

# THE RECORD AND GUIDE.

Published every Saturday.

191 Broadway, N. Y.

## TERMS:

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

Communications should be addressed to

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

J. T. LINDSEY, Business Manager.

JUNE 21, 1884.

The Stock Market halts. Jay Gould is trying to create some activity in his specialties but the general feeling is on the whole a depressing one. It is expected that on or before the first of July several more roads will go into bankruptcy. Then the earnings on the Vanderbilt roads show that New York Central and Lake Shore do not earn, though they may pay, eight per cent. on their stocks. But better times are coming. There is a large wheat harvest already under way. A great deal of corn has been planted and is growing and if the Democrats make a good conservative nomination for the presidency, a bull movement in stocks will be in order early in July. Many good bonds are selling for what seem to be very low figures. General business cannot be considered good but if the crops turn out as well as they now promise, trade next fall will be far more satisfactory than it has been this spring.

The *Evening Post* admits that the Independents and anti-Blaine Republicans can in no case form a third party organization; they must vote for the Democratic candidate or abstain from voting for President altogether. In fact the organizing of a new party is a work of prodigious difficulty. It requires time, money and earnest labor. Unfortunately also for the Independents they have no new departure in politics to recommend; they have no programme beyond a profound repugnance to Mr. Blaine and his methods. True, they champion civil service reform, but there is no longer any danger that any party will go back to the old spoils system. Even Mr. Blaine, if elected, would be forced to follow the policy of Mr. Arthur who, out of office and as a so-called practical politician, was a believer in the old way of doing things.

Some of the petroleum speculators finding business dull are organizing a new Exchange to deal in fractional shares of stock. There are many who think that the English plan of making ten shares the unit of delivery would be a good thing to do. It would kill the bucket shops, would largely increase the business of the Stock Exchange and would put small investors on an equality with large operators, to the great advantage of the market in panicky times. There are literally hundreds of thousands of small capitalists all over the country who would invest in ten and twenty-share lots whenever there was a heavy break in prices. The ready money thus poured into Wall street would help to check the course of a panic. But why a new Exchange to do this? It could be better done by the Stock Exchange itself or by the Mining and Petroleum Exchange, which has over a thousand members, all of whom are not making their fortunes. There are too many Exchanges already, and any new one is probably a scheme to sell seats or create several salaried positions for impecunious speculators who need the money.

The lawyers are anything but pleased at the settlement of the elevated road litigation. General Francis C. Barlow resigned his position as counsel of the Metropolitan Company immediately the settlement was effected, but at the same time he presented a bill amounting to over \$96,000, of which some \$45,000 was for the expenses of the Van Brunt trial. General Barlow was first employed, we believe, in December, 1883, and if all his bills are like those he has presented to the Metropolitan Company he is not likely to die in the poor-house. The *Tribune* says that both Jay Gould and Cyrus W. Field were astounded at the bill. It is not, however, likely to be paid until the bills of William M. Evarts and David Dudley Field, and the other numerous lawyers employed on both sides, are presented for settlement. The stockholders of the elevated roads will have to pay a pretty penny for the worse than useless services of these legal gentlemen. Our courts are organized to benefit lawyers, not to settle disputes. The various Stock and Mercantile Exchanges have found this out and their members are expelled if they go to law. The great corporations would do well to follow this example and to organize arbitration committees to settle disputes. They have made a good beginning in their pooling arrangements, which were a device to get rid of railway wars; but the same machinery would be equally useful in settling

business and even legal disputes. Had the matter been left to the courts, the elevated road troubles would have been prolonged for many long years. The disagreement was finally settled by the stockholders most interested against the protests of the lawyers engaged in the case.

There ought to be some machinery to protect the business public against the exactions of lawyers. When a particularly monstrous bill is now rendered the victim has no remedy. If he appeals to a court, the witnesses examined are all lawyers, that have a pecuniary interest in setting an extravagant value on legal services. But unfortunately there is no chance for redress, as the legislators that make laws are almost exclusively composed of lawyers.

The veto of the new proposed building law by Governor Cleveland is simply inexplicable. It had the indorsement of every conservative interest in the building business. Not a voice was raised against it except from those whose opposition should have been an argument in its favor. The "snide" builders seem to have got possession of the Governor's ear, for it is probable that the respectable interests who favored the law were so certain of its merits that they did not care to take up the time of the Governor with arguments in its favor.

Governor Cleveland will have the seventy-two votes of New York in the Chicago convention, but he will not have behind him the moral force of a unanimous party backing. John Kelly and Tammany is bitterly opposed to him, the *Sun* has pronounced against him, and Samuel J. Tilden wants Randall nominated. Still Cleveland may get the prize, as he is the favorite of the anti-Blaine Republicans.

## North New York.

The region beyond the Harlem will, from this time forth, be of the greatest interest to dealers in realty. Its area is nearly as large as the island south of the Harlem River, and is as yet comparatively unsettled. The approval of the new park bills by the Governor, the progress of the work for draining that region, the settlement of the elevated road troubles and the near commencement of the construction of the Suburban Rapid Transit lines are among the factors which will open a new era for the Twenty-third and Twenty-fourth Wards. When the next Legislature meets a demand will be made for the creation of a new ward east of the Bronx River, and taking in all that part of Westchester County which fronts the Sound and lies between Port Morris and the north shore of Pelham Bay.

Enterprising promoters and real estate dealers will now begin to carry out plans long formed with respect to this region. The new parks will give added values to certain properties heretofore unavailable. The route of the Suburban Rapid Transit roads will be scanned with a view to forming settlements near stations. Plots will be laid out for building purposes overlooking the parks, and including that beautiful sheet of water, Pelham Bay. Neighborhood parks will be laid out similar to Bedford Park, London, or Llewellyn Park, on the Orange Mountain. Pleasure resorts for Sundays and holidays in entirely new locations will be brought into existence. In short, promoters and enterprising dealers with the maps before them and a good insight as to the possible future of localities will lay the foundations of fortunes to be realized within the coming years.

But northern New York will satisfy other needs besides those for residence and recreation. It is destined to be the seat of many manufactories. The land is cheap, railways to all parts of the country will be at their very doors, and a factory population can live in the Twenty-third and Twenty-fourth Wards at a minimum of expense. There are some drawbacks, which will be overcome in a few years. Coal, lumber and building material is costly to handle, due to insufficient dock accommodations on the Harlem River. Hence the necessity for the immediate construction of the Harlem canal. Were that finished before the close of 1885 a great impetus would be given to building operations in the region north of the Harlem, but distant from the shores of the North River and the Sound.

The present Park Commission will have oversight of the work of caring for the new parks. Governor Cleveland was justified in not approving the law which would have changed the *personnel* of this department. Three new commissioners, no matter how competent they might have been, would have lacked the experience of Messrs. Crimmins, Viele, Olliffe and Wales. It is understood that the court proceedings will be consummated without any unnecessary delay, and that by next spring over 1,500 acres of new park land will be thrown open to the public for recreative purposes. There is plenty of land for parade grounds, shooting matches, ball matches, athletics, sport of all kinds as well as picnics. In our Albany letter will be found a very full statement of the character of the new parks which are about to be opened to our citizens.

### Our Prophetic Department.

MR. BRUIN—You have been talking hopefully, Sir Oracle, about the business situation, but you surely must be disappointed at the immediate outlook. There is stagnation on the street. Were it not for Jay Gould's obvious manipulation of Missouri Pacific and Western Union, Stock Exchange figures would range far lower than they do.

SIR ORACLE—I must say that I think the manipulation of the market for the past two years by Gould, Vanderbilt, Villard and the various syndicates who had created new securities for sale, was on the whole hurtful to legitimate trading. Had there been no "pegging" and "washing," the cyclone of last May would have been anticipated by at least a year, and the market would have recovered naturally, but the artificial stimulants applied to prices only made matters worse in the long run. The liquidation was bound to come, and the sooner it was over the better for all concerned. When the Northern Pacific bubble burst last summer, it would have been well to have let the whole market go, but now that we have had our stock panic, I am disposed to look somewhat hopefully on the situation.

MR. BRUIN—I do not see on what you base your expectations. We are importing more than we export. The crops abroad are so promising that Europe will not need much of our grain. Our manufacturing industry is at a standstill, and the army of the unemployed is steadily increasing in numbers. The business public are apprehensive that Blaine may be elected, for it is believed his foreign policy would lead us into broils with other nations. The Democratic party gives us no hope of anything better. Governor Cleveland is, as you have said, a very common-place person. If Senator Bayard is chosen for the Democratic standard bearer, he has nothing to recommend him but a high personal character. He has no executive experience whatever, and he is a fanatical gold mono-metallist. If elected he would make war not only on silver but on the greenbacks.

SIR O.—There is something in what you say; but I confidently predict a better range of prices before the close of July. Our grain crop, that is wheat, rye, barley and the like, will be the largest ever grown in the country; and as for corn there has, as you know, been an immense area planted. We have a good though not a very large cotton crop. The country is steadily increasing in population, and hence the conditions exist for a higher range of values on the street. Stocks and good bonds are intrinsically cheap.

MR. BRUIN—And yet, as you know, there are roads that must go into bankruptcy on the first of July, if not before. One of them is the Denver & Rio Grande, another may be the Louisville & Nashville.

SIR O.—I have kept all that in mind, and the hesitancy of the market is probably due to fears of unpleasant disclosures as to insolvency when the July interest accounts are due. I find that there is even a greater falling off in business in foreign railway systems, but without any such depression as exists on this side of the Atlantic. Let me read you the following extract from the financial column of the *Commercial Bulletin*, and you will see there is more chance for a rise in our markets than in the foreign investment shares. (Reads.)

The gross earnings of sixty companies exhibit a total of \$18,038,831 for May, against \$17,457,303 for the same month of 1883, showing an increase of  $3\frac{1}{2}$  per cent. For the first five months of the year the gross earnings amount to \$85,396,000, against \$83,110,000 for the same period of last year, being an increase of  $2\frac{1}{4}$  per cent. Much as the London papers indulge in criticisms at the expense of our railroads, neither English nor Continental roads can make an equal exhibit of recent business. The earnings of seventeen principal British railroads for the first five months of the year show a decline of 1 per cent. The six leading lines of France show a reduction, for four and a half months, of  $1\frac{1}{4}$  per cent. The receipts of the Prussian State railways, for the first quarter of the year, fell off about  $2\frac{1}{2}$  per cent.; and the Austrian system shows a reduction of over  $3\frac{1}{2}$  per cent. The Grand Trunk of Canada and the Canadian Pacific, up to the third week of May, fall  $7\frac{1}{2}$  per cent. below last year. It will be seen from this comparison that the American lines are doing better than those of other leading countries; and yet American railroad stocks are subject to a depreciation such as exists nowhere else. If foreign investors could clear their vision of prejudice, they would see an important advantage in selling European railway stocks and investing, if only temporarily, in the better class of American shares.

MR. BRUIN—To what do you attribute this remarkable dullness in business all over the world, especially in Europe?

SIR O.—To the efforts of the commercial world to enforce gold mono-metallism. Any addition to the precious metals is a wholesome stimulant to trade. All reductions of currency, especially when gold or silver is withdrawn, is a vital blow to the business of the world. The debtor class, in which are included all merchants, manufacturers and producers, are *exploited* for the benefit of the capitalist, banking and lending classes. When currency of any kind is withdrawn, it means a shrinkage of values.

MR. BRUIN—As there is no hope of the rehabilitation of silver, I do not see how you can look for any marked advance in prices.

You have quoted Samuel Benner. In page 140 of the new edition of his prophecies, he predicts that 1884 will be a period of dull trade, for iron will continue to droop. He expects, I notice, a somewhat better trade in 1885, but the tide will not really turn until the close of 1888, when there will be an upward surge in prices, to be followed by a tremendous boom in 1889. Then as to the corn crop, he predicts a poor one this year, for the weather promises to be moist and cool. He gives tables showing that every eight years or thereabouts there are heavy rainfalls and floods in the Ohio and Mississippi Valley. We have had floods so far in 1884 and we shall also have them in 1885. Benner's tables on pages 158, 159 and 160 are well worth reading by those interested in the corn and hog crops of the country.

SIR O.—Well, we shall see. I quite agree with Benner that there is no hope for any great improvement in the business of the country while the price of iron rules low. All I expect is that the very large growing crops will give our railroads plenty to do and help restore public confidence in their value. Despite Benner's prophecies, I believe we shall have a large corn crop this year. Even should the summer be wet and cool, there is so much corn planted and the conditions vary so greatly from Maine to Texas and from Florida to Oregon that we cannot help but have a large crop of that greatest and most valuable of American productions, corn.

### Concerning Men and Things.

\* \* \*

The daily press rather overdid the matter in lauding the management of the Sheepshead Bay racing course for the improvements that had been made. It is true the track has been widened, the eating accommodation improved and a few flower beds planted. The grand stand remains what it was, but all the races are run in subordination to the wants and wishes of the bookmakers and gamblers. It is remarkable what an amount of gratuitous advertising the press does for these racing clubs. They publish conspicuously every day in their news columns all the entries of the races and the state of the betting. The advertising bills of the clubs owning the grounds do not amount to over a few hundred dollars each meeting. Were they to pay the regular rates for the announcements they get it would cost them tens of thousands of dollars. Of course, they distribute free tickets to the editors and reporters, and hence the gratuitous notices they get. Sheepshead Bay course is the best, as it is the most popular in the country, but it is notorious that many of the races are mere hippodroming affairs, and that the gamblers have every chance to get the best of the verdant betting public.

\* \* \*

Mr. T. B. Connery, the new editor of *Truth*, seems to have a grudge against Charles A. Dana. It charges him with being a member of the famous community at Brook Farm, near Boston, which is quite true. But it also alleges that that community was a nest of free lovers, which is the very reverse of the truth. The young social reformers who commenced life in that community were men and women who subsequently led the cleanest of lives, socially considered. They were enthusiasts, and doubtless heterodox in many of their views, but their motto was that of the great English scholar: "Pure living, high thinking." No similar number of young people turned out so many literary notabilities as did Brook Farm. Among them were Nathaniel Hawthorne, George William Curtis, Margaret Fuller, George Ripley, W. E. Channing, Charles A. Dana, Parke Godwin and a score of others of equally honorable renown. Ralph Waldo Emerson and other noted literary men often visited the community and were in sympathy with its aims. Mr. Connery errs, of course, through ignorance in speaking so disparagingly of Brook Farm.

\* \* \*

Judge John Fitch, the well-known ex-register of bankruptcy, and who has been so successful in Wall street of late years, thinks the stock market is bound to go up. "Set me down as a bull," he said to the writer. "Stocks and especially good bonds are very low. We have passed low water mark and henceforth will be on the mend. The enormous crop of small grain now maturing will give the railroads all they can do, no matter what the price. Then look at the vast quantity of corn seed that has been put into the ground. Even should we have an unfavorable season for corn, there has been so much planted in every part of the country that we cannot but have a very large crop. Then the politics of the country is settled for eight years to come. For Blaine will be elected, and then re-elected, and there will be no disturbance of the tariff, hence good times."

\* \* \*

"I am a great believer in Western Union," said Mr. Harry Rogers to the writer. "It has never sold for what it is worth. Those who knew most about the value of that stock were the severest sufferers, for they were long of it up in the seventies. During the present crisis," continued Mr. Rogers, "we narrowly escaped the worst stock panic ever known, simply because the national bank managers lost their heads. Were it not that the Bank of the State of New York agreed to loan \$3,000,000 on government securities, several well-known bankers, identified with one of the greatest interests of the street, would have become bankrupt, and I believe that half the brokers who did business on the Exchange would have defaulted on their contracts, which would have been a terrible calamity. In the bank of which I am a director I strongly urged that every dollar should be placed at the disposal of solvent dealers, for if they were allowed to go overboard it would cause needless ruin and hurt the banks. I have always held that banks which lent freely at the top of the market, and then refused all accommodations when prices were at the bottom and a panic impending, did not do their duty to their customers or the public."

## Home Decorative Notes.

—The parlors of our town or country houses are the rooms of all others where good taste, elegance and comfort, both in decoration and furniture, should be displayed more or less as circumstances dictate; the drawing-room should not only contain works of art and works for pleasant study, but should also be a room in which one need not fear to move about lest something be thrown down or otherwise disarrange the formality. We all know how uncomfortable it is to be ushered into a room which has the appearance of being specially reserved for guests; we should therefore endeavor not to treat it as a show place to be rarely entered, but strive to make a cheerful living room of it where one can enjoy books, papers, music and other amusements, as well as a place to receive our friends and guests.

—A unique match safe is a brass purse one end of which is partially opened, showing several gold coins, while the other serves as a receptacle for the matches.

—Very pleasing bureau covers are of momie cloth traced with the fancy crackle design in filosele.

—A novel hat rack has three spears of black walnut tipped with silver and fastened together in tripod form with heavy cord and tassels, silver hooks for holding hats and coats are fastened on each spear.

—A piece of dainty effect is a baby's carriage blanket of snow white flannel, wrought with a golden cobweb, within which are caught shaded yellow roses, a lining of blue surah silk completes this charming article.

—The woodwork in a room should partake of the same colors as the paper or hangings used upon the walls.

—A simple way to decorate a waste-paper basket is to first stain it with mahogany staining, then cut four squares of gold netting and face the edges with red plush, fasten one point at the top of the basket and decorate the one which falls below with plush balls; a large satin bow may be added to one corner.

