

THE RECORD AND GUIDE.

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The year 1888 ends somewhat gloomily. Business men generally find little satisfaction in balancing their books. There has been an unprecedented shrinkage in prices, not only in railway securities, but in all products of the earth and labor. The rich so far have suffered the most, but the distress is now reaching the working classes, and news comes from every quarter of the stoppage of large factories, the reduction of wages and the throwing out of employment in mid-winter of hundreds of thousands of working people. The retrospect is not pleasant, but with the new year will come a more hopeful feeling. Ours is not a people who will patiently submit to disaster. The land is full of grain and goods, money is redundant, there is no possibility of a financial panic, as the basis of our currency is gold and silver, and prices are very near to if they have not touched bottom. The prospect is sufficiently hopeful in warranting us wishing everyone a Happy New Year.

It may interest real estate people to know that in early times the site of their proposed Exchange was a locality much infested by bears. It seems there was quite a swampy tree-covered tract, extending from what is now Cedar street to what in the next century was known as Maiden lane. Mrs. Martha J. Lamb, in her "History of New York," quotes the Rev. James Wooley, who tells of a bear hunt in this locality as late as 1679, in which a boy distinguished himself by climbing a tree and with some unnamed weapon wounded Bruin in the paws so that the latter let go his hold and fell to the ground, where he was dispatched by the hunters. We may add that the race of bears are not extinct by any means, though they are not of the same variety; they are, however, large, rampant and rapacious, and now are found further down town, where they haunt the purlieus of the Stock Exchange. These unamiable animals have probably left Liberty street forever, for the Real Estate Exchange will have nothing to do with them, but will extend its favors to bulls exclusively, and only to such of these as are of a gentle and generous breed.

Reporting has become almost a lost art in metropolitan journalism. In England, the utterances of the great Liberal and Conservative leaders, as well as other important personages, are given verbatim, and this remark was true, also, of the *Herald* of this city when it was a great newspaper. But of late years the short-hand reporter attached to our daily journals is employed in the police courts and not in reporting the speeches of public men. Instead of reducing their price the city journals should have increased their attractiveness by reporting the great events of the day with more fulness, and then it would have shown additional enterprise if they occasionally issued supplemental sheets with pictorial representations of the current news. The *Tribune* alone of the daily journals is trying to fill this unoccupied field. It gave verbatim reports of all the speeches made at the New England dinners, at Brooklyn and in New York. The speakers at these gatherings were men of national fame, such as President Arthur, Wm. M. Evarts, General Grant, Geo. W. Curtis, Henry Ward Beecher, Chauncey M. Depew, the Mayors of New York and Brooklyn, and others equally notable. All the other journals dismiss these notable utterances with a paragraph or two. If the *Tribune* continues in the same way, New York will soon be able to boast of having one paper, at least, that can compare with the leading Chicago journals.

Mayor Low, of Brooklyn, made a speech at the New England Society's banquet which should be reproduced in every leading newspaper in the country. He elaborated a point frequently made in these columns, showing the inapplicability of the theory of the New England town meeting to the government of a great city. In a farming community, where everyone knows his neighbor and all are of the same race and religion, it is wise to distribute responsibility and create a large number of officials armed with a brief authority, and whose salaries were a mere trifle. No more perfect democracy ever existed, as De Toqueville pointed out, than these New England township organizations. But in populous commu-

nities an entirely different set of conditions obtains. The mass of the community can know only a few prominent men. People generally have no personal acquaintance with their immediate neighborhood. They are of different races and religions, while the unequal distribution of wealth creates class distinctions, which renders associated action difficult and any responsibility on the part of minor officials towards the community impossible. Hence the more recent demand for Mayors and heads of departments who shall possess both authority and responsibility. It is impossible to tell who is to blame if a Board of Aldermen is corrupt, but if a Mayor is responsible for the heads of departments and the latter misuse their power, he can be called to account immediately. In no other way can we secure good municipal government. This was the burden of Mayor Low's excellently conceived address. He pointed out the fact that the citizens at large become intensely interested when they have actual home rule. The vote on Mayor for Brooklyn at the last election was larger than any before cast. This lesson should be taken to heart by all who desire to see good government for this city. We should reform our charter, making the Mayor responsible for heads of departments, they to have power over their own subordinates and expenditures, and then if matters go wrong there will be no doubt as to who is to blame.

Shall it be free ships or subsidized steamship lines? This is the conundrum which Congress will attempt to solve before this session is over. The interest of New York would favor the adoption of both projects. More ships, whether home or foreign, would add to the business of this port. But why not a compromise? Why not allow American companies to order Clyde built vessels, provided the latter are constructed under some general plan prepared by United States engineers, which would make it possible to use them as cruisers in case of war? The very few armored vessels which it is proposed to add to our navy would be confined in case of war to the coast service. American war vessels, in times of hostilities, would be excluded from foreign ports, and we have no coaling stations in any part of the world. They could not carry a sufficient quantity of coal for a long voyage. What we would urgently need in case of an international conflict, would be steel cruisers, armed with a few guns and as swift as the "Alaska" or "City of Rome," capable of carrying large quantities of coal, and which could make use of sails when not pursuing and capturing the merchant steamers of the enemy. Then the government might also encourage the construction of home built vessels by paying handsomely for the carriage of the mails. By some such policy as this, we might in a couple of years have a fleet of swift cruisers at small cost to ourselves, but which would be a constant menace to maritime nations who might otherwise be tempted to pick a quarrel with us. We desire no wars, but there is no instance in history of a great and powerful nation which has not during its career been brought into conflict with other countries. Against such a contingency we should be provided; that is, we should not be so absolutely defenseless as we are now. The Representatives of Congress from this city and State should do what they can to help build a defensive navy and a merchant marine.

The Wealth Represented in the Real Estate Exchange.

One of the most striking facts in connection with our newly organized Real Estate Exchange is that its membership probably represents more wealth than does that of the Stock Exchange, although there are two members of the latter to one of the former. In perusing the list such names occur as Astor, Aspinwall, Cornell, Cruger, Crimmins, Cadwalader, Cutting, Cram, Duggin, Degraaf, Ely, Fish, Ford, Hamilton, Higgins, Hurlbut, Harbeck, Jay, Kingsland, LeRoy, Livingstone, Lynch, Lounsberry, Macy, Marquand, Morrison, Newcomb, Parrish, Roosevelt, Sherwood, Stewart, Tilford, Varnum, Willard, Wetmore, Babcock, Bernheimer, Church, Maclay, Minturn, Russell, Smith, White, Wilson, Cashman, Jones and scores of others equally notable. Then many large estates are represented by their brokers and agents, and institutions like the Mutual Life by trustees.

The great owners of the railway securities are not as a general thing members of the Stock Exchange. The Vanderbilts, Goulds, Huntingtons and other railway magnates do business through their brokers; but in the Real Estate Exchange the owners of realty are themselves members. There are not in all over fifty active brokers in the list, but these, of course, include nearly every dealer of prominence. The tendency, naturally, will be to make the list still more exclusive as time rolls by. It is safe to say that not over 150 of the 500 could be induced to sell their shares at any price likely to be offered; but it is also probable that a hundred or less will sell out during the first year; but in nearly every case it is rich men and persons largely interested in realty, who will replace those who retire. Hence the Exchange will every year become more and more the representative of the large realty interests of the metropolis.

But it may be queried, will a rich and exclusive body like this be

as useful and efficient as an exchange composed of active and energetic young and middle-aged men, who have their fortunes and careers to make? Will it not be too conservative and be indisposed to take such actions as might bring upon it the animosity of the politicians? The Exchange, to fulfill the expectations of those who originated and organized it, must be something more than a mere mart for buying and selling property. It should take the initiative in reforming our land laws—in relieving tax-payers from unjust burdens—in enforcing enactments which will ensure the construction of safe and substantial buildings—in short, it should aim to secure us responsible and economical local government irrespective of party. An organization of merely rich men may lack public spirit and be disposed to avoid the contention which all must expect who try to effect reforms in the conduct of the public business.

But to this it may be answered that the active management of the Exchange, for the first year at least, will be in the hands of the brokers and the originators of the organization. They will have the hearty co-operation of all the more public spirited members, who will want the Exchange to be more than a market for buying and selling houses and lots. Then again the yearly members will have all the privileges of the Exchange except the right to vote for the directors, and as they will be young, energetic business men they will in all probability overcome whatever inertness may be manifested by the body of stockholders. It is the active enterprising men in any organization who finally have their own way.

The Trouble Ahead.

The depression in business has run its course until it is now affecting the working classes. Wages are being reduced in all the large labor employing establishments, mills are being shut down, manufactories run on short hours, or not at all, and mines are closing up. There is less work and less pay for the working classes than at any time since 1878. To alleviate the coming distress of the laboring millions is the question of the hour. All business suffers when compensation and employment become restricted. It is after all the laborers and working people who constitute the spending class. Their poverty is immediately felt by the retail dealers, while the smaller purchases of the latter in time cripple the wholesale merchants.

This paper has all along urged that it would be wise for our government, instead of economising, and thus adding to the general distress, to spend its money liberally for needed improvements. Let us use our great surplus and unequalled credit in improving our waterways—in making our harbors safe—in building a navy and encouraging the construction of a merchant marine. The certainty that the United States would for a time become a great employer, would stimulate the iron business, give work to our manufactures, and scatter money among the laboring classes. Let no work be undertaken but such as is absolutely needed for the protection of our coasts, the improvement of our rivers and harbors, and the encouragement of our almost extinct foreign commerce.

A Washington correspondent points out some facts which encourages the belief that Congress will try and do something to stimulate the business of the country. Some of the shackles will be stricken from the limbs of trade. The Mississippi River will receive attention and something will be done towards giving us a navy and encouraging the growth of our merchant marine. But after all sweeping measures such as the situation requires cannot be expected from the present Congress. We are on the eve of a presidential election and any proposition to use large sums of money for the rehabilitation of the business of the nation would be denounced as a scheme to plunder the national treasury. Then Randall is the head of the Appropriations Committee, and Holman is on hand to object to all expenditure, good and bad. We have little hope that Congress will do anything effectual to alleviate the crises through which the country is passing and which is destined to bear so heavily upon the working classes.

Economy will be the cry, and the work which might now be done cheaply will be postponed till prices are high, and unnecessary burdens will thus be placed upon the taxpayers of the country; in other words the United States will pursue a policy which will increase the general prostration of business during the coming hard times, and will add to its liabilities when business revives.

There is a dangerous spirit abroad. Socialistic and communistic literature is being spread broadcast. The gospel of hatred of the rich is being preached by hundreds of periodicals, and leading dailies in this city think it to their advantage to pour obloquy and contempt upon the representative rich men of the country. Benjamin F. Butler, the most dangerous demagogue that has appeared in the politics of the country since the time of Aaron Burr, is already in the field as a presidential candidate. The laboring classes are better organized in their trades unions than at any previous period, and the very gravest political and social complications are likely to arise unless something is done to keep the work people employed and contented.

Our Prophetic Department.

CITIZEN—The French are hard at work upon the Panama Canal, and M. de Lesseps, I hear, says it is to be finished within three years. What consequences will follow the opening up of this communication between the Atlantic and Pacific Oceans?

SIR ORACLE—Very important ones, political as well as commercial. It will result, I think, in forcing the United States to take its proper place among the nations of the earth. By 1890 we will be committed to a foreign policy commensurate with the population and wealth of the country.

CITIZEN—How do you reason that out? I can see very clearly the change it will make in the commercial relations of the three continents—Europe, Asia and America. We will lose a traffic which has been very lucrative. Our transcontinental lines have been employed in carrying freight and passengers between Asia and Europe. This business will leave us, of course, for the steamers of England and western Europe will sail direct to the Asian ports via the Panama Canal. All this is obvious, but the change of national policy you speak of is not so apparent.

SIR O.—Before the completion of the Panama Canal you will find that France, Germany and Great Britain will, in spite of the protest of the United States, entirely disregard the Monroe doctrine. They have already secured naval stations for coal and naval supplies at various points on the Isthmus and at either side of it. An European league will be formed to neutralize the power of the United States, so far as it can in any way affect the future of the canal. As we are impotent on land and ocean, having neither army nor navy, we will be unable to do anything more than protest. But the situation will be galling to our people, and it will force them to take measures to become an aggressive power if they wish to do so; in other words, our Congress of lawyers will be worked upon by every vital interest of the country to give us a navy, and to organize the militia under some national system. I, for one, am a believer in what is called "the manifest destiny" of this country. There must be no power between us and the North Pole, and Mexico must become ours when the pear is ripe. The Monroe doctrine, as popularly understood, will eventually be asserted, and the United States will insist upon being recognized as the controlling power on this continent.

CITIZEN—What will become of the old Republic if we have a powerful navy on both oceans and an army ready for action, and commit ourselves to a foreign policy which may involve a conflict with one or several of the European powers?

SIR O.—If the Republic is not equal to the new conditions its own greatness imposes, if our institutions cannot be molded to face the responsibilities consequent upon the development of the nation, then it ought to disappear. This country is destined to a wonderful future, and I believe the Republic will live, but it will in many essential features be a very different one from what it was during the first century of its existence. If we have a navy and a merchant marine, we must have naval stations in distant seas and wherever our flag floats. We will require Samana Bay, St. Thomas and any island that is convenient in the West Indies. The Sandwich Islands must be annexed, and we must somehow acquire coaling stations which will be needed for our growing Asiatic trade. On matters jointly affecting all nations our government must have its say. The eighty millions of people who will inhabit this country in 1900 will have quite as much to say in international politics as Great Britain, Germany or France with, individually, not more than half our population. It may be safe to say that the next twenty years will see a greater development of our power than existed during the first hundred years of our existence. The middle-aged man of the beginning of the twentieth century will be able to look back upon the most eventful page of the history of his country.

CITIZEN—I see that Senator Sherman revives a project of Mr. Blaine, when Secretary of State, to convene at Washington representatives of the Central and South American powers with a view of coming to a common agreement on trade and other matters. Does this mean the issuance of a manifesto of North and South America upholding the Monroe doctrine?

SIR O.—I do not see how the representatives of all the American nations can come together without considering the possible consequence to all of them of the completion of the Panama Canal, but as I understand it this particular convention is to see if some plan cannot be adopted which will secure more intimate trade relations between the United States and South and Central America. Our traffic with our southern neighbors, compared with that of Great Britain, is as one to thirteen; that is, for every one dollar of American capital employed there are thirteen equivalents in English money.

CITIZEN—When Mr. Blaine first suggested this conference the press criticized him very sharply. Will Mr. Sherman's scheme be received with any more favor?

SIR O.—Blaine was suspected of helping along some job in connection with the guano fields, and then he gave the impression of

being a mere sensational politician, intent upon making a fuss so as to help him as a future candidate for the presidency; but I am of the opinion that history will vindicate Mr. Blaine; he was ahead of his time, that was all. The American people cannot help themselves, they must change their foreign policy. When they do so it will raise the tone of our political debates and rid us of the inferior statesmen who now control the action of great parties. We cannot isolate ourselves from the rest of the world. With 80,000,000 of the most energetic people on earth, which we will have in 1900, with unlimited resources and a frontage upon two oceans, we cannot help but take our place in the councils of the great powers of the earth. To do this we must have a navy sufficient to guard our shores, and the nucleus of an army.

The Proposed Cable Transportation.

The necessity for additional street railroads in various parts of the city has long since been established, and Governor Cleveland was very severely criticised last session for vetoing a measure tending towards this end. It is intolerable that no transportation facilities should exist, for instance, on Forty-second street, whereby citizens might be enabled to cross from the east to the western part of the city, and so save the fatigue of trudging frequently a mile or more to gain their destination. Thirty-fourth street is another case in point, and the statement is not to the credit of past legislators that they were debarred from permitting a track to be laid on that street because it would interfere with the privacy of the Stewart and other wealthy families residing on that route. There should be a road also joining the east with the west side at One Hundred and Tenth street, not to speak of the west side itself, which is now making very rapid strides. The Rapid Transit Commission, which is now pursuing its labors, will no doubt see the importance of recommending that additional transportation facilities be afforded in certain well known locations throughout the city. Would it not be wise, too, to consider the new method of car traction by cable, which has been so successful in San Francisco and Chicago. An opportunity has now been afforded to observe the working of the cable system on the Brooklyn Bridge, and those who have crossed in the cars know with what steadiness and ease the journey is made. It is said that real estate on the route of the cable cars in Chicago has increased in value from fifty to one hundred and fifty per cent., so that owners of realty will have nothing to lose by this method of propulsion. We live in a practical and progressive age, and every new invention which economizes time, labor and capital, is certain to be adopted universally. The committee on motive power appointed by the Street Railway Convention at Chicago in October, 1883, in their official report, speak of the cable railroads in the following terms:

"This is a system which utilizes the power of a stationary engine to operate cars at will miles away from the source of power, transmitting the power by the medium of an endless cable to the point required, and at the necessary time. This system, in our judgment, though, as yet, in its infancy, is on the right road to solve the problem of dispensing with animal power; a system, instead of being a disadvantage, and less serviceable on heavy grades, and in the midst of snow storms, furnishes at such times a superabundance of speed and ability to resist obstacles—a system that does not depend upon the friction between the wheels and the rail for its power of locomotion—a system that enables street railroads to handle immense crowds by the simple addition of a few more bushels of coal and the putting on of extra cars without the fear of overloading its animals, and killing more in one day than its profit would be in a month."

The Rapid Transit Commission is doing well to enquire into the merits of a system possessing such advantages, and will doubtless embody in their report a recommendation, urging upon the Legislature the advisability of cable traction and its superiority over its predecessor—the street car.

The daily journals have all recently published articles *apropos* of the real estate market during the past year, and, as usual, notwithstanding the array of facts which are indisputable, the writers indulge in statements and deductions which are not only inaccurate but misleading. The impression is given that the building of houses is as profitable as in previous years, and that there has been no check to the production of new buildings. As a matter of fact, the plans for new edifices for the first months of the year showed an increase over the corresponding period of the previous year, but before the spring was over a change occurred in the temper of investors and builders, and the number of new contracts given out steadily diminished. When the table for the year is made up, it will be found that less money has been invested in new buildings this year than last, and the prospect is that 1884 will make a still poorer showing. The fact is, house building throughout the country follows close upon the construction of railways. In 1882 over 11,000 miles of new railway was completed. In 1883 less than 6,000 miles of new railway will be finished and the figures will be still lower next year. There has been no such sudden check to house building, and the table of this year will not show any marked disproportion with last year, for houses and lands have been firmly

held, while railway securities have depreciated heavily in market value. Next week we will as usual give the figures showing the building plans of the past year compared with previous years.

The new Rapid Transit Commission will perform one good service. From the evidence presented to it there is no sort of doubt but all our leading citizens and property owners are in favor of additional transportation facilities, especially on the upper end of this island. If the daily press was to be credited all propositions to give us new street car lines concealed scandalous jobs to rob the city. It was the city press which bullied Governors Cornell and Cleveland into vetoing the general railroad laws which would have given us the much needed lines.

The "Ticker" continues indisposed, but its operator holds to the opinion that the first month of the new year will see better prices than the last month of the old year. With money on call at two per cent., and good dividend paying stocks going begging at figures which will yield the investor six, eight, and even ten per cent., it is no time to be short of the market except for a turn.

The Meaning of the Standard Committees.

[From an Occasional Correspondent.]

WASHINGTON, D. C., Dec. 26, 1883.

Speaker Carlisle's composition of the standing committees of the House gives almost universal satisfaction. The only objectors are the agents of the national banks and the opponents of the bi-metallic policy of our government. The sentiment is growing here that the profits on the circulation of gold, silver and paper money should accrue to the benefit of the United States Treasury and not to the stockholders of private corporations like the national banks. Had the country depended upon the latter for the last two years, the distress would have been far greater than it has been, as the national banks have been steadily contracting their currency. In addition to the trade depression the country would have to face the added horror of scarce and dear money; but the steady addition of gold notes, silver certificates and silver dollars to the available circulation of the currency has been more than an offset to the contraction of the issues of the national banks. The ideal currency is, of course, an elastic one; but this the national banks do not give us, for they feed the fires of speculation by adding currency when it should be withheld and then withdrawing it in seasons of depression when it is sorely needed. The South and West have comparatively few banks, and hence the popularity of the greenback—the gold note and the silver certificate. It is safe to predict from the composition of the committee on banking and the one on coinage that nothing will be done to help the national banks, and that there will be no interference with the coinage of the silver dollars. An effort will be made, however, to withdraw the greenbacks of the denominations of one and two dollars, so as to afford an opening in the retail channels of trade for the greater use of silver. The national banks are prohibited by law from issuing ones and twos. The greenback ones and twos were authorized by John Sherman, when Secretary of the Treasury, to satisfy retail dealers who wanted bills for the payment of small sums through the mails. Mr. Sherman was also opposed to the silver coinage, and by gorging the channels of trade with ones and twos he forced the silver dollars into the Treasury vaults, thus supplying the gold mono-metallists with an argument of which they have taken every advantage.

The composition of the committees also means free ships and direct government aid in building up our merchant steam marine. New York and the seaboard ought to be very greatly benefited if the policy marked out by Messrs. Carlisle and Morrison is carried out; nor will the interior suffer, for it is plainly intended to lay the foundation for future internal improvements, including the deepening and straightening of the channel of the Mississippi.

Then revenue reform is the cry; less is said about getting rid of the surplus which may be needed for a navy and seaboard improvements; but an effort will be made to give our manufacturers a chance to compete in the markets of the world. It is conceded on all hands that we can produce far more than our home markets can consume, and that if we are to keep pace with other manufacturing nations we must relieve trade of its tariff shackles. Altogether the outlook is excellent, and a revival in business may result from the reform which may be effected by the Congress now in session.

OBSERVER.

The printers are trying to "boycotte" the *Tribune* office. The claim is that that paper pledged itself to give a year's notice of any reduction in price of composition. This agreement was made, it seems, during Mr. Reid's absence in Ohio and at night, when the foreman was confronted with the dilemma of a non-issue of the paper on the following day or the signing of the agreement. Mr. Reid, on his return, did not sanction the bargain, which was void in both law and equity, as it was made under duress. It seems the printers were successful in boycotting the Cincinnati *Commercial* and a St. Louis paper. The boycotting is a simple matter. The Knights of Labor and the members of the trades unions not only refuse to take the paper, but they will not deal with any news-stand which has it for sale. Advertisers also are notified that their establishments will be avoided while they continue to patronize the offending journal. We doubt, however, whether the *Tribune* can be thus injured by the labor unions. The hard times help the newspaper, for prices are on the down grade. The recent advance in the rates of composition is not justified by the condition of business.

Home Decorative Notes.

— Oftentimes there are found within our homes a room that has a barn-like appearance and seems beyond the aid of decoration; with a little study and judicious treatment, however, in the introduction of bits of color, the addition of soft draperies, the placing of bric-a-brac on odd shelves in obscure places, and the general rearrangement of the furniture, a veritable transformation will have taken place that will prove altogether surprising and satisfactory.

— An effective picture-frame is of royal blue plush; at each corner is fastened a gold ring, through which passes a gilded piece of rope; at the left corner fasten, as fancy pleases, either a bow and loops of satin ribbon of contrasting color, or bunches of fruit, grapes, peaches or cherries.

— The ever constant importations of pottery contain many styles of marked beauty. The Nancy ware, with its distorted shapes, grotesque forms of flowers, shells, and the insect world, attracts forcibly the lovers of ceramic art. Numerous fine specimens are shown at D. B. Bedell's, No. 866 Broadway.

— What more delicate and appropriate souvenirs for a high tea than tiny cups and saucers made of flowers, using for instance the pink or white bouvardia, buttercups and daisies; the cup and saucer should be tied together with narrow ribbon and on it traced the name of the hostess and the date of the company.

— A unique waste basket for the library is a brass fishing net lined with red satin and suspended from three crossed swords.

— The heads of foxes, squirrels and owls, with colored silk pockets attached, are exceedingly pretty, and much used for holding fancy work; a variety of these were shown by Bessie La Paix of Broadway and Twenty-ninth street; an exquisite baby's carriage robe was also noticed, which was made of very delicate pink silk, embroidered with the white clover blossom and leaves, a band of pink plush was placed around the square and the whole finished with soft white lace.

— An odd piece of brass for the library table is an ink-stand in the shape of an old straw hat, a lively kitten is seen thrusting its head through the crown, while the sedate mother is seated quietly upon the brim watching with earnest eyes the pranks of her little one.

— By the use of colored bronze paints, the delicate and unique-shaped Japanese baskets can be made very attractive; a bow of satin ribbon, harmonising or contrasting in color, adds greatly to the whole effect.

— Feather fans with flower centres and jewelled handles are new and exquisite in design; still the ostrich plumes, colored or white, with large feather pompons and aigrettes fastened at one side, and the sticks of amber, tortoise shell or mother of pearl are very elegant and much admired. A variety of these lovely and attractive fans are shown by Chas. F. Jones, 1165 Broadway.

— A lovely and very inviting head-rest is of yellow plush, with the pansy design in relief embroidery.

— A peep into Vantine's, 877 Broadway, will fully repay one; glittering heaps of costly fabrics greet the eyes, rare and exquisite china, bric-a-brac, and a choice collection of antique furniture, including desks, chairs, cabinets and ladies' dressing tables.

— The canine and feline tribes are remembered among the novelties, as cats' ear rings; poodle dogs' bracelets and plush plunkets for the favorite pugs may be procured.

— In the china and glass department at Tiffany & Co.'s is displayed choice specimens of rock crystal in the forms of vases and pitchers, mounted in gold; exquisite bits of cameo ware, in pale blue and green, with delicate grasses, flowers and fern fronds in snowy relief; vases and bottles of ruby glass, with decorations of the hawthorn and honeysuckle. A charming design for a plate was a hazel-nut branch in bud, flower and fruit.

— Plush guitars are novel designs for secreting whisk brooms. The strings are formed with Japanese gold or silver cord, and caught down with gilt nails. Across the centre of the instrument is a diagonal band, and through this the broom is passed.

— For holding pepper or salt the tripping, fairy-like and quaintly-costumed Kate Greenaway figures have found numerous admirers.

— Lovers of beautiful porcelain and pottery will find at Gilman, Collamore & Co.'s, of Union square, choice vases and cabinet pieces, in exquisitely graceful shapes of the Crown Derby ware, ornamental pieces of Royal Worcester, with rare and choice decorations, and a varied assortment of glass, in new designs of cutting.

— Crushed hats, fac-similes of those worn by tramps, or of having passed through very severe storms, are worked up in ebony for ink-stands.

— Ribbons and flowers play a very important part in the decoration of the long-necked Japanese bottles of bright colors. The fancy teapots have also a row of bright ribbon tied about the handle.

— A novelty, indeed, and unique of its kind, is a lavatory recently received by McCarty & Hasburg, of 909 Broadway. It is a copy of an antique design, and is formed by a tripod of bamboo, in the centre of which is an oval silver basin. Above this, and suspended from a fancifully-wrought arm, is a hanging ewer, oval in shape. At the bottom of this is a silver faucet, which, upon turning, the water flows into the basin. It is a very elegant piece of work, and would serve to adorn any room.

— The Hartford pressed ferns are among the favorite drawing room decorations, they give a lacy and airy effect to drapings; the waving pampas plumes and the thistle balls colored brilliantly and made into the various designs of fans, panels and screens are also much favored.

— The fond mother-in-law figures with all due grace and loveliness in the form of a pen-wiper. She is gaily arrayed and laden with innumerable boxes, bundles, the favorite umbrella, etc., and her face, beaming with joy, seems to utter: "I have come to stay six months, my dear."

The Real Estate Exchange and Auction Room (Limited).

The directors of this organization will to-day probably elect the following officers to serve during the ensuing year:

President—Edward H. Ludlow.

Vice-Presidents—1st. H. H. Cammann; 2d. Albert Bellamy.

Treasurer—John H. Sherwood.

Secretary—George H. Scott.

Mr. E. H. Ludlow, who will be the President of the new Exchange, comes of an English family, which originally settled on this island in 1640. His father, Gabriel V. Ludlow, was a lawyer and at one time a Master-in-Chancery. The name of members of this family occurs frequently in the early annals of this city. In Mrs. Martha J. Lamb's history will be found the composition of the famous Committee of 100, organized in 1775 to help the patriot cause. The list contains the names of no less than three Ludlows, of whom two were Gabriels; one of these was the grandfather of the subject of our sketch. Edward H. Ludlow was born in 1810, in Greenwich, one door from Liberty street. He was educated to be a physician and graduated in 1831; but the profession was distasteful to him and after one year's practice he gave it up for business pursuits. In 1834, he was in an office at the corner of Wall and New streets; 1836 found him at No. 11 Broad street, and he subsequently was at the corner of Broad street and Exchange place. In the course of time he returned to his old quarters, corner of Wall and New. In 1845 Mr. Ludlow retired from business having, as he supposed, enough for his modest wants. He bought a homestead on the Hudson and planted an apple orchard, which he never expected to see come to maturity, though the trees are now so old as to be almost past bearing. But Mr. Ludlow was not contented in leading an idle and objectless life. In 1849 he caught the California fever and came back to New York to take a clipper and reach the land of gold via Cape Horn. He was persuaded, however, not to leave his native city but to re-enter his old business, which he did in 1850 and in Pine street. In May, 1859, he entered in possession of his present office, which, during the last quarter of a century, has probably done the largest and most varied real estate business of any concern in the city.

Although seventy-three years of age, Mr. Ludlow is as hale and hearty as most men are at sixty. He is temperate and methodical in his habits, his early training as a physician doubtless suggesting ways of living likely to conserve his health and to prolong his life. He stopped going to places of amusement in the evening during the Civil War, and for twenty years has not been away from his home after dark. The pleasure others take in operas, theatres and social gatherings, he finds in perusing the works in his library. Mr. Ludlow has always avoided taking part in politics, and it is with great reluctance that he has accepted so public a position as President of the new Exchange. It is a pity he could not be persuaded to print his recollections of New York city. He recalls the time when there were only 80,000 inhabitants confined to the lower end of Manhattan Island. He remembers the last visitation of yellow fever, when the plague-stricken district was barricaded. As showing how property has advanced on Broadway he instances a purchase which one of his relatives thought of making in 1824. A fine house on that now great thoroughfare near Spring street, 25 feet wide, and with a stable in the rear on Mercer street, was offered for \$10,000. It was the property of a Quaker gentleman, who wanted to sell because his house was too far from the business quarter of the city, but, instead of purchasing on Broadway, Mr. Ludlow's relatives preferred a country place in Westchester County, which would not sell for much more in 1883 than was paid for in 1824. Notwithstanding the great difference in prices between then and now, Mr. Ludlow is of opinion that real estate is as profitable an investment now as it was when he was a young man, but as in all other business, more capital is required. New York, Mr. Ludlow believes, is an exceptionally healthy city, even in summer time, for those who take care of themselves. He has never taken a vacation of more than a week at a time as he does not think that the interruption of one's regular habits is conducive to health.

The Site.

As the committee appointed at the last meeting of the shareholders of the Real Estate Exchange and Auction Room (limited) have confirmed the judgment of the Brokers' Committee, that the Marquand Building, on the northwest corner of Liberty street and Liberty place, is the most available site for that institution in the market, a sketch of the history of this locality may not be out of place. Liberty street was laid out in 1698; it was originally known as Crown street, but the name was changed after the Revolution. The Quakers, who had been very cruelly used in the early history of the city, nevertheless increased so much in numbers that at the beginning of the 18th Century they determined to have a meeting place of their own. They purchased the land on the northwest corner of Crowne street and what was then known as Little Greene street. Their meeting-house was built in the middle of the block on the latter street, the graveyard extending to Crowne street. For nearly a century after the founding of the church that part of the city was given over to private residences, but at length the up-town movement commenced, and the Friends decided upon a change, as they wished their meeting-house to be near their dwellings. Being a thrifty people, they naturally desired to take advantage of the rise in land and sell their old site, but this was regarded as a sacrilege, particularly by the ladies of the congregation. At length, as is usual in such cases, worldly prudence triumphed over sentiment, and the old meeting-house and graveyard were sold to Grant Thorburn, well known to our old citizens as a seller of plants, seeds and flowers. It was some consolation to the Friends and their relatives that the old graveyard was not to be turned into stores, but was to be used as a depot for distributing useful seeds and beautiful flowers throughout the country. It is upon record that one old lady was not satisfied with the bargain, and she removed the remains of her relatives to another graveyard before Mr. Thorburn took possession.

