

## THE RECORD AND GUIDE.

191 Broadway, N. Y.

TERMS:

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

Communications should be addressed to

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

J. T. LINDSEY, Business Manager.

DECEMBER 22, 1883.

The recent heavy snowfalls should help the winter wheat. The past has been a splendid season for this crop. The weather has been warm and open and the plant has secured a good root. The covering of snow will protect it during the winter, and if the spring is as favorable as the fall has been, the winter wheat crop of 1884 will be magnificent.

The "Ticker" this week is too feeble to give the usual information about the market. It is safe to say, however, that whoever buys at present prices, and can hold his stocks until February, will probably net a profit. The January dividends will be reinvested in other securities; and while this legitimate buying lasts, there will doubtless be a moderately strong market. But, of course, an unexpected disaster may make matters worse in January than they have been in December.

The real estate building interest has stood the business depression of the past two years better than any of the great speculative enterprises of the country, but several failures have occurred recently, and there may be others to come. We do not use the word speculative in any condemnatory sense. All who produce an article at one price, expecting to sell at a higher, and who take the chances of the market, are speculators, though they may call themselves merchants, bankers or builders. Contracts for building entered into two years back must be unprofitable at the prices which obtain to-day, and hence some speculative builders are in trouble and several have already failed.

One of the indications showing a more healthful condition of trade is the heavy exports of certain lines of standard cotton goods. Several large concerns engaged in the West Indian and South American trade have orders ahead for three months. This shows that we have "touched bottom," and that certain lines of domestic goods can at present prices be exported at a profit. What a pity this is not true of all our manufactures. There is just now a superfluity of goods of all kinds on the market, but even our lowest prices are far above what corresponding classes of goods can be made for abroad. We have the machinery to double and treble our present product, but there is no market for the goods at home, and all foreign trade is closed against us because of the cost of production in this country. We should at least have untaxed raw materials. Then, perhaps, we could largely increase our line of cotton goods to send abroad, and in addition export woollens and specimens of all our manufacturing industries. We cannot always depend upon cotton, grain and provisions. Our surplus of these will henceforth be limited, due to our increasing population, but there is no end to the possibilities of our manufacturing industries, provided we can produce cheaply enough to sell to foreign markets.

We have frequently had occasion to speak approvingly of Abram S. Hewitt, and have more than once suggested that he would be an excellent Democratic candidate for the presidency. But we are sorry to see that in one matter at least Mr. Hewitt has misbehaved himself. He had no business to ostentatiously call upon President Arthur and ask him to interfere in the matter of the slayer of Carey, the Irish informer. He knew that all efforts in that direction were futile and the suspicion lies against him that his course was dictated by a desire to get the cheap applause of some unthinking Irishmen. It would have been quite proper and natural for a private person to have felt sympathy for O'Donnell, but the ideal Democratic candidate for the presidency could not afford to be suspected of demagogism. We have also felt it our duty to sustain Mayor Edson against adverse criticism in the city press. He should not be blamed, we thought, for not falling into the same error committed by Mayors Wickham and Grace, who broke with their party and lost all influence thereby over the city government. Mayor Edson was quite justified in trying to keep on official relations with the Board of Aldermen, nor was he to be rebuked when he looked out for the interests of the wing of the Democratic party which made him Mayor. But his reluctance to

expose the frauds in the Comptroller's office, because they might reflect on John Kelly, and his eagerness to set the Grand Jury at work on the shortcomings of County Democracy Thompson, does not look well. If there is wrong doing in any department, the Mayor of the city of New York should be the first to urge any reasonable expenditure that would expose corruption and help to "turn the rascals out."

The estimated value of real estate in New York is two thousand million of dollars. So far this great interest has had no corporate organization to represent it. Hence it has been made the prey of politicians. In addition to the regular taxes, real estate has had to bear all manner of illegitimate charges. It has supported party factions, enriched rings, and made the fortunes of characterless adventurers. And this has been due solely to the fact that it has been unorganized. What was "everybody's business was nobody's business." True, there have been real estate associations and taxpayers' parties, but their objects were vague and they became the prey of shrewd manipulating politicians. But with the organization of a Real Estate Exchange we may hope for better things. The new institution will not only have a body but a soul. Its membership will represent not only the owners but the active dealers and brokers in real estate. The latter will, as it were, vivify the whole body, and will supply the element which all previous organizations of real estate owners lacked. Hereafter they will be a power in the community to correct and inform legislators and prevent the imposition of unjust burdens upon real property.

### About the New Real Estate Exchange.

The daily papers have given such full accounts of the scenes attending the organization of The Real Estate Exchange and Auction Room (limited) that it is needless for us to tell the story over again. The attendance of members was large, the proceedings animated, and, at times, turbulent. This was to have been expected. Had the gathering been as quiet as a Quaker meeting, or a funeral, it would have shown that there was no life in the organization. But all institutions which have vitality are very apt to show signs of lusty vigor. What touches men's business interest is pretty sure to make them demonstrative.

It was the original intention of the brokers who were so successful in organizing this exchange to confine, if possible, its management, for a time at least, to themselves. And this was very natural. They had been busily engaged with matters for nearly three months, and had given time and thought to working up the enterprise to a successful issue. They had induced their friends and clients to invest their money upon their judgment, and they therefore wished to keep the association within their own control for the first year of its existence. They did not care to have the organization fall into the hands of the skeptics and critics who waited until the success of the enterprise was assured before they subscribed their names. As Messrs. Coudert and Chesebrough, who started a week ahead of them to establish an Exchange, had succeeded in obtaining only thirty-eight subscribers up to the time when the Ludlow Committee had nearly three hundred, the latter thought that those gentlemen should take a back seat for a while at least. This, it seems, they had no intention of doing, though no doubt much ill-feeling would have been avoided had one of their number, say ex-Mayor Grace or Robert B. Roosevelt, been placed upon the regular ticket for directors.

We were of opinion that the Committee could afford to increase their number to thirteen, which the law permitted. We thought, also, that the additional four should represent owners and other interests. Our representative regarded this matter as so vital that he resigned his position as Secretary of the Committee so as to be able to act independently. With this view the following circular was prepared and printed:

OFFICE OF THE RECORD AND GUIDE, }  
191 Broadway. }

DEAR SIR:

You will agree with us that the affairs of our Real Estate Exchange and Auction Room (limited), should be in the hands of no single class of the community; the brokers alone should not have the sole charge of the funds and management; neither should the lawyers; nor the real estate owners. An effort is making to nominate and elect as directors only nine excellent gentlemen who are, however, all real estate brokers. We do not think this fair, nor wise, nor for the best interests of our new institution.

In this view we have been confirmed by a large number of our co-subscribers, who have in every way expressed their disapproval of anything which might savor of confining the control of our Exchange to a single interest. We take the liberty of suggesting that at the preliminary meeting, to be held on Thursday, at 1 P. M., at 160 Broadway, a committee of fifteen be appointed of the very best names on the list of subscribers and who shall represent all the larger interests of the Institution, and that to this committee shall be referred the By-Laws prepared by the commissioners for approval before being submitted to an adjourned meeting of all the members of the Exchange.

As the law permits the election of thirteen directors, this committee of

fifteen might be empowered to propose a ticket which might be satisfactory to every leading interest of the Exchange.

Should, however, there be no adjournment, we urge subscribers to vote a mixed ticket which will give property holders a voice in the direction as well as brokers.

But the desirability of a postponement of at least a week, must be obvious to every one. This is too vital a matter to be acted upon hastily, in view of the great responsibilities involved in the organizing of what may yet prove the most important Exchange ever established in this city.

The claims of the gentlemen comprising the commissioners should not be overlooked. They have done their work well, and it would be ungracious as well as ungrateful not to recognize it.

Editor RECORD AND GUIDE.

The above was ready to be issued on Wednesday evening, when news reached us that the committee had reconsidered their action—had increased the number of directors to thirteen and given the property holders three representative candidates. Our intention from the beginning was to be fair to every real estate interest. We concurred with the brokers in their desire to control the Exchange and the initiatory stage of its existence, but we thought they would be morally and materially strengthened by making concessions to other interests, and they finally came around to our view. Hence the circular was not distributed, although it was read to the Committee.

And here a personal explanation is in order. The gentleman who represented this paper, and who was one of its original founders, was put upon the regular ticket at the last moment, against his own earnest protest. He did not want to be a candidate and had no ambition for any such position. But it seems there is some provision of the law which makes it desirable that the President and Secretary of the Organizing Committee should be members of the directory for the first year. Rather than embarrass the Committee, whose secretary he had been for some time, he reluctantly consented to allow his name to be used, although it created personal complications for him which were far from pleasant.

On one point we were, perhaps, fallible. We thought the organization should be effected with more deliberation, and that a few days' postponement might lead to a more equitable and harmonious final settlement. But from the proceedings last Thursday it is clear that an adjourned meeting would, in the slang of the day, have been a "circus." The rival interests would have had time to organize, and between the personal ambitions of earnest and unscrupulous men and the mischief rendered possible by manipulation, a crisis might have been produced which would have killed the Exchange before it was born. So that, after all, the "bulldozing" complained of at the initial meeting was probably justified by the happy issue of the proceedings. The Exchange has been organized, and a new era has opened for the real estate interests of this city.

Henry Villard is just now under a cloud. After successfully completing a great enterprise he has been forced to retire from his most important trusts because of the losses incurred by his wealthy friends and backers who formed the "blind pools" and syndicates which supplied him with money to complete the Northern Pacific Road and put it in running order. However much Mr. Villard may be condemned now he will be given the credit in the future railroad history of the country of having executed, under great difficulties, a work of the highest value to the Northwestern country. True, investors burnt their fingers in supplying the necessary funds, but they have only their own folly to blame for their misfortunes. The readers of these pages are aware that for two years we have pointed out the impossibility of a road running through a wilderness of a thousand miles being able to pay expenses. The Northern Pacific is simply repeating the history of every other road built west of the Alleghanies, with perhaps three exceptions, the Lake Shore, Rock Island and the Old Galena Road, none of which fell into the hands of the receivers. The great Northwestern Company was bankrupted three times, and the first-mortgage bondholders of the Northern Pacific will, as a matter of course, in time, become the sole owners of the road. There will probably be another organization, to be followed by another bankruptcy, for the wilderness must be very generally built up before the road can be made to pay. Still nothing can take from Mr. Villard the credit of having completed a great national enterprise, nor does it follow, because he has made powerful enemies and has the reputation of being a prevaricator, that he will lose his grip on Wall street. He is very rich and has been personally successful. Jay Gould's remarkable career was not interrupted because of his moral shortcomings. The motto of Wall street—as in the general business world—is that "Nothing succeeds like success."

It is sincerely to be hoped that the Legislature will authorize a State Medical Board to give diplomas to the graduates of our medical colleges. It would raise the standard of medical education and insure the public against the evils resulting from adding ill-instructed and incompetent physicians, so called, to the ranks of the

healing profession. Under the present system, each college gives its own diploma, and hence, the temptation is to turn out as many matriculants as will pay the fees without reference to their qualifications. By all means, let us have a State Medical Board, with power to grant diplomas.

### Philadelphia Houses.

It is curious how different the aspect of Philadelphia is from that of New York. Chestnut street, indeed, looks as if it were trying to be Broadway, not with very good success, and one or two other business streets have something of the air of New York. The new public buildings are a great piece of Paris, the most Parisian thing to be seen outside of Paris, and more characteristically Parisian than almost anything in Paris except the new Opera. And just opposite this glittering mass of white marble is the new station of the Pennsylvania Railroad, which is a piece of Victorian Gothic that looks as English as its big neighbor does French, and as good of its kind. And nobody who looks at one of these buildings in contrast with the other can fail to notice how much more natural a development of the common building of Philadelphia the station is than the Town Hall.

The common building of Philadelphia is of brick much more largely than that of New York. The vice of brown stone veneers is to be seen in some of the residential streets, but it is plainly an importation and an imitation. Red brick and white marble are the constituents of the typical Philadelphian dwelling. Sometimes the marble is omitted, except from the door-steps, where it seems to be in the nature of a religious observance. In many places in Philadelphia may be seen house fronts of which the openings are neither lintelled nor arched, but the wall over the windows rests directly on the wooden sash frames. This extremely free-and-easy method of construction is peculiar to Philadelphia, among great cities, at least. Of course, when the wood rots, down comes the wall over it. But this is looked out for in houses which are kept up. In old houses the bad effects of it are visible. Another device very commonly practiced is to put an iron strap over the window, embedded in the wall at each end. This is open to no objection on the score of durability. It is certainly a cheap way of building, cheaper than brick arches or stone lintels, and seems in every way serviceable. Of course it is not pretty. There are few buildings so absolutely characterless as the Philadelphia houses of this pattern. But, on the other hand, it is not affirmatively offensive, and therein enjoys a great advantage over the brown stone front of New York.

The usual Philadelphia house, our very tiresome old friend with the white marble lintels, is also much without any character, good or bad, and gives you only a sense of extreme cleanliness, which is enhanced by the spectacle of the housemaid scrubbing down the steps, which may be seen in almost any street at almost any hour from dawn to noon. The houses have visible roofs, however, and are in this respect less depressing than the New York house, and the execrable invention of the high stoop is almost unknown. People in Philadelphia neither eat nor cook below the surface of the earth, and the few steps they find it necessary to go up to the principal floor they go up under shelter, like rational beings.

The exterior plainness of the Philadelphia house is almost invariable, no matter how large the dwelling, or how costly is its interior fittings and furniture—except with a comparatively small number of recent houses. It is probably a remnant of Quaker feeling. The Philadelphia mansion is very much like the New York mansion of fifty years ago, the big houses of Bowling Green and St. John's Park and Washington square, except that the New York house has bits of classic detail, pure in design and good in workmanship, which gives it all the architectural interest it possesses. The Philadelphia mansion has none of this detail, and therefore possesses no architectural interest whatever. On the other hand it has not, like the New York brown stone house, the air of a vulgar ostentation. There is nothing about it which has been done simply to show that it cost money, like the moldings of a brown stone front, much less to pretend like the tin cornice that it cost more money than it did cost.

But it is in planning that New Yorkers have most to learn from Philadelphians. The exasperating idiots who ruined New York by the street system of 1807, followed by several generations of idiotic speculative builders, have brought it about that house rent in New York is three or four times what it is in Philadelphia. The "deep lot" is the cause of all our woes, and nobody has done anything to the purpose toward mitigating the effects of the deep lot. A house cannot be well lighted if it is more than 50 feet deep. But this would leave half the New York lots unoccupied, and the backs of the houses 40 feet further apart than the fronts. So the New York speculative builder builds his house 60 or 70 or 80 feet deep in order not to "waste ground," and does waste the whole middle third of his house, which can neither be properly lighted nor properly aired, and which is unfit for human habitation. The Philadelphian builder builds a house 40 feet deep, in one or two parlors on the ground floor, and then

puts the dining-room and kitchen in an extension, with the stairs at the back of the main building, whereby there is not a dark place in the house. The service is done from an alley in the rear. These alleys are the subjects, it is only fair to say, of a good deal of complaint, arising from the difficulty of policing them, but no Philadelphian would dream of changing this condition for that of the occupant of a New York brown stone front, even at the same rent, whereas by a better street system and a better system of building, he pays in a city three-quarters the size of New York, about one-third of the New York rent, and he can live at this moderate rent within fifteen minutes' walk of the business centre of Philadelphia.

We are in the habit of saying, in our lazy way, that this difference arises from a difference of topography. That has comparatively little to do with it. It arises mainly from the utilization of the back yard. Whoever has looked out of the back window of a New York and of a Philadelphia house knows this to be the case. If the venerable idiots of 1807 had turned their "blocks" the other way, so as to make longitudinal avenues as frequent as lateral streets now are, they would have made a great improvement on their absurd scheme. If they had put the streets 150 feet apart instead of 200, thus making the lot 75 feet deep, they would have added one-fourth to the householding capacity of the area covered by the street system, and secured more habitable houses as well. These things are past praying for. Capitalists like the Astors might do something by subdividing the New York block more economically, after a study of the Philadelphia system. And New York builders might certainly take a lesson from Philadelphia builders in the arrangement of houses, which would ensure to the benefit of the tenants.

### The Water Front.

The legal questions which have been permitted to complicate the ownership and control of property on the water front of New York Harbor were briefly stated in the last number of THE RECORD AND GUIDE. In the city of New York it was found that the right of eminent domain, granted to the municipal government during its colonial history and maintained with enlarged grants from the State under the present regime, had resulted, through want of foresight, in embarrassments serious enough to partially paralyze the arm of the Dock Department. On the other hand it was seen that on the west bank of the Hudson River the want of a title in fee to the lands under water had been productive of still greater annoyances to the two neighboring cities of New Jersey, excluding them almost completely from the river, and rendering even their police jurisdiction over the piers a good subject for some sort of enabling acts. An almost equally chaotic state of affairs may be found in Brooklyn, though, owing to fortuitous circumstances in that city, the evils that afflict New York, Jersey City and Hoboken, are less manifest.

Originally, it is well known, the city of New York claimed jurisdiction over the water front in Brooklyn, the claim extending to high water mark. But this claim has been either abandoned or compromised, leaving the question of proprietary rights to be adjusted on the principles of common law. Here commences the disabilities of Brooklyn as a corporation. She received none of the rights of eminent domain through her charter. Her jurisdiction extended only to high water mark, and if the city of New York had no just claim beyond this line, the title was vested in the State, and held at the disposal of the Land Commissioners. Brooklyn might have applied to these Commissioners for title, in whole or in part, to her water front property beyond high tide. But she made no such application, and even had she sought possession of the lands by this means, the Commissioners, without an act of the Legislature, could have found no warrant for making the grant. Except in cases where property has been purchased and is held in fee, a municipal corporation is in no sense a proprietor, and along the water front can claim none of the rights that belong to a riparian owner. It has been held that the city of Brooklyn had the right to build piers on the prolongation of her streets. But it will probably be impossible to establish this claim. The streets of a city are not held in fee by the corporation, and without such title there can be no just claim to the wharf privileges conceded to the owners of water front property.

The doctrine of "first come, first served" seems to have settled this question against the city of Brooklyn. The lands under water have been given in fee to the riparian owners, and now if the city wants any piers she will have to purchase and pay for the land upon which they are to be located. Fundamentally, the situation is the same as in Jersey City and Hoboken; but there is this mitigating circumstance: the title to the water front property in Brooklyn is not often vested in foreign corporations indifferent to the interests of the city. It is held, usually, by the citizens of Brooklyn who have the interests of the community at heart, and feel that in the pursuit of their private objects they can serve also the public.

It is undeniably true, however, that Brooklyn has prospered wonderfully in her commercial enterprises under her free and easy methods. Her warehouse system, something unique and admirable in this locality, is a direct result of the freedom granted to individual enterprise, and she is fully abreast of New York in the extent and magnitude of her dock improvements. Her creeks have been converted into ship channels and her marsh meadows reclaimed by the soil lifted from the bottom of the harbor and spread over the low ground once subject to the ebb and flow of the tides. Territory enough to hold a populous city has been reclaimed in this manner, and the work has been carried on until there are hardly any more fields to subdue. One work at present in process of construction is especially worthy of note, and it lies so far away from the Brooklyn of

the last generation, and so far indeed beyond the explorations of the average New York or even Brooklyn traveler of the present day, that a prolonged description might rank as a first-class news article for the daily press. This is the Erie Basin. Next to the improvements now being made by the West Shore Railroad at Weehawken, this work is the most colossal enterprise in process of completion about the harbor of New York. The entire space improved comprises about three hundred acres at the mouth of Gowanus Bay. The basin itself is a water enclosure of more than one hundred acres, dredged to a depth of twenty-five to thirty feet below low tide, and protected by a sea-wall nearly a half a mile in length. This wall covers an additional twenty-one acres, and it is designed to be eventually crowned by a second row of warehouses. Along the inner front of the basin are stately rows of brick warehouses, measured also by the half mile, and there are piers that seem almost interminable to foot passengers who undertake to measure their extent. There, also, are the docks of the Anglo-American Dry Dock Company, rented to the firm of William Cramp's Sons, of the firm William Cramp & Sons, ship builders, of Philadelphia, at \$50,000 per year. This surely must be the work of a great corporation, it will be thought. But it is no such thing. It was begun quietly thirty years ago by Mr. William Beard, and it is now being prosecuted by the firm of W. Beard & Robinson. More than \$2,000,000 have been expended in all, and during the last five years the outlay has amounted to \$100,000 per year. In popular estimation it was a wild-cat enterprise in the beginning, but the projector and chief proprietor has lived to see it only the end of a solid wall of improvement extending all the way from Greenpoint, while beyond, almost to Bay Ridge, the skirmish line of the water front column is extending its march.

But what is to be done with South Brooklyn? Its property holders can never realize anything like just returns for their liberal outlay of labor and capital, while that section of the city is hidden away in its insular position, and something must be done to place it in communication with the trunk line railroads that converge to this city from the westward. There is but one resort and no other alternative. The Narrows must be tunneled, and railroads across Staten Island will then open up the desired way of escape. Every citizen of Brooklyn who wishes to travel must find within the city the depot from whence he can make his exit, and the warehouses along the bay and rivers, at least as far northward as Fulton street, must have a railroad for their accommodation. Then, at last, Brooklyn also will become metropolitan.

Let us imagine this tunnel completed—a trifling work for the people who swung the New York and Brooklyn Bridge across the river—and having passed through it to the westward, we will debouch upon Staten Island. To confess the truth, this was the objective point from the start, for we find here a most brilliant promise of great enterprises and almost unparalleled opportunities. From the mouth of the tunnel, near Clifton, to Elizabeth, following the east and north shore of the island, is a distance of only about nine miles, and almost every mile of the way offers a water front unsurpassed anywhere, and rarely equalled in excellence even in this immediate vicinity. The pile drivers only, without dredges or mud scows, will be needed to prepare it for occupation, and it will help to supply us with what even Brooklyn has failed to furnish in unlimited extent—cheap terminal facilities.

The crown and chief glory of New York harbor is Staten Island. It is like an immense army in reserve, standing in solid column within striking distance of the battle field and ready to be deployed at any moment when the commercial supremacy of the metropolis is threatened. It offers a secure harbor on every side at the very gates of the open sea, with deep navigable water around its entire circumference. Yet, even with the imperfect transit facilities already prepared, its most distant point may be reached in barely more than one hour from the Battery, or nearly within the time that a rapid transit train will go from the same point of departure to the Harlem River.

The advantages of Staten Island as a terminal point for railroads and an entrepot for foreign and coastwise commerce should be sufficiently evident from a glance at the map. The subject in detail, together with suggestions on the best methods of preserving its water front from the annoyances and legal complications that afflict all the other localities that go to make up the port of New York, will form material for still another chapter.

### The Coming Motor.

A representative of THE RECORD AND GUIDE recently had a conversation with Mr. H. P. Clarke respecting the prospects of the new motor which is beginning to attract attention in coal circles and from the owners of manufactories.

"What is this motor, which is to replace steam?" asked the writer.

"It is a substance known since the institution of chemistry. It is a fluid, and is called bisulphate of carbon. Those who know of its properties and possibilities are satisfied that it will make a wonderful revolution in the manufacturing industries of the world."

"What," asked the writer, "are the special economies it will effect?"

"Coal," replied Mr. Clarke, "is, as you know, wasted in producing steam; only fourteen per cent. of its energy is used in the power represented thereby. Now the bisulphate of carbon will utilize fully eighty per cent. of the imprisoned energy in coal. This is because it is converted into power so readily and can be used over and over again. There is no waste of this chemical agent. You can see that the difference between fourteen and eighty per cent. involves enormous economy."

"Have the promoters of this invention been successful?"

"They have organized companies in all but three States of the Union, and their capital now represents \$80,000,000. Some of my friends have bought the right for Great Britain, where, we believe, there is a larger field than the United States, due to the great manufacturing industries in that country. You see we will very greatly cheapen production, as well as

economize in the use of coal. One of the transatlantic steamship lines is now negotiating with us, for, by using the bisulphate of carbon, it can save three-fourths of its coal room and get much more power out of the fuel it uses. There will be a saving of money and storage, and an increase of power in the boilers."

"But," queried the writer, "is it such an assured success?"

"Many bisulphate of carbon engines are in operation. One has been running for five years. I can assure you we are on the eve of a great revolution to be caused by this new motor. It will be a great thing for the American navy of the future. The embarrassment now is the great space required for the storage of coal. Without naval stations in distant seas our war ships would be forced to confine themselves to our own coasts, but with bisulphate engines they can go on long cruises. I believe that in ten years steam in every machine will be run by this new motor."

### Home Decorative Notes.

—Another Christmas holiday will soon dawn upon us; it shows itself in all the streets and thoroughfares; from morn till eve the stores and sidewalks are crowded with groups of merry faces, each one with arms laden with some loving remembrance; for the Christmas season is a time of thoughtfulness, hope and happiness and not of doubt, despondency and forgetfulness.

—Small fishing baskets of willow ware, lined with pink, yellow or blue silk, and ornamented with plush balls and knots and loops of ribbon of corresponding colors are extremely delicate and pretty for holding fancy work; or they can be hung upon the wall for cards, scraps and various uses.

—Pansies, tulips, clematis and chrysanthemums are among the favorite flowers for embroidery. The Scotch thistle is very effective worked upon strawberry India silk; appropriate and symbolic flowers for pillow shams are poppies and the lotus blossoms.

—The fringed books, with illustrations by various prominent artists, are very attractive and popular as Christmas souvenirs; varied and tempting styles are offered by E. P. Dutton, of 27 East Twenty-third street, among the most admired poems may be mentioned Keble's Evening Hymn, and the touching and beautiful poem, "Bells Across the Snow," by Frances Havergal.

—The exquisite *bonbonnieres* are works of art and supreme elegance; branches of cherries, apples and other fruit, with silken pockets attached; jugs of satin in red, blue and yellow; Sedan chairs with attendants gorgeously appared, gauntlets and helmets, in fact everything conceivable is used to entice the lovers of bonbons.

—Oblong and square folding books of alligator skin, Russia and Japanese leather are among the novelties for holding photographs, and have quite banished the long favored elaborate albums to remote corners.

—New methods and devices are constantly being discovered for utilizing Luncresta Walton; it can be applied with most satisfactory results to almost every object of use or ornament in the household, small articles such as splash mats, wall pockets and screen panels can be made very effective, it is also well adapted for umbrella stands; for mirror frames it is very desirable owing to the fact that it is indestructible, capable of receiving a polish and can be cleansed very readily.

—In the matter of gifts appropriate to gentlemen the slipper and fancy work epidemic has been in a measure quelled by the appearance of the wise owl who shines forth triumphantly; these birds stuffed and handsomely mounted are in great demand as gifts and have become a fashionable addition to the library.

—The Vienna goods exhibited this season by Besthoff & Son, of 908 Broadway, embrace a wide range of objects in the form of paper weights, writing and smoking sets, ash receivers and other small pieces of fanciful forms; among the attractive designs noticed was a partially opened ostrich feather fan in old silver with a tiny thermometer placed on the uppermost stick, it has cord and tassels in old silver with which to hang it up.

—Poplin is becoming extremely popular for interior decoration, the Duchess of Marlborough has introduced it largely into her castle.

—The newest table linen is embroidered with white silk floss.

—A very beautiful chair back is of blue plush, with a diagonal band of pink satin placed across one end and painted with a design of clover blossoms combined with bunches of marguerites.

—At the Liliputian Bazaar, 60 West Twenty-third street, are various amusing and interesting mechanical toys, ballet dancers, that upon being wound up, trip the light fantastic toe; bears that dance, growl and show their sharp pointed teeth, barking dogs, mewing cats, performing monkeys and hundreds of dolls that cry, speak and sing.

—The hanging shell of Lycopodium is extremely graceful, the conch shells are highly favored, and others are made of glazed plaster colored in various tints, the moss is arranged to droop and has a light and refreshing effect.

—The Cyprian ware in bright yellow with application in relief of gold and platinum is very gorgeous.

—The combinations made and sentiments expressed in the display of floral designs are highly creditable to the florists exhibiting them; at Long & Houghton's, of Broadway and Forty-first street, is displayed a Roman chariot, made of carnations and pansies, drawn by two white doves, while a robin-red-breast, gracefully poised upon the front of the chariot, fills the mission of charioteer.

—One of the favorite designs in calendars for 1884 is the floral calendar, comprising a series of twelve floral plates, with designs in flowers appro-

priate to the seasons. The Whittier and Emerson calendars, which were so popular last year, will receive a hearty welcome from their many ardent admirers.

—A unique hat-stand has three bamboo poles, finished with brass, while on the top of all is perched a Hungarian owl.

—Never allow the cold air to blow directly upon plants, if severe cold is expected either remove them from the window or cover with a newspaper.

—Bronzes of all styles are now becoming exceedingly popular for decorative purposes. Among the latest novelties exhibited by J. Cezilly, of 1,208 Broadway, are the Roman bronze-placques of a blue-gray tint, with various designs wrought in *repousse* work. The Benares ware is also extremely rich and elegant, having figures inlaid with mother of pearl; very rich and rare designs in brass pedestals, and choice pieces of Leeds pottery of brilliant yellow, delicate blue and bright red.

### The Ticket Elected.

The regular, that is what was known as the Brokers' Committee, ticket was chosen by a majority averaging, we hear, four to one over the rival tickets combined. The official result will not be announced until to-day, at 1 P. M., when another meeting of the stockholders will be held, at 160 Broadway, to determine the question of site. The following is the successful ticket: Edward H. Ludlow, Hermann H. Cammann, Richard V. Harnett, Isaac Honig, Albert Bellamy, Leopold Friedman, George H. Scott, Edwin A. Cruikshank, Samuel F. Jayne, John H. Sherwood, S. Van Rensselaer Cruger, James Stokes, David G. Croly. For Inspectors of the next annual election—Charles A. Schermerhorn, Robert Ray Hamilton, Frederick A. Marquand.

There were discrepancies in the voting. Some of the strongest and most honored names on the ticket received fewer votes than were cast for gentlemen who were comparatively unknown. But this is always the case. The important men in every business create personal antagonisms and rivalries, which come to light in a public election. This is why politicians always seek candidates who have no record, as they poll the most votes.

### The Site.

At the meeting of the stockholders of the Real Estate Exchange and Auction Room (limited), which is to be held to-day at 160 Broadway, the committee will propose that what has been known as the Marquand building, on the northwest corner of Liberty street and Liberty place, shall be purchased and altered to suit the purposes of the new Exchange. This makes the following record of prices of property in the immediate neighborhood interesting. It should be borne in mind that the site proposed is Nos. 59, 61 and 63 Liberty street:

The five-story brick (iron front) office building, Nos. 59, 61 and 63 Liberty st, n w cor Liberty pl, size 62.10x95.8x63.9x91.4. Sold Mch 10, 1883, by Henry C. Kennedy to The United States Lighting Co., for \$285,000  
 Liberty st, n s, extdg from Nassau st to Liberty pl, size, about 66x86.4, eight-story brick (new) office building. Sold Dec. 12, 1883, to Bryant Building Co., for 300,000  
 Nassau st, e s, extdg from Liberty to Cedar st (old Postoffice property), size 184 on Nassau st, 174 on rear, 115.9 on Liberty st and 110.8 on Cedar st (and on which a nine-story office building is being erected at a cost of \$1,000,000), sold at public auction Oct. 30, 1882, to The Mutual Life Ins. Co., for 650,000  
 Nassau st, s w cor Liberty st, size 54.4x abt 111, three five-story brick stores and office buildings. Sold Jan. 31, 1881, to Corlies & Macy, for 185,000  
 Broadway, n e cor Liberty st, size 25x92 on Broadway, and about 20x 48 on Liberty st, and on which an office building, costing \$175,000, has been erected. Sold at public auction to Williamsburg Fire Ins. Co. June 30, 1882, for 356,000

The price now asked for the Marquand building is \$350,000, or \$65,000 more than it was sold for last March, but it is understood that offers of \$325,000 have been repeatedly refused recently for this building. It should be remembered that suitable sites are very scarce, and corporations can never do as well as individuals. Possession will be given next May, and the alterations completed by September. These, it is thought, will cost about \$40,000.

As Messrs. Coudert and Chesebrough have for years been subscribers to and readers of THE RECORD AND GUIDE, it is a little remarkable that the former gentleman should claim, at the meeting on Thursday, that the latter was the originator of the idea of a Real Estate Exchange. As our readers know, we have been agitating this matter for years. Mr. Richard V. Harnett has always heartily seconded us, but the first practicable step was taken when the Brokers' meeting was called at the office of this paper last September.

### Editor RECORD AND GUIDE:

While the questions of a park and parade grounds in the annexed district is being agitated, would it not be advisable to call attention to the Stebbins and Zibrowski property, about 180 acres together, directly north of Fleetwood Park, between the Harlem Railroad on the east and Central avenue on the west? This tract is very accessible, as will be readily seen, and can be bought at less than its value. The location is central, and altogether it is a most admirable plot for the above purpose. J. R. B.

If you are a trustee and want to resign, be sure to get a doctor's order to do so. Then you can collect your commissions, as Judge Barrett held to Counselor Thompson, who appeared for Mr. Henry A. Mott, executor of Valentine Mott estate. But if you retire of your own volition, then you can't collect, as Surrogate Rollins held the very same day *in re Ruckner*, when Mr. Jacob Fromme made a similar motion.

**An Acre of Land in New York City.**

PROFITS ON PRIVATE AND TENEMENT HOUSE BUILDING.

I.

We have received a compilation of the rent producing power and the profit derived from utilizing an acre of ground in different locations in the metropolis for building purposes. The calculations are made by Mr. Geo. W. Da Cunha, the architect, and we publish them as they may be of interest to our readers. The table is based on the assumption of there being sixteen and a half city lots to an acre, each 25x10.

Twenty private houses occupying an acre of ground, each 20x55, three stories high, medium neighborhood, accommodates twenty families. Average yearly rental per family, \$600; gross rental, \$12,000; value of land and improvements, \$160,000. The rental represents 7½ per cent. per annum on the actual cost of production.

Twenty similar houses, four stories high, in a better neighborhood, would yield \$1,200 per annum each; gross rental, \$24,000; total value \$300,000; rental, 8 per cent. on cost.

Twenty similar houses, in a good location, would average \$1,800 yearly each; gross rental, \$36,000; total value, \$400,000; being 9 per cent. on cost.

Twenty similar houses, four stories high, 20x55 or 60, in a first-class neighborhood, would yield \$3,200 each; gross rental, \$64,000; value of land and improvement, \$1,000,000; rental, 6½ per cent. on cost.

Twenty-seven private houses, 12.6, 15, 16.8 and 17 feet wide, or an average width of 15.4x50 or 55, accommodating twenty-seven families, yearly average rentals, \$900; gross rental, \$24,300; value of land and improvement, \$324,000; rental, 7 1-5 per cent. on cost.

Sixteen tenement houses, each 25x80, four stories high, four families to a floor, accommodates 256 families at an average rental of \$12 per month, being a gross rental of \$36,864; value of land and improvement, \$272,000; rental being 13½ per cent. on cost.

Sixteen similar tenements, five stories high, accommodates 320 families; average rental, \$12 monthly; gross annual rental, \$46,098. Value of improvement, \$320,000; rental being 14 2-5 per cent. on cost.

Sixteen similar tenements, six stories high, accommodates 384 families; average rental \$12 per month; gross rental, \$55,296. Value of land and improvement, \$416,000; rental, 13 3-10 per cent. on cost of production.

Sixteen similar houses, each 25x90, two families to a floor, four stories high, accommodates 128 families; average monthly rental, \$20; gross rental, \$30,720; total value, \$272,000; yearly rental, 11 3-10 on cost.

Sixteen similar tenements, five stories, accommodates 160 families; average monthly rental, \$20; gross rental, \$38,400; total cost, \$336,000; rental, 11 2-5 on cost.

Sixteen tenements, 25x65 or 75, four stories high, one family to a floor, accommodates 64 families; average monthly rental, \$40; gross rental, \$29,720; total value, \$320,000; rental, 9 3-10 on cost.

Sixteen similar tenements, five stories, with two families per floor, accommodates 80 families; average monthly rental, \$40; gross rental, \$33,400; total value of land and improvements, \$352,000; rental, 10 9-10 on cost of production.

**New Publication.**

ABSTRACTS OF TITLE.\*

It is certainly a great credit to Mr. Geo. W. Warvelle, of the Chicago bar, to have produced so sound and practical book on a new topic. Although the subject interests every man who owns real estate, we know of no other really systematic work upon it in this country, except the small hand book of Curwen, published in 1867. The admirable treatise of Gerard, of New York, is upon a different plan, more for the aid of counsel upon questions of law than for the conveyancer who makes the examination, although Mr. Warvelle's comprehensive work embraces much that is valuable upon the former branch of the topic also. As he truly says, the subject in this country has, with each successive year, assumed vaster proportions, and, as the country continued steadily to develop, it has gradually been shaping itself into a distinct branch of legal science, that calls for a high degree of technical skill and special learning. The methods of English conveyancers and solicitors are not at all suited to our wants. In Chicago they understand these things better, particularly where titles are based on government patent. Especially interesting is the chapter on Indices, in view of the change of method which is sure to come, and which ought to come in our Registers' offices in New York, Brooklyn, and other large cities (beneficial, too, in small places). Now that Mr. Dwight H. Olmstead, under the advice and influence of the able lawyers who have joined him, has abandoned the chimerical idea of having our city government guarantee the titles to our houses and lots, his land transfer reforms will, as they should, succeed upon many points, simplifying records, expediting transfers, and making land more marketable, and hence more valuable. When we see a copy of his proposed amendments to the law, we can then tell which of them are advisable, and which not. No doubt that the reform of our present system that he proposes will increase the business of real estate counsel, by furnishing searches or chains of title more quickly and cheaply, besides reducing the chances of error. The matter of certifying to or guaranteeing the title, will have to be left to counsel themselves, or such combinations of knowledge, learning and capital, as they may form. In the meantime this well-printed 600 page volume, upon the general aspects of the subject of Abstracts of Title is worth reading by all interested.

\* Practical Treatise on Abstracts and Examinations of Title to Real Property, by Geo. W. Warvelle; Callaghan & Co., Chicago.

The devious ways of plumbers were never better illustrated than by a recent occurrence in a town near New York. A gentleman had occasion to use 57½ feet of iron pipe. The local merchant gave as the price 19 cents a foot, whereupon the builder remarked that heretofore he had received a discount from such figures. "Yes," replied the merchant, "but the plumbers have heard of it and objected, on the score that they were not protected." "Very well," said the builder, "I'll go to New York for the pipe." This view of the case brought the merchant round very quickly, and he offered a discount of 67½ per cent. "I will pay cash," said the buyer, "and shall expect a discount in consideration of that." This was given—5 per cent. The result was that the pipe was bought for 5 11-100 cents a foot instead of 19, amounting to \$29.38, and

making a saving in the whole bill of no less than \$80 87, or nearly three times the price of the pipe. In the light of this incident the popular impression in regard to a plumber's profits does not seem exaggerated.—Hour.

**The Last Subscribers.**

The following is a list of subscribers to the Real Estate Exchange and Auction Room (Limited), in addition to those published in our last issue and completes the 500 required:

Abraham, A.....	835 East 82d st.
Adams, Thatcher M.....	102 Broadway.
Anderson, Wm. L.....	16 East 33th st.
Ashforth, Edward.....	270 Broadway.
Babcock, Samuel D.....	636 5th av.
Barclay, J. Searle.....	32 Liberty st.
Barretto, Gerard M.....	435 West 57th st.
Beach, H. D.....	66 Prospect st, Brooklyn.
Beder, Sophus B.....	287 Broadway.
Belcher, Henry W.....	Custom House.
Bernheimer, Adolph.....	7 East 57th st.
Bixby, Robert F.....	156 Broadway.
Brown, Sam. M.....	2125 Lexington av.
Bruns, Hermann.....	80 East 4th st.
Buckley, Richard W.....	81 4th av.
Bull, Robert M.....	50 West 57th st.
Bullowa, M.....	146 East 55th st.
Burrows, W. M.....	49 Broadway.
Burrows, Chas. D., Jr.....	219 Airside st, Brooklyn.
Bursley, Ira.....	64 South st.
Cammann, D. M.....	19 East 33d st.
Carroll, J. Frank.....	Manhattan Club.
Cashman, Michael H.....	303 5th av.
Chandler, Rob't P.....	109 East 111th st.
Church, Wm. C.....	51 Irving pl.
Clark, A. F.....	Sandy Hook, Ct.
Clark, Nathan.....	11 West 22d st.
Clarkson, Clermont L.....	4 Pine st.
Coffin, Ed., Jr.....	4 Pine st.
Cowen, Newman.....	25 East 60th st.
Creighton, Fred.....	191 Broadway.
Crumbie, Geo. B.....	76 East 61st st.
Da Cunha, Louis A.....	1514 Broadway.
Da-h, Bowie.....	Kingsbridge, N. Y. City.
Deane, John H.....	120 Broadway.
De Castro, Felix L.....	60 Wall st.
De Groot, Wm.....	124 Water st.
De Venny, David.....	169 East 79th st.
Dixon, Wm. P.....	29 Wall st.
Disbecker, Abraham.....	The Rockingham, Broad- way and 56th st.
Distelhorst, Hugo.....	4 Pine st.
Doig, Calvin G.....	810 4th av.
Donovan, John.....	120 St. Marks av, B'klyn.
Drake, Wm. H.....	11 Bible House.
Du Bois, Wm. B.....	109 East 111th st.
Duer, John.....	50 Wall st.
Dugro, P. Henry.....	37 7th st.
Dugro, Francis A.....	103 East 16th st.
Effray, John A.....	58 Liberty st.
Ely, Smith, Jr.....	133 East 23d st.
Emilio, L. F.....	36 West 48th st.
Farrell, Ed. D.....	73 Bowery.
Fish, James D., by Chas. Coudert.....	78 Wall st.
Fitzgerald, P.....	362 West 33d st.
Forster, Fred. P.....	58 Wall st.
Gladding, George.....	447 West 33d st.
Grannis, Geo. H.....	41 R-mson st, Brooklyn.
Gregor, Chas. R.....	175 East 94th st.
Gregor, Chas. S.....	814 3d av.
Gregory, Chas.....	1 New st.
Grennell, J. B.....	16 We-t 130th st.
Gucker, Henry.....	133 2d av.
Guerineau, Wm. S.....	11 Bible House.
Hamilton, Ed. P.....	1½ Pine st.
Hamilton, Wm.....	105 East 25th st.
Hemler, Frank A.....	9 Pine st.
Henry, Chas. W.....	95 S. Portland av, B'klyn
Holt, Ch. H.....	9 Pine st.
Hoodless, W. J.....	19 East 27th st.
Hyatt, T. P., trustee.....	77 Liberty st.
Jacobs, Aaron.....	70 West 48th st.
Janer, Magin.....	83 P arl st.
Johnson, Wm. E.....	120 Broadway.
Jones, Arthur Mason.....	25 Pine st.
Kellogg, D. M.....	4 Warren st.
Kelly, John P.....	219 East 39th st.
King, Chas. A.....	33 Av C.
Klett, John C.....	207 West 37th st.
Kurzman, Ferdinand.....	287 Broadway.
Lalor, Peter A.....	1037 3d av.
Lansdale, Boardman.....	80 Broadway.
Levy, Jefferson M.....	102 Broadway.
Levy, Jos. A.....	628 Broadway.
Leffingwell, John E.....	346 Broadway.
Littmann, Morris.....	249 West 51st st.
Lockman, Jacob K.....	88 Nassau st.
Lockman, John T.....	88 Nassau st.
Lowry, W. S.....	149 Broadway.
Loyd, John.....	45 Water st.
Luyster, Cornelius W.....	237 West 53d st.
McCafferty, Robert.....	810 4th av.
Maclay, Robert.....	50 West 57th st.
Mali, Henry W. T.....	329 Broadway.
Man, A. H.....	56 Wall st.
Martin, Edward, trustee.....	348 Broadway.
May, S. Elwood.....	11 Murray st.
Metzger, Isaac.....	146 East 65th st.
Minturn, R. B.....	78 South st.
Morgenthau, Henry.....	243 Broadway.
Murtha, Thos. F.....	241 West 54th st.
Myers, Chas. M.....	8 Pine st.
Nast, Philip.....	312 East 52d st.
Noble, Wm.....	210 West 57th st.
O'Donohue, Thos. J.....	206 West 45th st.
O'Gorman, Wm.....	138th st and Willis av.
Olmstead, Dwight H.....	50 Wall st.
Oppenheimer, Ed.....	43 East 60th st.
O'Shaughnessy, John W., by Chas. Coudert.....	93 Wall st.