—The newest and most attractive ornamental vases are of oxidized silver with ornamentations in imitation of old coins, the effect is very rich and unique.

—Tripod tables may be very prettily ornamented by covering the top with shaded red plush, drape the sides with the same material, and fasten at each corner with silk pompons and loops of heavy silk cord; where the legs of the table are joined tie a large bow of satin ribbon corresponding to the different shades of plush.

—Delicate sachets are of very light blue surah silk with one side embroidered with the wild rose design in chenille, finish the edges with white soft lace.

—Very beautiful wedding gifts are the hammered brass or copper sconces, so arranged as to hang upon the wall or stand upon the table; at the extreme right of the frame is a tiny clock, while at the left is a fancy bracket, arranged to support a candle.

—Court-plaster made at home is economical, and is said to be highly successful. Dissolve one pint of French isinglass in one pint of warm water, to this add ten cents worth of pure glycerine and five cents worth of tincture of arnica, lay a piece of black or of white silk on a board and paint it over with the mixture.

—Exquisite lunch cloths, with pretty doilies to match, are of momie cloth with tiny birds fluttering here and there outlined with light and dark blue linen thread, fringe the cover all around to the depth of about five inches, the whole effect is excellent.

—In hanging pictures the brightest colors should be put in the darkest corners.

—The high art rugs turned out by our manufacturers are chiefly after Indian and Persian designs, the taste for these is growing and like their prototypes they will associate with noble apartments and rich furniture; Turkish and Persian rugs are made with five-eighth borders to match.

—A novel mural decoration is plaques of straw gilded, silvered or bronzed and decorated with large square satin bows of bright colors.

—All sorts of strange articles are used for holding flowers, among the newest and rather peculiar receptacles are the wooden sabots; the beauty of these wall pockets consists in their odd ugliness, they are painted on the instep with a representation of leather straps and the words "One, two, come buckle my shoe," painted or etched thereon.

—A very elegant clock lambrequin is of plush with a spray of passion flowers embroidered in silk, it is not necessary to fasten it to the mantle as the clock will keep it in place.

—A grand mistake is made in overloading rooms with fancy articles, for in this way the most inharmonious things are brought together, thus destroying the whole effect, a few articles well selected will give much better satisfaction.

—An ever-widening horizon opens out before the true designer in ornament who stamps individual expression on his work, an expression which has value whether the material be coarse or fine; the effect of fashion on ornament in countless articles of utility or intended solely for decorative purposes has to be recognized by manufacturers; numerous unique and charming effects in silver, gold and copper have recently been produced by the Derby Silver Co., of No. 3 Union square; rare and new designs in sconces of silver and copper with birds, butterflies and various insects in repousse work and framed in imitation of bamboo; square and round tables of richly chased brass, with shelves for odd vases, bric-a-brac, etc.; plaques of the most beautiful perfection of finish and graceful tracery worked up in seven different colors; a particularly attractive design is taken from Othello.

In answer to J. W., we would state that the Corlears Hook Park which Governor Cleveland has just sanctioned is seven acres in extent. It is bounded by Cherry street on the north, Jackson street on the west, and the East River on the south and east. It will be a lonesome part of the city at night, but there are multitudes of people on the east side who will be grateful for this breathing space. If lit up at night by the electric light, and if bathing places are supplied along the shores, it will be a very popular resort on summer evenings and nights. A fine band ought to be one of its attractions in the summer season. Of course this park will greatly benefit property in the neighborhood. It may not lead to the construction of costly houses, but it will create a demand for places of amusement and refreshment, and will lead to the erection of a better class of tenements than those constructed heretofore. The market to which our correspondent alludes will be located at Gouverneur slip, extending from Water street to the river. This slip is 210 feet wide and some 330 long from Water to South street. The proposition is not to have sheds but to throw the slip open to farmers' wagons and market gardeners. If successful this might in time lead to the establishment of a regular market in the vicinity. Wherever a new traffic is established property is, of course, benefited.

One day last week an interview with ex-Governor Benj. F. Butler appeared in all the morning papers. It was written by himself and sent by his secretary manifolded to the several offices. Butler writes all his own interviews, as do many other public men. The position of the ex-Governor of Massachusetts is peculiar and quite unique in our politics. He is the presidential candidate of the Greenbackers, working men, and the "rag-tag and bobtail" of the various "come-outers" organizations, yet he is the chairman of the Democratic delegation from Massachusetts to the Chicago Convention. Of course he is merely using his following for his own purposes. He will cast his lot with the Democrats if they offer him position, but if they do not give satisfactory terms, he has no objections to forming an alliance with the Blaine Republicans. He speaks very respectfully of the Republican standard bearer, which is all the more remarkable, as James G. Blaine is one of the few men who ever got the best of Benjamin F. Butler in a heated personal debate in the House of Representatives.

The New York Cremation Company (Limited) has purchased fourteen lots in East Williamsburg, Long Island, on which it will build a stone crematory in the Ionic style of architecture, which will cost about \$50,000. In addition to the incinerating retort it will contain a hall for religious ceremonies and a memorial hall for the reception of the urns containing the ashes of the cremated bodies. Work will be commenced immediately. The crematory when finished can be reached in about thirty minutes from any of the east side ferries. The edifice will be situated on an eminence which overlooks the harbor of New York and Brooklyn. There will be nothing sombre about this new home of the dead, as the grounds will be laid out attractively and yews and weeping willows will be dispensed with. The cost of incineration will be less than twenty-five dollars and the time consumed in the process not over fifty minutes. It is understood that the company desired to procure a plot of ground on Fort Washington Heights but could get nothing suitable, and besides the rich property-holders in that neighborhood objected.

## Editor RECORD AND GUIDE:

Please oblige by stating in your paper exactly in what the right of dower exists, and what the right of dower is; also what the right of court-tesy is, and whether it is obsolete. Also in case a man dies intestate, leaving no wife or children, and having no relatives surviving, save his mother and brothers and sisters, who inherits his real and personal estate? By answering you will oblige greatly  
AN OLD SUBSCRIBER.

ANSWER—Right of dower is the right which a widow has to one-third of the rents from the real estate her husband leaves, or to the use by herself of one-third of his real estate, *so long as she lives*. Many people think that a widow owns one-third of her husband's real estate, but that is a mistake, it is only one-third of the income during her life.

The "right by the courtesy" is the right of a widower to the rents from all the real estate his wife may leave; he has this, provided they ever had a child born alive. In our opinion this right is not obsolete in New York, and we always insist on having the husband join in a deed or mortgage. In the case of a similar estate, called the "estate by the entirety," we have just, this month, had the pleasure of saving a client some \$40,000 or so upon our opinion as to that estate, based upon the same reasons.

If a man dies intestate, leaving only a mother, and brothers and sisters, the income or use of all his real estate goes to his mother for her lifetime, and to his brothers and sisters equally between them. His personal property goes to his mother and brothers and sisters in equal shares to each.

LAW EDITOR.

A flagrant instance of the disregard which railroad companies have for the public who patronize their lines, and through whose suffrage they have been enabled to lay their tracks, is shown by the unsanitary and nauseous condition of the waiting-room on the Third avenue horse-car line, between Sixty-fourth and Sixty-fifth streets. The writer was returning home from a reception the other evening with a party of ladies and gentlemen and had to change cars at that depot. As it was after midnight it was ascertained that some time would elapse before the next car arrived. The party were about to enter the room marked "passengers' waiting-room" when the stench which arose from the place, even before it was entered, caused every one to turn back in disgust. The smell is so bad that it can be detected while sitting in the cars in the middle of the avenue. The Board of Health should look keenly after this nuisance, as it renders the air all round this neighborhood unwholesome and thus spreads the germs for disease. It is outrageous that a passenger waiting-room should be in such a filthy condition, and

the large-dividend-receiving directors deserve the reprobation of the public for permitting this nuisance to exist.

Mrs. Martha J. Lamb, the historian of New York city, has an article in the *Manhattan Magazine* for July about the Riverside Drive, which is admirably written and illustrated by a number of highly artistic woodcuts. Not only west side people, but all New Yorkers who are interested in realty, should read this article and learn how fine a drive New York possesses without knowing much about it.

Samuel Benner's Prophecies has had quite a sale. A few copies are still unsold at the office of THE RECORD AND GUIDE, price \$1.00. Sir Oracle alludes this week to what Benner has to say about the corn crop of this year.

### Realty at Albany.

[From our own Correspondent.]

ALBANY, June 18.

At midnight last Saturday Governor Cleveland ceased signing bills passed by the Legislature of 1884. The last bill signed was made Chapter 551, and was the annual supply or deficiency bill for State affairs. There are that number of new laws added to the statutes this year, as the result of the joint work of the Governor and the Legislature.

Among the last bills approved by the Governor was the act establishing the several parks north of the Harlem River, recommended in the report of the Marsh commission, and directing the authorities to proceed to obtain title to the lands embraced in the parks laid down by that commission. The Governor held on to this measure until the last day before he decided to approve it. It was doubtful if he had then signed it if it had not been for the fact that nearly all the large property owners of the city wrote him letters urging his approval, and some of them, like O. B. Potter, who rarely advocate a measure which incurs expense, wrote the Governor the second time urging his approval of the measure. It is seldom that a measure had so many and so influential advocates as did this park bill. Those who own no property in that section of the city were as strong advocates as were those holding realty in the new wards. They believed that the city should have more parks, and this was the time to get the land for them.

The parks recommended in the report of the Marsh commission and embraced in the bill are six in number, with three connecting parkways. The six parks and three parkways take in 3,808 acres of land, that is that number of acres which will have to be purchased. Whatever roads pass through them will be included in the parks, but will not have to be purchased. The commission estimate that the entire amount can now be purchased at an average cost per acre of \$2,000. Some of the land will cost double that price or perhaps exceed \$5,000 per acre, but portions of the Pelham Bay can be bought for less than \$1,000 per acre, making the average as stated above. This will make the cost \$7,616,000 for the entire property, including the parkways.]

The Van Courtland Park embraces within its boundaries as laid out in the act over 1,132 acres, of which more than 62 acres are embraced in the roads and streets which pass through it, leaving 1,039½ acres to be purchased. Most of this property is entailed, or as near as property can be in this country, and no title can be obtained to it except through the courts, and condemned in that way.

The Bronx Park embraces in the boundaries enumerated about 662 acres. About 9 acres are embraced in the streets and roads crossing it, making 653 acres to be purchased. Most of it belongs to old family estates like the Lorillard's. This park is at Fordham.

The Pelham Bay Park is the largest of the six and can be purchased the cheapest per acre and embraces 1,700 to be bought.

The Crotona Park has in its boundaries nearly 142 acres, of which six and a fraction are streets, leaving 135 and a fraction to be purchased. This lies on the south side of One Hundred and Seventy-fifth street and extending to the north line of the Twenty-third Ward and to the Southern Boulevard.

Claremont Park contains 36 acres to be purchased. It lies between Fleetwood avenue, Jane and Elliott streets.

St. Mary's Park contains in all about 29 acres. Taking out the streets there are 25 and a fraction of acres to be purchased. This park lies on the south side of One Hundred and Forty-ninth street, extending to St. Mary's street and to the Port Morris Branch Railroad.

The Bronx and Pelham Parkway provides for a wide avenue or parkway to connect the Pelham Bay with the Bronx Park, and is to be 400 feet wide, including the Fordham and Pelham Boulevard, while it takes in a portion of the route and requires the purchase of 95 acres.

The Moshulu Parkway connects the Bronx and Van Courtland Parks, and is to be 600 feet wide, including Middle Brook Parkway and the brook running through the latter. This will require the purchase of 80 acres.

The Crotona Parkway connects the Bronx Park with Crotona Park at Tremont, and is to be 100 feet wide, requiring the purchase of about 12 acres.

This makes an elaborate system of parks and parkways and will add to the attraction and comfort of that portion of the city north of the Harlem River as a place of residence. The system does credit to the commission which laid it out, and to the Legislature which finally established the parks and parkways. It will enhance the value of all other realty in that section.

It is announced that steps are to be taken to secure the annexation to the city by the next Legislature of all that portion of Westchester County lying east of the Bronx River by extending to the Sound a line from the northerly line of the present city, at its junction with the Bronx.

The Governor also signed the bill establishing a small park of about eight acres at Corlears Hook. This makes nine parks established this

year. The Corlears Hook Park is not made mandatory—it is merely authorized. The parks which have thus been established this year are: the Jeannette Park at Coenties slip, the Corlears Hook Park, the park out of the gore of land on the Boulevard, between Seventy-second and Seventy-third streets, and the six parks north of the Harlem River, besides the three parkways. No one can say that the Legislature of 1884 did not benefit the city of New York in its park legislation. It also changed the name of the Reservoir Park to the Bryant Park. When the last Legislature met the city of New York had 1,094 acres in parks south of the Harlem River, worth at least \$200,000,000, or double the city debt. The Legislature this year has added about 3,900 more acres to the parks and parkways.

The Governor also signed on the last day, the bill to add another block to the Gansevoort Market in the Ninth Ward. The block added is that bounded on the north by Little Twelfth street, on the south by Gansevoort street, on the east by Washington street, and on the west by West street and Tenth avenue, and is to be devoted exclusively to farmers and market gardeners. The present block embraced in the Gansevoort Market, between Gansevoort and Bloomfield streets, Tenth and Thirteenth avenues, is to be dedicated to market purposes, and used in the manner designated by the Commissioners of the Sinking Fund.

The Governor also approved the bill adding the names of Hugh Gardner and Joseph Garry to fill vacancies in the Assessment Commission engaged in adjusting the assessments for Morningside Park and the Boulevard improvement. The commission was originally appointed by the act of 1880. Two of the original commissioners, Edward Cooper and George H. Andrews, have resigned. The act now approved, makes it consist of Allan Campbell, John Kelly, Joseph Garry, Daniel Lord, Jr., and Hugh Gardner.

The bill making the Register a salaried officer, instead of his being paid by fees, and the act relative to the employes in the Surrogate's office, preventing a repetition of the abuses discovered in that office by the Roosevelt committee, have both been signed. These two comprise all the Roosevelt reform bills that passed, except two laws. The two which were not signed are the tenure of office act and the bill reducing the Park Commission to three. In both of these, Governor Cleveland claims to have found defects. In the tenure of office act he was apparently anxious to find some excuse not to sign, while in the Park Commission bill there was only a reform in name, and its failure to become a law is about as well for the city as if it had. The benefits to be derived from it were of a doubtful character. The tenure of office act affected Commissioner Thompson, who is one of the political leaders of the County Democracy, delegate to Saratoga and a probable delegate to Chicago. To offend him at this juncture might lose his support at the Chicago Convention; besides, Mr. Thompson is influential at Albany, and it was his influence that secured the appointment of H. W. Allen a judge of the Superior Court. By the failure of this bill Mr. Thompson can secure his re-appointment by Mayor Edson this fall, he can retain his position at the head of that department for a full term, and it also allows Mayor Edson to appoint a Corporation Counsel for a full term this fall. The full term is four years each.

The Governor resisted the appeals of the politicians like Beardsley, who insisted that he ought not to sign the Daly bill, requiring all telegraph, electric light and telephone wires to be laid underground in New York and Brooklyn. He signed that bill, and the companies are required to place their wires underground and remove the unsightly poles by November, 1885. If the companies neglect or fail to place their wires underground by that time, the authorities of the city are directed to do it at the expense of the several companies. The removal of this net-work of wires and the array of poles which stand on the sidewalks of all principal thoroughfares will make a wonderful change in the appearance of the city. Senator Daly has labored three years to accomplish this object, and has the gratification of success at last.

The most important of the New York bills left unsigned is the act revising, amending and modernizing the building laws. The failure to approve this measure is the greatest surprise of all. Ex-Senator Cozans, who represents the city authorities before the Governor on all city bills, marked this measure for approval, and all the talk of the Governor up to the last three days indicated that he would approve it. These facts led to the impression on the part of its advocates that it was not necessary to lay any facts before the Governor as to the importance of the measure. The result is that it has been left unsigned, on the plea that there were defects in the bill, all of which could, no doubt, have been explained away had its advocates supposed there was any danger that it would not be approved. There has been a struggle of three years to pass it, on account of conflicting interests and the opposition of those interested in erecting flimsy houses for speculative purposes. The act was not perfect, but as near so as it could be under the circumstances. Its benefits far overbalanced its imperfections. It was specially necessary at this time when the rage is on for the erection of tall flats and apartment houses, for its provisions would enable the Superintendent of Buildings to compel their construction in a way that would have made those structures reasonably safe for the occupants. Its failure leaves the safety of flats to the cupidity of those who build them. The refusal to sign the bill is next door to a crime. It is a calamity, for there is no way to prevent the erection of flats like the St. George and mere tinder boxes to be inhabited by scores of families.

The bill adding the president of the Fire Department to the new Croton Aqueduct Commission also failed to secure the Governor's approval, and that commission remains unchanged.

The bill to increase the number of policemen by 500 was not signed, neither was the act for the enlargement of the pier between Forty-first and Forty-second streets. It appears that the Dock Department has leased to the West Shore Railroad Company at that point dock privileges which take from the Metropolitan Gas Company some of the privileges on the docks which it considers necessary for its business. The bill in question was to extend the pier so as to enable the gas company to secure the privileges and accommodation desired. The failure to approve the bill affects the gas company more than any other interest.

The Mechanics' Lien Law introduced and framed by Mr. Earl, intended to take the place of the present lien laws, also failed to secure the Governor's signature.