The Marquand Building occupies about two-thirds of the old Quaker

property, the other third being the site of the two adjoining buildings west to it. Grant Thorburn deeded the property to an uncle of the Marquand who erected the fine structure which is to be the site of the new Exchange.

In the early history of the city the land lying between what is now Cedar street and Maiden lane was a tree-covered, swampy tract, much frequented by bears. In Mrs. Martha J. Lamb's History of New York, the Rev. James Wooley is quoted as telling of a bear hunt which took place in this locality in 1679. A boy in the party climbed a tree where a bear had taken refuge, and with a weapon struck Bruin on the paws, felling him to the ground, where he was dispatched by the hunters.

As a matter of record, and as it was not given by the daily newspapers, we publish herewith the vote which elected the directors of the Real Estate Exchange and Auction Room (limited).

Ludlow.....	3,202	Honig.....	2,692
Cammann.....	3,072	Scott.....	3,404
Freidman.....	2,631	Cruikshank.....	3,213
Bellamy.....	2,770	Sherwood.....	2,863
Jayne.....	2,762	Stokes.....	2,823
Cruger.....	3,123	Croly.....	3,583
Harnett.....	3,192		

The above comprised the regular ticket, all the members of which were elected. Of the other persons voted for on the opposition tickets Coudert received 430; Cornell, 410; Crammins, 380; Buek, 361; Fish, 320; Andrews, 310; How, 280 and three others, some scattering votes.

As there are only 500 members and as some of the candidates received over 3,000 votes, an explanation is in order. Under the law, every subscriber could poll ten votes for each of the thirteen directors or he could distribute his 130 votes or shares among any lesser number of directors. The force of habit is, however, stronger than law, and at the election most of the subscribers cast only one ballot containing thirteen names, but the inspectors counted them as 130 shares. After being defeated in the roll call on the adoption of the by-laws, the opponents of the regular ticket abandoned the field or voted with the majority. Their real strength was probably greater than was shown by the vote on directors.

Southward Movement of Harbor Improvements.

It has been a question in recent years whether or not the completion of the Hell Gate improvements would serve to divert the foreign commerce of the port of New York to a new passage through Long Island Sound. But there is one fact apparent in our examination of the entire water front that goes to make up the present boundaries of our harbor. If there is ever to be a change its coming is not foreseen by our commercial men. The tendency of all terminal business and dock improvement is still southward toward the Narrows, and not northward in the direction of an outlet through the Sound. The greatest demand for piers continues to come from the North River side of the city, the side that finds the Narrows its most convenient route to the sea, and the Brooklyn water front improvements take an almost exclusively southern direction. They have already lined the bay with warehouses to a distance of nearly two miles below Governor's Island, and are still advancing towards Bay Ridge. The terminal points of nearly all the great railroads from the West must always favor this growth southward. The only exception to the general movement towards the Narrows is found on the western side of the Hudson River, where the costly improvements of the West Shore Railroad can be seen; but there is evidently no indication in this work that the old established waterway is soon likely to fall into disuse. Collisions on the Sound, and the knowledge that the passage is often made dangerous by fogs, have already aided to discourage the idea that the completion of the East River improvement would serve to divert a large portion of the foreign commerce of the port to a new channel. It is quite certain that it will continue to follow its present lines, and that the most convenient points for terminal improvements will be still found in a southerly direction. On maps of South Brooklyn we discover a continuous line of piers extending all the way around into the lower bay, reaching as far southward as Coney Island. This may be thought the flight of some engineer's fancy, but Mr. William Beard tells us that thirty years ago, when he began his Erie Basin improvement, capitalists were cautioned against compromising themselves in his enterprise as it was a "crazy" undertaking. We suffer continually in New York and the surrounding cities through the failure of the people of one generation to realize the rapid growth of population, and to anticipate the wants of their immediate successors. Men are now living who will see a continuous city, connected by bridges or tunnels, enclosing New York Bay on every side.

On the southern, or Staten Island shore, progress has thus far been slower than at most other available points; but the attention which has recently been called to that section of our water front is soon likely to produce a great business transformation. Then, also, must follow great civic changes. The villages along the north and east shore of the island must shortly be made into a consolidated city. They lack force in their present detached condition, and the expense of a city government need not necessarily be much, if any, larger than the cost of conducting the affairs of three separate villages. But when a city charter is to be framed, the question of the water front will doubtless be considered with more care than it ever received in any other section of the harbor. In the opinion of many men the granting of the right of eminent domain to a municipal corporation is a mistake. It has certainly not proved an unmixed benefit in New York. The water front property, vested exclusively in private hands in Brooklyn, has been improved more rapidly than in New York, and a much more convenient system of wharfage and warehousing has been developed. New York, on the other hand, has secured the advantage of streets along the water front, and the rivers are not rendered quite so inaccessible to the public. We would suffocate in New York were we so completely walled in as we find the inhabitants of Brooklyn. But the latter city has abundant space in which to grow away from the water;

and Brooklyn Heights, which dominate the warehouses and shipping, helps to retrieve the situation along the river.

This is a subject to which it is to be presumed the people of Staten Island will give their attention when they apply for a charter. They are favored by fortune in one respect. There are not many points, between Elm Park and Clifton at least, where very much land can be reclaimed from the water, and the new city will not, like parts of Jersey City, Hoboken and Brooklyn, find new territory formed beyond the line of its own jurisdiction.

Judging from the experience of New York, it seems to be a better thing for a municipal corporation to possess the right of eminent domain than to attempt to exercise it.

Who Owns Under the Streets.

Quite an interesting question is now pending before the Board of Aldermen in regard to the right of the Board to grant the privilege to property owners to erect vaults under the sidewalk, and also extending out beyond the centre of the streets. The question has been raised by John Hayes, Esq., Counsellor at law, 169 Broadway, who owns property affected by the granting of this privilege. Our reporter gathered from Mr. Hayes the following facts:

"I own No. 4 Jersey street and have owned it since 1865. Mr. Leo Schlessinger purchased, less than one year ago, a site on the northeast corner of Jersey and Crosby streets, upon which he is now erecting a large and expensive factory. In September last he obtained from the Board of Aldermen the privilege of building vaults, the foundation and walls of which are two feet thick. Thus he virtually appropriates under his license 8 feet of the middle of the street. As Jersey street is only 12 feet wide, the property owners opposite to the factory have but 4 feet of the street, should they desire to utilize it. Mr. Schlessinger proposes to place his boilers and engines in this vault."

REPORTER—Does he pay anything to the city for this privilege?

MR. HAYES—He does, he pays so much a foot. I think he paid about \$1,100.

REPORTER—Wherein are the other property owners damaged?

MR. HAYES—I consider that they are damaged in the sum of at least \$2,000 a lot, and as there are about sixteen full lots on the south side of Jersey street, an injury to the extent of \$32,000 has been done to owners to benefit one individual who pays to the city only \$1,100. Mr. Schlessinger is also removing the sewer, gas and water pipes from the middle of the street, and is about to place them between the walls of his vault and the curb line of our property. Therefore the 4 feet which we would otherwise have, are of no earthly use to us. The sewer and pipes are so located on our side and within the small space of 4 feet which Mr. Schlessinger has been good enough to leave us.

REPORTER—What has been done in the matter.

MR. HAYES—I have petitioned the Board of Aldermen to repeal and revoke the privilege granted to Mr. Schlessinger. The Common Council have title to the streets, but are bound to use them for the benefit of the general public. The rule has always been that no privilege extending beyond one-half the street should be granted. I have no objection to Mr. Schlessinger having the use of one-half of the street for his vaults, but I do object to his having three-fourths. The Common Council have no right to grant street privileges to one citizen which will operate injuriously to others. The property between Broadway and the Bowery is becoming available for factory and business purposes. Every owner of down-town property is interested in this matter. It is now in the hands of the Committee on Streets, and I think they will no doubt report in favor of revoking Mr. Schlessinger's permit.

The Way Some Brokers Do Business.

The following letter tells its own story. It is from a member of a well-known and honorable law firm. For obvious reasons we omit names and location of property, as we do not care to make this a personal matter. It is, however, a fair sample of the crooked manner in which some real estate operators transact their business. We may add that these manipulators have their agents in the Register's office, who keep the papers from the reporters in the interests of the speculators. In the very case alluded to by our correspondent, an attempt was made to keep the matter from THE RECORD AND GUIDE, and there was quite unnecessary delay in completing the registration. We do not charge any bribery, but influence—either personal or political—was surely used; nor is this case singular.

We hear excellent reports of Register-elect Reilly. He stands well in the community. He made an efficient and popular Alderman, and he can at once gain the good-will of the real estate interests of New York, if he investigates matters like these and puts a stop to questionable practices in the office he is to hold for the next three years.

Editor RECORD AND GUIDE:

In September last I received, through Messrs. ———, brokers, ———, an offer for No. ———, of \$20,000 cash. The premises were in poor condition and were only 49 feet deep by 19 feet 9 inches front and rear. The highest rental since 1870 was \$1,300 per year, paid until about 1874, when rentals fell off to \$1,500, and during the past year increased to \$1,700, which is the highest received since 1874. Hence, the offer of \$20,000 was considered good and was accepted, and contract made at request of the above brokers with ——— for December 11th, being a ninety days' contract. A deposit of \$500 was made, balance of \$19,500 to be paid on December 11th. The purchaser then applied for a loan of \$20,000 on the premises, stating the value of the building at \$35,000 and its annual rental at \$3,500 a year, and a regular application was sent out to obtain that loan. The President of ——— called on one of the tenants and enquired about rental. On telling his business he was given full information and went away disgusted with application, saying that he was told rentals were \$3,500. Several lawyers of my acquaintance called on me to see what figures the property sold for, and all told me a loan of \$20,000 had been applied for and rentals stated at \$3,500 a year by different brokers. About December 1st one ———, apparently a broker, waited on me and asked me to give a deed for a nominal consideration, first asking for a consideration greater than that to be paid.

I refused both requests, and he then offered me \$100 if I would give deed with one dollar consideration, stating that if true consideration came out they would be very much injured in their business. I declined promptly to express any consideration in the deed but the correct one of \$20,000, and Mr. ——— left in a temper.

Upon calling at ——— a few days after, I found that attorney's had been made to get the tenants—most respectable people—to state to all callers that "they had been told the whole building rented for \$3,500," and to refuse more definite information. One of the clerks told me he had been offered an inducement to mislead intending investors who should call. All the tenants will verify this statement.

On December 11th the title was passed and balance of \$20,000 paid, whereupon in deed, with expressed consideration of \$20,000, was delivered to them in favor of ———, whom I have never seen.

Next morning the papers contained a conveyance from said ——— to one ———, for \$35,000, and no mention was made of our deed to ——— for \$20,000. An application for a loan of \$20,000 was again sent out broadcast, one of them coming to our own office with some figures—\$35,000 price, and \$3,500 annual rent—and the last I heard of the enterprising parties was that they had obtained from the Bowery Savings Institution (not the Bowery Savings Bank) a loan of \$17,000; but I am told this institution is as much of a myth as the \$3,500 rental of premises. I do not write this letter for publication. I have obtained a good price for an old building, but I believe it to be my duty to let you know these facts that you may use them as you please. Yours very truly, ———.

Speculation During the Past Year.

Although legitimate business has been under a cloud during the past year, the same remark does not apply to speculation, which has never been more rampant. The number of new exchanges which have been started were all the scenes of great speculative activity. The following, for instance, gives the official record of the sales at the New York Petroleum Exchange for the past two years:

Month.	1883.	1882.
January	\$17,429,000	\$5,921,000
February	28,355,000	4,388,000
March	5,254,000	7,103,000
April	45,814,000	2,958,000
May	63,890,000	7,291,000
June	120,981,000	9,073,000
July	146,152,000	9,951,000
August	140,430,000	8,371,000
September	158,292,000	18,520,000
October	29,150,000	10,048,000
November	220,908,000	21,799,000
December, estimated	15,000,000	18,261,000
Totals	\$1,368,734,000	\$125,261,000

These enormous figures do not tell the whole story, for many of the transactions are not recorded. Then the figures of the New York Mining Board and National Petroleum Company have not yet been made up. When they are it will be found that over 2,200,000,000 barrels of petroleum have been dealt in during the year 1883. The total production in any one year has never yet reached 40,000,000 barrels. The following figures we find in the *New York World*, showing the comparative transactions in stocks and bonds during the last two years:

Month.	Number of shares of stocks.		Value of State and railroad bonds.	
	1883.	1882.	1883.	1882.
January	8,235,820	11,282,200	\$25,151,000	\$38,844,904
February	9,493,017	9,533,313	17,834,800	32,618,200
March	6,372,269	12,894,726	22,556,300	31,831,500
April	8,743,527	9,743,491	32,578,900	26,079,710
May	7,242,24	5,952,207	30,515,000	23,673,800
June	7,649,578	8,040,759	23,986,600	24,421,100
July	5,000,005	9,171,779	16,241,100	27,421,200
August	8,596,170	8,243,213	16,325,800	16,825,600
September	9,177,959	9,366,135	16,832,800	14,912,200
October	11,655,885	10,623,449	27,614,000	16,892,900
November	6,144,892	12,181,439	30,611,800	15,521,200
December*	4,411,803	2,749,000	13,773,200	12,901,000
Totals	93,250,725	110,311,315	\$32,833,856	\$171,845,314

* From the 1st to the 15th only.

The transactions for the entire year of 1882 were: Number of shares of stocks, 116,733,863; value of State and railroad bonds, \$275,278,710. For the year 1881, number of shares of stocks, 117,078,167; value of State and railroad bonds, \$417,051,750. During 1883 there have also been sales of Government bonds amounting to about \$16,488,400 as compared with 18,778,850 in 1882, and \$39,245,050 in 1881. Estimating the average value of each share of stock at \$75 the total transactions in stocks and Government, State and railroad bonds in 1883 represent a cash value of about \$7,300,000,000. To count that many dollars it would take one man, at the rate of 160 a minute, working sixteen hours a day, 347 years and over. But large as these figures are, those of the Bank Clearing House are still larger. Manager Camp reports that the total transactions for the year ending December 15 amounted to \$39,099,476,836,921. Yet, compared with the year ending December 15, 1882, when the total transactions were \$49,102,552,455,16, this shows a decrease of \$10,003,075,018,24 in the operations of the last twelve months.

The following shows the cotton speculation for the past two years:

Month.	18-3	1-82.
January	2,201,600	2,591,600
February	1,612,100	4,374,100
March	1,642,600	3,574,900
April	2,467,000	1,904,000
May	3,221,000	1,248,000
June	1,501,300	2,298,500
July	2,227,900	1,085,100
August	1,932,600	1,812,200
September	2,615,100	2,274,500
October	2,761,800	3,685,700
November	1,666,100	2,246,800
December*	1,321,900	1,769,600
Totals	24,900,300	29,159,300

* In 1883, from the 1st to 19th only.

The significance of these figures will be apparent when the fact is kept in mind that the New York market rarely handles more than 600,000 actual bales of spot cotton. In other words, nearly 24,000,000 bales are dealt in speculatively.

Then the other Exchanges, the Produce, Metal, Coffee, Spirits, and Miscellaneous, have all been exceedingly active during the past year, and the transactions in "options" and "futures" have been simply enormous. It is hard to tell how all this will end; that it is unnatural is apparent from the mere statement of the facts. The most curious circumstance of all is that these "phantom" transactions do not appear to raise or depress the price of the articles dealt in.

Recording Deeds.

The absurdity of relying on an index of names in searching the title of property is again illustrated in the case of Bedford against Tupper, lately decided by the Supreme Court of this State, a report of which we take from our valued contemporary, *The Daily Register*:

Zephrin Perrault and Theophile Perrault were lessees in fee and Zephrin assigned his undivided interest to Theophile. The recording officer recorded the assignment as an assignment from Theophile to Theophile and indexed it accordingly, but the acknowledgement he correctly recorded as having been made by Zephrin.

Judgment creditors, on examining the record and making a search, found no conveyance by Zephrin disclosed, and thereupon sold his interest at Sheriff's sale, and the purchaser, having perfected his title, brought action for partition.

The Court held that the error in the index did not prejudice the assignee, and in this the decision is fully sustained by that of the Court of Appeals in *Mutual Life Insurance Company v. Duke*; but it has generally been supposed that this decision rests upon the fact that it is the record, not the index, which the statute makes notice.

In *Bedford v. Tupper* the Supreme Court adopt the further doctrine, suggested in the opinion of the Court of Appeals, that delivery to the clerk is the record intended by the law, and that such delivery is constructive notice, although the instrument be erroneously copied into the record or even not copied at all.

The line of cases which have arisen on the general question points to the importance of preserving the original deeds in a chain of title, for errors in the record are more frequent than is commonly supposed, and according to the doctrine of these cases, the original deed, with the certificate of record, is a constructive notice of its contents, although the contents may not have been placed upon books of record at all.

Of course, the remedy for this is to have a *locality* index, and to keep a ledger account, as it were, of every lot or plot or piece of property, and charge up against it every instrument affecting its title. This is one of the great benefits that our new Real Estate Exchange can accomplish if it will.

It is only necessary to allow the same careful, patient industry that has been applied to THE REAL ESTATE RECORD AND GUIDE for the past sixteen years to be applied to the bureau of records, and the result will be soon accomplished.

Curwen on Abstracts of Title.*

Last week, when speaking of the examination of titles to real estate, we mentioned a book on that subject that appeared away back in 1867. We find that a new edition of this pithy hand-book, edited by W. H. Whitaker, Esq., has just been published by Robert Clarke & Co., Cincinnati, O. In England the seller's lawyer prepares the abstract of title at his expense, and the buyer's lawyer examines the abstract with the deeds, at the buyer's expense. In this country the seller usually has an abstract, which he turns over to the buyer (and, indeed, the latter ought to put it in the contract that that shall be done). An investigation of the title on a purchase, mortgage or long lease is indispensable to the security of the purchaser, mortgagee or lessee.

The purpose of this work is to state how the abstract should be made to notice the usual questions of law and doctrines of equity that arise in examining titles, and to refer briefly to the common sources of information. Buyers of real estate and mortgagees are interested in and should understand these questions: The searching of court records and the preparations of abstracts of title have already become a special business in this country. The rapid changes in the transfer of real property, and the complications in the various chains of title to which such transfers give rise, have made the study of this subject an important one. The organization and growth of building associations, in which large loans of money are effected upon the security of real property, involving a careful search of the records of the courts and a thorough investigation of the title, have further tended to make a knowledge of this branch of the law peculiarly valuable. Hasty and inaccurate examinations, careless and improper advice given by irresponsible parties, have often thrown upon purchasers incumbrances and law suits against which they had no recourse whatever.

We hope that the management of our new Real Estate Exchange will accord every facility for the keeping of maps and original searches and chains of title in its bureau of records, so arranged that certified copies can be quickly and cheaply furnished to all its members, and their business be expedited and increased thereby.

* Abstracts of Title, being A Manual upon the Searching of Records and the Preparation of Abstracts of Title to Real Property, illustrated by references to the statutes of sixteen States. By M. E. Curwen, New Edition Revised and edited, with forms and references, by W. H. Whitaker, Esq.; Robert Clarke & Co., Cincinnati, O.

Dwight H. Olmstead's Position.

To the Editor of THE RECORD AND GUIDE:

The writer in your last issue was mistaken in supposing that I was ever in favor of the guarantee of titles to land by the city or State, or of the creation of an "assurance fund." I distinctly opposed the plan in the address delivered by me before the State Bar Association in September, 1882, many months before the organization of the Land Transfer Reform Association. A provision for an assurance fund, on the request of some members of the latter association, was inserted in the first draft of the bill prepared under its auspices, but was struck out at the first meeting of the board called to consider the bill, with my entire approval and for the reasons contained in the report accompanying the bill.

NEW YORK, December 26, 1883. DWIGHT H. OLNSTEAD.

The Court of Appeals finally decided in October last, in the case of Keony against Apzar, that under the lien law in Brooklyn mechanics can have a lien for flagging a sidewalk, although the lot of the owner is bounded by the side of the street, and not by the gutter. It was further determined that if any lienor begin the foreclosure suit (as everyone has the right to do), he may make all *prior* lienors defendants, as well as all who come after him, and also that it is not necessary to the validity of the lien that a copy of the notice of lien be served on the owner; that that is only necessary to prevent payments by the owner to the contractor after the filing of the lien, to the damage of the lienor. Mr. H. C. M. Ingraham was counsel for the appellants, and F. P. Bellamy, Esq., for the respondents.

An Acre of Land in New York City.

PROFITS ON APARTMENT HOUSE BUILDING.

II.

Eight apartment houses, occupying an acre of ground, each 50x90, six stories high, two families per floor, accommodates 96 families; average monthly rental of \$100 per family; gross rental, \$115,200 yearly; value of land and improvements, \$120,000. The rental represents 16 per cent. p r annum on cost of production.

Eight similar houses, 25x91, seven stories high, accommodates 112 families; average monthly rental, \$100; gross rental, \$134,400; total value, \$83,000; rental, 15 1-5 per cent. on cost.

Eight similar houses, 50x91, eight stories high, accommodates 128 families; average monthly rental, \$100; gross rental, \$153,600; total value, \$1,120,000; rental, 13 7 10 per cent. on cost.

Six similar houses, ten stories high, accommodates 103 families; average yearly rental, \$1,400; gross rental, \$16,000; total cost, \$1,350,000; rental 16 per cent. on cost.

Four apartment houses, ten stories high, accommodates 72 families; average yearly rental, \$1,000; gross rental, \$288,000; total cost, about \$244,000; rental, 11 4-5 on cost.

The estimates and calculations given are all moderate and based on actual cost. Of course non-rented houses and apartments, or repairs, have not been taken into consideration.

There are a number of apartment houses located in especially choice locations, and owing to especial arrangements and features bring a higher percentage on the cost of production than any mentioned above.

If the present high rentals can be maintained, and the low rates of interest on bonds and bond and mortgage and other first class securities continues, the value of New York realty must appreciate considerably above its current prices. Real estate on this island is going through a transition from speculative to permanent values, just as Government bonds did after the war, and this must eventually result in enhanced valuations until the rentals will probably be not more than four or five per cent. on the value of the realty.

For the purpose of comparison an estimate of profits on buildings at (say) Montclair and other suburban towns and villages may be of interest:

Four houses occupying an acre of land, accommodating four families; average yearly rental of \$300, amounts to a gross rental of \$1,200. Value of land and improvements, \$13,200. Rental represents 9 1-10 per cent. on cost.

Four similar houses, accommodating four families; average yearly rental of \$400, amounts to a gross rental of \$1,600. Value of land and improvements, \$16,000. Rental represents 10 per cent. on cost.

Four similar houses, accommodating four families; average yearly rental of \$500, amounts to a gross rental of \$2,000. Value of land and improvements, \$20,600. Rental represents 10 per cent. on cost.

Four similar houses, accommodating four families; average yearly rental of \$600, amounts to a gross rental of \$2,400. Value of land and improvements, \$24,000. Rental represents 10 per cent. on cost.

Eight double houses, in a tenement district on an acre of land, accommodating sixteen families; average ready rental of \$180 each family, amounts to a gross rental of \$2,880. Value of land and improvements, \$25,600. Rental represents 11 1/4 per cent. on cost of production.

Eight double houses on an acre of ground, in a fine neighborhood, accommodating sixteen families; average yearly rental of \$240 each family, amounts to a gross rental of \$3,840. Value of land and improvements, \$36,000. Rental represents 10 1/2 per cent. on cost.

Sixteen double houses on an acre of ground, accommodating thirty-two families; average rental yearly of each family \$120, amounts to a gross rental \$3,840. Value of land and improvements, \$33,400. Rental represents 10 per cent. on cost.

Real Estate Department.

Although the last week of the year is usually a very dull one, and in some respects the past week has been no exception to the rule, yet, nevertheless, there have been some very important transactions brought to light, some by the papers being recorded and others by reports from the brokers. Some of these, however, partake of the nature of trades. In our Gossip department will be found an account of the most notable. Among them is a purchase in the annexed district by William Astor. It is worthy of note that the members of this family buy neither on the east or west side of the city, but confine their purchases to the middle zone not only of this island but in the region on the other side of the Harlem. They seem to think that in the future, as in the past, the choicest residence property will be in the high central plateau on each side of that river. The property, the account of which we give to-day, adjoins on the south and west certain large tracts bought by John Jacob Astor in May, 1881. It includes about 20 acres, which it is supposed will be laid out by the city, and is to be known as Cedar Park. There are about 45 acres in all, and the price paid was \$6000 an acre. The property bought by John Jacob Astor in 1881, which it adjoins, cost only \$3,000 an acre, and was much more eligibly situated. Another sale equally notable is that of the blocks between One Hundred and Thirty-fifth and One Hundred and Thirty-seventh streets, Seventh and Eighth avenues, for \$100,000 cash, to Richard Arnold. There are also sales of several fine houses.

On Saturday last two houses on Madison avenue and four lots on Eighth avenue were sold. On Monday and Tuesday no sales took place. On Wednesday the seven-story brick flat, on the northeast corner of Madison avenue and One Hundred and Twenty-first street, size 44x85, was sold under foreclosure to satisfy a first mortgage of about \$63,500—the plaintiff became the purchaser at \$50,000. It is said that it will cost \$25,000 to finish the building. On Thursday a dwelling on East One Hundred and Twenty-third street and two lots on East One Hundred and Fourteenth street were sold. On Friday, property on West street corner of Nor-

Moore street, and on West Fifty-first street, and Third avenue corner of One Hundred and Thirty-eighth street, was sold.

Gossip of the Week.

Seats in the new Real Estate Exchange are for sale at a premium, but as yet there is no quotable price. As the real estate brokers do not care to engage in this business, we have been asked to act as agents between sellers and buyers. Anyone who has a seat for sale or who wishes to purchase one would do well to apply to THE RECORD AND GUIDE office, 191 Broadway, room No. 10. It should be understood that the would-be purchaser must be a reputable person; none others can become members of the Exchange. A fair commission will be charged the seller. We have no desire to speculate in price of seats.

E. H. Ludlow & Co. have sold to W. E. Glover the house and stable, No. 70 Fifth avenue, southwest corner of Thirteenth street, 26x125, for \$75,000, and have purchased for a client from Messrs. R. V. Harnett & Co., the four-story brown stone dwelling, No. 391 Fifth avenue, lot 28x125, for \$135,000.

Alexander H. Stevens has sold the four-story stone front dwelling, No. 55 East Sixty-eighth street, northwest corner of Park avenue, size 77x100, for \$80,000, and has purchased Henry E. Russell's four-story stone front dwelling, No. 10 East Fifty-seventh street, size 25x120, for \$120,000; broker, W. P. Seymour.

L. J. & I. Paillips have sold for the Watts estate 119 lots comprising two entire blocks, bounded by One Hundred and Thirty-fifth and One Hundred and Thirty-seventh streets and Seventh and Eighth avenues (except five lots on the northwest corner of Seventh avenue and One Hundred and Thirty-fifth street, owned by Hugh Smith), for \$400,000 cash, to Richard Arnold.

William Astor has, in consideration of \$275,968, taken title to about 46 acres of land (16 of which are mud flats), bounded by One Hundred and Fifty-third and One Hundred and Fifty-sixth streets, Mott avenue and the Harlem River, and adjoining on the south the tracts bought by John Jacob Astor in May, 1880, for \$137,988.

Among the Conveyances recorded during the week will be noticed the trade between John Taylor and Wm. R. Martin, the former selling to the latter a plot of about ten and a-half city lots, on the northwest corner of Broadway and Fifty-sixth street, for \$350,000, and buying the two flats known as the St. George, on East Seventeenth street, for \$210,000, and the St. Albans, on West Fifty-eighth street, for \$155,000. It may interest our readers to know that the Broadway lots were bought in August last by Mr. Taylor for \$300,000, paying \$50,000 thereof by transferring four lots on West Seventy-sixth and Seventy-seventh streets. As regards the St. George, it was bought by Mr. Martin in October, for \$200,000, paying \$110,000 thereof by transferring No. 10 West Fifty-seventh street. The St. Albans sold in June for \$135,000, of which \$43,250 was paid for by transferring lots on Eighty-eighth street and Ninth avenue.

Jose F. Navarro, James Clyne, George S. Lespinasse, Daniel E. Scannell and Narciso Villaverde are the incorporators of four companies, known as the Grenada, Salamanca, Valencia and Tolosa Apartment Associations; two have a capital of \$280,000, and the others \$240,000 each.

W. H. Roome's Son has sold the three story and basement brick house, No. 414 West Thirty-fourth street, 20x55x100, for Leonard W. Johnson to S. C. Golling, the latter, for \$13,500.

Messrs. S. T. Meyer & Son are the purchasers of the two lots on south side of Seventy-fifth street, 150 feet east of Fifth avenue, the sale of which was reported last week.

Daniel Hennessy has purchased a lot on the south side of Eightieth street, commencing 100 feet east of Fifth avenue, for \$30,000.

W. H. Hoyt & Co. have sold to Messrs. Palliser, Palliser & Co., architects, of Bridgeport, Conn., 147 1/2 acres of land at Irvington-on-the-Hudson, which they propose to lay out as a park and erect cottages thereon.

Wm. Lalor has sold the block bounded by Malison and Fourth avenues, Ninety-sixth and Ninety-seventh streets, to which he this week took title for an advance on the price paid by him, namely, \$130,000.

L. J. Carpenter has sold for Joseph M. Fallon, the four-story brown stone dwelling, 18x51 and extension 10x22, No. 17 East Eighty-third street, to R. R. Willets, for \$10,000.

Jacob L. Maschke has sold a four-story brown stone house on the west side of First avenue, between Seventy-second and Seventy-third streets, 25 6x8x100, to John H. Sturk, for \$20,000.

V. K. Stevenson, Jr., has sold the four-story brown stone front dwelling, No. 105 East Fifty-seventh street, size 17 6x51x85, to Mrs. Hoffman, for \$25,250.

Builer & Matheson have sold for Mr. Lord the three-story brick building, No. 192 Greene street, east side, 150 north of Bleecker street, size 23 6x100, for about \$30,000.

Brooklyn.

Schubmann & Koch have sold for George Lehrian the three-story frame dwelling, 25x50x100, known as No. 104 Ellery street, to M. Saladin for \$5,400, also for Adam Krebs a two-story frame hotel, 25x60, with plot of ground 12 1/2x100, on the corner of Cooper and Central avenues, to M. Albrecht for \$7,000, and for M. Albrecht the three-story frame dwelling, 25x50x100, known as No. 183 Hopkins street, to A. Krebs for \$7,000.

Comptroller Grant, in a communication to the Common Council, calls attention to the large sums annually paid for the rentals of armories for the use of our city militia organizations. It amounts to \$78,750. He wants the Legislature to authorize the purchase of lands and the erection of suitable buildings for the use of the militia. This would be a good thing to do, only it means more bonds and an increased debt.

Out Among the Builders.

Maclay & Davies, civil engineers, contemplate at once commencing the following building operations: The erection of a five-story building at the northeast corner of Canal and Renwick streets; the erection of a four-story building at the rear of No. 17 Bond street, fronting on the alley, the raising of No. 17 Bond street one story and putting in a store front; the putting of an additional story on No. 33 Bleecker street and store fronts to Nos. 33 and 37 Bleecker street, and the erection of two frame houses at Demarest, N. J.

Isaac Stern, of the well-known firm of Stern Brothers, of Twenty-third street, intends to erect a twenty-eight foot private residence for his own occupation, on the east side of Madison avenue, 50.5 feet south of Seventieth street, and will probably build a small house adjoining for investment. The architect has not yet been selected.

O. L. Ferris is about to erect two five-story brick and stone flats with stores, 25x80 each, on the northeast corner of Eighth avenue and One Hundred and Twenty-eighth street. J. H. Valentine is drawing the preliminary designs.

J. M. Pinkney intends to erect ten twenty-foot houses on the west side of Ninth avenue, between Ninety-fourth and Ninety-fifth streets. He has not yet decided what the character of the houses will be. They are intended solely for investment. The architect will be J. H. Valentine.

William R. Powers intends to erect a private dwelling for his own occupancy on the south side of One Hundred and Fifth street, 275 feet west of Tenth avenue. The architects will probably be Thom & Wilson.

