406 W. 47th.... J. F. Manges.	179
Johnson, Catherine E. 234 E. 87th.... H. Spies.	143
Judge, Julia. 1502 1st av.... Coogan Bros.	101
Kenney, J. J. 398 Hudson.... Coogan Bros.	129
Kundtman, J. 417 4th av.... S. Baumann.	141
Kerkam, A. 734 E. 6th.... Schulz & Brechtel.	116
Kemp, Ella. 1944 Greene.... Epstein & K.	211
Lackner, L. 88 Delancey.... Schulz & Brechtel.	111
Levy, L. 48 Essex.... Schulz & Brechtel.	119
Lockwood, W. J. 345 Greenwich.... Schulz & Brechtel.	128
Lorch, F. 42 Clinton.... J. H. Siegel. Piano.	185
Lyons, Sarah. 156 Broadway.... Jordan & M.	134

Lauder, W. 2860 8th av.... R. M. Walters. Piano.	200
Levy, I. 832 7th av.... J. W. Crossley. Carpet.	870
Loeb, Bertha. 1696 Lexington av.... L. Dryfoos.	1,000
Lohr, Annie. 739 141st.... G. Fennell & Co.	201
MacGeachy, Cora. 369 W. 23d.... S. Baumann.	512
Marsh, Eva. 956 8th av.... S. Baumann.	137
Mather, Louise. 34 E. 1st.... Coogan Bros.	254
Maynes, D. 236 E. 81st.... G. Fennell & Co.	167
Metzler, J. H. Home st and Union av.... G. Fennell & Co.	161
Miller, Anna L. 337 E. 6th.... Coogan Bros.	112
Miller, Anna. 16 E. 134th.... G. Fennell & Co.	104
Morrison, Margaret M. 34 E. 12th.... W. H. Horn. (R)	2,000
Mott, G. A. 176 E. 112th.... G. Fennell & Co.	133
MacGeachy, C. 369 W. 23d.... S. Baumann.	420
Mathews, A. W., and Lottie. 119 E. 104th.... S. I. Herschmann.	291
McEvoy, J. F. 443 E. 85th.... H. Spies.	402
McEvoy, J. J. 147 Greenwich.... R. W. Walters. Piano.	300
McKenna, P. City.... J. Lynch.	161
Mulkins, Mary L. 246 W. 46th.... Frances I. Taylor.	244
Meagher, M. W. 180 E. 122d.... J. Mullins.	212
Miller, A. 446 3d av.... Schulz & Brechtel.	171
Miller, H. 266 Bowery.... Schulz & Brechtel.	121
Nash, M., Mrs. 150 Pierrepont st, Brooklyn.... J. H. Simonson. (Sept. 2, 1882.)	250
Neslein, Louise. 213 7th.... G. Fennell & Co.	133
O'Keefe, Emily. 22 Morton.... Coogan Bros.	128
Pfeiffer, C. A. 181 146th.... G. Fennell & Co.	140
Pflaum, Geo. 356 W. 16th.... E. Wilcke.	55
Phillips, J. J. City.... J. Lynch.	130
Prairie, Bessie. 87 Lewis.... S. I. Herschmann.	117
Pernell, Annie A. 159 W. 23d.... W. McDermot. (R)	2,000
Philipsen, C. 995 9th av.... R. C. Cashin. (Oct. 14, 1882.)	250
Rae, T. W. 46 W. 9th.... Simpson & Co. Piano.	375
Roach, Mary. 317 E. 37th.... Simpson & Co. Piano.	350
Rosenbaum, S. E. 338 E. 52d.... S. Heyman.	172
Rumsey, Lillie. 108 W. 17th.... R. M. Walters. Piano. (R)	221
Rohloff, P. J. 223 E. 23d.... H. S. Eisler.	156
Root, Annie J. 412 E. 86th.... G. Fennell & Co.	131
Schmitt, Mary. 144 W. 128th.... G. Fennell & Co.	119
Simonson, G. 221 E. 48th.... Coogan Bros. (Trust of).	1,248
Smith, Susan. 246 1st av.... Coogan Bros.	252
Sherman, Antoinette W. 123 E. 35th.... L. E. Gilbert. Piano.	900
Smith, A. V. 348 E. 85th.... H. Spies.	139
Smith, Lizzie. 70 E. 112th.... P. K. Wilson.	500
Spitzbarth, Catharine. 741 E. 11th.... G. Fennell & Co.	109
Stutzmann, H. 10 1st av.... G. Fennell & Co.	151
Sweeney, Mary. 503 8th av.... D. O'Farrell.	135
Sinclair, Emma R. 108 E. 74th.... Thoesen & Uhl.	171
Smith, Josie. 592 6th av.... D. O'Farrell.	382
Smith, W. 523 W. 61st.... D. Krakauer. Piano.	115
Sorley, Margaret T. M. 111 E. 19th.... Schulz & B.	270
Staples, D. 54 6th av.... McGuire & Frieany.	220
Strebakoff, G. 421 E. 9th.... Schulz & B.	156
Taylor, Mary E. 1895 Lexington av.... Louisa T. Babcock. Piano.	174
Taylor, W. H. 152 E. 94th.... Simpson & Co. Piano.	300
Tenkhoff, W. 404 E. 63d.... Schulz & Brechtel.	100
Thompson, Otta. 123 E. 58th.... S. Heyman.	133
Tompkins, A. T. 103 E. 11th.... J. Canty. (Oct. 4, 1882.)	50
Trembler, A. 124 Eldridge.... Epstein & K.	104
Turner, W. B. 178 E. 117th.... Cowperthwait & Co.	371
Twohey, S. 272 E. 75th.... H. S. Eisler.	400
Thompson, T. W. 6 Staple.... Delehanty & McGorty.	129
Townsend, J. N. 37 W. 50th.... H. F. Lord. (R)	315
Vantine, Julia. 311 E. 104th.... Coogan Bros.	147
Wehrle, J. Belvedere, 4th av and 18th st.... M. Hermann. Furniture, Fixtures. (R)	15,000
Williams, Annie. 473 7th av.... J. F. Manges. (R)	110
Wiltshire, Mary. 108 Roosevelt.... R. M. Walters. Piano.	107
Wright, J. 304 E. 107th.... Jordan & M.	108
Weber, P. 2197 3d av.... G. Fennell & Co.	162
Williams, Mary. 1788 3d av.... Geo. Fennell & Co.	182