The same fate befell McDonald's bill for the establishment of an exterior street on the East River, from Sixty-fourth to Ninety-fourth street. The water front in that section is to remain unsettled another year. Nothing has been done to regulate it on the East River, except that portion referred to in my last week's letter, in the approval of Van Allen's bill, for the Dock Department to make plans and file maps establishing the bulkhead and pier lines from Eighty-sixth street to the junction of Third avenue and the Harlem River, and all within the abutting property owners to build docks and piers, if the city does not, under the plans laid out.

The act to improve the condition of the sinking fund of the city, requiring all bonds purchased out of the surplus revenues of the sinking fund to be cancelled at once, was not signed.

The act conferring additional power on the Board of Health in regard to the plumbing and drainage of dwellings in the city of New York, more especially as to tenements and lodging houses, regulating the air and light for such houses, a bill which contains important provisions for the protection of the health of the tenement house population, also failed to receive the Governor's approval. Like the building law, this failure is to be regretted.

The bill of Mr. Clarke, requiring the Commissioners of the Park Department to alter and revise the map of the Twenty-third Ward by

striking out Morris avenue, between One Hundred and Sixty-second street and Overlook avenue and One Hundred and Sixty-fifth street between Winfield place and Sheridan avenue, and to revise the map included in that portion between Railroad avenue, West Webster avenue, One Hundred and Sixty-second and One Hundred and Sixty-seventh streets and Overlook avenue, also failed to receive the Governor's approval.

Mr. Kittle's bill, preventing the removal of park policemen, except on charges and trial, and also pensioning the park policemen who become physically disabled while in the service, was not signed.

Three or four bills for personal claims against the city, such as placing fireman George Nunn on the pension roll on account of injuries at fires; Robt. T. Bailey, for copying and recording wills in Surrogate's office, and that of Mary E. Blakely, for taxes, all failed for want of approval.

The Governor did not sign the bill for repaving Fifth avenue, and that pavement is left to the care of Thomson's department, as heretofore. The bill placed the repavement in charge of the Commissioners of the Sinking Fund. The Department of Public Works objected to this interference with its duties, and the bill was not signed. It cannot now be repaved until the amount necessary is placed in the tax budget by the Board of Estimate and Apportionment.

### Real Estate Department.

The event of the week was the sale of part of the Fox estate in the Twenty-third Ward. There was a large crowd and the bidding was lively, but an outsider could not very well decide whether the prices were good or bad, as that and adjoining property, with the exception of a few unimportant parcels, has not been offered for public sale since the land was bought, generations ago. But the heirs, who ought to know, seem to be very much pleased with the sale. They say their expectations were more than realized. It is very certain that the numerous parcels have passed into the hands of individuals who will either improve the property or sell to others who will do so. We comment editorially elsewhere on the splendid future of the annexed district. What with the new parks, the early commencement of the Suburban Rapid Transit Road, the complete system of drainage which is under way and the other local improvements contemplated, there ought to be quite a movement in Twenty-third and Twenty-fourth Ward realty at advancing prices. The sale of the Fox estate continued from 12 to 4 o'clock, and was then adjourned to July 1st, when the balance of the property will be distributed to the highest bidders.

Another notable sale during the week was that of the Seaman estate. This comprises some 25 acres and an elaborate mansion with outhouses overlooking the Harlem at Kingsbridge. All who have driven up the old Kingsbridge road can recall the white house and the conspicuous wall around the grounds. Allowing for streets, it is said this property will cut up into 300 city lots, yet it was knocked down for \$86,000, although the improvements are said to have cost a quarter of a million. This was deemed a ridiculously low price by experts.

There is a report that the vacant real estate owned by Amcs R. Eno, or at least a large portion of it, is in the market, and if not disposed of privately during the summer it will be offered at auction early in the fall. Mr. Eno's property has been very carefully selected, and investors will pay a higher price for vacant lots owned by him than for property in possession of persons whose judgment in real estate was not considered so good. It will be an excellent thing for the west side should the Eno estate be sold. That gentleman never improved his vacant property, and large tracts of unimproved land in any section of New York island are an injury to the neighborhoods in which they are located.

Of course business is dull just now, but there is more doing than there was last June.

On Saturday two lots on the northwest corner of Alexander avenue and One Hundred and Forty-first street sold under foreclosure for \$6,550; these lots sold April 19 for \$7,200, but the purchaser refused to take title, as the property is subject to certain restrictions which were not mentioned at the time of sale.

On Monday four lots on One Hundred and Twenty-second street, west of Fourth avenue, were sold for \$9,000, to satisfy a mortgage of \$6,975. Sixteen lots on Fourth avenue, One Hundred and Twenty-eighth and One Hundred and Twenty-ninth streets were offered, by order of the trustees of Andrew McGown; only three were sold, two on the corner of One Hundred and Twenty-eighth street and one corner of One Hundred and Twenty-ninth street. The bidding was confined to a few bidders, the sale not having been well advertised.

On Tuesday 260 lots in the Twenty-third Ward, belonging to the Fox estate, were offered and 133 sold for a total of \$24,785. Of these, sixty eight were in the block bounded by Stebbins and Westchester avenues, Rogers place and One Hundred and Sixty-fifth street, and brought \$9,895; eight on Westchester avenue, Tiffany and Kelly streets, sold for \$1,435; forty-three in the block bounded by Southern Boulevard, Lyon, Simpson and One Hundred and Sixty-seventh streets, sold for \$10,925; thirteen in Bristow and Jennings streets sold for \$2,315, and one on the corner of Simpson and Lyon streets for \$215. On the same day, Nos. 153 to 157 Crosby street sold for \$73,000; Nos. 318 Broome street sold for \$20,600; five lots on One Hundred and Thirty-first street, west of Tenth avenue, for \$8,750, and two lots on Union avenue for \$1,250.

On Wednesday the Seaman property at Kingsbridge, lots on Eleventh avenue, One Hundred and Fourteenth and One Hundred and Tenth streets, and Bloomingdale road and Buena Vista avenue, Yonkers, were sold. On Thursday, improved property on Broome and One Hundred and Thirty-fifth streets, Second and Fourth avenues, was sold; also four lots on Eighty-ninth street, west of Eighth avenue, under foreclosure, for \$15,700. The sale of the Deane property was further postponed until July 1st and 2d, and the block front on West End (Eleventh) avenue, between One Hundred and One Hundred and First streets, and a country residence with 6 acres of land on Strawberry Hill, Stamford, Conn., were withdrawn, no bids being offered.

On Friday a four-story tenement on East One Hundred and Eighth street was sold for \$8,000, to satisfy a mortgage on which \$9,800 was due, and the lot No. 549 West Fifty-seventh street, with frame buildings

thereon, brought \$9,900. The sale of the Newport, Adelphi and Strath more apartment houses was further postponed until September.

The comparison between last week and the same week last year in the number of transfers is without much significance. More money was invested and the mortgage indebtedness was less, but there were fewer transactions. Here is the table, which speaks for itself:

CONVEYANCES.			
	1883.	1884.	
	June 15 to 21, incl.	June 13 to 19, incl.	
Number.....	256	224	
Amount.....	\$3,349,690	\$3,556,707	
Number nominal.....	84	60	
Number 23d and 24th Wards.....	29	26	
Amount.....	\$48,250	\$69,015	
Number nominal.....	10	4	
MORTGAGES.			
Number.....	163	182	
Amount involved.....	\$1,976,361	\$1,855,656	
Number 5 per cent.....	56	59	
Amount involved.....	\$949,938	\$871,270	
Number to Banks, Trust and Ins. Cos.....	32	41	
Amount involved.....	\$671,500	\$641,602	

On Tuesday, June 24th, Guerineau & Drake will sell the fine brown stone property No. 420 Fourth avenue. This house and store is most desirably located for higher value in the near future.

On June 24th Richard V. Harnett will sell the frame house and lot on Manhattan street, 113.6 west of Tenth avenue. The lot is full size.

On Thursday, June 26, Mr. Richard V. Harnett, will sell some property in the Seventh and Eleventh Wards, a location we have often referred to as in great demand recently for investment purposes. The property to be sold is in Jackson, Cherry, Goerck and Stanton streets, and is fully described in the advertisement elsewhere.

John F. B. Smyth will have an important sale of thirty choice lots on June 27th, to close an estate. They are situated on the two new avenues west of Eighth avenue, and are between One Hundred and Fifty-first and One Hundred and Fifty-second streets. This is an improving neighborhood, and those who buy lots there at this season will get bargains. On the same day Mr. Smyth will sell the house 148 Baxter street.

Three of the eleven properties to be offered next week, under foreclosure, will be sold to satisfy mortgages held by the New York Life Insurance Company. On the dwellings on the north side of Seventy-fourth street, 100 feet east of Fifth avenue, 50x27.2, there is due over \$41,000, and on the dwelling on the east side of Fifth avenue, 50.5 north of Sixty-second street, 28x100, there is due the company nearly \$100,000.

All the right, title and interest of the corporation of the city of New York in and to twenty-seven lots in the block bounded by Second and Third avenues, Ninety-ninth and One Hundredth streets, will be sold at public auction at the Comptroller's office on July 16, at noon.

### Gossip of the Week.

Amos R. Eno has sold the five-story store on the northeast corner of Broadway and Twenty-first street, 22.5x102.9x20x96.9, for \$138,750; brokers, Lespinasse & Friedman. The same firm has sold for the Ninth Avenue Railroad Company, two lots on the south side of Fifth-sixth street, 250 feet east of Ninth avenue, for \$16,500 each.

Anthony Yeoman has sold the four-story stone front dwelling No. 28 East Sixty-second street, southwest corner of Madison avenue, 22x100.5; brokers, H. R. Drew and Barton & Whittemore. This house was sold under foreclosure last April for \$72,814.

Richard Deeves has sold, to W. H. McCord, one of his four-story high stoop brick and stone private dwellings, on the south side of Eighty-third street, between Eighth and Ninth avenues, size 20x52x102.2, with butler's pantry extension 16x15.

L. Froehlich has sold for T. Farley & Son the four-story stone front cabinet finished dwelling, No. 60 East Eightieth street, 18x68x100.2, to Samuel Sachs, of 433 Broome street. This leaves but one house unsold of eight built in this street by the Messrs. Farley.

Martha Gelston has sold four five-story tenements on the southwest corner of First avenue and Eighty-second street, 25x55x100 each, to John Shreiner for \$75,000; broker, Louis Brandt.

Frederick Schuck has purchased for improvement the plot on the west side of Avenue A, running from Eighty-fourth to Eighty-fifth street, 204x119, from Thomas Varker for \$55,000.

The Schermerhorn estate has sold four lots on the southwest corner of First avenue and Seventy-first street to Jacob Rich, Jr., for about \$26,000. They will be improved at once.

L. G. Hart has sold four lots on the south side of Ninetieth street, 200 feet west of Second avenue, for \$20,000.

Abraham Benson is the purchaser of the St. Nicholas avenue front, east side, between One Hundred and Twenty-fourth and One Hundred and Twenty-fifth streets, the sale of which for \$65,000 was reported last week. Plans have been filed for four five-story tenements, which will be erected on the corner of One Hundred and Twenty-fourth street.

M. B. Baer & Co. have sold for Mrs. Crawford the four-story English basement brown stone house, No. 223 West Thirty-fourth street, 18.9x55x100, for \$17,000.

W. H. Roome's Son has sold No. 127 Eldridge street, with three-story front and four-story double tenement, rear, lot 25x100, to Jacob Bernstein, for \$15,150.

Since the Cushman estate sale a number of the purchasers have filed plans for the erection of tenements and flats on the lots purchased by them or contemplate doing so. Among these may be mentioned Messrs. Ungrich Bros., J. M. Ohmeis, W. C. Morgan, C. Gabren, Findlay & Gardiner, and William Rankin.

C. McDonald has sold the four-story brown stone dwelling, No. 434 West Seventy-third street, 16.8x60x102.2, to C. F. Terhune, for \$25,500.

William T. Colbron has sold the four-story and basement brown stone house, No. 659 Lexington avenue, 20x60x80, to Mr. Hyman, for \$18,150.

Mr. Morris B. Baer and family leave by the Eider on June 25 for the Continent, to be abroad for a year or more.

### Brooklyn.

James C. Eadie has sold the plot, 75x100, on the corner of Lewis avenue and Stockton street, to Joseph Freese, for \$7,500.

W. F. Corwith has sold the lot on the south side of Box street, 175 feet west of Oakland street, 25x100, to Cornelius McDevitt, for \$750.

Haviland & Sons have sold the two four-story stone front stores and flats, Nos. 983 and 990 Fulton street, 20x60x82, to S. H. Cornell, for \$24,500, and the two two-story stone front dwellings, Nos. 331 and 333 Lafayette avenue, 15x45x85, to Emily M. Cornell, for \$9,500.

### Out Among the Builders.

A. H. Barney is about to erect a four-story studio building, 50x100, on the south side of Fifty-fifth street, commencing 100 feet west of Sixth avenue. The structure will be used for studios and offices, and the Mendelsohn Glee Club will have their rooms there. The front will be of Philadelphia brick, terra cotta and Belleville stone, the estimated cost being \$60,000. R. H. Robertson is the architect.

J. B. Lord is the architect for the six four-story private dwellings to be erected by C. T. Barney on the south side of Fifty-fifth street, 150 feet west of Sixth avenue, as announced in these columns last fall. The fronts will be of Philadelphia brick, terra cotta and brown stone, each house being 16.6x70, with a 15-foot extension.

Mr. Frank Tilford, of the firm of Park & Tilford, has in contemplation the erection of twenty three-story and basement private dwellings on the block covered by Manhattan and New avenues and One Hundred and Twenty-third street. Mr. Tilford has had sketches drawn for this improvement.

Colonel A. P. Ketchum, appraiser of the port, is about to erect four five-story Philadelphia brick and stone improved tenements, 20x60 each, on the plot, 100x60, on the southwest corner of Second avenue and One Hundred and Twenty-eighth street, to cost from \$60,000 to \$70,000. The houses are for investment. This will remove one of the old landmarks of the city, as the building now on the site, for many years the property of the Ketchum estate, is to be demolished to make way for the improvement. Geo. Martin Huss is the architect.

Charles L. Guillaume will shortly commence the erection of seven three-story high-stoop private dwellings on the north side of Eighty-seventh street, commencing 325 feet west of Ninth avenue. The fronts will be of Berea stone, brick, terra cotta and brown stone, each house being of different design in *Rococo*. Two of the houses will be 13.6 front, two 14 and three 15, each being 55 feet in depth. The architect is A. B. Jennings; the estimated cost is about \$34,000. Mr. Guillaume has also commenced the excavations for the five four-story high-stoop brick, stone and terra cotta dwellings, referred to in a previous issue, to be built on the south side of Sixty-ninth street, 100 west of Ninth avenue. Two will be 18x60, two 13.6x60, and one 17x60, the two latter having extensions and conservatories. These will cost about \$112,000, as announced in our issue of April 26.

W. M. Grinnell has the plans under way for a two-story, attic and basement English villa, 42x40, to be erected on the Southern Boulevard, near One Hundred and Fifty-first street. The material will be of stone and shingles, and the house will have a tower *loggia*. The estimated cost is \$8,000. The owner is J. W. O'Shaughnessy.

I. & S. Untermeyer propose to erect, for their own occupancy, a first-class four-story high stoop brown stone private residence, on the north side of Ninety-second street, commencing 204.5 east of Fifth avenue.

Ralph S. Townsend has the plans under way for a five-story brick and brown stone apartment house and store, 28x60, to be built on the northeast corner of old Broadway and One Hundred and Twenty-fifth street, for James A. Dearing, at a cost of about \$18,000.

Richard Berger is the architect for the store building to be erected at No. 480 Broome street for Isaac Steuerman, as mentioned in our issue of May 3. It will be six stories high, with iron front and brick, trimmed with stone, and 25x85 in size. The cost will be from \$45,000 to \$50,000.

The building and executive committees of the Mercantile Exchange met on Wednesday, but no plans were selected. The architect will be definitely chosen, it is stated, next week.

Thomas Cochran proposes to erect two four-story and basement brick and stone private dwellings, on the north side of Eighty-third street, commencing 85.5 feet east of Ninth avenue.

Cleverdon & Putzel have the plans on the boards for five three-story and basement brown stone private houses, 15x50 each, to be erected on the south side of One Hundred and Thirty-second street, 425 feet east of Eighth avenue, for W. Price, at a cost of about \$50,000.

Frederick Schuck thinks of building twelve tenements on the west side of Avenue A, running from Eighty-fourth to Eighty-fifth street.

Frederick Heerlein will shortly commence the erection of a five-story and basement improved tenement, 25x90, of Philadelphia brick and brown stone, on the south side of Fifty-fourth street, 175 feet east of Eleventh avenue, being No. 552, at a cost of about \$17,000.

Messrs. T. P. Huffman & Co. propose to erect a four-story brick and stone storehouse for grain and feed, size 49x100, on the south side of Thirty-fourth street, 150 feet east of Twelfth avenue, being Nos. 646 to 650, at a cost of about \$15,000. Architects, Thom & Wilson.

Jacob Rich, Jr., will shortly erect five four-story brick and brown stone tenements and stores, 25x60 each, on the southwest corner of First

avenue and Seventy-first street. Architect, John Brandt. Estimated cost, \$70,000.