A company known as the Rip Van Winkle House (Limited) has been incorporated by Fred. C. Watson, James B. Smith, Edward Dexter, Lyttleton G. Garretson and Ashton Harvey, with a capital of \$12,000. A boarding house will be erected by the company near Pine Hill, in Ulster County, N. Y.

Henry Wallace is repairing that singular looking row of frame houses known as Central Park terrace, extending from Fifty-third to Fifty-fourth street, and fronting towards Eighth avenue. They were recently damaged by fire, and their restoration will cost about \$8,000.

Isidor Cohnfeld intends, on May 1 next, to tear down the buildings on the southeast corner of Greene and Bleecker streets, and to erect thereon a six-story store, 50x140. Mr. Cohnfeld will vacate his present store and will occupy the new structure next fall for his ostrich feather business. The cost will be about \$100,000.

The buildings occupied by Baker, Smith & Co. for many years, on the southwest corner of Greene and Houston streets, and which will shortly be vacated by them previous to the occupation of their new building on the southeast corner of Houston street and South Fifth avenue, will shortly be demolished, and parties are now negotiating with M. & S. Sternberger for the purchase of the site, on which they intend to erect three first-class six-story stores, with iron fronts and fire-proof throughout, the dimensions of which will be 37½x100 each, and they will all front on Greene street; the cost will be about \$125,000. The above improvements show that Greene street is gradually taking the front rank among business streets on the line of Broadway.

William H. Johnston, it is said, will erect two twenty-five foot five-story brick and stone tenements on the south side of Eighty-seventh street, 100 feet west of Avenue A.

Wm. Fernschild, it is reported, will improve two lots on the south side of One Hundred and Fourteenth street, 200 feet west of First avenue.

John J. Hand will shortly commence the erection of a number of private dwellings on four lots on the north side of One Hundred and Third street and the south side of One Hundred and Fourth street, 100 feet west of Eighth avenue.

P. M. Ohmeis & Co. intend to improve Nos. 538 and 540 Greenwich

street, running through to Washington, but have not yet decided as to the character of the buildings.

Brooklyn.

Th. Engelhardt has plans in hand for a four-story brick store and flat, 21 x75, to be erected on the southwest corner of Ewen and Meserole streets, for Leopold Michel, at a cost of \$13,000.

Mr. E. Nichols will commence to erect in the spring two three-story brick dwellings, 25x45 each, on the east side of St. Andrews place, 175.7 south of Herkimer street.

Haverly's Theatre will undergo extensive alterations at the end of the present season, the building will be redecorated and the MacKaye patent chairs will be put in. There will also be a new entrance through to Washington street. The cost of this improvement will be about \$20,000.

Mercein Thomas has plans for an extensive building to be used for social and athletic purposes, to be erected on the Brooklyn Heights, on or near Falton street. The structure will have stores on the first floor, will cover a plot of ground 100x125 feet, and will cost, completed, about \$80,000.

Contractors' Notes.

The Board of Real Estate Managers of the Board of Trade of Chicago invite proposals for six thousand square feet of stained and ornamental glass, to be used in the new Board of Trade building, now in process of erection. Details as to the designs and quality of the glass required and the time of its delivery will be furnished upon application to W. W. Boyington, architect, No. 157 La Salle street, Chicago. All proposals must be addressed to the Board of Real Estate Managers, 241 La Salle street, Chicago, who reserve the right to reject any or all bids offered.

Estimates for preparing for and building a crib bulkhead, with appurtenances, from Seventy-ninth to Eightieth street, North River, and for repairing the existing pier at foot of Seventy-ninth street, North River; also for preparing for and building a new wooden pier, including an approach, with their appurtenances, at the foot of West Forty-fourth street, North River, will be received by the Commissioners of Docks, at Nos. 117 and 119 Duane street, until 12 o'clock M. of Friday, January 11, 1884.

It is reported that there is a movement in Elizabeth to secure a provision in the proposed new bankrupt law to be considered in Congress during the present session, fixing the conditions on which a municipal corporation can be declared bankrupt. It is believed, however, that the measure would inflict such a serious, if not fatal, blow to municipal credit generally, that it will be almost universally opposed. Were such a provision made, a great many cities in the Union would find themselves at the limit of their credit, and several perhaps not now in danger might be driven into bankruptcy. Among financiers it is held to be difficult enough to hold municipal corporations to their contracts without opening any new opportunities for the practice of official rascality. When an American city with thirty thousand inhabitants already is offered an opportunity to outgrow an unmanageable debt by a payment of about \$150,000 per year, it is not felt that there is much honesty in a scheme that seeks further relief in bankruptcy proceedings.

Special Notice.

Attention is called to the card of Mr. L. Milaster, of 508 East Nineteenth street, who has been in business in this city for ten years as a carpenter and builder. In addition to constructing new buildings, he also contracts for repairs and alterations. He built No. 17 Stuyvesant street for Mr. Bruns. Mr. Milaster invites estimates, which can be addressed to him as above, and to which he will pay prompt attention.

BUILDING MATERIAL MARKET.

BRICKS.—Trade has been at an almost complete standstill during the present week, indeed so much so as to leave matters in an entirely nominal condition. In addition to the natural quieting influence of the holiday period the heavy snow storm and their results have put a quietus upon any attempts to get stock into motion, and holders have had no remedy beyond the cultivation of such patience as they could muster. The snow and the rains following brought a large amount of work to a standstill, and so blockaded the streets as to prevent the movement of heavy merchandise. Deliveries from both yard and vessel were in consequence virtually brought to a standstill, and we know of cargoes at hand the entire week without receiving a bid. Fortunately the arrivals have run rather moderate, the weather again proving a factor to lead to such result, and thus with all influences so adjusted as to form a general sort of balance it has not been a difficult matter to hold the market in obedience awaiting further developments. Quotations must, as a matter of course, have something of a nominal form, but about the old line of figures will fairly represent the current views of value on the various grades of stock.

LATH.—It has been a very dull week, indeed we found some receivers who preceded the "dull" with much stronger expressions than used above, and manifested a disposition to grumble somewhat. Dealers in search of lath have certainly been very scarce, but it is quite likely that the end of the month and the year, coupled with the heavy condition of the streets, are the influences inducing buyers to move with caution. Rates, in the absence of leading sales, have become somewhat nominal, and the remark of a receiver that the price was "anywhere, from \$2.60 up to \$3, just as a customer could be caught," was probably not wide of the mark, though \$2.75 per M may be named as a good fair average quotation. There has not been much difficulty in carrying the small quantity afloat.

GLASS.—The market for domestic window glass in reality is nominal, as no stock can be shown, and the lock-out at the factories seems as far from settlement as ever. French, however, has become more plenty

and found a falling away in the demand of sufficient importance to lead to slight modifications on the line of cost.

HARDWARE.—Some of the fancy grades have sold very well since our last report, but even these now find neglect, and the tone of the general market is tame. Manufacturers and dealers, however, are, as a rule, putting in the time taking inventories, sorting up stocks, and "looking over lists" in order to be in proper form to meet the new year, and some few changes have of late been made public. Revised discounts have been published as follows: Wrought Narrow Butts, Table Hinges, Back Flaps, Inside Blind Butts, Pew Door Hinges, Chest Hinges, Broad Butts, Light Inside Blind Butts, Narrow Butts, Rversible Butts, Loose Joint Butts, Narrow Loose Pin Butts, Inside Blind Loose Pin Butts, Inside Blind Butts Edge Holes, Inside Shutter Butts, Extra Light Butts, 60 and 2½ per cent.; Reversible Butts, Loose Joint, 60 and 7½ per cent.; Bronzed Light Inside Blind Butts, Narrow Butts, 40 and 5 per cent.

The manufacturers of Wrought Iron Pipe and Boiler Tubes have fixed upon a new list, with following discounts: Standard Wrought Iron, Butt-welded Steam and Gas Pipe, 30 per cent. for black and 20 per cent. for galvanized; Standard Wrought Iron, Lap-welded Pipe, 50 per cent. for black and 35 per cent. for galvanized; Lap-welded Boiler Tubes, 47½ per cent.; Hydraulic Tubes, 12c. per lb net, and net rates on extra Wire Gauge of boiler tubes and Safe Ends.

LUMBER.—Business has been more or less broken up this week by the holiday influences, and there is little or nothing really new to advise on the general condition of the market. Something in the way of a call from exporters may be found, but outside of that the open demand does not amount to much, and only a sort of jobbing distribution can be found. The yard dealers do not object to negotiating on a little stock of really attractive quality, but the new offerings at this time are of necessity moderate and irregular, and even on cargoes afloat receivers cannot with certainty make promises as to time of delivery. The season and the situation of the stocks tend to keep the advantages mainly on the side of sellers, and, as a rule, prices remain steady, but there is nothing of a stimulating character, and anything in the way of full bids

secures prompt attention. We notice that many of the lumber trade journals continue to express fears that the log cut will be too heavy, but retain some hope that the judgment of the lumbermen will prevent an excess.

Eastern Spruce still finds a demand gauged closely to quality. Choice and attractive stuff sells well at good round prices, and probably more of it could be placed without having any really weakening influence, but anything at all faulty is without a natural outlet, and on forced sales the usual results must follow. Supplies are not liberal, and the cut of the steam mills is mostly engaged on contract, though it is thought that on an emergency means could be found to increase the offering from first hands. The range on randoms runs from \$13.00 up to \$16.00@16.50 per M, and \$17.00 on better is asked for specials, but we learn of no buyers willing to exceed the latter rate, as yet.

White Pine, outside of some export demand, does not find many calls at the moment. Most buyers dependent upon our local dealers appear to have supplied themselves against all wants likely to arise until they get into the new year, and orders are in consequence of a desultory character. Supplies and assortments continue in fair shape, though the aggregate has been somewhat reduced during the past five or six weeks, especially in the way of desirable shipping grades taken out to meet the requirements of previous sales. The log cut is running quite full. 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 \$8.50@19.00 for extra do.

Yellow Pine, as suggested by a dealer, "is just as you happen to catch it." Now and then a contract can be made at what may be considered a very fair rate as matters stand, while on the other hand a close and exacting buyer will screw cost down to the lowest possible point, and, as a rule, get what may be wanted, provided a positive loss is not shown. Nearly everything is, at the moment, moved as specials, and it would have to be something extra attractive in the way of a random to secure attention. The yard stocks, however, are working down somewhat, and may soon lead to the opening of a somewhat better demand. Manufacturers continue the effort to preserve greater uniformity on values, and meet with moderate success. We quote as follows: Randoms, \$20@22 per M; Specials, \$21@25 do.; Green Flooring Boards, \$24@25; Dry do., do., \$25@26; Step Plank, \$30@35 do.; Car-

goes f. o. b. at Atlantic ports, \$14@16 for rough, and \$10@11 for dressed. Cargoes f. o. b. at Gulf ports \$13@15 for rough, and \$18@20 for dressed.

Hardwoods are not active, and remain about as before in value, but only carefully selected and first-class stock commands outside rates. The assortment of desirable parcels on hand is not very full. 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.; white wood 1/2 and 5/8 inch, \$25@80 do. do., and do. inch, \$28@38; hickory, \$45@65 do.

Shingles sell occasionally for export, but as a rule the market is dull and more or less nominal. We quote Cypress at \$8.00 per M for 5x20 and \$10.00 do. for 6x21 regularly assorted shipping; Pine shipping stock \$2.50 for 18 inch, and Eastern saw grades at \$2.50@4.50 for 1 1/2 inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: for 30 inch \$15@20 for A, and \$20@25 for No. 1; for 24 inch, \$10.50@15 for A and \$15@20.50 for No. 1; for 20 inch \$7@9.50 for A and \$9@12.50 for No. 1.

Recent freight engagements show: From St. John, N. B., to Europe, deals at 60s. @ 65s. per standard; from New York to West Indies, \$6@15 per M steam, and \$4.50@5.75 sail; to Central and South America, \$7.50@16 do.; to New York from Provinces, \$3 @ 3.0; from Maine, \$2.00@2.25, and from the South, \$5.75@6.00@9.00 per M.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows:

It is too soon after the shutting down of the mills of the North, and too near the beginning of the next year, for the lumber business of the country to take on any new feature indicative of the future. Quietness and consideration prevail in every branch. Yard stocks are held at steady prices, the general opinion being that the lumber in sight is good for all the money that is asked for it. While there is no activity on the part of purchasers of bulk stocks, the holders of them at the mills evince no anxiety to crowd sales for future delivery by making concessions in price. The late cold snap has caused the shutting down of all the mills that cut white pine, excepting some of the railroad mills, and the stock for the season of 1883 is now in sight, so that calculations as to its amount can be reached. It is generally conceded that stocks are not excessive in the wholesale yard markets, though they are ample for a good demand in future months. Dry stock is rather moderate, for the reason that consumption the past season has been active, and the supply has been constantly drawn down to a minimum. In the Northwest stocking up was postponed to rather late in the season, and the lumber in pile is mostly green. A difficulty has also been experienced in filling up assortments with the better grades of lumber, and that process is now going on to some extent, supplies arriving at wholesale yards by rail. At Saginaw points the majority of stocks in pile is of the coarser grades, of which there is a surplus. It is, however, held firmly at steady prices, the owners being unwilling to concede anything in order to sell. Movement from Michigan eastward is of course at an end for the season, for cheap lumber, although more or less of the higher grades will go forward by rail. The prolongation of open weather until near the middle of December allowed the mills in West Michigan to run, and considerable of the late cut still remains unsold, and in pile; yet it is said that there is less lumber left over at the mills on the east shore of Lake Michigan than last year, especially at Muskegon. Good lumber is still sought after to fill up yard stocks that lack it. Considerable has come from railroad mills in Wisconsin and probably Michigan to this city, but it is said that the quantity to be had in Wisconsin is not large.

Lumbermen in Eastern Michigan are much agitated about the tariff question. They are looking with deep solicitude to the action of the present session of Congress on this matter. They fear that lumber will be put on the free list, so that the Canada product will become a ruinous competitor with Michigan lumber in eastern markets. The effect would be mainly felt in the sale of the coarser stocks, because the better qualities are not so excessive in supply anywhere as to suffer much in competition with the Canada output. Just now the impending evil appears serious, but it is possible that the result would not be as disastrous to Eastern Michigan interests as is feared.

The recent cold snap and light fall of snow have elevated the determination of the loggers, and perhaps their ambition. With anything like an average output this season, work will have to be rushed from now on, which will call into service the labor of a large number of men who are now idle. In some districts the swamps are frozen, and in others they are not. More snow will be necessary for anything like good work. As we go to press the indications are for warmer weather and more snow.

There are no changes to note in our price-list of hardwoods this week. The holiday dullness which has settled over the hardwood trade, together with the sudden advent of winter in its full strength, is like a magician's spell which preserves all things unchanged until its power is removed. The dealers consider it as a matter of course, and are very well content to do nothing for the time being. This feeling prevents any attempts to stimulate trade by cutting prices. It is the general belief that lumber is now as low as it can get, and that any material changes in values must be for the better. Customers that can be captured by special prices are not the customers that, under the present financial conditions, are desirable; and as the disposition is to extreme caution, no bait is thrown out to such fish.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The dull holiday season is at hand, but it brings more than a usual amount of trade and traffic to the lumbermen all over the country. The figures both as to price and quantity compare favorably with those of last year. The falling off in this line being much less than was anticipated in view of the general stagnation in most lines, and the suspension of the iron, cotton and woolen industries of the country. There has been very few failures in the West in the lumber trade, and very few are anticipated this winter.

Chicago has some 50,000,000 feet less stock than a year ago and seems to be bracing up. Special advices from along the river assure us that December never found the trade in better humor or firmer prices. This is true from St. Louis to Dubuque. The hog and corn crop of Iowa, Missouri and Nebraska will soon be coming forward and it is expected that a brisk spring trade will follow. The cold weather and storms of this week has seriously interfered with the handling of lumber in the Northwest. Not during the last five

winters has there been so little effort made to sell lumber by the leading houses, most of whom prefer to hold until spring. Vigorous complaints of a lack of cars reach us from Wisconsin, especially Eau Claire. The Milwaukee line have now 700 cars in the southwest sent out loaded with lumber and they cannot get them back. The Omaha is but little better off. Unless some way can be discovered to force Kansas City and other dealers to unload, and the railroads to return cars there will be trouble in rates.

From six to ten inches of snow has fallen all over the lumber regions of Michigan and Wisconsin, and half the quantity in Minnesota. This makes it reasonably sure that the cut will be up to estimate.

FOREIGN.

The Timber Trade's Journal reports the following sales at London:

American Walnutwood logs sold at 2s. 3d. to 4s. per cub. ft. American walnutwood planks, 2 in. at 3s. 3d.; 3 in. to 9 in., 2s. 9d. to 3s. 9d. per cub. ft. Stettin oak boards, 3/4 in. and 1 in., 1 d. to 2 d. per ft. super; 1 1/2 in. do., 2s. 3d. per cub. ft. American oak planks, 2 in. to 8 in., 1s. 3d. to 1s. 9d. per cub. ft. 16 logs crown wain-cot, ex Ori n. at 3s. 6d. to 3s. 9d. per cub. ft. 119 logs American whitewood ex White Rose, 4 in. to 8 in. at 2s. per cub. ft. 12 pcs. Australian rosewood at 25s. per ton. 70 logs American hickory ex Lambert at 1s. 6d. to 2s. 11s. pcs. Hungarian ash at 30s. per ton. 14 hrsrs Italian Olivewood at 45s. per ton. 43 logs white mahogany sold at 1 d. to 2 1/2 d.

RESULT OF AUCTION SALE AT LIVERPOOL.

Table with columns: Description, Feet, Prices, Average. Includes items like Hond. mahog., Tabasco, Hond. cedar, Tabasco, S. Amer., Amer. walnut, oak billets, C. S. Dom. lig. vitae, St Domingo.

After luncheon hour they offered the cargo of spruce and pine deals, birch, pine and spruce timber, ex Sandringham from Dalhousie, but there was no great disposition to buy, all the 11x3 being withdrawn. The 3x9 in., 16 ft. and up, sold at £6 17s. 6d.; 12 to 15 ft., £6 17s. 6d., and 9 to 11 ft. £6 12s. 6d.; 3x7 in., 16 ft. and up, £6 7s. 6d.; 12 to 15 ft., £6 7s. 6d. to £6 10s., and 9 to 11 ft. £6 2s. 6d. per standard; 2 1/2 x 7 in., 9 ft. and up, £6 12s. 6d.; broad deals, 9 ft. and up, 3x12 and up, £6 15s.; 3x10 at £6 12s. 6d. to £6 15s., and 3x8, £ 7s. 6d. to £6 10s. The birch, pine and spruce timber was withdrawn for want of competition.

NAILS.—The demand is uncertain and the general market not altogether as satisfactory as it should be according to the calculations of many of the trade. The effort to work production down to a limit of the outlet continues but stocks appear ample and to spare in all cases and available at old figures. The Eastern mills continue at work but the suspension of the product by Western manufacturers may eventually prove beneficial. Current prices are somewhat nominal, but the basis may be placed at about \$2.60 @ 2.70 for 10d. to 6d., according to quantity. The old card list is retained, but it is practically useless as the market stands and we refrain from publishing it.

PAINTS AND OILS.—Buyers are neither plenty or anxious and it is a dull, stupid market throughout, with the tone on the whole somewhat tame. No open concessions are named but buyers find many little favors suggested if they manifest an inclination to handle any respectable sized invoice. Linseed Oil selling fairly at 56 @ 5c. for domestic, and 58 @ 6c for foreign. Spirits Turpentine slow and rates easy at 35 @ 37c, according to quantity, delivery, etc.

PITCH AND TAR.—Demand light and uncertain and offerings made readily, with sellers willing to accept old rates in most cases. We quote pitch \$2.25 @ 2.30 per bbl. and tar \$2.5 @ 3.00 do., according to quantity, quality and delivery.

MARKET QUOTATIONS.

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

Table with columns: Name, Price. Includes items like BRICK, Jersey, Up-Rivers, Haverstraw Bay, etc.

Table with columns: Name, Price. Includes items like FRONT, Croton and Croton Points, Philadelphia, etc.

Table with columns: Name, Price. Includes items like FIRE BRICK, Welsh, English, Scotch, etc.

Table with columns: Name, Price. Includes items like CEMENT, Rosendale, Portland, etc.

Table with columns: Name, Price. Includes items like Roman, Keene's coarse, Keene's fine.

Table with columns: Name, Price. Includes items like HAIR—Duty free, Cattle, Goat.

Table with columns: Name, Price. Includes items like IRON, Pig. Scotch, Coltness, etc.

Table with columns: Name, Price. Includes items like BAR IRON FROM STORE, Common Iron, 3/4 to 1 in. round and square, etc.

Table with columns: Name, Price. Includes items like Sheet, Nos. 10 to 16, Nos. 17 to 20, etc.

Table with columns: Name, Price. Includes items like Patent planished, Russia, Rails American steel, etc.

Table with columns: Name, Price. Includes items like LABOR, Ordinary, per day, Masons, Plasterers, etc.

Table with columns: Name, Price. Includes items like LIME, Rockland, common, Rockland, finishing, etc.

Table with columns: Name, Price. Includes items like LATH—Cargo rate, LUMBER.

Table with columns: Name, Price. Includes items like Prices for yard delivery, average run of stock allowance must be made on one side for special contracts, etc.

Table with columns: Name, Price. Includes items like MAPLE, Maple, good, Chestnut, Cypress, etc.

Table with columns: Name, Price. Includes items like SLATE, Purple roofing slate, Green slate, etc.

Table with columns: Name, Price. Includes items like SOLDERS, Half and half, Extra, etc.

Table with columns: Name, Price. Includes items like TIN PLATES, I. C. charcoal, I. C. coke, etc.

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. XXXII.

NEW YORK, DECEMBER 29, 1883.

No 824

SALES OF THE WEEK.

The following are the sales at the Exchange Sale-room for the week ending December 28:

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

RICHARD V. HARNETT & CO.	
114th st, s, 20' w 1st av, 50x100.10, vacant. Wm. Ferschchild	\$5,850
E. H. LUDLOW & CO.	
51st st, No. 444, s, s, 231.3 e 10th av, 18.9x100.5, three-story brick (stone front) dwell'g. John Clark. (Amt. due, abt \$5,725)	10,400
A. H. MULLER & SON.	
Madison av, No. 704, w s, 40.5 s 631 st, 20x70, four-story brick (stone front) dwell'g. W. H. Faloner (4d mort. amt. due, abt \$4,334, 1st mort. \$25,000)	32,262
*Madison av, No. 706, w s, 2' 5 s 63d st, 2' x70, four-story brick (stone front) dwell'g. Lyman C. Josephs (2d mort., amt. due \$6,667, 1st mort. \$25,000)	32,470
SCOTT & MYERS.	
North 3d av, No. 251, n e cor 138th st, 27x108 7x—x119.1, four-story brick store. J. A. K. Steele	17,000
138th st, n s, 119 1 e 3d av, 2 x101. Julia O'Gorman	3,400
J. H. HARNETT.	
*Madison av, No. 1933, n e cor 124th st, 44x95, seven-story brick flat, unfinished. Wm. Watson et al, exrs. and trustees. (Amt. due, abt \$68,300)	50,000
H. HENRIQUES.	
8th av, n e cor 130th st, 100x100, vacant. Simon Herman	24,021
FAIRCHILD & DE WALLTEARSS.	
*123d st, No. 327, s s, 498 6 n w 1st av, 19.1x75x32.5x100.8, four-story brick (stone front) dwell'g. The Germania Life Ins. Co. (Amt due, abt \$10,550)	10,000
J. T. BOYD.	
West st, n e cor North Moore st, 50x85: No. 26 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. Mayer Sternberger	50,000
Total	\$235,473
Corresponding week 1882	\$119,571

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. T. A. Kerrigan, J. Cole and Cole & Murphy have made the following sales for the week ending December 28:

*Douglass st, n e s, 123.2 s e Court st, 22x100. Catharine C. Culp	\$4,700
*22d st, n s, 300 e 4th av, 25x100 Alice Dimick	1,425
*Atlantic av, s s, 320.2 e Carlton av, 25x100x29.9x100. Maurice Fitzgerald	1,500
*Bushwick av B ul-vard, e s, 61 s Ten Eyck st 2 x71 3x20.8x76.6	
Interior lot, 119.4 n of Stagg st and 130 w of Waterbury st, 51x30 5x61.1x32.10	
Severine Linsenmeyer	3,500
5th av, n w s, 20 n e 5th st, 20x95. A. J. Ensign	2,210
Total	\$13,335

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, 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 21, 22, 24, 25, 26, 27.

Allen st, Nos. 207 and 209, w s, 58 s Houston st, 40x87 6, two three-story frame (brick front) dwell'gs. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 13.	nom
Allen st, Nos. 211-215, s w cor Houston st, runs south 88 x west 88 x south 16 x west 5 x north 74 to Houston st, x east 93, eight-story brick factory. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 18.	nom
Bank st, No. 65, n s, 150 w 4th st, 25x100, two-story brick dwell'g. Palmer B. Wells, Port Richmond, S. I., to Palmer B. Wells, Jr. Q. C. Nov. 15.	\$100
Same property. Palmer B. Wells, Jr., to Catharine Wells. Q. C. Dec. 20.	100
Same property. Emma J. Dargin to same. Q. C. Dec. 4.	25
Boulevard (11th av), e s, 24.11 s 151st st, 75x100, vacant. Edwin D. Morgan et al., exrs. E. D. Morgan, to Moss S. Phillips. Dec. 10.	7,875
Broadway, n w cor 56th st, runs west abt 910.11 x north 100.5 x east abt 80 x north abt 50 x	

east abt 71 to w s of Broadway at point abt 54.3 s of 57th st, x east abt 162 to 56th st, vacant. Subject to encroachment. John Taylor, Bayside, L. I., to William R. Martin. See 17th and 58th sts. Dec. 26.	350,000
Delancey st, No. 130, s w cor Lewis st, 25x75, five-story brick store and tenem't. Morris Shedlinsky and Solomon Bachrach to Rachel Krooks. Mort. \$10,000. Dec. 20.	25,000
Eldridge st, No. 26, e s, 175 n Stanton st, 25 x93, six-story brick store and dwell'g. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. Dec. 18.	nom
Eldridge st, No. 203 e s, 200 n Stanton st, 25x87.11, six-story brick factory and one-story brick factory on rear. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 18. nom	
Front st, No. 164, n w cor Fletcher st, 31.8x60 8 x3.4x57.8, five-story brick store. The Mayor, &c., New York, to Nehemiah Denton. Q. C. and release. Nov. 18.	36
Greenwich st, No. 528, w s, 21.4x154 to Washington st, x21.3x155, two-story brick dwelling and two-story frame building on Washington st.	
Greenwich st, No. 540, and No. 521 Washington st, begins Greenwich st, w s, 21.4x154 to Washington st, x21.3x154.6, four-story brick dwell'g on Greenwich st and two-story frame factory on Washington st.	
Phebe T. wife of and John W. Lewis, Elizabeth, N. J., to Peter M. and Henry H. Ohmeis, of P. M. Ohmeis & Co. Mort. \$15,000. Dec. 20.	28,000
Henry st, No. 201, n s, 71.4 w Clinton st, 24x87.6, three-story brick dwell'g. William C. Clopton, individ. and as trustee of Therese P. De Ferriere and Therese de Ferriere, heir of Theresse P. de Ferriere, to Sender Jarmulowsky. Dec. 11.	5,250
Hester st, Nos. 45 and 45 1/2, n s, bet Essex and Norfolk s's, 33.4 x about 75, two three-story frame stores and dwell'gs, with all title in 3 foot alley across rear. Charles A. and James or James H. Ackerman to Gilbert F. Ackerman, Greenwich, Conn. C. a. G. Oct. 27.	14,000
Hudson st, No. 629, w s, 75 n Jane st, 25x90.9x25.1x83.2, four-story brick store and dwell'g and three-story brick dwell'g on rear. Sarah J. wife of and Charles B. Miller to Samuel J. and Edward E. Ashley. C. a. G. December 22.	5,000
Same property. General release. Sarah J. wife of and Charles B. Miller to Samuel J. Ashley et al, exrs., &c, Mary Queripel. Dec. 22.	5,000
Mercer st, No. 89, w s, 15' n Spring st, 25x100, five-story iron front store. Ida L. Richards, sole heir Chas E. Richards, dec'd, to Mary E. Richards. Q. C. Dec. 21.	gift
Mercer st, No. 91, w s, 175 n Spring st, 25x100, four-story brick store. Mary E. Richards, widow, to Ida L. Richards. Q. C. December 21.	gift
Monroe st, n s, 95.3 e Scammel st, 96.10x96.	
Madison st, s s, 95.3 e Scammel st, 97.11x96. New tenem'ts projected.	
Roland G. Mitchell to Jacob L. Maschke. Dec. 24.	42,000
Monroe st, s s, bet Catharine and Market sts, 16.9x24.9x16.8x26.8.	
Hamilton st, n s, bet Catharine and Market sts, 16.10x55x16.9x56.	
Randolph Low and Philippine Kolster, formerly Philippine Buscher, to Mary A. Joyce. Mort. \$1,500. Dec. 22.	8,900
Mott st, Nos. 108 and 110, and Nos. 156, 158 and 160 Hester st, Fifth Regiment Armory, begins Mott st, e s, 42.2 s Hester st, runs south 56 x east 133.11 x north 100 to Hester st, x west 66 x south 50 x west 23.1 x north 8.7 x west 45 6 to Mott st and point beginning, three three-story frame and brick stores and dwellings on Mott st and four-story brick hall on Hester st. Ferdinand Kurzman to Elizabeth Kane. Mort. \$33,000. Dec. 19.	21,000
Pike st, No. 57, n e cor Monroe st, 15x50.4, three-story brick store and dwell'g. Albert Busch, mortgagee, to Rebecca wife of Henry A. Carstens. Release dower. &c. Dec. 21. nom	
Suffolk st, No. 55, w s, 75 s (2) Broome st, 25x75, five-story brick store and tenem't. Louise Zimendy to Charlotte Hastorf. Mort. \$9,000. June 14, 1883.	21,000
St. Mark's pl, No. 24, begins 8th st, s s, 334 e 3d av, 26x120, three-story brick dwelling. Sylvia H., Mary G., Clara N., James, Jr., and John Purdon, to Lydia Purdon. Q. C. Nov. 10.	nom
Thames st, No. 22, s s, 14.3x54.8x6.4x51.8.	
Thames st, No. 24, s s, adj above on west, 19.1 x54.8x17.4x54.8, six-story brick store and tenem't.	
Forecl. s. Richard M. Harrison to Richard Williamson. Dec. 24.	18,000
11th st, No. 213, s s, 400 w 2d av, 19x95, four-story brick dwell'g, also property No. 214 Steuben st, Brooklyn. Maria Soledad Blanco	

to John O'Connor, Newark, N. J. December 10.	17,000
Same property. John O'Connor to Frederic R. and Charles Coudert, joint tenants. Sub. to mort. \$17,000. Dec. 10.	nom
West Broadway, No. 36, n w s, 25x50, three-story frame (brick front) store and tenem't. Henry Peters, heir John Peters, to Louisa Peters. All title. Nov. 15.	gift
15th st, n s, 95.6 w Av B. Party wall agreement. James Mulry with Thomas Cunningham. Dec. 27.	nom
15th st, No. 26, s s, 100 w 7th av, 24.9x86.6, three-story brick dwell'g. Ellie M. wife of and Thomas F. Creegan to Anna C. Gibbons. C. a. G. 1/2 part. Dec. 20.	3,881
Same property. Charles J. Gibbons, an heir of Chas. Gibbons, dec'd, by James Lynch, attorney, to same. C. a. G. 1/2 part. December 20.	consider. omitted
16th st, No. 110, s s, 204 e Union pl or 4th av, 33x 03.3, three-story brick dwell'g. Mary E. Bradish, widow, by H. B. Turner, att'y, to Vincent C. King. Dec. 23.	28,000
17th st, n s 281.6 w 2d av, 54 6x104, seven-story stone front apartment house. William R. Martin to John Taylor, Bayside, L. I. See Broadway also 58th st. Mort. \$120,000. Dec. 14.	210,000
18th st, Nos. 334-338, s s, 395 w 8th av, 60x92, two five-story brick flats. James F. Cox to Elizabeth C. Torrey, Montclair, N. J. Mort. \$60,000. Dec. 14.	125,000
18th st, No. 431, n s, 975 e 10th av, 25x92, two-story brick dwell'g and four-story brick tenement on rear. Mary Martindale, Tarrytown, to John T. Stanley. Mort. \$6,000. Dec. 6.	8,600
18th st, No. 425, n s, 265 w Av A, 25x92, five-story brick store and dwell'g.	
18th st, No. 43, n s, 290 w Av A, 25x92, five-story brick store and dwell'g.	
Albert Cardozo and Richard S. Newcombe to Isaac J. Maccabe. Mort. \$12,000. December 12.	24,000
18th st, n s, 375 w 7th av, 25x92. Elizabeth, widow, and Francis H. Scheffers, George Ott, Jr., and Katie his wife. City New York, Jacob Scheffers, Binghamton, N. Y., heirs of F. H. Scheffers dec'd, and Frederick Scheffers, dec'd, to Valentine Scheffers, heir of F. H. Scheffers. Mort. \$5,000. Dec. 3.	10,000
21st st, No. 19, n s, 116.9 e Broadway, 28x98.9, four-story stone front dwell'g. Frederic R. and Charles Coudert to William W. Thompson. Dec. 21.	nom
Same property. William W. Thompson to Frederic R. and Charles Coudert, joint tenants. Mort. \$40,000. Dec. 21.	nom
22d st, No. 405, n s, 33 6 w 9th av, 16.6x98 8, four-story stone front dwell'g. M. \$10,000.	
22d st, Nos. 401 and 403, n w cor 9th av, 33.6x98.8, two four-story stone front dwell'gs. Bertha wife of John B. Smith to William S. Maddock. Dec. 20.	75,000
29 h st, No. 235, n s, 376 3 e 8th av, 23.5x98.9, one and two-story brick store. William H. Tilton, Brooklyn, to Anna A. wife of Lewis Johnston. For life. Mort. \$4,000. Dec. 20.	nom
Same property. Lewis Johnston to William H. Tilton, Brooklyn. To hold during the life of Anna A. Johnston. M. \$1,000. Dec. 20. nom	
33d st, n s, 180 e 3d av, 155x99.6, four and one-story brick factory building and two-story brick stable on rear, with engines machinery, &c. The New England Car Spring Co. to Frederick J. Kaldenberg, Tarrytown. Dec. 24.	75,600
33d st, No. 120, s s, 300 w 6th av, 25x27 3x27 5x16.8, three-story brick dwell'g. Foreclos. F. B. Van Vorst to William Arras. June 25.	6,325
34th st, No. 21, n s, 450 w 5th av, runs north 70 x west 4 x north 10 x west 21 x south 80 to 34th st, x east 25, four-story stone front dwell'g. William Stuges to Edward H. Perkins, Jr. Mort. \$40,000. Dec. 20.	16,500
37th st, No. 136, s s, 227 e 7th av, 17x91x17x91.8, four-story brick (stone front) dwell'g. Charles A. Jackson, referee, to Ida B. Johnson. Dec. 21.	2,300
39th st, No. 122, s s, 135 w Lexington av, 20x98.9 four-story stone front dwell'g. Mary E. Garrison, extr. Wm. R. Garrison, Mortimer Ward, extr. and trustee of same, to Max Kayser. Dec. 24.	25,000
40 h st, No. 530, s s, 370 e 11th av, 25x98.9, four-story brick store and dwell'g. Rosanna Barrisford to William H. Barrisford. Q. C. Dec. 19.	nom
43d st, n s, 150 e 1st av, 50x100.5, three-story brick stable.	
44th st, s s, 150 e 1st av, 50x100.5, one and two-story brick slaughter houses. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 18.	nom
44th st, s s, 101 e 1st av, 50x100.5, two two-story brick slaughter houses. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather	

and Harvey S. Ladew. All title. Dec. 18. nom

44th st. s e cor 1st av. 100x100.5, one two and one three story brick slaughter house.