Peck, E. S.....	1 New st.
Porter, David F.....	157 East 125th st.
Rich, Joseph S.....	118 Broadway.
Richardson, David.....	614 Broadway.
Riley, Chas.....	1433 Lexington av.
Roe, Albert S.....	25 Pearl st.
Romaine, Benj. F., Jr.....	20 Nassau st.
Rossiter, W. W.....	77 Broad st.
Rown, Sigmund.....	584 Broome st.
Ruck, John M.....	910 9th av.
Ruland, M. A.....	292 Greene av., B'klyn.
Rumrill, Geo. E.....	160 Spring st.
Russell, John W.....	21 West 10th st.
Shermerhorn, Chas. A.....	1273 Broadway.
Schroeder, Fred.....	302 Carlton av., B'klyn.
Shultz, Chas.....	320 West 125th st.
Simmons, Mrs. Z. E.....	366 West 23d st.
Sternberger, Simon.....	96 Spring st.
Smith, John B.....	142 East 65th st.
Squire, J. Bentley.....	21 East 79th st.
Stedman, Ernest G.....	55 Liberty st.
Stone, M. A.....	161 Broadway.
Streeton, John B.....	149 Broadway.
St. John, James.....	48 East 21st st.
Suydam, Lambert.....	153 Waverly pl.
Sweeney, John C.....	550 3d av.
Talbot, Lowell.....	256 Lafayette av., B'klyn
Thornall, Ed. V.....	120 Broadway.
Tilden, Wm.....	103 East 19th st.
Timpson, Mrs. C. S.....	Hempstead, L. I.
Townsend, Chas. W.....	108 Broadway.
Ungrich, Louis K.....	160 West 33d st.
Villaverde, Narciso.....	71 Broadway.
Walker, W. R.....	299 1/2 Broadway.
Walsh, James.....	5 Wall st.
Weekes, Arthur D.....	58 Wall st.
Whaley, Wm.....	120 Broadway.
Whittemore, Wm. L.....	106 Broadway.
Woolley, J. V. S.....	75 East 79th st.
Yeaman, Geo. H.....	287 Broadway.

### A Group of Well-Located Residences.

The plans have recently been filed for five four-story and basement private dwellings, to be erected on the north side of Fifty-seventh street, between Sixth and Seventh avenues. The elevations show that these houses will form a very fine improvement, and be of material advantage to the surrounding property. The architecture is in the modern English style, each house being of different design. The fronts will be of Philadelphia brick, with terra cotta trimmings, the first stories, with one exception, being of Belleville stone. The frontages will vary from eighteen to twenty-three feet, with a uniform depth of sixty feet and an extension. The usual galvanized iron cornices will be discarded and replaced by cornices of terra cotta brick and stone, while the houses will all have tile roof, with gables. The interiors will be in hardwood throughout, special attention being given to the suites on the first floors, which will have open communication from front to rear, as is usual with the best class of houses built during the past few years. The greatest attention will be paid to every detail of ventilation, plumbing and heating, the latter of which will be done by a wrought iron furnace. The owners have exercised a wise judgment in the selection of their site, which for choiceness of location could not have been surpassed. The property on which the houses are being built is the highest ground in this city south of the Central Park and is over thirty feet higher than the same point at Fifth avenue. It is only two blocks from the Park and is easily accessible to the Sixth Avenue Elevated Road and the various street-car routes leading to different parts of the city. The drainage, owing to the height of the ground, is of a perfect character. One capitalist has already bought two of the houses, one of which will be occupied by himself and another by one of his relatives, while the other houses will no doubt be disposed of before their completion. Lots in this neighborhood are now nearly all absorbed, and their value rises each time their number is lessened by their being utilised for building purposes. Indeed, in a very short time capitalists desiring to build fine residences for themselves in this convenient and healthy location will find themselves debarred from doing so, and instead of being able to choose their own designs will have to rest content with the architecture and internal arrangements of houses constructed in a less advanced period in the annals of New York building. The architects of the houses described are the well-known firm of Messrs. D. & J. Jardine, and they have endeavored to design a group which will stand out in bold relief among the buildings by which they will be surrounded. To judge from the elevations, the block on which they are being built will be much enhanced in appearance when they are completed, which will probably be about next fall.

Among the failures in the building trade during the week were: William P. Parsons and his son, Ambrose M. Parsons, comprising the firm of W. P. & A. M. Parsons, builders, at Madison avenue and Eighty-first street, who made an assignment to John C. Orr, giving preferences, to J. L. Haines, \$7,000; William Shanley, \$3,000; Richard Kelly, \$12,000; total, \$22,000. The firm have long stood in the front rank of builders, had excellent credit in the trade and were regarded as substantial. The senior partner has been in business forty-five years and his son has been in the firm since 1873. Their assignment is the result of being heavily loaded with real estate. They had just about completed a row of eleven first-class brown stone houses on Eighty-first street, between Fifth and Madison avenues. They valued these at \$55,000 and \$60,000 a piece; but they could find no market for such high-priced houses, and not seeing their way clear and being pressed by two out-of-town creditors, they made an assignment to protect all their creditors, for whose benefit they have assigned all their real estate. Their liabilities for material, labor, &c., are reported at about \$75,000 to \$100,000, and their total liabilities, including mortgages, are said to be upwards of \$500,000, with nominal assets largely in excess.

Willett Bronson, real estate speculator and lawyer, of No. 18 Exchange place, made an assignment Thursday to Charles H. Russell, Jr., giving preferences for \$58,838, the largest being to the Wall Street National Bank, \$17,124; First National Bank of Paterson, N. J., \$7,304; Thomas H.

Beekman, \$17,410; Ira E. Doying, \$8,252; Wm. Jenkins, \$1,500; W. A. Fry, \$1,445. A creditor is reported to have said on Thursday that Mr. Bronson had sunk \$1,000,000 in his real estate operations since he began five or six years ago, and that the failure was mainly due to bad management and bad advice. He thought he owed about \$100,000 besides the mortgages and preferences. The mortgages against him were for a large amount, but the figures were not definitely known. The real estate was so heavily encumbered that there would probably be very little equity in it, and Mr. Bronson had intimated that he could not pay 15 cents on the dollar.

### Straw Lumber.

In view of the rapid destruction of our forests, any invention which will give us a good and cheap substitute for wood will be hailed with satisfaction. The daily press have recently given a description of a process whereby Straw Lumber, as it is termed, may be utilized for all purposes for which wood is at present required. A reporter of THE RECORD AND GUIDE a few days since had an opportunity of seeing this material made up in the shape of a table furnished of the natural material, simply varnished, which had all the appearance of wood. There was another table, beautifully polished, and stained to imitate rosewood, which was surprisingly like the actual material. There was also a door gotten up in the usual style, which the reporter was informed could be produced at about fifty per cent. below the usual cost of the same quality. The new article, it appears, it made of straw and other vegetable fibres, combined with chemical ingredients and cements. It is adapted to various building purposes and the manufacture of all kinds of furniture, and can also be used in the arts. It is produced in the form of boards or planks of any desired length, width and thickness, according to the machinery employed in its manufacture. The boards are perfectly smooth and flat from end to end on both sides, without knots, cracks or blemishes. The patentees claim that it possesses several advantages, compared with wood. It does not swell, shrink, warp, or crack, they say, under exposure to ordinary heat, or to cold and moisture; that it is water and weather-proof, not subject to decay or rot, even under ground; that it is practically fire-proof, as it does not ignite and blaze alone, and burns only by slow combustion when in actual contact with fire; that it is insect-proof, being obnoxious to animal life, and may be made impregnable to all kinds of insect destroyers of wood; and, lastly, that it is solid, homogeneous and strong, and when manufactured for the purpose, presents a varied and beautiful surface, when varnished and polished, similar to the choicest hardwoods. It is evidently adapted for interior work in houses, for paneling, in the place of hardwoods, and for doors, windows, sashes, casings and blinds, mantel-pieces and panels. It is also suited as a lining or sheathing of walls and ceilings, in place of lath and plaster with hard finish, presenting a smooth surface, which does not crack or check as a foundation for wall paper or for painting and fresco decoration. It is also stated that rooms thus lined with straw lumber are thoroughly protected from cold, dampness of the atmosphere and moisture in brick or stone walls. The material can also be used for weather boarding, flooring, roofing and so forth. As to the important question of cost the patentees say they can sell it at a profit for one-half to a quarter less than the price of ordinary clear lumber. Should it after a thorough test be found to possess the same qualities as the actual wood, there can be no doubt it would offer a great inducement to builders and others to use it in the erection of houses and other structures. Professor Sargent, after examining a sample in imitation of walnut, stated that it was "one-tenth heavier than walnut and more than twice the tensile strength," while Messrs. Elliott and Goodwin, who have used it, speak of it in the highest terms. Of course every new invention is at first looked upon with more or less incredulity, but this has every appearance of being a genuine thing, and it is of sufficient importance to justify a fair trial. Should it prove to possess the advantages claimed for it by the patentees, it will be of incalculable value for building purposes. To those interested it may be said that the new material can be seen at the office of the Hamilton Patent Straw Lumber Company, Temple Court, Beekman street, where an opportunity may be afforded of judging as to its real merits.

### A Suggestion.

Editor RECORD AND GUIDE:

I think it is not paradoxical to say that I approve of what is done, but do not approve of what was done at the meeting on Thursday. In common with many others who voted "yes" on the motion to adopt the by-laws, as a whole, I believe the proceeding was unusual, to say the least, while the effort to stifle debate, as Mr. Roosevelt remarked, savored of Tammany Hall and reflects no credit on our organization. I venture the assertion that a much larger number than those who said so, voted yes, not because they approved of the course adopted but because they believed that the only way was to keep the management in the hands of the brokers and because they had full confidence in the ability of the eminent counsel who prepared the by-laws and in the integrity of the commissioners who offered them. However, it is my belief that the same result would have been reached and less bitter feeling engendered if the by-laws had been printed and sent to each of the members before the meeting and then adopted, section by section, as it was clearly shown that the fifty odd brokers had the support of all of the many owners present except those who, after failing to organize an Exchange managed by owners, sought to manage ours. I write less in explanation of my vote than to warn the Exchange that now it has adopted by-laws it must abide by them. I understand it is proposed that we shall vote upon the purchase of a site on Saturday. Is the Assembly still in session? Was any motion to adjourn put or carried? Did the Assembly vote to adjourn to Saturday or any other certain day? (I ask for information) or is this to be a special meeting? If so, how does the constitution or by-laws provide that special meetings shall be called? What does it say as to the purchase of real estate? Who is to decide, a majority of all the subscribers, or two-thirds of the members present at any meeting? I ask these questions without attempting to answer them, because my memory did not take in all of the provisions hastily read yesterday. The point was well taken by Mr. Da Cunha that any illegal action may be set aside by any subscriber. Let us, therefore, act understandingly and without undue haste. I approve of the purchase of the Liberty street site at the price, but it had better be lost by inaction than by wrong action.

FERDINAND FISH.

## Real Estate Department.

Brokers and dealers were so busily employed in electioneering during the past week that their regular business has been somewhat neglected. It is a dull season anyway, and will continue so until near the end of January, when the spring movement and the renting of houses and stores for the next year will commence. Of course the new Real Estate Exchange will not be able to commence operations much before the fall of 1884. Next spring's business will be done in the old way and in the old quarters. The Liberty street site of the new Exchange will not come into possession of the organization until May. It will then have to be altered to accommodate the auctioneers and provide suitable quarters for all who desire to trade in realty.

The auction sales were well attended during the past week, and the bidding on all desirable property was spirited. Although there is not much realty changing hands below the City Hall Park, experienced dealers say that prices were never so firm as they are at present. The conviction is becoming general that all desirable business sites on the lower end of the island will steadily increase in value even in periods of severe business depression.

On Saturday last but one sale of flats on West Fifteenth street was held at the Exchange, and the sale of the large apartment house was adjourned to January 14, and the Eighth avenue lots to December 22. On Monday the sale of Gold street property was postponed to January 16. On Tuesday there was a large attendance, the attraction being the sale of Sixth, Seventh and Madison avenue lots, the Sixth and Seventh avenue lots under a decree of foreclosure. All of them were sold at prices given elsewhere. On Wednesday the sale of Broadway and Sixth avenue, Thirty-fifth, Thirty-sixth, Thirty-ninth and Fortieth streets property was held. Only two parcels were bought by outsiders, namely, the corner of Sixth avenue and Thirty-ninth street, for \$53,000, by The Colwell Lead Co., and the southeast corner of Broadway and Fortieth street, size 25.7x116.8x24.8x109.8, for \$54,100, by Mayer Sternberger. On Thursday, Nos. 87 Fulton and 88 Ann street were sold, after a spirited contest, for \$85,000; five flats on One Hundred and Fifteenth street were also sold.

The Conveyances show an increase over the corresponding week for last year, but this is due to the registration of the deeds of the distributed Morgan estate. The transactions in the annexed district show an increase, as will be seen by the following table:

CONVEYANCES.		
	1882. Dec. 15 to 21, inclusive.	1883. Dec. 14 to 20, inclusive.
Number.....	184	190
Amount involved.....	\$2,542,973	\$3,630,980
Number nominal.....	72	66
Number of 23d and 24th Wards.....	18	31
Amount involved.....	\$52,082	\$49,217
Number nominal.....	4	11
MORTGAGES.		
Number.....	184	226
Amount involved.....	\$2,269,146	\$2,490,152
No. at 5 per cent.....	61	106
Amount involved.....	\$53,128	\$951,043
No. to Banks, Trust and Insurance Companies...	30	31
Amount involved.....	\$914,500	\$402,000

Riker & Co., of No. 998 Sixth avenue, offer for sale five fine lots on Fifty seventh street, between Sixth and Seventh avenues. This is a splendid location, and the property is, for special reasons, offered cheap and on easy terms.

E. H. Ludlow & Co. advertise in our columns to-day a number of fine business locations, which are offered cheap in view of the lateness of the renting season. Business men would do well to look over the list of these tempting properties.

### Gossip of the Week.

Maclay & Davies have sold the following property owned by them: No. 8 East Seventy-fifth street, first-class four-story brown stone private dwelling, 24.2x64x102.2, cabinet trim, for \$65,000; two lots on the south side of Seventy-fifth street, 150 feet east of Fifth avenue, 50.3x102.2, for \$65,000; and the three-story and basement brown stone private dwelling, No. 452 East One Hundred and Eighteenth street, 17x50x75.7½, to Arthur L. Meyer, for \$11,000. They have also sold the last of their frame Dutch cottages at Demorest, N. J., for \$4,500, to Isaac T. Meyer.

Crawford & Tichborne have sold a four-story and basement brown stone dwelling, on the south side of Seventy-second street, between Lexington and Third avenues, 20x55x100, for Jennie L. Mackey to M. Lipman, for about \$26,700.

Daniel Hennessey has, it is reported, sold the four-story stone front dwelling, with extension, No. 23 East Sixty-seventh street, size 21x82x100.5, to Alexander Nones, of 41 South street.

Messrs. M. B. Baer & Co. have sold the three-story high stoop stone front dwelling, No. 125 West One Hundred and Twenty-sixth street, for J. L. Brewster to Mary Ranville, for \$14,750.

C. R. Gregor has sold two lots, each 25x100, on the east side of Lexington avenue, between Fifty-first and Fifty-second streets, to Edward Rafter.

Over seventeen acres of land on the Hunt's Point road, in the annexed district, will be sold under foreclosure on January 8th.

The Board for the Erection and Rental of Armories have recommended the purchase of fifteen lots on the northeast corner of Lexington avenue and Sixty-seventh street as a site for the new Eighth Regiment Armory.

Mr. Wm. De. F. Manice, who purchased the block bounded by Broadway, Sixth avenue, Thirty-fifth and Thirty-sixth streets, at the Exchange on Wednesday, says there is no truth in the report that the Lelands will erect a hotel thereon in the spring.

Seven three-story brick houses, together having a frontage of 132 feet on Greenwich avenue, opposite Jackson square, have been sold on private terms.

Messrs. E. M. Freeman & Co. have sold for J. L. Brewster the four-story stone front flat, No. 258 West One Hundred and Twenty-ninth street, size 22x63x100, to Robert L. Wensley, for \$22,500. The same brokers have sold four lots on the north side of Eighty-eighth street, 375 feet west of Ninth avenue, for \$18,000.

Jacob Bissinger has made the following sales: Two five-story brick tenements on the north side of Forty-third street, between Second and Third avenues, 25x65x100.5 each, for Olga Schmeising to Mrs. Charles Kleeman, for \$35,000; the five-story brick dwellings, Nos. 27 and 29 East Twenty-eighth street, 49x50x62, for Conrad Hottes to Charles Gundrum, for \$19,000 each; and the three-story and basement brown stone dwelling, No. 316 East Fifty-second street, for A. Adelsberger to Joseph Harris, for \$9,500.

R. H. Wolff & Co. have purchased thirty-five lots on One Hundred and Seventeenth and One Hundred and Eighteenth streets and East River, on which they will build an immense factory, as announced elsewhere.

Capt. B. Richardson has sold the two lots, 50x100, adjoining his house on the north side of One Hundred and Twenty-fifth street, between Madison and Fourth avenues, to the Fraternal Hall Association of the City of New York, for improvement. Benjamin Browne, broker.

Page & Crawford have sold, for the estate of Edgar Ketchum, the lot, 25x100, with frame cottage thereon, No. 143 West One Hundred and Twenty-ninth street, to Mrs. Hersee, for \$5,725. The lot will probably be improved next fall.

J. V. D. Wyckoff has sold the three-story and basement brown stone private dwelling, No. 222 West One Hundred and Thirtieth street, 17.6x50x99.11, for S. J. Wright, for \$15,500, to Justus S. Hiscox.

Alden & Sterne, in conjunction with Bennett & Wells, have leased a portion of the Booth's Theatre property, the six-story and basement building, 34x79, on the south-east corner of Twenty-third street and Sixth avenue, for James D. Fish and Ferdinand Ward, to Robert K. Davies & Co., gents' furnishing, for ten years, at about \$20,000 per annum.

Mr. H. Sinclair has sold the four-story brick factory, Nos. 25 and 27 West Thirteenth street, 50x100.3, for \$39,000, to John C. Tucker. It is stated that Alden & Sterne are the brokers.

John H. Deane has sold the three-story and basement brown stone private dwelling, No. 1779 Madison avenue, 18x55x100, to T. J. Frey, for about \$17,750.

J. Romaine Brown has purchased a lot on the east side of Ninth avenue, commencing 25 feet south of Seventy-first street, adjoining the lot bought by him a few days previous. He will grade the lots; the other owners on this block will also grade their property. Mr. Brown does not intend to improve the two lots.

H. D. Tiffany has sold two lots, 50x100, on Fox street, on the Fox estate, commencing 200 feet south of One Hundred and Sixty-seventh street, to C. Abbott French, for improvement.

D. Kempner & Son have sold the three-story and basement brick house, No. 253 West Thirtieth street, size of lot 25x100, for J. Manheimer, to John Corne, for \$10,500; also the three-story and basement brick dwelling, No. 342 West Fortieth street, 16.8x45x100, for W. R. Haszard, to Edward Dolan, for \$7,500.

Julius Crown has sold the three-story and basement brick dwelling, on the west side of Second avenue, 43 feet south of Thirty-fourth street, size, 18.6x45x70, to Abraham Maze, for \$10,450. Broker, A. W. Lobdell.

W. G. Welsh has sold for D. Wehrenberg, No. 2196 Second avenue, size 16.8x56x75, to Mrs. Heineman, for \$6,200; for Mrs. Heidelberg, No. 425 East One Hundred and Seventeenth street, size 18.9x100, to Mrs. Isabella Morton, for \$4,600; and for Wm. Dunham, No. 71 East One Hundred and Fourth street, size 12.6x50x100, for \$6,000, to Catherine Van Alst.

S. M. Blakely has again sold the three-story brown stone dwelling, No. 131 West Forty-fifth street, size 20x55x100, for \$23,000.

### Brooklyn.

Paul C. Grening has sold the three-story brick flat with store, 20x100, on the northeast corner of Reid avenue and Halsey street, to J. Dorsey, for \$11,000.

Bulkley & Horton have sold for John Gray, the three-story brick dwelling, 20x100, No. 121 Ryerson street, to Michael Owens, for \$5,000.

Schuhmann & Koch have sold the three-story frame dwelling, 27.6x80, on the southeast corner of Marcy avenue and Ellery street, to Frederick Miller and Adolph C. Tonner, of New York, for \$9,150; the same brokers sold for George Loffler the two-story dwelling, with lot 25x100, situate at No. 162 Myrtle street, to M. Roch, for \$2,500.

W. F. Corwith has sold for Oliphant S. Christie, the lot on the south side of India street, 150 feet west of Oakland street, to Hiram L. Sands, for \$1,200.

### Interesting to Taxpayers.

The assessment for alteration and improvement to sewer in Seventh street, between Avenues C and D, is completed, and is lodged in the office of the Board of Assessors for examination. All objections must be presented in writing to the Board of Assessors within thirty days from December 18. It will be transmitted to the Board of Revision and Correction of Assessments for confirmation on January 21, 1884.

The second meeting of the joint committee on the proposed building law took place on Wednesday evening at the Ashland House. Inspector of Buildings W. P. Esterbrook was present, and the provisions of the new measure were discussed and advanced a stage.

Mr. R. A. Chesebrough has, it is understood, sold his subscription certificate for \$250. It seems he was dissatisfied with the action of the subscribers in voting for the by-laws. The subscriptions are now a premium, and we have heard of cases where \$500 was refused.

### Out Among the Builders.

The Lenox House, on the northwest corner of Fifth avenue and Thirtieth street, is about to undergo a number of alterations. The building is owned by J. M. Pinkney. The architect in the matter will be J. H. Valentine.

Anthony Smyth has decided to erect four three-story and basement brown stone private dwellings, 12.6x55 each, on the south side of One Hundred and Twenty-sixth street, between Seventh and Eighth avenues, as reported in this column on the 8th inst. They will cost about \$40,000. The architects will be Cleverdon & Putzel.

The Fraternal Hall Association intends to erect a five or six-story building on a plot of ground, 50x100, on the north side of One Hundred and Twenty-fifth street, between Madison and Fourth avenues, on which an expenditure is estimated of from \$45,000 to \$60,000. The architect has not yet been selected.

Alfred Zucker is the architect for four six-story and basement stores, to be erected for Messrs. Schoolherr & Goldenberg at Nos. 124 to 134 Greene street, as mentioned in our issue of the 1st inst. The improvement will cost about \$175,000. Mr. Zucker, it may be added, is the successor of the late Henry Fernbach, whose superintendent he was for some time. He will carry on the business in the same offices, at Nos. 343 and 348 Broadway.

C. Abbott French will erect a Queen Anne cottage for his own occupation on Fox street, on the Fox estate, 200 feet south of One Hundred and Sixty-seventh street. The value of the improvement will be about \$4,000. Mr. French will draw the plans himself.

Mr. Fleming Smith intends to improve his lots on Riverside drive, between One Hundred and Fourth and One Hundred and Fifth streets, during the coming summer. The house will be 40x65, and three stories high. Mr. Smith does not expect to have water in the main building, thereby avoiding the contamination of sewer gas; the closets and kitchen will be in an extension in the rear.

G. F. & E. C. Swift will repair the pier at One Hundred and Twenty-seventh street and Harlem River and erect a shed thereon.

R. H. Wolff & Co. intend to erect at an early date a wire factory on a plot of ground just purchased by them on One Hundred and Seventeenth and One Hundred and Eighteenth streets and East River, containing thirty-five lots. They will at the commencement build on about twenty lots, and eventually extend the building so as to cover the entire plot. They expect to expend from \$150,000 to \$200,000 on this improvement. The material will be of brick. No architect has up to the present been selected.

Two four-story and basement full sized first class brown stone private dwellings are to be erected on two lots, 50.3x102.2, on the south side of Seventy-fifth street, 150 feet east of Fifth avenue.

James O'Toole, it is said, will improve the lot on the north side of Sixty-seventh street, 225 feet east of Tenth avenue.

It is reported that several members of the Rhinelander family, owning a large block of ground on Eighty-eighth street and First avenue, will erect a large number of tenements thereon. They will adjoin the buildings now being put up for Thomas Patten and Laura Haengen.

The Fire Commissioners have awarded the contract for building a new engine-house on Riverdale avenue, for Engine Company No. 52, for \$19,200, to Mahony Bros.

Four of the Navarro apartment houses—the Madrid, Lisbon, Barcelona and Cordova—have their roofs on, and are partly trimmed and having steam put in. Hubert, Pirsson & Co., the architects, informed a reporter of THE RECORD AND GUIDE that they expected them to be ready for occupancy on May 1 next. The four remaining structures—the Valencia, Grenada, Saragossa and Tolosa—will all, with the exception of the last, be ready for roofing in about a month, and will all be completed for occupancy next fall. The entire cost of this immense block of buildings will be about \$3,500,000, exclusive of the land, which cost over a million dollars.

### Brooklyn.

Th. Engelhardt has plans for a two-story frame double tenement, 30x40, to be erected on the rear of No. 94 Ellery street, at a cost of \$2,500, for F. Miller; also a three-story frame store and tenement, 25x60, to be erected on the northwest corner of Bushwick avenue and Adams street, cost \$5,500, owner, Michael Renner; a three-story brick dwelling, 27x60, to be erected on the northwest corner of Bedford and Flushing avenues, for George Torbeck, at a cost of \$7,000; three three-story brick flats, one 23x56 feet, and two 20x56, to be erected on the east side of Broadway, 65 feet north of Suydam street, at a cost of \$6,000 each, owner, Fr. Herr; and a two-story and attic frame cottage, 25x32, for J. M. Otto, at Far Rockaway, L. I., at a cost of \$2,000.

James W. Stewart will erect at once four two-story and basement brick dwellings, each 18.6x42, on the south side of Lexington avenue, 150 feet west of Throop avenue.

Elihu Granger proposes to erect three two-story front and three-story rear octagon stone front dwellings, each 16.8x44, on the south side of Macon street, about 150 feet west of Throop avenue, adjoining those erected by him last summer.

Ulrich Maurer will erect a two-story frame dwelling, 25x28, on the south side of Stagg street, about 200 feet east of Bushwick avenue, rear, at a cost of \$1,500, from plans by Th. Engelhardt.

It is rumored that the property on the northeast corner of Washington and Johnson streets has been leased for five years to Mr. James H. Breslin, of the Gilsey House, New York, who will make extensive interior alterations to the present building and add another story, and open it as soon as completed as a first-class hotel.

### Contractors' Notes.

Bids or estimates for laying sleepers and flooring over the east and west sidewalks of the 3d avenue bridge over the Harlem River, will be received

by the Department of Public Parks at 36 Union Square, until 10 o'clock A. M., on Monday, the 31st day of December, 1883.

Bids or estimates for each of the following works, to wit: No. 1. For regulating, grading, setting curb and gutter stones, flagging the sidewalk 4 feet wide, and laying crosswalks in 148th street, from the easterly curb-line of North 3d avenue to the westerly curb-line of St. Ann's avenue. No. 2. For constructing sewers and appurtenances in Lincoln avenue, between the Harlem River and 134th street; and in the Southern Boulevard, between Lincoln avenue and Willis avenue; and in Alexander and Willis avenue, between the Southern Boulevard and 134th street. No. 3. For constructing a sewer and appurtenances in 145th street, between Brook avenue and St. Ann's avenue. No. 4. For paving, with trap-blocks, Courtland avenue, from North 3d avenue to 156th street, will be received by the Department of Public Parks until 10 o'clock A. M., on Monday, the 31st of December, 1883.

### A Safe Elevator.

The enhanced value of land and the high buildings consequently erected in our large cities renders the elevator an absolute necessity, and a large number of improvements have been made in its construction and working since it was first introduced. Accidents have not infrequently occurred, owing to the breaking of a rope or a mishap to the machinery. An invention which grapples with this difficulty has been patented.

Messrs. Ovington Bros. have had two hydraulic elevators placed in their large Brooklyn store, supplied by Messrs. Stokes & Parrish, a Philadelphia firm, the peculiarities of which are a patent air brake and air cushion. The former is used in arresting the downward progress of the elevator, the latter for reducing the effect of the shock which would ensue should it fall. In place of bringing the falling car up with a violent jerk, as is the case with the ordinary ratchet safety attachment when it works, this air brake gradually stops the car by friction against a smooth surface, which is increased by the motion of the elevator. This was tested by cutting the rope in the six-story elevator used in the store of the above firm, and never failed to work successfully. The final test was to ascertain the value of the Ellithorpe air cushion. The car was raised to the fifth story, and on its floor were placed a goblet of water, a basket loosely filled with eggs, and another containing a dozen or so of the most fragile wine glasses in the store. The air brake was stopped off and the car dropped bodily from the fifth story to the basement. It was found that not a joint in the joiner work was started, not a drop of water spilled, nor an egg broken or a glass cracked in the descent, thus making it apparent that the air cushion rendered the elevator perfectly safe under all circumstances. It is worked by hydraulic pressure, and with valves that lock the water in the cylinder when the car stops, and are thus fast and smooth running and economize power. They have cylinders rising only one in three of the total height of the elevator and occupying the minimum of shaft space. The patentees and manufacturers are Messrs. Stokes & Parrish, of Thirtieth and Chestnut streets, Philadelphia. Plans and drawings of their elevators can be seen at their New York office, on application to Mr. W. H. Lemon, Nos. 95 and 97 Liberty street.

### A Recent Decision About Titles.

The Court of Appeals have, in the case of Simpson against Del Hoyo, again applied the rule of law that the owner of property who has given to another the apparent ownership or power to dispose of it, cannot get it back from an innocent third party, who has in good faith bought it from or lent money on it to the apparent owner, even though the real owner was cheated or defrauded into the position by the person who procured the apparent title. According to the report of this case, one Henry M. Lowenstein, by false pretences, induced Mrs. Del Hoyo to deed some city real estate to his daughter, Rosa. After that Rosa executed a mortgage upon it to her father, and he sold and assigned that to Thos. Simpson, Jr., who paid for it in good faith, without any knowledge of any fraud on Mrs. Del Hoyo. Subsequently Miss Lowenstein deeded the property back to the latter. Then the mortgage was foreclosed, and Mrs. Del Hoyo set up the fraud perpetrated upon her by Lowenstein as a defense to that foreclosure: of course, if he had continued to hold and foreclose the mortgage, this would be a good defence against him. But Mrs. Del Hoyo had conveyed the property by full covenant deed in fee simple absolute, and thus conferred on her the apparent title to the property, and also allowed her to take possession of it; and the Court say (Judge Earl wrote the opinion): "Where real or personal property is obtained from one by fraud upon the purchase thereof, and the vendor thus intentionally parts with the title, the vendee can always, by a sale to a bona fide purchaser for value, give a title good as against the vendor," either by deed or by mortgage. Persons taking or purchasing mortgages need not go back of the mortgagor who owned the land, and had the record title thereto, and at their peril ascertain whether any fraud had been perpetrated upon some prior owner of the land.

"The real estate may be conveyed, or a mortgage thereon may be assigned, to several successive participants in the fraud or several successive mala fide purchasers. But the moment the real estate or mortgage reaches the hands of a bona fide purchaser for value, the rights and equities of the defrauded owner are cut off." The Court go on to say that "Mrs. Del Hoyo seems to have been greatly wronged, and should have all the relief any rule of law can give her without violating the rights of any other person equally innocent with her."

So, as the trial judge had held, that it was not material to determine whether Mr. Simpson was an innocent purchaser of the mortgage for value, there is to be a new trial on that point. Abram Kling, Esq., was counsel for Mr. Simpson, and has so far succeeded before the Court of Appeals, where Mr. John Bowers was of counsel for Mrs. Del Hoyo. The result of the new trial will be awaited with interest.

### Special Notice.

The Narvesen Piano, manufactured by R. M. Walters, of University place, corner East Twelfth street, is meeting with great favor from musicians and the public generally. The late Gen. Grafulla, bandmaster of the Seventh Regiment, used one of these pianos at his home for fourteen years. Mr. Walters keeps a large assortment of new and second-hand pianos always on hand at lowest prices, for rent or credit, and numbers among his customers Messrs. Thos. F. Treacy, T. E. Crimmins, Ogden & Clark, and many of the largest builders and real estate owners of this city to whom he confidently refers.

BUILDING MATERIAL MARKET.

BRICKS.—Operators did not appear to have anything very new or interesting to communicate on the market for Common Hards. Demand has been a little slow and, if anything, has further fallen off during the week, but this is probably nearly neutralized by a shrinkage in receipts, and the general line of cost has differed little, if at all, on the bulk of the business done. Within a day or two, however, some symptoms of a better might here and there be noted, and more especially on really first-class stock, holders in several instances manifesting an inclination to lay up vessels without unloading and await a higher range of prices. Of "Up-River" stock the largest proportion of the supply likely to be sent this winter is now forward, and, indeed, the trade consider that all shipments from above Newburg Bay at least are practically shut down for the season, while from all other points there is likely to be more or less reductions in the offerings consequent upon the withdrawal of vessels, etc., though there will no doubt be something to come forward as long as the river remains open. In a general way the run of quality is fair, but we hear of some complaint over washed brick, with allowances necessary, according to condition, some of the poor lots selling quite low. On a general range of merchantable Hards quotations may be placed at \$5.50@7.50 for ordinary Jerseys to fine Haverstraws, but choice lots of the latter will bring 25c. per M more, and in some instances are held still higher. Pales remain steady at \$4, if fine, and from this there is an irregular range down to \$3, according to condition, but about all appear to have sold out pretty clean. Fronts firm, but not many new orders at the moment.

LATH.—It has been quite a uniform market during the week. Demand did not prove particularly active or anxious, but against this was a comparatively slight offering, with nothing sold for less than \$2.75, and some sales of late reported at \$3.00, though as yet the latter figure is rather extreme. Receivers continue to talk quite confident, insisting that notwithstanding the large amount already taken most dealers are short of stock and must continue on the market as buyers, and in addition to this there is of course the usual claim of light amounts afloat and indifference about selling.

LIME.—Not much demand prevails, and the call has in all cases been met without difficulty at the former line of cost. The arrivals have of late somewhat exceeded the outlet, but were laid aside by receivers in expectation of a better market to come.

LUMBER—There does not appear to be any new stirring on the general market calculated to attract more than passing attention and little probability that much of a change will take place until after the holidays at least. For stocks in hand owners expect former rates and show a very fair degree of steadiness, while for new offerings, when any such can be made, proportionate prices are named. Buyers appear to tacitly admit the strength of the position of holders by refraining from any special effort to obtain better terms when it becomes necessary to operate, but the demand is allowed to develop only to the extent of early and actual requirements, and those are not very extensive just at the close of the year. Reports from the woods are becoming quite contradictory as regards the intentions of the loggers and the amount of work already done, but the most authoritative sources of information rather favor the belief that the cutting will be full and really more than the general situation appears to warrant.

Eastern Spruce if poor has no business upon the market, unless holders expect and are content to accept low prices, but the attractive wide and long lengths would receive attention at a good full valuation. Not that demand is either quick or anxious, but standard sizes are looked upon as safe enough at current prices, and dealers do not object to purchasing a moderate quantity. Production is of course quite limited and running mainly on specials, with no indication that the cut can be increased for some little time to come. The quotations as a rule are placed at \$13.00@16.50, and now and then a fraction higher with a tendency to firmness. We are requested to state that there was a decline last week of \$1.00 per M, reports to the contrary notwithstanding.

White Pine is not very active, but in a slow, undemonstrative sort of way, more or less stock goes out daily. A portion is taken on home account for early consumption and a larger quantity is wanted to fill the orders from exporters. There has also been some inquiries from near-by points, but apparently more in the way of a feeler to test the strength of the market than through any immediate necessity for handling the stuff. Stocks in one or two cases are already somewhat broken but there is no scarcity of supplies. We quote \$18.50@22.00 for West India shipping boards, \$28.00@30.00 for South American do.; \$17.00@18.00 for box boards, and \$18.50@19.00 for extra do.

Yellow Pine remains quite steady in the absence of any special effort to realize, and there is some little demand extant. Buyers, however, are quite as particular as ever over the quantity handled, and while there is a place for about everything thus far available it is not a market to absorb any important addition to the supply. According to latest advices at hand manufacturers at the South are still somewhat unsettled in tone, but there is a gradual tendency to overcome that and work the market into better and more uniform condition as no margins at present can be found. We quote as follows: Randoms, \$20@22 per M; Specials, \$21@23 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@26; Step Plank, \$30@35 do.; Cargoes f. o. b. at Atlantic ports, \$14@16 for rough, and \$19@21 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods are a little dull as most manufacturers have supplies enough on hand for present use and exporters are without orders of importance. Desirable stock, however, are in good hands and carried with a firm tone in all cases. An improvement in the home trade is expected after the turn of the year. We quote at wholesale rates by car-load about as follows: Walnut, \$65@110 per M; ash, \$35@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; whitewood 1/2 and 5/8 inch, \$25@30 do., and do. inch, \$28@38; hickory, \$45@55 do.

Recent freight engagements show: From St. John, N. B., to Europe, deals at 60s. @ 65s. per standard; from New York to West Indies, \$6@15 per M steam, and \$4.50@5.75 sail; to Central and South America, \$7.50 @16 do.; to New York from Provinces, \$3.00@3.00; from Maine, \$2.00@2.25, and from the South, \$5.75@7.00@9.00 per M.

GENERAL LUMBER NOTES.

THE STATE.

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

[FOR THE WEEK ENDING DEC. 18, 1883.]

Early in the week the shipments by water were effectually closed by the cold weather, and rail facilities have been used to a considerable extent for transportation. Several of the dealers continue to keep their offices open in the district, but most of them have moved down town into winter quarters. Collated reports of the trade in November show a larger business in that month than was estimated, and a larger stock remaining on the yards. This is well assorted, and all kinds can be readily obtained.

The determination to restrict the cutting of Pine in Michigan and Canada, so that the prices for next year might be increased and firmly maintained, is in some districts being broken, and probably a sufficient quantity for the wants of the country will be manufactured. In the Spruce and Hemlock regions cutting is lively, and if the State wishes to preserve the forests of Northern New York, the Legislature will have to move early to prevent it.

Hardwoods are in fair supply, and the stock can be replenished by rail receipts. Shingles and Lath are in fair stock.

THE WEST.

The Northwestern Lumberman as follows:

At present there is an absence of all exciting-causes in the lumber trade. Everything tends to moderation and carefulness. Though there will be an ample stock of logs put in, which, with the logs left over, will be sufficient to keep the mills running next season, there will be no attempt to rush the season to its utmost limit, as there was one or two years ago. A conservative spirit is manifest in every department of trade and manufacture. At the same time there is exhibited no disposition to crowd stocks on the market at a sacrifice, holders, large and small, seeming to be inclined to realize a profit on what they have on hand.

The market season has closed. But five or six cargoes have been offered on the market during the week, and less are coming hereafter. The steam barge Butters will run as long as the river is open, bringing in loads for Bickford, Knox & Co., but even that vessel is liable to lie up at any time.

Quotations are as follows:

Table with 2 columns: Description and Price. Short dimension, green... \$ 9 50 @10 00; Long dimension, green... 10 00 @11 50; Boards and strips—No. 2... 11 00 @13 00; Boards and strips—Medium... 13 00 @16 00; Boards and strips—No. 1... 15 00 @21 00

The cargo market of the season of 1883 can be summarized as one of fair activity, the movement succeeding a late opening of navigation being nearly equal during a corresponding time to that of the year previous. Prices of short dimension were fully \$1.50 lower than the average during 1882, and \$4 to \$5 on long lengths. No. 1 boards and strips sold nearly as high as they did the year before, and medium nearly or quite as high. No. 2 stock during the first part of the season held up well with the previous season's record, but fell off 50 cents to \$1 in the last half of the season. The greatest depreciation, however, was on dimension, shingles and lath, which were offered in enormous proportion to other stock, especially shingles.

The Minneapolis Lumberman and Manufacturer as follows:

There is nothing new in a logging way. The ground is bare and the men are piling up logs on the skidways and a few hauling on "go-devils." Should snow come by January 1st at least two-thirds as many logs will be banked as were last year. Men are more than abundant and to be hired for mere nominal wages. Teams are reported as low as \$2.50 per day and men at \$10 per month.