J. H. Valentine has the sketches under way for seven three-story and basement private houses to be erected on the south side of One Hundred and Twenty-third street, between Sixth and Seventh avenues, for A. A. Teets.

It is proposed to add a new wing to the Roosevelt Hospital on Fifty-ninth street and Tenth avenue, the dimension of which will be 40x250. The material will be of brick and stone. The architect, it is understood, is John G. Prague.

Geo. M. Huss has the plans for a two-story Italian villa, 40x30, with a two-story tower with Belvedere, to be erected at Penobscot Bay, for A. M. Judson.

Mr. Gray has commenced to excavate the four lots on the east side of Third avenue, commencing 25 feet north of Eighty-eighth street, preparatory to the erection of four five-story brick flats and stores, 25x80x100 each, at a cost of \$75,000.

Charles Baxter has the plans for the erection of a two-story brick factory, 50x200, to be built on One Hundred and Thirty-fifth and One Hundred and Thirty-sixth streets, 75 feet east of Willow avenue, at a cost of \$25,000. The owners will be the Manhattan Shade Factory. Five tenements will be erected adjacent to the company, to accommodate their workmen, who at present number about 160.

### Brooklyn.

Th. Engelhardt has plans in hand for two three-story frame stores and tenements, each 25x55, to be erected on the southeast corner of Graham avenue and Conselyea street, for Mrs. Hauptert; cost, \$8,500; three-story frame store and tenement, 25x60, with a two-story frame stable, 21x25, in rear, to be erected on the southeast corner of Broadway and Ellery street, for William Ruthmann; cost, \$8,000; two three-story frame dwellings, each 25x52, on the west side of Central avenue, 50 southeast of Jefferson street, for Martin Beilstein; cost, \$8,000; two four-story double brick stores and flats, each 30x60, to be erected on Myrtle avenue, near Broadway, for Antonius Vigelius.

Plans are being prepared in the Engineers' Bureau of the Department of City Works for a four-story brick police court and station house, with a frontage of 45 feet, to be erected on Adams street, near Myrtle avenue.

The present school attached to the Church of Our Lady of Victory will be torn down on the first of July to make way for a three-story brick school and hall, plans of which have not yet been determined upon.

The board of directors of the Oxford Club of Brooklyn have approved the plans submitted in competition by Chas. W. Romeyn & Co. The names of the other competing architects are Geo. B. Post, Geo. Freeman and Mercein Thomas.

### Contractors' Notes.

Bids will be received at the Hall of the Board of Education, corner of Grand and Elm streets, until Monday, June 30, Tuesday, July 1, and Wednesday, July 2, for repairing, painting, etc. Plans may be seen at the above address.

Proposals for cast-iron beams and columns, etc., for laundry, kitchen, boiler-house and workshop in Retreat building, Blackwell's Island, will be received by the Commissioners of Charities and Correction at No. 66 3d avenue, until Friday, June 27, at 9:30 o'clock.

### Special Notices.

Floyd Clarkson & Son, real estate and insurance brokers, appear from their card to have a number of first-class references, by permission, among whom may be mentioned Messrs. W. G. Langdon, J. H. Watson, J. H. Hall and J. A. C. Gray, all of Fifth avenue; Geo. G. Williams, president of the Chemical National Bank; F. A. Palmer, president Broadway National Bank, and Chas. Roome, president Manhattan Gas Light Co. Their office is at No. 39 Broadway. They make the care of estates a specialty.

W. F. McCusker, real estate agent, of No. 167 East One Hundred and Tenth street, makes a specialty of rent collecting. He invites Harlem property owners to give him a call.

Einbigler & Adler, manufacturers of general hardware, have just entered copartnership at No. 1363 Broadway. Mr. Einbigler will be recollected as having been with the well-known firm of Newman & Capron for the past fourteen years, and was the manager of their electric bell department. He is also the patentee of the Stock Visual Annunciator and a gas-lighter of merit. Mr. Adler was master mechanic for the same firm for thirteen years. Estimates for drawings for light bronze work are supplied by them.

Among the firms that supply masons' building material may be mentioned that of Messrs. Rowe & Denman. They are also general dealers in English and American Portland cement. Their yards are at Nos. 358 and 360 West street and foot of West Fifty-fifth street. They can also be addressed Box 17, Mechanics' & Traders' Exchange, and telephone call, 500, Spring.

The Employing Plasterers' Association elected the following officers at their annual election: Thos. Bennett, president; Jas. Thomson, vice-president; John H. Parker, treasurer; James M. Sinclair, secretary; and executive committee, Messrs. John McGlensey, John O'Connor, James Thomson, Alfred E. Stone and John J. Roberts.

### BUILDING MATERIAL MARKET.

BRICKS.—Quite a radical change has taken place on the market for Common Hards since our last report. Monday morning found an immense supply afloat, reaching thirty-four barge loads by actual count, to say nothing of the sailing vessels, and making a total supply of about seven million bricks. This seemed to stagger receivers somewhat, and first one commenced to weaken, then another and so on

until even those who would have made something of a stand were compelled to follow in self defence, resulting in a general scramble to realize, and a perpendicular drop of plump \$1.00 per M. The decline, however, was apparently just what buyers were waiting for, and as soon as they secured it a general gathering up of the offering took place, and within twenty-four hours and nothing remained unsold, while subsequent arrivals have found an outlet without much difficulty. Cost too has been steadier of late, and there is a possible recovery of 12½c. per M. from the lowest figures touched, with receivers certainly in

more confident mood, not in expectation of any buoyant recovery, but in the belief that the extreme point of depression has been shown under the severe test to which the market was subjected. The current line of quotations as named by all classes of operators run at about \$4.75@5.25 and possibly \$5.50 for Jersey's, \$5@5.50@5.75 for Up Rivers, with a little more said to be asked in a few instances; \$5.75@6.50 for Haverstraws, and \$6.62½ talked of. Of the stock taken this week only one line of purchases is known to have been piled up, while the great bulk has gone direct into consumption, a feature considered very healthy

as indicating the full wants of the market, and a disposition among buyers to go right ahead when they can stock at a low cost.

GLASS.—Demand is reported as generally good and the market strong. Arrivals of foreign have been fair, but not enough to create any surplus, and of American the assortment is poor, with general stock greatly reduced and some of the regular sizes very difficult to find in first hands.

HARDWARE.—There is, perhaps, a fair local consumption of stock, largely builders' hardware, and the same may be said of other cities, but in the interior not much doing and buyers moving with even greater care than anticipated.

LATH.—The calculations of the selling interest have again been somewhat disappointed, not under any further decline, but in the failure to obtain a recovery on price as hoped for.

LIME.—It has remained a steady market since our last, at the advance then noted. The sustaining power, however, is mainly in the small offerings and the reports of a suspension of shipments from primary sources, as the demand does not appear to have much life and buyers handle only small parcels for immediate use.

LUMBER.—The situation has changed in no important feature since our last, and at this late period of the season the chances are against any animation of a stimulating character. Indeed, more or less of a drag is generally looked for about the end of June, even in good trading periods, and with the extreme cautious policy now prevailing among all classes of buyers, this year is not very likely to be an exception, especially as the heat of a presidential campaign always tends to reduce the volume of business to some extent.

Eastern Spruce sells as it comes to hand, sometimes quickly and sometimes slowly, with more or less fluctuation in the line of value. The average tendency, however, has of late been in buyers' favor, as the supply on hand is quite full and dealers take stock more as a favor than a necessity.

White Pine is not finding much favor on home account only an odd irregular demand showing itself and then in such form as to indicate quite clearly a very careful calculation of quantity on the part of buyers. Exporters show interest only as they obtain direct and positive orders and their limits are low.

Yellow Pine secures a few small and unimportant orders beyond the line of demand already marked out and understood, and the condition of the market

is dull and decidedly unsatisfactory. Indeed, as suggested in our last, dealers have abandoned even the attempt to present some sort of favorable or hopeful sign for consideration, and now freely admit the hopeless character of the outlook as suggested by current influences.

Hardwoods are in moderate demand only, and the wants of buyers continue to require the best of quality in most cases. Anything faulty, therefore, if handled must be offered at very low line of cost, and in some cases additional favors are required in the way of terms of payment, etc.

Shingles remain in a dull condition all around, and the undertone of the market is weak. Exporters obtain only a few irregular orders, and the country seems to have no great use for stock thus far this season.

We have received from C. G. Horton, wholesale lumber broker, Nos. 4 and 6 West Fourteenth street, this city, a concise little pamphlet containing rules for the inspection of hardwood lumber for the New York market, with suggestions to shippers, etc.

The difficulty of putting upon paper in a comprehensive manner a description of the various grades of hardwood lumber is fully appreciated and the author has not entirely relied upon his own judgment, but has consulted with the best authorities, and endeavored to attain that end in a plain and simple manner.

The work seems to be just what is needed by interior shippers, so many of whom will not or cannot understand the wants of this market, and a reference to its pages might save them a great deal of vexation and loss on shipments hither.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The Argus reports for week ending June 16 as follows:

There has been a fair number of buyers in market during the week, and the shipments have been large, embracing all kinds of lumber, though mostly of pine, to New York, New Jersey and the East.

THE WEST.

The Northwestern Lumberman as follows:

CHICAGO.

AT THE DOCKS.—The past week has been a busy one at the cargo market. A great fleet has crowded the docks all the week, partly on account of the northerly gale that has swooped everything in the shape of a lumber lugger that was afloat from St. Ignace to the head of the lake into this port, and partly because the mill owners have been clearing off the residue of their dry inch stock and forwarding it to market.

The commission men seem to have struck an easy but efficient way of handling their customers and realizing fair prices. They almost uniformly ask from \$1 to \$2 more for lumber than they expect to sell it for.

sirable cargo with a large proportion of long lengths in it sometimes has brought \$9.50, but that figure is not often realized. Really bone dry piece stuff would sell for \$10 and \$10.25.

No better news, on the whole, could be received from the drives than comes to hand this week. The logs will come out of the streams exceptionally clean, and there will be little shutting down of mills for want of material.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The movement of lumber from all the distributing points is truly encouraging. The demand seems to be fully up to last year's figures and the entire trade are taking a more cheerful view of the situation, except the Wisconsin railway mill men, who are in a dilemma over the railroad treatment.

From 12,000,000 to 15,000,000 feet of logs and lumber are being distributed from the St. Croix, Chippewa, Black and Wisconsin rivers to Mississippi River points every day. This is unprecedented.

St. Louis is receiving a large amount and the stock is reported finer than has been received for years, especially the Wisconsin River stuff.

Logs are a drag on the Minneapolis market, and many holders are considering the propriety of turning their logs over the falls and rafting at St. Paul.

The drives are remarkably successful on all the streams of Wisconsin and Minnesota, the rains of the last week have made them sure.

ENGLAND.

The Timber Trade's Journal as follows:

LONDON.

There is an undercurrent of business doing, and, if reports are true, things are not all so still as appears on the surface. That trade is far from active there is no gainsaying, but still we see quite the usual large fleets of vessels are loading abroad for this side, and these cargoes must necessarily be for somebody.

The position of the market is that after the long interregnum—about two years—of bad price and little doing, in the natural order of things an improvement should be close at hand, and it is for this that many are waiting who would under other circumstances be getting anxious at seeing the season slipping away with so little done to place to its account.

PAINTS, OILS, ETC.—In a wholesale way the movement is very small, and jobbers are also dull, the entire market lacking in spirit and character. It is, however, a season to expect such a situation, and an improvement is looked for on the approach of fall.

TAR AND PITCH.—Generally stock is under neglect beyond the usual trade jobbing call, and the cost remains about the same as for some time past. We quote: Pitch, \$2.25@2.30 per bbl; Tar, \$2.50@2.00 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 for commodity (Pale, Jersey, Up River, Haverstraw, Favorite brands, Hollow Fire Clay Brick) and price per unit.

Table with columns for location (Croton and Croton Points, Croton, Philadelphia, Trenton, Baltimore) and price per unit.





136, two-story frame store and dwell'g and two-story brick stables on rear. Edward Hincken, exr. and trustee P. Rice, to George W., Adelaide and C. Corinne Rice and Cecilia A. Dougherty, formerly Rice, Brooklyn, tenants in common. June 10. nom

31st st, No. 311, n s, 140 w 8th av, 25x98.9, three-story brick dwell'g. Elias Hyams to Robert Ernst. Mort. \$5,000. June 16. 18,000

32d st, No. 235, n s, 225 w 2d av, 16.8x98.9, three-story brick dwell'g. William T. Callaway to Elizabeth Callaway, widow. June 18. nom

34th st, Nos. 648 and 650, s s, 150 e 12th av, 49x98.9, one-story frame stable. William H. Haselbarth to Theodore P. Huffman, George H. Lounsbury and Charles F. James. May 21. 14,800

34th st, No. 111, n s, 141.6 e 4th av, 21x98.9, four-story stone front dwell'g. Caroline L. Kly, Rochester, N. Y., Almira F. Beers, Nyack, and ano, exrs Joseph Field, and above two parties as heirs of same, John A. and William F. Staunton, and Mary E. Green, heirs Eliza A. Staunton, to Mary F. wife of Thomas B. Peck. C. a. G. May 12. nom

38th st, No. 239, n s, 394.1 e 8th av, 17.1x98.9, four-story brick tenem't. George W. Martin, Saugerties, N. Y., to Felix Govin y Pinto and Ramon M. Estevez. June 12. 12,500

40th st, No. 525, n s, 375 w 10th av, 25x98.9, one-story frame store and dwell'g, two one-story frame shanties and frame stable on rear. Matilda wife of Philip Sonst to Paul Pryibil. Mort. \$1,500. June 12. 3,900

44th st, No. 310, s s, 175 e 2d av, 25x100.5, four-story brick tenem't. Enoch C. Ball to Terance Foley. Mort. \$11,000. June 14. 14,000

46th st, No. 431, n s, 331.3 w 9th av, runs north 100.5 x west 13.9 x southwest 14.11 x south 86 to 46th st, x east 18.9, three-story brick dwell'g. William N. Jennings, Union, N. J., Arthur B. Jennings, Short Hills, N. J., Emerson P. Jennings, Arlington, N. J., and Sarah F. Jennings to Francis M. Jencks. June 10. nom

Same property. Francis M. Jencks to William N. Jennings, Union, N. J., and Emerson P. Jennings, Arlington, N. J. June 10. nom

46th st, No. 416, s s, 125 w 9th av, 25x100.5, two-story frame dwell'g. James E. Vanderbilt to Peter Adams, Paterson. June 16. 8,500

46th st, Nos. 408 and 410, s s, 150 w 9th av, 50x100.5 two-story frame dwell'g and one-story frame sheds and one-story frame stable on rear. Elizabeth M. wife of James E. Vanderbilt to Peter Adams, Paterson, N. J. June 16. 17,000

46th st, No. 410, s s, 185 w 9th av, runs west 15 x south 33 x northeast 34.3 to beginning, gore, one-story frame sheds. Joseph B. Lawrence and Isabella L. wife of Henry R. Beekman to Elizabeth M. wife of James E. Vanderbilt. Q. C. June 13. nom

48th st, No. 509, n s, 150 w 10th av, 25x100.5, five-story stone front tenem't. Charles Riley to William Dohrman, Jersey City. M. rts. \$14,000. June 17. consid. omitted

48th st, No. 57, n s, 125 w 10th av, —x100.5x25x100.5, five-story stone front tenem't. Charles Riley to Henry Tonyan. Mort. \$14,000. June 18. 28,000

48th st, No. 404, s s, 100 w 9th av, runs south 50.3 to centre line Verdant lane, x southeast to land W. C. Morgan, x south 44.1 x west 40 x north 100.5 to 48th st, x east 25, three-story frame dwell'g. Dennis F. Lavelle to Charles Gabren. Mort. \$2,000. June 9. 10,700

49th st, Nos. 304-308, s s, 125 w 8th av, 5x100.5, two-story brick marble works. John H. H. Cushman et al., exrs. D. A. Cushman, to Francis X. Keller. June 19. 14,400

49th st, s s, 250 w 8th av, 100x100.5, frame rope walk. Same to William Rankin. June 19. 28,200

49th st, n s, 100 e 9th av, runs north 111.10 x southeast 47.10 x east 130.2 x south 100.5 to 49th st, x west 175, two-story frame dwell'g and one and two-story frame stables. John H. H. Cushman et al., exrs. D. A. Cushman, to the 8th Av. R. Co. June 19. 53,950

50th st, Nos. 410 and 412, s s, 20 w 9th av, runs west 25 x south 100.5 x east 50 x north 76.3 to point 24.2 s of 50th st and 175 w 9th av, x northwest 25.2 x north 21.1 to beginning, two two-story frame dwell'gs and one and two-story frame and brick stables on rear. John H. H. Cushman et al., exrs. D. A. Cushman, to Andrew Ewald. June 19. 11,000

52d st, No. 406, s s, 131.6 e 1st av, 18.9x100.5, three-story brick (stone front) dwell'g. Foreclos. George Bell to Julia Mahony. June 16. 6,700

52d st, No. 41, n s, 436.6 e 6th av, 17x100.4, four-story stone front dwell'g. Solomon Colman to James J. and Harriett G. Coogan. May 16. 41,000

53d st, No. 223, s s, 240 e 3d av, 20x95, contract, three-story brick dwell'g. Mary E. Burhaus to Mary Miller. June 12. 12,000