MISCELLANEOUS.

Ballin & Liebler. 78 Park pl.... Fuchs & Lang. Lithographic Press, &c.	3,858
Beckett & Corleirs. 7 Lespenard.... Griffin & Sons.... Book Bindery. (R)	1,500
Biejes, C. 18 Prince.... W. L. Redlich. Grocery Fixtures.	221
Brown, S. 52 Sheriff.... I. Schlesinger. Butcher Fixtures.	50
Conlon, P. 435 Greenwich.... P. J. McCafferty. Horse, Wagon, &c.	300
Dengler & Rickert. 81 Columbia.... F. Merke. Broom Machinery.	200
Deane, M. J. 607 W. 52d.... Vanderburgh, Wells & Co. Paper Cutter.	80
Deutsch, L. 135 Delancey.... H. S. Eisler. Machines.	600
Dege, J. F. 283 3d av.... Lehn & Fink. Drug Fixtures.	1,000
Duncombe, F. E., M. L. Godkin and C. Fitzpatrick. 26 Beekman.... C. Chambers, Jr. Folding and Pasting Machines. (R)	1,975
Dantel, D. 100th st, bet 9th and 10th avs.... W. R. Clark & Co. Bakery. (R)	300
Delmage, W. J. 1518 1st av.... W. P. Brischache. Butcher Fixtures.	450
Evans, G. S., & Co. 33 Cortlandt.... Elizabeth S. Clark. Presses, Machinery, Type, &c. (R)	5,000
Frankenstein, W. S. 413 Broome.... A. Schlesinger. Hotel Furniture, Fixtures, &c. (R)	2,000
Farrelly, T. 341 W. Houston.... Nuffer & Lippe. Carriage.	619
Flattich, Emma. Hoboken, N. J.... Fitzgibbons, Messer & Co. Machines, &c.	300
Grebe, J. 927 6th av.... Katharine Kohlmann. Barber Fixtures.	200
Gross, T. 131 E. 8th.... G. Fuchs. Shoe Manufactory. (R)	175
Gerdts, C. F. 833 9th av.... C. Umlandt. Grocery Fixtures.	200
Groenwald Bros. 980 1st av.... Von Glahn, Bischoff & Co. Grocery.	750
Hurlbut Bros. City.... P. Barrett. Truck.	317
Hutchinson, S. C. 277 W. 19th.... J. Hutchinson. Laundry.	1,200