CANADA.

In the course of an address on Canadian industries, recently delivered by Mr. J. K. Ward, the well-known lumberer, he submitted the following statistics: Ontario furnishes 4,474,000 pieces, equal to 2,600,000 standard pine logs of 200 feet each, producing 50,000,000 feet of lumber, 6,790,000 cubic feet of white and red pine, or 81,000,000 feet B.M.; dimension timber, 23,000,000 feet B.M.; hardwood, cedar, &c., equal to 5,000,000 feet, making in the aggregate 635,500,000 feet B.M., paying to the provincial Government for timber dues \$501,000, and ground rents, &c., \$46,000. Quebec has under license 48,000 square miles, producing 2,500,000 pine logs, equal to 386,000,000 feet B.M., and 1,308,000 spruce logs, producing 106,000,000 feet B.M.; white and red pine timber, 3,110,000 cubic feet, equal to 37,320,000 feet B.M.; hardwood, 51,000 cubic feet, or 611,000 feet B.M.; railroad ties, 143,000 pieces, 32 feet each, making 4,576,000 feet B.M.; cedar, equal to 4,500,000 feet; pine and spruce round timber, 5,760,000 feet B.M.; tamarac, 175,000 feet B.M.; hemlock, 34,000 feet; cordwood equal to 5,000,000 feet, making in all 549,976,000 feet, giving a gross revenue of \$668,596 to the Province. New Brunswick cut on Government lands equal to 160,000,000 feet of all classes, principally spruce. The pine in this Province, once so famed, is almost exhausted. Nova Scotia is estimated to produce about 250,000,000 feet, of which about \$1,500,000 worth is exported; this Province furnishing a large quantity of birch and maple. Manitoba and the Northwest Territories produce say 75,000,000 feet. These figures give us a total of 2,010,476,000 feet. The number of acres embraced in the operations is 52,800,000, leaving 180,000,000 acres unlicensed, which, at the present rate of cutting, will last about fifty years. This refers exclusively to pine, while there are vast forests also of hardwood that are more and more coming into use.

ENGLAND.

The Timber Trade's Journal says:

The general impression appears to be that with the final close of the season the stocks on hand will in London be about on a par with those of last year; though there are some who expect to find them less by half a million pieces or so. To the country generally the importation has exceeded last year, but to London it has been short hitherto.

Pitch pine freights are still offering freely for hewn and for sawn timber, and rates remain firm at 40s. and 12s. for a range of ports. Deal cargoes are not so plentiful, and charterers are not anxious for early tonnage for deal and for board cargoes. Deboy to United Kingdom 36s. hewn and 11s. 6d. sawn are current rates, and at which vessels are fixing. We hear of one or two charters being effected from Norway for firewood at low rates to sail during the spring of next year. Dronheim to Garston, 30s. Mmatilan to U. K. or Continent is quoted 57s. 6d. to 60s.

METALS.—COPPER—Ingot has changed but little in value, though showing no great amount of animation, and the market is sustained more on the steady holding of owners of the supply than through any force of demand. Indeed, the call seems to be confined in the main to jobbing parcels, with buyers indulging in considerable shopping in hopes of picking up cheap lots. We quote at 14c. for ordinary brands up to 15c. for Lake. Manufactured a little slow at the moment, but held about steady. We quote as follows: Brazier's Copper, ordinary size over 16 oz. per sq. foot, 26c. per lb.; do do. do., 16 oz. and over 12 oz. per sq. foot, 28c. per lb.; do. do., 10 and 12 oz. per sq. foot, 30c. per lb.; do. do., lighter than 10 oz. per sq. foot, 32c. per lb.; circles less than 84 inches in diameter, 28c. per lb.; do. 84 inches in diameter and over, 31c. per lb.; segment and pattern sheets, 28c. per lb.; locomotive fire box sheets, 26c. per lb.; Sheathing Copper, over 12 oz. per square foot, 24c. per lb., and Bolt Copper, 26c. per lb. IRON—Scotch Pig is taken principally in small lots on local account, both eastern and western customers standing off for the present. Supplies ample and prices easy. We quote at \$20.00@22.50, according to brand, etc. American Pig has shown fair animation in mill grades, but foundry stock rather slow and selling in the main in jobbing parcels as required for some special necessity. A few contracts have been made for delivery early next year. We quote \$30.00@21.00 per ton for No. 1 X foundry, \$19.00@20.00 for No. 2 X do. do., and \$17.50@18.50 for gray forge. Rails have found a fair, steady sale, and the market is in a more settled condition. The current operating basis is placed at \$35.00 per ton, but some of the makers are stiffer in their views, and talk about an advance at an early date. Old Rails, Scrap, etc., have been selling slowly and moderately with slight irregularities on value, though, as a rule, holders do not appear inclined to make many allowances. We quote at \$21@23 00 for tee rails, \$25.00@26.00 for double heads, \$23.00@23.50 for No. 1 wrought scrap ex ship, \$24.00@24.50 for selected do., \$18.00@19.00 for old car wheels, and \$22.00@23 for crop ends. Manufactured Iron from store has continued quite dull, and the movement unpromising for the immediate future. Contracts for architectural purposes, however, have been made to a fair extent, and at a steady line of values in all deliveries. We quote Common Merchant Bar, ordinary sizes, at 2.2@2.5c. from store, and Refined at 2.4@4c.; wrought beams at 3.5@3.6c. Fish Plates quoted at 3.0@3.1c.; track bolt and nuts, 3/4@3/8c.; railway spikes 3@3.4c.; tank, 3@3.4c.; angle, 2.5@2.7c.; best flange 4 1/2@4.4c. and domestic sheet on the basis of 3/4@3/8c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig has undergone a considerable shrinkage in value since our last report, but without increasing the demand, and about the best to be obtained from buyers are small jobbing orders based upon the wants known to exist or likely to arise at an early day. Stocks ample. We quote at about 3 3/4@3 1/2c. per lb., according to brand and the size of invoice handled. The manufactures of lead are steady and quoted: Bar, 6c.; Pipe, 6 1/2c.; and Sheet, 7 1/2c., less the usual discount to the trade; and Tin-lined pipe, 15c.; block tin Pipe, 45c., on same terms. TIN—Pig has been very much unsettled and only moderately active. Advices from abroad came to hand in discouraging form, and seem to have dampened the anxiety of speculators, while buyers for regular trade use were calling for only small lots as required by clearly shown necessity. Prices made quite a drop and have generally been more or less uncertain since, though with a tendency in buyer's favor. We quote at 18 1/2@19 1/4 for Straits and Australian, 20 1/4@20 3/4 for English, and 20@20 1/4 for Banca. Tin plates have also been irregular but with a generally weak tone, and sellers more anxious to operate than buyers. Even on store lots there was at times a little pressure to realize, and some liberal terms were offered on parcels afloat. We quote I. C. Charcoal, third cross assortment, \$5.50@5.60 for Allaway grade, and \$6.25@6.37 1/2 for Melyn grade; for each additional X add \$1.25 and \$1.50 respectively; I. C. Coke, \$4.95@5.05 for B. V. grade; \$5.20@5.37 1/2 for Derwent and A. B. grade; Charcoal terne, \$4.90@5.15 for Allaway and Dean grades, 14x 20; \$10.25@10.75 for do. 20x28; Coke terne, \$4.65@4.70 for Glais grade 14x20, and \$9.75@9.87 for do. 20x28—all in round lots. Spelter selling slowly, but appears to be under very good control and held steadily at former rates. We quote at 4 1/2@5 1/4 for domestic and foreign according to brand, quantity, etc. Sheet Zinc dull, but quoted about steady at 6 1/2@7 1/8c., according to amount handled, etc.

AILS.—Business has embraced some export orders, and about an ordinary call on home account, but nothing to create animation in any form. Stocks continue full and the production unabated as yet, while values remain notationally unchanged. Still the tendency is in buyers' favor, and sales have been made at pretty low figures.

We quote 10d to 60d, common fence and sheathing, per keg, \$2.65@2.75; 7d and 9d, common do., per keg, \$3.35; 6d and 8d, 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.

Clutch Nails.—1 1/2 inch, \$5.20; 1 3/4 inch, \$4.95; 2 inch, \$5.10; 2 1/4 inch, \$4.45; 3 inch and longer, \$4.90.

At a largely attended meeting of the Western Nail Association held at Pittsburg, December 19th, the entire membership was represented. After considerable discussion it was finally agreed to allow card rates to remain untouched but to shut down at all the mills from December 29th, 1883, to February 11th, 1884. The object, in the words of a delegate, is to "convince dealers that manufacturers have power to regulate prices."

PAINTS, OILS, ETC.—Little or no change during the week, the volume of demand proving quite limited and uncertain, with buyers intending to keep up the hand-to-mouth policy for some time. Goods in the way of paints, colors, etc., are held for full invoices. Linseed Oil in average demand and about steady at 56@57 for domestic, and 5c@59 for foreign. Spirits turpentine in fair demand and a shade firmer at 35@37c., according to quantity, delivery, etc.

PITCH AND TAR.—Sales are light and unimportant, and there is no regular market at the moment. Stocks fair. We quote pitch \$2.25@2.30 per bbl., and tar \$2.50@3.00 do., according to quantity, quality and delivery.

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

Vol. XXXII.

NEW YORK, DECEMBER 22, 1883.

No. 823

### SALES OF THE WEEK.

The following are the sales at the Exchange Sales room for the week ending December 21:

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

#### RICHARD V. HARNETT & CO.

Ann st, No. 88, s s, abt 25x50, three-story brick store and dwell'g	\$85,000
Fulton st, No. 87, n e s, 58.7 n w Gold st, 25.5 x 61x25.4x62, five story brick (stone front) factory	17,075
John C. Crevier	8,100
24th st, Nos. 402-406, s s, 81.6 e 1st av, 75x98.9, coal and wood yard, C. A. Fuller	5,700
112th st, No. 40, s s, 75 e Madison av, 16.6x 100.11, three-story stone front dwell'g.	7,000
John H. Morris. (Mort. \$6,000)	5,850
120th st, s s, 123 w 5th av, 27x136.9x10x132.10, vacant, Clinton L. Powell	5,550
120th st, s s, adj, 25x132.10x26x126, vacant. C. L. Powell	11,450
122d st, n s, 75 w 6th av, 25x100.11. L. G. Hart	11,700
122d st, n s, adj, 25x100.11. J. L. Brewster	5,850
122d st, n s, adj, 50x100.11. T. C. Higgins	5,775
122d st, n s, 75 e 7th av, 50x100.11. Isaac A. Hopper	12,400
122d st, n s, adj, 25x100.11. L. G. Hart	22,425
122d st, n s, adj, 25x100.11. L. G. Hart	11,050
123d st, s s, 75 w 6th av, 50x100.11. Henry J. Cullen, Jr	5,100
123d st, n s, 75 e 7th av, 100x100.11. L. G. Hart	5,750
Madison av, s e cor 120th st, 25.11x75, vacant. C. L. Powell	4,600
Madison av, e s, adj, 25x75, vacant. C. L. Powell	17,325
Madison av, e s, adj, 25x75, vacant. C. L. Powell	16,800
6th av, w s, 25.2 n 122d st, 75.9x75. Francis M. Jencks	8,700
6th av, w s, 25.2 s 122d st, 75.9x75. F. M. Jencks	5,650
7th av, n e cor 122d st, 25.2x75. L. G. Hart	11,300
7th av, e s, adj, 25.3x75. T. C. Higgins	8,550
7th av, e s, adj, 50.6x75. Ferd. Kurzman	5,800
7th av, e s, adj, 122d st, 25.2x75. L. G. Hart	5,800
7th av, e s, adj, 25.3x75. H. Ungrich	11,400
7th av, e s, adj, 50.6x75. Ferd. Kurzman	

#### E. H. LUDLOW & CO.

*Broadway, 36th st, 6th av and 35th st—the block; Nos. 1332-1346 Broadway, two-story brick building, armory, stores, &c. Wm. De F. Manice	430,000
Broadway, Nos. 1430 and 1431 1/2, s e cor 40th st, 25.7x116.8x24.8x109.8, three-story frame store and dwell'g and two-story frame stable. Mayer Sternberger	54,100
*39th st, No. 107, n s, 100 w 6th av, 25x98.9, two-story brick shop and frame and brick livery stables. W. De F. Manice	30,000
*39th st, Nos. 109-115, n s, adj, 75x98.9, four two-story frame dwell'gs. W. De F. Manice	76,600
*40th st, No. 122, s s, 116.8 e Broadway, 25x98.9, three story frame store and dwell'g. W. De F. Manice	21,300
*40th st, No. 120 W., s s, adj, 25x98.9, three-story frame dwell'g. W. De F. Manice	22,500
6th av, No. 681, n w cor 39th st, 24.8x100, three-story brick factory. Colwell Lead Co.	53,000
A. H. MULLER & SON.	
15th st, No. 231, n s, 362.3 w 7th av, 75x103.3, four-story brick flat. Anthony Yoeman. (Amt. due, abt \$6,625)	56,800
37th st, No. 136, s s, 227 e 7th av, 17x91.8, four-story brick (stone front) dwell'g. Ida B. Johnstone. (Right, title, &c)	2,300

#### OTHER AUCTIONEERS.

115th st, No. 164, s s, 270 w 3d av, 25x100.11 four-story brick flat. H. Klingenstein. (Amt. due, abt \$12,000)	13,710
115th st, No. 162 E., s s, adj, 25x100.11, four-story brick flat. P. F. Meyer. (Amt. due, abt \$12,000)	13,910
115th st, No. 160 E., s s, adj, 25x100.11, four-story brick flat. J. L. Mott. (Amt. due, abt \$12,000)	14,810
115th st, No. 158 E., s s, adj, 25x100.11, four-story brick flat. M. Gearon. (Amt. due, abt \$12,000)	14,913
115th st, No. 156 E., s s, adj, 25x100.11, four-story stone front flat. J. L. Mott. (Amt. due, abt \$11,000)	12,500
Courtland av, w s, 50 n 149th st, 25x100, vacant. Bernard Rehm	1,500
Total	\$1,139,943
Corresponding week 1882	\$257,910

### BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan and Cole & Murphy have made the following sales for the week ending December 21:

Broadway, s s, extending from Eldert to Shepard av, 200x100, East New York. Owen Brennan	\$340
Spencer st, w s, 240 n De Kalb av, 17x100. 1/2 part. Augusta Hansen	500
Spencer st, w s, 274 n De Kalb av, 17x100. 1/2 part. Same. (Sub. to mort. \$2,250)	250
*Atlantic av, s s, 75 w Van Siclen av, 25x104. John R. Cypert, exr., &c.	600
Bedford av, e s, 240 n De Kalb av, 23x100. 1/2 part. Augusta Hansen	850
Total	\$2,440

### CONVEYANCES.

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

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

#### NEW YORK CITY.

DECEMBER 14, 15, 17, 18, 19, 20.

Broadway, No. 537, w s, 75.2 n Spring st, runs north 37.3 x west 200 to Mercer st, x south 37.4 to point 75 north Spring st, x east to beginning, five-story brick (iron front) store. John R. Van Derveer et al., exrs. B. F. Beekman, to Jay C. Wemple, Brooklyn. Mort. \$155,000. Dec. 15.	272,500
Same property. Release dower. Catharine A. Beekman, widow, to same. Dec. 15. nom	
Broadway, s e cor 62d st, 116.2x88.3x100.5x 146.8, vacant. Moss S. Phillips, Brooklyn, to William S. Maddock. Mort. \$46,800. Dec. 13.	115,000
Beach st, No. 9, n e cor St. John's lane, 18.9x 70, three-story brick store. Foreclos. Joseph A. Thompson to Henri Chegnay. Dec. 18.	15,300
Bank st, No. 55, n s, 40.11 w 4th st, 18x65, three-story brick dwell'g. Daniel W. and William S. Houghton and Christina wife of and George W. Hageman, heirs Robert J. Houghton, to Emily B. wife of Charles Goeller. Dec. 17.	7,000
Same property. Release mort. John Vincent, trustee, to Daniel W. and William S. Houghton and Christina and George W. Hageman. Dec. 17.	nom
Same property. Release mort. James R. Floyd and ano., exrs. and trustees S. Philbin, to same. Nov. 30.	1,500
Broome st, s e cor Mulberry st, 24.11x97.2x 24.11x99.2. Mort. on this \$11,000.	
Lots 61 to 70, 503 to 505, 507 to 510, 517 to 526, 791 to 794 and 823 to 830, all inclusive, part of Dyckman Homestead property. David Fox to William I. Fox. 1-5 part. Recorded Dec. 11. Nov. 6.	6,500
Same property. Release mort. James R. Delia wife of Nathan Burnstine, Rachel wife of Philip M. Platt and Lena wife of Charles S. Cohen. Release dower. 4-5 part. Recorded Dec. 11. Nov. 6.	gift
Boulevard, w s, 25.11 n 99th st, 75x100, frame stable. Charles B. Hart to William J. Syms. Mort. \$8,812. Nov. 29.	22,500
Boulevard, n e cor 150th st, 99.11x100.	
150th st, n s, 100 e Boulevard, 75x99.11, vacant } Edwin D. Morgan et al., exrs. E. D. Morgan, to Joseph, Henry and Charles Liebmann, Brooklyn. Dec. 10.	17,045
Boulevard, s e cor 151st st, 24.11x100.	
151st st, s s, 100 e Boulevard, 25x99.11, vacant. } E. D. Morgan et al., exrs. E. D. Morgan, to William M. Thomas. Dec. 10.	5,465
Cherry st, No. 210, n e cor Pike st, 12.7x117 to an alley, x12.10x118, three-story brick store and dwell'g, one-story frame stable on Cherry st and two-story brick stable on Pike st. Joseph Foulke, the elder, Charlotte B. Sands, widow, John B. and Joseph, Jr., Foulke, of Babylon, L. I., William B. Foulke, New York, Mary E. B. wife of and Cortlandt M. Taylor, of New Brighton, N. Y., and Catherine B. wife of and John Neilson, of Roselle, N. J., to Clarence R. Conger. Dec. 13.	5,500
Same property. Release mort. Isabella L. wife of H. R. Beekman to Joseph Foulke, the younger, of Babylon, L. I. 1-6 part. Dec. 12.	nom
Cliff st, No. 62, s e s, 133.5 n e Beekman st, 19.11x75x20.1x75, the survey makes front 20 feet, five-story brick warehouse. The East River Savings Inst. to Elbridge T. Gerry. Mort. \$12,000. Dec. 17.	21,000
Corlears st, n e cor Monroe st, 60.1 to Grand st, x125.4x5.2 to Monroe st, x110.2, Nos. 589 to 599 Grand st, six four-story brick stores and tenem'ts. Lawrence Drake to Edwin M. Taylor. Dec. 10.	42,500
Columbia st, e s, 75 n Broome st, 25x100, four-story brick factory. Samuel Jas. Pooley, Somerset Co., N. J., to Richard Dudgeon. Correction deed. Q. C. May 10.	nom
Centre st, No. 58, s e s, 25x89x26x81.6, six-story brick factory building. Release mort. The Mechanics' and Traders' Nat. Bank, City New York, to Ralph L. Anderton. December 18.	nom
Canal st, n s, abt 81.10 w Elm st, 25.4x89x 25.10x84.6.	
Canal st, n s, 327 e Broadway, runs north 84.6 x west 1.5 x southerly to beginning, premises hereby conveyed being No. 259 Canal st. Rose Fox, widow, to Philip M. Platt. Mort. \$27,000. April 2.	60,000

Delancey st, Nos. 44 and 46, n s, abt 100 e Forsyth st, 50x100, three four-story brick stores and tenem'ts and three and four-story brick tenem'ts on rear. Maria wife of John V. Brush, Brooklyn, to Charles A. Plath. Contract. Dec. 17.	30,750
Delancey st, n s, abt 50 e Forsyth st, 50x100, excepting strip off west side, 3 ft wide; No. 40, four-story frame store and tenem't; Nos. 42 and 42 1/2, two two-story brick stores and tenem'ts and three-story brick tenem't on rear. Joseph F. Brush, individ. and as exr. Mary A. Brush, to Charles A. Plath. Contract. Dec. 17.	27,750
Delancey st, s s, 75 e Orchard st, 25x87.6. 1/2 part. Charles A. Ullrich to Herman Handel. All liens. Oct. 27, 1880.	nom
Delancey st, No. 301, s w cor Lewis st, 25x75, five-story brick frame store and tenem't. James Jordan to Morris Shedlinsky and Solomon Bachrach. Dec. 18.	23,500
Emerson st, s w s, 197 n w Seaman av, runs southwest 172.6 x northwest 482.8 to Prescott av, x northeast 106.8 x southeast 478.7 x southeast 129.7 to Emerson st, x south 47.	
Seaman av, n w s, 275 s w Emerson st, 50x 150.	
Jane Potter, extrx. W. H. Potter, to Joseph J. Potter. 1/2 part. Sub. to 1/2 mort. \$4,400, and to all taxes and assess'ts. May 11.	5,000
Emerson st, s w s, 244 n w Seaman av, runs southwest 129.7 x northwest 478.7 to Prescott av, x northeast 100.8 x southeast 558.1 to Emerson st, x south 49.7, also Emerson st, westerly cor Seaman av, 150x272.7x150x275 Jane Potter, extrx. W. H. Potter, to Joseph J. Potter. 1/2 part. Error. Sub. to 1/2 of mort. \$8,580, and to all taxes, assess'ts, &c. May 11.	10,000
Greenwich st, No. 82.	
Washington st, No. 87.	
Two four-story brick factories.	
Thomas B. Arden and Sarah J. wife of Francis A. Livingston, Philipsetown, N. Y., Mary A. wife of Peter P. Parrott, Greenwood Iron Works, Orange Co., James L. Huggins, New York, Helen A. wife of James Bergen, Somerville, N. J., Jane de P. wife of George L. Peabody, heirs James Arden, dec'd, to Rachel Duffy, widow. Nov. 14.	nom
Hudson st, No. 230, s e cor Broome st, 22.10x 70, five-story brick store and tenem't. David Harvie, trustee Martin S. McNamara, dec'd, to Martin S., Michael S., Emily, Teressa, Matthew, Benjamin, Augustine and William H. McNamara. Dec. 10.	n m
Same property. Martin S., Michael S., Emily, Teresa, Matthew, Benjamin, Augustine and William H. McNamara, heirs M. S. McNamara, to William Kirk. Mort. \$2,800. Dec. 13.	18,000
Kingsbridge road, e s, at s w cor of land formerly of Miller or Molineur and late of Isaac Dyckman, runs east 22 chains and 26 links to road formerly called the Cut road or Snair line to other land of Dyckman, x south to land of D. Lynch, x west 23 chains to Kings road, x north following curves to beginning. Sub. to mort. \$57,000.	
Broadway, n e cor 74th st, runs east 149.9 to 10th av, x north 32.4 x west 161 to Broadway, x south 38.4.	
Broadway, s e cor 74th st, 136.11x92 to 10th av, x 125 to 74th st, x 131.	
Union pl, No. 42, begins Union pl or 4th av, e s, 79 n 16th st, 26x125. Mort. \$26,000.	
34th st, n s, 125 e 7th av, 25x152.6x26.2x144.10. Mort. \$14,000.	
Broadway, s e cor 50th st, 50.3x54.8x50.3x 57.1. All title.	
13th st, n s, 400 e 9th av, 25x103.1. 1-6 part.	
14th st, s s, 400 e 9th av, 25x103.1.	
Broome st, n s, 75 e Crosby st, abt 25x100. 1-6 part.	
Thomas J. Powers to Robert W. Tailer. Dec. 18.	nom
Same property. Robert W. Tailer to Hannah L. wife of Thomas J. Powers. Dec. 18.	nom
Maiden lane, No. 125, n e s, 19.11x55.6x19.11x55.5. Lavina S. Tapscott, widow, to William Rotchford. Recorded Dec. 11. Dec. 11.	20,000
Manhattan st, n w cor Hayward st, 50x100 to Blackberry alley, with all title in same. Intending to convey all left of said lots after widening of Manhattan st.	
115th st, n s, 325 w 7th av, 25x98.4x northeast to centre of block, x east 24 x south 100.11.	
115th st, n s, 350 w 7th av, 25x90.4x northeast to line 350 west of 7th av, x south 98.4.	
115th st, n s, 375 w 7th av, 25x100.11.	
William J. A. McGrath to Joshua M. Brush, Brooklyn. All title. Dec. 15.	nom
New st, No. 43, w s, 168.5 s Exchange pl, runs west 75 x north 19.11 x east 18.6 x north 19.11 x east 50.4 to New st, x south 39.4, five-story brick office building. Susan L., Elizabeth M., Fanny R. and Sarah G. Fitch, Norwichtown, Conn., by Mary E. Fitch, guard, Mary E.	

Fitch, widow, and individ., and Marion F. wife of Elihu G. Loomis, and child of W. Fitch, Bedford, Mass., to Moss S. Phillips, Brooklyn. Dec. 5. nom

Pearl st, No. 361, w s, 63 n Frankfort st, 20.6x 93.6x19x86.2, three-story brick store and dwell'g. Ida B. Johnston to John McColgan. 5-12 part. Dec. 19. 3,333

Same property. Isaac Hochster and Simon Bing, Jr., to John McColgan. 7-12 part. December 18. 4,667

Platt st, No. 14, w s, 64 s Gold st, runs west 56.2 x north 0.6 x west 28.5 x south 15.11 x east 83.1 to Platt st, x north 20, four-story brick store. George C. Eyclaud, Brooklyn, to William Rotchford. Dec. 15. nom

Same property. William Rotchford to August Schaud. Dec. 17. 30,000

Same property. Subject together with right to use yard. Isaac W. Nichols, exr. Heury G. Nichols, to Robert C. Nichols, Bridgton, N. J. Correction deed. April 9. nom

Rutgers st, w s, 50 n Madison st, 25x84.7. Philip Harris to Jacob Guterman. Mort. \$3,700. Dec. 14. 10,000

Sheriff st, No. 114, e s, 175 n Stanton st, 25x100, five-story brick store and tenem't. Johann G. Schmiedel and Adeline his wife to Moses De Wolf. Morts. \$10,000. Dec. 15. 17,000

Stanton st, No. 306, n s, 25 e Lewis st, 25x75, three-story brick factory. Thomas McMahon, heir Wm. McMahon, to Henry Drucker. Morts. \$3,300. Dec. 15. 6,965

Stanton st, Nos. 322 and 324, n e cor Goerck st, 39.10x70, two two-story frame stores and dwell'gs and two two-story brick stables on rear. Smith Ely, Jr., to George W. Tubbs. Mort. \$4,000. Dec. 15. 10,000

Varick st, No. 108, s e cor Broome st, 21x66 to 3 foot alley across rear, three-story frame (brick front) store and dwell'g on Varick st, and four-story brick store and dwell'g on Broome st. Rosalie wife of Julius Crager to Henry Gottgetreu. C. a. G. Dec. 14. 10,000

Same property. Henry Gottgetreu to Julius Crager and Rosalie his wife, joint tenants. C. a. G. All liens. Dec. 14. 10,500

Washington st, No. 703, w s, 41 n Perry st, 23x 88x24x82.3, three-story brick dwell'g and one-story frame stable on rear. Deed on execution. Peter Bowe, late Sheriff, to Louisa B. Marsh. Nov. 17. 3,000

13th st, n s, 400 e 9th av, 25x103.1. }  
14th st, s s, 400 e 9th av, 25x103.1. }  
Thomas J. Powers to William P., Sarah H. J., George J. and Ten Eyck Powers. C. a. G. June 18. nom

13th st, Nos. 25 and 27 W., n s, 375 w 5th av, 50 x103.3; No. 25, three-story brick store and tenem't; No. 27, three-story brick factory building and four-story brick workshop on rear. Contract. Catharine E. Sinclair to John C. Tucker. Dec. 18. 39,000

16th st, No. 111, n s, 225 e 4th av, 25x92, four-story brick (stone front) dwell'g. Robert Hoe, Tarrytown, to Laura Hoe. Aug. 10. nom

Same property. Laura Hoe to Thyryza wife of Robert Hoe. Aug. 11. nom

22d st, Nos. 256 and 258, s s, 175 e 8th av, 75x 98.9, two five-story brick flats. William P. and Ambrose M. Parsons to Abraham Greenhall. Morts. \$150,000. Dec. 15. nom

28th st, No. 230, s s, abt 345.7 w 7th av, 24x 98.9, five-story brick store and tenem't and four-story brick tenem't on rear. Mort. \$10,000.

26th st, No. 142, s s, 475 w 6th av, 25x98.9, four-story brick store and tenem't and four-story brick tenem't on rear. Mort. \$6,000.

Annabella McC. wife of Thomas F. Kaughnan to Mary E. McCool. In trust. August 11. nom

32d st, No. 348, s s, 117.6 w 1st av, 17.6x98.9, four-story brick store and tenem't. Joseph B. Nones to Lewis N. Vause. Mort. \$4,250. Dec. 15. 6,100

33d st, n s, abt 240 w 2d av, abt 0.3x98.9. Mary wife of and James R. Candler and J. R. Candler, individ. and exrs. James Candler, to James D. Fish, as recvr of the Globe Mutual Life Ins. Co. C. a. G. Dec. 17. 750

Same property. James R. Candler, exr. J. Candler, to James D. Fish, recvr. Dec. 17. nom

38th st, Nos. 331-337, n s, 125 w 1st av, 100x98.9, four five-story brick tenem'ts. John J. Macdonald to Max S. Korn. Morts. \$52,500. Dec. 17. 72,000

38th st, Nos. 273 and 275, n s, 64 e 8th av, 36x 98.9, two three-story brick stores and dwellings. P. Henry and Francis A. Dugro to Henry Schwarzwalder. Q. C. Oct. 11. nom

38th st, No. 329, n s, 400 e 9th av, 25x98.9, five-story brick store and tenem't. Adolph Karweg to William Bocsein, Greenville, N. J. Morts. \$13,500. Dec. 15. 19,500

41st st, Nos. 242 and 244, s s, 300 e 8th av, 30x 98.9, two four-story brick stores and tenements. Mary E. wife of Andrew J. Dwinelle to Charles H. Phillips. Dec. 15. 14,000

41st st, n s, 160 e 8th av, 20x98.9. Blanche Lehman to Annette Lehman. Dec. 12. 10,000

Same property. Aron Lehman to Blanche Lehman. Dec. 11. 10,000

43d st, n s, 205 e 3d av, 50x100.5, two five-story brick tenem'ts. Olga wife of and Carl Schmeising to Lizzie wife of Herman C. Kinkel. Mort. \$26,750. Dec. 18. 39,000

44th st, No. 435, n s, 440 w 9th av, 20x100.4, three-story brick dwell'g. James C. Norton, Hastings, Minn., heir J. C. Norton, to Mary E. Spencer, Milwaukee, Wis. Q. C. Correction deed. Dec. 12. nom

Same property. Harry Norton, heir J. C. Nor-

ton, to same. Q. C. Correction deed. Nov. 9. nom

Same property. Julia A. Norton, Philadelphia, to same. Release dower. Correction deed. Nov. 13. nom

45th st, No. 44, s s, 380 e 6th av, 20x100.5, three-story brick dwell'g. }  
45th st, No. 41, n s, 475 w 5th av, 12.6x100.5, four-story brick (stone front) dwell'g. }  
Penn st, Brooklyn property. Jennie Hindley, widow, to John H. Hindley, exr. of Thos. Hindley, and John H., Anna Hindly and Mary C. Dyer, children of T. Hindley. Release dower. Dec. 15. 8,500

General release. Same to same. Dec. 15. nom

Declaration as to settlement of suit and receipt for claims of dower. Same to same.

46th st, No. 157, n s, 150 e 7th av, 20x100.4, four-story brick (stone front) dwell'g. Jennie Hindley, widow, to Emil F. Haubner. Release dower. Dec. 15. nom

46th st, Nos. 148 and 150, s s, 220 w 3d av, 32x 100.5, two four-story brick (stone front) dwell'gs. Bernard Spaulding to James Steen. Morts. \$27,500. Dec. 5. nom

47th st, Nos. 321 and 323, n s, 300 e 2d av, 50x 100.5, two four-story brick tenem'ts. David Oppenheimer to The H. Clausen & Son Brewing Co. Morts. \$10,000. Nov. 23. 25,000

47th st, No. 142 E., 18x 1/2 block, four-story brick (stone front) dwell'g. Contract. Annie M. Parmele, Edgewater, S. I., to Samuel W. Korn. Sept. 14. 14,500

50th st, No. 225, n s, 265 e 3d av, runs north 90 x west 5 x north 3.10 to centre of Eastern Post road, x northeast 27.11 to point 285 east of 3d av, x south 107 to 50th st, x west 20, three-story brick (stone front) dwell'g. Catharine E. wife of Edward T. Smith, to Willett D. Morgan. Nov. 3. nom

Same property. Willett D. Morgan to Edward T. Smith. Nov. 3. nom

52d st, No. 106 W., 20x84.2x20x87.10, three-story stone front dwell'g. Contract. Henry L. Grant to Sarah E. Pereira. Oct. 1. 20,000

52d st, No. 108, s s, 160 w 6th av, 20x80.5x20.5x 80.2, three-story stone front dwell'g. Mary wife of and John J. Brown to John Molloy. Mort. \$7,000. Dec. 10. 33,500

52d st, No. 131, n s, 475 w 6th av, 25x100.5, three-story brick stable. Robert McCafferty to Chester W. Chapin. Mort. \$18,000. Dec. 18. 30,000

58th st, Nos. 337 to 351 E. Louis Kammer, Frederick Krutina and Manuel Fried. Agreement as to joint use of tank and pump, &c. Dec. 17. nom

58th st, Nos. 343 to 351. Michael Fried to Frederick Krutina. Agreement as to water supply, &c. Dec. 17. nom

59th st, n s, 106 w Av A, 0.6x97.10. Release mort. The New York Life Ins. Co. to Andrew J. Kerwin. Nov. 13. nom

59th st, interior strip, begins 97.10 n 59th st and 106 w Av A, runs west 0.6 x north 2.7 x east 0.6 x south 2.7. Release mort. Same to same. Nov. 13. nom

60th st, No. 21, n s, 69 w Madison av, 26x73.5, four-story brick and stone dwell'g. Charles Buck to Mary H. Sharpsteen, widow. December 18. 55,000

Same property. Release mort. Jonas B. Kismam to Charles Buck. Dec. 18. 25,000

61st st, No. 415, n s, 220 e 1st av, 20x90x20.3x 93.3, three-story brick dwell'g. Willett Bronson to W. Albert Davis, Brooklyn. Q. C. Dec. 19. nom

61st st, No. 406, s s, 110.4 w 9th av, 40x100.5, six-story stone front flat. John Molloy to David Lamb. Morts. \$65,000. Dec. 10. nom

61st st, s s, 110.4 w 9th av, 39.8x100.5. Release mort. John Ross to John Molloy. December 7. nom

62d st, No. 26, s s, 22 w Madison av, 18x100.5, four-story brick dwell'g. Willett Bronson to Noble Colclough. Morts. \$49,000, mechanics' liens, taxes, &c. Dec. 18. 56,000

62d st, No. 20, s s, 79 w Madison av, 16.6x100.5, four-story brick dwell'g. Willett Bronson to Sarah J. wife of Ira E. Doying. Morts. \$43,000, mechanics' liens, taxes, &c. December 18. 53,750

65th st, No. 15, n s, 114 w Madison av, 31x100.5, four-story stone front dwell'g. Edward J. Mallett to John C. Overhiser. Mort. \$55,000. Dec. 19. nom

67th st, n s, 225 e 10th av, 25x100.5, three-story frame dwell'g. Ovid T. Simmons, Sauger-ties, to James O'Toole. Dec. 13. 7,000

69th st, n s, 150 e Madison av, 50x100.5. }  
69th st, n s, 225 e Madison av, 25x100.5, vac- cant. }  
E. D. Morgan et al., exrs. E. D. Morgan, to Ashley A. Vantine. Dec. 10. 66,800

69th st, n s, 200 e Madison av, 25x100.5, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Charles E. Butler. Dec. 10. 22,000

69th st, No. 56, s s, 22 w 4th av, runs south 52.1 x west 3 x south 15.9 x west 20 x north 67.11 to 69th st, x east 23, four-story brick (stone front) dwell'g. William A. Hankinson to Sylvester M. Hamilton. Morts. \$35,000. November 26. 55,000

69th st, No. 50, s s, 81 w 4th av, 19x104.5, four-story brick (stone front) dwell'g. William A. Hankinson to Sylvester M. Hamilton. Morts. \$36,000. Nov. 26. 60,000

70th st, Nos. 345 and 347, n s, 125 w 1st av, 50x 100.4, two five-story brick (stone front) flats. Assign. of contract. Henry Jacob to Annie A. Frizzell, widow. Dec. 13. no

Same property. George D. Schmid to same. Dec. 12. 42,000

Same property. Annie A. Frizzell, widow, to

George D. Schmid. Morts. \$27,000. Decem-ber 15. 42,000

Same property. George D. Schmid to August F. W. Schmidt. Morts. \$35,000. Dec. 15. 42,000

70th st, s s, 244 w 1st av, 100x100.4, four four-story brick (stone front) flats. Max Danziger to Jacob L. Maschke. Dec. 15. 88,000

70th st, s s, 244 w 1st av, 100x100.4. Release mort. The German Savings Bank, City New York, to Max Danziger. Dec. 15. 30,000

70th st, s s, 125 e Madison av, 100x100.5, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Charles Duggin. Dec. 10. 74,400

71st st, No. 403, n s, 94 e 1st av, 19x102.2, four-story brick store and tenem't. John A. Beall to Sadie wife of Leon Ulman. Mort. \$5,000. Dec. 15. nom

71st st, No. 403, n s, 94 e 1st av, 19x102.2, four-story brick store and tenem't. Sadie wife of and Leon Ulman to Charles F. Rost. Mort. \$7,500. Dec. 20. 9,400

72d st, n s, 300 e 10th av. Party wall agree-ment. James R. Smith with Margaret Crawford. July 13. nom

74th st, No. 35, n s, about 108 e Madison av, 18.8x102.2, four-story brown stone dwell'g. Contract. Ellen S. wife of John M. Betts to Mary E. wife of Charles Townsend, Eliza-beth, N. J. Dec. 7. 30,000

75th st, No. 12, s s, 75.9 w Madison av, 24.10x 102.2, four-story stone front dwell'g. Wil- liam S. Maddock to Abram J. Dittenhoefer. Mort. \$40,000. Dec. 18. 60,000

75th st, No. 10, s s, 175.6 w Madison av, 20x 102.2, four-story stone front dwell'g. Same to Joseph M. Emanuel, Bergen County, N. J. Mort. \$35,000. Dec. 18. 55,000

75th st, No. 219, n s, 205 e 3d av, 25x102.2, five-story brick store and tenem't. John O'Hare to Marie wife of James O'Hare. Morts., &c. Oct. 16. nom

78th st, n s, 344 e 1st av, 25x102.2, four-story brick and stone front tenem't. August Schwarzer to Thomas Matterface and Lucy S. his wife. Mort. \$7,700. Dec. 7. 18,000

80th st, No. 235, n s, 177.6 w 2d av, 25x102.2, four-story brick (stone front) dwell'g with carpets, oil cloths, gas fixtures, &c. Tobias New, Brooklyn, to Francis Mackin, Newark, N. J. Mort. \$12,500. Dec. 14. 18,000

82d st, No. 244, s s, 101.5 w 2d av, 19.3x102.2, three-story brick dwell'g. }  
104th st, No. 68, s s, 80 w 4th av, 18.9x100.11, three-story brick (stone front) dwell'g. }  
George D. Schmid to Philip Bohnet. Morts. Sept. 15. nom

83d st, s s, 332.4 w 9th av, 32.4x102.2, four-story brick flat. Foreclos. Hamilton Morton to James H. Havens, Jr. Oct. 11. 100

83d st, Nos. 209 and 211, n s, 137.11 e 3d av, 40x 102.2, two four-story brick tenem'ts. Mary wife of and Samuel Rosenback to Valentine Pressler. Mort. \$6,500. Dec. 20. 18,500

86th st, No. 169, n s, 100 w 3d av, 28x100.8, four-story brick stable, &c. William P. Parsons to Ambrose M. Parsons. 1/2 part. Mort. \$18,000. Dec. 13. 11,500

Same property. Ambrose M. Parsons to Eliza-beth wife of William P. Parsons. Morts. \$18,000. Dec. 14. 23,000

97th st, n s, 325 w 8th av, 25x100.3, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Hen-rietta F. wife of John G. H. Meyers. Dec. 10. 4,000

100th st, s s, 100 e Boulevard, 123.1 to centre old Bloomingdale road, x southwest 55 x northwest 121.3 to point 160.1 southeast of Boulevard, x northeast 51, two-story frame dwell'g. Annabella McC. wife of Thomas F. Kaughnan, formerly Annabella McCool, to Mary E. McCool. 1/2 part. Mort. \$6,000. April 20. nom

103th st, n s, 100 w 8th av, 50x100.11, vacant. }  
104th st, s s, 100 w 8th av, 50x100.11, vacant. }  
E. D. Morgan et al., exrs. E. D. Morgan, to John J. Hand. Dec. 10. 18,400

104th st, n s, 100 w 8th av, 50x100.11, vacant. }  
105th st, s s, 100 w 8th av, 50x100.11, vacant. }  
E. D. Morgan et al., exrs. E. D. Morgan, to John P. Huggins. Dec. 10. 17,000

104th st, No. 62, s s, 136.3 w 4th av, 18.9x 100.11, three-story brick (stone front) dwell'g. George D. Schmid to Philip Bohnet. Morts. \$12,500. Oct. 31. nom

105th st, n s, 100 w 8th av, 27.11x100.11, vac-ant. E. D. Morgan et al., exrs. E. D. Mor- gan, to John R. Suydam, Sayville, L. I. Dec. 10. 5,200

106th st, n s, 180 e 4th av, 49.6x100.11. }  
106th st, n s, 30 e 4th av, 50x100.11. }  
John H. Deane to Alfred Kehoe. 4 Releases morts. Dec. 14. nom

107th st, s s, 25 e New av, 120x100.11, vacant. Edwin D. Morgan et al., exrs. E. D. Morgan, to Joseph L. O'Brien. Dec. 10. 13,500