43d st, n s, 200 e 1st av, 50x100.5, frame cattle shed.

44th st. s s, 200 e 1st av, 50x100.5, two two-story brick slaughter houses. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 18. nom

44th st, n s, 305 w 2d av, 50 feet of wall. Jennett Burchell to Margaret Dunn. Nov. 30. 40

46th st, s e cor 1st av, 45x100x22.6x100, portion of one-story brick slaughter house and two-story frame store and dwell'g. Joseph B. Hoyt, Stamford, Conn., to Daniel B. Fayerweather and Harvey S. Ladew. All title. Dec. 18. nom

47th st, No. 142 E. four-story stone front dwell'g. Assignment of contract. Samuel W. Kern to Samuel Klein. Dec. 21. 100

Same property. John Rankin to William Rankin. Mort. \$24,000. Dec. 27. 40,000

49th st, Nos. 502 and 504, s s, 100 w 10th av, 38x100.5, two five-story brick tenem'ts. William Rankin to John Rankin. Dec. 16. 35,000

51st st, No. 33, s s, 361 w 8th av, 20.5x100.5, three-story brick dwell'g. Jacob Blumenthal, Furth, Germany, to Manning A. Goodwin. Nov. 19. 11,500

51st st, No. 452, s s, 204 e 10th av, 20.10x100.5, three-story stone front dwell'g. Elizabeth wife of and Ernest H. Herb to Elizabetha Schwarzwalder, widow. C. A. G. December 22. nom

51st st, No. 312 s s, 183.4 e 10th av, 30.10x100.5, three-story brick dwell'g. Henry Schwarzwalder to Elizabeth wife of Ernest H. Herb. C. A. G. Dec. 22. nom

51st st, No. 532, s s, 370 e 11th av, 20x100.5, three-story brick dwell'g. Louisa Zimendy to Charlotte Hastorf. April 24, 1882. 9,000

51st st, No. 354, s s, 85 w 1st av, 20x100.5, four-story stone front tenem't. Bernhard Mayer to Bella Holzmann. Mort. \$8,000. December 27. 14,375

52d st, No. 22, s s, 300 w 5th av, 25x100.4, four-story stone front dwell'g. John Townshend to Mary N. Townshend. Mort., &c. Dec. 24. 25,000

54th st, No. 110, s s, 240 w Lexington av, 25x100.5, five-story brick (stone front) flat. Frederic R. and Charles Coudert to Charles A. McCredy. Dec. 21. nom

Same property. Charles A. McCredy to Frederic R. and Charles Coudert, joint tenants. Mort. \$12,000. Dec. 21. nom

54th st, s s, 100 w 5th av, 22.6x100, vacant. Belle D. Y. Worsham, widow, to William H. Vanderbilt. Dec. 19. 60,000

54th st, whatever title grantor may have in street adj above premises or in striping between south side thereof and centre of block bet 54th and 53d sts. Same to same as last. Q. C. Dec. 19. nom

54th st, No. 552, s s, 175 e 11th av, 25x138.8x25x135.2, two-story frame dwell'g and one-story frame sbanty and stable on rear. Annie Gilbert, Sheephead Bay, L. I., to Charles R. Parfitt. Dec. 19. nom

55th st, n s, 310 e 3d av, 5x100.5, Release mort. The Citiz-ns' Savings Bank, New York, to The George Winter Brewing Co. Dec. 21. 2,000

57th st s s, 200 e 11th av, 50x198.2x50.4x192, vacant.

56th st, n s, 200 e 11th av, 50x3.8x50.4x8.9, vacant. George W. Hollis to Hiram H. Hollis. 1/2 part. Oct. 31. 8,196

58th and 59th sts, 175 from 5th av plaza, 6 lots. 58th st, s s, 100 w 5th av, 3 lots. Eliza Peek, widow, certifies that monies and mortgages coming to her under certain contracts of sale belong to Patrick Callaghan, and authorizes Lewis I. White to hold same in trust subject to a claim of \$35,000. June 10, 1870.

58th st, n s, 150 e 9th av, 50x100.5, five-story stone front apartment house. William R. Martin to John Taylor, Bayside, L. I. See Broadway also 17th st. Morts. \$91,750. Dec. 14. 155,000

62d st, No. 15 E, four-story stone front dwell'g. Jeremiah Beall of Baldwin Co., Ga., to Joseph B. Beall. Nov. 18, 1873. 50,000

68th st, n s, 200 w 8th av, runs west 125 x north 127.10 to line of Harsen estate, x east to point 111.5 n 68th st, x southeast still along Harsen estate line to point 104.11 n 68th st, x southerly 104.11 to beginning, shanties John D. Crimmins to Thomas E. Crimmins. Mort. \$28,000. Dec. 22. 50,000

69th st, s s, 100 w 11th av, 75x100.5, three four-story brick tenem'ts. Edward A. Davis to William Noble. Morts. 1/2 of \$42,000. Dec. 14. nom

69th st, s s, 175 w 11th av, 25x100.5, four-story brick tenem't. Edward A. Davis to William Noble. Morts. 1/2 of \$42,000. Dec. 14. nom

69th st, s s, 100 w 11th av, four lo's. Release from contract and building agreement, also conditions as to completing unfinished house as to the conveyance thereof, &c. Edward A. Davis with William Noble. Dec. 14. nom

70th st, s s, 24 w 1st av, 100x100.4, four four-story stone front tenem'ts. Jacob L. Maschke to Charles Sedgwick. All liens. Dec. 20. 90,000

70th st, Nos. 178 and 173, n s, 125 w 3d av, 33.4 x100.5, two three-story stone front dwell'gs.

Augustus F. Holly to Jane Hoffman and Helena Rogers. Morts \$16,000. Dec. 23. 24,000

72d st, No. 142, s s, 24 e Lexington av, 20x74.4, four-story stone front dwell'g. Jennie L. Mackey to Julius Lipman. Morts. \$23,500. Dec. 20. 26,000

73d st, Nos 223 and 225, n s, 310 e 3d av, 50x102.2, two five-story stone front tenem'ts. Abraham H. Jonas to Ulysses S. Grant, Jr. Morts. \$32,000. Dec. 21. 55,000

74th st, s s, 100 e 10th av, 22x102.2, three-story frame dwell'g. Kate Kelly, widow, to Susie wife of Alfred H. Smith. Morts. \$6,000. Dec. 26. 7,500

75th st, s s, 125.6 w Madison av, 25.2x102.2, four-story stone front dwell'g. William S. Maddock to Bertha Smith. Mort. \$37,500. Dec. 20. 65,000

76th st, s s, 199.4 e Madison av, 0.8x64.2. Emily L. wife of Melville D. Landon to Charles L. Guillaume. C. A. G. Nov. 20. 700

76th st, s s, 199.4 e Madison av, 0.8x64.2. Re-lia emort. The New York Life Ins. Co. to Emily L. Landon. Oct. 8. nom

75th st, s s, 29 e 1st av, 10x102.2, vacant. Patrick McDonald to John Gaynor. Dec. 1. 20,000

83d st, s s, 332.4 w 9th av, 32.4x102.2, four-story brick flat. James H. Havens, Jr., to Fanny Maguin. M rts. \$28,000, taxes, &c. Dec. 11. 16,523

86th st, Nos. 230 and 232, s s, 206.8 w 2d av, 53.4 x102.2, two four-story stone front tenem'ts. William Henderson to Frederick W. Miller. Brooklyn. Morts. \$30,000. Dec. 20. 56,000

Same property. Release mort. William Stone to William Henderson. Dec. 24. nom

87th st, s s, 100 w Av A, 50x100.3, two-story brick stable and one-story frame stable and shed. William Young and Hannah J. his wife, of Brooklyn, to Emeline and Elizabeth Johnston. Dec. 13. 9,000

Same property. Release mort. The Dry Dock Savings Inst to William Young. Dec. 20. 5,000

93d st, n s, 225 e 9th av, runs north 47.7 to Apthorps or Jauncey lane, x southeast about 25 x s uth abt 46.6 to 93d st, x west 25, with 1/2 of lane, vacant. Release mort. William E. D. Stokes to Francis M. Jencks. Dec. 22. nom

Same property. Francis M. Jencks to Henry A. Robbins. Dec. 22. 4,000

95th st, s s, 700 e 4th av, 225x100.10, vacant. Augustus F. Holly to Edward B. Ecker. C. A. G. Morts. \$45,000. Dec. 13. nom

105th st, s s, 275 w 10th av, 25x100.11, vacant. John J. Clancy and Frances wife of James J. Dunne to William R. Powers. Morts. \$1,800. Dec. 19. 4,000

106th st, n s, 25 e New av, 120x100.1, vacant. Edwin D. Morgan et al. exrs. E. D. Morgan, to Joseph, Henry and Charles Liebmann, of Brooklyn. Dec. 10. 18,500

107th st, No. 240, s s, 75 w 2d av, 25x100.11, four-story brick tenem't. Robert Bausch, Huntington, L. I., to Bernard Levino, Farmingdale, L. I. Mort. \$7,000. Dec. 24. 15,000

108th st, s s, 100 w 3d av. Agreement as to encroaching wall. Elizabeth Meehen to Therese Cohn. Oct. 19. 500

110th st, No. 239, n s, 200 w 2d av, 16.8x100.11, three-story brick dwell'g. Jane L. wife of Henry Y. Satterlee to Pierre W. Wildev. Dec. 2. 5,750

117th st, No. 321, n s, 250 e 2d av, 25x100.11, two-story frame store and dwell'g. Edwin A. Bradley and George C. Currier to Eugene T. Twigg. Mort. \$1,200. Dec. 20. 5,500

117th st, Nos. 176 and 178, s s, 150 w 3d av, 50x100.11, two five story brick tenem'ts. Joseph B. Nones to Serena and Caroline L. Nones. Morts. \$29,000. Dec. 21. 44,000

117th st, n s, 598 e Av A, runs north 1'0.11 to centre block between 117th and 118th sts, x east to Harlem River, x south to n s 117th st, x west to beginning, with land under water, &c., one-story frame sbanty. Abram B. Demarest to Levi H. McCoy and Sylvanus Ferris. Morts. \$3,700. Feb. 2, 1863. 2,727

119th st, No. 349, n s, 305 e 2d av, 20x100.10, four-story brick tenem't. Seth Valentine to John Bel. All liens. Nov. 28. nom

121st st, s w cor 4th av, 20x100.11, four-story stone front flat.

121st st, s s, 60 w 4th av, 20x100.11, four-story stone front flat. John H. Duane to August Baumgarten, Brooklyn. Dec. 20. 54,000

121st st, s w cor 4th av, 40x100.11. Release mort. The United States Fire Ins. Co., City New York, to August Baumgarten, Brooklyn. Dec. 20. 3,000

121-t st, s w cor 4th av, 20x1'0.11. Release mort. Jane E. McEve's to August Baumgarten, Brooklyn. Dec. 19. 1,000

123d st, No. 163, s s, 160 e Lexington av, runs south 100.11 x east 25 x north — to land of H. F. Clark, x northwest to 123d st, x west 5.2, two-story frame dwell'g. Mary A. and Margaret E. Kenyon to George W. Freeborn. Oct. 6. 3,675

126th st, s s, 85 w 5th av, 35x100.10, two four-story stone front flats. James Meagher to Thomas Kiernan. All liens. Dec. 26. 10,000

127th st, n s, 225 w 6th av, 100x99.11, one-story frame dwell'g. Frat. A. Wall to Franklin J. Wall. Morts. \$20,250. Dec. 19. 28,000

127th st, No. 169, n s, 110 w 3d av, 28.6x99.11, two-story frame dwell'g. Katie G. wife of George B. Conklin to Francis Gais. Recorded Dec. 1. Morts. \$4,000. Nov. 30. 7,800

127th st, No. 238, s s, 241.8 w 7th av, 16.8x99.11, three-story stone front dwell'g. Thomas

Patterson to George. M. B. Mudge. Mort. \$5,500. Dec. 27. other consid and 4,000

128th st, Nos. 1-7, n s, 100 e 5th av, 80x99.11, four three-story stone front dwell'gs. Samuel McMillan to Isaac E. Wright. See 5th av. C. A. G. All liens. Dec 18. 75,000

129th st, No. 115, n s, 215 e 4th av, 25x99.11, five-story brick store and tenem't. John H. Butler, Jersey City, to Samuel Hassell. Mort. \$11,000. Dec. 27. 23,000

130th st, Nos. 125 and 127, n s, 400 e 7th av, 50x99.11, two four-story brick (stone front) dwell'gs. For clos. Reese B. Gwillim to David Miller. Morts. \$30,000. Dec. 24. 9,300

Same property. David Miller to Annie C. Young. Dec. 22. 55,000

130th st, No. 233, n s, 400 e 8th av, 16.8x99.11, three-story stone front dwell'g. John Leeper to Theophilus G. Smith. Mort. \$4,000. Dec. 1. nom

131st st, n s, 135 e 6th av, 100x99.11, two five-story brick flats. John L. Brewster, Plainfield, N. J., to Edward A. Morrison. Morts. \$60,000. December 20. 13,000

149th st, s s, 125 w 8th av, runs east 37.3 x south 15.6 x southwest 52.4 to point 90.9 west of 8th av, x south to centre of block bet 148th and 149th sts at point 66.4 west 8th av, x west 58.8 x north 99.11 to beginning, vacant. Sarah Smyth to Rose Smith. C. A. G. Dec. 24. nom

151st st, s s, 275 w 10th av, 100x99.11, vacant. Edwin D. Morgan et al. exrs. E. D. Morgan, to Edward Kearny. Dec. 10. 5,720

Av A, No. 1098, e s, 38.8 s 9th st, 19.4x80, four-story stone front tenem't. Andrew J. Kerwin to Patrick Kennedy. Mort. \$8,500. Dec. 27. 14,000

Av A, e s, 25.8 s 85th st, 25.6x98. Release mort. Titus K. and P. H. Adee, adms. Sarah E. Adee, to William Young, Brooklyn. Dec. 24. 3,000

Av A, No. 363, Pleasant av, n w cor 119th st, 20.10x75, five-story stone front store and tenem't.

149th st, n s, 75 w Av A, 38x100.10, five-story brick tenem't. Louis A. Lew and Charles Schaffner to Edward V. Loew. Q. C. May 18, 1872. nom

Av B, No. 153, e s, 46.3 s 10th st, 23x71, four-story stone front tenem't. Mansuy P. Dodin to Hugh J. Kelly. Dec. 27. nom

Same property. Hugh J. Kelly to Mary J. Dodin. Dec. 27. nom

Av B, e s, 70.5 n Honston st, 28.10x84.4x19x87.6, four-story brick store and dwell'g and four-story brick dwell'g on rear. John M. Flynn and Mary E. wife of Owen McNulty to Ann J. wife of Patrick Tallon. Q. C. April 22, 1881. nom

Greenwich av, No. 19, w s, 26.2 s West 10th st, runs south along av 25x86.3x25.6x81.8, three-story frame store and dwell'g. George Starr to Jacob Bookman. Dec. 26. 12,000

Lexington av, No. 1453, e s, 37.8 n 94th st, 18x95, three-story stone front dwell'g. George Fox, Stamford, Conn., to Lena Webster. Mort. \$6,500. Dec. 10. 11,110

Madison av, No. 127, e s, 78 s 31st st, 23.3x90, four-story stone front dwell'g. For clos. William P. Dixon to Michael Coleman. Recorded Dec. 19. Dec. 19. 33,700

Madison av, No. 532, n w cor 54th st, 25.5x70, four-story stone front dwell'g. De Witt C. Hays to Le Roy King, Newport, R. I. December 17. 65,000

Madison av, w s, 25.5 s 58th st, runs west 64 x south 6.7 x west 6 x south 18.5 x east 70 to Madison av, x north 25, four-story stone front dwell'g. John Graham to Charles A. Leale. Dec. 22. 48,000

Madison av, No. 106, w s, 20.5 s 63d st, 20x70, four story brick (stone front) dwell'g. For clos. John W. Russell to Lyman C. Josephs. Mort. \$25,000. Dec. 24. 6,500

Madison av, 4th av, 96th and 97th sts, the block, 200x400, two story frame shanty and frame stables. James N. Platt et al. exrs. and trustees W. B. Lawrence, to William Lalor. Dec. 22. 180,000

Madison av, n e cor 109th st, 21.11x70, four-story stone front tenem't. Maria J. wife of Hiram Moore to John B. Ireland. Mort. \$11,000. Dec. 24. 17,000

Madison av, e s, 20.11 n 109th st, 80x70, four four-story stone front tenem'ts. Maria J. wife of Hiram Moore to Adelia D. wife of John B. Ireland. Morts. \$40,000. Dec. 24. 60,000

Madison av, No. 1885, e s, 20.11 n 122d st, 20x100. Thomas F. Treacy to Spencer A. Fanning. Recorded Dec. 19. Q. C. July 31. nom

Vermilyea av, s s, 200 e Hawthorne st, 50x150, vacant. John J. Searing to John J. Searing, Jr. Dec. 24. 1,000

1st av, e s, 51.10 s 81st st, 100.5x1'6.6, new buildings projected. Charles W. Bohlmann to Philip Braender. Morts. \$56,000. Dec. 20. 119,000

1st av, s e cor 97th st, runs east 295 to exterior bulkhead, x south following curves to centre line bet 96th and 97th sts if extended, x west 290 to 1st av, x north 100.11, vacant. Solomon Mehrbach to Michael Kane. Mort. \$20,000. Dec. 7. 34,500

Same property. Theresa Gottschalk to Solomon Mehrbach. Q. C. Dec. 7. nom

1st av, e s, 71.10 s 113th st, 27x95. Release mort. Richard H. Staats, name given in mort. as Richard R., trustee J. W. Howard, to Gottfried L. Koenig. Dec. 24. nom

1st av, No. 2351, w s, 104 e 121st st, 22x99.10, four-story stone front sb re and tenem't. William L. Pomeroy and John F. Plummer

to August Shernikan. Mort. \$8,000. Decem-ber 22. 10,250
 2d av, No. 108, e s, 51.9 n 6th st, 26x125, four-story brick tenem't. August Richard to The Swiss Benevolent Soc. of New York. Dec. 26. 23,500
 2d av, No. 695, w s, 98.1 s 38th st, 16.8x80, four-story brick dwell'g. Kate wife of and William H. Brower to Daniel A. Clarke and Charles E. Crowell. Mort. \$7,500. Decem-ber 21. 10,000
 3d av, No. 256, w s, 23 s 21st st, 23x75, four-story brick store and dwell'g. Simon Gluck to Solomon Silberberg. Mort. \$12,000. Decem-ber 20. 20,500
 3d av, n e cor 130th st. All buildings, fixtures and good will of business. Jane Campbell to Thomas Patten. Bill of sale Dec. 22. 1,500
 4th or Park av, s e cor 37th st, 98.9x105; No. 47 4th av, four-story stone front dwell'g; No. 102 East 37th st, three and two-story brick stable. Henry Hilton to Horace Russell and Josephine H. his wife. Recorded Dec. 10. Oct. 20. natural love, &c. and 1,000
 4th av, No. 1645, e s, 116 s 92d st, 16.6x70, three-story stone front dwell'g. Contract. Margare-t E. McElraevy to Leopold and Charles Wise. Exchanged for property in Elizabeth, N. J., upon which parties second part are to loan party first part \$3,000. Mort. \$9,500. Dec. 13.
 4th av, w s, 25 n 120th st, 75.11x100. vacant.
 120th st, n s, 100 w 4th av, 200x100.11, vac-ant.
 12th st, s s, 175 e Madison av. runs south 100.11 x east 100 x northwest to 120th st, x west 85, vacant.
 John H. Deane to William A. Cauldwell. 1/2 part. Mort. \$46,000, and taxes and assmts. \$4,136. Dec. 17. 47,250
 5th av, No. 419, e s, 25.3 s 38th st, 27x100, four-story stone front dwell'g, furnished, also all plate, pictures &c. Henry A. Robbins to Francis R. Appleton. Mort. \$50,000. Decem-ber 21. nom
 Same property. Francis R. Appleton to Eliza-beth P. wife of Henry A. Robbins. Mort. \$50,000. Dec. 22. nom
 5th av, No. 2093, n e cor 128th st, 124 11x100, three-story frame dwell'g.
 128th st, Nos. 1-7, n s, 100 e 5th av, 80x99.11, four three-story stone front dwell'gs.
 Isaac E. Wright to Samuel McMillan. See 128th st. Mort. \$112,500. Dec. 15. 145,000
 8th av, n w cor 104th st, 25.11x100. vacant.
 Edwin D. Morgan et al., exrs E. D. Morgan, to Edward Kearney. Dec. 10. 9,500
 8th av, s w cor 105th st, 50.11x100, vacant.
 Edwin D. Morgan et al., exrs. E. D. Morgan, to John J. Mahoney. Dec. 10. 15,500
 10th av, No. 267, w s, 74.1 s 26th st, 24.8x73, four-story brick dwell'g. Joseph Egan to Thomas O'Brien. Dec. 21. 7,650
 10th av, e s 100.4 s 66th st, 25.1x100, three-story brick store and tenem't and one-story frame stable on rear. Lippman Topnitz to John F. Deininger. Correction and confirmation deed. Q. C. Dec. 19. nom
 Same property. John F. Deininger to Gebhard Ratz. Dec. 22. 13,000
 Interior lot on line 336 w 2d av and 104 n 17th st, runs west 1 x southeast 12 x east 1 x northwest 12. Thomas Osborne to William R. Martin. Q. C. Oct. 10. nom
 Same property. William R. Martin to John Taylor. Q. C. Dec. 14. nom
 Road leading from Kingsbridge road to the Hudson River Railroad, n s, near Fort Washington Point, and about 40 e of brook crossing, 2 acres 2 rods and 16 1/2 poles, except part taken for laying out public drive n of 155th st. Thomas Ingham to John Haven. Dec. 21. 11,500

MISCELLANEOUS.

Ante-nuptial agreement between Rose M. Hirsch and John D. Mersereau, contracting parties, and B. H. and L. H. Mayer, trustees. Dec. 12, 1883. nom
 All title derived through Elizabeth Flynn, not intending to convey any title as heir of Jas. Flynn. nom
 Appointment of Edgar Logan and John Mathews, as trustees in place of Thomas E. Davis, retiring, and Anne Davis, who renounces the trust. May 29, 1883.
 General assignment all property &c. Samuel Julius and Augustus H. Levy, of Levy Bros. & Co., to Solomon H. Kohn. Sept. 25. nom
 Renunciation of appointment as executor and trustee of William R. Garri-on, by John M. White.

23d and 24th WARDS.

Anthony st, e s, 50.2 n Summit av, 50.2x108.2x 50x104.1. Charles H. Du Bois to Frank A. Klemm. Dec. 27. 500
 141st st, n s, 181.6 e Alexander av, 25x100. Mary A. Walker to William H. Wright. Decem-ber 24. 2,200
 147th st, s s, 200 (?) w Brook av, 25x100. Ellen F. Brophy, sole legatee Ellen McCarthy, to John Cantalope and John Cassenelli. Q. C. Decem-ber 20. 200
 147th st, s s, 190 (?) w Brook av, 25x100. Patrick Hennessy to same as last. Dec. 20. 1,800
 165th st, n s, 99.8 e Grove av, 25.1x71. John B. Swasey, Jr., to Richard J. Callahan. Mort. \$1,100. Dec. 15. 2,927
 Tiebout av, e s, 912 n Clark st, 238x246.7x241.6x 208. William H. Salter to William V. N. Rosedale. Sub. to taxes, sales for taxes, &c. Dec. 1. 1,071
 Union av, e s, 108 n 165th st, 108x175. John P.

Elmendorf to Edward Lewis. Mort. \$3,400. Dec. 20. 4,400
 3d av, w s, 216.4 s Fitch st, 108.2x113x108.1x 113, h & l. Isaac N. Hebbler to Thomas W. Lewis. Mort. \$4,000. Sept. 22. 8,600
 Central Park av, e s, adj land A. Van Cort-landt, contains 15 789-1,000 acres.
 Road from Williamsbridge to Tuckahoe cen-tre line, at intersection centre line road from Williamsbridge to Yonkers, runs west 453 x north to Central Park av, x north to land E. B. Ryer, x east 55 x south 115 x south 159 x south 42 x south 95 x south 221.6 x south 174 to centre line Williamsbridge road to Tuckahoe, x south 227.
 Foreclos. William P. Prentice to The Real Estate Trust Co. Aug. 3, 1877. 5,000
 Land and land under water Harlem River, for-merly in Morrisania, now 23d Ward, begin-ning on w s Mott av, at south boundary of lands formerly of W. H. Morris, now of John J. Astor, runs south along w s of Mott av 885.5 to n s of H. L. Morris' land, now the centre line of 153d st, unopened and discon-tinued, x west along said line 93.3 to cen-tre of Mott av, unopened and discontinued, x south along said line 199.4 x west 1,244.4 to common high water mark Harlem River, x west 581 to point in pier line, x north 903 to land under water at point adj John J. Astor, x east 1,058 to common high water mark line, x east still along J. J. Astor's line 1,272.8 to beginning, with land under water, &c., excepting land taken by the Spuyten Duyvil & Port Morris Railroad, and for Walton av, &c. The Morris Land Co. to William Astor. Dec. 27. 275,968
 Land under water Harlem River granted to Gerard W. Morris and others. Henry L. Morris to Morris Land Co. Dec. 26. nom
 Lots 212, 215 and 216, 219, 220, 223, 224, 229 to 232 inclus., 235, 256 and 239 map Inwood. Edward P. Huylar to William Pierman. Dec. 24. 5,000
 Same property. William Pierman to Martha M. wife of Edward P. Huylar. Dec. 24. 5,000
 Old Boston road, s s, adj. John Dickinson, runs south 353 x east 865 x southerly in four courses 1,286 to centre of a public road, x west 921 to centre of another public road, x north along said road in two courses along road 1,155.6 to said Old Boston road, x east 25, late Fordham. William S. Dunn to Her-man W. Vanderpoel. Dec. 22. nom
 Same property. Herman W. Vanderpoel to Elizabeth S. wife of William S. Dunn. Dec. 22. nom

LEASEHOLD CONVEYANCES.

Canal st, No. 421. Assign. lease. Robert Moran to Alice Carroll. nom
 Park pl, s e cor Washington st, 60.1x49.10x56x 71.11. Assign. lease. Wright Gillies and Bro. to Thomas Patten. 24,000
 Thomas st, No. 56, store and basement. Assign. lease. Martin H. Luther to William H. Ward-ell. nom
 16th st, No. 224 W., rear buildings on lease-hold premises. George W. Dean to George L. Kingsland et al., trustees, &c. May 28, 1883. 3,000
 10th av, e s, 24.8 s 29th st, 24.8x100. The New York Life Ins. and Trust Co., exrs. and trust-ees R. Ray, to Daniel E. Seybel. 21 years, from Oct. 1, 1883, per year. 300
 Surrender of indeft. lease. Elijah N. Wilson to Charles R. Purdy and ano., trustees, &c. nom

KINGS COUNTY.