Handy & Walters. 47 and 49 Rose... Campbell P. P. & Mfg Co. Presses. (R) 1,100
 Hazzard, E. J. City... M. N. Edwards. Sporting Goods. 125
 Hassan, M. 410 E. 25th... Ellen Hassan. Horses, Carts, &c. 900
 Hegney, F. 515 W. 28th... J. Cunningham, Son & Co. Carriage. 969
 Hering, C. 250 E. 3d st... Adler & Bauer. Bakery Fixtures. 150
 Hoffmann, Sophia. Union and Westchester av... L. Heilbrunn. Hot Bed Windows, Horse, Wagon, &c. 190
 Jacobus, J. H. 131st st and 7th av... T. Osborne. Horse, &c. 275
 Jarvis, F. City... O. A. Jarvis. Office Furniture, Fixtures, &c. 049
 Koster, H. and Catharine. City... J. W. Theisz. Horse, Wagon, &c. (R) 722
 Kansas Sugar Refining Co... J. W. Converse. Machinery, Fixtures, &c. 50,000
 Loewenthal, G. C. 96 Fulton... Lehmaier & Bro. Electrotype Press, &c. 230
 Lethuan, J. H. 310 E. 63d... H. Bormann (L. Halfman, admr). Horse, Wagon, &c. (R) 125
 McDonough & Co. 253 Av B... Josephine McDonough. Drug Fixtures. (R) 1,500
 McMahon, P. J. 113 Washington st... G. E. L. Egenton. Horse, Milk Wagon, &c. 75
 Morrow, J. 150 Elizabeth st... G. Von Glahn. Blacksmith Shop. 400
 Masterson, P. B. 918 7th av... J. Cunningham, Son & Co. Carriage. 725
 Munson, A. L. 41 Tompkins... J. Haney. Presses, Paper Box Machinery, &c. 1,200
 Mitchell, A. 317 Broadway... Maria H. Mitchell. Office Furniture, Fixtures, &c. 3,041
 Morche, E. 142 Eldridge... A. Koenig and C. Schuster. Horses, Trucks, &c. 437
 Metayer's Tourists Co... H. B. Barker. Scenery and Fixtures. 1,014
 Metropolitan Telephone and Telegraph Co... H. G. Pearson and C. Cary, trustee. Lines, &c. (R) —
 N. Y. Mutual Gas Light Co... C. Vanderbilt and G. J. Forrest. Works, Machinery, Fixtures, &c. 1,500,000
 Porter, C. S. 83 William... E. A. Lane. Printing Fixtures. (R) 950
 Pridgen, W. P. 1142 3d av... H. Haas. Wagon. (Dated Dec. 1, 1884.) 244
 Peters, J. G. 66th st, bet 9th and 10th avs... Nuffer & Lippe. Carriage. 876
 Rae, R. 444 Water... W. H. Phillips. Engine, Boiler, &c. 4,730
 Rockfellow, S. A. 178 Pearl... W. H. Fountain. Office Furniture, Fixtures, &c. (Dec. 12, '82) 400
 Roth, S. 18 Clinton st... E. Marschall. Butcher Fixtures. 59
 Rynhart, W. 614 W. 37th... Nannie Montgomery. Horses, Ice Wagons, &c. 1,350
 Rodgers, J. H. 1186 Broadway... W. Leland. Coleman House Furniture, Fixtures, &c. 15,000
 Rodgers, J. H. 17 W. 27th and 1161 to 1177 Broadway... W. Leland. Leland Hotel Furniture. 30,000
 Schumacher, A. 64 Charles... J. H. Evers & Co. Grocery Fixtures, Horse, Wagon, &c. 500
 Stottman, H. D. 34th st, bet 2d and 3d av... J. Juegten. Horse, Wagon, &c. 350
 Schellenberg, F. O. 11 Doyer... H. Strahsahl. Horse, Wagon, &c. 300
 Schulze, C. 157 E. 53d and 874 3d av... B. Fischer & Co. Grocery Fixtures, Horse, Wagon, &c. 200
 Smith, M. 341 E. 21st... M. Haran. Livery Stable. 2,000
 Strauss, A. 372 Grand... Hall's Safe & Lock Co. Safe. 62
 Truax, H. S. City... J. Alexander. Carriage. The Goodville Wyman Co. 16 to 20 Chambers... G. H. Robinson. Presses, &c. 16,500
 Tinsley, J. H. 372 Pearl... W. H. Phillips. Press, Type, &c. 300
 Uffenheimer, L. City... R. Paulson. Horse and Wagon. 75
 Vonderlieth, C. 20 Perry... C. Wedemeyer. Horse, Wagon, Grocery Fixtures, &c. 300
 Weber, W. V. 43 Chatham... S. Mayer. Type, Fixtures, &c. (Dec. 9, 1879.) 650
 Welch, U. Richfield Springs... Mutual Life Ins. Co. American Hotel Furniture and Fixtures. (R) 40,000
 Williams, F. H. 635 Broadway... E. L. Gibson. Photographic Gallery. 300
 Wilson & Joselyn. 19 E. 10th... Catherine L. Carrier. Horses, Coupes, &c. 4,000
 Wolff, G. 339 E. 22d... Josephine Schill. Bakery Fixtures. 500
 Wadsworth, T. A. 68 W. 37th... J. F. Hughes. Dental Fixtures, &c. 300
 Walker, G. C. 115 Broadway... Silberman & Joseph. Law Library. 600
 Winters, J. C. 77, 79 and 81 Fulton market... E. G. Blackford. Stand, Fixtures, &c. 900
 Willis, H. 4 E. 39th... D. B. Dunham. Coach. (R) 56

BILLS OF SALE.