108th st, s s, 115 e 3d av, 24.6x100.11. Release mort. Mary G. Pinkney to Wilhelmine Juch. Sept. 17. nom

108th st, s s, 133 e Lexington av, 67x100.11. Release mort. Mary G. Pinkney to Eliza-beth Meehen. Sept. 17. nom

108th st, s s, 200 e Lexington av, 69x100.11. Release mort. Mary G. Pinkney to Eliza-beth Meehen. Sept. 17. nom

109th st, s s, 395 e 1st av, runs south 100.11 x east 100 x north 10 x northwest 123.5 to 109th st, x west 16.7, vacant. Jonah D. F. Smith and ano., exrs. A. Smith, to William Hayes. Dec. 11. 2,000

109th st, s e cor 4th av, 19x74. Release mort. Samuel S. Constant to Elizabeth Meehen. Dec. 14. nom

10th st, No. 72, s s, 66 w 4th av, 21x100.11, two-

story frame dwell'g. Charles Tillmann to Abraham Michelbacher. Dec. 18. 5,000  
 112th st, No. 144, s w cor Lexington av, 25x100.11, four-story brick store and flat. Warren P. Tompkins to Hester A. Tompkins, widow, Greenburgh, N. Y. Dec. 17. 26,000  
 113th st, s s, 445 w 5th av, 50x100.11, vacant. James C. B. Andrews, heir of James Andrews, to Genevieve B. Andrews. Recorded Nov. 15. Nov. 13. 2,250  
 115th st, No. 24, s s, 120 w 2d av, runs south 61.6 x northwest to 115th st, x east 59, gore, two-story frame dwell'g. Theresa A. wife of and Joseph J. Barnum to Grace Hoffmann. Mort. \$5,000. Aug. 1. 8,000  
 117th st. Nos. 546-552, s s, 478 e Av A, runs east 406 to exterior line Harlem River, x southwest 104.4 to centre block, x west 379.4 x north 100, two-story brick factory building, frame sheds and stable. Edward Kearney to Charles A. Chesebrough. Dec. 19. 44,000  
 117th st. No. 425, n s, 269 e 1st av, 18.9x100.10, two-story frame dwell'g. Caroline Heidelberg, widow, to Isabella Morton. Mort. \$2,600. Dec. 11. 4,600  
 117th st. No. 183, s s, 100 w 3d av, 25x100.11, five-story brick tenem't. John J. Murphy and Michael McGinty to Andrew J. Whiteside. Mort. \$14,500. Dec. 15. 20,000  
 117th st, Nos. 176 and 178, s s, 150 w 3d av, 50x100.11, two five-story brick tenem'ts. John J. Murphy and Michael McGinty to Jose h B. Nones. Mort. \$29,000. Dec. 15. 43,000  
 117th st, n s, 20 w Lexington av, 41x100x30x—x80.11. Release mort. Julia A. Kent, extr. of and trustee Ellen Kent, to John W. Warner. Dec. 1. nom  
 118th st, No. 347, n s, 100 w 1st av, 25x100.11, three-story brick dwell'g. James Lynch and ano., exrs. Charles Gilberts, dec'd, and Anna C. Gibbons, to Francis Rogers. C. a. G. Dec. 19. 6,100  
 121st st, s s, 80 w 4th av, 20x100.11, four-story brick (stone front) dwell'g. Jane E. McEvers, by Bache McE. Whitlock, attorney, to John H. Deane. Release mort. Dec. 14. 2,000  
 Same property. John H. Deane to August Baumgarten. Dec. 12. 22,000  
 123d st, No. 52, s s, 100 e Madison av, 18.9x100.11, three-story brick dwell'g. Thomas F. Treacy to Duncan D. Chaplin. Q. C. May 14. nom  
 125th st, n s, 160 e 5th av, 75x100, three-story brick dwell'g. Napoleon J. Haines to Francis W. Haines. Mort. \$20,500. Dec. 13. nom  
 Same property. Francis W. Haines to Mary E. wife of Napoleon J. Haines. Mort. \$13,500. Dec. 14. nom  
 127th st. No. 133, n s, 325 e 7th av, 25x99.11, four-story stone front flat. Fore los. Stephen H. Olin to Albert A. Robert. Mort. \$16,000. Dec. 15. 4,400  
 127th st, Nos. 277 and 279, n s, 100 e 8th av, 50x99.11, two four-story brick flats. Frank T. House to Jennie L. wife of Charles H. Ropes, Rye, N. Y. Dec. 1. nom  
 Same property. Charles H. Ropes to Frank T. House. Dec. 1. nom  
 128th st, No. 161, n s, 175 e 7th av, 25x99.11, four-story brick flat. Daniel F. Hill, Brooklyn, to Bezaleel F. Smith. Mort. \$15,000. Dec. 20. 28,000  
 132d st, No. 231, n s, 100 e 8th av, 16.8x99.11, three-story stone front dwell'g. Elizabeth J. Parkinson to Frances St. C. wife of W. Scott West. All liens. Dec. 19. 13,750  
 146th st, n s, 400 e 10th av, 75x99.11, vacant. Richard P. Messiter, Brooklyn, to William A. Hoe. Nov. 1. nom  
 146th st, s s, 300 e 10th av, 50x99.11, two two-story frame dwell'gs. William Thompson, Brooklyn, to William A. Hoe. March 2. nom  
 150th st, n s, 200 e Boulevard, 200x99.11, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Joseph, Henry and Charles Liebmann, Brooklyn. Dec. 10. 12,640  
 150th st, n s, 175 e Boulevard, 25x99.11, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to John H. Deeves. Dec. 10. 1,600  
 151st st, s s, 100 w 10th av, 125x99.11, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to William Peterkin. Dec. 10. 1,410  
 151st st, s s, 250 w 10th av, 25x99.11, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to John Russell. Dec. 10. 1,410  
 Same property. John Russell to Eliza T. Russell. M. r. t. \$987. Dec. 17. 1,410  
 151st st, s s, 125 e Boulevard, 25x99.11, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Adam Abel. Dec. 10. 1,485  
 Av A, n w cor 79th st, 102.2x75, vacant. Mary wife of and Michael Duffy to Charles E. Sexton. Mort. &c. Nov. 22. nom  
 Av A, e s 102.2 n 75th st, 25 6x98, new building projected. Philipp Lotz to Mathias H. Schneider. 1/2 part. Dec. 14. 185  
 Av A, n e cor 85th st, 102.2x100, vacant. 85th st, n s, 100 e Av A, 23x102.2, vacant. William Young, Brooklyn, to Elizabeth Hillenbrand. Mort. \$15,000. Dec. 13. 22,250  
 Av B, No. 105. Grants right to insert beams into extension. Frances Hein to Henry Reinhart June 9, 1883. nom  
 Lexington av, No. 969, e s, 100.5 n 70th st, 16.5 x69, four-story brick (stone front) dwell'g. John Prescott Mann to John Preston Mann. C. a. G. Mort. \$8,000. Nov. 12. 16,000  
 Lexington av, e s, 67.7 n 107th st, 16.8x65. Re-

lease mort. Mary G. Pinkney to Elizabeth Meeben. Dec. 15. 1,000  
 Lexington av, e s, 17.7 s 108th st, 33.4x65. Lexington av, e s, 84.3 s 108th st, 16.8x65.  
 Release mort. Mary G. Pinkney to Elizabeth Meeben. Sept. 19. nom  
 Lexington av, No. 1701, s e cor 109th st, 29.11x68, four-story brick store and dwell'g. Elizabeth wife of Hugh Meeben to Homer D. Brookins. Mort. \$9,000. Dec. 11. 18,000  
 Lexington av, w s, 64 n 117th st, runs north 16 11 x west to northeast line of party second part, x southeast to beginning. Henry O'Neill to John W. Warner. July 12. exch  
 Madison av, No. 272, w s, 74.1 n 39th st, 24.8x121, four-story stone front dwell'g. Mort. \$50,000.  
 Broome st. Nos. 453 and 455, s w cor Mercer st, 51x95.7x50x95.10, six-story iron front store. Mort. \$150,000.  
 Julia H. Billings, widow, to John McL. Nash. Dec. 15. 330,000  
 Madison av, w s, 73.5 n 60th st, 20x95.  
 Madison av, w s, 109.5 n 60th st, runs west 95 x north 18 x east 1 x north 6.5 x east 34 to Madison av, x south 24.5.  
 Release mort. The Germania Life Ins. Co. to Charles Buek. Dec. 18. 60,000  
 Madison av, e s, 50.5 s 70th st, 50x100, vacant. E. D. Morgan et al., exrs. and trustees E. D. Morgan, to Isaac Stern. Dec. 10. 52,800  
 Madison av, No. 1885, e s, 20.11 n 122d st, 20x100, three-story stone front dwell'g. Foreclos. Cecil C. Higgins to Spencer A. Fanning. July 27. 22,000  
 South 5th av, No. 133, e s, 150 n Spring st, 25x105, vacant. Charles M. Earle, exr., and Helen E. Milspaugh, widow, and extr. J. W. Milspaugh, to John C. Hoch. Dec. 10. 14,400  
 Same property. Release dower. Helen E. Milspaugh, widow, to same. Dec. 10. nom  
 Riverside av or New road, n e cor 104th st, 25.11x100, vacant. David G. Croly to John J. Searing. Dec. 6. 7,500  
 1st av, No. 980, e s, 25.6 s 54th st, 25x94, five-story brick store and tenem't.  
 1st av, No. 976, e s, 75.6 s 54th st, 25x94, five-story brick store and tenem't.  
 Lorenz Weiber, New Rochelle, to Charles Goldstein. Contract. Dec. 7. 40,000  
 1st av, s e cor 63d st, 100.5x81.5, four five-story brick stores and tenem'ts. John O'Hare to Marie wife of James O'Hare. All liens. May 28. nom  
 1st av, s w cor 76th st, 129.4x100. Contract. Marcus Fleisbauer to Eva wife of George Muller. Dec. 17. 35,000  
 1st av, No. 1534, s e cor 80th st, 27.2x85, four-story brick (stone front) store and tenem't. Robinson Gill, Brooklyn, to Henry Grunebaum. Mort. \$15,000. Dec. 17. 20,500  
 1st av, e s, 51.2 s 81st st, 100.5x106.6, vacant. Philip Braender to Charles W. Bohlmann. Mort. \$62,000. Dec. 19. 119,000  
 2d av, No. 1572, e s, 51.2 s 82d st, 25x100, four-story brick (stone front) store and tenem't. Maria Brechtlein to Conrad Harres and Katharina his wife, joint tenants. December 17. 3,000  
 2d av, s w cor 98th st, 25 3x100, new building projected.  
 2d av, w s, 50.5 s 98th st, 50.4x100, new buildings projected.  
 98th st, s s, 385 e 3d av, 125x100.9, vacant. Charles L. Cornish et al., exrs. N. C. Nafis, to Elizabeth C. McKibbin. Feb. 15, 1877, 10,000  
 2d av, No. 682, s e cor 37th st, 20x65, four-story brick store and tenem't, and two-story brick store and dwell'g on rear. Elizabeth Sweeney, widow, and John B., Mary A. and Elizabeth R. Sweeney, children of E. Sweeney, to Michael Grady. Mort. \$8,000. June 27. 16,500  
 Same property. John B. Sweeney to same. Q. C. Mort. \$8,000. Aug. 9. nom  
 Same property. Thomas J. McKee to same. Q. C. All liens. Aug. 9. nom  
 3d av, e s, 100.5 n 64th st, 37x—x21.5x100, one-story frame stable. Joseph Foulke, Babylon, L. I., devisee of Lydia Foulke, to Catharine A. Beekman, widow. Mort. \$2,500. Dec. 15. 6,800  
 3d av, s e cor 112th st, 100.10x95, one-story frame store. Mayer and Simon Sternberger to James Connor. Mort. \$55,500. Dec. 17. 57,500  
 3d av, s e cor 114th st, 100.11x80, frame florists garden.  
 3d av, e s, 100.11 s 114th st, 25 2x104.6. William B. Jackson to Charles A. Fuller. Dec. 11. 55,000  
 3d av, No. 256, w s, 73 s 21st st, 23x75, four-story brick store and dwell'g. Contract. Simon Gluck to Solomon Silberberg. December 6. 20,500  
 4th av, s e cor 73d st, 102.2x100, two-story frame dwell'g, two-story frame stable and two one-story frame stables on rear.  
 73d st, s s, 100 e 4th av, 75x102.2, vacant. Edward B. Ecker to Moritz Bauer. Mort. \$73,000. Dec. 1. 88,000  
 5th av, No. 2020, s w cor 125th st, 34.8x85, four-story stone front dwell'g. Willett Bronson, Huntington, L. I., to Christopher B. Keogh. Mort. \$47,500. Dec. 19. 59,500  
 Same property. Release mort. Darius G. Crosby to Willett Bronson. Dec. 19. nom  
 6th av, s e cor 23d st, 79x64.  
 23d st, s s, 64 e 6th av, 120x98.9.  
 Five-story brick stores, &c.  
 Susan E. French, daughter of Oakes Ames, dec'd, to James D. Fish, New York, and Ferdinand Ward, Brooklyn. Q. C. Feb. 7, 1883. nom

8th av, w s, extdg from 133d to 104th st, 201.10 x100, vacant. E. D. Morgan et al., exs. E. D. Morgan, to Gilbert A. Webber. Dec. 10. 61,150  
 8th av, w s, 25.11 n 104th st, 125x100, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Gilbert A. Webber. Dec. 10. 29,900  
 8th av, w s, extdg from 105th to 106th st, 201.10 x100, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Gilbert A. Webber. December 10. 59,400  
 8th av, w s, 25.11 n 106th st, 75x100, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to Gilbert A. Webber. Dec. 10. 21,600  
 8th av, w s, extdg from 133d to 104th st, 201.10x100.  
 8th av, w s, 25.11 n 104th st, 125x100.  
 8th av, w s, extdg from 105th to 106th st, 201.10x100. } 1720  
 8th av, w s, 25.11 n 106th st, 75x100, vacant. Gilbert A. Webber to Isidor Cohnfeld. Mort. \$120,435. Dec. 10. nom  
 9th av, s w cor 73d st, 102.2x100, vacant. 73d st, s s, 100 w 9th av, 25x102.2.  
 Release dower. Elizabeth G. Wheelwright, widow, to Edward Oppenheimer and Isaac Metzger. Nov. 8. nom  
 Same property. John H. Rhoades et al., exrs. B. F. Wheelwright, to same. Nov. 8. 42,500  
 10th av, w s, 49.11 n 150th st, 25x100, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to James A. Hayden. Dec. 10. 2,400  
 10th av, n w cor 150th st, 49.11x100, vacant. E. D. Morgan et al., exrs. E. D. Morgan, to George H. Cannon. Dec. 10. 5,610  
 11th av, e s, 90 n 53d st, 10.4x125x27.9x123, frame dwell'gs. William S. Maddock to Arthur L. Meyer. Mort. \$3,000. Dec. 18. 5,000  
 Interior plot, 80.11 n of 117th st and 65 w Lexington av, runs north 20 x east to land of party second part, x south to point 80.11 n of 117th st, x west to beginning. John W. Warner to Henry O'Neill. July 12. exch

MISCELLANEOUS.

Appointment of Daniel Morrison as trustee instead of Blaudina B. Andrews. dec'd, by Isabel Von Linden, formerly Andrews.  
 Certified copy of last will and testament of Jacob Lorenz, dec'd.  
 Exemplified copy of last will and testament of Sam'l J. Levy, with probate thereof.  
 General assignment for benefit creditors of all property. William P. and Ambrose M. Parsons to John C. Orr, Brooklyn. December 14. nom  
 General release from claim for money collected upon joint interest. Philipp Lotz to Mathias H. Schneider.  
 General release and release judgment of \$1,640.10. Adolph M. Petchaw, general assignee, to John Heitner. April 8, 1878. 300  
 Lands in conveyance by Bronx Wool & Leather Co. to Matthew Armstrong. Declaration by said Matthew Armstrong to Bronx Wool & Leather Co. that the conveyance was made only to procure a loan of \$100.00.  
 Receipt for \$7,000 on account of mort. of \$15,000. Alexander Hamilton et al., trustees Liverpool & London Globe Ins. Co., to John H. Dunkak.  
 The last will and testament of John R. Suydam, dec'd.

23d and 24th WARDS.

Clifton st, n s, 228.9 e Tinton av, 19.2x100, h & l. Agnes Decker to Charles Burkart. Mort. \$1,250. Dec. 17. 2,100  
 Same property. Release mort. R. Clarence Dorsett to Agnes Decker. Dec. 17. 243  
 Coles road, s e s, part lot 29 map of part G. Morris, adjoin indeft lane, 65.6x115.9x137.3. Charles F. Roth, Rondout, N. Y., to Solomon S. Carvalho. Dec. 17. 2,300  
 Fordham to West Farms road, lot 101 map South Belmont, 34x119.7x34x124, h & l. Release mort. Samuel V. Lane to Louisa Meyer. Nov. 10. nom  
 Same property. August Meyer to Maria L. Ellis. Dec. 18. 1,200  
 Same property. Louisa Meyer to same. Oct. 27. 1,200  
 Gouverneur st, n s, 393.9 e Morris av, 6.6x92.9. George W. Brucke to Julius A. Topp. Dec. 10. 187  
 Orchard st, n s, 300 e Madison av, 75x125. Lucretia Morris to Susan Jefferson, Jr. Dec. 18. 1,700  
 Orchard st, n s, 100 e Madison av, 100x125. Release from covenant. Lewis G. Morris to Susan Jefferson, Jr. June 6, 1883. nom  
 Orchard st, n s, 200 e Madison av, 100x125. Release from covenant. Lewis G. Morris to John J. Jefferson. June 6, 1883. nom  
 Summit st, s s, 848 e Marion av, 25x100. George F. and Henry B. Opdyke, Plainfield, N. J., to John Miller. Nov. 19. 350  
 137th st, s s, 108.2 w Alexander av, 16.10x100, h & l. George W. Vandewater to Isabel H. wife Thomas J. Crombie. Mort. \$3,500. Sept. 26. 5,000  
 150th st, all that part of 150th st bet River av and Spencer pl.  
 Walton av, all that part of Walton av bet 150th st and boundary line of The Morris Land Co.  
 Henry L. Morris to The Mayor, &c., of the City of New York. Oct. 8. nom  
 Av C, s e cor Cliff st, 10x91.6. Willett Bronson to Clara Decker, daughter of Peter P. Decker. Mort. \$7,000. Dec. 15. 10,000  
 Central av, lot 66 map Morterey, &c., 50x103. Foreclos. J. Malcolm Smith to Phebe Jane Arnow. Dec. 5. 400  
 Central av, n 1/2 lot 66 map Monterey, &c., 25x

103. Phebe Jane Arnow to Michael Cannon, Dec. 15. 225  
 Forest av, e s, 125.7 s Cedar st, 51.1x135x52.3x 135. Clara Decker, daughter P. P. Decker, to Willett Bronson, Huntington, L. I. Dec. 18. nom  
 Forrest av, s w cor Cedar st, 80x100, hs & ls. Clara Decker, daughter of Peter P. Decker, to Agnes Decker. Dec. 3. nom  
 Lincoln av, e s, 50 n 135th st, 25x100. Charles C. Schildwachter to Margaret wife of Frank Schmitt. Sub. to 1/2 of assess'ts. Dec. 18. 4,000  
 Morris av, e s, part lot 254 map Melrose South, 30x70.3. Morris av, e s, 93.5 n Denman st, 25 x100.3. John Heyburn to James J. Golden. Dec. 18. 5,000  
 Marion av, w s, lots 114, 116 and 118 map of B. Berrian farm, Fordham, 160.8x185x207x154.6. Alfred L. Simonson and ano., exrs. and trustees S. Wood, to John V. Briggs, Fordham. Dec. 15. 3,250  
 Pelham av, n e s, 156 s e Hoffman st, 28x83x 29.3x83. }  
 College st, s w s, 129 s e Hoffman st, 52x100. } Charles A. Trowbridge to Charles D. Galvin, Fordham. Dec. 17. 750  
 Robbins av, n e cor Division av, 20x80. Margaret wife of Frank Schmitt to Henry Bornkamp. Oct. 26. nom  
 Robbins av, e s, 20 n Division av, 20x80. Herman Buenger, Hoboken, N. J., to Henry Bornkamp. Oct. 26. nom  
 Robbins av, n e cor Division av, 40x80. Henry Bornkamp to Marie Klebisch. Dec. 7. nom  
 Robbins av, e s, 60 n Division av, 20x80, h & l. John G. Heintze to Marie Klebisch. Dec. 10. nom  
 Sedgwick av, w s, lots 20 and 21 at Morris dock map in possession of Lewis G. Morris, 50x100. Lewis G. Morris to John McKenzie and Duncan McPherson. Oct. 31. 1,000  
 Union av, w s, 181.1 s 163d st, 26.7x135. Maria Kullmann to Newbury D. Lawton, New Rochelle. Alliens. Dec. 4. 2,200  
 Walton av, all that part of avenue bet H. L. Morris boundary line and The Spuyten Duyvil & Port Morris R. R. The Morris Land Co to The Mayor, &c., of the City of New York. Oct. 9. nom  
 3d av, s e s, 150 s w Rose st, 50x87. Franz J. Grein to James Riley. Dec. 11. 8,000  
 Interior lot 400.3 e Morris av on centre line of block, runs east along centre line 15 x south 24 x west 15 x north 24. Julius A. Topp to George W. Brucke. Dec. 11. 112  
 Lot 101, South Belmont. Agreement to convey 16 feet of this lot within one year. August Meyer with Mrs. Maria L. Ellis. Dec. 18. nom  
 Lot 350 e Willis av, and 100 n 141st st, runs east to centre Old Mill brook, x north following brook to s s 142d st, x west to point 350 e of Willis av, x south 100 to beginning. William Stursberg to Julia wife of William O'Gorman. Correction and confirmation deed. Dec. 14. nom

LEASEHOLD CONVEYANCES.

Broadway, w s, 23.1 n 9th st, 23.1x100.4x23.1x 98.10. Assign. lease. J. Wright Gardner, Troy, N. Y., to Mary L. Vail, Plainfield, N. J. All title. nom  
 West Broadway, Nos. 28 and 30. Assign. of all title in lease. Henry H. Waters, recvr. J. K. Spratt, to Annie M. Spratt. 10  
 42d st, Nos. 15 and 17 W. Consent to mortgage leasehold property. Glorvina R. Hoffman to Samuel K. Satterlee.  
 47th st, n s, 670 w 5th av. Consent to assign. lease. Trustees Columbia College, City New York, to Susan H. Gilman and Julia W. Hood.  
 65th st, n s, 83.6 w 3d av, 18.9x100.5. Leasehold. George Bell to Emma wife of and David Marx. Foreclos. Dec. 14. 6,050  
 6th av, Nos. 241, 243 and 245, w s, also Nos. 107 and 109 West 15th st, rear building. Assign. lease. E. Oelbermann & Co. to George E. Best. nom

KINGS COUNTY.

DECEMBER 14, 15, 17, 18, 19, 20.

Baltic st, n s, 251.2 w 4th av, 33.4x100. ls & ls. James H. Watson and James H. Pittinger to Dennis Shehan. Mort. \$3,700. 7,800  
 Carroll st, n s, 140 e 4th av, 20x100. Horatio S. Stewart to Richard Coffey. 525  
 Carroll st, s s, 243.8 w 5th av, 20x72.9x20x73.8. Mary C. Woodward, Middletown, Conn., to Mary E. Lynch. 800  
 Same property. Theodore P. and Katharine M. Cooper to same. nom  
 Carroll st, n s, 74 e Smith st, 20x97.11, h & l. Thomas C. Jones, Hudson, N. Y., to Louisa P. Boaz. Mort. \$4,000, taxes, assm'ts, &c. 6,000  
 Church st, n s, 199.6 w Court st, 0.6x48. Release mort. The Sag Harbor Savings Bank, L. I., to Mary Mahaney. nom  
 Same property. Mary Mahaney, widow, to Patrick Kavanagh. nom  
 Cedar st, s s, 63 e Evergreen av, late Willow st, 25x75, h & l. Theodore Waller to Albertina wife of Henry J. Leaman. M. \$1,500. 2,100  
 Chauncey st, s s, 275 w Patchen av, 25x100, h & l. Elizabeth C. wife of George W. Jackson to said George W. Jackson. Mort. \$550. gift  
 Clifton pl, s s, 343.9 w Franklin av, 18.9x97.8x 18.9x97.6. Ann Wallis to Mary J. Vervalen. Mort. \$2,000. 4,600  
 Conslvea st, s s, 284 e Lorimer st, 40x86. Charles M. Church to Albert Meyer. 2,000  
 Degraw st, n s, 83 w Court st, 21x100. Min-

erva Ostrom, et al., exrs. A. P. Ostrom, to John Bolger. 5,000  
 Same property. Edward and Minerva Ostrom and Emma C. wife of Melzar F. Hazen, residuary legatee A. P. Ostrom, dec'd, to same. nom  
 Degraw st, n s, 239.4 e 7th av, 34.10x132.6x } 34 10x132.7.  
 Chauncey st, n s, 250 w Lewis av, 20x100. } George C. Mahon, Plainfield, N. J., to Henry N. Meeker. All liens. 20,000  
 Same property. Henry N. Meeker to Annie F. Mahon, Plainfield, N. J. 20,000  
 Degraw st, n s, 80 w Cheever pl, 21x90 x east 11 x north 9 x east 10 x south 99. Julia Haff individ. and as admrx. Alex. Haff, to Maria Arena. 4,700  
 Ewen st, s e cor Jackson st, 125x100. }  
 Jackson st, s s, 100x100. }  
 Skillman st, n s, 50x100. } Henry C. Valentine, President of Valentine & Co., to Valentine & Co. C. a. G. nom  
 Ewen st, s e cor Jackson av, 125x100. }  
 Jackson av, s s, 150 e Ewen st, 50x100. }  
 Jackson av, s s, 100 e Ewen st, 50x200 to Skillman av. }  
 Henry C. Valentine, as president of Valentine & Co., to Valentine & Co. Correction deed. C. a. G. nom  
 Ewen st, w s, 78.5 n Varet st, 19.4x— to Boerum farm line. Otto Muller to Alfred G. Onderdonk. Mort. \$2,200. 3,000  
 Eastern Parkway, late Sackett st, s s, 129 w Nostrand av, runs south 185.7 to Union st, x west 571 to Rogers av, x north 40.3 x north-east 225.11 to Sackett st, x east 398.9. Foreclos. John L. Lefferts to the County of Kings. 30,000  
 Freeman st, n s, 430 w Manhattan av, 30x100. Abner M. Ross to Thomas Kells. 1,600  
 Furman st, s e cor Middagh st if extended to East River, 75x50. William F. Bridge, New York, to Cornelius Donnellon. C. a. G. 14,000  
 Grand st, s e cor Union av, 20x100. }  
 10th st, e s, 50 n South 4th st, 20x50. } Emily P. Green to Charles W. Green. 1/2 part. Sub. to mort. \$1,500. nom  
 Grand st, s s, 20 e Union av, 40x100. }  
 South 4th st, n e cor 10th st, 18x50. } Charles W. Green to Emily P. Green. 1/2 part. Sub. to mort. \$1,500. nom  
 Gold st, e s, 107 n Prospect st, 30x87, hs & ls. } Hudson av, w s, 50 s Prospect st, 25x75. } John Devlin to Daniel Mapes, West Farms. See Union st. 14,500  
 Henry st, w s, 105 n Woodhull st, 21x100, h & l. Foreclos. Richard B. Greenwood, Jr., to Edward T. Wood. 9,780  
 Hull st, n s, 262.6 e Saratoga av, 87.6x100, hs & ls. Ernst Riede to Margaretha Baur. All liens. 100  
 Huntington st, n e s, 196.6 n Hicks st, 20x100. Charles H. Christmas, New York, Elizabeth A. Gignoux, Paris, France, and Harriet Gignoux, Nice, France, to Winni red Cullan. 475  
 Huntington st, n s, 173 e Clinton st, 0.4x100x 0.7x—. John M. Shedd to Jane B. Mathews, Harrison, N. Y. nom  
 Kosciusko st, s s, 219 w Stuyvesant av, 12.6x 100. Frank E. Sawyer to Alonzo E. De Baum. Mort. \$750. 1,500  
 Kosciusko st, s s, 231.6 w Stuyvesant av, 12.6x 100. Same to same. Mort. \$750. 1,500  
 Livingston st, s s, 130.7 e Bond st, 19.4x100.9. Charles P. Drescher to William Smith. Mort. \$3,000. 5,000  
 Livingston st, s s, 156 w Nevins st, 19x73 x southwest 29.7 x east 24.9 x north 100.9. Partition. John D. Prince, Jr., to Charles L. Fleming. 3,600  
 Lawrence st, e s, 100 n w Willoughby st, 2x 107.6. Frederick Aldridge to Francis W. Bowron. nom  
 Same property. Francis W. Bowron to Elizabeth M. wife of Frederick Aldridge. nom  
 Lynch st, s s, 275 e Harrison av, 80x100. Barbara wife of and Jacob Bossert to John Platte. Morts. \$8,100. nom  
 Same property. John Platte to Jacob Bossert. Morts. \$8,100. nom  
 Lynch st, n w s, 144 n e Harrison av, 20x100. }  
 Lynch st, n w s, 184 n e Harrison av, 40x100. } Same to same as last. Undivided title. Morts. \$5,400. nom  
 Same property. John Platte to Jacob Bossert. Morts. \$5,400. nom  
 Madison st, n s, 250 e Tompkins av, 100x100. John M. Bruce and Isabella R. his wife to James A. Thompson. 6,000  
 Macon st, s s, 183 w Throop av, 62x80. Charles H. Russell, Receiver Knickerbocker Life Ins. Co., to Samuel B. Hershey, Ashtabula, Ohio. 2,335  
 Middleton st, No. 210. Eva Nunnenmacher with John Goetz and Alcis Spahn. Explains the purpose of a deed and mortgage.  
 Middleton st, n s, 79.11 e Harrison av, 95.1x100. Barbara wife of and Jacob Bossert to John Platte. Mort. \$10,800. nom  
 Same property. John Platte to Jacob Bossert. Mort. \$10,800. nom  
 Monroe st, n s, 310 e Ralph av, 20x100. Abram H. Baldwin, Huntington, L. I., to Mary E. Baldwin, New York. C. a. G. nom  
 Marion st, n s, 100 w Ralph av, 19x100. Helena Bossong to Margaret Bossong. nom  
 McDonough st, s s, 275 e Sumner av, 120x100 x west 80 x north to centre line Jamaica and Brooklyn plank road, x northwest 41 x north 74.10. William M. Little to Jane W. Webb. 150  
 Nelson st, s s, 140 e Clinton st, 75x200 to Huntington st, x west 41.8 x north 100 to centre of block, x west 33.4 x north 100. Partition. Henry H. Man to Jane B. Mathews, Harrison, N. Y. 4,100

Park st or pl, n w s, 91.6 s w Beaver st, 20x100. Sophia wife of and George Loffler to Charles Merkel. Mort. \$1,800. 4,650  
 Park st, av or pl, s e s, 150 n e Broadway, 100x 100. Barbara wife of and Jacob Bossert to Catharine wife of George Straub. Mort. \$4,000. Taxes and assets. 5,750  
 Pulaski st, s s, 100 w Marey av, 25x100. Willett Bronson to Helena M. wife of William F. Edmundstone. Q. C. nom  
 Quincy st, n s, 160 w Tompkins av, 20x100. Paul C. Grening and William J. Sayres to James W. Stewart. 1,300  
 Quincy st, n s, 241.8 e Bedford av, 16.8x100. David T. Leahy and Mary A. his wife to Annie E. Sumner. 4,325  
 Quincy st, n s, 141.8 e Sumner av, 16.8x100. Georg G. Wilmerding et al., exrs. W. E. Wilmerding, to Clara N. Kempton, widow. Re-recorded. nom  
 Quincy st, n s, 125 e Sumner av, 16.8x100. Same to James Atcheson. Re-recorded. nom  
 Quincy st, n s, 158.4 e Sumner av, 16.8x100. Same to Jacob M. Brown. Re-recorded. nom  
 Quincy st, s s, 190 e Franklin av, 20x100. Martha E. wife of and Henry T. Chapman, Jr., to Agnes A. wife of Joseph Edwards. Mort. \$6,000. 12,000  
 Ralph st, n w s, 75 s w Evergreen av, 25x25. James F. Young and James W. Lamb to Patrick J. Menahan. 250  
 Ralph st, n w s, 150 s w Central av, 100x100. Augustus Wulffing, Jr., to Alfred J. Pouch. 1,200  
 Richards st, s e cor Seabring st, 100x100. Joseph B. Brown and ano., exrs. Isaac Hall, to John S. Wheeler. 7,500  
 Seigel st, late Marshall st, s s, 100 w Graham av, 25x100. Lippman Reizenstein to Carl Held. Re-recorded to correct description. Mort. \$2,000. 4,650  
 Same property. Carl Held to Quirin Reimann and Elizabetha his wife, joint tenants. Mort. \$2,000. 4,650  
 Smith st, e s, 50 n Bergen st, 23.6x78. Mary A. Lucas, daughter of Dan'l McNamara and formerly wife of John Brady, to Cecilia wife of Henry McArde, Jane wife of Philip Walsh and Elizabeth Pomeroy, daughters of D. McNamara. C. a. G. 1/4 part. 2,000  
 South Oxford st, e s, 41 s Hanson pl, runs south 20 x east 80, x north 3.3 x northeast 20.10 to point 41 south of Hanson pl, x west 92.3 to beginning. George R. Lockwood and ano., exrs. Martha Bigelow, to George Brown, Rye, N. Y. 10,000  
 Sumpter st, n s, 400 w Patchen av, 25x100, h & l. Henry Clise to Christian Steenken and Henrietta his wife, joint tenants. Morts. \$3,500. 7,500  
 Union pl, No. 3. Clason av, No. 262, w s, 375.6 n De Kalb av, abt 19x85.6. Vanderbilt av, No. 29, e s, 267.10 n Park av, 22x99. Steuben st, No. 248a, w s, 249.6 s De Kalb av. 18.1x100. Also property in New York City, already reported. Joaquin G. Blanco, or y Blanco, to John O'Connor. 86,000  
 Union st, s s, 92 w 5th av, 100x190 to President st. Daniel Mapes, of West Farms, to John Devlin. See Gold st, &c. 15,000  
 Van Brunt st, w s, 25 s Degraw st, 20x100. John F. Flood to Annie Ames. 1-5 part. Q. C. 300  
 Van Buren st, s s, 350 w Patchen av. 20x100. Andrew H. Teeple, Jr., to James C. Brower. 500  
 Wyckoff st, n s, 253.4 e Bond st, 16.8x100. Adrian Westveer, Rosedale, N. Y., to Francis Donnelly. 3,350  
 Walton st, n w s, 314 n e Harrison av, 22x—. Release mort. The Williamsburg Savings Bank, to Thomas I. Morrell and Cornelius H. Tiebout. 1,200  
 Same property. Thomas I. Morrell and Cornelius H. Tiebout to Charles Gergerich. 1,200  
 Warren st, s s, 470 e 4th av, 20x100. John H. Bonnell to George P. Rowell. Q. C. nom  
 South 3d st, n s, 155 w 8th st, 20x100. Elizabeth R. wife of and David G. Cooke to James C. Eadie. Mort. \$3,500. 6,050  
 4th st, e s, 25 s South 4th st, 21x100. Charles H. Mosely to Henry L. Chichester. All title. 200  
 12th st, n s, 296.5 e 5th av, 50x100. William H. Wells, of New York, to John C. Bushfield. 4,500  
 East 13th st, w s, 400 n Av X, 50x130. Gravesend. Rose wife of and William Meany to Jessie Marshall. C. a. G. 2,000  
 15th st, n s, 97.10 e 6th av, 18.9x100, h & l. Marx Hartman to Jeanette Strauss. Mort. \$1,800. 4,000  
 East 15th st, w s, 400 s Av X, 77.6x100, Gravesend. James S. Voorhies to Henry Leipt, New York. 650  
 Bay 16th st, w s, 600 s 86th st, 100x193.4 to 17th av, New Utrecht. Archibald Young to Martha M. Bloss. 5,000  
 17th st, n e s, 75 s e 5th av, 25x50.2. Caroline A. wife of H. Depew Tier to George Hermans. 7,000  
 17th st, n e s, 100 s e 5th av, 20x100.2. Caroline wife of H. Depew Tier to George Hermans. 1,000  
 17th st, n e s, 230 n w 6th av, 2 x100. Louise M. Lawrence, individ. and as extrx. A. T. Lawrence, dec'd, and Aline Lawrence, widow, to Thomas Cleary. Correction deed. nom  
 17th st, n e s, 230 n w 6th av, 45x100. Thomas Cleary to George Hermans. 1,700  
 17th st, n e s, 275 n w 6th av, 25x100. Thomas Cassin to George Hermans. 1,000

17th st, s s, 175 e 7th av, 16.6x100. John H. Deane to William Symmers. M. \$1,000. 2,000  
 22d st, n s, 117.10 w 5th av, 17.10x100.2. John Pembrerthy to William W. Freeman. Mort. \$1,800. 2,300  
 Baltic av, s s, 50 e Van Sinderin av, 50x100, New Lots. Foreclos. Lewis R. Stegman to Michael Bartram and Anna his wife. 380  
 Bedford av, e s, 157.5 n Atlantic av, runs east 111.6 x north 36.6 x west 20 x again west 100 to Bedford av, x south 40. James D. Lynch to Henry N. Corwith. 7,000  
 Buffalo av, s w cor Herkimer st, 185.9 to Brooklyn & Jamaica Railroad, x325x185.9 to Herkimer st, x east 325. Isabella L. Fellowes, widow, and Emma W. and Annah M. Fellowes, heirs S. M. Fellowes, to Christopher P. Skelton. nom  
 Buffalo av, w s, 25 n Butler st, 2.9x100. Elizabeth Nicholas, New York city, to Mary C. Beardsley, Jersey City. nom  
 Bushwick av, southerly cor Jacob st, 25x100.\* Leah A. V. C. Naul to Maria Suydam. 1,200  
 Carlton av, w s, 242.9 n De Kalb av, 21.5x100. Jose M. Sorzano to Dolores and Pracesdes Sorzano. 11,000  
 Clason av, e s, 50.1 s Clifton pl, 10x100. Alfred J. Pouch to Edward W. Haviland. 500  
 Clason av, w s, 100 n Lafayette av, 30x100. John N. Smith to George M. Eddy. 2,750  
 Clinton av, e s, 101 s Fulton st, 22.6x100, h & l. Lydia A. wife of and Charles L. Fleming to William M. Butler. 14,000  
 Central av, n e s, 40 s e Ivy st, 60x100. Robert Towart to Adrian M. Suydam. 600  
 Central av, northerly cor Van Voorhees st, 100 x100. Foreclos. L. R. Stegman to Andreas H. Gouroud, admr. of Mary F. Trust, dec'd. 125  
 Gates av, n s, 93.10 e Waverly av, runs north 80 x west 19.4 x north 57.8 x east 25.6 x south 60 x east 13.4 x south 77.9 to Gates av, x west 19.8. Mary M. wife of Joseph I. Kirby to William J. Sayres. nom  
 Same property. William J. Sayres to Mary M. wife of Joseph I. Kirby. nom  
 Gates av, n s, 58.4 e Nostrand av, 16.8x100. Louis Zimmer to Frederick W. Zimmer. Mort. \$3,300. nom  
 Same property. Frederick W. Zimmer to Catharine wife of Louis Zimmer. Mort. \$3,300. nom  
 Greene av, s s, 80 e Reid av, 20x100. Abram B. Garretson, Harrison, N. J., to Charles Brewster. 1,300  
 Grand av, No. 241, e s, 290.9 n Lafayette av, 21.9x100.  
 Grand av, No. 239, e s, 312.6 n Lafayette av, 21.9x100.  
 Vanderbilt av, No. 39, e s, 167.8 n Park av, 20 x100.  
 Also property in New York City, already published.  
 Juan G. Blanco or y Blanco to John O'Connor. 5,000  
 Harrison av, e s, 67 n Gwinnett st, 22x100. George Underhill to Richard and Mary A. Weeks, as joint tenants. Mort. \$1,000. 1,500  
 Johnson av, n s, 225 e Humboldt st, 25x100. Release mort. The Kings Co. Savings Inst. to Maria wife of Rudolph Fischer. nom  
 Same property. Maria wife of Rudolph Fischer to Maria Heald. Mort. \$4,100. 6,000  
 Johnson av, w s, 275 n Liberty av, 75x100, East New York. Foreclos. Lewis R. Stegman to J. Henry Dick. 2,000  
 Johnson av, w s, 275 n Liberty av, 75x100, East New York. J. Henry Dick to The Lutheran Hospital Assoc., City New York. 2,200  
 Knickerbocker av, westerly cor Troutman st, 25x100.  
 Knickerbocker av, southerly cor Jefferson st, 75x100.  
 Hannah Goodwin et al., exrs. Charles Goodwin, to Philip Kriger. Also contains nominal release of dower by Hannah Goodwin. Taxes. 1,830  
 Lafayette av, s s, 20.6 w Raymond st, 20x93.5x 20x94.4. Charles S. De Mott et al., exrs. Isaac De Mott, to Michael Goss. 6,500  
 Liberty av, s w cor Snediker av, 25x100, New Lots. Foreclos. Lewis R. Stegman to Peter U. Lammers. 250  
 Leonard av, w s, 264 from land heirs John Cowenhoven, 132x161.3 x 355 x 154 x 387.9 x 158.9. Sheephead Bay.  
 Also plot at Sheephead Bay adj. land heirs B. Rider, contains 3 62-100 acres.  
 Abram J. Van Dyke to George H. Fisher. 5,300  
 Plot at Sheephead Bay adj. above. Abram J. Van Dyke to Geo. H. Fisher. Q. C. nom  
 Lincoln av, e s, adj. land formerly of Geo. N. Pratt, 50 x 130.8 x 50.2 x 126.11, Flatlands. James H. Petrie to Thomas Gorman. 400  
 Marcy av, w s, 425 s Lexington av, 14.8x101.2x 30.1x100, h & l. Voltaire Combe to Sarah A. Coman. Mort. \$1,200. 3,000  
 Ovington av, s w s, 511 n w of Ten rod road, 3d division, Woodward, 108.10x153.2x108.10x 153.7, New Utrecht. Peter L. Mullaly to George S. Chamberlin. 1,200  
 Park av, s s, 213.6 e Nostrand av, runs south 82.3 x east 1.6 x south 17.9 x east 18.1 x north 100 to Park av, x west 18.2. Julius B. Davenport to Sarah J. wife of Francis R. Howell. exch  
 Putnam av, s s, 340 w Nostrand av, 10x100. Albert T. Stolpp to Albert M. Bigelow. Q. C. nom  
 Reid av, e s, 24.6 s Halsey st, 50.6x70. Sarah J. Wells, widow, to Hannah E. Stoops. All liens. 250  
 South Portland av, e s, 137.6 s Lafayette av, 18.9x100, h & l. Willett Bronson to Hermann Liebman. Mort. \$4,500. 6,500