54th st, No. 552, s s, 175 e 11th av, 25x100, two-story frame dwell'g and one-story frame stable and shanty on rear. Ernest H. Herb to Frederick Heerlein. June 16. 5,000

55th st, Nos. 242 and 244, s s, 212.6 e 8th av, 37.6x100.5, two three-story stone front dwell'gs. Frederick K. Agate, individ. and as exr. Joseph Agate, to Ransom Parker. June 19. 34,000

56th st, No. 412, s s, 200 w 9th av, 25x88.1x25.2 x91.2, five-story stone front tenem't. David J. Stein to Jacob C. Goebel, Correction deed. June 12. nom

Same property. Jacob C. Goebel to Margaretha Stein. Correction deed. June 12. nom

57th st, No. 118, s s, 154.7 w Lexington av, 20x100.5, four-story stone front dwell'g. William H. Guion, Jr. to John H. Guion. Mort. \$18,000. June 13. nom

Same property. John H. Guion to Emma S. wife of William H. Guion, Jr. Mort. \$18,000. June 13. nom

58th st, No. 204-208, s s, 100 w 7th av, 75x100.5, three-story brick boarding stable. Edward Sandford to Thomas Canary. Foreclos. Mort. \$15,000. June 10. 48,000

58th st, No. 325, n s, 256 e 2d av, 23.6x100.5, five-story stone front dwell'g. Claus Wilkens to Bertha Heidelberger. Mort. \$5,000. June 16. 19,150

60th st, n s, 175 w 10th av, 25x100.5, five-story stone front tenem't. Thomas Cowman to Julia wife of John Mullaly. Q. C. June 13. nom

60th st, No. 275, n s, 425 w 10th av, 25x100.5, four-story brick tenem't. Susan A. Penfield to William H. Streeter. Mort. \$8,000. Dec. 17, 1883. 14,000

60th st, n s, 425 w 10th av, 25x100.5, four-story brick tenem't. Foreclos. Lucas L. Van Allen to George J. Penfield. June 17. 11,000

61st st, No. 136, s s, 40 w Lexington av, 20x50, four-story stone front dwell'g. Horatio G. Molini to Virginia and Raffaele Molini. Q. C. June 16. nom

61st st, No. 519, n s, 300 w 10th av, 25x100.5, five-story brick tenem't. Frederick Heerlein to Ernest H. Herb. Mort. \$14,000. June 16. 25,000

61st st, No. 521, n s, 325 w 10th av, 25x100.5, five-story brick tenem't. Frederick Heerlein to Ernest H. Herb. Mort. \$14,000. June 16. 25,000

61st st, No. 523, n s, 350 w 10th av, 25x100.5, five-story brick tenem't. Frederick Heerlein to Louisa Murbach. Mort. \$14,000. June 16. 25,000

64th st, No. 113, n s, 104.2 e 4th av, 20.10x100.5, four-story stone front dwell'g. Helen L. G. wife of Henry B. B. Stapler to Hildegart wife of Marcus Kohner. Mort. \$20,000. June 16. 35,200

65th st, s s, 275 w 8th av, 25x100.5, vacant. George J. McGourkey to Emma Down. June 12. 12,000

66th st, Nos. 326-330 E., three three-story brick dwell'gs. Kilian Gies, San Francisco, to John Gies. 1/2 part. Jan. 30. nom

71st st, No. 130, s s, 60 w Lexington av, 20x100.5, two-story frame dwell'g. Mary Davis, widow, to John Livingston. June 12. 13,000

72d st, No. 240, s s, 183.4 w 2d av, 16.8x102.2, three-story stone front dwell'g. Rosette C. Henriques to James H. Hazard, Brooklyn. Mort. \$7,000. June 13. 14,000

Same property. James H. Hazard, Brooklyn, to Christian Sander. Mort. \$7,000. June 14. 14,750

73d st, s s, 449.6 e 10th av, 0.6x102.2, Margaret wife of Francis Crawford to Anna McDonald. Feb. 26. nom

73d st, s s, 449.6 e 10th av. Party wall agreement. Margaret Crawford with Anna McDonald. Mar. 1. nom

75th st, n s, 120 w 3d av, 30x102.2, frame stable. Isabella wife of Alexander Brandon to John Livingston. Mort. \$7,000. June 14. 11,000

Same property. Release mort. Manhattan Savings Inst. to Isabella Brandon. June 13. 7,000

76th st, n s, 420 w 9th av, 105x102.2, vacant. Edward Reynolds to Edward Oppenheimer and Isaac Metzger. M. \$9,000. June 13. 32,680

76th st, No. 421 E. William Fernschild with Isidor Jesser. Agreement to erect five-story building. 10,250

78th st, s s, 144 w Av A, 25x102.2, Joseph Johnston to Jacob Bechtold, Ernest Schiefer and George Sterzer. M. \$16,000. June 2. 21,500

79th st, No. 127, n s, 265 e 4th av, 20x102.2, three-story stone front dwell'g. George Matthews to Joseph Fox. Mort. \$10,000. June 14. 21,500

80th st, No. 435, n s, 227.10 w Av A, 17.10x102.2, three-story brick dwell'g. Edward and Edwark W. Kilpatrick to Samuel L. Cooper. Mort. \$3,000. June 2. 6,250

80th st, No. 441, n s, 174.4 w Av A, 17.10x102.2, three-story brick dwell'g. Edward W. Kilpatrick to Mary E. Cooper. Mort. \$3,000. June 9. 6,250

82d st, s s, 133.11 w 9th av, runs south to 81st st, x northwest to 82d st, x east 6.4. Susan L. Roberts et al., exrs. M. O. Roberts, and Susan L. Roberts, widow, and individ., to Samuel Colcord. June 16. 1,750

82d st, s s, 198 e Av A, 25x102.2. Release mort. Lyman Taylor et al., exrs. Hetty T. Taylor, to John Ryan. June 9. nom

85th st, No. 352, s s, 75 w 1st av, 25x102.2, four-story stone front tenem't. shades, carpets, mats, &c. Contract. Mariam S. Warshing to Meta Manner. May 10. 18,000

Same property. Mariam S. Warshing wife of Sigmund to Meta Manner. Mort. \$9,000. June 2. 18,000

85th st, n s, 200 w 11th av, 25x102.2, three-story frame dwell'g. John Dunham to Bridget McCabe. Mort. \$2,000. June 13. 7,000

86th st, No. 443, n s, 150.4 w Av A, 18x100.8, four-story brick tenem't. Andrew J. Robinson to Isaac C. Johnson. June 17. 13,500

87th st, No. 174, s s, 134.6 w 3d av, runs south 53.8 to line of Harlem Commons, x southeast along said line to point in centre of block distant 100 w 3d av, x west 52.5 x north 100.8 to 87th st, x east 17.11, two-story brick

dwell'g. Charles W. Russell, Brooklyn, and Joseph F. Russell, to John H. Sturk. Q. C. June 5. nom

Same property. Louisa A. wife of Charles W. Russell, Brooklyn, to same. Release dower. June 12. nom

88th st, No. 219, n s, 285 e 3d av, 25x100.8, five-story brick tenem't. Max S. Korn to Mathilde Stern. Ms. \$16,500. June 16. 26,000

88th st, s s, 133.3 e 4th av, 0.2x70x0.1x70. The Mayor, &c., New York to Morris Keller. May 20. 50

89th st, s s, 158.11 e 4th av, 51.1x100.8, one-story brick dwell'g, new buildings projected. Ferdinand Steiger to Hugh McGillivray and Peter G. Arnot. M. \$18,000. June 12. 18,000

87th st, s w cor Lexington av, 30x100.11, two-story frame dwell'g and one and two-story frame stables on rear. Marie A. Usher to Helen L. wife of David M. Knickerbocker. C. a. G. June 16. nom

100th st, n s, 200 w 8th av, 150x100.11. 101st st, s s, 100 w 8th av, 250x100.11. Vacant. Henry R. Treadwell, Westport, Conn., to John E. Parsons. June 18. 56,000

103d st, No. 163, n s, 150 w 3d av, 30x100.11, four-story brick tenem'ts. Foreclos. John E. Ward to Adolph Matthiessen, Cornwall, N. Y. June 16. 13,000

104th st, s s, 225 w 10th av, runs west to Boulevard, x south to centre of block, x east to point 225 w 10th av, x north to beginning, four-story brick store and tenem't. Ernst H. Schmults to Eben W. Osterdorff. All title. Mort. \$1,760. June 13. 9,000

106th st, n s, 100 w 8th av, runs west 75 x north 187.2 x east 39.5 x south 3 x east 135.7 to 8th av, x south 80.11 x west 100 x south 100.11, vacant. 8th av, w s, 181.10 n 106th st, 3x135.7. Edwin D. Morgan et al., exrs. E. D. Morgan, to Gilbert A. Webber. June 10. 45,350

Same property. Gilbert A. Webber to Isidor Cohnfeld. Mort. \$27,000. June 10. nom

106th st, n e cor Riverside av, 25x100.11, three-story frame dwell'g. Daniel M. Seaman to Clarkson Crolius. Mort. \$8,000. Nov. 1. 15,000

112th st, No. 142, s s, 520 w 3d av, 17.11x100.11, three-story stone front dwell'g. The Brainerd Quarry Co., Conn., to Maria Fechtman. Mort. \$5,000. June 11. 7,725

116th st, No. 157, n s, 351 w 3d av, 17x80, three-story stone front dwell'g. Erastus Brainerd, Portland, Cona., to Mary A. wife of John Halloran. June 7. nom

Same property. The Brainerd Quarry Co. to same. Mort \$7,000. May 12. 12,500

117th st, n s, 310 e 6th av, 75x100.11. 118th st, s s, 335 e 6th av, 25x100.11. William H. Lee to John H. Sherwood. 1/2 part. C. a. G. Assmts. June 13. 10,500

121st st, s s, 200 e 1st av, 36.4x—, being lot and gores 1 to 6 inclusive map Susan Willedolen property, map defaced. 121st st, n s, 100 e 1st av, 82.8x73.1x89, three gores. Abian S. Beekman to William Austin. Q. C. June 13. nom

122d st, No. 144, s s, 231 e 7th av, 19x100.11, four-story stone front dwell'g. A. Alonzo Teets to Caroline wife of Charles Mayne. Mort. \$12,500. June 16. 22,000

123d st, Nos 354 and 356, s s, 142.9 w 1st av, runs southerly 37.1 x south 73.8 x west 57 x north 100.11 to 123d st, x east 33.2, two three-story stone front dwell'gs. Abian S. Beekman to Mary E. Dwinelle. Q. C. June 13 nom

123d st, No. 235, n s, 366.8 e 8th av, 16.8x100.11, three-story stone front dwell'g. Frederick Aldous to Edward Barnes. Mort. \$10,000. June 16. 14,000

124th st, No. 239, n s, 167 w 2d av, 20x100.11, three-story stone front dwell'g. The Germania Life Ins. Co. to Solomon Heilner. June 14. 10,500

125th st, No. 44, s s, 451.8 w 5th av, 20.10x100.11, three-story stone front dwell'g. Charles W. Dayton to William A. Martin. June 16. 16,500

125th st, No. 44, s s, 451.8 w 5th av, 20.10x100.10, three-story stone front dwell'g. William A. Martin to Luigi F. Mazzetti. June 16. 17,250

125th st, Nos. 145 and 150, s s, 125 e 7th av, 50x100.11, two five-story stone front flats. Catharine wife of John Fretsch to Silas H. Witherbee. Morts., assmts., &c. June 18. nom

127th st, s s, 212.6 e 7th av, 62.6x99.11, vacant. John Webb to Adelaide wife of Thomas Wilson and Ebelbert Wilson. June 14. 16,500

127th st, No. 233, n s, 246.8 w 2d av, 16.8x99.11, three-story brick dwell'g. John J. Pickering, Portsmouth, N. H., to Frederick W. Flannery. May 1. 8,125

128th st, Nos. 266-276, s s, 125 e 8th av, 125x99.11, six four-story stone front tenem'ts. Robert C. Martin to Benjamin Holmes, Brooklyn. Mort. \$72,000. June 13. 92,000

128th st, Nos. 227 and 229, n s, 302.3 e 3d av, 38.10x99.11, two four-story brick tenem'ts. Enoch C. Bell to Joshua Youngs, Summit, N. J. Morts. \$20,000. June 2. 31,000

129th st, s s, 200 w 7th av Boulevard, 100x99.11, vacant. Elisha G. Selchow to Mattie A. Cockburn. Morts., &c. June 13. 26,000

129th st, No. 255, n s, 100 e 8th av, 50x100, one-story frame dwell'g. David A. Hedges to Henry O'Neill. June 16. 10,000

131st st, s s, 260 e 6th av, original line, 100x99.11, vacant. John Kelly and ano., exrs. W. Kennelly, to Henrietta wife of Edward Cohn. May 13. 17,300



x25x109.6, h & l. Ernest F. Bojanus to Louise A. McEwen. Mort. \$3,000. June 14. 3,750
3d av, w s, 150 s 167th st, 25x180. Mary M. Kleeman, widow, to August F. A. Erdenbrecher. June 18. 6,000
Interior lot, 100 w Church st and 80 n proposed New st, 24th Ward, runs west 17 x north 48x17x48. Albert E. Putnam to Samuel W. Richards. May 31. 125
Lots 55 and 56 map Fairmount, &c., 200x200. William G. McCormack to James Wood. Morts. \$7,000. June 19. nom
Lot 105.9 w 3d av and 75 n 168th st, runs north 26.3 x east 14 x south 26.1 x west 12. Magdalena wife of Michael Kuntz to John Eichler. June 2. 500
Main Post road, adj J. Cornell, 25x9.6x64x3.8x 6.7x61.7. William Bathgate to Patrick McManus. Mort. \$400. May 29. 800
Two indefinite gores of land in Morrisania. Charles C. Sperry to Henry Ott, Hoboken, N. J. Mar. 15, 1872. 2,100

LEASEHOLD CONVEYANCES.

Broadway, No. 858, s e cor 14th st; 14th st, Nos. 60 and 62 E.; Broadway, Nos. 850-858. Assignment of six leases, covering the Morton House. Jennie Morton, individ. and extrx. J. M. Morton, to J. Henry Hentz, Philadelphia, Pa. 17,208
Broadway and 14th st, the Morton House. Assignment of two leases as collateral. Jennie Morton to J. Henry Hentz, Philadelphia, Pa. nom
Front st, No. 206. Assign. lease. James McDonald to Joseph Kahn. nom
Park pl, No. 102, s s, 90.11 e West st, 23x83.5. Assign. lease. Randolph B. Martine to Joseph I. West. 3,000
Prince st, No. 180, store and front cellar. Assign. short lease. John Lang to Gabriel Kreutzer. 4,000
14th st, n s, 100 w 5th av, 25x103.3. Assign. lease. Hildegard Kohmer wife of Marcus to Helen L. G. wife of Henry B. B. Stapler. 39,000
32d st, No. 159 E. Assign. short lease. James A. Going to James R. Stokes. 250
34th st, s s, 150 e 12th av, 25x98.9. Assign. lease. Edmund Coffin, Jr., to Theodore P. Huffman, George H. Lounsbury and Charles F. James. rom
47th st, n s, 150 w 5th av. Consent to assign. lease. Trustees Columbia College to Harriet A. Durand.
48th st, No. 257, furnished. Assign. lease. Sophia Mierson, widow and admrx. F. Mierson, to George H. Purser. nom
55th st, s s, bet 10th and 11th avs, 75 x abt 48. Assign. lease. Jacob Zimmermeier to Joseph Loehr. 3,500
66th st, s s, 157.9 w 3d av, 18.6x100.5. Max Richter, as assignee Meyer Norden, to Jacob Korn. Leasehold. Mar. 4. 5,050
1st av, No. 44. Assign. lease. Thomas E. Tripler to Conrad and Wilhelmme Schlenk. 15,750
3d av, e s, 89.5 n 47th st, 23x95. Assign. lease. Isaac L. Holmes to Amelia F. wife of Frederick Baker. 9,500
Assignment of lease made by Samuel W. Halsey, extr. B. S. Halsey, to grantor. Kate wife of Jerry Leonard to Frederick E. Loud. 6,000

KINGS COUNTY.

JUNE 13, 14, 16, 17, 18, 19.