Bittel, A. B. 172 E. 4th... Elizabeth Lambrecht. Saloon. 600
 Buncker & Demmert. 32 Centre... W. Steiner. Presses, Lithographic Fixtures, &c. 1,000
 Clarke, H. E. 160 E. 38th... G. C. Field. Furniture. 1
 Donnelly, W. 647 W. 42d... D. Stevenson, Jr. Saloon. 174
 Eaves, A. G. 143 W. 23d... Harriet J. Eaves. 23d St. Theatre, Furniture, &c. 2,000
 Elder, A. and Mary A. 58th st and 8th av... G. D. Parsons. Saloon. 1
 Elder, A. and Mary A. City... E. Walmsley. Horses, Milk Wagons, Fixtures, &c. 1
 Field, G. C. 160 E. 38th... Maude K. Clarke. Furniture. 1
 Fox, E. C. Park av and 56th st... W. E. Tunis. Furniture. 1
 Golde, J. L. 117 E. 3d... M. Seitz. Saloon. 250
 Goldstein, S. 159 Ludlow... Catherine Schwarz. Vermicelli Manufactory. 563
 Hoffman, J. G. 144 1st st, Brooklyn... R. J. Dean & Co. Machine Shop. 600
 Hoffman, J. G. 144 1st st, Brooklyn... J. G. Hoffman Mfg Co. Machine Shop. 1,000
 Kessler, P. 1563 3d av... A. Graf. Saloon. 375
 Koh'ahl, J. 243 Broadway... H. M. Brigham. Office Furniture. 50
 Krayer, F. 404 W. 50th... M. Zimmermann. Dyeing Machinery, Fixtures, &c. 1,018
 Lorey, G. 141 Forsyth... R. Eberhardt. Saloon. 500
 Loy, Lea and N. City... E. Faurand. Looms, &c. 650

Luedeke, A. and Magdalena. 237 W. 10th... H. Hoberg. Grocery. 375
 McGlinn, P. City... J. W. Theisz. Horse, Cart, &c. —
 Michaels, H., and J. W. Meyer, Jr. 73 Montgomery... C. Mahnen & Co. Grocery. 200
 Montagna, Anna. 309 E. 25th... Anne Schutz. Furniture. 600
 Mulry, W. P. 1268 Broadway... J. Graham. Meat Market. 1
 Mulry, W. P., individ., and as assignee of H. J. Sheffield. 1268 Broadway... J. Graham agrees to assume and carry on the business for benefit of creditors.
 Parsons, G. D. and Clara T. 58th st and 8th av. E. Walmsley. Saloon. 1
 Parsons, G. D. and Clara T. 215 W. 15th... A. Elder. Horses, Milk Wagon, Fixtures, &c. 1
 Ruegge, F. 202 Stanton... P. Eisenburg. Grocery. 150
 Schwobel, G. City... P. Fahye. Milk Route, Wagon, Horse, &c. 725
 Schwarz, C. 251 E. 106th... W. Ritterbush. Restaurant. 125
 Tunis, W. E. Park av and 56th st... Mary E. Fox. Furniture. 1
 Von Meien, C. Broadway and 22d st... F. Krohn. Furniture. 1
 Walmsley, E. 58th st and 8th av... Clara T. Parsons. Saloon. 1
 Walmsley, E. Jersey City... Mary A. Elder. Horse, Milk Wagon, Fixtures, &c. 1
 Wedemeyer, C. 20 Perry... C. Vonderlieth. Horse, Wagon, Grocery Fixtures, &c. 900
 Weisner, Jeanette. 229 22d... S. W. Weisner. Furniture. 1
 Winkler, L. 354 E. 54th... Mary Keller. Barber Fixtures. 110
N. Y. ASSIGNMENTS CHATTEL MORTGAGES.
 Cozzens, C. L., to R. P. Travers. (Mortgage given by Ada B. Drew, June 2, 1883.) 500
 Gross, C., to K. Henschel. (Henrietta Spitz, Nov. 17, 1883.) 1
 Kohn, S., to H. Cillis. (Elizabeth Beck, April 27, 1883.) 900

AGREEMENTS.

Ludke, F. 60 E. 4th st., to J. H. Siegel. (Agrees to sell Pianoforte business.) (R) 7,074

KINGS COUNTY.

SALOON FIXTURES.