St. Mark's av, late Wyckoff st, n s, 275 w Buffalo av, 25x255.7 to Bergen st. Augustus Schelling to Ferdinand F. Volckening. 350  
 St. Mark's av, n s, 175 w Grand av, 25x182x 26.6x173. Henrietta McCartney to Thomas McCartney. C. a. G. 9,500  
 Tompkins av, e s, 80.6 s Madison st, 19.2x100, h & l. Paul C. Grening to Kate L. Jackson. Mort. \$3,500. 7,500  
 Union av, e s, 25 n Meserole st, 25x100. John J. Rueth to William Hess. nom  
 Same property. William Hess to Philippine Rueth. nom  
 Union av, n s, 50 w Schenck av, 25x100, East New York. Patrick Fitzgerald to Daniel Fitzgerald. 200  
 Vanderbilt av, No. 47, e s, 87.5 n Park av, 20.2x100.  
 Vanderbilt av, No. 37, e s, 187.9 n Park av, 20.2x100.  
 Grand av, No. 251a, e s, 160 n Lafayette av, 21.7x100.  
 Grand av, No. 251, e s, 181.7 n Lafayette av, 21.10x100.  
 Lexington av, No. 112, s s, 117 w Franklin av, 27.9 x south 39.4 x west 0.2 x south 60.3 x east 28 x north 100.  
 Steuben st, No. 236, w s, 104.8 s De Kalb av, 18.1x100.  
 Steuben st, No. 242a, w s, 177 s De Kalb av, 18.1x100.  
 Steuben st, No. 244, w s, 195.1 s De Kalb av, 18.1x100.  
 Clason av, No. 266, w s, 337.6 n De Kalb av, runs north about 19 x west 85.6 x south 10.5 x southeast on curve 9.9 x southeast 25.5 x east 53.6.  
 Clason av, No. 268, w s, 310 n De Kalb av, runs north about 19 x west 53.6 x west 17.9 x southwest on curve 10.1 x south 10.11 x east 85.6.  
 Union pl, Nos. 5, 10 and 13; also property in New York city, already published.  
 Santiago A. Rodriguez, Santiago F. M. Blanco, Maria B. A. y Blanco and Juan Cereijo Fernandez to John O'Connor. nom  
 Same property. John O'Connor, Newark, N. J., to Frederic R. and Charles Coudert, joint tenants. nom  
 Williams av, e s, 200 s Liberty av, 25x100, New Lots. Walter P. Hall, individ., and as trustee of Rosa H. Harry C. and George C. Terrill, to Joseph R. Clark, Jr. 350  
 Washington av, w s, 294.5 s Greene av, 17.6x 121.6 x north 0.2 x west 1.1 x north 17.4 x east 122.6. Annie Y. wife of and David H. Fowler to Priscilla S. wife of Warren E. Hill. Mort. \$9,000. 16,300  
 Willoughby av, s s, extending from Grand av to Steuben st, 200x90.  
 Steuben st, w s, 90 s Willoughby av, 50x100. }  
 John Andrews to Sarah Mirick. Q. C. nom  
 3d av, northerly cor Douglass st, runs northeast 40 x northwest 90 x northeast 60 x northwest 20 x southwest 100 x southeast 110. Foreclos. John McKenna to William Bradley. 1,320  
 3d av, n w s, 40 n e Douglass st, 60x90. Foreclos. John McKenna to Simpson Sheppard. 1,605  
 4th av, n s, 80 s 12th st, 20x60. Adeline S. wife of John F. Lloyd to William Britt. Mort. \$400. 825  
 5th av, s e s, 25 n e Sackett st, 84.3x143.5x—x 147. Isaac E. Wright, New York, to William Johnston. Mort. \$3,000. 9,000  
 6th av, s s, 74 w 14th st, 13.9x97.10x13.11x97.10. Enos Wilder, Madison, N. J., to John C. Shields. 2,900  
 8th av, n e cor Berkeley pl, 25x100. John Doherty to William R. Webster. Mort. \$12,000. 30,000  
 Rockaway Parkway, e s, adj. land Peter Baisley, contains 11 acres, Flatlands. Hermann Lohmann to James Savage. 3,025  
 Same property. Release mort. George H. Roberts to Hermann Lohmann. 3,000  
 Sheephead Bay road, plot at Coney Island, 51.6x119. John Devlin to John E. Devlin, Gravesend. Q. C. nom  
 Same property. John E. Devlin to Mary T. Devlin. Q. C. nom  
 Interior lot, beginning at point 60.1 s of Clifton pl, and 100 e Clason av, runs south 25 x east 100 x north 25 x west 100. Edward W. Haviland to Alfred J. Pouch. 500  
 Interior lot, 6 feet s of St. Mark's av at point 170 e Carlton av, runs south 52 x west about 0.2 inches x north 52 x east 0.1 1/2 inches. Ellen A. Nafis to Henry Weinhausen. Q. C. 50  
 Road from Gravesend village to Sheephead Bay, w s, adj land John G. Schumaker, 76.8x 733.6, Gravesend. Robert Waters, Mattituck, L. I., to Morris Hirsch. 1,800  
 Triangular parcel at the head of Kent av basin and bounded on two sides by brick wall of Marine Hospital and by fence foot of Hewes st. August Grill to Charles Gorman and Frederick F. Haggerty. 1/2 part of all hls title. Q. C. 2,500

Same to James N. Platt, South Haven, L. I., trustee for Mary L. Mickle. 133d st, s s, 503.9 w 5th av, 18.9x99.11. Dec. 14, due Dec. 15, 1888, 5 per cent. 6,425  
 Same to James N. Platt, South Haven, L. I., trustee for Hannah R. Lawrence and George B. Mickle. Same property. Dec. 14, due Dec. 15, 1888, 5 per cent. 2,575  
 Same to Leopold Gusthal and ano. exrs. E. Ridley and trustees for Carrie Ridley. 133d st, s s, 485 w 5th av, 18.9x99.11. Dec. 14, due Dec. 15, 1888, 5 per cent. 9,000  
 Anderson, Theresa A., wife of and John J., to THE NORTH RIVER SAVINGS BANK, City New York. 9th st, s s, 280.7 w 5th av, 25x 93.11. Dec. 14, 1 year, 5 per cent. 17,000  
 Same to Henry A. Stiles, Philadelphia, Pa. 9th st, s s, 280.7 w 5th av, 25x93.11. Dec. 14, 1 year. 3,000  
 Bache, John O., to James B. McKewan. 62d st, n s, 87.6 w 2d av, 17.6x50.5. Dec. 14, demand. 2,500  
 Bach, Louisa, to Rosa E. Rainsford. 3d av, e s, 20 n 27th st, 19.6x70. Dec. 14, due July 1, 1884, 5 per cent. 3,000  
 Benner, George H., to Henry Morrison, exr. H. I. Hart. Columbia st, s e cor Houston st, 21.3x50. Dec. 13, due Jan. 2, 1887. 2,000  
 Berrian, Abraham, Fordham, to Johanna Mohr, same place. Av A, lots 120 and 121, 126 and 127, map of Prospect Hill estate, at Fordham, 100x250 to Av B. Dec. 13, 3 yrs. 500  
 Boardman, Mary T., of Albion, Neb., by M. B. Boardman, att'y, to George G. Reynolds, Brooklyn. Pearl st, No. 99, and No. 62 Stone st. 1/2 part. See Lamb below. Nov. 28, 5 years, 5 per cent. 2,833  
 Burkart, Charles, to Agnes Decker. Clifton st, n s, 228.9 e Tinton av. P. M. Dec. 17, due Jan. 1, 1887. 350  
 Bohlmann, Charles W., to THE GERMAN SAVINGS BANK, City New York. 1st av, e s, 51.2 s 81st st, 4 lots, together 100.5x106.6. 4morts., each \$14,000. Dec. 20, 1 year. 56,000  
 Brien, Henry, to William D. Mills. 65th st, No. 152, s s, 132 w 3d av, 16x100.5. Dec. 20, due Jan. 1, 1887, 5 per cent. 8,500  
 Baker, Michael, heir Alice Baker, to Robert Yates, trustee L. Burger, dec'd. 1st av, e s, 76.8 s 85th st, 25.6x100. Dec. 14, 1 year. 1,000  
 Bronson, Willett, to Oliver Bronson et al., trustee O. Bronson. Franklin av, s w cor 170th st, runs south 33.6 x west 100 x south 100 x west 113 x north 118.9 to 170th st, x east 214.1. Dec. 19, additional security. 5,200  
 Same to Darius G. Crosby. 5th av, s w cor 125th st, 34.8x85. Dec. 19, 1 year. 5,000  
 Browning, William H., to Charles T. Barney. 63d st, n s, 75 w 4th av, 125x100.5. Dec. 20, secures credits and advances. 12,000  
 Same to James Fay. 63d st, n s, 75 w 4th or Park av, 125x100.11. Dec. 20, 3 mos. 8,400  
 Buse, Frederick M., to James Millward, trustee Mary G. Millward. 48th st, No. 426, s s, 350 w 9th av, 25x100.5. Dec. 20, 3 years. 6,000  
 Same to same, individually. 48th st, No. 424, s s, 325 w 9th av, 25x100.5. Dec. 20, 3 years. 12,000  
 Same to same. 48th st, No. 426. See above. Dec. 20, 3 years. 6,000  
 Same to William Cutting, trustee N. C. Heyward. 48th st, No. 422 W., s s, 300 w 9th av, 25x100.5. Dec. 20, 1 year. 12,000  
 Boylston, Thomas, mortgagee, with Thurlow W. Coulter. Declaration that a deed of certain property is intended as a mort. for 500  
 Bernstein, Flora, wife of and Levy, to Charles L. Fleming. 30th st, n s, 158.4 e 2d av, 19.5x 98.9. Dec. 1, 3 years, 5 1/2 per cent. 8,000  
 Bernstein, Flora, wife of Levy, to Ernest W. Tabor and George B. Wilson, of Tabor & Wilson. Same property. Dec. 18, 1 yr. 2,000  
 Bronson, Willett, Huntington, L. I., to Darius G. Crosby. 83d st, n s, 325 e 10th av, 75x 102.2; 84th st, n s, 300 w 8th av, 25x102.2; 85th st, s s, 300 w 8th av, 25x102.2. Dec. 17, due Feb. 1, 1884. 5,000  
 Buek, Charles, to Jonas B. Kissam. Madison av, No. 656, w s, 67 s 61st st, runs west 34 x south 6.4 x west 61 x south 18 x east 95 to avenue, x north 24.4. Dec. 18, due May 30, 1886. 35,000  
 Burr, Mary E., widow, mortgagor, Astoria, with Raphael Buchanan, guard. of S. A. and E. M. Bayler. Agreement extending reduced mortgages. Nov. 18. 6,000  
 Cannon, George H., to Edwin D. Morgan et al., exrs. E. D. Morgan. 10th av, n w cor 150th st, 49.1x100. Dec. 10, due Dec. 15, 1884, 5 per cent. 3,927  
 Cannon, Michael, to Michael Connell. Central av. P. M. Dec. 15, 2 years. 200  
 Carvalho, Solomon S., to Charles F. Roth, Rondout, N. Y. Old Boston or Coles road. P. M. Dec. 17, 3 years. 1,300  
 Chegnay, Henri, to Mary F. Jones, Stamford, Conn. Beach st, No. 9. P. M. Dec. 18, 3 years. 12,000  
 Connor, James, to Mayer and Simon Sternberger. 3d av, 112th st. P. M. Dec. 17, 1 year. 55,500

MORTGAGES.

NEW YORK CITY.

DECEMBER 14, 15, 17, 18, 19, 20.

Ahrens, Henry M., Hoboken, N. J., to James N. Platt et al., exrs. and trustees W. B. Lawrence. 133d st, s s, 522.6 w 5th av, 18.9x 99.11. Dec. 14, due Dec. 15, 1888, 5 per cent. \$9,000  
 Same to same. 133d st, s s, 541.3 w 5th av, 18.9 x99.11. Dec. 14, due Dec. 15, 1888, 5 per cent. 9,000

Corn, Henry, to Sarah B. wife of Bernard King. Madison av, w s, 83.11 n 123th st, 16x 70. Dec. 18, 3 years, 5 per cent. 10,000  
 Campbell, Annie, wife of Eugene F., and formerly Annie Kiernan, to Adele Bassie. 30th st, n s, 188.7 w 6th av, 36.5x86.1x14.8x91.9. Lease. Dec. 15, 3 years. 4,000  
 Clarke, Fisher M., to William Coit, Brooklyn,

26th st, s s, 350 w 6th av, 25x98.9. Dec. 11, due Dec. 7, 1885. 700  
 Conger, Clarence R., to Charlott B. Sands and John B. and Joseph Jr., Foulke, Babylon, L. I., William B. Foulke, New York, Mary E. B. Taylor, New Brighton, N. Y., and Catharine B. Neilson, Roselle, N. J. Cherry st, n e cor Pike st. P. M. Dec. 13, due Dec. 15, 1888, 5 per cent. 3,000  
 Connor, James, to Amos B. Stratton. 3d av, w s, 50.6 n 108th st, 50.5x100. Dec. 14, due March 1, 1884. 4,000  
 Cronkright, Elizabeth, widow, Ridgefield, N. J., to THE MUTUAL LIFE INS. CO., New York. Abingdon sq, No. 12, being Hudson st, w s, 175.11 s West 12th st, 24x73.8x22.8 x75.8, in two courses. Mortgagee already holds one mort. against same. Dec. 15, due June 1, 1885. 1,500  
 Crosby, Darius G., to Mary E. Barker. 3d av, w s, 62.2 s 115th st, 63.4x100. Dec. 17, note. 3,015  
 Day, Rachel W., wife of William M., to Ann Coulter, widow. 45th st. P. M. Dec. 10, due Dec. 15, 1886, 5 per cent. 9,500  
 Deeves, John H., to E. D. Morgan et al., exrs. E. D. Morgan. 150th st, n s, 175 e Boulevard, 25x99.11. Dec. 10, due December 15, 1888, 5 per cent. 1,100  
 Duggin, Charles, to E. D. Morgan et al., exrs. E. D. Morgan. 70th st, s s, 125 e Madison av, 100x100.5. Dec. 10, due December 15, 1886, 5 per cent. 44,000  
 Same to same. Same property. Dec. 10, due Dec. 15, 1886, 5 per cent. 8,000  
 Duffy, Mary, wife of and Michael, to Lewis C. Tufts. 94th st, s s, 450 e 3d av, 25x100.8. Mort. \$15,500. Dec. 13, 6 months. 3,500  
 Dannhauser, Bertha, wife of and Louis, to Raphael Ballerstein, Hartford, Conn. 58th st, s s, 360 w 2d av, 20x100.5. Dec. 8, 5 years, 5 per cent. 5,000  
 Decker, Clara, daughter of Peter P. Decker, to Darius G. Crosby. Cliff st, s s, 44.11 e Av C, 46.6x100. Dec. 15, 6 months. 1,500  
 Dunker, John F., to John O'Connor and James Donaldson. 2d av, w s, 100.11 n 123d st, 50.4 x90. Given as collateral security for the performance of contract. Dec. 18, due Dec. 1, 1884. 4,025  
 Farley, Terence, to S. Van Rensselaer Cruger. 80th st, s s, 125 e Madison av, 75x102.2. Dec. 13, due Feb. 1, 1885. 8,000  
 Same to same. 80th st, s s, 200 e Madison av, 53x102.2. Dec. 13, due Feb. 1, 1885. 7,000  
 Ferrier, Thomas E., Catskill, to Henrietta Dinkelspiel and ano., exrs. M. Dinkelspiel. 79th st, s s, 225 e 3d av, 20x102.2. Dec. 13, due Dec. 15, 1888, 5 per cent. 7,000  
 Fischer, Charles, to Randolph Guggenheimer. 12th st, n s, 324 e Av A, 22x103.3. Dec. 10, 5 years, 5 per cent. 5,500  
 Folsom, George W., to the Presbyterian Hospital, City New York. 1st av, w s, 63.3 n 12th st, 20x65. Dec. 14, due December 1, 1886, 5 per cent. 7,000  
 Same to same. 1st av, n w cor 12th st, 43.3x65. Dec. 14, due Dec. 1, 1886, 5 per cent. 17,000  
 Same to same. 1st av, w s, 43.3 n 12th st, 20x 65. Dec. 14, due Dec. 1, 1886, 5 per cent. 7,000  
 Same to Mary A. S. Seabury, widow. 1st av, w s, 83.3 n 12th st, 20x65. Dec. 14, due Dec. 1, 1886, 5 per cent. 3,000  
 Same to William J. Seabury, exr. and trustee S. Seabury. Same property as last. Dec. 14, due Dec. 1, 1886, 5 per cent. 4,000  
 Freystadt, Edward, to Charles A. Murray, of England. 38th st, n s, 267.8 e 3d av, 22.7x 98.9. Dec. 15, 5 years, 5 per ct. gold 8,000  
 Frizzell, Annie A., widow, to THE CITIZENS' SAVINGS BANK, City New York. 70th st, n s, 125 w 1st av. P. M. Dec. 12, 1 year, 5 per cent. 13,500  
 Same to same. 70th st, n s, 149.9 w 1st av. P. M. Dec. 12, 1 year, 5 per cent. 13,500  
 Fuller, Charles A., to William H. Jackson. 3d av, 114th st. P. M. Dec. 11, due Dec. 15, 1884. 52,500  
 Fox, Caspar, to August Meyer. Washington av, n w s, lot 110 Belmont village, 25x100. Dec. 14. 125  
 Gerety, Andrew, to Daniel P. Ingraham, Jr. 125th st, n s, 165 e 4th av, 25x99.11. Dec. 15, 1 year. 1,000  
 Same to George L. Ingraham and ano., exrs. and trustees D. P. Ingraham. 125th st, n s, 140 e 4th av, 25x99.11. Dec. 15, 1 year. 1,000  
 Gorman, John, to Henrietta Dinkelspiel and ano., exrs. M. Dinkelspiel. 83d st, No. 111 E., n s, 110.7 e 4th av, 25x102.2. Dec. 15, 3 years, 5 per cent. 6,000  
 Galvin, Charles D., to Charles A. Trowbridge. Pelham av. P. M. Dec. 17, 6 months. 150  
 Harron, Carrie S., wife of Robert L., to Elizabeth U. wife of Julius S. Hitchcock, Dutchess Co. Grove av, w s, 50 s 163d st, 25x100. Dec. 19, due Jan. 1, 1887. 2,500  
 Hamilton, George W., to Jane Robert, New Utrecht. 71st st, s s, 155 w 9th av, 20x100.5. Dec. 12, 5 years, 5 per cent. 18,000  
 Same to same. 71st st, s s, 186 w 9th av, 19x 100.5. Dec. 13, 5 years, 5 per cent. 17,500  
 Same to same. 71st st, s s, 80 w 9th av, 20x 100.5. Dec. 13, 5 years, 5 per cent. 18,000  
 Same to George F. Johnson. 71st st, s s, 100 w 9th av, 36x100.5. Dec. 13, demand. 18,788  
 Hamilton, Sylvester M., to George B. Cole, Baltimore, Md. 5th av, e s, 70 s 67th st, 30.5 x120. Dec. 13, 6 months. 100,000  
 Same to same. 81st st, s s, 717 w 3d av, 83x 102.2. Dec. 13, 6 months. 50,000  
 Same to same. 69th st, s s, 22 w 4th av, runs west 23 x south 67.11 x east 20 x north 15.9 x east 3 x north 52.1. Dec. 13, 6 mos. 25,000

Same to same. 69th st, s s, 81 w 4th av, 19x 104.5. Dec. 13, 6 months. 25,000  
 Hand, John J., to E. D. Morgan et al., exrs. E. D. Morgan. 103d st, n s, 100 w 8th av, 50x 201.10 to 104th st. Dec. 10, due Dec. 15, 1886, 5 per cent. 12,880  
 Harter, Conrad, to THE GERMAN SAVINGS BANK, City New York. 2d av, e s, 51.2 s 82d st, 51x100. Dec. 17, 1 year. 23,000  
 Same to Max Goldberger. 2d av, e s, 76.2 s 82d st, 26x100. Sub. to mort. \$23,000. Dec. 17, due May 1, 1885. 3,000  
 Haxtun, Milton, Brooklyn, to William Winter. 7th av, e s, 24 s 13th st, 23x100. P. M. March 1, 1882, 3 years. 8,000  
 Same to same. 8th av, No. 72, e s, 46 s 14th st, 22x80. P. M. March 1, 1882, 3 years. 9,000  
 Same to same. Greenwich av, n e s, 22.6 s e 8th av, runs southeast along av 132 x north 100 x northeast 55.8 x west 28.9 x south 55.11. P. M. March 1, due March 2, 1885. 22,000  
 Hayden, James A., to Edwin D. Morgan et al., exrs. E. D. Morgan. 10th av, w s, 49.11 n 150th st, 25x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 1,722  
 Huggins, John P., to E. D. Morgan et al., exrs. E. D. Morgan. 104th st, n s, 100 w 8th av, 50x201.10 to 105th st. Dec. 10, due Dec. 15, 1888, 5 per cent. 11,900  
 Hunt, Caroline O., wife of and Henry G., to George Ehret. 93d st, s s, 333.2 w 3d av, 16.10x100.8. Aug. 28, 1 year. 7,000  
 Hamilton, George W., to Elizabeth W. Blake, extrx. A. Blake. 71st st, No. 412, s s, 118 w 9th av, 18x100.5. Dec. 18, due Feb. 1, 1887, 5 per cent. 18,000  
 Same to same. 71st st, No. 410, s s, 100 w 9th av, 18x100.5. Dec. 18, due Feb. 1, 1887, 5 per cent. 18,000  
 Hogg, Thomas D., Raleigh, N. C., to Woodbury Kane. Grand st, Nos. 142 and 144, n s, 50 w Elm st, 50.4x125.1x49.11x125.1. Dec. 6, due Feb. 1, 1886, 5 per cent. 3,000  
 Ives, Cora M., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 138th st, n s, 175 w Boulevard or Public Drive, 125x199.10 to 139th st. Dec. 19, 1 year. 3,000  
 Johnston, Emeline, wife of William H., to THE GERMAN SAVINGS BANK, City New York. Macdougall st, No. 101, and No. 9 Minetta st, begins Macdougall st, w s, 14.6 n Bleeker st, 25x150.2 to Minetta st, x29.10x135.1. Dec. 19, 1 year. 26,000  
 Same to Sigismund Kaufmann, Brooklyn. Same property. Dec. 19, 1 year. 4,000  
 Same to Lambert Suydam. Same property. Dec. 20, due Jan. 1, 1885. 4,000  
 Karst, John D., Jr., to Rachel A. Poillon. 3d av, n w cor 95th st, 22x81.6. Dec. 15, 3 years, 5 per cent. 21,000  
 Karst, John D., Jr., to Rachael A. Poillon. 3d av, w s, 22 n 95th st, 26x81.6. Dec. 15, 3 years, 5 per cent. 16,500  
 Same to same. 3d av, w s, 48 n 95th st, 26x 81.6. Dec. 15, 3 years, 5 per cent. 16,500  
 Same to same. 3d av, w s, 74 n 95th st, 26.8x 81.6. Dec. 15, 3 years, 5 per cent. 16,500  
 Same to same. 95th st, n s, 31.6 w 3d av, 18.6x 100.8. Dec. 15, 3 years, 5 per cent. 9,500  
 Same to Ferdinand Kurzman. 95th st, n s, 31.6 w 3d av, 18.6x100.8. Dec. 15, due May 1, 1884. 2,000  
 Same to same. 3d av, n w cor 95th st, 22x81.6. Dec. 15, due May 1, 1884. 5,150  
 Same to same. 3d av, w s, 22 n 95th st, 26x 81.6. Dec. 15, due May 1, 1884. 5,000  
 Same to same. 3d av, w s, 74 n 95th st, 26.8x 81.6. Dec. 15, due May 1, 1884. 5,000  
 Same to same. 3d av, w s, 48 n 95th st, 26x81.6. Dec. 15, due May 1, 1884. 5,000  
 Keller, Morris, to Sigismund Warshing. 85th st, n s, 325 e 2d av, 25x102.2. Nov. 1, 6 months. 1,000  
 Kelly, Andrew, to David V. N. Mead, New Jersey. 69th st, n s, 100 e 3d av, 84x100.5. Dec. 14, 3 months. 1,000  
 Kelly, Annie E., to David V. N. Mead, New Jersey. 82d st, s s, 156.6 e 1st av, 25x102.2. Dec. 13, 3 months. 500  
 Kiefer, Maria U., wife of Robert, formerly Maria U. Reinhardt, individ. and extrx. of L. Reinhardt, to Louisa Mander. 1st av, w s, 46 s 19th st, 23x80. Dec. 12, 3 years. 2,400  
 Kinkel, Lizzie, wife of Herman O., to Olga wife of Carl Schmeising. 43d st, n s, 205 e 3d av. P. M. Dec. 18, due July 1, 1885. 1,125  
 Same to same. 43d st, n s, 230 e 3d av. P. M. Dec. 18, due July 1, 1885. 1,125  
 Lamb, David, to John J. Brown. 61st st, s s, 110.4 w 9th av, 40x100.5. P. M. Sub. to mort. \$65,000. Dec. 10, due January 1, 1884. 25,000  
 Lange, Alida, wife of Gustav, to James J. Jones. Party of first part agrees to pay for cellar excavations in 84th st \$2,000 cash and give a mort. for 2,000  
 Lewis, Abraham, to Thomas L. Concklin et al., exrs. W. W. Concklin. 8th av, w s, 74 n 31st st, 24.8x100. Dec. 18, 5 years, 5 per cent. 7,000  
 Lamb, Clara A., Brooklyn, to George G. Reynolds. Pearl st, No. 99, and No. 62 Stone st, 1/2 part. Nov. 28, 5 years, 5 1/2 per cent. 2,833  
 Same, as guard. of Nellie Wanzer, to same. Same property. 1/2 share. See Boardman above. Dec. 8, 5 years, 5 1/2 per cent. 2,833  
 Levy, Solomon, mortgagor, with Catharine Fuch. Agreement extending mort. and reducing interest. Dec. 13. nom  
 Livingston, Margaret L. wife of Bayard U, Albany, N. Y., to Fannie E. wife of Henry W. Clark, New Rochelle. 16th st, n s, 254.7 e Livingston pl, 22.5x92. Dec. 12, 3 years, 5 per cent. 2,500  
 Lynch, Sarah, widow and devisee W. Lynch,

to William H. Morgan. 9th av, n e cor 155th st, runs north 459.8 x east 800 x south 459.8 to 155th st, x west 800. Dec. 12, due March 1, 1885, 5 per cent. 35,000  
 Liebert, Edward, to Sender Jarmulowsky. 43th st, s s, 312.8 w 2d av, 18.8x100.5. Secures notes and credits of C. Casper & Co. Nov. 20. 3,000  
 Mackin, Francis, Newark, N. J., to Tobias New, Brooklyn. 80th st. P. M. Dec. 15, 2 years. 3,000  
 Marx, Emma, to Henrietta Dinkelspiel and ano., exrs. M. Dinkelspiel. 65th st, n s, 83.6 w 3d av, 18.9x100.5. Lease. Dec. 14, 3 years, 5 per cent. 4,000  
 Maschke, Jacob L., to Bell B. Gurnee and ano., exrs. A. F. Barney. 70th st, s s, 244 w 1st av. P. M. Dec. 15, due Dec. 14, 1886. 12,500  
 Same to same. 70th st, s s, 269 w 1st av. P. M. Dec. 15, due Dec. 14, 1886. 12,500  
 Same to Mary M. Birkhead, Baltimore, Md. 70th st, s s, 294 w 1st av. P. M. Dec. 15, due Jan. 1, 1889. 12,500  
 Same to same. 70th st, s s, 319 w 1st av. P. M. Dec. 15, due Jan. 1, 1889. 12,500  
 Meehen, Elizabeth, wife of and Hugh, to William E. Zipp. 109th st, s e cor 4th av, 19x74. Dec. 13, due Dec. 15, 1886. 8,500  
 Meyer, Bertha, wife of and Albert, to Franziska Hallerith or Hollerith. 92d st, n s, 300.6 w 3d av, 25x108. Dec. 12, 3 years, 5 per cent. 6,000  
 Meyers, Henrietta F., wife of John G. H., to E. D. Morgan et al., exrs. E. D. Morgan. 97th st, n s, 325 w 8th av, 25x100.3. Dec. 10, due Dec. 15, 1884, 5 per cent. 2,000  
 Mulholland, Ann, wife of and John, to THE SEABORD BANK, New York. 73d st, n s, 250 e 2d av, 75x102.2. Dec. 14, 2 months. 8,000  
 Same to Oscar T. Marshall. 73d st, n s, 250 e 2d av, 75x102.2. Dec. 14, 2 months. 16,278  
 Muller, Joseph, to THE GERMAN SAVINGS BANK, City New York. Ridge st, w s, 51.10 n Delancey st, 24.6x66.10. Dec. 14, 1 yr. 7,500  
 Mullaly, Julia, wife of John, to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 16th st, n s, 250 w 10th av, 25x100.5. Subject to mort. \$10,000. Dec. 18, 4 mos. 2,071  
 Maddock, William S., to THE EQUITABLE LIFE ASSURANCE SOC., U. S. Broadway or Boulevard, s e cor 62d st, 116.2x88.3x100.5x146.8. Dec. 18, due Dec. 1, 1884. 90,000  
 McCann, Ann, wife of and James, to Francis H. Slade and ano., trustees Elizabeth S. Slade, dec'd. 44th st, n s, 440 w 9th av, 20x 100.4. Dec. 17, 5 years, 5 per cent. 5,700  
 Same to same. Same property. Dec. 17, 5 years, installs, 5 per cent. 800  
 McCoy, Patrick, to The Artists' Fund Society, City New York. 37th st, s s, 100 e 10th av, 25x98.9. Dec. 18, 5 years, 5 per cent. 12,000  
 Miner, Henry C., to William T. Horn. Bowery, Nos. 99 to 205, and Nos. 167 to 175 Chrystie st. Sub. to mort. \$23,500. Correction. Recorded Dec. 3. Oct. 1, 3 years. 10,500  
 Same to same, exr. and trustee B. T. Eorn. Same property. Sub. to mort. \$23,500. Correction. Recorded Dec. 3. Oct. 1, 3 yrs. 2,500  
 Same to Henry I. Horn, Saratoga Springs. Same property. Sub. to mort. \$23,500. Correction. Recorded Dec. 3. Oct. 1, 3 yrs. 10,500  
 Same to Jasper W. Gilbert. Same property. Sub. to mort. \$23,500. Correction. Recorded Dec. 3. Oct. 1, 3 years. 10,500  
 Nell, Margareth, widow, Margaret N. wife of David Thomas, an infant, by Thomas McCorgan, guard, and Adam and Charles Nell, to Sara E. S. Appleby, Glen Cove, L. I. Forsyth st, No. 77, w s, 25x100. December 19, 5 years. 3,000  
 O'Brien, Joseph L., to Edwin D. Morgan et al., exrs. E. D. Morgan. 107th st, s s, 25 e New av, 120x100.11. Dec. 10, due Dec. 15, 1888, 5 per cent. 9,450  
 O'Gorman, Julia, wife of and William, to THE CITIZENS' SAVINGS BANK, City New York. 142d st, s s, 75 e Willis av, 16.8x89.8. Dec. 13, 1 year, 5 per cent. 3,000  
 Same to same. 142d st, s s, 91.8 e Willis av, runs south 89.8 x east 8.4 x south 10.4 x east 8.4 x north 100 to 142d st, x west 16.8. Dec. 13, 1 year, 5 per cent. 3,000  
 Same to same. 142d st, s s, 108.4 e Willis av, 116.8x100, being 7 lots, each 16.8x100. 7 mort., one on each lot for \$3,000. Dec. 13, 1 year, 5 per cent. 21,000  
 Same to Frederick R. and Charles Coudert, trustees. 142d st, No. 716, s s, 533.4 e Willis av, 16.9x104x16.8x102.5. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to same. 142d st, No. 736, s s, 700 e Willis av, 16.9x119.10x16.8x118.3. Dec. 13, 3 years, 5 per cent. 2,750  
 Same to same. 142d st, No. 714, s s, 516.8 e Willis av, 16.9x102.5x16.8x100.10. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to Louis Guegnaud. 142d st, No. 726, s s, 616.8 e Willis av, 16.8x111.1x16.8x111.4. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to same. 142d st, No. 724, s s, 600 e Willis av, 16.9x110.4x16.8x108.9. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to Julia F. Godillot. 142d st, No. 720, s s, 566.8 e Willis av, 16.9 x 107.2 x 16.8 x 105.7. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to Henry V. Burgy. 142d st, No. 718, s s, 550 e Willis av, 16.9x105.7x16.8x104. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to Marie J. Lambert. 142d st, No. 722, s s, 583.4 e Willis av, 16.9x108.9x16.8x107.8. Dec. 13, 3 years, 5 per cent. 3,000  
 Same to Ernest Millet and Jas. Saxton, exrs. H. Leger. 142d st, No. 740, s s, 733.4 e Willis av, 16.9x123x16.8x121.5. Dec. 13, 3 years, 5 per cent. 2,500

Same to same. 142d st, No. 738, s s, 716.8 e Willis av, 16.9x121.5x16.8x119.10. Dec. 13, 5 years, 5 per cent. 2,500

Oppenheimer, Edward, and Isaac Metzger to John H. Rhoades et al., exrs. B. F. Wheelwright, 9th av cor 73d st. P. M. Nov. 3, due Dec. 17, 1885, 5 per cent. 32,500

O'Sullivan, John and Jeremiah, to Randolph Guggenheimer. 69th st, n s, 225 e 2d av, 17x 102.2. Dec. 15, due Jan. 1, 1889, installs, 5 per cent. 9,750

O'Toole, James and Anne, his wife, to Ovid T. Simmons, Saugerties, N. Y. 67th st. P. M. Dec. 13, 2 years, 5 per cent. 3,000

O'Farrell, Catharine, to Marilla Mackenzie. 35th st, n s, 94 e 8th av, runs north abt 47.6 x east 0.6 x north 51.3 x east 18.9 x south 98.9 to 35th st, x west 12. Dec. 15, demand. 2,000

O'Germain, Julia, wife of and William, to Mercedes Agramonte de Barbarossa. 142d st, No. 744, s s, 766.8 e Willis av, 16.9x100. Dec. 13, 5 years, 5 per cent. 2,500

Same to same. 142d st, No. 742, s s, 750 e Willis av, 16.9x100. Dec. 13, 5 years, 5 p. c. 2,500

Same to Robert E. Kelly. 142d st, No. 728, s s, 633.4 e Willis av, 16.9x113.6x16.8x111.11. Dec. 13, 5 years, 5 per cent. 3,000

Same to same. 142d st, No. 732, s s, 666.8 e Willis av, 16.9x116.8x16.8x115.1. Dec. 13, 5 years, 5 per cent. 2,900

Same to same. 142d st, No. 730, s s, 650 e Willis av, 16.9x115.1x16.8x113.6. Dec. 13, 5 years, 5 per cent. 3,000

Same to same. 142d st, No. 734, s s, 683.4 e Willis av, 16.9x118.3x16.8x116.8. Dec. 13, 5 years, 5 per cent. 2,900

Same to Charles Coudert, trustee. 142d st, No. 748, s s, 800 e Willis av, 16.9x100. Dec. 13, 5 years, 5 per cent. 2,500

Same to same, as admr. of Emilie Rabaud. 142d st, No. 746, s s, 784.3 e Willis av, 16.9x 100. Dec. 13, 5 years, 5 per cent. 2,500

O'Sullivan, John and Jeremiah, to George N. Manchester and William N. Philbrick. 112th st, s s, 26.3 w 4th av, 26.3x77.11. Dec. 13, 6 months. 1,500

Phillips, Moss S., Brooklyn, to Mary E. Fitch, individ. and as guard. of Susan L., Elizabeth M., Fanny R., and Sarah G. Fitch, infants. New st, No. 43, w s, 168.5 s Exchange pl, runs west 75 x north 19.11 x east 18.6 x north 19.11 x east 50.4 to New st, x south 39.4. May 1, 10 years. 85,000

Same with same. Bond in the penal sum of 170,000

Platt, Philip M., to Rose Fox. Canal st, n s, abt 81.10 w Elm st, 25.4x84.6x25.10x89.5; Canal st, n s, 327 e Broadway, runs north 84.6 x west 1.5 x southerly to beginning, the entire premises being No. 259. Canal st. P. M. April 2, 1883, 3 years, 5 per cent. 25,000

Poillon, Julia M., to Jane H. and Louisa Suydam. 45th st, No. 23, n s, 40 w Madison av, 20x100.5. Dec. 18, due Dec. 19, 1884, 5 per cent. 5,000

Powers, Thomas L., to Ten Eyck and George I. Powers. Kingsbridge road, e s, adj Miller or Molineur, indefit plot, 23 chains on road. Subject to land taken for street. Dec. 18, 1 year. 35,000

Parsons, William P. and Ambrose M., to John C. Orr. Brooklyn. 81st st, s s, 100 e 5th av, 225x102.5. Dec. 13, 1 year. 45,000

Peterkin, William, to E. D. Morgan et al, exrs. E. D. Morgan, dec'd. 151st st, s s, 225 w 10th av, 25x99.11. Dec. 10, 1883, due Dec. 15, 1880, 5 per cent. 705

Pressler, Valentine, to John W. Conklin, exr. John C. Parker. 83d st. P. M. Dec. 20, due Jan. 1, 1887, 5 per cent. 1,250

Pressler, Valentine, mortgagor, with John W. Conklin, exr. J. C. Parker. Agreement extdgt mort. Dec. 20. nom

Rosenstock, Richard, to Garrett L. Schryler. 77th st, n s, 94 e 1st av, 75x102.2. Secures material. Subject to mort. \$39,000. Dec. 18, due April 21, 1884. 2,200

Riley, James, to Franz J. Grein. 3d av. P. M. Dec. 10, due Dec. 7, 1884. 5,500

Russell, John, to Edwin D. Morgan et al., exrs. E. D. Morgan. 151st st, s s, 250 w 10th av, 25x99.11. Dec. 10, due Dec. 15, 1888, 5 per cent. 987

Rodman, Isaac, to Charles Earle. Lexington av, No. 50, w s, 75 s 25th st, 24.8x100. Dec. 17, 3 years, 5 per cent. 10,000

Satterlee, Samuel K., trustee G. Carter, to Joseph F. Barnard, exr. G. G. Barnard. 42d st, n s, 250 w 5th av, 20x100.5. Lease. Dec. 14, 2 years. 1,500

Shedlinsky, Morris, to Solomon Bachrach. Delancey st, s w cor Lewis st, 25x75. Dec. 19, 1 year, 5 per cent. 10,000

Stern, Isaac, to Edwin D. Morgan et al., exrs. E. D. Morgan. Madison av, e s, 50.5 s 70th st, 50x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 56,000

Schappert, Theresa, wife of John, to THE GERMAN SAVINGS BANK, City New York. Waverly pl, w s, 19.7 n West 10th st, 25x75. 3 mort., each \$15,000. Dec. 15, 1 year. 45,000

Scharnikow, —, wife of and Louis, to August Horrmann, Stapleton, S. I. Chatham st, No. 152, store lease. Dec. 14, installs. 1,000

Schmid, George D., to Henry Jacob. 70th st, n s, 125 w 1st av, 50x100.4. Dec. 15, due Jan. 5, 1884. 8,445

Smith, Ann, wife of Joseph, to Thomas Quinn, Brooklyn. 56th st, s s, 40 e 10th av, 25x69.2 x 25.2x66. Dec. 13, 1 year. 2,000

Smith, John W., and Mary C., to Horace W. Fuller. 4th av, w s, 50.4 s 88th st, 25.2x82.2. Dec. 15, 6 months. 2,000

Stone, Solomon, to THE EMIGRANT INDUSTRIAL

SAVINGS BANK, City New York. Mott st, e s, 75 n Bayard st, 25x47. Dec. 6, 1 year. 7,500

Strong, Harriette R., wife of Edward, to Eliza A. Dean. 74th st, No. 155 E., n s, 119.6 e Lexington av, 17x102.2. Dec. 17, due Nov. 1, 1888, 5 per cent. 8,000

Schaud, August, to The Society for the Relief of Poor Widows with Small Children. Platt st, No. 14, w s, 64 s Gold st, runs west 56.2 x north 0.6 x west 28.5 x south 15.11 x east 83.1 to Platt st, x north 20. Dec. 2, 3 years, 5 per cent, gold. 16,000

Schmitt, Margaret, wife of Frank, to Charles C. Schildwacher, Lincoln av. P. M. Dec. 18, 1 year. 4,000

Same to same. Same property. Building loan. Dec. 18, demand. 5,000

Sturges, Sarah S., to William F. Shaffer. Stone st, n s, 47.7 e Broad st, runs west 23.4 x north 77 to South William st, at point 51.9 west of Broad st, x east 19 x south 78. Dec. 10, 1 year. 10,000

Swift, Edward B., Brooklyn, to THE EAST RIVER SAVINGS INST. Centre st, No. 58, s e s, 25x89x26x81.6. Dec. 10, 1 year, 5 p. c. 10,000

Taylor, Edwin M., to THE EQUITABLE LIFE ASSURANCE SOCIETY of the United States. Corlears st, Monroe st, Grand st. P. M. Dec. 10, due Dec. 1, 1888. gold 27,500

Theiss, Gertrude, wife of John, to THE GERMAN SAVINGS BANK, City New York. Manhattan st, n s, 39.8 e 10th av, 50x100. Dec. 14, 1 year. 2,000

Thomas, William M., to E. D. Morgan et al., exrs. E. D. Morgan. Boulevard, s e cor 151st st, 24.11x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 2,765

Same to same. 151st st, s s, 100 e Boulevard, 25x99.11. Dec. 10, due Dec. 15, 1884, 5 per cent. 1,060

Tompkins, Warren P., to David P. Hotaling, trustee. 112th st, s w cor Lexington av, 25x 100.11. Sub. to all liens. Dec. 14, 6 mos. 3,025

Tubbs, George W., to Smith Ely, Jr. Stanton st, Goerck st. P. M. Dec. 15, 1 year. 4,000

THE GERMAN SAVINGS BANK with John Molloy Agreement as to boundaries of property in West 61st st, mortgaged by party of first part to party second part. Dec. 12. nom

Tompkins, Hester A., Greenburg, N. Y., to Warren P. Tompkins. Lexington av, 112th st. P. M. Dec. 17, due Feb. 1, 1885. 1,724

Ulman, Sadie, wife of Leon, to Salomon Woolf. 71st st, n s, 94 e 1st av, 19x102.2. Dec. 17, 5 years. 7,500

Vail, Mary L., wife of and Anthony C., Plainfield, N. J., to William H. Lyon. Plainfield, N. J. Broadway, w s, 23.1 n 9th st, 23.1x 100.4x23.1x98.10. Lease. Dec. 14, 1 year, 5,000

Van Riper, Charles, to Florence E. Durkee, Chicago, Ill. 143d st, new, n s, 592.4 e Willis av, 16.8x89.8x16.9x91.3. Dec. 30, due Oct. 1, 1886. 2,500

Waldron, Alexander, to William Oothout. 45th st, n s, 310 e 8th av, 20x100.5. Lease. Dec. 18, 2 years, 5 per cent. 5,000

Warner, John W., to John B. Reboul and ano., trustee Lewis J. White, dec'd. 117th st, n s, 20 w Lexington av, 45x80.11. Dec. 19, due Dec. 1, 1886, 5 per cent. 17,000

Same to James A. Flomerfelt. Same property. Sub. to mort. \$17,000. Dec. 18, due June 19, 1884. 2,000

Same to same. 117th st, n w cor Lexington av, 20x80.11. Sub. to mort. \$9,000. Dec. 18, due June 19, 1884. 2,000

Same to Julia A. Kent, extr. and trustee Ellen Kent. Lexington av, w s, 64 n 117th st, 16.11x—x—, gore. Dec. 19, additional security. 5,000

Wilkinson, James, to Robert Courtright. Thomas av, s e cor Welch st, 44x90; Thomas av, e s, 44 s Welch st, 22x90. Dec. 1, 3 years. 1,000

Wemple, Jay C., Brooklyn, to THE UNION DIME SAVINGS INST., City New York. Broadway. P. M. Dec. 15, due Nov. 1, 1886, 4 1/2 per cent. 100,000

Wright, Henry A., to Frederick S. Tallmadge. Houston st, s e cor Macdougall st, runs east 200 to Sullivan st, x south 115.1 x west 124.11 x north 0.5 x west 75.1 to Macdougall st, x north 114.1 to beginning. March 22, 1881, 3 years, 5 per cent. 13,726

Wright, Susan A., wife of and Stephen J., to THE GERMAN SAVINGS BANK, City New York, Av A, s w cor 82d st, 25.8x106.6. Dec. 14, due Dec. 15, 1884. 17,000

Same to Sigismund Kaufmann. Same property. 2d mort. Dec. 15, 1 year. 3,000

Webber, Gilbert A., to Edwin D. Morgan et al., exrs. E. D. Morgan. 8th av, w s, 25.11 n 106th st, 75x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 15,120

Same to same. 8th av, w s, 25.11 n 104th st, 75 x100. Dec. 10, due Dec. 15, 1886, 5 p. c. 12,460

Same to same. 8th av, w s, extdgt from 105th st to 106th st, 201.10x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 41,580

Same to same. 8th av, w s, extdgt from 103d st to 104th st, 201.10x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 42,800

Same to same. 8th av, w s, 100.11 n 104th st, 50x100. Dec. 10, due Dec. 15, 1886, 5 p. c. 8,470

KINGS COUNTY.