D. CEMBER 21, 22, 24, 25, 26, 27.

Broadway, n e s, 25 s e Wall st, 25x100. Sam-uel M. Meeker, exr. and trustee Wm. Wall, to Theobald Engelhardt. Mort. \$1,500. \$2,000
 Broadway, s w cor 3d st, 94x121.5x94x121.7, two-story frame buildings. James Rodwell and James C. Eadie to Frederic Cromwell. Mort. \$37,000. 60,000
 Broadway, No. 858, s w s, 170.11 n w De Kalb av, 15.7 x southwest 50.4 x southwest 15.3 x southeast 22 x south 16.8 x southeast 5.10 x northeast 28.9 x still northeast 50.4. Release mort. Michael E. Finnigan to Ann C. Leonard. 244
 Boerum st, No. 129, n s, 150 w Graham av, 25x 100. Partition. Robert Merchant to George Steinmetz. 1,625
 Same property. William H. Fleig, by G. Fleig, guard., to same. 1-6 part. 270
 Chauncey st, s s, 258.4 e Reid av, 16.8x100, h & l. C. arlotte wife of and James Adams to Mary wife of Albert Hart. Mort. \$1,500. 3,000
 Clarkson st, s s, 800 e Main st, 75x200, Flat-bush. Partition. Robert Merchant to Joseph R. Warren. Mort. \$3 000. 6,100
 Conover st, w s, 72 n Wolcott st, 28x100. Johan F. Kirn to Caroline Zollinger. Mort. \$600. 3,000
 Cook st, n e s, 140.4 n w Bogart st, 50x100. John C. Perry to George Loeffler. Partiti-on. 920
 Deane st, s e cor Brooklyn av, 50x100, hs & ls. Marie L. wife of and Joseph Snelling to The East River Savings Inst. Mort., taxes, &c. 8,200
 Douglass st, s s, runs southerly to westerly side of Brooklyn av, x west to a point in Remsen av, x south abt 95 to north side Degraw st at point 100 west Brooklyn av, x west 83 x north and crossing Remsen av abt 180 x east abt 50 x north to south side Douglass st, x east abt 154. Gordon L. Ford to John Hey-zer. Taxes, &c. 3,500

Eldert st, s e s, 100 n e Bushwick av, runs northeast 80 x southeast to line of W. Covert land, x southwest to point 100 northeast Bushwick av, x northwest to beginning, h & l. Henry Dornhoefer to Andrew Herr, nom
 Ellery st, s s, 150 e Marcy av, 25x100. George Lehrian to Maria Saladin. nom
 Same property. Rosa Lehrian, lunatic, by G. Lehrian, to same. 5,400
 Same property. Maria Saladin to William W. Butcher. Q. C. Mort., &c. nom
 Same property. William W. Butcher to Maria wife of and Anton Saladin, joint ten-ants. Q. C. nom
 Elm st, n s, 125 w Hamburg st, 25x100. George S. Downing, Oyster Bay, to James Moore. 1,900
 Fulton st, n s, 185.8 w Nostrand av, 20x70, h & l. Charles W. Betts to Julia M. wife of George Carpenter. 6,000
 Fulton st, s w cor Bedford av, runs west 139.8 x south 78.8 x east 61.4 x south 74.2 to Bre-voort pl, x east 89.7 to Bedford av, x north 104.3. Hamilton A. Weed to James D. Lynch. See Nostrand av, &c. Mort. \$32,000. 50,000
 Fulton st, n s, 79.8 e Irving pl, 20.4x112.2x21.5 x103.2, h & l. Caleb S. Woodhull to William Johnston. 10,000
 Greene st, n w cor Oakland st, 25x100. Mary McClory, widow, and Mary S. McClory, heir L. McClory, to Cornelius McClory. Mort., \$2,025. nom
 Garden pl, w s, 138.2 s Joralemon st, 15.1x85. Garden pl, w s, 113.2 s Joralemon st, 25x85. Garden pl, w s, 373 n State st, 20.3x85. Pierrepont st, n s, 170.9 w Fulton st, 16x75.10 x16x74.9.
 Wyckoff st, s s, 275 e Smith st, 55x100. Henry C. Tinker to Rensselaer Weston. nom
 Same property. Rensselaer Weston to Louise L. wife of Henry C. Tinker. C. a. G. nom
 Garnet st, No. 9, n e s, 99.4 n w Court st, 20.4 x100.10, in two courses, x15x100.3, in two courses, errors. Daniel Riordon to Michael Morrissy. C. a. G. 400
 Grand st, what was known as Varick st and Metropolitan av, triangular block. Julia, Margaret A., Charles W., Henrietta and George C. Cooper, heirs W. Cooper, to the City of Brooklyn. nom
 Harmon st, n s, 325 e Irving av, 105x100. Blen-dema S. C. Ten Eyck, Somerville, N. J., to George W. Brown. 600
 Harrison pl, late st, Grattan st, Varick av and old Harrison tract, the plot lying within these bounds, with buildings, greenhouses, &c. Julia wife of and Edward De Rose to Joseph Hurst. 2,000
 Henry st, e s, adj other land of grantee, 115x 139.6, Gravesend. Henry Van Sicken to Henrietta W. wife of Floyd S. Sanford. 1,500
 Halsey st, s s, 200 w Marcy av, 20x100. Henry G. Guild to Edward R. Hedges. nom
 Same property. Edward R. Hedges to Joseph-ine T. Guild. nom
 Halsey st, s s, 300 w Reid av, 50x100. Mary A. Donlon to Richard Marsland. Mort. \$12,000, taxes, assmts. and other liens. nom
 Halsey st, s w cor Arlington pl, 80x100. Ed-ward R. Betts to William Westlake. 8,950
 Halsey st, n s, 450 w Reid av, 25x100. Tred-well Richards to James E. Duff. 600
 Heyward st, s s, 75 w Marcy av, 277x100. Ed-wards Pierrepont to Louisa Grasman. C. a. G. 14,750
 Kosciusko st or pl, s s, abt 200.6 e 6th st, 50x 98.9. Mary L. Davis, widow, to Jennie C. Bowers. 1,500
 Leonard st, e s, 250 n Nassau av, 25x100, h & l. Henry Commerdinger to George W. Allen, Jr. Mort. \$1,750. nom
 Same property. George W. Allen, Jr., to Emma M. wife of Henry Commerdinger. C. a. G. Mort. \$1,750. nom
 Livingston st, n s, 236.7 w Court st, runs north 130.3 x east 13.8 x north 25.1 x east 14.10 x south 156 to Livingston st, x west 26.7. Char-lotte A. wife of and Daniel Ayres to The Packard Collegiate Institution. 18,500
 Lorimer st, w s, 100 n Calyer st, 22x100. Hannah J. wife of and Lewis H. Williams to John S. Ogilvie. Mort. \$1,400. 2,400
 Macon st, n s, 335 e Nostrand av, 120x57.4x 120.6x45.7. Phebe A. Redding, widow, to Charles W. Betts. 5,100
 Mason st, n s, 335 e Nostrand av, 30x48.6x30.2x 45.7. Charles W. Betts to Julia wife of Menzo Diefendorff. 1,500
 Middleton st, e s, 305 n Marcy av, 120x200 to Gwinnett st. Marianna A. Ogden et al., exrs and trustees William B. Ogden, dec'd, to Nelson Greenfield and August Schwarz-schild. 8,400
 Madison st, e s, 100 s Broadway, 45x90, New Lots. Thomas J. Atkins, Middletown, Conn., to James Hogan. 350
 Park st, pl or av, s e s, 200 n e Broadway, 50x 100. Release mort. Samuel M. Meeker, exr. and trustee Frederick Herr, to Catharine wife of George Straub. 2,000
 Powers st, s s, 99.9 w Leonard st, 25x100. Eliza wife of John Orr to Margaret wife of Thomas Taggart and Mary E. Taggart. Mort. \$2,000. 3,300
 Pulaski st, n s, 100 e Nostrand av, 67x100. Susan Vanderveer, widow, to Thomas E. Greenland. 3,685
 Penn st, s e s, 245 s w Bedford av, 15x100. David Poole to Alfred W. Pearks and Susan B. his wife. Mort. \$2,000. 4,350
 Quincy st, s s, 125 e Marcy av, 99.9x95. Isaac H. Herbert to Emeline R. Herbert. Q. C. nom

Sandford st, w s, 182.9 n Myrtle av, 18.9x100.
 Sandford st, w s, 239 n Myrtle av, 18.9x100.
 Park av, s s, 286.3 e Nostrand av, 18.8x100x
 17.4x100.
 George Sutton to Julius B. Davenport.
 Morts. \$7,500. 1,500
 Steuben st, No. 248, w s, 231.3 s De Kalb av,
 18.1x100. Dolores Blanco de wife of Genaro
 Vazquez to John O'Connor. 4,400
 Same property. John O'Connor to Frederic
 R. and Charles Coudert, as joint tenants.
 Morts. \$4,400. nom
 Stockholm st, s s, 275 e Evergreen av, 25x100.
 William Walsh to Henry Rauch. 3,300
 State st, n s, 125 e Nevins st, 20x100, h & l.
 Annie G. wife of and Thomas A. Doyle to
 Julia A. wife of Edgar E. Duryea, Glen
 Cove, L. I. Mort. \$5,000. 6,500
 Van Buren st, n w s, 230 n e Broadway, 60x
 00. James De Bevoise, Brooklyn, and Charles J.
 De Bevoise, to Thomas Ellison. Ms. \$1,950. 2,250
 Van Dyke st, n e s, 75 n w Dwight st, 25x100.
 Ernest de la Chapelle to John Dunne. 1,000
 Wilson st, n s, 310 w Bedford av, 20x100, h & l.
 William T. Leitch to Eliza B. Jones. Cor-
 rection deed. nom
 South 1st st, s s, 75 e 7th st. 25x100. Charles
 Mousette, Romersville, Pa., to Alexander
 Voyley. All liens. nom
 2d pl. n s, 221.5 w Court st, 21.5x133.5, h & l.
 Richard Lathers to Deborah E. wife of M.
 D. Lawrence. Mort \$5,000. 7,000
 4th st, n s, 169.10 w 6 h av, 40x95. Release
 mort. Anna L. and Edmund Titus, exrs.
 W. W. Titus, to Margaret Mulledy. nom
 4th st, s s, 267 w 6th av, 35 6x100. Release
 mort. Edmund and Dan'l Titus, exrs. W.
 Titus, to same. nom
 7th st, e s, 70 n South 2d st. 30x50. Amanda
 Alexander to Peter Paulson. Mort. \$2,000.
 2,800
 7th st, n e cor South 3d st, 18.9x100. Catharine
 Morrell to Alexander C. Morgan, New
 York. 600
 North 8th st, n s, 200 w 7th st, 25x100. Archi-
 bald K. and Jeremiah V. Meserole and
 Theodore F. Jackson, individ and as trustees
 and exrs. of A. Meserole, to Edgar Holi-
 day. 1,000
 13th st, s s, 385 e 3d av, 20.10x100. Cornelia M.
 Spader to Thomas Montgomery and Jane his
 wife. 700
 Bay 16th st, e s, 600 s 86th st, 100x96 8.
 New Utrecht. Archibald Young to Charles
 R. Fry. 2,000
 East 24th st, centre line at intersection s s Voor-
 hies av, runs west along av abt 91.8 x south
 to land School District No. 4, x east 18 to
 centre line East 24th st, x north to beginning,
 Gravesend. James B. Voorhies to Philena
 D. Cornell. 800
 27th st, n e s, 100 s e 4th av, 25x100.2. William
 J. Sayres to Ambrose E. Hartley. 400
 Alabama av, w s, 89.3 s Atlantic av, 50x100,
 New Lots. Foreclos. L. R. Stegman to
 Leander Gauvreau and Sophia his wife. 600
 Atlantic av, n s, 180 w Troy av, 40x149.1. h s &
 ls. Charlotte A. wife of Samuel Mott to John
 B. and Mary S. Wilson and Margaret O. and
 Henrietta L. Tucker. Q. C. 400
 Atlantic av, n e s, about 382.6 s e Grove av,
 about 106.6 x about 208 x about 100.7x227,
 New Utrecht. George W. Whiting, Jersey
 City, to Sarah A. wife of William D. Field. 300
 Bay av, s w cor Bennett av, 75x100, East New
 York. Calvin G. Doig, New York, to Robert
 McCafferty. Q. C. 750
 Bedford av, e s, 140 s Halsey st, 20x75.6. Henry
 L. Betts to Philip D. Mason. 2,674
 Benson av, centre line, easterly from 17th
 av and adj land A. Young, runs north along
 said land 40 to n s Benson av, x west along
 av 593.6 x south 40 to centre line, x east 593.6,
 New Utrecht. Thomas Rutherford to Ar-
 chibald Young. 817
 Flushing av, e cor Throop av, 25x100, h & l.
 John Holsten to George F. Endter. Q. C. nom
 Franklin av Boulevard, s e cor Chester av, 100
 x100, Flatbush. Mary A. Kyker, admrx. T.
 Kyker, dec'd, to Joseph Mayer. Q. C. 400
 Graham av, s w cor Cook st, 25x100, h & l.
 Maria D. Friedrichs, individ and as extrx. G.
 Friedrichs, to Joseph H. White. Morts.
 \$3,000. 7,900
 Same property. Joseph H. White to Charles
 Engert. 10,000
 Greene av, n s, 20 e Sumner av, 20x80. John
 McNamee to Catharine T. McNamee. nom
 Greene av, s e s, 100 s w Evergreen av, 75x100.
 Marcus P. Bestow to John Menahan. 1,600
 Grand av, No. 247, e s, 235.3 n Lafayette av,
 21.10x100.
 Steuben st, No. 258, w s, 358.1 s De Kalb av,
 18.7x100.
 Clason av, No. 264, w s, 356.7 n De Kalb av,
 18.11x85.6.
 Jose de la Cuesta, exr. Manuela Blanco de
 la Cuesta, to John O'Connor, Newark, N. J.,
 11,000
 Same property. John O'Connor to Frederic
 R. and Charles Coudert, as joint tenants.
 Mort. \$11,000. nom
 Grand av, No. 249, e s, 203.5 n Lafayette av,
 21.10x100.
 Ryerson st, No. 289, e s, 155 n Lafayette av,
 20x100.
 Victoria Blanco to John O'Connor. 16,000
 Same property. John O'Connor to Frederic
 R. and Charles Coudert, as joint tenants.
 Mort. \$16,000. nom
 Howard av, s e cor Butler st, 27.9x100. Dan-
 iel Orr to Mary J. Monsees. 300
 Kent av, w s, 200 s Willoughby av, 25x100.

Hannah R. Kane to Catharine T. O'Connor.
 Morts. \$1,600. 2,500
 Lafayette av, late pl, n w s, 233 2 n e Broad-
 way, 16.10x100. William H. H. Glover to
 Celcilia A. Bavendam. Mort. \$2,000. 3,500
 Lafayette av, s s, 452 e Bedford av, 23x100.
 Stoddard C. Westlake to Mary E. wife of
 George W. Brown. Mort. \$2,000. 3,200
 Lafayette av, n s, 381.3 w Lewis av, 18.9x100.
 Patrick F. O'Brien to Fredrick W. J.
 Brooks. 5,000
 Lafayette av, s s, 535 e Lewis av, 40x200 to
 Van Buren st. Richard Latty to Henry
 Ray. 3,000
 Same property. Henry Ray to Henry Hamil-
 ton. 3,500
 Lexington av, s s, 239 e Tompkins av, 18x100,
 h & l. Henry G. Guild to Elbridge W.
 Morse. nom
 Same property. Elbridge W. Morse to Jo-
 sephine T. wife of Henry G. Guild. nom
 Liberty av, s e cor Van Sinderen av, 25x
 00, East New York. Foreclos. Lewis R. Steg-
 man to Henry H. Rubl and Mary his wife. 25
 Maspeth av, s s, 200 e Bushwick av, runs south
 89.4 x east 16 6 x northeast 38 7 x north 54.5
 to Maspeth av, x west 25. James Hall to
 Catharine C. wife of Albert M. Kallb-
 fleisch. 600
 Marcy av, s w s, 81 s e Heyward st, 19x75, h &
 l. Louisa wife of and Henry Grasman to
 Philip Dugro. Mort. \$2,500. 5,200
 Marcy av, n w cor Heyward st, 43x80. Release
 mort. John R. Willis, exr. W. F. Mott, to
 Louisa wife of Henry Grasman. 1,875
 Metropolitan av, s s, 240.11 e Vandervoort av,
 runs south to n s of Grand st at p int 212 11
 east Vandervoort av, x east to Metropolitan
 av, x west to beginning. Eliza wife of Henry
 B. Vitty to the City of Brooklyn. 1,653
 Nostrand av, s w cor Hancock st, 100x140.
 Throop av, s w cor Jefferson st, 200 to Han-
 cock st, x 90.
 Hancock st, s s, 300 e Nostrand av, 180x100.
 Hancock st, n s, 80 w Marcy av, 170x100.
 Hancock st, n s, 380 e Nostrand av, 180x100.
 Jefferson st, s s, 315 e Tompkins av, 180x
 100.
 Jefferson st, s e cor Tompkins av, 275x100.
 Tompkins av, n e cor Hancock st, 100x95.
 Marcy av, s w cor Jefferson st, 100x190.
 James D. Lynch to Hamilton A. Weed.
 See Fulton st. 150,000
 Norman av, s s, 25 e Leonard st, 25x95. Wil-
 liam B. Riley to Henry J. Riley. nom
 Park av, s s, 286 3 e Nostrand av, 1.4x100-x-
 100. Julius B. Davenport to George Sutton.
 nom
 Park av, s s, 305 e Nostrand av, 35x100. George
 Sutton to Elizabeth Phelan. Mort. \$5,000. 665
 Putnam av, s s, 310 e Marcy av, 20x100. Freder-
 ick C. Vrooman to Rosa wife of William
 Gratz. Mort. \$2,500. 6,700
 Putnam av. Release from covenant, &c. Wil-
 liam Ziegler to Hannah E. Stoutenburg. nom
 Rochester av, w s, 437.11 s East New York av,
 50x90.4. Flatbush. Daniel Quigley to George
 Brown. 200
 St. Mark's av, Nos. 168 and 170, s s, 210 e Car-
 lton av, 40x100. Arthur G. Hill, Florence,
 Mass., to Theodore S. Smith. Morts. \$16,450.
 nom
 Same property. Theodore S. Smith to Mary
 M. Gurnee. Morts. \$16,450. nom
 Stone av, e s, 53.8 n Dean st, if continued, runs
 east 80 x south 53.8 to Dean st, x west 79.9 x
 northwest 5.10 to Stone av, x north 48.10,
 New Lots. Moses Littell to Catharine Mol-
 loy. 450
 Stone av, e s, 53.8 n Dean st, 17.10x80, New
 Lots. Frederick Cobb to Catharine Mol-
 loy. 150
 Stone av, n e cor Dean st, 4.10x5.10 to Dean st,
 x3.3, New Lots. Jacob L. Wyckoff and ano.,
 exrs. Wm. Wyckoff, to Catharine Molloy. 30
 Union av, n e cor Nicholas av, 20x200, New
 Lots. Catharine Cordes, widow, to Diedrich
 Westfall. Mort. \$1,600. 2,500
 Vanderbilt av, No. 35, e s, 207.9 n Park av,
 20.2x100.
 Vanderbilt av, No. 45, e s, 107.7 n Park av,
 20.2x100.
 Steuben st, No. 246, w s, 213.2 s De Kalb av,
 18.1x100.
 Manuel A. Blanco to John O'Connor. 17,000
 Same property. John O'Connor to Frederic
 R. and Charles Coudert, as joint tenants.
 Mort. \$17,000. nom
 Willoughby av, s s, 40 e Grand av, 40x90. Re-
 lease mort. Laura D. Tweedy to George W.
 Brown. nom
 3d av, northerly cor Douglass st, 40x90.
 Douglass st, n e s, 90 n w 3d av, 20x100.
 Catherine Fitzpatrick, individ. and as guard.
 of Mary E. Fitzpatrick, to William Bradley. nom
 Interior lot, 143.9 w St. James pl and 3.11 n
 Gates av, runs north 21.3 x east 1/2 inch x
 south 21.3 x west 1/2 inch. Henry P. Sears
 and ano., exrs. Hector Sears, to Henry L.
 Coe. nom
 Interior lot, at centre line block bet Mason and
 Halsey ts, at point 365 e Nostrand av, runs
 east 60 x south 45 7x60x51.6. Julia wife of
 and Menzo Diefendorf to Charles W. Betts.
 1,500
 Plot on Coney Island, 51.6 on Sheephead Bay
 x119. Mary T. Devlin to Lucy Vanderveer.
 Q. C. nom
 ERRATA.
 Fulton st, s s, 80 e Nostrand av, 112.3x200 to
 Herkimer st, h s & ls. Chas. W. Betts to Cor-
 delia E. wife of Henry L. Betts. 26,134

Macon st, s s, 80 w Sumner av, 20x100. Fore-
 clos. Alfred C. Chapin to David D. Co-
 vert. 5,010
 Middleton st, s s, 160 e Harrison av, 100x100.
 Jennie A. wife of Joseph A. La Rue, Las
 Vegas, New Mexico, to Barbara wife of
 Jacob Bossert. Release nort. 3,600
 Moore st, n s, 100 w Graham av, 100x100. John
 Andrews to Margaret Wandell and Martha
 A. Bush. 9,000
 92d st, n e s, part of lots 336 and 337 map Fort
 Hamilton, 50.8x—. New Utrecht. Sarah W.
 wife of Thomas B. Wilson, Jersey City, to
 William Bell and Mary his wife. 375
 Greene av, n s, 91.8 w Stuyvesant av, 16.8x100.
 Alex. S. Walsh to Adrianna C. wife of
 Rich'd O. Portsmouth. Morts. \$3,000. 5,500
 Sumner av, s s, extlg. from Kosciusko st to
 De Kalb av, 200x100.
 Kosciusko st, n s, 100 e Sumner av, 150x100.
 De Kalb av, s s, 100 e Sumner av, 125x100.
 De Kalb av, n s, 225 e Sumner av, 50x200 to
 Pulaski st.
 Brooklyn City & Newtown Railroad to
 George V. Turner, New York. Morts.
 &c. 11,500
 Wythe av, n e s, 19 n w Keap st, 18x60, h & l.
 Katy wife of Eugene Secor to Chas. S. Gau-
 bert. Morts. \$2,800. 3,470
 Bushwick and Newtown turnpike easterly cor
 Clifford st, 25x100. Thomas Chaffers to Wm.
 J. Chaffers. Q. C. 500

WESTCHESTER COUNTY, N. Y.

DECEMBER 14TH TO 27TH—INCLUSIVE.
 EASTCHESTER.
 Macy, Caroline, extrx. of Jared Macy—Eli
 Lratt, 1/2 interest in plot on s highway lead-
 ing from Sageman's corners to New Rochelle,
 at intersection of Hutchisons River, 12 1/2
 acres. \$950
 Weed, Orrin A., admr. of Gerhon B. Weed—
 James Dusenbury, e s highway leading from
 White Plains road to Tuckahoe, 1 acre. 630
 Hackert, Louise and Julius—Adolf Novoting,
 lots Nos. 289 and 290, on n w s Railroad av,
 at West Mt. Vernon. 2,000
 Rankin, John C., et al., by H. T. Dykman,
 referee—Wm. H. Pemberton, lot No. 880 and
 part lot No. 828 on e 10th av, 100 s 1st st, 4,015
 Foster, J. P. Giraud—Charles H. Will on, lot
 on s Mt. Vernon road, 3 1/4 ft. 4 in. from
 White Plains road. 1,250
 Gallagher, Owen and Wm. S.—Patrick Mor-
 rissy, e s 9th av, in village of Mt. Vernon, 75
 x105. 225

MAMARONECK.

Southack, Julia W.—Charles D. Shepard, lot at
 s s Magnolia av adj lot No. 2 at Larchmont
 Manor. 13,500
 Barker, Cora—Jane M. Logne, n w s Linden
 terrace, 2 18-100 acres. 2,500
 Logne, Jane M.—Charles H. Martin, same
 property. 2,500
 Larchmont Manor Co.—Margaret Heartt, 5
 lots at n e cor Woodbine av and Prospect av,
 at Larchmont Manor. 1,815

NEW ROCHELLE.

Keefer, John—Henry Keefer, lot No. 3 on w s
 Pelham road. 1
 Same—Frank Keefer, lot No. 1 on w s Pel-
 ham road. 1
 Underhill, Deborah B.—Charles G. Banks, lot
 on s e s Prospect st adj lot of Richard Doo-
 ley. 5,000
 Van Wart, William, Jr.—Charles G. Banks,
 lot No. 3 on n s White Plains road, 100 n Gar-
 den st. 4,500
 Fredericks, Simon D., trustee of Philip R.
 Underhill—Daniel Donnelly, 1st No. 32 on n
 e s Locust av, adj lot of grantor. 425
 Hudson, Alexander B.—Philip W. Goatcher,
 lot No. 2 on n s Sound View st. 930
 Fields, David—Lillian E. Banks, lot on n w s
 Davis av, adj lands of Chas. H. Young. 1,500

PELHAM.

Witherbee, Walter C.—David I. Carson, lot
 on n s Boston Boulevard, adj lot of heirs of
 Jessup, abt four acres. 6,500

WESTCHESTER.

Lorillard, Peter—Julia L. Ellis, lot at s e
 cor Eastern Boulevard and landing place at
 Throggs Neck. 2,500

WHITE PLAINS.

Ferris, Catharine C. and Charles—Minott
 Mitchell, lot on s s Fisher av adj lot former-
 ly of Charles Fogg. 700
 Same—Annie E. Purdy, lot at s e cor Fisher
 av and Orawaupum st. 700
 Hart, Monmouth G.—William W. Demerest,
 lot No. 18 on w s Lexington av. 150
 Burr, Calvin—John O'Rourke, Jr., lots Nos. 64
 and 65, 81 and 82 on n s Barker av, 100 e War-
 ren st. 1,400
 Jarvis, Algenon D.—John Read, lot on e s
 Broadway adj lot of grantee. 1

YONKERS.

Willey, Anna C.—Mary A. Murphy, lot No.
 14 on Madison av adj lot of Mrs. Suydam. 485
 Havemeyer, John C.—William H. Sanger, lot
 on e s Woodworth av, 175 n Ashburton av, 4,691
 Washburn, Emma H. and Wilbur F.—An-
 thony McVay, lot s w cor Ashburton av and
 Stewart pl. 950
 Yonkers Savings Bank—Mary A. Murphy, lot
 on w s Riverdale av, 150 s Vark st. 550
 Peek, Peter F.—James McCann, lot on w s
 North Broadway, adj lands of Jonathan
 Odell. 9,000

Baldwin, Elizabeth P. and Hall F.—Samuel J. Tilden, w s Post road, adj lot of Manuel T. Boliver, abt 18 acres. 55,000
 Henkenbeck, Ellen H. and Peter—I De Ver Warner, lots Nos. 9 and 11, on w s Hawthorn av, adj lands of Cyrus A. Peek. 3,000
 Ludlow, James B.—Francis N. Bangs, lot on w s Park Hill av, at intersection with n s private way, adj lands of grantee. 1,500

MORTGAGES.

NEW YORK CITY.

DECEMBER 21, 22, 24, 25, 26, 27.

Ackerman, Frederick, to Josiah A. Hyland. 32d st, n s, 350 w 6th av, 25x101.7x26.1x108.5. Dec. 21, 6 months. \$1,000
 Ackerman, Gilbert F., Greenwich, Conn., to Charles A. Ackerman. Hester st. P. M. Oct. 27, 10 years. 7,000
 Same to James Ackerman. Hester st. P. M. Oct. 27, 10 years. 7,000
 Albert, Elizabeth A., wife of and Michael, Craryville, N. Y., to THE METROPOLITAN SAVING BANK. 3d av, e s, 25 n 62d st, 25x75. Dec. 12, 1 year, 5 per cent. 2,000
 Arnold, Roman, to Joseph Hecht. Attorney st, No. 137, w s, 81.3 s Stanton st, 18 10x74.11 x18.7x74.10. Dec. 26, due Jan. 1, 1889, 5 per cent. 4,000
 Boyd, William B. W., to Frederick Roosevelt. 1st av, w s, 98.9 n 22d st, 24.8x150. Dec. 27, 3 years. 5,000
 Same to James Young, exr. W. Boyd. Same property. Dec. 27, due Sept. 13, 1885. 2,500
 Burne, John C., to THE GERMAN SAVINGS BANK, City New York. 80th st, n s, 100 e 3d av, 3 lots, each 25x102.2. 3 mortgs., each \$15,000. Dec. 27, 1 year. 45,000
 Same to Max Danziger. Same property. Dec. 27, due July 1, 1884. 9,000
 Same to same. Same property with power to collect rents and ap, ly same. Dec. 27, due July 1, 1884. 3,700
 Batchelor, Charles, to George Hoffman. 126th st, s s, 115 w 6th av, 20x99.11. Sub. to mort. \$12,500. Dec. 14, 1 year. 2,500
 Baumgarten, August, Brooklyn, to John Mathews, Brooklyn, and ano., trustees. 121st st, s w cor 4th av, 20x100.11. Dec. 18, due Dec. 20, 1883, 5 per cent. 14,000
 Bergemann Julius, to Isidore Osorio. Ludlow st, No. 14, e s, 124 4 n Canal st, 32.4x87.6. Oct. 9, due Jan. 1, 1886, 5 per cent. 15,000
 Same to same. Same property. Oct. 10, installs. 5,000
 Bogan, Annie E., wife of and Thomas, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. West Houston st, s e cor Washington st, 23.11x55. Dec. 21, 1 yr. 10,000
 Bramhall, Mary J., to Griffin B. Disbrow. Av A, s e s, 500 s w Cliff st, 50x100. Dec. 22, 1 year. 250
 Bookman, Jacob, to George Starr. Greenwich av. P. M. Dec. 26, 5 years, 5 p. c. 6,000
 Brian, Henry, to John Brian. 65th st, No. 152, s s, 132 w 3d av, 16x100.5. Dec. 20, due April 1, 1887. 5,500
 Byrnes, Jane, wife of and Matthew, mortgagor, with Alida L. Borland, Boston, Mass. Agreement extending mortgage. Dec. 29. nom
 Burke, Teresa C., to George M. Miller and ano., trustees L. R. Marshall. 39th st, s s, 268.9 e 3d av, 31.3x95.6; also strip across rear 3 inches in depth. Record-8 Dec. 15. Dec. 15, 5 years, 5 per cent. 15,000
 Carman, Sarah A., to Erastus F. Brown and ano., exrs and trustees J. S. Kenyon. Washington av, n e cor 17d st, 50x110. Dec. 26, due Oct. 27, 1883, 5 per cent. 2,500
 Callahan, Richard J., to John B. Swasey, Jr. 165th st. P. M. Dec. 15, due July 1, 1889, installs. 1,47
 Cantalope, John, and John Cassenelli to David H. Goodman. 147th st. P. M. Dec. 20, 1 year. 1,000
 Carstens, Henry A. and William, to THE IRVING SAVINGS INST. Pike st, No. 57, n e cor Monroe st, 15x50.4. Dec. 20, 1 year, 5 per cent. 4,700
 Same to Claus Martens, survivor of Martens & Paulson, Brooklyn. Same property. Dec. 21, due June 28, 1885, 5 per cent. 554
 Cole, Daniel, to John C. Shaw, Funderne N. J. Forrest av, w s, 1,054.2 s Wall st, 36.3x300. Nov. 27, 5 years. 500
 Doll, Francis H., to Salome Doll. Clinton st, w s, 200 n Stanton st. —x100x25x100. 1-5 part. Nov. 1, 5 per cent. 2,000
 Duffv, Mary, wife of Michael, and Michael Duffv, as her attorney, to Christopher R. Keogh. 93d st, n s, 375 e 3d av, 25x100.8. Sub. to other mortgs. Dec. 20, demand. 2,500
 Duffy, Mary, wife of and Michael, to George N. Manchester and William N. Philbrick. 94th st, s s, 375 e 3d av, 25x100.8. Sub. to mort. \$15,909. Dec. 20, 6 months. 3,667
 Esterbrook, Joseph, Jr., Richmond Co., to William Rotchford. Water st, No. 239. P. M. Oct. 23, 1 year. 4,000
 Ferguson, Alexander, to Isabella Cochrane. 156th st, n s, 174.5 w Courtland av, 25x100.3. Dec. 20, 5 years. 1,000
 Flaherty, Marie K., to John E. Lockwood, Long Island City. 3th st, n s, 80 w 4th av, 25x98.9; 33th st, n s, 140 w 6th av, 20x93.9; also property in New Utrecht, L. I. Dec. 22, due May 27, 1885. 5,000
 Fr-eb rn, George W., to Mary A. and Margaret E. Kenyon. 123d st. P. M. Oct. 6, 5 years. 3,000