Beedle, Sidney. 738 Fulton st... Eliz. H. Beedle. Billiard Tables, &c. \$800
 Caldwell, Geo. W. 585 Fulton st... Wm. A. Miles & Co. 270
 Dooley & Kirwan. 202 Prospect st... T. C. Lyman & Co. (R) 500
 Ebel, Louis. 46 Broadway... Cath. Lipsius. (R) 1,300
 Fox, Wm. F. 244 Bond st... T. C. Lyman & Co. (R) 200
 Gutge, H. F. 188 Columbia st... G. Bechtel. (R) 600
 Happel, A. 262 5th av... The J. M. Brunswick & Balke Co. Pool Table. 198
 Hiep, F. A. 368 Grand st... J. Ruppert. (R) 600
 Lenehan, John. 76 Taylor st... T. C. Lyman & Co. (R) 500
 Murtagh, Patrick. S e cor 55th st and 3d av... T. C. Lyman & Co. 500
 Martin, Ignatz. 161 Evergreen av... Welz & Zerweck. 100
 Symonds, Benj. R. 57 Greenpoint av... W. P. & H. H. Uhler. Restaurant. 400
 Vincentz, C. L. 893 Broadway... O. Huber. 430
 Wunder, Chas. 85 and 87 Court st... E. F. Monnia. (R) 250

HOUSEHOLD FURNITURE.

Raur, A. 80 Court st... F. G. Smith. Piano. 225
 Buttler, Ellen. 121 High st... F. G. Smith. Piano. 245
 Baker, H. J. 335 Atlantic av... Jordan & Moriarty. 121
 Boettner, G. A. 387 10th st... J. Delmar. 50
 Caruth, Eliz. 473 Henry st... Anderson & Co. Piano. 120
 Chevalier, L. 346 South 3d st... Schulz & Brechtel. 130
 Flechsenhaar, J. J. 129 Huron st... Jordan & M. 162
 Fischer, Anna. 2d st... H. S. Eisler. 139
 Giroux, A. W. 234 Tompkins av... Phelps & Son. Piano. (R) 175
 Haliday, A. T. 140 Columbia Heights... J. Wood. (R) 450
 Hamilton, Charlotte C. 149 Pierrepont st... M. A. Swan. 500
 Hoffmann, C. 331 Bergen st... I. Mason. 360
 Holmquist, A. 742 Van Buren st... F. G. Smith. Piano. 300
 Holt, A. A. 160 Hart st... J. Mullins. 160
 Heymann, D. 588 Atlantic av... J. H. Siegel. Piano. 150
 Hackett, Wm. 132 2d st... I. Mason. 122
 Lang, Susan. 489 Dean st... Anderson & Co. Piano. 200
 Longhurst, Mary A. 47 Greene av... R. G. Lockwood & Son. 106
 Lydig, Kate. 91 Ellery st... D. Krakauer. Piano. 235
 Laurence, B. G. 307 Putnam av... Abby Vanderhoof. 100
 Martin, Daniel. 369 Jefferson st... Susan Lewis. 400
 Parsons, A. H. 139 1/2 4th st... R. M. Walters. Piano. (R) 140
 Robertson, Amelia. 40 Hanson pl... J. K. Phillips. 662
 Rains, Mary S. 193 Sands st... I. Mason. 446
 Sheffer, L. 200 De Kalb av... L. Baumann. 225
 Smith, Geo. 187 Huntington st... T. Browne. 152
 Sheppard, Alice. 132 1/2 16th st... H. D. Smith. (R) 85
 Tate, Chas. A. 195 Raymond st... F. G. Smith. Piano. 175
 Terry, Fanny G. 425 Atlantic av... P. F. Brennan. Piano. 200
 Winters, P. V. 102 Reid av... M. C. Smith. Piano. (R) 130

MISCELLANEOUS.

Ballin & Libler. 68 to 78 Park pl, New York... Fuchs & Lang. Lithographic Steam Press, &c. 3,858
 Bogert, Harris. 1119 Fulton st... John S. Bogert. Fish Market, &c. (R) 2,000
 Bachmann, M. 59 Ryerson st... A. & M. Ibert, Jr. Bakery. 150
 Bauer, Ernest. 90 Bushwick av... Brueckner & Krenigsheim. Fixtures, &c. 700
 Beckett & Corlies. 155 West Broadway, New York... H. Griffin & Son. Bindery. (R) 1,500