DECEMBER 14, 15, 17, 18, 19, 20.

Arena, Maria, to Julia Haff, as admrx. of Alexander Haff. Degraw st. P. M. Dec. 15, 1 year. \$2,500

Allen, Michael, to Peter A. Currier. Hale av, e s, 150 s Ridgewood av, 50x100. Dec. 15, 5 years. 1,000

Bloss, Martha M., wife of Benjamin G., to Garret W. Van Cleaf. Bay 16th st. P. M. Dec. 12, due Jan. 1, 1889. 3,000

Same to Archibald Young. Bay 16th st. P. M. Dec. 12, 1 year. 1,500

Burggraf, Josepha, wife of and Mathias, to Joseph C. Hacker. 11th st, n e cor South 3d st, 48x64.1. Dec. 1, 1 year, 5 per cent. 9,000

Bushfield, John C., to Samuel H. Vandewater. 12th st. P. M. Dec. 5, due Dec. 20, 1883. 4,500

Butler, William M., to Lydia A. Fleming. Clinton av. P. M. Dec. 15, 10 years. 10,500

Badum, John, to Michael Walsh. Smith st, n w cor Bush st, 75x125. Dec. 17, demand. 1,000

Bolger, John, to Minerva Ostrom. Degraw st, n s, 83 w Court st, 21x100. Nov. 30, due Dec. 1, 1888, 5 per cent. 3,500

Bowles, John, to Bridget wife of Eugen Sullivan. Mill st, n s, 158.6 e Columbia st, 25x 100. Dec. 19, due Jan. 1, 1885. 200

Clark, Joseph E., to Robert Willets et al., exrs. Samuel Willets. Clinton st, w s, 271 s Harrison st., runs west 107.5 x south 19.10 x south 13.11 x west 2.9 x south 9.2 x east 106 to Clinton st, x north 42.10. Dec. 14, 5 years, 5 per cent. 10,000

Corewith, Henry N., New York, to James D. Lynch. Bedford av. P. M. Dec. 18, 1 yr. 7,000

Same to same. Bedford av, e s, 157.5 n Atlantic av, runs east 111.6 x north 36.6 x west 20 x west 100 to Bedford av, x south 40. Dec. 18, 1 year. 12,000

Curry, William, to Nellie C. Van Reypen. Navy st, e s, 198 n Fulton st, 20x100.6. Dec. 18, due Jan. 1, 1885. 500

Clemens, Anna F., wife of and John T., to The German Savings Bank, of Brooklyn. Stagg st, s s, 175 e Humboldt st, 25x100. Dec. 13, due Dec. 1, 1884. 500

Conoly, Patrick, to James S. Voorhies. East 14th st, e s, 200 s Av X, 50x100. Sept. 29, 5 years. 200

Donnellon, Cornelius, to Benjamin M. White, exr. Eliz. W. Whitlock, dec'd. Furman st. P. M. Dec. 17, 5 years. 6,000

Same to Elizabeth W. White. Furman st. P. M. Dec. 17, 5 years. 6,000

Same to same. Furman st. P. M. Dec. 17, 5 years. 6,000

Dunnigan, Martin, and Mary his wife, to James S. Voorhies. East 15th st. P. M. Nov. 15, 5 years. 200

Deckelmann, Charles, to Johann G. Grauer. Evergreen av, No. 134, s w s, 82.2 s e Adams st, 27.4x117.2x20x106. Dec. 14, due Jan. 1, 1889. 3,500

Dick, J. Henry, to William Dick. Johnson av, w s, 275 n Liberty av, 75x100. Dec. 17, due Dec. 1, 1884. 2,200

Eyland, Serena M., wife of George C., to William W. Browning, as trustee for Hester M. Browning. Livingston st, s s, 105 e Sidney pl, 25.9x102x28.5x102. Dec. 14, due Dec. 1, 1887, 5 per cent. 5,000

Ellson, Thomas, to James De Bevoise, Brooklyn, and Charles J. De Bevoise, Jamaica. Van Buren st. P. M. Dec. 17, installs. 1,450

Fitzpatrick, Austin, to Mary De W. Garretson and ano., as committee J. J. Garretson. Dean st, s s, 460 e Franklin av, 20x110. Dec. 17, 1 year. 7,000

Fowler, George R., to George A. Scudder and ano., exrs. Zophar B. Oakley. Pulaski st, s s, 80 e Marcy av, 20x80. Dec. 15, 3 yrs. 2,500

Fisher, George H., to Abram J. Van Dyke. Leonard av, &c. P. M. Nov. 13, 3 years. 2,650

Field, Lydia S. H., wife of and Aaron, to Rebecca T. Mathews. Columbia st, w s, 56.9 n Orange st, 28.9x150 to Furman st. Dec. 18, due May 1, 1889, 5 per cent. 15,000

Gundermann, William, to Ferdinand Gundermann and Juliane his wife. East 14th st, e s, 375 s Av X, 25x100. Dec. 15, 3 years. 1,800

Same to James S. Voorhies. Same property. Dec. 10, 5 years. 800

Gorman, Charles, to Matthew Melody. Tompkins av, s w cor Hancock st, 20x100. Dec. 11, due Jan. 1, 1886. 1,500

Green, Charles W., to The Williamsburg Savings Bank. Grand st, s e cor Union av, 20x 100. Dec. 18, 1 year, 5 per cent. 10,000

Green, Emily P., to The Williamsburg Savings Bank. Grand st, s s, 20 e Union av, 40x 100. Dec. 18, 1 year, 5 per cent. 12,000

Gibbons, Lydia A., to Charles Frazier. Myrtle st, s s, 100 e Willow st, 25x95. Dec. 18, 1 year. 1,000

Hill, Priscilla S., wife of and Warren E., to George F. Gregory. Lafayette av, s s, 181.2 w Grand av, 19.5x100. Dec. 20, 3 yrs. 6,800

Hirsch, Morris, to Robert Waters, Mattituck, L. I. Road from Gravesend village to Sheepshead Bay. P. M. Dec. 19, due Dec. 20, 1884. 800

Hoffman, Gertrude B., Boonton, N. J., to George M. Miller, exr. Edwd. S. Hoffman, dec'd. Duryea av, n s, extdgt from Shepard av to Bennett av, 200x100. Dec. 18, due Dec. 19, 1888, 5 per cent. 750

Hermans, George, to Caroline A. Tier. 17th st. P. M. Dec. 15, due April 1, 1884. 500

Same to same. 17th st. P. M. Dec. 15, due Nov. 1, 1888. 7,000

Hodgkinson, Emily C., wife of and Francis S., to Henry B. Scholes. Rodney st. P. M. Dec. 11, installs. 3,500

Herbert, Emeline R., to Levi Apgar. Quincy st, s s, 142 e Marcy av, 16.6x95. Mort. \$5,700. Dec. 14, 4 years. 2,050

Same to same. Quincy st, s s, 158.6 e Marcy av, 16.6x95. Mort. \$5,700. Dec. 14, 4 yrs. 2,050

Hermans, George, to Cornelia M. Spader, widow. 17th st, n e s, 230 n w 6th av, 17.6x 100. Dec. 15, due Jan. 1, 1887. 2,600

Same to Jeremiah E. Lott. 17th st, n e s, 247.6 n w 6th av, 17.6x100. Dec. 15, due Jan. 1, 1887. 2,600

Same to Robert V. N. Ludlam. 17th st, n e s, 282.6 n w 6th av, 17.6x100. Dec. 15, due Jan. 1, 1887. 2,600

Same to Phebe C. wife of Albert M. Curry. 17th st, n e s, 265 n w 6th av, 17.6x100. Dec. 15, due Jan. 1, 1887. 2,600

Hopkins, Joseph, Jr., to Amy Willits, North Hempstead. Harman st, e s, 226 n Evergreen av, 18x100; Harman st, e s, 262 n Evergreen av, 78x100; Schaffer st, s s, 100 e Bushwick av, 150x161.2x abt 150x168.4. Dec. 18, 3 months. 700

Isbill, Charles, to Cornelius S. Stryker. Herkimer st, n s, 193.9 w Schenectady av, 18.9x100. Dec. 19, installs. 2,200

Kimbell, Henrietta, wife of and Luther, to Catherine Cole. Skillman av, n s, 81.2 e Ewen st, 18.10x75. Dec. 18, 5 years, 5 per cent. 1,500

Kirby, Joseph I., to Stephen R. Post, exr. E. Post. Madison st, n s, 353.8 w Marcy av, 18x100. Dec. 15, 1 year. 5,000

Same to same. Madison st, n s, 371.8 w Marcy av, 17.8x100. Dec. 15, 1 year. 5,000

Same to Stephen R. Post. Madison st, n s, 389.4 w Marcy av, 17.8x100. Dec. 15, 1 yr, 5,000

Same to same. Madison st, n s, 407 w Marcy av, 18x100. Dec. 15, 1 year. 5,000

Kells, Thomas, to Abner M. Ross. Freeman st. P. M. Dec. 1, 3 years. 1,000

Loader, Joseph, to George W. Bergen. McDonough st, n s, 325 w Reid av, 25x100. Nov. 30, due Dec. 1, 1888. 2,000

Lynch, Mary E., to Nettie Sinzheimer, Camden, N. J. Carroll st, s s, 243.8 w 5th av, 20x72.9x20x73.8. Dec. 13, 3 years. 2,000

Lane, Mary C., wife of Abram B., to James P. Albright, Madison, N. J. Grove st, w s, 300 s Knickerbocker av, 200x100x—x100. Dec. 19, due Dec. 1, 1884. 300

Marshall, Autipas P., to The United States Trust Co. of New York. Willoughby av, s s, 34 e Waverly av, 17x100. Dec. 12, due Dec. 14, 1883, 5 per cent. 7,500

McWalters, James and Annie, to Robert E. Topping. 3d av, e s, 75.2 n 37th st, 25x100. Dec. 15, demand. 3,236

Meagher, James, to Henry H. Adams, as treasurer of the County of Kings. Pulaski st, n s, 100 e Stuyvesant av, 20x100. Dec. 13, 1 yr, 2,500

McArdle, Cecelia, wife of and Henry, Jane wife of and Philip Walsh, and Elizabeth S. Pomroy, widow, to Emma J. H. Rolfe. Smith st, e s, 26.6 n Bergen st, 23.6x78. Dec. 13, 1 year, 5 per cent. 2,500

Muller, Otto, to The German Savings Bank of Brooklyn. Ewen st, w s, 73.5 n Varet st, 19.4x34.6x28.4x55.2. Dec. 13, due December 1, 1884. 2,200

McCoy, Sarah, to Frank Kessler and Kuni-gunde his wife. Taylor st, No. 62, s s, 129.8 w Wythe av, 15x100. Dec. 13, due Jan. 1, 1887, 5 1/2 per cent. 1,000

O'Connor, John, Newark, N. J., to Juan Garcia Blanco. Grand av, Nos. 239 and 241; also No. 39 Vanderbilt av; also No. 98 Lexington av, New York City. See Conveys. Dec. 1, 10 years. 50,000

Same to Joaquin Garcia Blanco. Union pl, No. 3, No. 262 Clason av, No. 29 Vanderbilt av and No. 248 "a" Steuben st; also property in New York. See Conveys. Dec. 1, 10 years. 86,000

Same to Santiago Francisco Alonzo, Maria B. A. y Blanco de wife of and Juan Cerijo Fernandez. Vanderbilt av, No. 37, No. 251 "a" Grand av, &c. See Conveys. Aug. 14, 10 years. 225,000

Owens, Hugh, to Robert E. Topping. 39th st, s s, 120 w 4th av, 20x100.2. Dec. 13, 3 yrs. 300

Peterson, Charles, to Charles G. Peterson. 39th st, n s, 200 e 4th av, 25x100.2. Dec. 19, 1 year. 450

Pester, William E., to Matilda wife of Theodore Von Ellert. Ross st, n s, 100 e Bedford av, 19.11x100. Dec. 7, due May 1, 1884. 550

Reich, Edward, to The East New York Savings Bank. Railroad av, n w cor Ivy st, 25x100; Ivy st, n s, 100 w Railroad av, 25x100. Dec. 12, 1 year. 900

Robbins, James R., Jersey City, to Elizabeth W. Aldrich, New York. Clifton pl, s w cor Nostrand av, 200x100. Dec. 11, demand. 36,900

Rubel, Franz, to Mayer Kahn. Eastern Parkway, s s, 188.5 w Buffalo av, runs southeast to s Main st at point 145.11 west Buffalo av, x west 81 x northwest to centre line block, x west 20 x northwest to Eastern Parkway, x east 101.9. Dec. 6, due May 1, 1884. 400

Reimann, Quirin, and Elisabetha, to Betty Strauss. Siegel st. P. M. Nov. 30, due Dec. 1, 1886. 1,500

Sanford, Henrietta W., wife of Floyd S., to Henry Van Sicklen. Henry st. P. M. Dec. 12, 2 years, 5 per cent. 1,500

Skelton, Christopher P., to Charles J. Pearson, Montclair, N. J. Atlantic av, n s, 233 w Buffalo av, 32x100. Dec. 13, 1 year. 3,500

Stafford, Mary E., to Eugene G. Blackford. Herkimer st, n s, 309.9 e Bedford av, 3 lots each, 20x100. 3 morts., each \$6,000. Dec. 17, 3 years, 5 per cent. 18,000

Sumner, Annie E., wife of and Clark F., to David T. Leahy. Quincy st, n s, 241.8 e Bedford av, 16.8x100. Dec. 11, 3 years. 700

Sweetman, Mary J., to Samuel V. Hunt. Plot at Bay Ridge on northerly boundary line land Wm. H. Waring, at point 150 e 2d av, 50x114.5. Nov. 9, 5 years. 2,000

Savage, James, to Hermann Lohmann. Rock-

away Parkway. P. M. Dec. 14, 3 years, 5 per cent. 2,200

Stewart, James W., to Caroline H. Cornell. Quincy st, n s, 160 w Tompkins av, 20x100. Nov. 22, 2 years. 4,000

The Union Congregational Church of New Lots to The American Congregational Union. Orient st, w s, 300 n Liberty av, 50x100. Dec. 19, due Jan. 1, 1889. 1,000

Same to same. Same property. Dec. 19, 1,100

Tarbell, Anna, widow, to Richard Dudgeon, Glen Cove. Henry st, e s, 22.10 s Orange st, 21.11x70x21.11x70.3. December 13, 5 years, 5 per cent. 7,000

Thompson, James A., to John M. Bruce, of New York. Madison st. P. M. Dec. 15, 1 5 per cent. 5,400

Town, William P., to Elizabeth T. Williams, Stonington, Conn. Jorammon st, n s, 80 w Henry st, 19x105.3x19.1x103; Remsen st, No. 40, s s, 76 w Hicks st, 25x180 to Grace court. Dec. 14, due Jan. 1, 1885. 11,250

Thomas, Josephine, wife of Henry A., to Fredericka Schneider. Division av, s s, 354.10 w Wilson st, 20.10x75x22.6x83. Aug. 24, 2 years. 2,500

Thompson, Robert H., and Henry D. Norris to Margaretta Dunham. Boerum pl, e s, 48.4 n Livingston st, 20x45 to Red Hook lane, x 21.2x38.1. Dec. 14, due Dec. 15, 1885, 5 1/2 per cent. 7,000

Volckening, Gustav J., and Matilda E. his wife, to Bushwick Savings Bank. De Kalk av, n s, 250 e Nostrand av, 25x100x26.9x114.4. Dec. 10, 1 year, 5 per cent. 3,000

Same to same. De Kalk av, n s, 22.11 w Throop av, 19.7x100. Dec. 10, 1 year, 5 per cent. 4,000

Same to Bushwick Savings Bank. Lafayette av, n e cor Tompkins av, 25x100. Dec. 10, 1 year, 5 per cent. 4,000

Wehrle, Frank, to Max Brill. Stag st, No. 121. 1/2 part. Dec. 15. 25

Wetterer, Elizabetha, wife of and Anton, to Otto Huber. Tompkins av, s w cor Park av, 25x100. Dec. 14, due Jan. 1, 1886, 5 per cent. 4,500

Wheeler, John S., to Joseph B. Brown and ano., exrs. Isaac Hall. Richards st, s e cor Seabring st. P. M. December 22, 3 years, 5 per cent. 6,500

Wood, Edward T., to The Germania Savings Bank, Kings Co. Henry st, w s, 105 n Woodhull st, 21x100. P. M. Dec. 10, due Dec. 1, 1884, 5 per cent. 5,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 14 to 20—INCLUSIVE.

Beekman, Louise M., Brooklyn, to Newbury D. Lawton, New Rochelle. 1881. \$700

Blesson, Edward J., to George L. P. Chambers, guard. 7,612

Boehm, Jacob, to John Blake. 2,000

Bogert, Henry A., et al., exrs. J. L. Bogert, to Phebe Pearsall, trustee for Mary Bradhurst. 18,432

Same to same. 88,000

Same to same. 14,000

Boland, John, to Charles Hommert and John Bauer. 5,000

Bronson, Willett, exr. and trustee Oliver Bronson, to Oliver Bronson et al., trustees Oliver Bronson, dec'd. nom

Bronson, Oliver, et al., exrs. Oliver Bronson, dec'd, to Oliver Bronson et al., trustees O. Bronson, dec'd. nom

Cheesman, Timothy M., admr. Ann L. Cheesman, to Timothy M. Cheesman. nom

Same, exr. of J. C. Cheesman, to same. nom

Catlin, Charles A., to Octavius I. Norris. 8,000

Cohnfeld, Isidor, to Warren B. Smith, Yonkers. 16,500

Crawford, Margaret, to Salomon Marx. 2,500

Deane, John H., to Samuel S. Constant. 8,629

Same to William Whaley. 6,320

Dimon, Susan M., to Harriet C. wife of George A. Phillips, Stamford, Conn. 9,000

Douglas, George, to Julius Lipman. 15,000

Du Bois, Tuthill, to Newman Cowen. 2,500

Finn, Edward, to Lawrence Finn. nom

Fox, Rose, to Alexander Rich. 25,000

Fox, Rose, widow, to Delia wife of Nathan Burnstine. 11,000

Green, Andrew H., to Alida L. Borland, Boston, Mass. 10,000

Guggenheimer, Randolph, and Betche Marx to Thomas Sullivan and ano., trustees Eliza Moore, dec'd. 6,000

Hallock, George G., Jr., as trustee of Matthias Ludlow, to Isaac Littell, gen'l guard of Sarah A. F., Eliza E. F. and John M. F. Randolph, infants. nom

Hayes, Peter, to Randolph Guggenheimer. 2,000

Jarvis, Welcome S., Brooklyn, to Sarah A. Jarvis. 2,000

Kingsland, George L., et al., exrs. A. C. Kingsland, to George L. Kingsland et al., trustees H. P. Kingsland. nom

Livingston, Maturin, and ano., exrs. Mary L. Livingston, to Henry B. Livingston. nom

Lyon, William H., Plainfield, N. J., to The East River National Bank, City New York 5,000

Manuel, Horace, and ano., exrs. W. Smith, Jr., to Horace Manuel, guard of Mary E., Jessie E. and Jane Manuel. nom

Monaghan, Martha R., extrx. O. Monaghan, to William B. Boorum and ano., exrs. J. O'Hara. 5,500

Mount Morris Bank to Susan M. Dimon. 2,000

Mozer, Felicite, to Henry Schiff. 6,750

Murray, Emile J., to Charles A. Peabody, Jr. 1,500

Parsons, William P., to Miss Catharine White, Brooklyn. 6,000

Pearsall, Phebe, trustee for Mary Bradhurst, to Phebe Pearsall. 18,000

Pitcher, Susan J., Madison, Ind., to Edmund H. Carhart, guard. nom

Powell, Wilson M., to Mary E. Colyer, North Hempstead, L. I. 6,000

Peabody, Charles A., Jr., to Emily S. Dow, Flushing, L. I. 1,500

Powell, Wilson M., to Wilson M. Powell, exr. Samuel Brown. 5,000

Same to same. 3,000

Rost, Charles F., to Sadie Ulman. 1,500

Riggs, T. Lawrance, Washington, D. C., to Susan J. Pitcher. 15,000

Roosevelt, John A., trustee for Harriet R. Trumbull, to The Presbyterian Hospital, City New York. 8,000

Same to same. 10,000

Siburg, J. August, Braunschweig, Germany, to Frederick Middendorf, East New York, L. I., exr. J. C. Middendorf, dec'd. 6,621

Stone, Leander, to The J. L. Mott Iron Works. 1,100

The United States Trust Co., New York, trustees C. A. Lowerre, to Charles A. Lowerre. nom

The Mutual Life Ins. Co., New York, to Joseph Kritzman, Hudson, N. Y. 7,500

Wall, William, Brooklyn, to Sarah A. Drowne. 3,000

Whaley, William, to Bertha A. Deane. 6,320

KINGS COUNTY.

DECEMBER 7 to 20—INCLUSIVE.

Adams, Henry H., as Treasurer of the County of Kings, to Charles Samuel. \$3,250

Barber, Niven, and ano., exrs. Thomas Doyle, to Mary E. Fox. 2,539

Beebe, Warren, exr. H. Chamberlain, to Mary E. Bergen. 900

Bristed, Grace S., widow, to Hiram B. Blauvelt, exr. N. Ewen, dec'd. 1,500

Burt, Samuel W., Hempstead, to John B. Remsen, Roslyn, L. I. 1,200

Same to Catharine A. Griffin. 700

Same to John L. Bogart, exr. George Van Cott, dec'd. 1,000

Close, Armenia P., Greenwich, Conn., to Edwin H. Close. 2,500

Collins, John, to Aaron Holbrook, Winchester, Mass. 4,000

Cornell, Peter C., trustee, to Agnes C., Feder and Catharine C. Tompkins. nom

Covert, Catharine J., and Isaac De Bevoise to Mary E. Covert and James De Bevoise. nom

Cearreau, Cyrille, to William Ziegler. 7,079

Chubb, Ann E., wife of William, to John R. Cornell, exr. Pearsall Cornell. 4,000

Clayton, Ransom F., to Horatio S. Stewart. 490

Coles, William, to James Burrell. nom

De Bevoise, Charles J., to Magdalene Schenck, Lenox, Mass. 3,300

Deery, Charles, to George C. Blanke. 125

Davenport, Julius B., to William Harkness. 700

Eisemann, Charles B., to Johanna Dolger. nom

Fersch, George O., exr. C. Fersch, to George O. Fersch. 4,000

Gros, Jese, Morristown, N. J., to Louise H. Spader. 1,200

Hardy, Garrit L., and John H. Voorhees to Mary Fleck. 821

Ireland, John H., admr. Martha Ireland, to John S. J. King. 650

Jones, Charles H., Cold Spring Harbor, L. I., to Margaret A. Barnard. 4,657

Loeffler, Henry, to Regina Heilmanu. 2,000

Lohmann, Hermann, to George H. Roberts. 2,200

Marie, Sarah S., to Mary F. and Leni L. Deitz, exrs., &c., C. H. Dietz. 3,500

Mathews, Rebecca T., extrx. C. C. Thompson, to Rebecca T. Mathews. nom

McCoun, Pamela T., Springbrook, N. Y., to Susan J. Norton, Oyster Bay, L. I. 2,800

Macclinchey, Emanuel C., to Charles Emmons. 1,000

Miller, Frederick, to Samuel Gorham. 3,100

Moreau, Margaret, Freehold, N. J., to Mary J. Martin. 10,000

Moriarty, William V., to George L. Fox. 460

Murtha, Mary E., guard. Cecelia A. Rice, to Cecelia A. Rice. nom

Norton, Susan J., Oyster Bay, to Pamela T. McCoun, Springbrook. 2,400

Pearce, Hosea O., to Almira Chase et al., exrs and trustees James Chase. 12,500

Powell, Sarah H., to Edmund P. Rushmore, North Hempstead. 1,800

Paff, Eliza A. and Delia S., to George Underhill. 600

Parker, Asa W., to Louise Grimm, as trustee. nom

Proctor, Albert W. S., to Reuhamy Proctor. 402

Powell, Sarah H., to Reuben Sleight. 1,800

Ranken, John M., to Cornelius L. Johnson. 1,000

Rodgers, Mary C., wife of and William H., to William H. Rodgers, Jr. 174

Sambalino, Caroline, to Eibe H. Itjen and Henry Castorell. 800

Schneider, Johanna, to Charles B. Eise-mann. nom

Scollay, John A., to Wright M. Beyea, guard. Sarah E. Searing. 800

Stryker, Cornelius S., to John D. Heissenbuttel and ano., guards.	1,500
The American Swedenborg Printing and Publishing Society to Mary A. Ebling, Madison, N. J.	1,676
Townsend, Joseph H., to Ann E. Chubb.	3,000
The firm of John Matthews to Michael Goss.	500
Vandewater, Samuel H., to Charles H. Jordan, Jr.	550
Webster, William R., to John A. Latimer and ano., trustees H. Webster, dec'd.	3,010
Same to same.	10,027
Willis, Edward, to Sidney Cornell.	3,000
Woodruff, Albert, and ano., trustees Elijah P. Woodruff, dec'd, to William Ziegler.	2,500
Whitmore, Franklin G., to Crowell Hadden, exr. Crowell Hadden.	1,633
Wells, William H., to Phebe A. Davis.	1,000
Wright, Benjamin, to Phebe A. Davis.	2,500

### CHATELLETS.

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 14TH TO 20TH—INCLUSIVE. SALOON FIXTURES.

Barrow, F. 119 Essex... S. Liebmann's Sons.	250
Birc & Gerhard. 15 3d av... Bernheimer & Schmid.	250
Brust, A. C. 26 E. 17th... Brunswick & Balke Co. Pool Table.	198
Breatczar, M. 1 Suffolk... Bernheimer & Schmid.	200
Bender, R. & W. 273 Spring... Bernheimer & Schmid. (R)	300
Braden, T. & J. 436 Broome... N. W. Schroeder and ano. (R)	2,000
Buttler, T. R. 241 1st av... J. J. Fitzsimons.	900
Callahan, H. 208 Pearl... J. Fried.	1,000
Calnen, E. F., and A. Godchaud. 390 6th av... W. M. Postley. (R)	1,425
Cusack & Toomey. 33 Broome... U. S. Standard Billiard Table Co. Pool Table.	165
Drussel, H. 413 W. 29th... G. Ehret.	500
Duesing, L. W. 177 E. 114th... Mary Hoffmann. (R)	2,000
Day, H. W. 148 W. 45th... U. S. Standard Billiard Table Co. Billiard Table.	172
Doll, Louisa. 20 Stanton... G. Ehret. (R)	400
Eberhardt, G. 559 10th av... Bernheimer & Schmid.	250
Eastman, C. V. 58 Fulton... J. Reid & Co.	516
Erklin, A. 92 Chambers... A. Horrmann. (R)	500
Ernst, A. 63 Prince... A. Horrmann. (R)	600
Finkenstein, Katie J. 54 Bowery... M. Herzberg.	500
Fitzpatrick, D. 45 New Bowery... Exrs. of D. Jones. (R)	167
Frommer, R. 1121 5th av... W. Buehl. (Oct. 7, 1882.)	800
Falk, J. 340 W. 39th... Brunswick & Balke Co. Pool Table.	150
Franz, H. 154 Forsyth... H. B. Scharmann.	400
Frick Bros. 202 W. 28th... U. S. Standard Billiard Table Co. Pool Table.	80
Gessert, A. 426 E. 16th... Bernheimer & Schmid. (R)	275
Ginsburg, Mathilde. 981 3d av... G. Ringler & Co.	750
Giovanni, M. 57 Rose... M. Seitz.	400
Hartung, H. 51 Delancey... A. Horrmann. (R)	650
Hoelzle, L. 496 3d av... G. Ringler & Co. (R)	506
Huegel, G. 342 E. 45th... J. H. Berenter. Pool Tables.	140
Haughey, W. and Mary A. 233 Mulberry... P. A. Fogarty.	500
Haughey, W. and Mary A. Marion and Elm sts... P. A. Fogarty.	500
Hiller, G. 146 Orchard... A. G. Hupfel.	350
Hermann, A. 108 Allen... Bernheimer & Schmid. (R)	300
Herder, A. 31 Spring... Williamsburg Brewing Co. (R)	200
Hoehr, A. 116 Suffolk... A. Schneko.	600
Ihle, C. 105 Norfolk... H. B. Scharmann.	150
Kaumann, F. 112 Chrystie... Obermeyer & Liebmann.	300
Klein, K. 197 Bowery and 21 Park row... A. Schalt. (R)	7,500
Kraft, Eliza. 140 W. 17th... G. Ringler & Co. (R)	300
Lewis, J. E. 214 6th... J. Kolter. Pool Table.	150
Lang, R. 268 Grand... G. Bechtel.	2,100
Lichtwitz, T. 138 W. 23d... M. Richtberg. Restaurant.	400
Loftus, J. 546 W. 40th... E. Rafter.	450
Lynch, T. J. 441 E. 14th... D. Mayer.	200
McKenna, J. 858 1st av... R. N. Arnov.	225
Muller, J. E. 621 W. 48th... A. Hles.	114
Myers, F. H. 538 Hudson... T. C. Lyman & Co.	500
McAllister, T. 554 W. 45th... M. McAllister.	650
Menzel, Carolina. 409 3d av... Schmitt & Schwanenflugel.	650
Moloney A. 166 Varick... Maria Brennan.	150
Muller, H. 1059 3d av... Margaretta Muller.	500
Muller, H. 1059 3d av... Margaretta Muller. (R)	1,000
Nagel, C. 417 Broome... A. G. Hupfel.	800
Neuberger, B. 269 E. Houston... S. Liebman's Sons. (R)	201
O'Leary, J. J. 22 Desbrosses... W. F. J. Praelle.	1,868
Overton, M. F. 436 Broome... W. W. Schroeder and ano. (R)	2,000
Peysor, G. 938 8th av... Bernheimer & Schmid.	400
Paulmier, J. 1339 Broadway... S. E. Gardner.	250
Pfeiffer, F. 713 2d av... H. Elias. (R)	1,000
Pindar, M. 141 Fulton... C. W. Mitchell.	800
Power, J. 78 Walker... H. Clausen & Son Brewing Co.	800
Quandt, H. 415 Grand... Obermeyer & Liebmann.	300
Quigley, J. J. 70 New Church... J. Reilly.	250
Roerber, Mathilda. 109 1st av... Bernheimer & Schmid	150
Ryan, M. E. 177 1st av... Susanna Kress. (R)	1,000
Roos, A. 156 Wooster... F. R. Meisinger. Restaurant Fixtures.	300
Scheiber, A. 882 8th av... F. Foehrenbach.	650
Staudt, P. 306 E. Houston... G. Winter. (R)	100
Schmitt, H. 1215 8d av... H. Elias.	275
Sharkey, Annie R. and P. J. 135 4th av... Susanna Kress. (R)	500

Sullivan, D. 406 Grand and 163 Clinton... J. Kersey & Co. (Dec. 23, 1881.)	1,200
Sommerhalter, N. 417 W. 42d... Bernheimer & Schmid.	400
Stadlberger, M. 142 1/2 2d... C. Stein.	350
Taylor, Matilda A. 2293 3d av and 221 E. 123d... G. P. Ripley & Co. Restaurant Fixtures, Furniture, &c.	800
Vagts, C. 606 6th av... Bernheimer & Schmid.	600
Van Dahl, H. 59 Av B... H. Vogel.	175
Vogel, S. 51 Wooster... J. Niedermann (M. Eckstein, by assign) (R)	300
Wardell, W. H. 56 Thomas... M. H. Luther. Restaurant Fixtures.	300
Werdann, R. 292 Av. A... Oppermann & Muller. (R)	400
Weiser, J. 310 E. 66th... Bernheimer & Schmid. (R)	150
Walsh, L. 1151 2d av... G. Winter.	200
Yoerg, J. P. 632 8th av... U. S. Standard Billiard Table Co. Pool and Billiard Tables.	800
Zimmermann, H. 55 Gold... G. Ehret. (R)	300

#### HOUSEHOLD FURNITURE.

Allen, Eliza A. 1934 3d av... S. H. Stuart.	200
Amann, C. 125 E. 3d... G. Reubel.	133
Atkinson, Margaret. 101 E. 30th... Cowperthwait & Co.	245
Barrow, F. 154 E. 29th... Agnes Schaffel.	50
Bedore, Minnie. 156 E. 94th... D. O'Farrell.	389
Barnett, Abbie. 836 7th av... G. E. Kernochan.	100
Betz, Anna. 40 E. 38th... F. P. Dunpell.	1,125
Bickel, J. F. 356 E. 19th... Thoessen & Uhl.	123
Bickley, Annie. 330 W. 34th... L. Baumann.	101
Braunack, C. T. 221 Broome... S. Ballin.	368
Barnes, Culmer. 361 W. 15th... Coogan Bros.	252
Borst, C. A. 146th st and 3d av... Coogan Bros.	252
Bohnelsky, Sophie. 75 Chrystie... I. Greenwald.	500
Brevinck, Annie. 95 W. 3d... Mary Smith.	142
Brown, C. H. 48 Spring... W. Reck.	200
Buckwell, G. H. and Julia A. 97 E. 111th... Bertha Smith. (R)	148
Clements, Rosalie. 361 W. 11th... D. O'Farrell.	142
Clinton, Isabella. City... J. Mackey.	850
Dante, A. 332 E. 86th... H. Spies.	122
de la Cornillere, A. 137 8th av... G. Beck.	100
Dunford, J. H. 636 3d av... Jordan & M.	149
Di Cristina, R. 151 E. 91st... E. D. Farrell. (R)	363
Donner, Sarah. 39 Lewis... S. I. Herschmann.	109
Dablemont, C. 224 Greene... Thoessen & Uhl.	402
English, Mary. 33 Barrow... J. F. Manges.	238
Ellison, N. 734 6th... Epstein & K.	139
Eitene, Hortense. 233 W. 37th... J. F. Manges.	623
Etienne, Hortense. 233 W. 37th... J. F. Manges.	265
Fabris, Anna. 143 E. 29th... G. E. Kernochan.	127
Finn, Jos. 309 E. 74th... Coogan Bros.	195
Frieman, H. 175 E. Broadway... Epstein & K.	195
Freudenberg, Catharine. 340 E. 43d... D. Krakauer. Piano. (R)	80
Grant, Mary J. 102 Washington pl... Jordan & M.	175
Gaffney, A. 630 Greenwich... E. D. Farrell. (R)	114
Grefe, Amelia. 83 Varick... Coogan Bros.	161
Grey, Emma. 6 Minetta... Epstein & K.	100
Goggin, J. R. 82 E. 10th... A. E. Phillips.	600
Hankinson, G. A. 146th st, bet 4th and Cortland av... W. H. Hankinson. (R)	400
Homerberg, G. F. 204 Chrystie... Thoessen & Uhl.	123
Horsfall, Julia L. 35 W. 133d... Simpson & Co. Piano.	400
Heyde, C. 232 9th... E. D. Farrell.	123
Isaacs, M. 225 East Broadway... S. C. Daly.	194
Innes, R. U. 51st st, west of 2d av... D. L. Macpherson. (R)	1,410
Johnes, Catharine. 41 W. 36th... W. B. Anderson.	375
Koehler, A. 1393 Franklin av... Jordan & M.	107
Kopf, Wilhelmina. 102 Waverly pl... J. Elder.	525
Keegan, Katie J. 40 Irving pl... Carman & Raynor.	500
Kelly, Helen. 429 W. 19th... D. O'Farrell.	107
Kunney, W. W. and Mary G. 216 W. 123d... Frances I. Taylor.	123
LaCour, Henrietta. 120 W. Houston... Jordan & M. (Oct. 27, 1882.)	103
Landsberg, A. 317 Bowery... S. Ballin.	116
Le Vito, A. E. 2039 7th av... I. E. Wright.	600
Miller, E. W. 481 9th av... L. Baumann.	158
Morgan, J. 710 3d av... G. Reubel.	100
Munchenberg, J. 672 3d av... Jordan & M.	135
Murphy, Annie E. 166 E. 127th... T. Stacom & Co.	168
Madden, Mary. 32 Greenwich... E. D. Farrell.	122
Mayness, Elizabeth A. 125 W. 45th... C. L. Montague.	100
McGivern, J. H. 160 E. 115th... Coogan Bros.	111
Mullane, Kate. 526 1st av... Coogan Bros.	154
May, J. 335 E. 38th... S. I. Herschmann.	236
McAllister, Lizzie. 10 Av D... J. F. Manges.	189
McInerney, M. 568 2d av... Jordan & M.	159
Minnerly, A. 520 W. 42d... D. Krakauer. Piano. (R)	70
Navarro, P. I. 159 31 av... M. A. Broughton.	50
Newman, J. S. 109 E. 87th... L. Baumann. (R)	108
O'Connor, Blanche. 443 W. 34th... G. Kernochan.	100
Panzenbeck, Catharine. 427 E. 63d... H. Spies.	111
Powell, Mary A. 412 W. 70th... G. C. Flint & Co.	128
Pulver, F. 522 E. 86th... H. Spies.	225
Piper, H. E. 237 E. 27th... Krakauer Bros. Piano.	130
Porchetto, G. 160 Wooster... G. Rovengo.	200
Preston, C. A. 25 Madison... J. P. Delaney.	265
Probyn, Marian. 414 Lexington av... C. B. Trescott.	750
Reich, S. 375 8th... Epstein & K.	248
Revere, Edith. 485 6th av... Epstein & K.	198
Ray, J. J. 754 3d av... G. Reubel.	141
Smith, Josie. 592 6th av... D. O'Farrell.	110
Stevens, Nellie. 226 E. 27th... S. C. Daly.	291
Stone, R. A. 1348 Lexington av... W. Ott	500
Sutton, Josephine A. 43 E. 19th... Simpson & Co. Piano.	350
Schulz, H. 31 Chrystie... S. Ballin.	322
Smith, Mary. 368 Madison... E. D. Farrell.	159
Smithers, Mary. 731 10th av... D. O'Farrell.	102
Sullivan, M. D. 36 E. 22d... W. R. Travers.	750
Scheider, J. 56 W. 24th... T. R. Davis.	300
Schollermann, Catherine. 157 E. 125th... H. Schile. (R)	122
Severine, A. 8 Norfolk... H. Schile. (R)	103
Seymour, Lillian A. 444 E. 116th... Mrs. W. Young.	500
Spero, P. 7 Eldridge... Epstein & K.	160
Thayer, C. W. 106 W. 29th... G. F. Vetter & Sons.	235
Thompson, W. M. 411 E. 114th... Cowperthwait & Co.	128
Trainor, Maggie. 476 2d av... F. G. Minshall.	150
Tripp, W. H. 236 Henry... Jordan & M.	194