Fuller, Anna A., to Percy R. Pyne. 155th st, s s, 3 6.6 e 10th av, 55x99.11. Sub. to mortgs. \$14,000. Dec. 22, demand. 5,000
 Fransmann, Alice and John, to Mitchel Valentine. 1st av, e s, 75.7 n 104th st, 100.8x 00. Dec. 13, due Aug. 1, 1884. 10,000
 Gaynor, John, to Patrick McDonald. 79th st. P. M. Dec. 1, 1 year, 5 per cent. 10,000
 Giblin, Michael, and James W. Taylor to Luke Kouwenhoven, Long Island City. 1st av, w s, 75.5 n 48th st, 25x100. Dec. 21, due Nov. 1, 1886, 5 per cent. 11,500
 Same to Eve A. Kouwenhoven. 1st av, w s, 50.5 n 48th st, 25x100. Dec. 21, due Nov. 1, 1886, 5 per cent. 11,500
 Same to Lydia L. Rapelye, Astoria, L. I. 1st av, w s, 2.5 n 48th st, 25x100. Dec. 21, due Dec. 20, 1886, 5 per cent. 11,500
 Same to Benjamin H. Field. 1st av, n w cor 48th st, 25.5x100. Dec. 21, due Dec. 20, 1886, 5 per cent. 15,500
 Ginsburg, Mathilde, wife of Bernhard, to George Ringler et al., of George Ringler & Co. 1st av, e s, 51.2 s 73d st, 26x13. Colateral to a chattel mortgage. Dec. 14, demand. 750
 Goodwin, Manning A., to Jacob Blumenthal, Furth, Germany. 51st st. P. M. Dec. 1, 3 years, 5 per cent. 6,000
 Gray, J. hn H., and Lizzie E. his wife, to THE IRVING SAVINGS INST. 57th st, s w cor Lexington av, 38.11x100.8. Dec. 21, 1 year, 5 per cent. 12,000
 Same to Nancy Gray, widow. 3d av, e s, 75.8 s 89th st, runs east 75 x southeast 24.6 x southwest 82.6 x west 62.7 to 3d av, x north 100; Lexington av, s w cor 87th st, 100.8x 66.1. Dec. 21, due Feb. 1, 1888. 10,000
 Hammond, Thomas S., individ., and Amelia P. Hammond, as extrs. J. A. Hammond, to John J. Hammond. Broadway, No. 589, and No. 160 Mercer st, begins Broadway, w s, abt 225 n Houston st, 28x200 to Mercer st. All title. Said to be 1-14 part. December 23, 1 year. 2,000
 Hardy, Phebe A., wife of and Horatio N., to THE HOME INS. CO., City N. w York. 57th st, n s, 341.5 w Av A, 20x100.5. Already mortgaged to party second part. Dec. 24, due Jan. 1, 1887. 500
 Haven, John, to Thomas Ingham. Road leading from Kingsbridge road to Hudson River R. R. near Fort Washington Point. P. M. Dec. 21, due Dec. 22, 1883. 10,000
 Henderson, William, to THE GERMAN SAVINGS BANK, City New York. 86th st, s s, 276.8 w 2d av, 26.8x102.2. Dec. 22, 1 year. 15,000
 Same to same. 86th st, s s, 233.4 w 2d av, 26.8 x102.2. Dec. 22, 1 year. 15,000
 Hitchcock, Frances, wife of and Charles, to THE MUTUAL LIFE INS. CO., New York. 36th st, No. 61, n s, 195 e 6th av, 20x98.9. Already mortgaged to party second part. Dec. 21, due March 1, 1885, 5 per cent. 5,000
 Hogan, Isabella V., wife of and John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK City New York. 41st st, n s, 230 e 3d av, 25x72.6x41.5 x39.10. Dec. 21, 1 year. 10,000
 Hawly, Addie R., wife of and Charles S., to The Trustees of Robert College of Constantinople. 80th st, No. 163, n s, 268.9 w 3d av, 18.9x10. Dec. 26, 5 years, 5 per cent. 8,500
 Holzmann, Bella, to Bernhard Mayer. 51st st. P. M. Dec. 27, due Jan. 1, 1887, 5 1/2 p. c. 3,000
 Hyslop, Josephine, widow, and Mary B. and Josephine F. Hyslop, daughters J. Hyslop, to Alma L. wife of Clifford C. dington. 19th st, n s, 175 e 4th av, 25x75. Dec. 26, 3 years, 5 p-r cent. 8,000
 Jacobs, Marks, to Jane Robert. New Utrecht, L. I. Orchard st, No. 27, w s, 178.5 s Hester st, 24.2x100x24x100. Dec. 24, 5 years, 5 p r cent. 10,000
 Same to Andreas Klang. Orchard st, w s, 178.5 s Hester st, 24.2x100x24x100. Sub. to mort \$10,000. Dec. 24, due Jan. 1, 1886, 5 1/2 per cent. 1,400
 Jarmulowsky, Sender, to THE CITIZENS' SAVINGS BANK, City New York. Henry st. P. M. Dec. 1, 1 year, 5 per cent. g. ld. 5,000
 Johnston, Emeline, wife of William H., and Elizabeth wife of Richard E. Johnston to Abraham C. Quackenbush. 87th st, s s, 100 w Av A, 50x100.8. Dec. 21, due Jan. 1, 1885, 5 1/2 per cent. 5,000
 Joyce, Mary A., to Rudolph Low and Philip- pke Kolster. Monroe st and Hamilton st. P. M. Dec. 23, due Jan. 1, 1887, installs, 5 per cent. 2,400
 Keaney, Edward, to Edwin D. Morgan et al., exrs E. D. Morgan. 8th av, n w cor 104th st, 25.11x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 6,650
 Same to same. 151st st, s s, 275 w 10th av, 100 x99.11. Dec. 10, due Dec. 15, 1886, 5 per cent. 4,000
 King, Vincent C., to Francis D. Iaffeld and ano., trustees for Catharine D. Wright. 16th st. P. M. Dec. 23, due Jan. 1, 1885, 5 per cent. 10,000
 Kaldenberg, Frederick J., Tarrytown, N. Y., to THE SEAMEN'S SAVINGS BANK, City New York. 331 st, n s, 18 e 31 av, 155x99.6. P. M. Dec. 24, 1 year, 5 per cent. 45,000
 Koenig, Gottfried L., to John Eichler. 1st av, e s, 71.9 s 113th st, 27x95. Dec. 24, 3 years, 5 per cent. 10,000
 Koehler, Charles F., to John R. Peters and ano., exrs J. R. Peters. 119th st, n s, 231.9 w Av A, 18.9x99.11. Dec. 22, 3 years. 4,000
 Krooks, Rachel, to Morris Sheddinsky and Solomon Bachrach. Delancey st, Lewis st, P. M. Dec. 24, due Jan. 1, 1885. 6,000
 Kayser, Max, to Charlotte Dittman, extrs. E.

Dittman. 39 h st. P. M. Dec. 21, due Dec. 26, 1886, 5 per cent. 16,500
 Leavitt, Martha A., to Nina Mart n and ano., trustees R. Martin. 40th st, n s, 95 e 5th av, 27.6x93.3x27.6x92.7. Dec. 27, 3 years, 5 per cent. 50,000
 Lalor, William, to James N. Platt et al., exrs. and trustees W. B. Lawrence. Madison to 4th av, 96 h to 97th st, 2 0x4 0. P. M. Dec. 23, 3 years, 5 per cent. 155,000
 Leale, Charles A., to THE GERMANIA LIFE INS. CO., City New York. Madison av. P. M. Dec. 22, due Nov. 31, 1886, 5 1/2 per cent. 35,000
 Lewis, Abraham, mortgagor, with Thomas L. Concklin et al., exrs. W. W. Concklin. Agreement to extend mort. and reduce interest. Dec. 18. nom
 Lynd, Robert B., to James L. and John J. White, trustees, Litchfield, Conn. 741st st, s s, 275 e 8 h av, 100x99.11; 140th st, n s, 275 e 8th av, 100x99.11. Dec. 22, 1 year, 5 per cent. 9,000
 Maccaba, Isaac J., to Albert Cardozo and Richard S. Newcombe. 18th st, n s, 290 w Av A. P. M. Dec. 20, 1 year. 2,750
 Same to same. 18th st, n s, 265 w Av A. P. M. Dec. 20, 1 year. 2,750
 Madlock, William S., to THE EQUITABLE LIFE ASSURANCE SOC, U S, 22d st, n w cor 9th av, 50x98.9. Dec. 21, due Dec. 1, 1886. 60,000
 Same to John B. Smith. 2d st. P. M. Dec. 20, 1 year. 5,000
 Maschke, Jacob L., to Max Danziger. 70th st, s s, 244 w 1st av, 3 lots, each 25x100.4. 3 mortgs., each \$2,750. Dec. 15, 6 months. 8,250
 Same to same. 70th st, s s, 319 w 1st av, 25x 100.4. Dec. 15, 1 year. 2,750
 Mathews, John, Brooklyn, to Ellen McLachlan. Pearl st, w s, 17.9 n William st, 12.8x81 10x 12.1x78.10. Dec. 12, due Dec. 24, 1884, 5 p-r cent. 1,500
 McCredy, Charles A., to Alexander Brown, Philadelphia Pa. 54th st, No. 110, s s, 240 w Lexington av, 25x100.5. Dec. 21, 5 years, 5 per cent. 12,000
 Miller, David, to John Davidson. 150th st, n s, 400 e 7th av. P. M. Dec. 24, 6 months. 2,500
 Same to same. 13th st, n s, 425 e 7th av. P. M. Dec. 24, 6 months. 2,500
 Martin, William R., to Jane Robert, New Utrecht. Broadway, n w cor 56 h st, abt 54.5x90.10x50x130.11; 56th st, n s, 130.11 w Broadway, 20x100.5. P. M. See Broadway Conveyances. Dec. 27, due Dec. 26, 1886, 75,000
 Same to same. Broadway, w s, abt 54.3 n 56th st, runs north 107.7 x west 71 x south 5 x east 2 x s u h 50 x east 90.10. P. M. S-e Broadway Conveyances. Dec. 26, 3 years. 87,000
 Same to same. 56th st, n s, 110 e 8th av, 80x 100.5. P. M. Dec. 26, 3 years. 48,000
 Meagher, James, to Thomas Farrell, trustee. 5th av, w s, 20.10 s 1-6th st, 30x85. December 24. 12,000
 Mullaly, Julia, wife of John, to Edwin A. Bradley and George C. Currier, of Bradley & Currier. 60th st, n s, 250 w 10th av, 2 x 100.5. Subject to mortgs. \$12,071. Dec. 26, demand. 1,500
 Maschke, Jacob L., to Roland G. Mitchell. Monroe st. P. M. Dec. 24, 1 year, 5 per cent. 37,000
 Meehen, Elizabeth, wife of and Hugh, to John A. Casey, Brooklyn. 109th st, No 131, n s, 305 e 4th av, 18.9x100.11. Dec. 26, 1 year, 4,000
 Same to same. 126th st, s s, 195 e 3d av, 3 x 99.11. Dec. 26, 1 year. 7,000
 Muller, Louis, Jr., and Mary R., to ——— Paper not accessible to reporter.
 Noble, William, to William Coates. 76th st, No. 28, s s, 20 w Madison av, 20x102.2. Dec. 1, 1 year. 2,000
 O'Gorman, Julia, wife of and William, to Marie J. Lambert. 142d st, No. 750, s s, 816.8 e Willis av, 16.9x100. Dec. 13, 5 years, 5 per cent. 2,500
 Same to same. 142d st, No. 752, s s, 833.4 e Willis av, 16.9x100. Dec. 13, 5 years, 5 per cent. 2,500
 Same to same. 142d st, No. 754, s s, 850 e Willis av, 16.9x100. Dec. 13, 5 years, 5 p. c. 2,500
 Same to Frederick R. and Charles Couder, trustees. 142d st, No. 756, s s, 866.8 e Willis av, 16.9x100. Dec. 13, 5 years, 5 per cent. 2,500
 Ogden, Alfred, to THE UNITED STATES TRUST CO. New York. 28th st, No. 7, n s, 150 w 5th av, 24.6x98.9. Substituted in place of old mortgage, which is paid and satisfied. Dec. 21, due Jan. 1, 1886, 5 per cent. 27,000
 O'Connor, John, to Maria Soledad Blanco. 11th st, No. 212 E, &c. P. M. Dec. 10, 10 years. 17,000
 Petrie, Emma F. wife of George H., to THE MUTUAL LIFE INS. CO. New York. Sidney st, s e cor Troy st, 290.6 to w s Berrien st, x southwest-121.8x271 to Troy st, x 115.4. Dec. 20, due March 1, 1885. 7,000
 Same to George H. Petrie, exr. Ann Petrie. Same property. Sub. to mort. \$7,000. Dec. 20, due April 1, 1885. 7,500
 Philips, Moss S., to Edwin D. Morgan et al., exrs E. D. Morgan Boulevard (11th av), e s, 24 11 s 151st st, 75x100. Dec. 10, due Dec. 15, 1886, 5 per cent. 5,500
 Ripley, Anna J., wife of and George, to THE UNION TRUST SAVINGS INST., City New York. 7th av, n w cor 41st st, 19.9x60. Dec. 24, due May 1, 1886, 5 per cent. 9,000
 Robert, Albert A., mortgagor, with Raphael Buchman, guard. Agreement extending mort. and reducing interest. Dec. 15.
 Rankin, John, to Rachel Stillwagon, Flushing, L. I. 49th st, No 502, s s, 100 w 10th av, 10x 100.5. Dec. 27, 5 years, 5 per cent. 10,000

Same to same. 49th st, No. 504, s s, 119 w 10th av, 19x100.5. Dec. 27, 5 years, 5 p r ct. 10,000
 Same to Elizabeth Rankin. Same property. Dec. 27, 5 years, 5 per cent. 2,000
 Same to same. 49th st, s s, 100 w 10th av, 19x100.5. Dec. 27, 5 p r cent. 2,000
 Stiehler, Heinrich, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Cherry st, No. 150, n s, 416 e Catharine st, 25.4x127. Dec. 27, 1 year. 10,000
 Scheier, Rosa, wife of Ignatz, to Rosa Rosenhain. 2d av, e s, 40.5 n 42d st, 2 x80.6. Dec. 22, due Jan. 1, 1889, 5 per cent. 3,000
 Smith, John W., to James H. Wood. 51st st, n s, 175 w 1st av, 25x100. Dec. 26, note. 1,163
 Stre e, Margarethe, wife of Herman, to Louis Hillebrecht. Forest av, e s, 396.10 n New st, 27x35. Dec. 21, due Jan. 1, 1887. 1,800
 Schappart, Philippa and John, exrs. L. Schappert, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, City New York. 2d av, e s, 25 n 45th st, 25.5x75. Dec. 22, 1 year. 8,000
 Smith, Margaret C., wife of and Thomas, to John J. Jones and ano., exrs. and trustees D Jones. 61st st, n s, 149.6 e 2d av, 25x100.5. Dec. 21, 3 years. 16,000
 Same to same. 61st st, n s, 174.6 e 2d av, 25x100.5. Dec. 21, 3 years. 16,000
 Same to same. 62d st, s s, 174.6 e 2d av, 25x100.5. Dec. 21, 3 years. 20,000
 Same to same. 62d st, s s, 149.6 e 2d av, 25x100.5. Dec. 21, 3 years. 20,000
 Same to Charles O'Neill. 6'd st, s s, 174.6 e 2d av, 25x100.5. Sub. to mort. \$20,000. Dec. 21. 3,000
 Same to John Bell. 62d st, s s, 149.6 e 2d av, 25x100.5. Sub. to mort. \$20,000. Dec. 21, 6 months. 1,977
 Smith, Rose, to Stephanie R. Sparks. 149th st, s s, 125 w 8th av, runs east 37 x south 15.6 x south west 52.4 x south to cent e of block at point 66.4 w 8th av, x west 58.8 x north 99.11 to beginning. Dec. 24, 1 year. 3,250
 Stiehl, Adam, to THE GREENWICH SAVINGS BANK. 1st av, s w cor 231 st 49.4x75. Dec. 20 due Jan. 1, 1889, 5 per cent. 28,000
 Thomson, Henry C., to Albon P. Man, trustee. Southern Boulevard or 1331 st, n s, 191.6 e Alexander av, 20x100. Sept. 14, 6 months. 3,500
 Same to same. Southern Boulevard or 133d st, n s, 231.6 e Alexander av, 20x100. Sept. 14, 6 months. 4,500
 Same to same. Southern Boulevard or 133d st, n s, 171.6 e Alexander av, 20x100. Sept. 14, 6 months. 3,500
 Same to same. Southern Boulevard or 133d st, n s, 211.6 e Alexander av, 20x100. Sept. 14, 6 months. 3,500
 Same to Benjamin Cox and ano., exrs. S. L. Ggett. Southern Boulevard or 133d st, n s, 291.6 e Alexander av, 20x100. Nov. 29, 6 months. 3,500
 Thomps n, William W., to Alexander Brown, Philadelphia, Pa. 21st st, No. 19, n s, 116.9 e Broadway, 28x98.9. Dec. 21, 3 years, 5 per cent. 40,000
 Tuuston, Franklin A., to John E. Schermerhorn, trustee of Erilie De Macarty. Madison av, w s, 39 11 s 127th st, 20x85. Dec. 22, due Dec. 1, 1886 5 p r cent. 17,000
 Same to same. Madison av, w s, 20 s 127th st, 19 11x85. Dec. 22, due Dec. 1, 1886, 5 per cent. 17,000
 Same to same. Madison av, w s, 59 11 s 127th st, 20x85. Dec. 22, due Dec. 1, 1886, 5 per cent. 17,000
 Same to Julia L. Saxton, Astoria, L. I. Madison av, s w cor 127 h st, 20x85. Dec. 22, due Dec. 1, 1886. 17,000
 Same to James Floy, Elizabeth, N. J. Madison av, w s, 99.11 n 126th st, 20x85. Dec. 22, 3) days. 13,000
 Twigg, Eugene T., to Elwin A. Bradley and George C. Currier, of Bradley & Currier. 117th st, n s, 200 e 2d av. P. M. Dec. 20, demand. 5,500
 Same to same. Same property. Building loan. Dec. 20, demand. 6,500
 The Port Morris Land and Improvement Co. to THE SEAMEN'S BANK FOR SAVINGS City New York. Oak and Walnut avs, 132d and 1331 sts—block; Oak and Walnut avs, 134th and 135th sts—block; Oak and Walnut avs, 135th and 136th sts—block; Oak and Walnut avs, 136th and 137th sts—block; Walnut and Locust avs, 1321 and 133d sts—block; Walnut and Locust avs, 1331 and 134th sts—block; Walnut and Locust avs, 136th and 137th sts—block; Walnut and Locust avs, 137th and 138th sts—block, excepting lot 50x100 on s w cor l. cust av and 133 h st; Oak and Walnut avs, 137th and 138th sts—block, excepting plot off of s e cor Oak av and 138th st; Locust av, extending from centre of 133 d st to s s 134th st, and running to the State water grant line, East River; Locust av, extending from centre line 136th st to s s 133th st, and running to State water grant line, East River. Dec. 26, 1 year, 5 per cent. 75,000
 Twigg, Eugene T., to Garrett L. Schuyler. 117th st n s, 250 e 2d av, 25x101.8. Sub. to mort. \$12,000. Dec. 26, due May 1, 1884, secures credit for material. 1,000
 Varnum, James M., and Richard M. Harrison with Julio Harmony, all mortgagees, Agreement as to priority of mortgages. March 13. val consid

Conn. Lexington av, No. 1453, e s, 37.8 n 91th st, 18x95. Dec. 10, 1 year. 2,000
 Wildey, Pierre W., to Jane L. wife of Henry Y. Satterlee. 110th st, No. 239, n s, 200 w 2d av, 16.8x100.11. P. M. Dec. 23, due Jan. 1, 1887, 5 per cent. 3,750
 Wright, William H., to Mary A. Walker. 141st st. P. M. Dec. 24, 3 years. 1,200

KINGS COUNTY.

DECEMBER 21, 22, 24, 25, 26, 27.

Bauer, Emiel C., to The Williamsburg Savings Bank. Stanhope st, s s, 256.3 w Evergreen av, 18.9x94.8. Nov. 8, 1 year, 5 per ct. \$,650
 Bigger, William G., to Ransom F. Clayton. Pulaski st, n s, 255 w Stuyvesant av, 20x100. Correction mort. Oct. 15, insta ls. 1,000
 Bradv, Richard, to Robert E. Topping, exr. 2 th st, s s, 162.6 e 3d av, 15.7x100. Dec. 15, 5 years. 800
 Brooks, Frederick W. J., to Patrick F. O'Brien. Lafayette av. P. M. Dec. 19, due Dec. 20, 1888. 2,000
 Betts, Benjamin, to Mary B. Powell. Bond st, w s, 75.9 s Livingston st, 25x92.6. Dec. 24, 1 year. 3,000
 Brien, Sarah, widow, and Ada wife of and John A. Jennings, to The South Brooklyn Savings Inst. Schermerhorn st, n s, 97.8 e Boerum st, 29.1x114.8x29x112.9. Dec. 24, 1 year, 5 per cent. 7,000
 Brown, George W., to Ralph G. Packard, New York. Willoughby av, s s, 120 w Steuben st, 4x90. Dec. 21, due March 1, 1884. 10,000
 Bachia, Mary E., Richard A. and Cecilia A., individ. and Cecilia A. Bachia, as guard. of Robert S. Bachia, to Thomas Truslow et al., exrs. Gilbert Potter. South 2d st, southerly cor 8th st, 25x100. Dec. 24, 3 years. 3,000
 Bulger, Julia, wife of James, Jr., to The German Savings Bank of Brooklyn. Grand st, n s, 125 w Ewen st, 25x100. Correction mortgage. Nov. 1, due Dec. 1, 1884, 5 per cent. 2,500
 Carpenter, Julia M., to The Long Island Ins. Co. Fulton st, n s, 185.8 w Nostrand av, 20x70. Dec. 27, 1 year. 5,000
 Same to Charles W. Betts. Same property. P. M. 2d mort. Dec. 27, 2 years. 1,000
 Curtis, Thomas E., to James A. Roosevelt, trustee for Marcia O. Roosevelt. 26th st. P. M. Dec. 18, 3 years. 250
 Crinin, Timothy, to Clarence S. Dunning. Baltic st, n s, 20 e Bond st, 25x100. Dec. 24, due Jan. 1, 1887. 100
 Dempsey, Daniel, to Mary G. Dempsey. Wilson st, n w s, 160 s w Wythe av, 15x100. D-c. 1, due Jan. 1, 1888. 1,000
 Emich, John, to John L., Timothy F. and George E. Nostrand. Bay 13th st, e s, 175 s Bath av, 74.2x108.6x66.9x103.4. Nov. 1, due May 1, 1886. 1,100
 Engelhardt, Theobald, to Samuel M. Meeker, exr. and trustee Wm Wall, dec'd. Broadway. P. M. Sept. 15, due June 1, 1884. 1,500
 Ferrv, Elizabeth, wife of Darius, Jr., to Martha J. Dibble, guard. Jessie M. Dibble. Clermont av, e s, 2.6 n De Kalb av, 22x100. Dec. 18, due Jan. 1, 1886. 7,000
 Gratz, Rosa, to Frederick C. Vrooman. Putnam av. P. M. Dec. 22, due Jan. 1, 1885, 1,500
 Gilbert, Annie, formerly known as Annie Forman, to Richard Dudgeon, Glen Cove, L. I. Road to Sheepshead Bay or Cove, n e cor highwater mark of Bay or Cove, 207x207. Gravesend. Dec. 21, 5 years. 7,000
 Grasman, Loui-a, wife of Henry, to Edwards Pierrepont, New York. Heyward st. P. M. Dec. 1, 2 years, 5 per cent. 14,000
 Grasman, Louisa, wife of and Henry, to John M. O. to Marcy av, s w s, 24 n Heyward st, 19x80. Dec. 19, due Jan. 1, 1886. 4,000
 Greany, Margaret, to Henry H. Adams, as County Treasurer of Kings Co. Bergen st, n s, 100 e Schenectady av, 50x107.2. Dec. 22, 1 year. 600
 Greenland, Thomas E., to Susan Vanderveer. Pulaski st. P. M. and building loan. June 2, 3 years. 2,800
 Same to same. Pulaski st. P. M. and building loan. June 2, 3 years. 2,800
 Same to same. Pulaski st. P. M. and building loan. June 2, 3 years. 2,800
 Hartley, Ambr se E., to William J. Sayres. 27th st. P. M. Dec. 14, 3 years. 200
 Herbert, Emeline R., widow, to Thomas J. Snyder, as trustee of Arthur Smith, dec'd. Quincy st, s s, 142 e Marcy av, 16.8x95. Nov. 1, due Sept. 15, 1886. 5,100
 Same to same. Quincy st, s s, 158.6 e Marcy av, 16.6x95. Nov. 1, due Sept. 15, 1886. 5,100
 Same to Charles E. Rogers. Quincy st, s s, 125 e Marcy av, 17x95; Quincy st, s s, 191.6 e Marcy av, 16.6x95; Quincy st, s s, 208 e Marcy av, 16.9x95. Dec. 14, 1 month. 4,000
 Same to John P. Hudson. Quincy st, s s, 142 e Marcy av, 16.6x95. Sub. to mort. \$5,100. Dec. 14, due Oct. 1, 1884. 600
 Same to same. Quincy st, s s, 158.6 e Marcy av, 16.6x95. Sub. to mort. \$5,100. Dec. 14, due Oct. 1, 1884. 600
 Same to same. Quincy st, s s, 175 e Marcy av, 16.6x95. Sub. to mort. \$5,100. Dec. 14, due Oct. 1, 1884. 600
 Same to Levi Apgar. Quincy st, s s, 158.6 e Marcy av, 16.6x95. Sub. to mort. \$5,700. Dec. 17, 3 years. 2,050
 Same to same. Quincy st, s s, 142 e Marcy av, 16.6x95. Sub. to mort. \$5,700. Dec. 17, 3 years. 2,050
 Same to John Andrews, Jr. Quincy st, s s, 142 e Marcy av, 33.05; Quincy st, s s, 191.6 e

Marcy av, 16.6x95. Sub. to mort. Dec. 14, due Dec. 20, 1883. 500
 Hogan, James, to Frederick Middendorf. Madison st, e s, 100 s Broadway, 45x90. Dec. 17, 3 years. 500
 Hanley, Edward to Clark Lanphear. Nassau st, n s, 180 w Gold st, 20x97.4 to alley. Dec. 1, 3 years. 1,500
 Heyzer, John, to Charles Samuel. Douglass st. P. M. Nov. 20, due Dec. 1, 1884. 2,300
 Hurst, Joseph, to Julia V. wife of Edward De Rose. Harrison st. Grattan st, Varick av and old Harrison tract, with greenhouses, &c. Dec. 27, due Jan. 1, 1889. 2,000
 Jolly, William H., to Alonzo E. De Baum. Quincy st, s s, 200 e Tompkins av, 25x100. Dec. 22, due June 22, 1884. 900
 Johnson, William, to William Ziegler. Fulton st, n s, 79.8 e Irving pl, 20.4x112.2x21.5x103.2. Dec. 21, due Jan. 1, 1887. 6,500
 Jones, Ellen, widow, to The Dime Savings Bank, Brooklyn. Kent av, s w cor Park av, runs south 19.8 x west 75 x south 50 x west 25 x north 69.8 to Park av, x east 100. Dec. 22, 1 year. 250
 Kenny, Michael, to James A. Roosevelt, trustee for Marcia O. Roosevelt. 26th st. P. M. Nov. 15, 1 year. 2,500
 Kouwenhoven, William W., to Peter Lott and ano., trustees Stephen I. Lott, dec'd. Road from Flatlands to New Lots, s e s, adj. land William Kouwenhoven, dec'd, runs east 400 x south 210 x west — x — to road x northeast along road to beginning. Dec. 20, demand. 1,000
 Leonard, Ann C., widow, to John P. Conlon. Broadway, No. 858. Sept 1, 1882, 5 yrs. 250
 Mason, Philip D., to Henry L. Betts. Bedford av, e s, 140 s Halsey st, 20x75.6. Dec. 24, 3 years, 5 per cent. 2,500
 McCann, Margaret F., wife of Thomas, to The German Savings Bank, Brooklyn. Grand st, n s, 175 w Ewen st, 25x100. Correction mortgage. Oct. 18, due Dec. 1, 1884, 5 per cent. 5,000
 McCormick, Lawrence, to Garret H. Wyckoff. Walworth st, w s, 457.9 n Myrtle av, 25x100. Dec. 22, 1 year. 500
 Molloy, Catherine, to John M. Stearns. Stone av, n e cor Dean st, 21x80. Dec. 24, due Jan. 1, 1887. 1,400
 Mulledy, Margaret, to Edgar B. Mangam and ano., trustees Wm. D. Mangam, dec'd. 4th st, s s, 256.7 w 6th av, 17.9x100. Dec. 22, due Nov. 1, 1886. 3,000
 McCarty, Thomas, to The United States Life Ins. Co., City New York. State st, s s, 37.7 w Bond st, runs south 59 x west 12.5 x north 15 x east 0.6 x north 12 x west 0.2 x north 32 to State st, x east 12.1. Dec. 18, due April 1, 1887, 5 per cent. 1,000
 Same to same. Bond st, w s, 79.6 s State st, 20.6x50. Dec. 18, due April 1, 1887, 5 p.c. 3,000
 Same to same. State st, s w cor Bond st, runs south 59 x west 28.2 x north 23.9 x east 3.3 x north 35.3 to State st, x east 24.1. D. c. 18, due April 1, 1887, 5 per cent. 2,000
 McLaughlin, William, to John McDermott. John st, s s, 51.8 w Jay st, 25.1x100. Dec. 20, 2 years. 500
 Molloy, Catherine, to Sarah H. Dodge, North Hempstead, L. I. Stone av. P. M. Dec. 13, due Jan. 1, 1889. 1,200
 McCarty, Winifred, to James A. Roosevelt, trustee for Marcia O. Roosevelt. 26th st. P. M. Dec. 18, 3 years. 750
 Moore, James, to George S. Downing, East Norwich, L. I. Elm st. P. M. Dec. 26, 5 years. 1,600
 Mulvihill, Margaret, wife of and Nicholas, to William A. Schmitthener. Hart st, s s, 308.4 w Stuyvesant av, 16.8x100. Dec. 26, due May 1, 1886. 400
 Same to same. Hart st, s s, 291.8 w Stuyvesant av, 16.8x100. Dec. 26, due May 1, 1886. 400
 O'Connor, John, Newark, N. J., to Victoria Blanco. Grand av, No. 249, and 289 Ryeon st. P. M. Dec. 10, 10 years. 16,000
 Same to Jose de la Cuesta. Grand av, No. 247, No. 258 Steuben st and No. 264 Clason av. P. M. Dec. 10, 10 years. 11,000
 Same to Manuel A. Blanco. Vanderbilt av, Nos. 35 and 45, and No. 246 Steuben st. P. M. Dec. 10, 10 years. 17,000
 Same to Dolores Blanco de Vazquez. Steuben st, No. 248. P. M. Dec. 10, 10 years. 4,400
 Ostrander, Annie A., wife of Stephen M., to Mary I. wife of William I. Runcie. Hicks st, e s, 210.5 s Harrison st, 19.7x88.6. Dec. 20, 1 year. 400
 Packard, Mary M., wife of and Horace W., to The Dime Savings Bank of Brooklyn. Adelphi st, e s, 80.5 n Lafayette av, 20x100. Dec. 19, 1 year, 5 per cent. 5,000
 Phillips, Hermon, to The Williamsburg Savings Bank. Jefferson st, n s, 340 e Nostrand av, 6 lots, each 20x100, 6 mort., each \$5,000. Dec. 24, 1 year, 5 per cent. 36,000
 Same to same. Jefferson st, n s, 480 e Nostrand av, 20x100. Dec. 24, 1 year, 5 per cent. 6,000
 Same to James D. Lynch. Jefferson st, n s, 340 e Nostrand av, 120x100; Jefferson st, n s, 480 e Nostrand av, 20x100. Dec. 24, demand. 12,000
 Same to same. Jefferson st, n s, 460 e Nostrand av, 20x100. Dec. 24, demand. 8,000
 Paner, Sarah Le C., to The Emigrant Indust. Savings Bank. De Kalb av, s s, 50 w Tompkins av, 100x100. Dec. 21, 1 year. 3,000
 Parke, John, to Archibald Young. Bay 17th st. P. M. Dec. 21, 5 years. 1,000
 Poillon, William, to Julia M. Poillon. John st, centre line, 160 w Gold st, if continued, runs west 196.1 x north to point 87 n John st,

x west to centre line of Bridge st, x north to centre line of Marshall st, x west to point 120 w Bridge st, x north to the East River at the Pier line, x east along pier line to point 160 w Gold st if extended, x south to centre line John st, with piers, docks, &c. 1 1/2 part. Dec. 15, 3 years, 5 per cent. 10,000