Bache, C. 80 4th st... A. Winkelman. Horses and Coach. 459
 Bache, C. 81 7th st... Geo. Siegel. Horses and Coach. 750
 Crankshaw, J. E. 55 Gold st, New York... A. G. Crankshaw. Printing Presses, &c. (R) 1,000
 Cabezola, G. 136 Gold st... J. Fulton. Fixtures. 100
 Clayton, J. 45 and 47 York st... N. Strang. Machinery. (R) 1,000
 Dwight, John R. M... Peter Barrett. Wagon. (R) 20
 Ekhart, Henry and Mary. 35 1/2 Hamilton av... Gennerich & Hilsmann. Bakery. (R) 165
 Guth, M. 423 Graham av... J. Doerfler. Butcher Shop. 100
 Gutierrez, Wm. F... P. Barrett. Wagon. 35
 Hanshen, Elisha, Jr. 21 Hoyt st... J. F. Stratton. Horse and Wagon. (R) 75
 Hill, E. 192 Clinton st... J. M. Uhler. Stock and Fixtures. 3,000
 Hull, Catharine. 457 Manhattan av... P. Camp-ton. Millinery, &c. 500
 Kolb, J. H. S e cor North 11th st and 5th st... Ball & Jewell. Boilers. (R) 1,350
 Langjahr, Mary and William. 1626 Fulton av... Weeks, Douglass & Co. Bakery. (R) 800
 Lawrence, B. G. 807 Putnam av... G. E. Kennchan. Silver Ware. 75
 Leonard, Wm. A. 173 Greenwich st, N. Y... M. N. Johnson. Paper Cutter, &c. (R) 199
 Leake, L. D. 136 Atlantic av... H. Fischer. Tea Store. 350
 Lovell, Thos. 429 Flatbush av... F. Lovell. Fixtures, &c. (R) 443
 Mullan, Chas. 340 Van Brunt st... W. O. Reilly. Grocery Store. 300
 Mumby, J. H. 100 and 102 Fulton st and 28 Henry st... T. T. Mumby. Fixtures, Horses and Truck. 1,952
 Myers, Thomas J. 648 5th av... H. Munday. Cigar Store. 150
 McGuire, B., and A. Steinhart. 314, 346 and 348 Cumberland st... J. Johnson. Horses, Coaches, &c. (R) 3,500
 Miciotta, R. 23 Atlantic av... A. Flacomis. Barber Shop. 250
 Morrison, Sallie B. 54 Flatbush av... Wm. Spence. Drug Store. 143
 Nieber, H. F. N e cor 6th av and Prospect av... D. Nieber. Butcher Shop, &c. (R) 1,000
 Pecan, Ruth. 171 Powers st... T. S. Jube. Carriage. (R) 281
 Rae, R. 442 and 444 Water st, N. Y... W. H. Phillips. Machinery. 4,780
 Reilly, P. H. 25 Rose st, N. Y... G. H. Morrill & Co. Printing Press. (R) 1,057
 Reininger, A. 732 Bedford av... G. C. Jeffreys. Barber Shop. 60
 Stohp, A. Cor 5th av and 5th st... Geo. H. Rein-ecke. Grocery. 860
 Tanner, E. H. 268 and 270 Court st... J. M. Wil-bur. Horse and Wagon. 180
 Tinsley, J. H. 372 Pearl st... W. H. Phillips. Printing Press, &c. 3,000
 Van Wicklen, Emma M. Schaffer st near Central av... J. Strauss. Cows, &c. 2,050
 Warden, John W. 70 and 72 Myrtle av and at Brighton Beach, Coney Island. W. C. Booth. Fireworks. 1,179
 Winters, J. C. Stands Nos. 77, 79 and 81 Fulton Market, New York... E. G. Blackford. Fix-tures, &c. 900
 Wanamaker, L. C. 374 Greene av, 167 and 169 Church st... S. E. Wanamaker. Fixtures, &c. 2,860
 Welch, John and A. W. 258 Grand st... E. Her-bage. Sewing Machines. 300

BILLS OF SALE.

Baker, Max, to Johanna W. Harris. Fixtures, 502 Myrtle av. nom
 Boyle, Patrick F., to John F. Kirn. Shoe Store, 379 Van Brunt st. 400
 Fictory, Patrick C., to David T. Roche. Saloon, 321 5th av. 200
 Herle, Henry, to M. Legenhauser. Grocery Store, 107 Putnam av. 1,100
 Hoffman, John G., to The J. G. Hoffman Manu-facturing Co. Machinery, &c., 144 1st st. 1,000
 Kirn, John F., to Emma wife of Patrick F. Boyle. Shoe Store, 379 Van Brunt st. nom
 Lessner, Bernhard, to A. & M. Ibert, Jr. Bak-ery, 90 Boerum st. nom
 Mendel, Morris, to Henrietta Mendel. Shoe Shop, 327 Adams st. 250
 Noll, C., to Maggie Baehmann. Bakery, 59 Ryerson st. 1,000

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 fir t 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.