Von Verson, Ida. 696 3d av... G. Reubel.	116
Wanmaker, G. 10th av and 67th st... L. Baumann.	147
Welker, L. L. 230 6th... J. Roemer.	350
Zeldinrust, H. 407 E. 50th... Epstein & K.	350
MISCELLANEOUS.	
Abbott, C. B. City... J. W. Pitney. Carriage.	409
Alexander, W. S. 230 Rivington st... J. Metz. Press.	125
Artistic Fancy Box Co. 106 Centre... Sonveine & Co. Cutting Machine.	350
Anderson, R. N. 145 Broadway... J. C. Spencer. Office Furniture, Fixtures, &c.	850
Berg, H. W. 9th st, bet 1st and 2d av... Josephine Berg. Horse, Wagon, &c.	400
Bissell, Charlotte B. 77 Washington sq... C. H. Bissell. Washington Hotel Bar Fixtures, Furniture, &c.	1,000
Bishop, G. W. 143 E. 24th... A. Belmont, Jr. Horses.	600
Brunjes, J. D. 1558 3d av... J. Bruns. Store Fixtures.	500
Badash, L. 27 Hester... L. Levitanski. Button Hole Machine.	125
Baker, D. I. Room 87 Post Building... J. C. Foley. Safe.	82
Baxter & Spencer. 342 6th av... F. A. Gatchell. Show Cases, &c.	51
Brennan, J. 164 Division... Nuffer & Lippe. Coaches.	1,900
Brown, J. R. 468 W. 18th... J. L. Bassett. Horses, Truck, &c.	300
Childs, C. A. 66 Macdougall... W. L. Childs. Furniture, Musical Vases, &c.	280
Cates, H. S. 33 Perry... C. T. Pegg. Horses, Milk Wagons, &c.	350
d'Artenay, A. 100 Stanton... H. Stiehler. Barber Fixtures.	75
DeLacy, G. W. 217 Centre... W. T. Van Zandt. Machines, Tools, &c.	60
Dorman, L. 593 9th av... J. H. Koenecke. Bakery Fixtures.	600
Dugan, J. 439 W. 54th... Hincks & Johnson. Carriage.	475
Dux, J. 644-648 8th av... J. Mattern. Presses, Type, Engine, Boiler, &c.	600
Daly, C. 568 W. 34th... E. A. Sanders & Co. Kindling Wood Fixtures, Horses, Trucks, &c.	6,000
Ducreux, C. 87 and 89 Elizabeth... E. Deshayes. Machines for making Screws, Tools, &c. (R)	2,000
Flattich, Emma. 57 Prince... S. Matherson. Fixtures, &c.	1,000
Gilmore, J. W. 3d av and 138th st... Catharine R. Upson. Drug Fixtures.	108
Gorman, W. 113 E. 22d... Annie Whearty. Horses, Carriages, &c.	1,000
Griffith, J. F. 777 and 779 6th av and 103 W. 44th... J. Cohen. Hotel and Bar Fixtures, Furniture, &c.	34,708
Goette, E. 508 E. 6th... J. L. Rees. Bakery Fixtures.	120
Gordon, T. E. 5 W. 13th... D. B. Dunham. Carriage. (R)	850
Harper, R. 27 E. 14th... T. Barclay. Watchmaker's Tools, Machinery, &c.	300
Hebzon, J. M. Armstrong & Co. Coupe.	800
Hoehr, A. 71 E. 87th... A. Schueko. Mineral Water Establishment.	1,000
Heine, A. 331 8th... J. Metz. Press.	75
Hebrow, J. 212 W. 26th... Hincks & Johnson. Carriage.	600
Intykowitz, S. 101 Willett... J. Hecht. Cows.	100
Jenssen, C. F. 172 Varick... C. E. Stammier. (Geo. Thum, by assignmt.) Drug Fixts. (R)	1,600
Kahn, Bertha. 185 Bank... Sarah Meyer. Horses, Carriages, &c.	700
Kresse, J. C. 144 Centre... A. Liebemuth. Machines, Pulleys, &c.	212
Kelly, W. J. 330 Pearl... G. Mather's Sons. Presses.	600
Kerswill, J. 623 W. 48th... Anne Clark. Paint Shop Fixtures, &c.	60
Kinney, L. A. 136 W. 4th... J. Cunningham. Son & Co. Carriage.	612
Lessels, M. R. G. S. Bodenheim. Horse, Truck, &c.	58
Lennon, T. J. City... J. W. Haggerty. Horses, Wagons, &c.	200
Lange, A. R. 144 W. 38th... J. Flueck. Blacksmith Fixtures.	200
Leek, E. H. 161 Crosby... E. O. Leek. Horses, Truck, &c.	903
McClellan, W. C. 489 6th av... J. McKiernan. Gymnasium Fixtures.	100
Macarthur, J. 74th st near Av B... Babetta Solomon. Horses, Coaches, &c.	500
Meehan, Mary. City... G. Dessecker. Carriage.	203
Miller, J. W. to F. Rullmann, assignmt. of interest in libretto business.	236
Mole, G., & Co. 195 Water... F. Pitcher. Engine, Machinery, Lathes, &c.	550
McKenna & Darragh. City... J. R. Ford. Derrick, &c.	100
Muller, A. Tremont... S. and M. Loeb. Cows.	250
Murphy, G. 1616 4th av... J. Gilch. Butcher Fixtures.	800
Martin, P. 2 Park pl... W. Langdon. Barber Fixtures.	175
Mangam, H. L., & Co. City... S. Jones. Truck.	1,829
Mayer, H. 76 1/2 Catharine... I. Rothschild. Cigar Fixtures.	450
Moore, R. W. 86 Tompkins... G. W. Spencer. Horses, Wagons, Coal Crates, &c.	200
Nebenzahl, A. 394 Broadway... S. Silberstein. Buttonhole Machines.	200
Nivan, M. W. City... P. Dufreuse. Canal Boats, 1/2 part.	2,000
Ormsby, Kate M. and L. D. 412 W. 17th st, and 132d st and 8th av... J. H. V. Arnold. Soda Water Fixtures, Horses, &c. (R)	600
Pake, J. H. 264 W. 11th... E. T. Hopkins. Horses, Carriages, &c.	2,000
Reston, N. 373 Canal... A. Simonson. Drug Fixtures.	5,000
Robinson, J. W. 43 Ann... P. T. Barnum. Silver Plating Tools, &c.	81
Rushton, J. C. and Laura V. 430 6th av... Mary P. Rushton, Mary E. Rushton, extrs. Drug Fixtures.	8,000
Robbins, G. A. 86 1st... E. Burger. Truck.	50
Riechers, H. 160 W. 4th... J. H. Von Dohlen. Grocery Fixtures, Horse, Wagon, &c.	475
Robins, Mary K. 1649 1st av... J. Baur. Confectionery Fixtures.	200
Saz, J. 611 1st av... J. Weill. Horse, Wagon, &c.	400
Senac, R. 1473 Broadway... H. Ansot. Fencing Goods, &c.	500
Scheuermann, G. 195 Delancey... A. F. Neusch. Grocery, &c.	200

Schroeder, B. and G. 1116 2d av... F. Wallman. Grocery Fixtures. (R) 1,000
Swain, J. M., and J. Wiseman. 262 7th av... Eva Zieckel. Laundry Fixtures. 50
Sigloch, —. 43d st, bet 1st and 2d avs... Rachel Kaufman. Horses, Trucks, &c. 500
Stern, Mary. 867 1st av... Alex. Stern. Store Fixtures, &c. 250
Spicer, H. L. 146th st and St. Anns av... Goodell & Waters. Machinery, Tools, &c. 1,727
Strube, F. H. 23 Rivington... B. Budde. Horse, Wagon, &c. (R) 400
Taylor, A. R., & Co. 221 to 225 W. 123d... Oxley, Giddings & Enos. Gas Fixtures. 642
Tiernan, W. 42 Rutgers... Nuffer & Lippe. Coach. 543
Turner, J. W. 2308 3d av... M. P. Coppinger. Photographic Gallery. 1,800
The Isaac W. Nichols Co. 86 Pearl... Jennie Carpenter. Machinery, Coffee Roasters, &c. 4,500
Thompson, J. A. 278 3d av... S. A. Thompson. Harness and Saddlery Fixtures, Tools, &c. 300
Ulmann, S. 410 E. 89th... J. Eisenberg. Horses, Milk Wagons, &c. (R) 600
Ullmer, Mina. 5 North Moore... M. Ullmer. Butcher Fixtures. 600
Wenkless, J. 26 Clinton pl... G. Handte. Cases, Fixtures, &c. 400
Wulling, J. 134 Chrystie and 4-10 Rivington... A. Tode. Horses, Trucks, &c. 1,800
Webb, E. C. 22 Cliff... Lion Clad Mfg. Co. Law Books. (Nov. 10, 1882.) 500
Whelpley, A. O., H. Achilles and G. Hamilton. 200 Worth... W. W. Phelps. Type, Cases, Printing Fixtures, &c. 300
Wogram, F. 178 Worth... C. Potter, Jr., & Co. Presses. 3,368
Woods, J. M. 39 W. 31st... R. & W. S. Bagg. Safe, Office Fixtures, &c. 291

BILLS OF SALE.

Amfahr, J. 212 W. 33d... J. Ritter. Stained Glass Business, Tools, &c. 1,000
Belmont, Amalia. 310 W. 39th... M. Baar. Grocery. 300
Borchardt, B. 321 Bowery... Emma Maurer. Furniture, Fixtures, Tools, &c. 500
Crouch, L. H. 111 E. 125th... R. P. McAlles. Drug Fixtures. 2,350
Drake, R. G. 69 South... T. J. & J. J. Cryan. Saloon. 1,000
Eppinger, Rosalie. 11 E. 13th... Irene McCready. Furniture. 800
Finckh, G., Jr. 155 Forsyth... G. Finckh. Horses, Trucks, &c. 500
Heckmann, J. 155 E. 4th... Fanny Blum. Cigar Fixtures, Horse, Wagon, &c. 370
Heidtmann, J. 184 8th av... H. H. Newman. Grocery. 1,050
Henninger, G. A. 279 E. 10th... C. L. Ernst. Saloon. 650
Herdling, H. 52 1st... G. Lutz. Bakery. 500
Hettinger, J. C. 869 9th av... Annie C. Hettlinger. Barber Fixtures. 1
Lotz, P. 1455 Av A... M. H. Schneider. Masons' Tools, Fixtures, &c. 500
Lutz, G. 52 1st... Agnes Herdling. Bakery. 525
Maurer, O. 321 Bowery... B. Borchardt. Fixtures, Tools, &c. 500
Mayo, F. G. City... H. J. Snyder. Furniture. 5,860
Moore, F. E. 152 W. 57th... J. Elderkin. Furniture. 375
Schwab, D. 409 2d av... Caroline Menzel. Saloon. 1,200
Stamler, Charlotte A. 136 E. 114th... J. C. Stamler. Furniture. 1
Weymer, F. L. City... J. D. Weymer. Horse, Wagon, &c. 150
Winter, H. J. 88 Division... J. H. U. Winter. Grocery. 1,226

N. Y. ASSIGNMENTS CHATTEL MORTGAGES.

Kaufman, Rachel and N., to A. H. Sonn. (L. Siegloch, Dec. 13, 1883.) 500
Morris, H. J., to R. Mills. (H. A. Holgate, June 7, 1883.) 1

KINGS COUNTY.

SALOON FIXTURES.

Behrman, H. N e cor Union av and Conselyea st... L. Eppig. \$150
Braden, J. and T. 436 Broome st, New York... H. W. Schroeder and Wm. Wehrkamp. All title in Restaurant, &c. (R) 2,000
Conrady, J. P. Reid av cor Marion st... A. Immig. 125
Cousins, George S. 478 Smith st... M. E. Sheridan. 100
Duryea, Cath. 588 Gates av... A. Immig. 300
Hart, J. 215 Ewen st... H. Kiefer. 300
Niahson, Charles. 409 Bedford av... J. H. Bottyer. 3 0
Overton, Margaret F. 436 Broome st, New York... H. W. Schroeder and Wm. Wehrkamp. Restaurant, &c. (R) 2,000
Rodden & Rooney. 76 Columbia st... J. McTernan. 300
Schuck, Margaretha H. 251 Court st... Rubsam & Hornmann. 600
Schaefer, D. 334 Bushwick av... J. J. Froehlich. 600

HOUSEHOLD FURNITURE.

Allen, Sarah J. 328 Bedford av... F. G. Smith. Piano. 260
Barley, J. T. 121 3d pl... B. M. Cowperthwait & Co. 148
Bockelman, Mary L. 99 Skillman st... F. G. Smith. Piano. 273
Brennan, Mary S. 117 Graham st... F. G. Smith. Piano. 304
Baker, Kate. 84 Walcott st... E. D. Farrell. 141
Bayer, Louise. 102 Meserole st... Anderson & Co. Piano. 165
Bliss, C. G. 72 Columbia Heights... M. A. Bankin. 200
Brennan, Mary. 58 Joralemon st... Jordan & C. 202
Brunn, C. 312 Hick st... Jordan & M. 152
Butler, Charles. 159 14th st... Jordan & M. 176
Crutchley, W. F. 645 Kosciusko st... Anderson & Co. Piano. (R) 225
Carroll, Thomas. 357 3d st... Isaac Mason. 169
Feist, Cath. 126 Manhattan av... A. Schulz. 145
Frauenfelder, P. G. 4 5th st... A. Schulz. 245
George, Annie E. 428 17th st... F. G. Smith. Piano. 180
Germain, M. 543 Grand st... A. Schulz. 847
Goudey, J. H. 357 Bridge st... E. E. Ford. 100
Gilbert, R. B. 393 Broadway... Anderson & Co. Piano. 22

Gibson & Johnson. 11 Lawton st... H. Schile. 130
Hiers, Nellie A. 173 17th st... J. P. Cooley. 2,000
Kohart, Mrs. Frances. 37 Vernon av... Isaac Mason. 130
Kimble, Sallie. 1005 1/2 De Kalb av... F. G. Smith. Piano. 200
Marples, J. B. 149 Division av... Anderson & Co. Piano. (R) 90
Martins, H. J. Old Coney Island road... F. G. Smith. Piano. 110
Mathews, S. 214 Stockton st... Isaac Mason. 175
Maher, M. 82 Carroll st... Jordan & M. 174
Myers, J. F. 193, 195 and 197 Fulton st... Fanny L. States. (R) 3,500
Olney, Geo. 178 and 180 Fulton st... J. Taylor. 60
Pickitt, Ellen. 128 19th st... F. G. Smith. Piano. 90
Reed, J. 105 Kosciusko st... F. G. Smith. Piano. 120
Reinheimer, Nora A. 59 Joralemon st... F. G. Smith. Piano. 375
Sands, Mary. 1668 Atlantic av... Epstein & Kantowitz. 125
Shepard, Josephine and George A. 357 Gates av... H. Turrell. (R) 300
Sinclair, Mary. 140 Warren st... Anderson & Co. Piano. 130
Thomas, Wm. H. 127 Broadway... J. C. Eadie. Piano. 50
Wyatt, C. L. 44 Division av... J. Mullins. 317
Walsh, J. 384 Kent av... F. G. Smith. Piano. 300

MISCELLANEOUS.

Bennett, G. A. 23 Putnam av... W. H. Barker. Office Fixtures. 350
Boyle, Emma. 379 Van Brunt st... Frederick Kirm. Shoe Store. 1,000
Broad & Ewer. 251, 253 and 255 Greenpoint av... J. H. Broad. Machinery. 6,500
Batsche, Geo. R. A. Coombs. Horse and Wagon. 100
De Castro, S. C. 229 Grand st... F. L. De Castro. Office Furniture, &c. 500
Friedden, Julius... Peter Barrett. Wagon. 100
Giese, H. 113 Atlantic av... S. Watson. Confectionery, &c. 3,000
Gethardt, A. S w cor Morton st and Wythe av... A. Cramer. Bakery. (R) 400
Halligan, J. 187 Sackett st... A. Halligan. Grocery Store. 1,200
Halpin, Thomas. Wallabout st... E. Faulkner. Machinery. (R) 3,754
Haggerty, F. Waverly av... A. M. Stein & Co. Horses, Wagons, &c. 1,500
Harrison, H. A. 597 Fulton st... Geo. W. Bergen. Fixtures. 419
Haupt, J... L. Haupt. Farming Implements, &c. 400
Henry, Wm. 153 Kosciusko st... W. B. Davis. Coach. 900
Kennedy, Charles, Sr. Orchard st, bet Calyer and Meserole sts... John N. Stearns. Fixtures and Furniture. (R) 4,966
Kelly, J. W. R. Jones. Wagon. 137
Kent, Wm. H. Cor Henry and Middagh sts... S. W. Kent. Butcher Shop. (R) 300
Kennedy, Charles, Sr. Greenpoint... J. N. Stearns. Lease. 5,275
Mangels & Browning. Wallabout Basin... P. Weidman. Building, &c. 1,249
McFeely, T. 459 Myrtle av... F. E. Metcalfe. Confectionary Store. 200
Mullady, Dan'l. 127 Columbia Heights... D. B. Dunham. 'cupes (R) 479
Mezick, J. B. Cor Lorimer and Devoe sts... H. Goll. Horse and Wagon. 450
Navarro, Paul I. 173 Broadway... S. C. de Castro. Dental Chair, &c. 150
Pulp, Henry A., & Co. Carroll st... A. A. Taft. Machinery, &c. (R) 12,000
Price, E. A. 131 Concord st... B. C. Rogers. Horses and Wagon. 150
Schwarz, Cath. 182 Hopkins st... W. Lassow. Machines. 150
Sleeper, W. H. 808 Broadway... Benj. H. Luce. Plumber Tools, &c. (R) 600
Sleeper, W. H. Pulaski st... Benj. H. Luce. Horse and Wagon. (R) 150
Steyert, Frank C. 240 and 242 Court st... J. J. Griffin. Fish Market, &c. 200
Sprover, F. 111, 113 and 115 Himrod st... F. Schneider. Cutting Press, &c. 1,200
Taylor, Thos. F. Prospect st... N. Langler. Coupe. 32
Teather, Sam'l. 106 Patchen av... W. T. Ryle. Hand Loom Knitting Frames. 250

BILLS OF SALE.

Buddle, George, to Henry Bloch. Horse and Wagon, Pacific st, near Smith st. 250
Fullerton, Mary A., to Martin Fullerton. Stock, Fixtures and Lease, 37 Myrtle av. 578
Griffin, John J., to Frank C. Steyert. Fish and Oyster Market, 240 and 242 Court st. 500
Guild, G. E., to Stephen Condit. Liquor Store, 502 Bedford av. 300
Hartman, Marx, to Jeanette Strauss. Saloon, 592 Atlantic av. 100
Koch, F., & Co., to S. C. de Castro. Dental Fixtures, &c., 239 Grand st. 400
Shotwell, William B., to Phebe M. Shotwell. Restaurant. 200

JUDGMENTS.

NEW YORK CITY.

Dec.
15 Armstrong, Henry—J. C. Hughson. \$4,319 16
17 Alden, John G.—H. G. P. Spencer.. 690 06
17 Asher, Max—J. C. Dayo... 93 32
19 Austin, Sanford W.—Thomas Pinckney... 34 03
19 Arnold, Charlotte—Stern Bros... 261 47
21 Andrews, W. R., editor—Romer Gillis... 60 62
15 Bliven, Arthur J.—D. W. Bishop.. 59 75
15 Berlowitz, Ephraim—Albert Robinson... 819 78
15 Blinn, Prosper, J.—Mechanics' & Traders' Nat. Bank of City New York... 3,354 60
15 Beekman, Thomas H.—Mary A. Beekman... 2,388 30
15 Bacon, Frederick E. } Roderic Butler, John H. } O'Connor.. 345 30
15 Brush, Julius—F. W. Devoe... 165 80
15 Bronson, Henry T.—J. J. Watson.. 670 87
15 Brunner, Bernard—J. F. Heil..... 27 70

15 Bowers, William H. H.—David Williams... 120 20
15 Bronson, Willett—D. W. Moran... 530 84
15 Baum, Henry M.—Henry Cherouny 77 10
15 Belzer, Ferdinand—John Bornhoeft. 607 67
17 Berlowitz, Ephraim—Chas. Lewis.. 745 68
17 Butler, Cyrus—George Siegel... 220 97
17 Baker, Alexander K.—Harriet M. Hunt... 185 08
17 Bell, Charles C. } C. H. Parson... 629 91
17 Bell, J. W. }
17 Black, Bernard A.—Sarah, admrx. of Peter, Black... 353 57
18 Becker, Leopold—Thos. Russell... 304 62
18 Buchanan, Charles G.—S. B. Charles 1,028 64
18 Bier, David—The Tribune Assoc... 179 26
19 Beekman, Thomas H.—First Nat. Bank of Northampton... 1,539 19
19 Bennett, Galen—F. M. Robinson... 157 55
19 Bonney, Harvey S.—J. A. Gifford.. 131 81
19 Bissell, William H.—J. B. Morrison 107 34
19 Boer, Peter E.—Scholle Bros... 69 56
20 Brennan, Charles M.—H. I. Struck 107 07
20 Bodine, Albert—Eugene Verbeck.. 79 51
20 Boyle, William J.—James Winterbottom, as exr. of Alfred Brady... costs 47 79
20 Brode, Herman—Moritz Bullowa... 347 49
21 Barnet, Moses—M. J. Sweeney... 98 95
21 Beery, Herbert M.—Mattie D. Barrow... 2,206 19
21 Brandreth, William—Mutual Trust Co... 4,187 33
21 Bussell, Francis F.—Merchants' Ex. Nat. Bank of City N. Y... 851 09
21 Baermann, Jacob B.—C. L. Harding 532 18
15 Crandall, Francis A.—Alphonse Galot... costs 48 86
15 Cunningham, John—Adolph Bernheimer... 916 03
17 Cohn, Simon—Marx Blum... 501 22
18 Crane, Loren P.—C. H. Machin... 364 61
19 Clark, Theodore E.—J. A. Gifford.. 131 81
19 Culver, James C.—Michael Finn... 633 92
20 Chapman, Henry J.—H. G. Volkman... 132 83
20 Crane, John H.—J. E. Stow... costs 106 52
21 Cellier, George V.—J. R. Rockwell... costs 57 72
21 Cohen, Adolf—Ed. Bisenthal... 74 90
21 Cromwell, George—Merchants' Ex. Nat. Bank of City N. Y... 851 09
21 Carl, Manilius—Albert Renton... 101 64
21 Chetwood, Bradbury C.—J. & J. Dobson... 68 77
15 Drake, Henry Ingalls—Fifth Nat. Bank of Pittsburg... 2,314 44
15 Decker, Paul G.—Municipal Gas Light Co... 61 25
17 Drake, John Hallock—W. C. Dornin 1,235 48
18 Darling, William R.—M. & D. Smith 388 83
18 Daley, Henry M. C.—Thos. Russell. 19 73
18 Donovan, Denis—Chas. Franz... 738 80
19 Duesing, Louis W.—Morris Spiegel 295 20
19\* Doe, John, of The Halifax Fish and Fertilizer Co.—The American Net and Twine Co... 1,035 54
19 Davis, Thomas—R. H. Wheeler... 89 91
20 Dusenbury, John H.—Adam Walker, assignee of J. F. Cherry... 117 50
20 Davis, John B.—Paulina A. Morgan... (D) 1,427 15
20 the same—H. S. Fearin, trustee... (D) 2,421 30
20 the same—the same... (D) 1,420 29
20 Douglass, Charles W.—Dry Dock, East Broadway & Battery R. R. Co... 296 32
20\* Davis, Levy—Moritz Bullowa... 347 49
21 De Marchi, Giovanni—F. E. Marini... costs 185 66
21\* Doe, John, of Gay & Co.—Edgar Bamps... costs 26 84
17 Elmendorf, Jacob—Harriet M. Hunt... 185 08
17 Ellsworth, William G.—John Standfast... 262 00
17 Emrich, Joseph—Lucy E. White... costs 120 10
18 Eicke, Charles F.—Staats de Potere 91 50
19 Fesselborn, George—Jacob Weil... 297 56
19 Everts, Frederick M.—Edward Condon... 351 79
21 Engel, Charles—Madalene Wiegler. 2,325 83
15 Fox, David—Amelia Einstein... 1,278 01
15 Fleischmann, John M.—Chas. Hofferberth... 361 13
15 Fryer, Annie M.—H. L. Von Glahn 282 56
17 Flatow, Heyman J.—J. A. Woodruff... 353 36
17 the same—F. J. C. Ferris... 434 26
17 Fox, David } R. M. Oberteuffer... 708 36
17\* Fox, Rose }
17 Fish, Stephen B.—Annie McManus.. 3,251 56
18\* Fox, David } Jos. Ullmann... 624 86
18 Fox, Rose }
19 Fales, Francis A.—Elizabeth C. Taylor, admrx. Alex. Taylor... 5,000 20
20 Fitzgerald, David } Anna Flood.. 90 70
20 Fitzgerald, Bridget }
15 Graves, Benjamin F.—Roderic O'Connor... 345 30
15 Gehring, Jacob—Harry Albers... 179 99
17 Guion, William H.—H. H. Holly... costs 106 97
17 Gibb, David F.—Wm. Moller... 1,404 94
17 Gibson, James H.—T. C. Lyman... 160 50
18 Gillette, George—Henry Muller... 27 07
18 Grieves, William—George Muller... 92 36
18 Guion, Louis—Isaac Walker... 176 07
18 Graham, Samuel—F. J. Kloes... 109 86
21 Gallaher, Thomas F.—Howard Ives 234 21
21 Gortz, Joseph, plttf.—Isaac Steinau. 103 07
21 Gersfeld, Max—C. L. Harding... 532 18

21 Gay, Frederick — Edgar Bamps	costs	26 84
15 Hoffstadt, Adolphus } Isaac Steur-		
Hoffstadt, Oscar } mann	4,799 82	
15*Holmes, Daniel W.—F. W. Devoe..	165 80	
15 Hyde, Eliza L.—H. L., exr. of Hen-		
ry, Young..... (D)	3,147 09	
17 Harris, William—J. A. Woodruff..	427 51	
Hoffstadt, Adolphus } Ernest Lud-		
Hoffstadt, Oscar } wig	1,155 71	
17 Hart, Joseph, applt.—W. F. G.		
Shanks, respdt.	86 64	
17 Hamilton, Sylvester M.—E. M.		
Knox.....	3,684 75	
17 Herzog, Herman } Ernest Ludwig..		
Herzog, Leopold }	1,539 31	
17 Hinda, Anton—Eliz. Felferdy.....	3,823 02	
17 Heyenga, William—Isaac Strauss..	1,984 89	
18 Horton, Charles G.—J. P. Ellis.....	524 42	
18 Herdling, Henry—C. L. Weeks.....	272 59	
18 Hoffstadt, Adolphus } Isaac Steuer-		
Hoffstadt, Oscar } mann.....	4,651 22	
18 the same—Gottlieb Cramer.....	3,283 92	
18 Hutchings, Mary J.—C. A., exr. of		
J. B. Post..... (D)	13,603 46	
18 Hoag, Ami H. } C. N. Howard..		
Hoag, Charles N. }	252 15	
19 Hahn, Henry—Jacob Seaman.....	411 04	
19 Howland, Eliza J.—Eleanor M. Von		
Pfister.....	274 27	
20 Herbert, Jasper K.—C. P. Hemen-		
way, trustee, &c., of August		
Hemenway.....	1,397 54	
20 Hunt, Frederick G.—E. A. Hoffman		
.....costs	22 30	
20 Howell, William H.—S. F. Gregory	368 15	
20 Hammond, Charles A.—Isaac		
Griggs.....	690 16	
21 Hexter, Lee } Adolph Lewyn..		
Hexter, Isidore }	435 23	
21 Hanigan, James J.—Ellen E. Hani-		
gan.....	227 61	
21 Hickey, Sylvester M.—A. M. Dodge	1,753 66	
21 Hoffman, Max—Isaac Steinau.....	108 07	
21*Hanna, Thomas C.—L. J. Powers..	229 34	
21 Healing, George—J. P. & E. J.		
Murray.....	140 68	
17 Hunter, James—Jacob Schelle.....	122 19	
17 Jarboe, John W.—A. E. Walker.....	231 08	
17 Juskowitz, Moritz—Marx Blum.....	501 22	
17 Johnson, Louisa Anna—C. H. Rus-		
sell, revcr. of Knickerbocker Life		
Ins. Co.....costs	161 22	
19*Jackson, Leonard—Michael Finn..	683 92	
20 Jacobs, Samuel—Nathan Goldberg..	117 50	
21 Jordan, William F.—W. C. Ladd..	3,661 14	
21 Jones, Joshua S.—M. F. Lutkins..	542 06	
15 Krackauer, Gerson — Abraham		
Frank.....	22 50	
15 Kahn, Isidor—R. H. McC. Potter..	206 88	
17 Kelley, Mary C.—G. C., exr. of A.		
R., Wetmore.....	135 11	
17 Kelley, James H.—the same.....	206 20	
17 Kinzey, William O.—Henry Daily,		
Jr.....	4,818 50	
18 Kruse, Charles—W. W. Dusenbury..	67 19	
18 Klepper, Oscar—Louis Franke.....	652 88	
20 Kirkpatrick, D. E.—A. B. Purdy..	492 67	
20 Katz, Sarah—Sophia A. Wilder		
.....costs	377 36	
21 Karkella, John—Alex. Odenheimer..	105 71	
15 Lovejoy, John F.—Fifth Nat. Bank		
of Pittsburg.....	2,314 44	
15 Lyon, Edward—Richard Arnold..	173 63	
15 Levy, Max } Sam. Eich-		
Loucheim, Solomon } berg.....	1,469 33	
18 Lemien, Anton—Fred Lemien.....	542 56	
19 Leggett, George A.—Phoebe A.		
Milbank.....	1,328 73	
19 the same—Susan C. Milbank..	811 96	
19 La Farge, John—R. S. Greenough..	217 50	
19 Levy, Abraham } Abraham		
Levy, Louis } Backer... 5,356 80		
19 Levy, Samuel } Backer... 5,356 80		
Levy, Julius } Backer... 5,356 80		
Levy, Augustus H. } Backer... 5,356 80		
20 Little, John W.—Millie W. Warren	92 09	
20 Lyell, John } C. H. Limbach..		
Lyell, Thomas }	215 02	
20 Langfritz, William—C. L. Weeks..	630 69	
21 Lesley, Alexander M.—Gerald Don-		
nelly.....	34 45	
15 Mayo, Florence Germaine—I. H.		
Radford, trustee.....	2,132 39	
15 Mackenzie, George S.—Albert Pal-		
mer Co.....	3,630 72	
17 Murray, Ellen—John Bell.....	515 93	
17 Meyer, Otto, applt—Gesche Koch..	106 29	
17 Metcalf, R. B.—J. H. Seed.....	8,449 66	
17 Maas, Abraham—Arnold Blum, Jr.	668 89	
18 Morley, Charles S.—J. N. Harris..	75 40	
15 Mayo, Germaine—Bridget Brady..	296 16	
18 Melhado, Alexander, as exr. of An-		
tonio A. Munoz—David Bruno.....	1,308 22	
18 Minton, Charles A.—George Turn-		
bull.....	772 09	
18 Moore, Frederick F.—H. W. Durgin	273 12	
18 Mortland, Thomas—Louis Franke..	652 88	
19 Mark, George—Elizabeth C. Taylor	500 20	
19 Mayer, Ferdinand } Nat. Broadway		
Mayer, Benjamin } Bank, City N. Y.,	4,798 20	
19 Mott, Alexander H.—Chas. Hage-		
man.....	168 80	
20 Mader, Charles—Chas. Lighte.....	37 20	
20 Moffitt, John F.—Chas. Rohe.....	78 24	
20 Marks, Charles—Faybush Libman..	520 91	
20 the same—Isidore Busch.....	205 13	
21 Massai, Joseph—J. E. Garlick.....	112 09	
21 Mayer, Ferdinand } Jos. Louchheim		
Mayer, Benjamin }	5,266 22	
21 the same—F. W. Othemann....	3,755 04	
21 Myers, William—H. D. Lediard....	122 58	
15 McGibbon, William—W. E. Young	2,523 15	
17 McMannus, Felix—T. C. Lyman....	160 50	

18 McPike, Mary J.—F. G. W. Beard..	155 53	
18 McCarthy, Justin—T. C. Lyman....	492 84	
McCall, Hamilton } W. N. Thomp-		
McCall, Jones M. } son.....	385 97	
15 Nathan, Washington — W. A.		
Wheelock, as assignee.....	187 81	
17 Norton, Hart Z.—F. W. Gade.....	30 89	
21 Newcomb, Robert—W. M. Fleming	131 15	
21 Northcote, Ernest C.—Jacob Scholle	122 19	
17 O'Reilly, Patrick—Wm. Moller.....	1,404 94	
19*O'Farrell, Mary—Joseph Moellers..	484 48	
15 Paret, John—Roderick O'Connor...	345 30	
17 Pitman, John I.—Amos Travis.....	40 00	
17 Pierson, Henry R., as revcr. of the		
Reserve Mutual Life Ins. Co.—R.		
A. McCurdy.....costs	1,178 19	
18 Pendergast, Charles H.—Boston		
Marine Ins. Co.....	1,774 65	
18 Purdy, Samuel A., Jr.—J. A. Nes-		
bit.....	639 57	
18 Powlett, James A.—Annie D. Smith	166 45	
Parmenter, Frank } Elizabeth C.		
lin J. } Taylor, admr.		
19 Parmenter, Loren- } Alex. Taylor..		
da }	5,000 20	
19 Prockter, Isaak—Israel Farjeon....	301 77	
19 the same—Adolph Goldsmith.....	867 45	
19 Pandjiris, Nicholas D.—Oscar		
Strassburger.....	740 25	
20 Paseger, Francis—Otto Stietz.....	33 47	
20 Purdy, Samuel A., Jr.—S. E. Morse	110 23	
21 Phillips, Charles—Romer Gillis....	60 62	
15 Ramhorst, William F.—C. McK. Le-		
oser.....	170 41	
15 Reichman, Marcus—S. J. Weaver..	159 93	
15 Richter, Moritz—Chas. Hofferberth	361 13	
18 Rubino, Jacob—Richard Busted....	432 36	
19 Rice, William P.—H. E. Dillingham	4,487 39	
19 Reilly, John B.—M. P. Breslin.....	75 75	
19*Roe, Richard, of The Halifax Fish		
and Twine Co.—The American		
Net and Twine Co.....	1,035 54	
19 Rice, William H.—Jane T. Mead..	27 37	
20 Reilly, Hugh J.—John Loan, Jr....	176 00	
20 Rosenberger, Jacob—C. H. Field....	420 66	
15*Story, Rufus—Roderick O'Connor...	345 30	
15 Sweeney, Michael—J. G. R. Rei-		
ners.....	27 11	
15 Scott, Harriet L., plff. — J. G.		
Gregory.....	80 45	
15 Stevenson, Frank—Municipal Gas		
Light Co.....	141 79	
15 Sisson, Elias H.—J. M. Biek.....	69 30	
15 Stilwell, Benjamin M.—Mayor, &c.,		
N. Y.....costs	62 12	
17 Schneider, James Henry — Mary		
Schneider.....costs	160 77	
17*Stevens, Amos } J. H. Maize.....		
*Stevens, J. L. }	321 62	
17 Small, Benjamin F.—Wm. Stone....	68 84	
17 Schoemann, Abraham — Arnold		
Blum, Jr.....	668 89	
18 Stivers, W. A.—A. S. Whiton.....	122 59	
18 Samson, Jonas D.—L. S. Lumley....	119 69	
18 Siedenbach, Louis } State Bank....		
18 Siedenbach, Leon }	4,940 70	
Schwab, Leon }		
19 Snell, Louis—Samuel E. Gale.....	304 80	
19 Silliman, Cornelius } Elizabeth C.		
Silliman, Helen A. } Taylor, admr.		
.....	5,000 20	
19 Schwartz, Moses—Adolph Goldsmith	867 45	
19 the same—Israel Farjeon.....	301 77	
19 Stein, Lippman—S. H. Mollison....	124 83	
20 Solomon, Aaron E. } John Kafka ..		
20 Solomon, Kaufman }	860 07	
20 the same—B. M. Cohen.....	617 43	
20 Schulz, Herman—Robt Kalkwitz....	157 50	
20 Solmsion, Julius—Alex. Dougan....	886 80	
20 Solomon, Daniel B. } Max Jacoby..		
20 Solomon, Hart B. }	2,027 25	
21 Stolzenberg, Frederick — Moritz		
Bullowa.....	172 17	
21 Schiefflin, Bradhurst—J. W. Thomp-		
son.....	724 48	
21 Stone, Robert A. } J. P. & E. J.		
21 Stein, Joseph } Murray.....		
19 Trevett, Caroline A.—Catharine M.		
Medicus.....	310 43	
19 Thompson, John B.—Robinson &		
Wallace.....	9,389 99	
19 Tibbits, Clarkson—J. J. Price.....	130 14	
21 Truax, Henry S.—H. R. Kelly.....	249 09	
21 Toby, Thomas—L. J. Powers.....	270 59	
21 the same—the same.....	229 34	
15 The Fabric Ornamenting & Mfg.		
Co.—A. A. Thompson.....	136 18	
15 The Mayor, Aldermen, &c., of City		
N. Y.—H. S., exr. of D. B., Fear-		
ing.....	6,971 49	
15 Columbian Soap Co.—J. C. Shaw..	2,028 44	
15 The New York, Lake Erie & West-		
ern Railroad Co.—Johanna,		
admrx. of Paul, Nolan.....	2,252 40	
15 New York Terra Cotta Lumber Co.		
—Harriet N. Black.....	85 25	
15 Goodwillie, Wyman Co.—W. A.		
Miles.....	521 46	
17 The United States Government Con-		
tracting Co.—F. W. Gade.....	349 18	
18 Fabric Ornamenting & Mfg. Co.—		
Moller & Schumann.....	70 02	
18 Goodwillie Wyman Co.—John		
Greason.....	120 60	
19 The Mayor, Aldermen, &c.—M.		
Sorenson.....	227 39	
19 the same—Emil Schade.....	240 00	
19 Hamilton Bank Note Co.—A. L.		
Helm.....	380 84	
19 the same—Emily Helm.....	117 39	
20 The Manhattan Railway Co., applt.		
—E. B. Searles.....	79 34	
21 The American Iron Post and Con-		

struction Co.—C. D. Lawrence...	545 78	
19 Utter, Francis A.—Acker, Merrill		
& Condit.....	135 06	
15 Von Brum, Simon—Schwarzschild		
& Sulzberger.....	268 19	
21*Vredenburg, George W.—M. F.		
Lutkies.....	542 06	
21 Von Meien, Constantine—Francis		
Carlson.....	70 36	
15 Van Antwerp, William—G. T. Ben-		
son.....	498 83	
20 Van Antwerp, William—Van Tas-		
sell & Kearney.....	165 00	
20 Van Horn, Ella J.—Eugene A. Hoff-		
man.....costs	22 30	
14 Werkmeister, Charles } Francis Swi-		
Werkmeister, John } gerth.....		
15 Wilson, Henry W.—Fred. Adee.....	51 09	
15 Warner, Abraham B. } E. W. Em-		
Warner, Abraham R. } mens.....	760 52	
15*White, James—F. W. Devoe.....	852 43	
17 Wolf, Frank — Sam. Bamberger		
.....costs..	165 80	
17 Wetherbee, Walter O.—G. D. Glass		
19 Winans, Benjamin W.—W. H. Van		
Wyck.....	73 78	
19 Waitzfelder, Clara—Thos. Ember-		
son.....	133 92	
19 Wiggins, Edwin R., impld., &c.—Iron		
Nat. Bank of Plattsburg, N. Y....	197 29	
20*Woodworth, C. P.—John Miller....	3,474 03	
20 Weber, Albert } H. A. Lindsay....		
Weber, Martha }	224 08	
21 Whalen, John—Henry Topp.....	183 00	
21 the same—the same.....costs	27 21	
21 Webb, John H.—G. W. Pearce.....	1,800 61	
19 Yates, Joseph J., of The Halifax		
Fish and Fertilizer Co.—The		
American Net and Twine Co.....	1,035 54	
20 Yeomans, David M.—Dry Dock,		
East Broadway & Battery R. R.		
Co.....	296 32	

KINGS COUNTY.