Adams st, e s, 125 s Liberty av, 75x90, New Lots. Theodore Kiendl to John Sakker. Sub. to mort. \$750
Breevort pl, s s, 25 w Bedford pl, 25x100, h & l. Benjamin Linkin to Elizabeth M. wife of Yridro Pendes. 18,500
Bainbridge st, s s, 275 w Ralph av, 225x— to Brooklyn & Jamaica plank road, with all title in road.
Bainbridge st, n s, 175 w Ralph av, 100x200 to Decatur st.
Decatur st, n s, 100 e Ralph av, 125x100.
McDonough st, s s, 175 e Ralph av, 50x100.
Decatur st, n s, 375 e Ralph av, 50x200 to McDonough st.
Decatur st, n s, 325 e Ralph av, runs north 200 to McDonough st, x east 58.6 x southwest to Decatur st, x west 51.2.
Nathaniel W. Burtis to William B. Davenport. Mort. \$8,200. 15,000
Bleecker st, e s, 100 s Evergreen av, 50x100. Emily A. wife of Charles E. Singer to Joseph R. Hodgson. 3,900
Broadway, n e s, 25 n w Park pl, st or av, 25x 100, h & l. Catharine wife of George Straub to Barbara Willman, widow. Mort. \$3,500. 8,500
Broadway, No. 955, n e s, 42.6 n w De Kalb pl, 23.6x100. Edward E. Bunce to Henry Martens. 4,500
Broadway, s w s, 70 s e Thornton st, runs southwest 85.1 x southeast 19.11 x south 11.9 x northeast to Broadway, x northwest 25, h & l. Magdalena Sailer or Seiler wife of Christian to Sigmund Eisenbach. Mort. \$5,000. 10,000
Butler st, n s, 175 e Hoyt st, 25x100. Lydia M. Eastman, widow, Roslyn, to Mary A. Meyer. nom
Same property. Lydia M. Eastman et al., exrs. H. W. Eastman, to same. M. \$500. 1,500
Butler st, s s, 275 w Smith st, 25x100. William H. Lawall, Easton, Pa., to John H. Meyers. 4,300
Church st, s s, 158.6 e Columbia st, 25x100. Thomas Cooper to Henry J. Finckenaue. Mort. \$300. 900

Clinton st, n w s, 60 n e Luquer st, 20x70, h & l. Frederic Bronson, admr. Mary Bronson, to Mary wife of John McMahon. 4,500
Clinton st, w s, 123.10 s Warren st, runs south 50 x west 40 x west 52.10 x north 50.1 x east 52.10 x east 40. John T. Breen to Henrietta L. Welton. 16,000
Same property. Betsey Bradley, widow, Samuel Forbes, and Josephus Forbes, all of New Haven, Conn., heirs D. Forbes, also Ann Forbes, widow, to John T. Breen. 12,000
Centre st, e s, 700 s Sackett st, 50x100, New Lots. Hannah Sullivan, widow, to Benjamin Leinfelder. 300
Chauncey st, n s, 275 e Reid av, 50x90.5 to Brooklyn and Jamaica pike, x50.4x96.3, with all title to road, &c. Eliza J. wife of William R. Smith to John Owens. 1,200
Columbia st, n w cor Congress st, 25x100, h & l. Thomas P., Anna M. and C. Agnes Mulligan, heirs of Thomas and Ann Mulligan, dec'd, to Michael L. Flynn. M. \$4,000. 6,500
Columbia Heights, No. 140, w s, 25 s Pineapple st, 25.2x— to Furman st, x25.3x154. Gustav Rabing to Christopher C. Watson. Mort. \$20,000. exch. and 20,000
Decatur st. Declaration as toward locality erroneously described in former conveyance. Jacob Cole to John S. J. King.
Decatur st, s s, 100 w Patchen av, 20x100. }
Decatur st, s s, 180 w Patchen av, 20x100. }
Charles W. Hayes, Bayport, L. I., to Elizabeth A. Harrison. Mort. \$1,000. 6,000
Decatur st, n s, 150 e Ralph av, runs north 100 x east 25 x north 100 to McDonough st, x east 50 x south 200 to Decatur st, x west 75.
Charles F. Oxley to Nathaniel W. Burtis. exch
Decatur st, s s, 275 w Ralph av, 25x100. }
Bainbridge st, n s, 40 w Ralph av, 75x100. }
Decatur st, s s, 425 w Ralph av, 50x100. }
Nathaniel W. Burtis to Charles F. Oxley. Morts. \$1,800. exch
Dean st, n s, 145.5 w Smith st, 39.11x100.5, h & l. Daniel M. Lyon, Newark, N. J., to Ann Forde. 8,200
Debevoise st, s s, 200 e Humboldt st, 20x100. Joseph Wagner, Jr., to Henry Stock. 1,000
Douglass st, s s, 281.3 w Bond st, 18.9x100. Howard Burtis to Divine Burtis. 5,000
Eckford st, e s, 500 n Calyer st, 23.6x52x24x 48.8. Mary wife of Thomas Gunn to Luigi Zannelli. 1,375
Front st, No. 55. Bernard F. and John C. Lee with Bridget Lee. Agreement to set apart two rooms for use of Peter Lee for life in consideration of \$500 advanced to them by said Bridget Lee.
Fulton st, n s, 78.4 w St. Felix st, runs northwest along Fulton st 88 x northeast 60.3 x north 28 x east 24.6 x south 24.5 x east 14.9 x southeast 35 x northeast 7.7 x east 26.8 to St. Felix st, x south 18.6 x west 12.8 x southwest 85. Frederick A. Schroeder to Elizabeth Chesebrough, Northport, L. I. 100,000
Ford st, n e cor East New York av, 323.10x 99.9x— to av, x west 109.4, Flatbush. Stephen McElroy to Patrick Keeney. nom
Same property. Patrick Keeney to Mary wife of Stephen McElroy. nom
Fulton st, n e s, 18 s e St. Felix st, runs northeast 49.4 x northeast 19 x north 4 x east 10 x south 15.3 x southwest 63.8 to Fulton st, x northwest 22. Partition. Clemena J. Kracht to Kate B. wife of Charles T. Jones. 16,250
Fulton st, No. 713, n e s, 50.2 n w Fort Greene pl, runs northwest 20.11 x northeast 45 x northeast 44.9 x east 4 to Fort Greene pl, x south 29.8 x southwest 25.2 x east 0.10 x southwest 43.1. Same to William Shaw, Claverack, N. Y. Partition. 17,400
Fulton st, n s, 115 e Tompkins av. Party wall agreement. William Graf with John Rupert. 150
Grove st, n s, 162.6 e Central av, 20.10x100. Jane wife of Rodney P. Lu Gar to Patrick Laffy. Taxes, &c. 230
Heyward st, s s, 259.6 w Marcy av, 92.6x100. Release mort. Edwards Pierrepoint to Louisa Grasman. 5,000
Heyward st, n s, 195.6 e Lee av, 19.6x100, h & l. Philip H. Vernon, Summit, N. J., to Josephine F. wife of Platt C. Curtiss, New York. Mort. \$2,000. 3,800
Harman st, n w s, 330 n e Evergreen av, 18x 100. Edward H. Stickland to Joseph Hopkins, Jr. 400
Harman st, n w s, 330 n e Evergreen av, 20x 100. Release mort. William H. Scott, New York, to Edward H. Stickland. 400
Hicks st, n w s, 50 n e Congress st, 25x100. Assignment of leasehold. Jane Colgan, admrx. A. Davin, dec'd, to Owen Cook. 3,900
Hicks st, w s, 50 s Pineapple st, 75x100.
Hicks st, southerly cor Pineapple st, 50x100.
Nostrand av, e s, extgd from Clifton pl to Lafayette av, 200x100.
Gates av, s e cor Marcy av, 125x100.
Henry Sanger, extr. and trustee T. Purser, dec'd, to Mary M., Martha P., Elsha D., Thomas P. and Theodore D. Hurlbut. nom
Hooper st, n s, 85 w Harrison av, 40x87x southeast 54 x northeast abt 3 x southeast 60 to beginning. Henry Steckmest to John Sunderland. 3,200
Herkimer st, n s, 107.6 w Utica av, 17.6x100. Richard L. Crook, Manchester, England, to Emma J. Hudson. nom
Halsey st, No. 152, s s, 258.4 w Marcy av, 19.2x 100, h & l. John S. Frost to Sarah E. wife of Charles Fraser. Mort. \$5,000. 9,750
Hancock st, s s, 100 w Tompkins av, 75x100. Robert Little to Francis King, Jr., Jersey City. 38,000

Humboldt st, w s, 494 n Van Cott av, runs northwest 108.4 x north 50.9 to w s Humboldt st, as laid down on map, x southeast along said street line 93.4 to w s Humboldt st, at point abt 561 n of Van Cott av, x south 67.3.
Also a lot on w s Jewel st, with front of 42 feet.
Humboldt st, n w cor Nassau av, runs north 494 to creek x — along creek to Jewel st, x southeast along street abt 132 to Nassau av, x northeast 53.6.
Russell st, w s, 100 n Nassau av, runs north 525 to Norman av, x west 200 to Humboldt st, x south about 73 to creek x — along creek to e s Humboldt st, x south abt 370 x east 200.
North Henry st, w s, 100 n Nassau av, 425x 200 to Russell st.
Norman av, s s, 25 w Monitor or William st, 75x95.
Nassau av, n w cor Monitor or William st, runs north 525 x west 200 to North Henry st, x south 525 to Nassau av, x east 200.
Norman av, s s, 25 e Monitor or William st, 75x95.
Monitor st, e s, 95 s Norman av, runs south 525 to Nassau av, x east 100 x north 525 x west 100.
Nassau av, s w cor Russell st, runs west 150 x south 100 x west 50 to Humboldt st, x south 450 x east 100 x south 25 x west 98.6 x southeast 208.8 x east 120.4 to Russell st, x north 768.9.
Nassau av, s s, 25 w North Henry st, runs south 100 x east 25 to North Henry st, x south 668.9 x west 200 to Russell st, x north 668.9 x east 100 x north 100 to Nassau av, x east 75.
Nassau av, s s, 25 e North Henry st, runs east 75 x south 100 x east 100 to Monitor st, x south 763.9 to Van Cott av, x west 75 x north 95 x west 25 x south 95 x west 100 to North Henry st, x north 763.9 x east 25 x north 100.
Monitor st, e s, 100 s Nassau av, 668.9x100.
Van Cott av, s w cor Russell st, 72.5x146.8x 127.7, gore.
Van Cott av, s s, 75 w North Henry st, 75x 100.
North Henry st, w s, 100 s Van Cott av, runs south 273.2 x northwest 241.3 x east 90.5 x north 125 x east 100.
Van Cott av, s e cor Monitor st, runs east 100 x south 426.6 to Van Pelt st, x west 100 to Monitor st, x north 426.6.
George L. Kingsland et al., exrs. A. C. Kingsland, and George L. and Ambrose C. Kingsland, individ., to George E. McKenna. 101,000
Same property. George E. McKenna to James D. Lynch. 101,000
Ivy st, s e s, 350 n e Central av, 20x100. James Maxwell to William H. Bishop. 130
Jefferson st, n s, 370 e Bedford av, 20x100. }
Jefferson st, n s, 410 e Bedford av, 40x100. }
Release mort. John McKesson to Eliza J. Ball. 1,545
Jefferson st, n s, 295 e Tompkins av, 16.8x100. Theodore Wright to Mary E. Boyd. Morts. \$6,400. other consid. and 6,700
Jefferson st, n w s, 200 s w Central av, 25x90.7 x27.8x102.7. Wilhelm Hellmann and Henry Wagner to Joseph Gastiger and Valeria his wife, joint tenants. Mort. \$1,500. 2,775
Jefferson st, n s, 278.4 e Tompkins av, 16.8x100. Lewis R. Stegman to John Carle, Jr., New York. Foreclos. 6,250
Jackson st, n s, 100 e Union av, runs north 130 x east 75 x south 30 x east 50 x south 100 to Jackson st, x west 125, h s & l s. Mary and Sarah L. Cooke, New York, to Mary H. Cordts. nom
Kent st, n s, 300 e Manhattan av, 25x100. Elijah D. Taft to Peter Balling.
Kosciusko st, n s, 133.4 w Throop av, 16.8x100. John B. McPherson, devisee of Maria R. McPherson, to Emily M. McPherson. 1/4 part. 437
Same property. Samuel G. McPherson, devisee Maria R. McPherson, to Emily M. McPherson. 1/4 part. 437
Same property. Mary A. G. McPherson, devisee as above, to same. 1/4 part. 437
Livingston st, n e s, 63.9 n w Nevins st, 21.9x90. Lavinia A. wife of A. H. Van Brunt, and heir Eliza A. Wright, to Daniel F. Wright. 7,500
Leonard st, n w cor Ten Eyck st, 75x100. Elizabetha Bentz, widow and devisee J. Bentz, to Edward Karutz. 6,000
Macon st, n s, 430 e Saratoga av, runs north 100 x east 29.6 x southeast 137.3 to Macon st, x west 116.8. Robert Hunter to Nicholas Phelan. 1,500
Madison st, n s, 375 e Ralph av, 25x100. Henry Loeffler to John Nichols and Maria his wife, joint tenants. 3,150
Madison st, s s, 190 e Marcy av, 20x100, h & l. Samuel Parnson to Catharine Wessel. Mort. \$2,800. 4,000
Madison st, s s, 400 e Tompkins av, 40x100. William J. Sayres to Charles Isbill. 2,800
Marion st, n s, 55 w Saratoga av, 17.6x60. Release mort. The Williamsburgh Savings Bank to William Bode. 600
McDougal st, n s, 175 w Howard av, 25x100. Milton D. Mott, Milford, Pa., to Adolph C. Wenzel. 450
Middleton st, n w s, 355 n e Harrison av, 60x 100. Louis Bossert to Jacob Bossert. Mort. \$2,400. 3,200
Meserole st, n s, 100 e Lorimer st, 25x72, h & l. The Manufacturers' Nat. Bank, New York, to Anna B. wife of John Fischer. Mort. \$3,500. 7,950