Dec.
 11 Austin, James A.—P. H. Sumner. trustee..... \$4,751 63
 11 Austin, Madeline—Wm. exr., &c. Wm. Rhinelander..... 192 53
 11 Ash, Jacob—G. F. Victor..... 369 98
 12 Armstrong, Henry—A. G. Havens. 425 95
 14 the same—First Nat. Bank of Jersey City..... 1,021 91
 14 Arens, Henry—C. H. Smith..... 97 90
 14 Albertine, Louis D., of 26 West 31st —H. P. Cooper..... 341 14
 7 Baird, Sarah—George Kitchell . . . 436 08
 7 the same—the same..... 545 50
 8 Bertschy, Samuel—Aug. Smith..... 4,811 59
 8 Burkhard, Phillips.—Asonia Brass and Copper Co. 208 58
 10 Brisbane, George—Delaware, Lack-awana & Western R. R. Co. costs 116 51
 10 Borst, John B., individ. and as admr. of Elizabeth Borst—Marie D. McEvoy..... 5,015 08
 10 the same, individ—the same.. 13,260 41
 11 Bull, Edward S.—Theo. Eastmond.. 1,132 85
 11 Bloodgood, Frank W., pltff.—James Wilson, deft..... 108 75
 11 Brody, Jacob—Isaac Baron..... costs 44 43

Table with 3 columns: Name, Address/Details, and Amount. Includes entries such as Brennan, Louis C.—Wm. Fischer... 35 83; Goldwater, Henry—Lewis Frank... 610 21; Mitchell, Irving—C. N. Howard... 365 43.

Table listing real estate transactions in Kings County, including names like Smith, W. B., & Co., Underhill, Gerard H., and others, with associated amounts.

Table listing real estate transactions in Kings County, including names like Mangels, Carsten, McMall, Robert, Metzler, Charles, and others, with associated amounts.

Table listing real estate transactions in Kings County, including names like Wilber, Harry, Same—D. C. McEwen, Wetmore, George C., and others, with associated amounts.

KINGS COUNTY.

December 8 to 14—inc usive.

Table listing real estate transactions in Kings County, including names like Brady, John, Same—J. Dingnan, Corr, Henry, and others, with associated amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including names like Isabella Goffe, Justus H. Zimmerman, and others, with associated amounts.

SATISFIED JUDGMENTS.

NEW YORK

December 8 to 14—inclusive.

Table listing satisfied judgments in New York, including names like Atwater, Theron S., Bowe, Peter, Burr, Wm. H., and others, with associated amounts.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including names like Prospect pl, n s, George W. Evans, and others, with associated amounts.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including names like Lewis C. Tufts, Pasco & Palmer, and others, with associated amounts.

Table listing real estate transactions in Kings County, including names like Allen, Henry, Arnold, Satterlee, Brown, John W., and others, with associated amounts.

Table of real estate listings in New York, including addresses and prices. Examples: Herkimer st, n s, 107.6 w Utica av 17.6x100; De Kalb av, s s, 45 w Fort Greene pl, 25x106.7x25.6.

Table of real estate listings in New York, including addresses and prices. Examples: Bettinger, Susanna—J M Cull, Techenor st; Bohley, Wm—M Widmayer, M & E R R av.

Table of real estate listings in New York, including addresses and prices. Examples: Callaghan, Philip—Maria Callaghan, J City; Callaghan, Philip—J Callaghan, J City.

RECORDED LEASES.

Table of recorded leases in New York, listing property addresses, lease terms, and annual rents. Examples: Allen st, No. 52, part store and four rooms; Bowery, No. 370, w s. Wm. P. Woodcock, Bedford, N. Y.

Table of mortgages and chattel mortgages in New York, listing names, addresses, and amounts. Examples: Anderson, Isabella—J P Wakeman, Garside st; Cooper, Sylvanus—A Dodd, Orchard st.

Table of mortgages and chattel mortgages in New Jersey, listing names, addresses, and amounts. Examples: Blumenstock, Andrew—Catharine Vogel, 3 yrs; Brennan, Patrick—T McGee, 5 years.

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.

Table of conveyances in Essex County, New Jersey. Examples: Allen, W L—H J Lefort, 18th av and Rose st; Atwater, Samuel, trustee—J Bowles, S 8th st.

HUDSON COUNTY.

Table of conveyances in Hudson County, New Jersey. Examples: Altridge, Matilda C—John Bott, J City; Autenreith, C J—Amelia Geissler, West Hoboken.

Table of bills of sale in Hudson County, New Jersey. Examples: Kramer, G L, Guttenberg—H Steiger, horse, wagon, &c; Meyer, O W—W G Meyer, boot and shoe store.

JUDGMENTS.

Donnelly, Thomas—W H Wood..... 152
 O'Donnell, James—Claussen & Pine..... 270
 Speck, C J, and Francis Edge—James Donald & Co, damages, \$594; costs, \$57; total..... 651

MECHANICS' LIENS.

Ward, Frances M—S S Brown, Jr..... 108

PASSAIC COUNTY.