Dec.		
15 Arens, Henry—C. H. Smith.....	\$97 90	
17 Abercrombie, George W.—W. Wil-		
son.....	328 52	
18 Altman, Rose—C. H. Blake.....	1,075 51	
19 Adams, John—E. Hassenstein.....	343 11	
14 Brush, Samuel J.—C. Smith.....	169 84	
14 Burr —J. H. Deyo.....	171 57	
15 Buddle, George—A. Levy.....	299 63	
18 Baglin, William A.—W. H. Hughes	208 82	
18 Bauer, Ernest—H. B. Clafin.....	359 35	
Bollerman, Leopold, }		
otherwise, }		
18 Dominicus, Carl } C. H. Blake 1,075 51		
Bollermann, Henry }		
Bollermann, Crescenz }		
Butner, Clara }		
18 Boemermann, John—C. F. Moadin-		
ger.....	224 86	
20 Browning, John A.—J. H. Wolf....	325 26	
20 Baur, John—J. Denny.....	1,112 76	
21 Betts, George H.—I. B. Potter.....	558 50	
14 Conterno, Luciano—V. Hendrick-		
son.....	65 93	
14 Crook, Samuel J.—Knickerbocker		
Ice Co.....	32 07	
14 Carroll, Charles C., as exr. and		
trustee Mary Carroll—M. C. Given		
.....	491 53	
15 Centennial Mining Co.—G. H. Flet-		
cher.....	6,794 21	
15 Crossett, Henry B.—T. Cochrane..	74 76	
15 Colyer, Clarence F.—O. W. Van		
Campen.....	1,773 68	
19 Collins, Lewis—J. Gray.....	232 41	
15 Dunn, William C.—Campbell Print-		
ing Press Mfg Co.....	360 60	
15 Dinin, Hugh—W. Dulang.....	157 42	
15 Duffy, Patrick F.—N. Y. & Manhat-		
tan Beach Railway Co.....	60 00	
15 Dunlevey, Ambrose L.—M. Harley		
.....	40 65	
14 Egbertson, John—J. H. Deyo.....	171 57	
14 Fisher, James A.—G. S. Carpenter..	200 07	
14 Farrell, Sarah M.—G. W. Mead....	92 75	
17 Frost, Francis—S. Higgins.....	280 22	
19 Fitzpatrick, James—E. J. Dowd....	82 93	
18 Grieves, William—G. Muller.....	92 36	
20 Gormley, Catharine—S. McGlynn..	375 15	
13 Haines, Franklin—R. Willets.....	5,304 29	
13 Hickey, Patrick—F. Luedcke.....	32 25	
14 Hart, Joseph—W. F. G. Shanks....	86 64	
14 Healy, James J. and Jacob F.—P.		
Sheridan.....	85 93	
15 Harriott, James C.—Brooklyn City		
R. R. Co.....	58 32	
19 Hauck, Frank—N. Langler.....	61 32	
19 Hackewitz, George—D. G. Yueng-		
ling, Jr.....	63 55	
14 Jackson, Henry — Knickerbocker		
Ice Co.....	13 35	
15 Jarboe, John W.—A. E. Walker....	231 08	
14 Kenna, Edward, impld.—Phebe R.		
Kissam.....	1,095 98	
17 Kahn, Isidor—R. H. McC. Potter..	206 88	
18 Kenny, Matthew — People's Gas		
Light Co.....	77 18	
19 Kattman, William—J. Weil.....	242 01	
18 Lebert, Martin, exr. Mr. F. Misner		
—C. L. Misner.....	303 37	
15 the same—Elz. Misner.....	303 37	
15 Lewis, Mary M.—Corn Exchange		
Bank.....	112 50	
18 LaFarge, Alphonse J.—W. Lummis		
.....	827 63	
18 Jang, Christina—C. H. Blake.....	1,075 51	
14 McBride, Michael—C. Schlesinger..	95 09	
14 Moore, Thomas M.—G. W. Kelsey..	76 80	
14 Moritz, Lewis—J. Liebmann et al..	85 25	
14 McNally, Peter, Charles, Frank,		
Owen and Michael—D. M. Dema-		
rest.....	401 22	



+20 Same property. John and Wm. Curry agt same. (April 27).....	113 33
+20 Seventy-third st, s s, 216 8 w 9th av, 16.8 ft front. Jos. and Wm. E. Pruden agt Mary L. Smith and R. F. Taggart. (April 27).....	215 40
+20 Same property. John and Wm. Curry agt same. (April 27).....	113 33
+20 Seventy-third st, s s, 233.4 w 9th av, 16.8 ft front. Jos. and Wm. E. Pruden agt C. J. G. Hall and R. F. Taggart. (April 27).....	215 40
+20 Same property. John and Wm. Curry agt same. (April 27).....	113 83
21 Ninth av, s e cor 47th st, 50x100. John R. Miller agt John McGarry. (Nov. 14, 1882)	626 33

\* Discharged by depositing amount of lien and interest with County Clerk.  
 † Discharged of record by order of Court.

**KINGS COUNTY.**

December 15 to 21—inclusive.

Hull st, n s, 325 w Hopkinson av, 87.10x100. George Covert agt Mrs. John Bauer, owner, and John Bauer. (Nov. 9, 1883).....	\$126 75
Hull st, n s, 225 e Saratoga av, 175x100. Geo. W. Evans agt Margaretha Bauer, owner, and John Bauer. (Dec. 3, 1883).....	183 00
Hull st, n s, 200 e Saratoga av, 87x100. Thos. H. Radcliffe agt Margaretha Baur and Ernst Riede, owners. (Nov. 7, 1883).....	800 00
Harmon st, Nos. 54 to 72, inclusive, s e s, 144.4 from Evergreen av, 162x100. Henry Sauer agt John Doe, owner, and Joseph Hopkins. (May 29, 1883).....	30 00

**BUILDINGS PROJECTED**

**NEW YORK CITY.**

SOUTH OF 14TH ST.

Canal st, Nos. 42 and 44, one five-story brick tenem't, 44.8x21, tin roof; cost, \$11,000 to \$12,000; owners, Henrietta W. Wilson, 28 East 4th st, and Moses Lubelsky, 75 Mott st; architect, W. Howe. Plan 1422.

South 5th av, No. 133, one five-story brick store and tenem't, 25x84, tin roof; cost, \$15,000; owner, John C. Hoch, 230 East 15th st; architect, J. M. Forster. Plan 1433.

BETWEEN 14TH AND 59TH STS.

Broadway, No. 1697, bet 53d and 54th sts, one three-story brick and iron store and dwell'g, 25 x38.6, tin roof; cost, \$5,000; owner and architect, Alex. Smyth, 243 West 55th st; builders, Jas. Stevenson and O. T. Mackey. Plan 1436.

2d st, Nos. 175, 177 and 179, two five-story brick and brown stone stores and tenem'ts, 26.8x69, tin roof; cost, each, \$4,000; owner, Peter Lyding, 215 2d st; architect, F. W. Klemt. Plan 1435.

21st st, s s, 75 w 10th av, one four-story brick tenem't, 25x58, tin roof; cost, \$12,000; owner, William Sutplén, 20 Nassau st; architect, Geo. B. Pelham. Plan 1413.

56th st, Nos. 416, 418 and 420 E., one two-story brick boiler house and storage for beer, 57x41.4, tin roof; cost, \$16,000; owner, Peter Doelger, 405 East 55th st; architect, Chas. Stoll; builders, J. Vix and S. Kenburger. Plan 1435.

56th st, No. 504 W., one one-story and basement brick store, 25x65, tin roof; cost, \$2,500; owners of leasehold, Laura A. and F. H. Delano, trustees, by G. Ashforth, agent, 1477 Broadway; lessee, J. Brosen; architect, J. M. Dunn. Plan 1418.

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

69th st, n s, 200 e 2d av, one five-story brick tenem't, 25x70, tin roof; cost, \$16,500; owner, Mary McManus, 110 East 91st st; architect, Jno. Brandt. Plan 1429.

111th st, Nos. 213, 215 and 217 E., frame coal shed, 65x65 and 95, wooden roof; cost, \$500; owner, George Ott, Jr., 213-217 East 111th st; builder, W. A. Wright. Plan 1415.

115th st, n s, 50 e 2d av, one two-story brick and sash store and dwell'g, first story and cellar, 30x20, above, 26x20, tin roof; cost, about \$2,000; owner, Henry Schmidt, 2d av, n e cor 115th st; architect, A. Spence. Plan 1434.

1st av, s w cor 106th st, two four-story brick tenem'ts, cor 30.7x69 and other 30.3x69 and one-story extension, tin roof; cost, \$—; owner, James Neil, 1712 Madison av; architect, J. A. Hamilton; builder, not selected. Plan 1452.

2d av, e s, 75 n 64th st, one six-story brick tobacco factory, 62 and 41.6x80, and two-story extension, 41x15, tin roof; cost, \$45,000; owner, Catharine A. Beekman, 18 East 20th st; architect, G. W. Hughes; builders, Breen & Nason. Plan 1430.

2d av, No. 1389, one one-story frame store, 10.2x21, tin roof; cost not estimated; owner, John Schreyer, 465 West 71st st; architect, G. W. Da Cunha. Plan 1431.

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

76th st, n s, 200 w 9th av, seven four-story brown stone dwell'gs, 17, 18 and 19x52 and 60, tin roof; cost, \$18,000, \$19,000 and \$20,000; owner and carpenter, Hugh Blesson, 1230 Park av; architect, J. G. Prague; mason, not selected. Plan 1411.

83d st, s s, 100 e 9th av, four four-story brick dwell'gs, two 18, one 19, and one 20x52, with extension 8x11, tin roof; cost, each, \$17,000; owner and builder, Richard Deeves, 243 East 13th st; architects, D. & J. Jardine. Plan 1410.

9th av, n w cor 80th st, one one-story brick office, 25x16, gravel roof; cost, \$500; owner, Walter W. Montague, 8th av and 21st st. Plan 1419.

NORTH OF 125TH ST.

Manhattan st, bet 9th and 10th avs, indeft., one

one-story brick shop and wareroom, 30x60, tin roof; cost, \$2,000; owner, Samuel Coombe, 213 East 126th st; architect, W. T. Beer; builder, Cowan Keyes. Plan 1412.

126th st, s s, 115 e 4th av, one four-story brick storehouse, 25 and 26x95, gravel roof; cost, \$10,000; owner, Harriet Dewey, 33 West 132d st; architects, Cleverdon & Putzel. Plan 1414.

8th av, w s, 24.11 s 141st st, three three-story frame stores and tenem'ts, 25x50, tin roof; cost, each, \$5,000; owner, Patrick J. O'Brien, 143d st and 8th av; architect, A. Spence. Plan 1423.

23D AND 24TH WARDS.

141st st, n s, 181.6 e Alexander av, two three-story and basement frame dwell'gs, 12.6x45, tin roof; cost, \$2,200; owner and carpenter, Wm. H. Wright, 505 East 140th st; architect, H. S. Baker; mason, not selected. Plan 1424.

155th st, s s, 45 w Melrose av, one two-story frame dwell'g, 22x40, tin roof; cost, \$3,000; owner, Jacob Arm, 226 East 45th st; builders, J. Freeze and George Mand. Plan 1420.

156th st, n s, 200 w Courtlandt av, three two-story frame dwell'gs, 20x35, with extension 12x15, tin roof; cost, \$1,800; owner, architect and builder, Alex'r Ferguson, 540 East 156th st. Plan 1417.

Alexander av, s w cor, and Alexander av, n w cor 137th st, two five-story brick tenem'ts, 20x69, tin roof; cost, each, \$12,000; owner, Flora Sawyer, 164 Alexander av; architect, J. Rogers. Plan 1408.

Alexander av, w s, 20 n 137th st, and 137th st, n s, 137th and 138th sts, s s, 70 w Alexander av, eight four-story brick tenem'ts, 26.8x52, tin roof; cost, each, \$12,000; owner and architect, same as last. Plan 1409.

Lincoln av, e s, 50 n 135th st, one five-story brick tenem't, 25x80, tin roof; cost, \$14,000; owner, Margaret Schmitt, 428 East 122d st; architect, W. T. Beer. Plan 1426.

Sedgwick av, lot 33, Morris dock, one four-story frame dwell'g, 22x42; cost, \$3,500; owner, Charles Kalle, 209 East 44th st; architects and builders, McKenzie & McPherson. Plan 1416.

Taylor av, w s, 100 n Columbia av, one one-story frame stable, 14x12, board roof; cost, \$50; owner, Leonhart Gantner, on premises. Plan 1421.

Willis av, No. 311, w s, 50 n 140th st, one four-story brick tenem't, 25x44, tin roof; cost, \$11,000; owner, Carl Sotscheck, 311 Willis av; architect, J. F. Burrows. Plan 1428.

3d av, e s, 150 s Rose st, two four-story brick tenem'ts, 25x61, tin roof; cost, each, \$11,000; owner, James Riley, 416 East 115th st; architect, J. McIntyre; builder, — Heaney. Plan 1427.

**KINGS COUNTY.**

Plan 1391—Park av, Nos. 687 and 689, being 300 w Tompkins av, two three-story frame stores and tenem'ts, 25x50, tin roof; cost, each, \$4,200; owners and builders, Henry Eich & Bros., 691 Park av; architect, Th. Engelhardt.

1392—Adams st, n s, 80 e Broadway, one two-story frame stable, 20x25, tin roof, cost, \$800; owner, Emil Bruch, 74 Graham av; architect, Th. Engelhardt; builders, Geo. Lehrian & Son and M. Metzner.

1393—Broadway, n e cor Adams st, one three-story frame store and tenem't, 25x60, cost, \$5,800; owner, architect and builders, same as last.

1394—Clay st, No. 83, n s, 175 e Manhattan av, one three-story frame tenem't, 25x48, gravel roof; cost, \$4,000; owner, Thos. McMahon, 83 Clay st; architect, M. D. Comach; builder, M. Crowley.

1395—44th st, s s, 412 e 3d av, one two-story frame dwell'g, 20x45, tin roof; cost, \$2,000; owner and architect, J. H. French, 50 37th st; builder, Jno. Abrams.

1396—Bainbridge st, s s, 85 w Lewis av, seven two-and-a-half story and basement brick dwell'gs, 17.6x44, gravel roof, wooden cornice; cost, each, \$4,000; owner, E. J. Granger, 123 Macdonough st; architect, A. Hill.

1397—Jefferson st, s s, 200 w Central av, one two-story frame dwell'g, 20x40, tin roof; cost, \$3,500; owners and carpenters, Hellman & Wagner, Varet st cor Bogart st; architect, Geo. Hiltenbrand; mason, J. Blatz.

1398—18th st, n s, 300 w 10th av, one two-story and basement frame dwell'g, 20x38, tin roof; cost, \$1,000; owner and carpenter, Michael McCadden, 987 Pacific st; architect, R. H. Morrison; mason, W. Flynn.

1399—Park av, No. 693, n s, 250 w Tompkins av, one three-story frame tenem't, 25x50, tin roof; cost, \$4,500; owner and builder, John Eich, 695 Park av, architect, Th. Engelhardt.

1400—Richardson st, No. 174, s s, abt 150 e Graham av, one two-story frame dwell'g, 23x40, tin roof; cost, \$2,300; owner, Andrew J. Cook, 172 Richardson st; architects and carpenters, Sammis & Bedford; masons, Doyle & Brazill.

1401—Clifton pl, s w cor Nostrand av, one three-story Connecticut brown stone store and flats, 20x45, tin roof, wooden cornice; cost, \$9,000; owner, James R. Robbins, 363 Nostrand av; architect and carpenter, Geo. Burton; mason, E. K. Robbins.

1402—Hamilton av, n s, 103.2 w 14th st, one two-story brick factory and planing mill, 44x95, gravel roof, brick and wooden cornice; cost, \$5,000; owner, S. Roebuck, 164 Fulton st, New York; architect, C. B. Ash; builder, J. R. Anderson.

1403—Church st, No. 157, s s, one three-story brick dwell'g, 20x45, gravel roof, metal cornice; cost, \$3,500; owner and builder, Patrick Cavanagh, 151 Church st; architect, E. Sniffin.

1404—Fulton st, n s, 40 e Bedford av, one four-story brick tenem't, 20x60, gravel roof, wooden cornice; cost, \$7,500; owner and carpenter, D. H.

Fowler, 14 Verona pl; architect, A. Hill; mason, W. Raue.

1405—Clinton av, w s, 193.2 n Greene av, one three-story basement and attic brown stone dwell'g, 31 and 35x70, slate and tin roof, brick and iron cornice; cost, \$50,000; owner, Joseph C. Hoagland, 186 Quincy st; architects, Farfitt Bros.; builder, T. B. Rutan.

1406—Greene av, n s, 300 e Evergreen av, one two-story frame stable, 40x15, tin roof; cost, \$100; owner and architect, John Deller, 327 Evergreen av; builder, Joseph Diem.

1407—6th av, w s, 20 s 13th st, ten two-story and basement brick dwell'gs, 16x42, tin roof, wooden cornice; cost, \$4,000 each; owner, Sampson B. Oulton; architect, M. Stever; builders, — McGrath and S. B. Oulton.

1408—Bond st, No. 121, n e cor 3d st, one four-story brick tenem't, 25x48, tin roof, wooden cornice; cost, \$5,000; owner, Francis Daly, 124 2d st; architect, Francis Strickland.

**ALTERATIONS NEW YORK CITY.**

Plan 1743—33d st, Nos. 215-231 E., raise two stories; cost, \$6,500; owner, Fred J. Kaldenberg, 125 Fulton st; builders, J. & L. Weber.

1744—Fulton st, No. 127, new store front, put in iron girders, &c., and interior alterations; cost, \$6,000; owners, Keuffel & Esser, on premises; architects, Lederle & Co.

1745—13th st, Nos. 126 and 128 E., cut opening in party wall and put in elevator; cost, \$300; owner, The Great Atlantic & Pacific Tea Co., 39 Vesey st; builders, Wm. Haw and J. E. Poole.

1746—Central Park row, Nos. 1, 2, 3, 4, 5 and 6, 53d and 54th sts, W., repair damage by fire; cost, \$7,861; owners, A. & B. Kramer, 327 and 329 West 35th st; builder, H. Wallace.

1747—Greene st, Nos. 57-63, put in new passenger elevator; cost, \$7,500; owners, E. Oelbermann & Co., on premises; architect, Ed. H. Kendall; builders, W. A. & F. E. Conover and Chas. F. True.

1748—Rivington st, No. 36, new show windows in store front, and remove partition in store; cost, \$500; owner, John Schnugg, 225 East 10th st; builders, J. Linke & Co.

1749—Worth st, Nos. 54 and 56, cut window openings in fifth story, also put in a steam passenger elevator; cost, \$700; owner, Bryce Gray, 554 5th av; builders, Alf. C. Hoe & Co. and Wm. Slade.

1750—John st, 200 s of line 300 w Berrian av, one-story frame extension, 22x10; cost, \$—; owner, Cornelius B. Schuyler, Fordham.

1751—91st st, n s, 150 e 3d av, put in a new roof tier of beams and roof on refrigerator buildings; cost, \$3,000; owner, Jacob Ruppert, 1639 3d av; architects, A. Pfund & Son.

1752—Monroe st, No. 158, build iron bridge to connect with No. 160; cost, \$300; owners, M. & H. Schrenkeisen; builders, John Merden and D. M. Smith.

1753—14th st, No. 4 E., enclose small drying room on roof of extension; cost, \$150; lessee, Joseph Lopez, on premises; builder, John Williams.

1754—120th st, No. 173 E., repair damage by fire; cost, \$150, owner, David C. Carleton, 196 East 121st st.

1755—56th st, No. 164 E., storm door on front entrance; cost, \$10; lessees, Bloomingdale & Bro., on premises.

1756—21st st, No. 39 W., one one-story brick extension, 10x15, tin roof; cost, \$1,500; owner, Augusta P. Montant, 19 East 22d st; architect, Richard Berger; builder, Richard Walsh.

**KINGS COUNTY.**

Plan 757—Stirling pl, s s, 80 e 6th av, one-story brick extension, 11 and 20x10, tin roof; cost, \$350; owner, J. Belden, 6th av, cor Sterling pl; architect and carpenter, W. V. Williamson; mason, J. Pierce.

758—Sumner av, e s, 60 n Fulton st, new store front; cost, \$50; owner, Gus. Immig, Patchen av, cor Chauncey st; builder, O. K. Huffas.

759—8th av, No. 563, cor 20th st, add one story to extension, tin roof; cost, \$100; owner, architect and carpenter, Wm. H. Washburn, 426 18th st; mason, H. Bennett.

760—18th st, No. 439, add one story to extension, tin roof; cost, \$200; owner, architect and builder, same as last.

761—Hoyt st, No. 242, girder under rear wall; cost, \$229; owner, Marg't Campbell, 232 Hoyt st; builder, J. H. O'Rourke.

762—Van Brunt st, s e cor Dikeman st, add one and two stories to present extension; cost, \$1,500; owner, Thomas Burns; builder, C. M. Detlefsen.

763—Sumpter st, Nos. 193-197, two-story frame extension, 50x20, tin roof; cost, \$900; owners, New Brooklyn Turn Verein, on premises; builder, Jacob Pirring.

764—Atlantic av, No. 177, rear altered; cost, \$200; owner, John J. Keim, 56 1st pl; architect and builder, M. H. Murphy; mason, John Gill.

**MISCELLANEOUS.**

**BUSINESS FAILURES.**

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.  
 Dec.  
 30 Armstrong, Henry, 138 West Houston st, to Henry Rawley.

- 19 Allwood, John H., to Ebenezer D. Smith; preferences, \$3,500.
- 20 Bronson, Willett, to Charles H. Russell, Jr.; preferences, \$58,880.
- 17 Cranz, Ferdinand, and Rudolph Runge, firm of Cranz & Runge, 57 Broad st, to Herman Frickenhaus; preferences, \$1,350.
- 18 Freudenhammer, Conrad, cigars, 92 2d av, to Henry W. Blumer; preferences, \$1,000.
- 17 Lane, Stephen K., firm of Lane & Son, to Wm. B. Putney; preferences, \$115,000.
- 20 May, Louis, to Jacob Springer.
- 17 Parsons, William P. and Ambrose M., firm of W. P. & A. M. Parsons, builders, to John C. Orr; preferences, \$22,000.
- 19 Von Bernuth, Charles and Rudolph, firm of Bomann & Von Bernuth, 32 Greene st, to Frederick A. Von Bernuth; preferences, \$74,525.

Schedule of assets and liabilities filed for the week ending December 21:

	Liabilities.	Nominal Assets.	Real Assets.
Allwood, John H.	\$3,372	\$2,441	\$978
Brodok, Alfred	9,989	8,971	4,966
Barnes, Thos. S.	2,202	1,434	714
Clark, O. R. & O. O.	9,425	5,605	3,447
Greenthal, Sam.	1,529	1,194	994
Goldstein & Brauner.	4,796	4,172	2,729
Jones, Seaman, Jr., & Co.	6,263	24,348	8,055
Klepper, Mortland & Burd	6,507	2,940	1,721
Mockridge, Wm. M.	8,566	4,005	2,627
May & Mayer	151,252	212,485	124,131
Mayer & Co.	2,760,992	1,985,867	1,769,874
Morgans, Morgan, Jr.	18,154	6,280	5,775
Morrell, John H.	203,017	200,287	20,347
Seledenbach, Schwab & Co.	742,193	584,134	283,155
Sidenstock, Maurice.	7,633	5,142	838
Shapiro, Sam.	22,852	31,035	26,533
Wallach, A. & E.	291,305	265,488	119,556
Wallach, Abraham	....	1,550	8,200

**KINGS COUNTY.**

- Dec. GENERAL ASSIGNMENTS.
- 17 Broad, Henry R., to J. H. Broad.
  - 17 Ewer, Roland G., to J. H. Broad.
  - 17 Johnson, Severin, to J. Jacques.
  - 15 Magill, Jane A., to John P. H. De Wint.
  - 20 Cohen, Abraham, to Marcus Rosen.

**PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.**

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

NEW YORK, December 19, 1883.

**REGULATING, GRADING, ETC.**

- St. Nicholas av (sidewalks), from south curb of 150th st to the intersection with St. Nicholas av.†
- 4th av, e s, bet north curb 97th and south curb 102d sts.†
- 184th st, from St. Nicholas to 8th av.†

**CHANGE OF GRADE.**

- 68th st, bet 8th and 9th avs.\*
- William st, from Duane st to n w s of New York and Brooklyn Bridge at about the junction of s s of North William st.†

**FLAGGING.**

- 49th st, n s, bet 8th and 9th avs.†

**REPAVING.**

- Greene st, from Bleecker to 8th st.
- Wooster st, from Bleecker to 4th st.
- Sullivan st, from Bleecker to 3d st.
- Minetta st, from Bleecker to Minetta lane.
- Minetta lane, from Macdougall to Carmine st.
- Washington pl, from Macdougall st to 6th av.
- Bedford st, from Houston to Christopher st.
- 10th st, from Greenwich av to West st.
- Bank st, from Greenwich av to 4th st.
- Jane st, from Greenwich av to 4th st.
- 12th st, from 6th av to 4th st.
- 16th st, from 7th to 8th av.
- 20th st, from 6th to 8th av.
- 27th st, from 9th to 11th av.
- 23th st, from 9th av to North River.
- 29th st, from 9th to 10th av.
- 31st st, from 9th to 10th av.
- 32d st, from 7th to 8th av and 9th to 10th av.
- 38th st, from 9th to 10th av.

**FENCING VACANT LOTS.**

- 4th av, n w cor 74th st.†

**MAINS.**

- 72d st, from Boulevard to Riverside Drive; gas.†

**APPROVED PAPERS.**

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending December 15:

**MAINS.**

- Kingsbridge road, from present termination of mains at or near southerly side of bridge across Spuyten Duyvil Creek, across said bridge and Riverdale av to Church st or Kingsbridge av; Church st, from Riverdale av to Broadway, and in Riverdale av and Broadway from Church to Ackerman st; Croton.
- East 152d st, from Robbins to Tinton av; Croton.
- Suburban st, from Webster av to Perry av; gas.
- 36th st, bet 11th av and North River; Croton.
- Lind av, from Devos st to Wolf st; Croton.
- 73d st, bet 8th and 9th avs; gas.

**REGULATING, GRADING, ETC.**

- 158th st, a' intersection of Public Drive.

**ADVERTISED LEGAL SALES.**

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

- Dec.
- Madison av, No. 704, w s, 40.5 s 63d st, 20x70, four-story brick (stone front) dwell'g, by A. H. Muller & Son. (2d mort., amt due \$4,334; 1st mort. \$25,000)..... 22
  - Madison av, No. 706, w s, 20.5 s 63d st, 20x70, four-story brick (stone front) dwell'g, by A. H. Muller

- & Son. (2d mort., amt due \$6,567; 1st mort. \$25,000)..... 23
- 8th av, n e cor 180th st, 100x100, vacant, by H. Henriques. (Assignees sale)..... 22
- Madison av, No. 1933, n e cor 124th st, 44x75, seven-story brick flat, by J. H. Harnett. (Amt due, abt \$63,300)..... 26
- Hamilton st, No. 31, n s, 244.2 e Catharine st, 19.9x 66 x irreg, x 62.10, two-story brick dwell'g, by Sheriff at City Hall. (Sale under execution)..... 26
- Scammel st, No. 34, n s, 52.1 n Monroe st, 27x 95, two-story frame dwell'g, one-story frame shop..... 27
- 8d st, No. 325, n s, 100 w Av D, 20x96, three-story brick dwell'g..... 27
- by Sheriff, at City Hall. (Sale under execution) 78th st, s s, 57.5 e 10th av, 50x93.2x50x99.2, vacant, by D. M. Seaman. (Amt due, abt \$2,875. 1st mort. \$8,000)..... 27
- 10th av, No. 1218, e s, 133 n 73d st, 20x100, four-story brick stone front flat, by J. H. Harnett. (Amt due, abt \$1,975)..... 27
- 114th st, s s, 200 w 1st av, 50x100.10, vacant, by R. V. Harnett. (Admr's sale)..... 27
- 123d st, No. 320, s s, 438.6 n w 1st av, 19.10x75x33.5 x100.8, four-story brick (stone front) dwell'g, by Fairchild & De Walltears. (Amt due, abt \$10,550)..... 27
- 115th st, s s, 270 w 3d av, 125x100.11; No. 156, four-story stone front flat; Nos. 155-164, four four-story brick flats, by E. Pettinger. (Amount due, abt \$7,500; five prior mortgs., four of \$12,000 each and one of \$11,000; also several mechanics' liens)..... 27
- Madison av, No. 1895, e s, 60.11 s 123d st, 20x100, three-story brick (stone front) dwell'g, by E. F. Raymond. (Amount due, abt \$16,900)..... 27
- North 3d av, No. 250, n e cor 138th st, 27x108.7x— x119.1, four-story brick store..... 27
- 138th st, n s, 119.1 e 3d av, 60x100..... 27
- by Scott & Myers. (1st mort., amount due, abt \$17,600)..... 28
- West st, n e cor North Moore st, 50x85; No. 226 West st, two-story brick store and dwell'g; Nos. 227 and 228, two-story frame store and dwell'g; No. 105 North Moore st, two-story brick store and dwell'g, by J. T. Boyd. (Partition sale)..... 28
- 51st st, No. 444, s s, 281.3 e 10th av, 18.9x180.5, three-story brick (stone front) dwell'g, by E. H. Ludlow & Co. (Amount due, abt \$5,725)..... 28
- 49th st, No. 611, n s, 175 w 11th av, 25x97, three-story brick dwell'g and one-story brick stable, by J. F. B. Smyth. (Amount due, abt \$2,100)..... 29

**KINGS COUNTY**

- Dec.
- Bushwick av Boulevard, e s, 60 s Ten Eyck st, 20 x71.3x30.8x76.6..... 24
  - Interior lot, 119.4 n of Stagg st and 130 w of Waterbury st, 54x20.5x61.1x32.10..... 24
  - by J. Cole, at 3 9 Fulton st..... 24
  - Atlantic av, s s 320.2 e Carlton av, 25x100x29.9x100, by T. A. Kerrigan, at 35 Willoughby st..... 24
  - 14th st, s s, 88 w 2d av, 154x100x88x68.7x79..... 24
  - 15th st, n s, 100 w 2d av, 32x100..... 24
  - by F. T. Magill, referee, at Court House..... 26
  - 22d st, n s, 300 e 4th av, 25x100, by Cole & Murphy, at 379 Fulton st..... 26
  - Douglass st, n e s, 123.2 e Court st, 22x100..... 27
  - 5th av, n w s, 20 n e 5th st, 20x95..... 27
  - by T. A. Kerrigan, at 35 Willoughby st..... 28
  - Heyward st, s s, 111 e Lee av, 18x100..... 28
  - Rush st, s s, 83.2 w Division av, 22.8x100..... 28
  - Lafayette st, n w cor Navy st, 25x50..... 28
  - 8th st, s w s, 185 n w 5th av, 20x75..... 29
  - by T. A. Kerrigan, at 35 Willoughby st..... 29

**LIS PENDENS, KINGS COUNTY.**

- Dec.
- Sackett st, No. 106, s s, 200 w Columbia st, 20x95. James Gould agt John Nyce; action for specific performance; att'ys, Carpenter & Mosher..... 12
  - Herkimer st, n s, 231.3 s Schenectady av, 18.9x100. Catharine C. Allen, admr., agt Gilbert M. Cole et al.; att'y, H. S. Moore..... 15
  - Margaretta st, e s, 231.8 n e Broadway, 18x90. William C. Yeoman agt Lillian F. Naylor, formerly Robbins; att'y, A. W. S. Proctor..... 15
  - North 7th st, s w s, 572.10 e 7th st, 106 to North 2d st, x west 106 x north 38 x northeast 38 to beginning. Edwin D. Phelps agt James J. McCormick et al.; att'y, H. Arden..... 17
  - Lafayette av, s s, 40 e Portland av, 20x65. Harriet L. Packard agt James F. Oliver et al.; att'y, A. W. Parker..... 17
  - Willoughby st, s s, 77.1 w Jay st, 18.9x72.19.3x76. The Brooklyn Trust Co. agt George H. Messinger et al.; att'ys, Bergen & Dykman..... 18
  - 5th av, s e s, 42 n e 14th st, 16x97.10. John Skelly agt Peter Steffens et al.; att'y, A. W. S. Proctor..... 18
  - Dean st, s s, 310 e Clason av, 14x90. Jane T. Smith agt Julia Toulmin et al.; att'y, C. R. Smith..... 18
  - Dean st, s s, 324 e Clason av, 14x90. Same agt same; att'y, C. R. Smith..... 18
  - Clason av, w s, 197.10 s Flushing av, 35x the block to Schenck st. George D. Herrick agt Edward C. and Nat. F. Griffith; att'y, J. B. Longley..... 19
  - Atlantic av, n s, 76.1 e Seigel av, 25.4x22.10x25 x97.1..... 19
  - Atlantic av, n s, 50.9 w Seigel av, 55.1x113.4x54.2 x104, New Lots..... 19
  - Thomas M. Feeley agt John Doherty et al.; att'y, A. Barrett..... 19
  - Partition st, n s, 75 e Van Brunt st, 18x80..... 19
  - Partition st, n s, 135 e Conover st, 20x100..... 19
  - Catharine wife of John Whitman agt Catharine Malone; att'y, A. Barrett..... 19
  - Broadway, n e s, 17 s e Margaretta st, 17x80. John B. Meyenborg, receiver, agt Letitia L. D. Norton et al.; att'y, J. H. Kemble..... 19
  - Tompkins av, w s, 40 n Ellery st, 20x100. Charles Loeffler agt John Kretzmar; att'y, G. F. Elliott..... 19
  - Clason av, w s, 197.10 s Flushing av, 25 x the block to Schenck st. George D. Herrick agt Edward C. & N. F. Griffith; att'y, J. B. Longley..... 19
  - Myrtle av, n s, 316.11 e Tompkins av, 18.4x100. American Swedenborg Printing, & Co., Soc. agt Rebecca E. Williams; att'y, A. Smith..... 20
  - Sterling pl, s s, 335.5 w 6th av, 20x100. Mut. Life Ins. Co., New York, agt George E. Archer et al.; att'ys, H. C. & G. I. Murphy..... 20
  - Duffield st, w s, 137.8 s Concord st, 20x100.3. T. H. Clowes, exr. J. Coles, agt Lydia A. Coles et al.; att'y, C. C. Smith..... 20
  - Wallabout st, late River st, s e cor Lee av, runs east 240 x south 136.1 x northwest 7.5 x southwest 104 x to Lee av, x north 138.8. The original lis pendens in the partition suit of the Hall estate was published in REAL ESTATE RECORD—it has now been amended by including above,

- John T. Hall et al. agt Susan Hall et al.; partition; att'ys, Miller, Peckham & Dixon..... 20
- Madison st, n s, 450 w Franklin av, 50x100. Mutual Life Ins. Co., New York, agt R-becca Eastmond et al.; att'ys, H. C. & G. I. Murphy..... 21
- North 2d st, n s, southerly part lot 67 Loss map of Williamsburg, 24.1x88. Patrick Tallon agt Arthur Gallagher; att'ys, Clute & Cobb..... 21
- Sands st, Nos. 85, 87, 89 and 91. Michael Fox agt Mary Harkin; action to declare fraudulent a surrender of lease; att'y, John H. Clayton..... 21

**RECORDED LEASES.**

	NEW YORK.	Per year
Attorney st, No. 166, store, back rooms and bakery. William Milleg to Louis Schoenthal; 5 years, from May 1, 1881.....	\$480	
Ann st, No. 88. William G. Shepard, exr. B. S. Taylor, to Henry Heckman; 3 years, from May 1, 1882.....	1,200	
Chatham st, No. 152, store. William Smyer to Dagmar Scharnikow; 5 years, from May 1, 1883.....	1,100	
Coenties slip, No. 13, and No. 42 Front st, store and cellar. Bridgett Mitchell, individ and guard of children of J. H. Mitchell, to George H. Engeman; 5 years, from Dec. 1, 1883.....	1,400	
Same property. Assign. lease George H. Engeman to George D. Bader and Frederick C. Urban.....	1,000	
Delancey st, No. 154, third floor. Peter Graueget to Josephine Kammerer. free use of said floor.....		
Duane st, No. 189. Josiah Conklin et al. to Nelson Secor; 6 years, from May 1, 1884.....	1,350	
Greenwich st, No. 333. Helen M. Denison to Thomas R. Harris; 5½ years, from Jan. 1, 1884.....	3,000	
Washington st, No. 489, front and rear buildings. John B. Ginochio, Jersey City, to Dennis Crowley; 2 years, from May 1, 1883.....	500 and 600	
Walker st, No. 131, front house. Chas. E. Hartshorn to J. Wm. Rieke; 3 years, from May 1, 1880, \$96 per year, and by a further agreement lease extended 5 years at \$1,080 per year, after which it is assigned by J. W. Rieke to Gottlob Stranger.....	nom	
West Washington Market, Stand No. 414, Stokem Fish Market. The Produce Bank, City New York, to Andrew Spring; 1 year, from May 1, 1882.....	900	
2d st, No. 213 E., store and cellar. Maria Jungbecker to Martin Krikava; 3 5-12 years, from Dec. 1, 1883.....	600	
3d st, No. 325 E. Susan Crooks and John Crawford to Jacob Kan; 1 5-12 years, from Dec. 1, 1883.....	720	
25th st, n s, 130 w 3d av, runs west 65 x north 98.8 x east 25 x north 28 x east 140 x south 126.8. William and Robert Clark to James B. Brewster; 5 years, from May 1, 1885.....	11,000 and 12,000	
35th st, Nos. 423 and 425 W., shop in rear. Ellen M. Hennessy to Sebastian Rau and August Tafel; 5 years, from Dec. 1, 1883.....	500	
64th st, n s, 255 w 2d av, 25x100.5. Jacob G. Sanders to Wm. P. and Ambrose M. Parsons; 4½ years, from Aug. 1, 1881.....	300	
Same property. Assign. lease. Wm. P. and A. M. Parsons to Messrs. Bloomingdale Bros.....	1,400	
Same property. Consent to assign. lease. J. G. Sanders to W. P. and A. M. Parsons.....		
82d st, No. 234 E., stable and lot. Myron T. Owens to Charles S. Hawley; 5 5-6 years, from Dec. 1, 1883, taxes and Croton tax and.....	400	
11th st, n s, 160 e 3d av, two small brick buildings. Bertha R. Rice, admr. of J. Jacob, to George Ott, Jr.; 5 years, from Oct. 1, 1883.....	900 and 1,000	
114th st, No. 177, E. Mary Hoffman to August Schmutz; 10½ years, from Nov. 1, 1883.....	780, 900 and 1,000	
Av C, No. 126, store and part cellar. John B. Smyth to John C. Luhrs; 4½ years, from Jan. 1, 1884.....	800	
Madison av, s e cor 26th st, 49.5x175. Leonard W. Jerome to The University Club; 5½ years, from Feb. 1, 1884; from Feb. 1 to May \$2,812, and then.....	22,500	
1st av, No. 86, store and basement. Louis Schaffner to Edward Davis and Leopold Strauss; 5 years, from Dec. 1, 1883.....	1,080	
1st av, No. 861, n w cor 49th st, store. Michael Giblin and James W. Taylor to Christopher Von Glahn; 5 years 4 months and 15 days, from Dec. 15, 1883.....	1,200, 1,300 and 1,500	
1st av, No. 97, store, back room and part cellar. Lorenz Weiber to Schmitt & Schwandenflugel; 3 years 4 months and 15 days, from Dec. 15, 1883.....	540	
2d av, No. 930. Bernhard Kolb to John Roedel; 3 5-12 years, from Dec. 1.....	800	
2d av, No. 1208, store, 2 rear rooms and part cellar. Felix Connor and John Graham to Schmitt & Schwandenflugel; 1 year 4 months and 15 days, from Dec. 15, 1883.....	540	
3d av, No. 1430, n w cor 81st st. Mary F. Basker to Patrick J. Kennedy; 3½ years, from from Nov. 1, 1883.....	2,000 and 2,200	
3d av, No. 2306, all above drug store; Samuel A. Hills to W. L. Estabrooke; 5½ years, from Nov. 1, 1882.....	850 and 900	
Same property. Assign. lease. William L. Esterbrook to James W. Turner.....	nom	
Kingsbridge to West Farms road, n s Wheatly's market, 24th Ward. Catharine F. Meyer, Greenfield, Saratogo Co. N. Y., to Randolph R. Wheatly; 1 year, from March 15, 1884.....	300	

**NEW JERSEY.**

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

**ESSEX COUNTY.**

**CONVEYANCES.**

- Allen, E. S.—P. McCaden, Myrtle av S Orange..... \$85
- Ashby, Thomas and George—A. R. Whitehead, E Orange..... 1

Table listing real estate transactions in Passaic County, including names like Bailey, Mannasseh, Barrett, Bathgate, etc., and their respective values.

Table listing real estate transactions in Hudson County, including names like Marsh, Elizabeth, Osborn, Edward, etc., and their respective values.

JUDGMENTS table listing legal proceedings such as Davis, James—M A Mullin and Norton, J F and L M—T Michaelis.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names like Alexander, J A—C H Meade, Allen, W L—P Dorau, etc., and their respective values.

MORTGAGES.

Table listing mortgages in Hudson County, including names like Betts, Lucy D—Minnie H Linn, Carey, Patrick—The American Insurance Co, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names like Buschman, Henry—H Rohlf, Braunwoldt, G—Hoos & Schulz, etc.

BILLS OF SALE.

Table listing bills of sale in Hudson County, including names like Adams, J Q—G W Savage, Schuler, Elizabeth, etc.

JUDGMENTS.

Table listing judgments in Hudson County, including names like O'Connor, M J—H Koehler.

Table listing real estate transactions in Passaic County, including names like Petzke, Otto—Murgilles & Brandt, Townsend, Annie M—E Berry, etc.

ASSIGNMENT FOR BENEFIT OF CREDITORS.

Table listing assignments for benefit of creditors, including names like Farr, J C—B W Arnold, Spears, Margaret, etc.

Mechanics' Liens.

Table listing mechanics' liens, including names like Kelly, Hoboken.

PASSAIC COUNTY.

MORTGAGES.

Table listing mortgages in Passaic County, including names like Boozan, Michael—Jane Kip, Corran, Annie—Moore & Reynolds, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Passaic County, including names like Bush, H A, Passaic—Munsen & Dillistin, Carlough, Gusta, etc.

BUILDERS' SUPPLIES.

Advertisement for A. Klaber, Steam Marble Works, located at 256, 258 & 260 E 57th Street, New York.

Advertisement for Louis Reiss, Painter and Decorator, located at 1404 Third Avenue, N. Y.

Advertisement for Hair! Hair!! Hair!!! by A. McNeely, Wholesale Dealer in Plastering Hair, located at Nos. 28 and 30 Adelphi Street, Brooklyn.

Advertisement for Thomas Curran, Mason and Plasterer, located at No. 156 East 35th Street.

Advertisement for C. L. Williams, Roofing and Cornices, located at No. 157 East 126th Street.

Advertisement for Removal by Collins' Iron Works, Plumbers, Tanks, & C., located at Foot W. 21st St.

Advertisement for Inlaid Flooring by L. R. Hartung, located at 317, 319 and 321 East 23d Street.

Advertisement for Fine Cabinet Work by Locksmith and Bell Hanger, T. F. Murphy, located at 1122 Third Avenue.

Advertisement for Solid Relief, The New Decoration for Side Walls and Ceilings, located at 966 Sixth Avenue, New York.

Advertisement for Artmann & Fechteler, Fresco Painters and Designers, located at 966 Sixth Avenue, New York.

Table listing real estate transactions in Passaic County, including names like Banmann, Julius—N G B & L Assoc, Cadmus, James—M L I Co, etc.

MORTGAGES.

Table listing mortgages in Passaic County, including names like Beland, H D, Bellars, J P, Campfield, J W, etc.

CHATTEL MORTGAGES.