- Manhattan av, s w cor Nassau av, 22x75. Margaret wife of Patrick Newman to John Murray. 10,000
- Monroe st, n s, 141.8 e Throop av, 16.8x100. John B. McPherson, devisee Maria R. McPherson, to Emily M. and Mary A. G. McPherson, tenants in common.  $\frac{1}{2}$  part. 825
- Same property. Samuel G. McPherson, devisee as above, to same.  $\frac{1}{4}$  part. 825
- Morton st, No. 94, 23x75, h & l. Contract. Nathaniel B. Pritchard to Wadsworth C. Richmond. 12,400
- Myrtle st, s s, 100 e Central av, 25x100. Mary Roch wife of Jacob, to Henry M. Kalb. Mort. \$1,700. 2,450
- Pacific st, s s, 208.4 w Brooklyn av, 16.8x107.2, h & l. Caroline Gardner, widow, to Adaline wife of John H. Colman. 5,100
- Pacific st, s s, 200 w Underhill av, 75x100. Foreclos. Lewis R. Stegman to Edwin Webb, Hempstead, L. I. 4,825
- Penn st, n s, 243.1 e Wythe av, 20x100, h & l. Sylvester Gildersleeve to Oliver Gildersleeve, of Gildersleeve, Conn. Mort., &c. 2,000
- Powers st, n s, 272.6 w Lorimer st, runs north 100 x west 47 x south 25 x east 25 x south 75 to Powers st, x east 22. George Young to James A. Bills. 2,500
- President st, s s, 211.10 e 4th av, 40x100. Bernard Shannon to Ashley A. Van Tine, New York. C. a. G. 1,020
- Same property. Ellen Ladd, individ, and as admrx., will annexed, W. H. Ladd, to Bernard Shannon. 1,020
- President st, s w s, 220 s e 3d av, runs southwest 100 x southeast 55 x northeast 21 x east 80 to President st, x northwest 89. Lauretta M. Lewis to William H. Biers. exch
- Prospect pl, s s, 372.3 e Clason av, 20x68x21.11x77.1. Albert Woodruff to Patrick McCoy. 2,200
- Quincy st, s s, 170 e Stuyvesant av, 30x100. Minnie D. wife of Frank G. Menzel to George Hillwig, New York. Mort. \$2,300. 3,300
- Rush st, s s, 83.2 w Division av, 22.8x100. Foreclos. Lewis R. Stegman to Peter Gorman. 7,550
- Sandford st, e s, 157.9 n Myrtle av, 100x100. Release mort. Robert Woodcock to Thomas C. Lockitt. 2,000
- Same property. Thomas C. Lockitt to Joseph Wurzel. 3,000
- Sackett st, n s, 276 e Henry st, 66x100. Henry L. Clarke, New York, to Michael Shearman. 10,500
- Sackett st, s s, 80 e Smith st, 20x90. Daniel J. Noyes to Samuel A. Noyes. C. a. G. Mort. \$1,000. 2,500
- St. James pl, w s, 152.3 n Greene av, 17x84, h & l. Caroline wife of and Thomas S. Thorp to Charles W. Hogan. 10,000
- St. Johns pl, s s, 213.2 w 8th av, 18.8x100. Release mort. Jacob M. Newman to Henry Lansdell. 1,500
- Same property. Henry Lansdell to Theodore B. and Henry A. Willis. Mort. \$3,000. 16,000
- Sidney pl, No. 37, e s, 241.11 n State st, 22.11x135.2x22.11x135.9, h & l. Harriet B. wife of William E. Bailey, Morristown, N. J., to James W. Coggeshall. 10,000
- Sterling pl, s s, 105 w 6th av, 18.2x100, h & l. Henry Lansdell to Edward R. Wilbur, Sayville, L. I. Mort. \$7,500. 13,000
- Sterling pl, s s, 105 w 6th av, 18.2x100. Release mort. George S. Hall to Henry Lansdell. 1,660
- Strong pl, w s, 225 s Harrison st, 25x109.9, h & l. Frank E. Sawyer to Alonzo E. De Baun. Mort. \$10,000. nom
- State st, n s, 140 w 3d av, 10x100. Emile Heydenreich to Charles A. Chesebrough, Northport, L. I. 1,000
- Suydam st, n s, 400 e Evergreen av, 50x95. Maria Jones, widow, to Mary Davis, widow. Q. C. nom
- Thornton st, s s, 96.5 w Broadway, 25x72.11x29.5x88.5, h & l. Henry Becker to Christian Sailer and Magdalena his wife. 5,063
- Van Siclen pl, n e cor Coney Island road, 147.4 x100x149.11x100.5, Coney Island. James W. Voorhis to Agn. T. Conway. Q. C. nom
- Van Buren st, s s, 257.3 w Reid av, 14.3x100. }  
Van Buren st, s s, 285.9 w Reid av, 14.3x100. }  
Adelaide A. wife of Edward K. Robbins to Rachel wife of I. Stanley Ferguson. Mort. \$4,000. 6,000
- Vanderbilt av, n s, 210.6 e Gravesend av, 50x150, Flatbush. William E. Murphy to Henry Watts. Mort. \$300. 600
- Washington park, e s, 119.4 n Willoughby av, 22x100. Alice E. Seabury, widow, individ, and as extr. J. M. Seabury, to William N. Dykman. 7,500
- Walworth st, w s, 510 n Park av, runs west 80 x north 12.6 x west 20 x north 25 x east 100 to Walworth st, x south 37.6. William J. Manning to William Mason. 4,000
- 2d pl, s s, 257.10 e Court st, 17.2x133.5, h & l. James Calvert to John McKenna. nom
- 3d st, s w s, 173.3 n w 6th av, 18.4x95, h & l. Frederica M. wife of John P. Kinney to Magdalene Franz. Ms. \$8,500, taxes, &c. nom
- South 5th st, s s, 120 w 7th st, 20x100, h & l. Albert J. Henning to Frederick Gruinder. 5,000
- Same property. Frederick Gruinder to Lenna wife of Albert J. Henning. 5,000
- 9th st, s e s, 75 s w South 5th st, 25x71.8x25x68.6. Peter Gorman and Susan E. his wife to John McQuade. 2,300
- North 9th st, s s, 100 w 6th st, 50x100. Foreclos. Lewis R. Stegman to Samuel E. Cowell. Confirmation deed. 3,000
- 10th st, s e s, 224 s w Union av, 34x73x20x66. Almira H. Stout, widow, to Peter Hess. Q. C. nom
- Same property. Almira H. Stout et al, exrs. A. V. Stout, to Peter Hess. 950
- 12th st, n s, 97 w 3d av, 75x100, hs & ls. William M. Hammeal to Annie L. wife of Charles E. Rogers. Morts. \$9,000. nom
- 12th st, n s, 97 w 3d av, 75x100. Annie L. wife of and Charles E. Rogers to William M. Hammeal. 9,000
- Bay 13th st, w s, 428 n Bath av, 50x108.4, New Utrecht. Michael Reardon to Simon Michel and Frederick Sobel, New York. 2,000
- 14th st, s s, 357.10 w 4th av, 40x100, hs & ls. William M. Hammeal to Annie L. wife of Charles E. Rogers. Mort. \$5,500. nom
- 14th st, n s, 172.10 w 5th av, 20x100. Aurelia Van Vranken, widow, to James Gray. Morts. \$1,000. 2,000
- 16th st, s s, 207.4 e 5th av, 22x100. Juliette M. wife of Edward C. Farrell to Louise H. wife of Dewitt C. Thayer, said Juliette M. and Louise H. being heirs of Julienne Houtain. C. a. G. All title. Sub. to  $\frac{1}{2}$  taxes, assmts., &c. 767
- Same property. William E. Houtain, heir J. Houtain, to Louise H. wife of Dewitt C. Thayer. Q. C. All title. nom
- Bay 17th st, e s, 432 n Bath av, 50x96.8, New Utrecht. Sarah A. Haviland to Sara A. Alexander and Mary C. Dumont, New York. Mort. \$1,000. 2,000
- 17th st, s w s, 175 s e 5th av, 25x100.2. William, John and Charles Gosling and Elizabeth wife of Sheldon Cary to Mary J. wife of Frank Rhind. nom
- 19th st, n e s, 60 n w 4th av, 20x100.2. Foreclos. Thomas M. Riley to The Sag Harbor Savings Bank. 1,500
- 19th st, n e s, 225 s e 7th av, 25x100. Don A. Hulett, New York, to George W. Edwards. 1865. 210
- Same property. George W. Edwards to Don A. Hulett. 1866. 210
- 20th st, n e s, 100 n w 3d av, 50x100.4. Rebecca Grove, widow and devisee G. Grove, to Henry Eweler and Elizabeth his wife, joint tenants. 1,500
- 37th st, s s, 375 e 3d av, 25x100.2. Michael Conolly to John Curran. 600
- 44th st, n s, 100 w 4th av, 25x100.2, h & l. Jas. Montgomery to William Stuart and Mary his wife. Mort. \$1,400. 2,650
- 85th st, n e s, adj burial ground of the Reformed Church, New Utrecht, 50x170; also all title to strip adj above, 50x8x50x60. Thomas M. Hegeman et al, trustees of Common School District No. 1, New Utrecht, to Timothy F. Nostrand. 1,600
- Atlantic av, s s, 85 e Bond st, 20x90. Michael Furst to Caroline Unverzagt. nom
- Atlantic av, n s, 167 w Bond st, 44.6x80. Jane wife of James Patrick to Caleb S. Woodhull. All title. Correction. Mar. 27, 1882. nom
- Atlantic av, s s, 225 e Buffalo av, 85x54.7x86.5x69.11. William Rheel to Robert R. Hamilton, New York. Mort. \$5,000. 10,000
- Atlantic av, n s, 100 e Hoyt st, 25x90.6. Partition. Hamilton B. Bradshaw to Eliza F. Brooks. 5,275
- Atlantic av, Nos. 542, 544 and 546, s s, 250 e 3d av, 60x90, hs & ls. Thomas H. Brush to Catharina wife of Frederick Wessel. Mort. \$9,000. exch
- Atlantic av, n e s, 225 n w Hamilton av, 50x125, New Utrecht. Thomas Farrell, Spear Fish, Dakota, to Mary Farrell, widow. Q. C. gift
- Same property. Mary, Anne, Maria, John and Elizabeth Farrell and Catharine wife of Michael Walsh, widow and heirs J. Farrell, to Clara wife of Frederick Mang. 50
- Brooklyn av, s e cor East New York av, 30x94.7, Flatbush. Christopher Givens to Julia G. Finlay. 1876. exch and 100
- Same property. Julia G. wife of William Finlay to William Weber. 475
- Bedford av, s w s, 20 n w Taylor st, 20x90, h & l. George W. Baker to Jane Russell. 12,000
- Same property. Jane Russell to Annie R. wife of George W. Baker. 12,000
- Bedford av, e s, 40 n Willoughby av, 20x82, h & l. William J. Manning, signed Manning, to William Mason. 3,000
- Bedford av, w s, 20 s Monroe st, 80x76, hs & ls. Willett Bronson, Huntington, L. I., to Nathaniel W. Burtis. Q. C. nom
- Same property. Release mortgages. Willett Bronson and Charles H. Russell, Jr., his assignee, to same. nom
- Same property. Charles H. Russell, Jr. assignee of W. Bronson, to same. 29,000
- Bedford av, e s, 120 s Willoughby av, 20x100, h & l. Frank E. Sawyer to Agnes De Baun. Mort. \$6,000. nom
- Clermont av, e s, 195 n Lafayette av, 18.9x100, h & l. James G. Cooper to James A. Radcliffe. Mort. \$7,000. 11,500
- Clermont av, w s, 255.6 n Lafayette av, 20x73.2. Elizabeth wife of and Archibald MacNaughton to Robert F. Leighton. 8,000
- Franklin av, s w s, lot 37 map of 28 building sections at Bath, L. I., 51x359.6 to New Utrecht Bay at high water mark, x50.4x362.4, water rights, &c.
- Franklin av, s w s, lot 38 same map, 50x362.4 to New Utrecht Bay at high water mark, x97.11x373.7, with land, water rights, &c.
- Franklin av, s w s, 105 s e of Bath, New Utrecht & Greenwood plank road, 50x373.7 to New Utrecht Bay at high water mark, x10x370.5, with water rights, &c.
- Franklin av, s w s, 256 s e of road from New Utrecht to Bay, formerly the Bath, New Utrecht & Greenwood plank road, 50x352.10 to New Utrecht Bay, x50.2x359.8, with water rights, &c.
- Foreclos. Lewis R. Stegman to Jane Sheehan. 20,000
- East New York av, s s, 114.6 w Kingston av, 60 x100, Flatbush. Charlotte L. Bowers to William B. Chase. 900
- Evergreen av, e s, 75 s Schaffer st, 25x100. David H. Scott to Charles Timmerman. 440
- Gates av, s s, 158.6 w Lewis av, 38.10x100, h & ls. Dennis Sheban to William H. Haydock, North Hempstead, L. I. Morts. \$10,000. 14,500
- Gates av, n s, 125 e Marcy av, 100x105. Benjamin F. Tracy to Charles A. Haase. 11,250
- Gates av, No. 123, s s, 79.5 w Grand av, 20.3x100x19.7x100, h & l. Harry Hendrie to George W. Rogers. Mort. \$5,500. 11,000
- Gates av, s s, 225 e Stuyvesant av, 50x105. Elizabeth Fullagar to W. P. Richardson, referee. Release of dower and life estate. 1,189
- Gates av, s s, 225 e Stuyvesant av, 25x105. Partition. William P. Richardson to Elizabeth Fullagar. 4,500
- Greene av, s s, 189 w Lewis av, 16x100, h & l. Wilfred Smith to Elizabeth C. Smith. 6,500
- Greene av, n s, 180 w Evergreen av, 20x100. Mary Paulus to James McElroy.  $\frac{1}{2}$  part. Sub. to mort. \$600. nom
- Greene av, s s, 250 w Stuyvesant av, 175x100. Nicholas Espenscheid to George H. Smith. 9,000
- Knickerbocker av, e s, 25 n Starr st, 25x100. Mary A. wife of Francis McEvoy to John Schafer. 400
- Lafayette av, s s, 345 e Nostrand av, 20x100. Albert H. and P. R. Cortelyou, exrs. A. V. Cortelyou, to Susan C. Bedell, Hempstead. C. a. G. nom
- Lee av, No. 176, n w cor Rutledge st, 16x81.8. John Wilson, Middlebush, N. J., to Henry A. Brown. Mort. \$2,500. 5,000
- Lexington av, s s, 339.4 e Nostrand av, 20x100, h & l. Lewis R. Stegman to Emma M. Miller. Foreclos. 1,726
- Lexington av, n s, 260 e Throop av, 340x100. William Ziegler to Joseph C. Hoagland. 10,000
- Lewis av, s e cor Monroe st, 100x101.8. Robert F. Rhodes to William Godfrey. 8,500
- Lewis av, e s, 66.8 n Willoughby av, 16.8x80, h & l. Robert Stewart, Baltimore, Md., and William Kirkland, said Kirkland being father and heir of J. Kirkland, to Andrew MacAulay. 3,100
- Myrtle av, easterly cor Jefferson st, 94.11x76.6 in two courses to Jefferson st, x 94.11. Frederick Brocker and Caroline Schwarz and Meta wife of Frederick Brocker to Louisa wife of Sebastian Hoh. Mort. \$6,300. 8,000
- Montrose av, n s, 50 w Leonard st, 25x50. Catharine Reichart, devisee H. Reichart, to Henry Bossert. 1,100
- Same property. Release mort. Andrew Wils, exr. Krentzia Boser to Catharina Reichart. 500
- Montauk av, e s, 568.9 n Liberty av, 18.9x100, East New York. Armstrong Strehfield to Robert M. Saxton. Taxes and assessments from 1880. 1,200
- Nostrand av, w s, 217.9 n Park av, 80x200 to Sandford st. John Clarke to Robert Dunlap. 5,000
- Nostrand av, w s, 100 s Hancock st, 60x100. Release judgt. Henry C. Murphy, Jr., to John J. Kiernan. nom
- Norman av, s s, 25 w North Henry st, 50x95. George L. Kingsland et al, exrs. A. C. Kingsland, dec'd, and George L. and Ambrose C. Kingsland to William E. Ludlow. 640
- Norman av, s s, 43 e Oakland st, 19x85. Maria Jones, widow, to George W. and Walter O. Jones. Q. C. 1,000
- Same property. George W. and Walter O. Jones to Mary E. wife of John J. Lewis. 3,000
- Same property. Elizabeth wife of Owen Jones to same. Q. C. nom
- Ovington av, s w s. Ovington village, 27.2x153.2x27.2x153.3. George S. Chamberlin to Ann wife of Patrick Coleman and Matthew Golden, Chicago, Ill. nom
- Patchen av, No. 120, e s, 60 n Madison st, 20x80. Ramsay Crooks, New York, to James Meagher. C. a. G. 2,600
- Ryder av, n e cor Gravesend av, 213x213, error. Gravesend. John R. Lake to Harman J. Feldman. 900
- St. Marks av, n s, 325 e Hudson av, now Kingston av, 100x250 to Bergen st. Foreclos. Alexis C. Smith to William H. Dunning et al, trustees for Angeline E. Darling. 19,800
- Smith av, e s, 137.6 n Baltic av, 18.9x100, New Lots. Clara E. Cobb to William Flanagan. Mort. \$1,000. 1,350
- Stuyvesant av, e s, 20 n Van Buren st, 16x79, h & l. William Godfrey to James S. and George F. Simpson. Mort. \$3,500. 5,500
- Stewart av, s e s, south  $\frac{1}{2}$  of lot 9 map of S. F. Dutch property, New Utrecht, 25x198.4. Edward McCormack, New York, to Charles H. Small. 500
- Stewart av, s e s, 50 n e De Nyse st, 50x86.6, New Utrecht. John Hunt to Richard Newman. nom
- Same property. Richard Newman to Anne wife of John Hunt. nom
- Tompkins av, w s, 20 n Halsey st, 20x80. Ann wife of Patrick Coleman, Chicago, Ill., individ., and att'y Matthew Golden, to Geo. S. Chamberlin. All title. nom
- Same property. Ann wife of Patrick Coleman, Chicago, Ill., widow, individ., and as att'y of Matthew Golden, to Michael J. Langan, New York. Q. C.  $\frac{1}{2}$  part. nom
- Tompkins av, s w cor Halsey st, 20x100. Anna M. Ruwe, New York, to Charles Meuser. 6,000
- Troy av, w s, 160 s Herkimer st, 20x100. Gar-





Bossert, Henry, to George Boser and ano., exrs. K. Boser. Montrose av, n s, 50 w Leonard st, 25x50. June 2, due Dec. 2, 1885. 500  
 Same to Catharine Reichart. Same property. June 2, due Dec. 2, 1885. 400  
 Brecht, Elizabeth, wife of and John, to The Williamsburgh Savings Bank. Park av, n s, 150 w Marcy av, 25x100. June 14, 1 year, 5%. 2,500  
 Brown, Henry A., to John Wilson, Middlebush, N. J. Lee av, n w cor Rutledge st. P. M. May 2, installs, 5%. 1,500  
 Bruch, Emil, to Theresa Schumann. Broadway, northerly cor Adams st, 25x100. June 9, due July 1, 1886. 1,800  
 Brunjes, Henry O. F., to J. William Jentz. Bremen st, n w cor Adams st, 52x73.6x50x59. April 19, 2 years. 2,500  
 Brooks, Eliza F., to Fannie D. Spencer. Atlantic av. P. M. April 29, due July 1, 1887, 5%. 4,000  
 Catlin, Rufus O., to Robert Willets et al., exrs. Samuel Willets, dec'd. Lexington av, s s, 225 w Lewis av, 20x100. June 13, 5 yrs. 4,500  
 Same to same. Lexington av, s s, 245 w Lewis av, 20x100. June 13, 5 years. 4,500  
 Same to same. Lexington av, s s, 305 w Lewis av, 20x100. June 13, 5 years. 4,500  
 Cochran, John A., to The Brooklyn Savings Bank. Hudson av, n e cor Evans st, 23.4x75. June 16, 1 year. 3,000  
 Coleman, Adaline, wife of John H., to Caroline Gardner. Pacific st. P. M. June 2, due June 1, 1887. 5,000  
 Cordts, Mary H., wife of and Eibe D., to Mary Cooke. Jackson st, n s, 150 e Union av, runs north 130 x east 25 x south 30 x east 50 x south 100 to Jackson st, x west 75. June 16, 3 years, 5%. 3,000  
 Same to Sarah L. Cooke. Jackson st, n s, 100 e Union av, 50x130. June 16, 3 yrs., 5%. 4,000  
 Cullingford, Mary E., wife of and James, to Harriet A. Burtis. Greene av, n s, 123.8 w Clason av, 23.8x100x25.5x100. June 16, 3 years, 5%. 1,000  
 Cate, Abbe E., wife of and Joseph, to Marie L. Langhaar. Carroll st, s s, 253.1 w Hicks st, 21.10x100. June 12, 2 years. 1,000  
 Cornwell, Caroline, widow, to Maria wife of Robert Calder. Bedford av, e s, 60 s Madison st, 20x100. Feb. 8, 5 years. 300  
 Carpentier, James S., to The Long Island Ins. Co. Franklin or Fort Hamilton av, n e cor road from Yellow Hook to New Utrecht, contains 14 acres 2 roods and 14 94-100 perches. Sub. to right of way, excepting portion taken for the opening of Franklin or Fort Hamilton av. June 13, 1 year. 3,000  
 Conway, Agnes T., wife of James J., to Albert G. Lambert. Van Siclen pl, n e cor Coney Island road, 107.4x100x109.11x100.5. June 16, 3 years. 5,000  
 Concannon, Patrick, to John McLoughlin. Quinck st, s s, 300 w Patchen av, 100x100. June 18, due July 1, 1885. 3,500  
 Darragh, James, to The Emigrant Industrial Savings Bank. Spencer st. e s, 111.10 s Myrtle av, runs south 200 x east 100 x north 50 x east 100 to Walworth st, x north 17 x west 100 x northwest 33 x east 100 to Walworth st, x north 100 x west 200. April 30, due in 1885. 21,000  
 Darr, George, to Frederick Mayer. Moore st, s s, 150 w Humboldt st, 25x100. June 6, due July 1, 1889, 5%. 1,500  
 Eweler, Henry, and Elizabeth his wife, to Mary C. Schenck, Manhasset, L. I. 20th st, n e s, 150 n w 3d av, 25x58.4x25x59.7; 20th st, n e s, 100 n w 3d av, 50x100.4. June 2, 3 years. 2,000  
 Eisenbach, Sigmund, to Magdalena Sailer. Broadway. P. M. June 12, 5 years, 5%. 5,000  
 Fowler, Annie Y., wife of and David H., to Henry L. Coe. Bedford av, e s, 140 s Halsey st, 20x75.6; Fulton st, n s, 40 e Bedford av, 20x—x—x72.7. June 14, 2 months. 3,000  
 Flanagan, Patrick J., to John I. Voorhees. Cropsey av, easterly cor Bay 17th st, 96.11x150. May 24, due April 1, 1887. 1,000  
 Flanagan, William, to Clara E. Cobb. Smith av. P. M. June 16, installs. 250  
 Francis, Ann, to Albert P. Wells. Central av, w s, 24.6 n Suydam st, 24.6x abt 76x23.9x82. June 12, due July 1, 1889, 5%. 1,000  
 Fischer, Anna B., wife of and John, to The Manufacturers' National Bank, New York. Meserole st. P. M. May 1, 3 years, 5%. 3,500  
 Franke, Christina, wife of and William, to The East New York Savings Bank. New Jersey av, s w cor South Carolina av, 100x100. June 15, due June 16, 1885. 300  
 Fullagar, Elizabeth, widow, to Eugene D. Hawkins, as guard. Walter W., Charles C., John, Laura and James W. Fullagar. Gates av. P. M. June 16, installs. 2,778  
 Same to William E. Fullagar, Cincinnati, O. Gates av. P. M. June 16, due June, 1885. 571  
 Fraser, Sarah E., to John S. Frost. Halsey st. P. M. June 12, due June 1, 1886, 5%. 1,500  
 Gorman, Peter, to John McQuade. Rush st, s s, 83.2 w Division av, 22.8x100. June 6, demand, 5%. 5,000  
 Gastiger, Joseph, to William Hellmann. Jefferson st. P. M. June 10, due July 1, '87. 461  
 Godfrey, William, to Robert F. Rhodes. Monroe st, s e cor Lewis av. P. M. May 1, 7 months. 25,000  
 Grasman, Louisa, wife of Henry, to Sarah H. Powell. Heyward st, s s, 273 e Lee av, 92.6 x100. June 13, 3 months. 10,000  
 Hallyer or Hellyer, Mons, to Franklin W. Taber. Bleeker st, s e s, 250 s w Central av, 25x100. June 13, 3 months. 560  
 Hawke, Ellen E., wife of and Robert, to George