Randall, John J., to The Greenpoint Savings Bank. Manhattan av, n w cor 4th st, 21.1x100 x south 43 x east 57 6 to 4th st, x east 47.10. Dec. 26, 1 year, 5 per cent. 9,000

Stoutenburg, Hannah E., wife of and George B., to William Ziegler. Putnam av, s s, 435 e Tompkins av, 120x100. Dec. 21, 1 yr. 27,000

Straub, Catharine, wife of and George, to The Williamsburg Savings Bank. Park pl or av, n w s, 150 n e Broadway, 25x100. Dec. 10, 1 year, 5 per cent. 2,700

Same to same. Park pl or av, n w s, 175 n e Broadway, 25x100. Dec. 10, 1 year, 5 per cent. 2,700

Sutt n. George, to Elizabeth Bergen and ano., exrs. John G. Bergen. Park av, s s, 286 3 e Nostrand av. 18.8x10x17.4x10. Dec. 22, 3 years. 2,500

Same to same. Park av, s s, 305 e Nostrand av, 17.6x100. Dec. 22, 5 years. 2,500

Same to Jaques Cortelyou, East Fishkill, N. Y. Park av, s s, 322 6 e Nostrand av, 17.6x100. Dec. 22, 5 years. 2,500

Saladin, Maria, to George Lehrain. Ellery st, s s, 150 e Marcy av, 25x100. Dec. 22, 3 years, 5 per cent. 3,400

Sauer, Lorenz, to Frederick Kaiser. Ralph st, s s, 280 s w Knickerbocker av, 40x100. Dec. 22, due Jan. 1. 1889 300

Schweizen, Catharine, to George R. Conner et al., exrs. George Ricard, dec'd. Metropolitan av, s s, 650 w Bushwick av, 50x150. Dec. 18, 5 years. 2,000

Spencer, Mary C., Elizabeth N. J., to Samuel Wyman, Jr., trustee of Mary J. Spencer. Wyckoff st, n s, 158 w 3d av, 20x100. Dec. 18, 3 years. 2,000

Same to Edward L. Spencer, trustee of Mary J. Spencer. Same property. Dec. 18, 3 years. 1,000

Talmadge, John W., to Josephine M. W. Simpson. Monroe st, n s, 325 w Throop av, 25x100. Dec. 3, 5 years. 2,000

The Hebrew Orphan Asylum Society of Brooklyn to William Laytin et al., as trustees Wm Laytin, dec'd. McDonough st, s s, 95 e Stuyvesant av. 120x20 to Decatur st. Dec. 24, installs, 5 per cent. 10,000

Tinker, Henry C., to Joseph Laroque, Astoria. Garden st, Pierpont st, &c. See Conveys. Nov. 1, 1 year, 5 per cent. 10,000

The Brooklyn City Railroad Co. to The Long Island Loan and Trust Co. Jacob st, n w s, 465 n e Irving av, runs northwest 768.6 x northeast 198 to centre line Wyckoff av, x s utheast 779 to northwest side Jacob st, if extended into Queens Co., x southwest 208.6, contain s 3 61-100 acres. Dec. 26, due July 1, 1889, 4 1/2 per cent. 70,000

Same to same. Franklin st, n e cor Greene st, 150x95; Greene st, n s, 95 e Franklin st, 292.10 x abt 102x246 (00); Hopkins st, n s, 450 e Nostrand av, 200x200 to Flushing av; Hopkins st, n s, 650 e Nostrand av, runs north 200 to Flushing av, x east 23 x southeast - x south 197 6 to Hopkins st, x west 25; Hopkins st, n s, 125 w Marcy av, runs north 134 x northwest 40 5 x south 165 9 to Hopkins st, x east 25; Flushing av, s s, 125 w Marcy av. 52x82.9 x65 8, g.o.e.; Broadway, s w s, 36 9 n w Stockton st, runs west 380.11 x southeast 415.11 to Myrtle av, x east along av to Broadway, x northwest to beginning; Myrtle av, n s, 192 8 e Lewis av, runs west 67.8 x north to land of Brooklyn City Railroad Co. x southeast to beginning; Lewis av, e s, 5 7 s Stockton st, runs south 69.4 x east to land of Brooklyn City Railroad Co., x - to beginning. Dec. 26, due July 1, 1889, 4 1/2 per cent. 130,000

Weed, Hamilton A., to The Williamsburg Savings Bank. Hancock st, s w cor Nostrand av, 14 x100. Dec. 24, 1 year, 5 per cent. 7,000

Same to same. Throop av, w s, extd. from Hancock st to Jefferson st, 200x90. Dec. 24, 1 year, 5 per cent. 4,800

Same to same. Jefferson st, s w cor Marcy av, 190x100. Dec. 24, 1 year, 5 per cent. 5,700

Same to same. Tompkins av, e s, extd. from Jefferson st to Hancock st, 200x95. Dec. 24, 1 year, 5 per cent. 5,800

Same to same. Jefferson st, s s, 95 e Tompkins av, 180x00. Dec. 24, 1 year, 5 per cent. 4,300

Same to same. Jefferson st, s s, 315 e Tompkins av, 180x100. Dec. 24, 1 year, 5 per cent. 4,000

Same to same. Hancock st, n s, 380 e Nostrand av, 180x100. Dec. 24, 1 year, 5 per cent. 6,000

Same to same. Hancock st, n s, 80 w Marcy av, 170x100. Dec. 24, 1 year, 5 per cent. 5,000

Same to same. Hancock st, s s, 300 e Nostrand av, 180x100. Dec. 24, 1 year, 5 per cent. 6,000

Weill, David, to Susan Vanderveer. Willoughby av, n s, 140 e Nostrand av, 3 lots, each 20 x 100. 3 morts., each \$3,000. Dec. 22, 3 years, 5 per cent. 9,000

Westlake, William, to Edward R. Betts. Arlington pl. Halsey st. P. M. Dec. 21, installs. 7,950

Blackwell, William B., exr. P. Poillon, Jr., to William B Blackwell and J. J. Poillon, trustees Letitia A. Poillon, dec'd. 5,000

Bogert, Henry A., et al., exrs. J. L. Bogert, to Edward N. Tailer. nom

Brown, Davison, Staten Island, to Edith C. Brown his wife. nom

Deutsch, Leon, trustee of J. Deutsch, and Solomon Meyer et al. admrs., &c., of Isaac Meyer, to Philip Walter et al., trustees J. Deutsch. nom

Dugan, Mary, to John H. Lyons. nom

Farley, Hannah J., to Rachel A. Winslow. 10,000

Hirsch, Albert, to John V. and Schuyler V. Buskirk. 4,600

Hoyt, Joseph B., Stamford, Conn, to Daniel B. Fayerweather and Harvey S. Ladew. nom

Jenkins, Theodore P., to Charles O. Le Count, assignee of W. H. and T. P. Jenkins. nom

Kerwin, Andrew J., to The German Savings Bank, City New York. 8,000

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

Kingsland, George L., and ano., exrs. and trustees, to Augusta L. Jones. nom

Livingston, Edmund P., to J. Romaine Brown. 1882. 1,000

Man. Albon P. and William, trustees, to Albon P. Man, trustee for Maria M. C. Wetmore. 2,000

Martin, William R., to John Taylor, Bay-side, L. I. 20,000

Same to same. 20,000

Mass, Adolphus H., to August Vahlen. 400

Morgan, Edwin D., et al, exrs. and trustees E. D. Morgan, to Alvin J. Johnson. 25,238

Pultz, John T., exr. E. A. Cutter, to Maria Richard. 9,180

Ross, John, to Peter M. Wilson. 7,300

Roth, Charles F., Rondout, N. Y., to Henry C. Niedenstein. 1,300

Thomson, Joseph, to Louis Schmitt, admr., &c., Christine Schmitt, dec'd. nom

The Second National Building and Mutual Loan Association to Isidore Osorio. 5,699

Van Vleck, Emma D., and ano., exrs. of Patrick Dickie, to Francis F. Murray, Brooklyn. 5,000

Waters, Henry, to Richard Gorldt and Robert Lindheim. 2,500

CHATTELS.

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

NEW YORK CITY.

DECEMBER 21ST TO 27TH—INCLUSIVE.

SALOON FIXTURES

Adamson, E. 661 1 th av... T. C. Lyman & Co. \$1,500

Brunning, A. H. 1519 3d av... G. Ehret. (R) 411

Colahan, T. P. Park row an Ann st... G. Ringler & Co. (R) 200

Cransovska, B. 47 Ludlow... Clie Rubenstein. 155

Capizzuto, G. R. 98 3d av... Brunswick & Balke Co. Pool Table. (R) 15

Dralle, H. 93 Walker... J. Rothermel. (R) 1,000

Eagan, P. 2133 3d av... D. Stevenson, Jr. 2.9

Gavin, J. J. 22 Downing... I. Orothea Bernes. 175

Hallbeck, J. 145 E. 4th... J. H. Berenter. Pool Table. 130

Hallbeck & Swenson 145 E. 4th... S. Liebmann's Sons. 300

Henderson, F. 842 1st av... Bernheimer & Schmid. 100

Huegel, G. 342 E. 45th... A. & J. Doelger. 500

Heiter, Dorothea. 85 Chatham... J. Eichler. 2,000

Howe, H. W. 46 E. Houston... C. J. Smith. 1,000

Kammerer, J. M. 528 W. 34th... J. M. Brunswick & Balke Co. Pool Table. 150

K n z, J. 11 Jackson... F. Foehrenbach. 142

Mallahen, L. P. 429 6th av... J. H. Breslin. 1,500

Maloney, Anne. 166 Varick... P. Balentine & Sons. 150

McCoy, E. J. 2d av and 115th st... P. Sheehy. (R) 600

Merkel, F. City... J. Rintoul. 150

Mylius, C. 178 Av C... J. H. Berenter. Pool Table. 175

Moses, J., and I. Cretchmer. 435 Grand... The H. W. Cullender Co. Billiard Tables. 179

Nagel, C. 437 E. 74th... Bernheimer & Schmid. 250

O'Neill, J. 362 North 3d av... P. & W. Ebling. 200

O'Brien, D. E. 25 W. 28 h... J. W. Surburg. 189

Prescott, H. W., Son & Co. 147 Fulton... A. M. Polhemus. 2,000

Renehan, W. F. 824 3d av... P. & W. Ebling. 500

Rittig, Marg Retha. 778 9th av... Bernheimer & Schmid. 150

Riedel, G. Washington av and 170th st... H. Zeltner. 175

Straub, A. 351 W 37th... F. Foehrenbach. 450

Wagner, J. J. 83 Columbia... Bernheimer & Schmid. 175

HOUSEHOLD FURNITURE

Beck, M. T. 217 E. 2d... H. S. Eisler. 280

Benza, R. 63 E. 13th... Cowperthwait & Co. 88

Bohrlowski, Sophie. 75 Chrystie... Schulz & Brechtel. 555

Babcock, J. S. 11th av... S. Baumann. 169

Blum, P. J. 522 E. 89th... E. D. Farrell. 142

Brew, G. D. 319 W. Houston... Jordan & M. Bunelle, Deliana. 670 6th av... J. Schlomsky. 295

Corwith, Henrietta. 958 8th av... S. Baumann. 349

Cohen, T. 208 Centre... Schulz & Brechtel. 120

Crossman, Cora A. 51 7th av... C. B. Webster. 500

Cryan, J. W. 397 3d av... P. Schweinburg. 60

Detlefs, Emelia. Robins av and 141st st... S. I. Herschmann. 100

de Vivo, Annie E. 359 W. 23d... G. E. Kernochan. 100

Diamond, J. E. 601 E. 11th... Delehanty & McGrorty. 115

Eich, Mrs. A. 465 W. 49th... E. D. Farrell. (R) 175

Eicke, Josephine. 1105 Lexington av... S. Baumann. 299

Ferguson, J. T. City... N. B. Shute. (R) 530

Fischer, R., and J. Finning. 80 Division... S. Weinhandler. Organ. 50

Fowler, W. S. 714 E. 142d... F. Ingraham. 88

Geary, Annie. 231 E. 28th... R. M. Walters. 825

Garside, Lizzie. 301 W. 51st... S. Baumann. 121

Gilbert, E. L. 554 W. 46th... D. O'Farrell. 213

Grear, Mary. 31 Monroe... Jordan & M. 115

Halsey, Emma. 37 1st... J. F. Manges. 142

Hart, J. S. 75 Jackson... Delehanty & McGrorty. (Dec. 19, 1882.) 140

Hosier, Margaret. 212 W. 21st... H. T. Kneeland. (R) 850

Husband, J. E. 408 1/2 Grand... J. B. Heywood. 250

Huthstainer, E. 108 Leroy... Schulz & Brechtel. 172

Jackson, Susan. 513 E. 120th... A. McKinstry. (R) 40

Jackson, Susan. 513 E. 120th... A. McKinstry. (R) 800

Janos, G. 636 E. 16th... H. Grossman. 44

Jones, Ellen. 301 E. 27th... Jordan & M. 103

Kelly, Eliza. 1270 Lexington av... Delehanty & McGrorty. 304

Kessler, Julia. 406 E. 82d... Coogan Bros. 174

Lambert, Mary. 10 E. 32d... J. Horspool. (R) 4,293

Lassen, W. 282 W. 25th... H. S. Eisler. 808

Lindsley, T. 2094 3d av... L. Baumann. 112

Lefferts, Sarah C. 812 Greenwich... W. P. Allen. 145

Leonhard, J. 204 Henry... L. Sobol. 200

Lowther, A. 360 W. 51st... G. E. Kernochan. 100

McCahill, Delia. 180 E. 76th... Coogan Bros. 120

MacGeachy, Cora. 399 1/2 8th... S. Baumann. 595

McGuire, C. P. 99 1/2 8th... Jordan & M. 186

Menzies, W., Mrs. 610 6th av... Jacobs Bros. Piano. 110

Mack, A. J. 340 E. 18th... Schulz & Brechtel. 122

Mayher, J. 111 E. 87th... H. Spies. 221

McCahill, J. L. 322 E. 58th... J. E. Hodges. 85

Meier, Fannie. 782 Greenwich... L. Baumann. 114

Michels, Sarah. 17 W. 26th... Charlotte M. Lewis. 300

Moyes, Laura M. 203 E. 69th... Simpson & Co. Piano. 450

Nash, Harriet. 99 Clinton pl... S. I. Herschmann. 108

Oliver, Margaret A. 675 5th av... O. L. Sypher et al. (R) 1,378

Parker, C. W. 46 6th av... Coogan Bros. 126

Parker, Frances C. 210 W. 24th... M. M. Parker. (Aug. 22, 1882.) 500

Peach, Sarah A. 106 W. 29th... J. Thompson. (R) 108

Pomroy, H. R. 458 W. 34th... Schulz & Brechtel. 314

Perkins, Mattie. 218 W. 47th... S. Baumann. 408

Reavey, Sarah. 145 W. 44th... S. Baumann. 309

Reed, H. H. 345 E. 73d... J. Taylor. (R) 171

Reavy, Sarah. 145 W. 44th... S. Baumann. 394

Raich, W. 251 William... Frances I. Taylor. 125

Saxl, Pauline. 44 Great Jones... J. F. Manges. (R) 307

Schreiber, Mary L. 413 W. 57th... Maggie P. Funk. (R) 100

Spiller, Sadie. 255 W. 24th... L. Baumann. 213

Swayne Eva. 854 E. 87th... H. Spies. 169

Smith, Mary. 366 Madison... E. D. Farrell. 159

Twomey, Mamie E. 601 E. 134th... W. W. McDonald. Piano. 125

Thompson, A. J. 236 E. 23d... R. M. Walters. Piano. (R) 80

Werner, J. Flushing av, Astoria, L. I... W. D. A. Daly. (April 18, 1882.) 162

Williams, Hattie. 12 Beach... L. Baumann. 132

Ward, M. 132 W. Broadway... E. D. Farrell. 135

Willis, Jane C. 1321 Park av... E. D. Farrell. (R) 198

Ziesien, A. P. and Sarah. 6 Delancey... L. Stern. 220

MISCELLANEOUS.

Barwick, T. City... P. Neville. Coupe. (R) 75

Boice, I. W. 128 W. 31st... E. Willis. Carriage. (R) 523

Buhler, H. 52 Park pl. V. Kober. Engine, Boiler, &c. (Dec. 27, 1882.) 2,000

Belvidere Iron Co. Oxford, N. J... S. G. Ward. Machinery, Engines, &c. 62,879

Cornish, W. H. 264 Division... F. M. Weiler. Press. 140

Duplex Safety Boiler Co. City... W. B. and S. S. Marvin and C. E. Rumsey. Machinery, Engines, Boilers, &c. (R) 17,545

Edwards, W. E. 624 Washington... Anna M. Edwards. Horses, Trucks, &c. 1,250

Egan, Thos. F. 158 E. 42d... C. B. Cottrell & Sons. Press. 550

Eitzert, C. 450 Hudson... B. Schaffel. Stock, Fixtures, Tools, &c. 630

Green, C. M. 74 Beekman... R. Hoe & Co. Presses. (R) 10,277

Gutierrez, G. 57 130th... P. Nunez. Fixtures, Boats, &c. 1,000

Gutierrez, G. & Co. 192 Front... P. Nunez. Office Fixtures and Furniture. 2,000

Hoagland, H. P., & Co. 79 Cortlandt... C. Bilz. Cigar Fixtures. 50

Horn, A. E. 1531 Broadway... P. De Bevoise Barber Fixtures. 50

Hamilton, S. M. and Mary L. 929 5th av, 107 E. 63d st, and Rye, N. Y... G. B. Cole. Furniture, Fixtures, Horses, Carriages, &c. 50,000

Hammen, Mary 210 E. 86th... C. M. Simonson. Horse, Milk Wagon, Fixtures, &c. 115

Heyny, J. V. City... H. E. Thieling. Horse, Milk Wagon, Fixtures, &c. 100

Hoffman, C. 16 Delancey... P. H. Brady. Restaurant Fixtures, Furniture, &c. 550

Jacquin, C. 109 W. 25th... S. Epstein. Furniture, Fixtures, &c. 2,500

Kelly, J. 37th st and 7th av... W. Drennen. Horse, Cab, &c. 80

Lancaster, J. H. New Haven Railroad Depot, Centre and Franklin sts... V. Spader, trustee. Machinery. 5,000

Lynch, C. City... Mrs. B. Guttroff. Truck. 90

Mayers, I. 366 8th av... A. Weinstock. Horses, Coaches, &c. (R) 3,000

Mackenzie, W. H. 122 W. 67th and Bronxville... L. Heilbrunn. Milk Business. 600

Markham, G. W. 10 Pine... G. A. Clement. Watch, Office Furniture, &c. 1,250

Plate & Bredehorst. 184 8th av... H. H. Neumann. Grocery Fixtures. 1,300

Powell & Minner. 164 Thompson... M. James. Livery Stable Fixtures, Horses, Wagons, &c. 600

Paradise, H. M. 357 8th av... Sewell & Erickson. Furniture, Library, &c. (R) 200

Pfeiffer, Carl. 71 Broadway... R. C. Walsh. Architect's Fixtures, Books, &c. 300

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 21 TO 27—INCLUSIVE.

Beekman, William B. and James H., to William E. D. Stokes. \$6,000

Table listing various items for sale or rent, including furniture, fixtures, and real estate. Items include 'Pierce, F. L. City... Addie M. Paut. Fireman's Herald, Fixtures, Type, &c (R) 1,000', 'Pilgram, M. 17 Bond... Clara B. Ess. Machinist Fixtures and Furniture. 500', and 'Ryan, J. 328 10th av... Johannah Ryan. Butcher Fixtures. 200'.

BILLS OF SALE.

Table listing bills of sale for various items. Items include 'Berkeland, R. T. 2230 2d av... Mary A. Schultz. Shoe Store. 1,300', 'Briel, C. and F. 1575 2d av... H. Kreiling. Billiard and Cigar Store. 1,000', and 'Darlington, J. H., att'y for Mary A. New Haven R. R. Depot, Centre and Franklin sts... J. H. Lancaster. Machinery. 13,000'.

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures for sale. Items include 'Cavanagh, James. 258 Flushing av T. C. Lyman & Co. \$1,000', 'Dornhoefer, H. 72 Eldert st... A. Herr. 500', and 'Higgins, Patrick, Arthur J. and John. Cor 7th st and Grand st... The J. M. Brunswick & Balke Co. Billiard Tables (R) 132'.

HOUSEHOLD FURNITURE.

Table listing household furniture for sale. Items include 'Binson, F. X. 207 Livingston st... F. G. Smith. Piano. 350', 'Clifford, J. E. 40 2d st... F. G. Smith. Piano. 200', and 'Clyde, Esther A. 321 Nostrand av... F. G. Smith. Piano. 350'.

MISCELLANEOUS.

Table listing miscellaneous items for sale. Items include 'Brady, J. C. 253 Hudson av D. B. Dunham. Coupe. 550', 'Barrett, P. T... G. W. De Lano. Horses, Wagons, &c. 60', and 'Crystal Sizing Co., by T. P. Bill. 799 Broadway R. Bessie. Machinery, &c. 1,000'.

Table listing various items for sale or rent, including real estate and furniture. Items include 'Hearfield, Wm. J. 33 Warren st, New York... Brown & Sanson. Printing Presses, &c. 1,000', 'Hodges, Elizabeth William Irvine. Bakery. 150', and 'Lange, W. Cor Tillary and Duffield sts... F. Seeley. Horse, Wagon, &c. 75'.

BILLS OF SALE.

Table listing bills of sale for various items. Items include 'Doerflinger, Morgiana, to Bertha Bleidorn. Millinery store, 221 Columbia st. 650', 'Marks, Sarah, to Benjamin Blossveren. Stock and Fixtures, 127 Grand st. 1,000', and 'Quinn, Peter, to Margaret Quinn. Furniture, 627 Washington av. nom'.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments in New York City. Items include 'Dec. 23* Adams, John H { Enoch Ketcham \$360 99', '22 Adams, Austin { Louis Windmuller 630 16', and '22 Adler, Samuel { Louis Windmuller 630 16'.

Table listing judgments in New York City (continued). Items include '27 the same—Mary E. Farrell... 1,529 01', '27 the same—P. J. Fox... 1,260 28', and '27 the same—E. F. Fox... 1,343 22'.

Table of real estate records for Kings County, New York, listing names, addresses, and amounts. Includes entries for King, George W.; Kottek, Jacob; Kimbel, John; Kramer, Albert; Leonard, William B.; Lane, Edward B.; Lee, Hing; Libby, Albert O.; Lewis, Lewis; Levy, Julius; Lisner, Jacob; Langsdorf, Emil; Lawler, Edward; Lynch, Leigh S.; Langsdorf, Emil; the same; the same; Longstreet, James; the same; Leavitt, Henry S.; Martin, Joseph; Marks, Charles; Martin, William R.; Martindale, John; Marks, Charles; Muller, Solomon; Mortimer, Mary; Marks, Charles; Moore, Frederick F.; Mannig, John W.; Matson, Morris; the same; Milburn, James N.; Mack, Henry S.; Mortimer, Charles G.; Maher, Edward; Marks, Abraham; Morris, George Pepper; Murphy, Jesse; McCoy, John; McCarthy, Edward D.; McManus, Henry; McClave, John; McCarthy, John; Newbauer, Goodman; Nickerson, Joshua; Nickerson, Charles; Newman, Mary F.; Newell, Clarence D.; Nickels, John R.; Newell, Clarence D.; Opitz, Ignatz; O'Brien, Daniel E.; O'Kie, Thomas P.; O'Grady, James W.; Oesterreicher, Julius F.; Orr, John C.; Payne, Cornelius B.; Post, Alfred A.; Panceast, Richard; Perry, Emerson W.; Prince, David; Paddock, Margaret M.; Quigley, John; Quesel, Charles M.; Rockwell, Charles H.; Rankin, McKee; Rankin, Kattie; Russell, Jacob; Robertson, Lawrence; Reynolds, John; Read, Clement; Read, Isaac; Rogozensky, Robert E.; Rogers, Archibald; Roberts, William R.; Roan, John; Ranges, John H.; Robertson, Thomas S.; Stobel, John; Sheldon, William C.; Sachse, Willam; Savage, Charles R.; Speyer, Julius; Seidenbach, Louis; Seidenbach, Leon; Schwab, Leon.

Table of real estate records for Kings County, New York, listing names, addresses, and amounts. Includes entries for the same; Schwarz, Adolph; Schwarz, Sigmund; Stone, Robert A.; Shuttleworth, William; Stern, Isaac; Sage, Orren N.; Stein, Sigmund; Spink, Alfred; Schneider, George J.; Sheridan, Henry B.; Scherck, Nathan L.; Siedenbach, Louis; Siedenbach, Leon; the same; Spethmann, Roloff; Shapiro, Samuel; Steers, Henry; Scott, George S.; Smith, John A.; Smith, Annie; Smith, Richard Penn; Smith, Charles D.; Tomaino, Bruno; Tebbetts, Horace B.; Tamar, Joseph; Ticehurst, George; Tucker, Simon; Tilton, Theodore H.; Tiedeman, Gustav; Traum, Samuel; The Mayor, Aldermen; Hope Book and Publishing Co.; The Long Island Rail Road Co.; The Lancaster Mfg. Co.; The E. M. Boynton Saw and File Co.; The Phenix Ins. Co.; The Hamilton & St. Joseph Railroad Co.; The Coast Wrecking Co.; The Allan Hay Co.; The American Iron Co.; The Wortendyke Mfg. Co.; Goodwillia Wyman Co.; Co-Operative Dress Assoc. (limited); the same; Valentine, Jacob H.; Ve nam, Remington; Van Sckler, Martin; Van Orden, Edward; Vanderbilt, George; Walsh, James; Weber, Albert; Weil, Isaac; Wahlheimer, George; Wilcox, George S.; Wolf, David; Williamson, Joseph; Webb, Charles F.; Wells, Joseph K.; Wolff Sarah; Weil, Amelia; Winchell, Hiram J.; White, Julian; White, William P.; Wing, Charles N.; Wittigschlager, Jochan H.; Weber, Albert; Weisman, Anna; Weber, Albert; Ward, George L.; Zangerle, Hubert.

Table of real estate records for Kings County, New York, listing names, addresses, and amounts. Includes entries for Baker, Max; Beckman, Thomas H.; Bogert, Harris; Barr, Edward; Berkemeier, August; Beatley, Joseph W.; Bassett, John; Bronson, Willett; Priesner, Arthur V.; Cohen, Adolf; Cotticelli, Alexander; Donohue, William; Delisser, George P.; the same; the same; Duprez, Charles H.; Entres, Ignatz; Evans, Mary; Fery, Frank; Forst, Valentine; Fideau R.; Goetz, Michael; Gibson, Richard R.; Henderson, Samuel; Heasman, Richard H.; Jewell Milling Co.; Jordan, William F.; Jones, Seaman; Joppe t Gustav; Karrella, John; Kettle, Jacob; Kennedy, John; Krieser, J. Mor; Lambert, Patrick; McLroy, John; McCormick, George; Moore, Jennie E.; McCaffrey, John D.; McManus, Henry; Obernier, Frederic W.; Packer, Louis D.; Reilly, Terence; Read, Clement; Sheridan, James; Smith, Edward S.; Sa e, Orren N.; S urgis, Joseph; Shuttleworth, William; The surviving exr. of T. Lambert; The L. I. R. R. Co.; The exr. of J. McLroy; The L. I. R. R. Co.; The Jewell Milling Co.; The L. I. R. R. Co.; Urban, Henry A.; Wetherbee, Walter O.; Weber, Albert; Wehrle, Frank; Walsh, Patrick; Weil, Isaac; White, Julian; E. Dallon.

SATISFIED JUDGMENTS.

NEW YORK

December 23 to 28—inclusive.

Table of satisfied judgments in New York, listing names, dates, and amounts. Includes entries for Adams, Union; Appleby, Charles E.; Adams, Union; Blair, John J.; Browning, Wm. H.; Brooklyn Life Ins. Co.; Butler, Cyrus; Cox, James F.; Cronin, Cornelius F.; Clapp, Everett; Same; Same; Same; Same; Same; Dry Dock, East Broadway; D'Orville, A.; Goldsmith, Emma; Gill, Andrew W.; Hoes, William M.; Hyatt, John G.

KINGS COUNTY.

Table of real estate records for Kings County, New York, listing names, addresses, and amounts. Includes entries for Bullard, Jane E.; Bauer, Ernst; Boylan, Patrick S.; Brewster, Chauncey N.

Table listing names and amounts, including *Hoefflich, Conrad - Michael Schwoerer, Harvey, Richard A., Hoare, John-Alfred Brady, etc.

Table listing names and amounts, including S. Hayward, exr., owner, and Noah L. Weeks, contractor, 24 Same property, Thos. E. McNeill agt same as last, etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Dec. 24 Bergen st, n s, 150 w Stone av, 50x100, East New York, George A. Hawkins agt James Flanagan, owner, &c., etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts under Satisfied Mechanics' Liens, including Dec. 24 Eightieth st, s s, 250 w 3d av, Frank E. Wise agt August and Joseph Schwarzler, (Lien filed Oct. 27, 1883), etc.

KINGS COUNTY.

December 22 to 28—inclusive.

Table listing names and amounts under Kings County, including Hull st, n s, 262 1/2 e Saratoga av, 87.6x—, R. Cummings & Sons agt Ernst Reide, owner, and John and Margaretha Baur, etc.

BUILDINGS PROJECTED

NEW YORK CITY.

BETWEEN 14TH AND 59TH STS.

Broadway, n w cor 40th st, one seven-story brick hotel, 47.6x82.9, with wing on 40th st, 30x88, tin roof; cost, \$75,000, and wing, \$50,000; owner, Elliot Zborowski; architect, John Sexton; builders, Wm. H. & Charles G. G. Plan 1443. 31st st, No. 334 E., one five-story brick shop and tenement, 25x58, tin roof; cost, \$14,000; owner, Henry Tonjes & Co., 46 Horatio st; architect, Ernest W. Greis; builder, not selected. Plan 1438. 31st st, n s, 240 e 1st av, one two-story brick stable, 34.3x43.4, tin roof; cost, \$5,000; owner, William Wicke, 35 7th st; architect, H. J. Schwazmann & Co.; builders, List & Lennon. Plan 1442. 56th st, Nos. 420, 422, 424 and 426 E. one one-story brick shed, 78.6x101, tin roof; cost, \$5,500; owner, Peter Doelger, 405 East 55th st; architect, C. Stoll. Plan 1439. 26th st, No. 215 E., five-story brick tenement and store, 25x80.6, tin roof; cost, \$15,000; owner, Anthony Abberton, on premises; architect, A. B. Ogden. Plan 1445.

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

31st st, n s, 200 e 2d av, three five-story brown stone tenements, 25x85, tin roof; cost, each, \$17,500; owner, Philip Braender, Av B, 84th and 85th sts; architect, John Brandt. Plan 1437. 5th av, e s, about 70 s 74th st, two one-story frame tool houses, 12 and 20x9, felt roof; cost, each, \$15; owner, Thomas Dobbin, 215 East 79th st. Plan 1440. 93d st, No. 340 E., one-story brick dwelling, 21.6x25, tin roof; cost, \$800; owner, Dennis Dunn, Astoria. Plan 1444.

NORTH OF 125TH ST.

154th st, n s, 100 w 8th av, one one-story frame saloon, 25x75, gravel roof; cost, \$150; owner and builder, John Wright, 311 East 85th st. Plan 1441.

KINGS COUNTY.

Plan 1409—Adams st, n s, 175 e Bushwick av, three three-story frame tenements, 25x55, tin roof; cost, each, \$4,400; owner and builder, Joseph Frisse, 19 Ten Eyck st. 1410—South 5th st, s s, 185 e 12th st, one two-story brick dwelling, 25x30, tin roof, wooden cornice; cost, \$2,000; owner, John Auer, 42 South 5th st; architect, F. Klinsk.