MORTGAGES.

Ackerman, J H—C Wolfhegel, River st..... \$3,000
 Burt, Spencer—C S Hockenberry, Acquackanonk T'p..... 550
 Cunningham, J L—G A Hobart, 12th av..... 5,000
 Pinnegan, James—Pat Savings Inst, Marshall st..... 1,000
 Gornley, David—C Van Winkel, East 22d st..... 1,400
 Haldane, H S—H N Van Wagoner, Mechanic st..... 250
 Kipp, Mary J—E White, Acquackanonk T'p..... 1,029
 Liotard, Antoinette—Pat Mutual B and L Assoc, Beach st..... 2,000
 McCluskey, Joseph—C W See, George st..... 450
 McEwen, Edward—H Devine, Little Falls road..... 1,200
 McGrath, Mary—T C Cooper, Beach st..... 84
 McMuller, James—Iron and Silk Loan Assoc, Maple st..... 1,200
 O'Brien, Thomas—A Mitchell, Preakness av..... 500
 Paulson, Edward—B Hopper, Rip Van Winkle av..... 875
 Phillis, Phoebe—E C Morse, William st..... 3 0
 Shehan, Dennis—J D Fish, admr, Acquackanonk T'p..... 3,350
 Spear, David—M A Bowman, Pearl st..... 800
 Van Iderstine, Garret—Mut B and L Assoc of Passaic, Prospect st, Passaic..... 2,000
 Vreeland, Andrew—G G Oldis, Fair st..... 2,800
 Weston, Michael—H Hopper, Cedar st..... 800
 Whitford, James—Celtic Mutual B and L Assoc, Newark av..... 750

CHATEL MORTGAGES.

Berg, Emil, Paterson—W Bauer, liquor store.... 300
 Smith, William, Paterson—J Smith, bakery.... 214
 Todd, J C, Paterson—R S Hughes, recvr, machine shop..... 40,000
 Van Houten, H D, Paterson—C A Van Houten, groceries..... 1,000
 Wait, William—H E Samuels, furniture..... 300

BUILDERS' SUPPLIES.

A. KLABER,
Steam Marble Works,
 256, 258 & 260 E. 57th Street,
 At 2d Ave. Elevated R. R. Station. NEW YORK.

LOUIS REISS,
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 Fine Wall Papers and Painters' Supplies.
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Hair! Hair!! Hair!!!
A. McNEELY, Wholesale Dealer in
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Fine Goat Hair a Specialty.
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MASON AND PLASTERER,
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C. L. WILLIAMS,
ROOFING AND CORNICES
 NO. 157 EAST 126TH STREET.
 Roofs Repaired and Painted.

INSURANCE.

UNITED STATES
MUTUAL ACCIDENT ASSOCIATION,
 320 and 322 BROADWAY, N. Y.

\$5,000 Accident Insurance.
 \$25 Weekly Indemnity.
 Membership Fee, \$4.
 Annual Cost, about \$12.
 Write for circular and application blank. European permits.
C. B. PEET (of Rogers, Peet & Co.), President.
J. R. PITCHER, Secretary.

ROYAL
[FIRE]
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 Established 1845.
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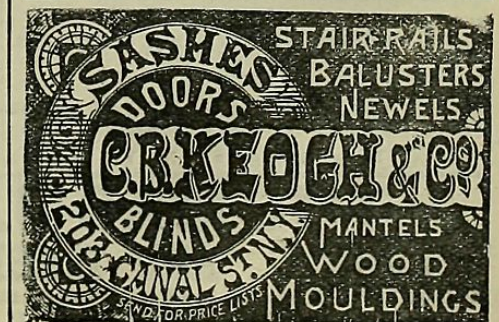
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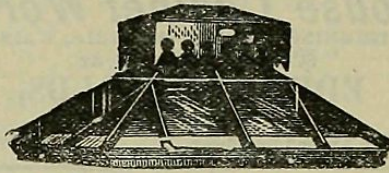
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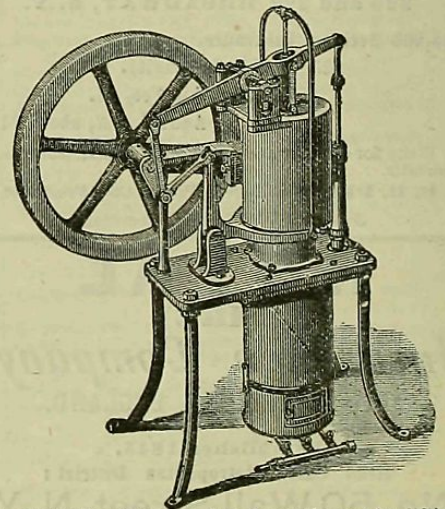
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