1411—Rock st, No. 32, one one-and-a-half-story frame stable, 16x15, shingle roof; cost, \$150; owner, Jacob Meyer, 30 Rock st. 1412—2d st, s e cor North 10th st, one four-story frame store and tenement, 25x60, tin roof; cost, \$7,000; owner, Patrick Clark, 4th st, cor North 10th st; architect, Th. Engelhardt; builder, J. Fallon. 1413—Clifton pl, s s, 325 e Grand av, one four-story brick flat, 41x54, gravel roof, wooden cornice; cost, \$11,000; owner and builder, J. N. Smith, 257 Greene av. 1414—Marion st, n s, 60 w Howard av, one two-story brick stable, 15x21, tin roof, wooden cornice; cost, \$500; owner, Henry Kordes, Cooper st, near Bushwick av; builders, C. Bauer and J. A. White. 1415—Washington av, n e cor Gates av, one four-story brick tenement, 25x68.8, gravel roof, wooden and metal cornice; cost, \$14,000; owner, H. L. Coe, 535 Washington av; architect, Amzi Hill; builders, Wm. Kane and D. H. Fowler. 1416—Sackett st, s s, 250 w 3d av, one three-story frame tenement, 20x28, tin roof; cost, \$2,000; owner, William Vaughan, Sackett st, near 3d av; architect, William Halstead; builders, John J. Gallagher and William Murphy. 1417—Palmetto st, s s, 175 e Bushwick av, one two-story and basement frame dwelling, 22x40, tin roof; cost, \$4,000; owner, Mary Fisher, Central av; architect, John E. Sagar; builder, M. Sagar. 1418—Suydam st, s s, 203.6 w Central av, three two-story frame dwellings, 16.8x42, tin or gravel roof; cost, each, \$3,000; owner, Joseph Naul, 128 Myrtle st; architect, R. H. Heasman. 1419—Clason av, No. 624, one one-story frame shop, 14x35, gravel roof; cost, \$100; owner, Catharine Linch, on premises; builder, T. A. Rensen.

ALTERATIONS NEW YORK CITY.

Plan 1557—16th st, No. 24 W., one-story and basement brick extension, 9x12, tin roof; cost, \$1,200; John H. Platt, 90 Lexington av, agent of Julia S. Bryant, owner, 24 West 16th st; builders, D. & E. Herbert. 1758—10th av, n w cor 23d st, two-story brick extension, 14x20, tin roof; cost, \$1,000; lessee, John Von Glahn, 196 10th av; builder, Jno. Jordan. 1759—Harrison st, No. 43, repair damages by fire; cost, about, \$1,000; owner, Maria L. Patten, on premises, by Thos. Patten, 113 East 57th st. 1760—Moore st, No. 16, new flue; cost, \$—; owner, William A. Hall, 478 State st, Brooklyn; builders, J. W. Taylor and William Beet. 1761—6th av, No. 79, place a galvanized iron wire sign on roof; cost, \$—; owners, Thomas H. Van Tine & Son, on premises. 1762—Elm st, No. 64, cor Leonard st, front altered, iron work; cost, \$1,000; owner, August Schaud, 21 Rutgers pl; architect, J. Esterbrook, Jr.

KINGS COUNTY.

Plan 765—Broadway, Nos. 636 and 638, add one story, rebuilt front wall, new beams, &c.; cost, \$6,000; owner, J. L. Graves, Graham av and Boerum st; architect, J. Platte; builders, J. Auer and F. J. Berlenbach.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending December 28:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes Cunningham, Thos., Freudenheimer, Conrad, Lichtenstein, David, La Farge, John, Noot, Louis, Meyenberg, S. M., & Co.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Dec. 26 Burchard, H. Frisbie, to Edgar Swain. 27 Carroll, William and Grace (firm of William Carroll & Co.), to George N. Smalley. 27 Carroll, William, to George N. Smalley. 26 Freund, Samuel W., to Isaac Trisdorfer. 27 Fields, Alexander, to Wm. B. M. Jordan. 26 Haufield, Frederick, to Louis G. Cassidy. 24 Schaefer, Anthony, of the firm of R. B. Ball & Co., of 80 Front st, to James Day. 28 Higgins, William B., and William J. Fowler, firm of Higgins & Fowler, soap manufacturers, to Alfred W. Lewis. 28 Genet, L., Franklin E. and John S. Silver, firm of Genet & Silver, to John T. Underhill. 28 Weise, Rudolf, moldings, to Henry G. Keim; preferences, \$13,979.

KINGS COUNTY.

Dec. GENERAL ASSIGNMENTS. 22 Decker, Sarah E., to Walter L. Durack. 26 Frey, Philip, to Christian Berg. 24 Hoyt, Seymour S., to John I. Brooks.

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 26, 1883.

REGULATING, GRADING, ETC.

12th st, from 10th av to Boulevard. † 135th st, from St. Nicholas to 8th av. †

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

KINGS COUNTY.

December 22 to 28—inclusive.

Table listing names and amounts under Kings County, including Bradhurst, Thomas C. P.—Mary Bradhurst, assignee, (1882), \$8,672 59; Brady, John—J. Hogan, (1874), (Execution), 607 54; Hoes, William M.—L. Cooke, (1876), (Cancelled), 2,848 66; Kiernan, John J.—J. H. Kitchen, recvr, (1883), (Vacated), 3,355 98; Lonigan, Henry or Harry—H. Graves, assignee, (1883), 380 42; Monck, Francis W.—W. E. Heney, (1883), 185 66; Moore, Thomas M.—G. W. Kelsey, (1883), 1,018 31; Same—same, (1883), 76 00; Priest, Francis—R. H. G. Murphy, (1883), 173 22; Stover, Frances E.—I. McDougal, assignee, (1879), 174 00; Thingvalla S. S. Co.—C. Bengston, (1883), 205 53; The New York Elevated Railroad Co.—J. T. Harold, (1883), 347 21; Same—same, (1883), 86 84; Same—same, (1882), 183 47; Same—same, (1881), 170 07; Same—same, (1880), 31,351 44; Same—J. T. Deyo, (1885), 75 92; Same—same, (1883), 350 15.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts under Mechanics' Liens, including Dec. 24 Broadway, n e cor 132d st, 100 feet front, the Manhattan Flats, D. R. Chisholm and Benj. Lodge agt Mr. Gross, owner, and W. A. Hought and Knox, contractors, \$50 60; 24 Eighty-first st, s s, 100 e 5th av, 225 feet front, 11 buildings, George A. Haggerty agt William P. and Ambrose M. Parsons and John C. Orr, reputed owners, 1,430 00; 26 Same property, Thomas Hagan agt same as last, 2,095 98; 28 Eighty-seventh st, s e cor 4th av, 158.10x100.8, Thomas Hagan agt Jennie I. Christie and William Christie, reputed owners and contractors, 686 00; 28 Eighty-first st, s s, 200 e 5th av, 200 ft front, 11 houses, Semon Bache & Co. agt Wm. P. and A. M. Parsons and John C. Orr, 3,633 51; 22 Fifth av, s e cor 42d st, 23x100, Morton & Chesley and J. B. Smith & Producers agt The American Safe Deposit Co., owners, and Russell Raymond, their agent, contractor, 35,252 18; 24 Fiftieth st, s s, abt 128 e 11th av, abt 46 feet front, J. & R. Darrow agt Mrs. Rosalie Steinhardt, reputed owner, and Kohr & Hayes, contractors, 50 05; 27 Fourth av, s w cor 112th st, 101x105, Butler & Constant agt John and Jeremiah O'Sullivan, reputed owners and debtors, 616 05; 22 Lewis st, No. 144, e s, The Buffalo Door and Sash Co., limited, agt Edward Donnelly, owner, and J. Henry Mewes, contractor, 1,019 23; 28 Ninth av, n w cor 78th st, Fernando Miranda agt The Manhattan Square Apartment House Assoc., owner, and A. O. Rowe, contractor, 725 00; 32 One Hundred and Thirty-fifth st, n s, abt 70 w North 3d av, abt 90 feet front, Bernard C. Murray agt Martin Norz, reputed owner, and Frank E. Smith, contractor, 64 85; 22 One Hundred and Twenty-eighth st, Nos. 269, 271 and 273 W., n s, 150 e 8th av, 108 feet front, Fernando Miranda agt Elizabeth C. O'Brien, owner, and John J. O'Brien, contractor, 350 00; 23 One Hundred and Twenty-fifth st, Nos. 45 to 53 W., n s, 285 e 6th av, Dunn & Lyons agt Wallace P. Birdsall, reputed owner and debtor, and Lucretia V. Birdsall, 1,340 00; 22 Seventeenth st, No. 5 E., n s, 125 e 5th av, 37.6 ft. front, W. A. Lawton agt Robert

East 136th st, bet east curb line North 3d av and west curb line of Brook av.†

East 137th st, bet east curb line North 3d av and west curb line of Brook av.†

East 140th st, bet east curb North 3d av and west curb Brook av.†

East 143d st, from Alexander to Brook av.†

Stanton st, from Columbia to Clinton st. 4th st, from Av D to Lewis st.

Sheriff st, from Stanton to Houston st. Willett st, from Canal to Houston st.

Hudson st, from Canal to Houston st. Renwick st, from Canal to Spring st.

63d st, from Av A to East River; Croton.† 66th st, from Broadway to 10th av; gas.†

68th st, bet 10th and 11th avs, where not already done; gas.†

95th st, from 9th to 10th av; Croton.† 102d st, from Lexington to 5th av; gas.†

106th st, bet 3d and Lexington avs; Croton.† 106th st, from 8th to 9th av; Croton.†

127th st, bet 8th and St. Nicholas avs; gas.† 128th st, from St. Nicholas to Cliff av.

Cliff av, from 128th to 130th st. 130th st, from Cliff av to point 2'0 of Cliff av.

135th st, bet 5th and 6th avs; Croton.† 169th st, from 10th to Audubon av; Croton.†

7th av, w s, from 110th to 124th st; Croton.† Kingsbridge road, from 164th to 173d st; Croton.†

East 140th st, bet North 3d and Morris avs. Westchester av, from St. Ann's to Robbin's av.

East 151st st, from Courtland to Elton av. Tiebout av, from Highbridge road to Clark st.

East 150th st, from Morris to Railroad av. Union av, from Boston av to East 169th st.

East 136th st, from North 3d to College av. Willis av, from North 3d av to East 147th st.

East 163d st, bet North 3d and Trinity avs. East 176th st, from Anthony to Jerome av.

Webster av, from Tompkins to James st. James st, from Webster to Oliver av.

Webster av, from East 179th to Folin st. Tiebout av, from Highbridge road to Clark st.

Waverly pl, from Prospect av to Broadway. Central av, from Tremont to Jay st.

Gray st, from Monroe to Clinton av. Broad st, from Tremont to Fairmount av.

Anderson av, from Orchard to Bridge st. Marcher or f d av, from Bridge st to point 900 n of Bridge st.

Bridge st, from Marcher to 2d av. 2d av, from Bridge st to point abt 780 n of Bridge st.

East 141st st, bet College and Rider avs; Croton.† East 176th st, from Jerome to Anthony av; Croton.†

East 184th st, bet Morris and Jerome avs; gas.† Oostdorp av, from Clover to Tremont st; Croton.†

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 22:

REGULATING, GRADING, ETC.

11th av, from Kingsbridge road to Dyckman st. 95th st, from 9th to 10th av.

CHANGE OF GRADE.

100th st, bet 3d and 4th avs. 101st st, bet 3d and 4th avs.

PAVING.

108th st, from 2d to 3d av. 51st st, from Boulevard to Riverside Drive.

REPAVING.

27th st, from 9th to 11th av. 28th st, from 9th av to North River.

FLAGGING.

20th st, n s, bet 10th and 11th avs, where not already done.

MAINS.

9th av, extension of high service water pipes from 106th to 108th st.

NOTICE TO PROPERTY-OWNERS.

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, Dec. 21, 1883. In pursuance of Section 997 of the "New York City Consolidation Act of 1883," the Comptroller of the City of New York gives notice to all persons, owners of property affected by the opening of Beekman pl, bet 49th and 51st sts...

BROOKLYN BOARD OF ALDERMEN. BROOKLYN, Dec. 24, 1883. GRADING, PAVING, &c. Melrose st, bet Central av and Hamburg st.

Putnam av, No. 65, in front of. 9th st, bet Smith and Court sts.

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

49th st, No. 611, n s, 175 w 11th av, 25x97, three-story brick dwelling and one-story brick stable, by J. P. B. Smyth. (Amount due, abt \$2,100).

23th st, No. 37, n s, 250 e 6th av, 25x98.9, four-story stone front store and dwelling, by A. J. Bleecker & Son. (1st mort, am't due, abt \$38,250).

17th st, s e cor 4th av, 100x100.11, vacant. (Am't due, abt \$9,150).

25th st, No. 317, n s, 375 w 1st av, 25x98.9, four-story brick store and dwelling and four-story brick dwelling on rear, by R. V. Harnett. (Partition sale).

30th st, No. 134, s s, 333.7 e 7th av, 40x98.9, three-story brick store and dwelling and two-story brick and one story frame stable on rear, by R. V. Harnett.

10th av, No. 1218, e s, 183 n 73d st, 20x100, four-story brick (stone front) flat, by J. H. Harnett. (Am't due, abt \$1,975).

128th st, n s, 400 w 6th av, 120x99.11; No. 151, four-story brick livery stable; Nos. 153-157, three four-story stone front flats, by A. J. Bleecker & Son. (Am't due, abt \$18,500).

Pleasant av, No. 420, n e cor 123d st, 19.11x74, three-story brick store and tenement. Pleasant av, No. 440, s e cor 123d st, 19.11x74, four-story brick store and tenement.

18th st, Nos. 12 and 14, s s, 280 w 5th av, 53x92, vacant, by Scott & Myers. (Am't due, abt \$11,000).

Heyward st, s s, 111 e Lee av, 18x100. Rush st, s s, 83.2 w Division av, 22.8x100.

Lafayette st, n w cor Navy st, 25x50. 8th st, s w s, 185 n 5th av, 20x75.

Atlantic av, s s, 375 e Utica av, 150x100. Pacific st, n s, 375 e Utica av, 150x100.

Skillman st, s s, 150 e Graham av, 25x50. John A. Saal agt Caroline Mullin et al.; action to have correction made in deed: att'y, C. L. Lyon.

Jefferson st, n s, 211.8 e Tompkins av, 16.8x100. James D. Rankin agt Daniel T. Macfarland; att'y, G. W. Pearsall.

Jefferson st, n s, 328.4 e Tompkins av, 16.8x100. Same agt same as last; same att'y.

Conway st, northerly cor Broadway, 118.2x62 along land of Brooklyn & Rockaway Beach R. R., x45 x154.7 to Broadway, x 100. George W. Smith agt Maria Appley et al.; amended action for partition; att'y, J. Parker, Jr.

12th st, s s, 197.10 e 4th av, 50x200 to 13th st. Charles Hagedorn agt Eliza A. Samanos; att'y, C. Hagedorn.

Jefferson st, n s, 191 e Tompkins av, 16.8x100. James Ross agt Daniel T. Macfarland et al.; att'y, G. W. Pearsall.

Bushwick Boulevard, e s, 60 s Ten Eyck st, 20x76.6x20.8x71.4. Lot begins 119.4 n Stagg st and 130 w Waterbury st, runs west 54 to centre Old Bushwick road, x northwest 20.5 x east 61.1 x south 32.10.

David Teese, recvr. of Anna M. Auffinger, agt Anna M. and Elizabeth Auffinger et al.; action for dower; att'ys, Getting & Hinman.

Greene av, n s, 225 e Tompkins av, 54.10x100. Thomas S. Story and ano. agt John Gregory and Annie his wife; att'ys, Stroug & Spear.

Palmetto st, n w s, 175 w Central av, 25x100. Herman Reader agt Manda Kompass and Rudolph her husband; att'y, C. K. Lexow.

Butler st, s w s, 200 s e Smith st, 25x100. Mary E. Young agt James McIlvaine et al.; att'y, G. R. Haydock.

Nassau st, n e cor Bridge st, 50x73.10. Abraham Lott and ano., exrs. J. H. Seebeck, agt Anna Tienken et al.; action to determine application of clause in will; att'ys, A. & J. Z. Lott.

Bergen pl, now a part of Union st, n s, 275 w Hoyt st, 15x30. John E. Tousey agt John H. Porter; att'y, E. H. Spooner.

Gates av, n s, 132 w Clason av, 22x86x22.1x84.8. James A. Whalen agt Pierre T. and Adelia Tunison; action to set aside conveyance; att'y, A. P. Wagener.

Leonard st, s w cor Conselyea st, 25x100. Maujer st, s s, 125 w Lorimer st, 25x100.

Bushwick av, w s, 81.1 n Frost st, runs south 20 x west 26 x southwest 23.2 to Garden st, x northeast 20 x northwest 30.4 x east 32.6.

John J. Molyneux agt Anastacia Molyneux; partition; att'y, John J. Sullivan.

RECORDED LEASES.

Broadway, No. 1218, store. Oliver L. Jones, Cold Spring, L. I., to William R. Hunt; 5 1/2 years, from Jan. 1, 1884. \$5,000 and 6,000.

Broomer st, No. 41. Charles E. Bresler, Detroit, Mich., to Felix Marx; 4 years, from Jan. 1, 1884. 3,000.

Grand st, No. 104, n w cor Mercer st. James S. Bearns, Brooklyn, to George N. Rottmann; 5 years, from Jan. 1, 1883. 5,700.

Hester st, No. 102, store and basement, cellars,

&c. August Berbert to Max Epstein; 2 1/2 years, from Jan. 1, 1884. 1,080.

Hudson st, No. 67. George F. Cordes, exr. Henry Hasenkamp, to Henry A. Bruns; 4 years and 6 months, from Nov. 1, 1883. 1,500.

Ridge st, No. 12, first floor and extension. Jacob Gross and Isidor Schliech to Abraham Louis; 3 years, from Jan. 1, 1884. 300.

Rivington st, No. 44. Joseph Glaser to Marie Meyer; 3 1/2 years, from Dec. 1. 1,100.

Southern Boulevard, e s, adj R. M. Hoe et al. and Harlem River & Portchester Railroad, building and 8 acres. William Simpson, Jr., and ano., exrs. and trustees W. Simpson, to Valentine G. Bradel; 10 years, from Dec. 1, 1883. 200.

13th st, No. 120. Thomas D. Carman to Mrs. Jane wife of James Miller; 3 years, from May 1, 1883. 1,050, 1,100 and 1,150.

Same property. Jane Miller, now Jane Green, to William Madden; assign lease. 25th st, No. 103 W. Jane E. Kowald to Anna McLeod; 5 1/2 years, from Jan. 1, 1884. 2,000.

33d st, No. 255 W. Simon Kelly to Henry W. Deane; 5 years, from Jan. 1, 1883. 900.

33d st, Nos. 553, 555 and 557 W. John E. Browning to Andrew J. Campbell; 7 years, from May 1, 1884. 1,100.

47th st, No. 303 W. Jacob Korn to Harris Steinburg; 2 1/2 years, from April 1, 1883. 700.

Lexington av, No. 708. John J. Burchell to William Henry; 5 years, from May 1, 1883. 2,400.

2d av, No. 1575. Christian Briel to Henry Kreiling and George Kohlmann; 5 years 5 months 22 days, from Nov. 8, 1883. 600 and 720.

7th av, No. 1202, store and cellar. Felix Connor and John Graham to Edward McGuire; 5 1/2 years, from Jan. 1, 1884. 1,500.

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. Blake M H—J L Blake, Centre st, Orange. \$1.

Ball, Philander—H B Henderson, rear of Washington st. 25.

Broemel, Augustus—C Ost, Belmont av. 1.

Burton, J S, et al—J W Burton, Spruce st. 900.

Chamberlain, J F—S C Coe, Millburn. 3,000.

Crane, James, by exrs—W H Dewitt, Forrest st. 300.

Dime Savings Inst—M Leibstein, Wallace and Court sts. 1.

Doremus, Catherine—S M Littell, North 3d st. 4,000.

Doughty, S S—A Brandan, 16th av. 3,200.

Earl, J K—G L Rose et al, Wright st. 1.

Elliott, John—M Sturgeon, Hamilton st, E Orange. 2,000.

England, A B—P Vetter, Elm st. 500.

Foley, John, Sr—J Foley, Central av, Montclair. 1,500.

Hall, Thomas—A Ettenberger, Nesbit st. 1,350.

Howard Savings Inst—J S Hedden, Chestnut st. 600.

Johnson, Robert—J Durning, Summit st. 1,250.

Kuhl, Francis—F Matter, Winans av. 100.

Lamb, B A—J Molloy, Walnut st, E Orange. 5,000.

Littell, S M—C Doremus, High st. 5,000.

Lyon, F E—G C Berry, Thomas st. 5,500.

Meeker, E L—J Robinson, South 8th st. 1.

Mutual Benefit Life Ins Co—M A Kelly, S Orange av. 2,000.

Same—J J and P Kelly, South 8th st. 500.

Same—Peter Petry, S Orange av. 2,000.

Newark Fire Ins Co—H Badenhop, Belmont av. 1,000.

Ost, Catherine—A Broemel, Belmont av. 1.

Riker, C M—W S Meeker, Newark. 125.

Riebstein, Joseph—N Liebstien, Barclay st. 1,500.

Stiles, Susan—C R Corwin, Jelliff av. 300.

Walsh, David—M L Ward, Newbold st, E Orange. 200.

Water, Daniel—G Cordua, Hillyer st, Orange. 4,000.

Williams, S C—J Osborn, Clifford and Delancey sts. 1.

MORTGAGES. Ball, J M—W H Smith, Earl st. 1,000.

Badenhop, Henry—Newark Fire Ins Co, Belmont av. 800.

Brandan, Adam—S S Doughty, 16th av. 1,000.

Bulkley, H W—C W Slade, Harrison st, Orange. 5,000.

Bulkley, H W—C W Slade, Harrison st, Orange. 5,000.

Cadmus, James—H B Jay, South 6th st. 2,000.

Camm, H M—F T Hey, Academy st. 500.

Crane, A B—A S Barnes, Montclair. 700.

Davis, James—G Harvey, Clayton st. 100.

Dodd, R N—Newark Savings Inst, Glenwood av, Bloomfield. 5,000.

Ettenberger, Amalia—P Kleb, Nesbit st. 1,400.

Fullerton, Richard—T Smith, Kassar st. 100.

Gray, A J—H R Sutphen, Academy st. 600.

Halbauer, John—J Schick, Walnut st. 1,200.

Leibe, Henry—P Farley, Sussex av. 250.

Liebstien, Joseph—Dime Savings Inst, Wallace and Court sts. 2,400.

Littell, S M—C Doremus, North 3d st. 1,400.

Lyon, F E—S H Green, Thomas st. 2,500.

Osborn, Joseph—S C Williams, Clifford st. 5,500.

Osborn, Joseph—S C Williams, Delancy st. 2,750.

Schueler, Jacob—Newark Fire Ins Co, 19th av. 300.

Summers, Michael—M B and L Assoc, Lock st. 500.

Stengel, M E—C M Schmidt, Littieton av. 3,000.

The Essex Paper Co—E M Fulton, Bloomfield. 10,000.

CHATTEL MORTGAGES. Abe, Carl, Clinton—H Newman, horses. 235.

Ehlers, Herman, 244 Halsey st—W Hill, saloon. 150.

Ehlers, Herman, 244 Halsey st—H Baumbusch, saloon. 250.

Hamfold, Henry, Clinton—B Stern, cows, &c. 235.

Riley, Michael, Orange—G H Harrison, saloon. 189.

Schaefer, George, 301 Springfield av—C Trefz, saloon. 150.

Scheibner, Martin, 19 Springfield av—J Hemmendinger, furniture. 100.

Vaughan, John, 372 Morris av—J Vaughan, machinery. 3.0

HUDSON COUNTY. CONVEYANCES. Ahearn T I—F P Miller, Bayonne. \$2,500.

Dailey, John—Mary E Bailey, J City. nom.

Dailey, Mary A—Margaret Dailey, J City. nom.

Furst, C L and M I—J Ringle, J City. 17,975.

Gassman, Catharine—C Kraft, J City. nom.

Jackson, William—A Sayle, J City. 85.

Jones, Evan, by sheriff—C E Ketcham, J City	1,240
Kopke, Sophia—A Meyers, J City	1,800
Kraft, Charles—A Gassman, J City	nom
Laue, Mary A—Exr J H Ferdon, J City	6,000
Lary, G H—Jannett Wheeler, J City	nom
Same—same, J City	nom
Same—same, J City	nom
Meehan, Patrick—B McKensy, Union	850
Miller, F P—T I Ahearn, Bayonne	3,300
O'Connor, Thomas, Jr—C Raich, Harrison	nom
Raisch, Carl—Mary O'Connor, Harrison	nom
Schutz, George—S McCadmus, J City	3,100
Tichenor, B W—The Town of Harrison, Harrison	nom
The North Hudson County Railway Co—A C Leicht	2,000
The People's Mutual Benefit Building and Loan Assoc—J Martin, Harrison	257
Van Horn, Cornelius—T Houston, North Bergen	358
Van Solingen, Eliza—B W Tichenor Harrison	5,250
Vreeland, Sarah L—E Smith, Bayonne	100
Wakeman, J W—P Murphy, J City	975
Watjen, Antoinette—Johanna S V Watjen	nom
Watjen, Johanna S V—Jno Nagle, J City	1,400
Same—E Nagle, J City	450
Wheeler, Jannett S—Ella Lary, J City	nom
Same—same, J City	nom
Wortendyke, R H—Trustees of Harriet Banta	nom
Same—R I Bogart, J City	nom
Same—A Z Bogert, J City	nom
Same—Mary Bogert, J City	nom

MORTGAGES.

Arato, Louis, and Marcus Menardi—The Hoboken Bank for Savings, Hoboken, 2 years	3,000
Same—J McGown, Hoboken	3,000
Broking, F H—L Heilbrunn, North Bergen, 3 yrs	150
Clements, Matthew—Exr of J N Scott, 5 years	2,000
Egan, W F—J W Wakeman, 3 years	2,000
Kerkstroer, Johanna—W D Edwards, 1 year	200
Lary, Ella—Jannett S Wheeler, 1 year	2,000
Same—same, 1 year	7,000
Same—same, 1 year	2,000
Leicht, Andrew—The North Hudson Co Railway Co, 8 years	2,000
Martin, Edward—G Cavanagh, North Bergen, 1 year	50
Martin, John—P Masterson, Kearney, 4 years	356
Meyers, A W—The Bergen Mutual Building and Loan Association, installs	2,000
Nagle, John—Johanna S V Watjen, 3 years	900
Olds, F M—T W Bracher, Bayonne, 1 year	750
Same—same, Bayonne, 1 year	250
The Hackensack Water Company, reorganized—W W Shippen et al, trustees, Hoboken and elsewhere, 20 years	50,000
The Jersey City Land and Basin Co—E L Corbin, 4 years	1,000
Whitehead, W J—L J Lyons, Kearney, 2 years	700

CHATEL MORTGAGES.

Brown, C W—C H Brown, shoe findings, store and furniture	300
Hogan, N S, Hoboken—W Smith, horses, trucks	500
Horn, Mary T, and Cornelius Van Winkle—B Dusenbery, boat house and saloon	200
Jancouver, Jacob—W Cooney, shoe store	300
Jenkins, William, Hoboken—L Bucki & Son, balance dry dock	15,000
MacDonald, Elizabeth and Jeremiah—A Seebach, furniture	118
Mayns, August, Hoboken—Marla Leicht, saloon and stage furniture	500
Scott, C H—T Trotter, carpenter shop	40
Stelling, William, Bulls Ferry—Louis Heilbrunn, 13 cows	400
Stevens, J H and A D—S D Martin & Co, butter and cheese stores	913
The Hackensack Water Company, reorganized, Hoboken and elsewhere—W W Shippen et al, 20 years	50,000
The Merchants Litrage Company, port of New York—J S Wright & Co, brig Monarch, hoisting engine, tools, &c	6,074

BILLS OF SALE.

Stappenback, Henry, Hoboken—A Mayus, saloon and stage fixtures	1,000
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JUDGMENTS.

Chafferon, Louis—J Weidmann	308
Chafferon, Louis, and Pauline M Grain—J Weidmann	290
Lowery, John—Pennsylvania Railroad Co	801
Osgood, Franklin and William—J Connelly, costs	21
Traphagen, Henry—H M Traphagen	4,298
Witherbee, Catharine—Ann Eliza MacDonald, admrx	600
Worth, George—D C Joyce	20

PASSAIC COUNTY.

MORTGAGES.

Brooks, Charlotte—N J Doremus, Cross st	\$200
Brown, J F—Pat Savings Inst, Manchester T p	550
Cusic, Philip—E Fanning, Perry st	328
Davenport, Miles, et al—Pat Savings Inst, Cedar st	1,500
Hofmann, James—J A Morrisse, Paterson st	200
Kavanaugh, E A—Warren Estate Co, Main st	350
Mercier, Susanna—W Verdine, Wayne av	200
New York, Susquehanna & W R R Co—J S Rogers, Willis st	2,820
Platt, Thomas—T E Platt, Godwin st	1,450
Slingland, Rebecca—Pat Savings Inst, Willis st	1,800
Van Riper, C S—E R Weiss, Fair st	2,000
Van Winkle, Henry—J G Berdan, Apple st	600
Warnaar, Maarten—A Van Wyk, E 20th st	250
Whalley, Martha—E Van Riper, Elizabeth st	800

CHATEL MORTGAGES.

Bowden, Dennis, Paterson—Lockwood & Sons, furniture	218
Coe, E P, Paterson—A H Godwin, stock of boots	399
Coe, E P, Paterson—R Bergamin, stock of boots	750

JUDGMENTS.

Genung, F S—J B Crane	766
Kinsey, Charles—C F Matilage	919
Platt, Thomas—B Crane	311
Rougharden, John—G Andrews	108
Wait, William—M Muller	1,564

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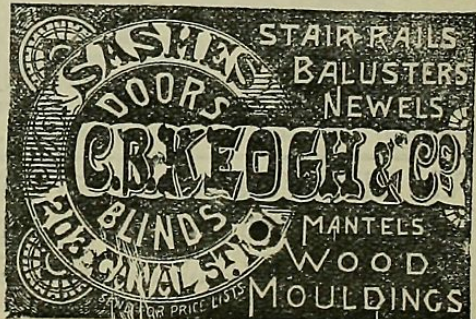
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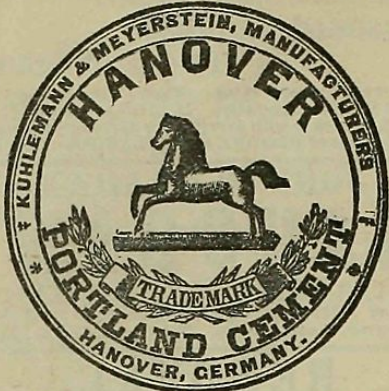
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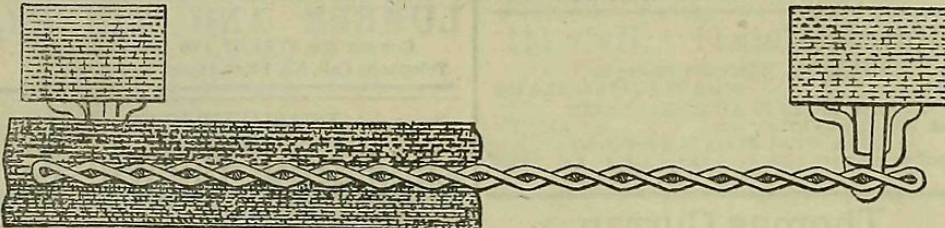
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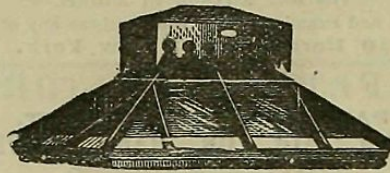
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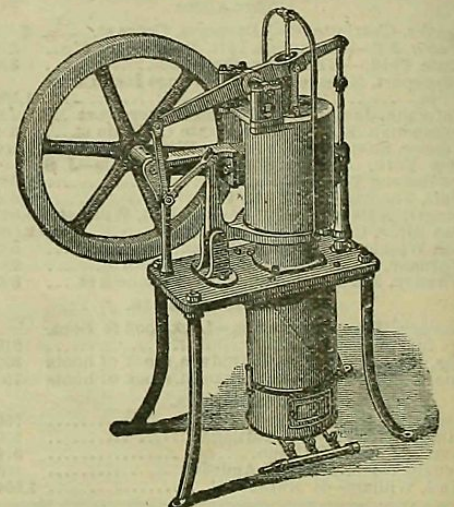
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