W. Walgrove. Raymond st, e s, 482.2 n Fulton st, 21x75. June 14, due July 1, '87, 1,500  
 Hunt, Thomas and Margaret, to Garret L. Hardy. Meeker av, s s, 135.8 w North Henry st, 25x93x28.10x78.6. June 2, due June 1, 1889. 3,900  
 Haase, Charles A., to Benjamin F. Tracy. Gates av. P. M. May 12, 1 year. 11,250  
 Harmael, William M., to Jonas P. Conklin, Huntington, L. I. 12th st. P. M. June 13, 3 years. 3,000  
 Same to Sarah A. Roe, Huntington, L. I. 12th st. P. M. June 13, 3 years. 3,000  
 Same to Esther Williams. 12th st. P. M. June 13, 3 years. 3,000  
 Henshel, Martha, wife of and Otto, to Edward T. Hunt et al., exrs. and trustees Thomas Hunt, dec'd. 5th av, 58th st. P. M. May 20, 5 years. 450  
 Hayes, John S., to The German Savings Bank, Brooklyn. Myrtle st, n e cor Charles pl, 25x100. April 16, due June 1, 1885, 5%. 3,500  
 Hebbard, Southrick E., to Peter and Ellen Kemble, as trustees Margaret Morrogh and her children. 3d st, n s, 154.5 w 7th av, 21.6 x90. June 16, 5 years, 5%. 5,500  
 Hopkins, Joseph, Jr., to Amy Willits, North Hempstead, L. I. Harman st, e s, 262 n Evergreen av, 78x100; Harman st, w s, 330 n Evergreen av, 18x100. June 17, 3 mos. 1,700  
 Harrison, Elizabeth A., wife of John, to Charles W. Hayes, Bayport, L. I. Decatur st. P. M. May 1, due Oct. 29, '89, 5%. 1,000  
 Same to same. Decatur st. P. M. May 1, due Oct. 29, 1889, 5%. 1,000  
 Harron, Georgianna, wife of and Francis L., to The Mutual Life Ins. Co., New York. Quincy st, No. 131, n s, 205 e Franklin av, 20 x100. June 16, due Sept. 1, 1885. 5,500  
 Same to Catharine E. Hoyne, Chicago, Ill. Same property. June 16, 1 year. 900  
 Hart, James, to Abraham Underhill. 42d st, s s, 150 e 3d av, 6 lots, each 16.8x100.2. 6 morts., each \$1,200. June 18, 5 years. 7,200  
 Hodgson, Joseph R., to John Cassidy. Bleeker st. P. M. June 18, due July 1, 1887, installs. 3,400  
 Isbill, Charles, to Margaret Hendrickson, Jamaica, L. I. Madison st, s s, 400 e Tompkins av, 20x100. May 1, 1 year. 4,000  
 Same to Cornelius S. Stryker. Madison st, s s, 420 e Tompkins av, 20x100. May 1, 1 year. 4,000  
 Isermann, Frederick, to The Greenpoint Savings Bank. Van Cott av, n e cor Leonard st, 24.10x3.3x45.2x70.11. June 12, 1 yr. 5,500  
 Karutz, Edward, to Elizabetha Bentz. Leonard st, n w cor Ten Eyck st, 3 lots. P. M. 3 morts., each \$1,000. June 14, due July 1, 1887. 3,000  
 Krone, Henry E., to William B. Smith. Webster st, s s, 105.4 e Canarsie av, 40x100; Webster st, s s, 145.4 e Canarsie av, 60x100. May 22, 1 year. 200  
 King, Francis, Jr., Jersey City, to William Post, committee of John Rogers. Hancock st, s s, 100 w Tompkins av, 4 lots, each 18.9x100. 4 morts., each \$6,000. June 19, due May 1, 1887. 24,000  
 King, Francis, Jr., Jersey City, and Robert Little, New York, to Caleb S. Woodhull. Hancock st, s s, 100 w Tompkins av, 75x100. Sub. to morts. \$24,000. June 19, due July 1, 1884. 3,000  
 Kramer, John, to The Williamsburgh Savings Bank. Locust st, n w s, 315 n e Broadway, 25x100. June 19, 1 year, 5%. 2,700  
 Lewis, Mary E., wife of John J., to George W. and Walter O. Jones. Norman av. P. M. June 16, 3 years. 2,000  
 Luikin, Benjamin, to Edward and James Whelan. Hancock st, s s, 410 e Tompkins av, 5 lots, each 18x100. 5 morts., each \$2,000. June 12, due June 1, 1887, 5%. 10,000  
 Little, Robert, to Caleb S. Woodhull. Putnam av, s s, 355 e Tompkins av, 80x100. June 14, due July 1, 1884. 2,600  
 Lansdell, Henry, to The New York Life Ins. Co. St. Johns pl, s s, 100 w 8th av, 5 lots, each 18.10x100. 5 morts., each \$9,000. June 10, 3 years. 45,000  
 Same to same. St. Johns pl, s s, 194.4 w 8th av, 18.9x100. June 10, 3 years. 9,000  
 Same to same. St. Johns pl, s s, 213.2 w 8th av, 18.8x100. June 10, 3 years. 9,000  
 Same to Jacob M. Newman, New York. St. Johns pl, s w s, 100 n w 8th av, 131.8x100. Sub. to mort. \$63,000. June 10, demand. 10,000  
 Meuser, Charles, to Anna M. Ruwe. Tompkins av, s w cor Halsey st, 20x100. June 16, due July 3, 1884. 4,400  
 MacAulay, Andrew, to Robert Stewart, Baltimore, Md. Lewis av. P. M. May 14, due June 1, 1887. 2,000  
 Mang, Clara, wife of and Frederick, to Anna M. wife of Henry C. Mangels. 22d st, n s, 225 w 5th av, 24.11x100; 21st st, s s, 75 e 4th av, 25x100. June 2, 3 years. 2,000  
 McCoy, Mary G., to the town of Gravesend. Ocean Parkway. P. M. Mar. 20, 3 yrs. 2,000  
 McCoy, Patrick, to Albert Woodruff. Prospect pl. P. M. May 1, installs. 1,700  
 Murphy, Eliza G., widow, to The Dime Savings Bank, Brooklyn. Wall st, n w s, 80.1 n e Broadway, 20x72.7. May 3, 1 yr, 5%. 1,000  
 Murray, John, to The Williamsburgh Savings Bank. Manhattan av, s w cor Nassau av, 23 x75. June 16, 1 year, 5%. 5,000  
 Martens, Henry, to James S. Barclay, as trustee Eliza B. Howell, dec'd. Broadway, n e s, 42.6 n w De Kalb av, 23.6x100. June 12, 3 years, 5%. 2,000  
 Meagher, James, to Ramsay Crooks. Patchen av, No. 121. P. M. June 5, 3 years. 1,600

Melendez, Elizabeth A., and Adelaide and Louisa R. Gloucester, to John S. McWilliam. All title in estate of Elizabeth A. Gloucester, dec'd. June 14, note. 5,350  
 Meyer, Mary A., to Epenetus Titus, Mineola, L. I. Butler st. P. M. May 21, due June 1, 1887. 500  
 Miller, Emma M., wife of Robert, to Celeste J. Ross. Lexington av, s s, 339.4 e Nostrand av, 20x100. June 14, 3 years. 900  
 McGovern, Walter, to Theodore F. Jackson and ano., trustees Thomas Hunt, dec'd. Harrison av, n w cor Hooper st, 20x65. June 13, 5 years, 5%. 8,900  
 McKenna, George E., to The Williamsburgh Savings Bank. Monitor st, e s, 95 s Norman av, 425x100; North Henry st, e s, 95 s Norman av, 425x200 to Monitor st; Russell st, e s, 95 s Norman av, 425x200 to North Henry st; Russell st, w s, 95 s Norman av, runs west 200 to creek x southerly along creek abt 375 to e s Humboldt st, x east 200 to Russell st, x north 425. June 12, 1 year, 5%. 14,875  
 Same to same. Russell st, w s, 100 s Nassau av, runs south 668.9 x west 100 x north 243.9 x west 100 to Humboldt st, x north 425 x east 200; North Henry st, w s, 100 s Nassau av, 668.9x200 to Russell st; Monitor st, w s, 100 s Nassau av, 668.9x200 to North Henry st; Monitor st, e s, 100 s Nassau av, 668.9x100; Monitor st, e s, extdg. from Van Cott av to Van Pelt st, 426.6x100; North Henry st, w s, 100 s Van Cott av, runs west 100 x south 125 x west 90.5 to centre line of Old Wood Point road, x southeast 241.3 to North Henry st, x north 273.2. June 12, 1 year, 5%. 25,750  
 McKenna, John, to Elizabeth M. Mills, extr. Wm. Mills. 2d pl. P. M. June 11, 3 years. 5,900  
 Mather, Frederick E., to The Union Dime Savings Inst., City New York. Broome st, s s, 175 w Humboldt st, 100x100. June 3, due May 1, 1887. 8,000  
 McKhoney, Mary, widow, to Mary Lynam. Ellery st, n s, 150 e Nostrand av, 25x100. June 11, 5 years. 620  
 Meyers, John H., to William H. Lawall, Easton, Pa. Butler st. P. M. June 19, 3 years, 5%. 2,900  
 Moran, Michael, to Anna M. Peters. Lafayette av, s s, 215 e Sumner av, 20x100. June 7, due July 1, 1887, 5%. 3,500  
 Nichols, John, to Henry Loeffler. Madison st, n s, 375 e Ralph av, 25x100. June 16, 5 years. 2,150  
 Otto, Frederick, to Conrad Muller. 9th st, w s, 20 n Ainslie st, 20x75. June 13, 1 year. 300  
 Phillips, Maria J., widow, to Frederick W. Phillips, exr. Aaron H. Phillips. Dean st, s w s, 160 n w 3d av, 20x100. June 14, 1 yr, 3,000  
 Pearce, William, to William B. Smith. Rockaway av, w s, 30 s Dean st, 20x100. May 1, 3 years. 1,200  
 Plunkett, Edward, to Martin Schultz and Ida his wife. Kingsland av, w s, 225 n Herbert st, runs west 100 x north 25 x east 76 to centre of Wood Point road, x southeast 30 to Kingsland av, x south 7. June 14, due July 2, 1885, 5%. 1,000  
 Phelan, Nicholas, to Robert Hunter. Macon st. P. M. June 16, 3 years. 1,350  
 Rover, Henry, to Richard F. Carpenter. South 4th st, n s, 155 e 5th st, 25x95. June 19, 3 years, 5%. 2,000  
 Rhind, Mary J., wife of and Frank, to William Williamson. 17th st, s s, 175 e 5th av, 25x100.2. June 17, due Nov. 1, 1887. 1,800  
 Rust, Andrew, to Nellie K. Kiltvert. Flatbush plank road, e s, adj. land Richard L. Schoonmaker, 105.7x230.9. June 14, 5 yrs., 5%. 3,500  
 Ryan, John F., to Maria M. Knapp, extr. Wm. K. Knapp. Lee av, e s, 21 n Penn st, 19.8x83.4. June 11, due April 1, 1887, 5%. 5,000  
 Same to same. Nostrand av, e s, 80 n Putnam av, 20x80. June 11, due April 1, 1887, 5%. 3,000  
 Sakker, John, to Theodore Kiendl. Adams st. P. M. and building loan. June 12, 6 mos, 1,100  
 Saxton, Robert M., to Armstrong Stuchfield. Montauk av. P. M. June 9, due July 1, 1889. 600  
 Seeger, Henry, to C. Clark. Franklin av, w s, 225 n Park av, late Tillary st, 50.3x113x50.5 x112.3. June 9, 3 years. 800  
 Schneider, Magdalena, wife of and Jacob F., to Otto Huber. Stagg st, n s, 450 w Waterbury st, 25x186.10x25.7x192.6. June 2, due June 1, 1885, 5%. 2,500  
 Schoepfer, Gustave, to Mary L. Gaylor and ano., exrs. E. D. Plimpton. Prospect st, s s, 125 e Central av, 25x100. June 13, 3 yrs. 400  
 Smith, George H., to Nicholas Espenscheid. Greene av, s s, 325 w Stuyvesant av, 100x100. P. M. June 13, due July 1, 1885. 2,600  
 Same to same. Greene av, s s, 250 w Stuyvesant av, 75x100. P. M. June 13, due July 1, 1885. 1,400  
 Smith, Mary, wife of and William G., to The East Brooklyn Savings Bank. Walworth st, e s, 240 s Willoughby av, 25x100. June 12, 1 year. 500  
 Sibbald, Eliza, wife of and Charles H., to The Mutual Life Ins. Co., New York. Halsey st, n s, 258.4 e Sumner av, 16.8x101.10x16.9x100.3. June 13, due Sept. 1, 1885. 1,200  
 Smith, Margaret, to Morris Tusha. Columbia st, s w cor State st, 45x75. April 30, 1883, 1 year. 35,000  
 Stephan, Albert, to Henry Knickman. Liberty av, s w cor Henry av, 75x100. June 14, 3 years. 700  
 Stilwell, Phebe, wife of Joel P., to Joel P. Stilwell, as guard. of Sarah E. Stilwell. Madison st, No. 52, s s, 190 w Franklin av, 20x100. June 17, due May 15, 1887, 5%. 2,000

Sunderland, John, to Eliza Ross. Hooper st, n s, 85 w Harrison av, runs north 60 x west 2.5 x northwest 25.3 x south 78.1 to Hooper st, x east 20. June 1, 1 year. 3,500

Jones, S. S. 283 8th av.... Woolsey & Throckmorton. 500
Kenny & Bruder. 2389 3d av.... F. & M. Schaefer. 815

Kroemer, J. A. 996 2d av.... Adelheid Kroemer. 476
Kroemer, J. A. 996 2d av.... Anton Kroemer. 259

CHATTELS.

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

NEW YORK CITY.

JUNE 13TH TO 19TH—INCLUSIVE.

SALOON FIXTURES.

Anderson, G. 1680 1st av.... J. M. Haffen. \$375
Abraham, M. 165 E. Broadway.... W. H. Griffith & Co. Pool Table. 275

HOUSEHOLD FURNITURE.

Armleder, Pauline. 56 E. 4th.... S. F. Cohen. (R) 391
Abbott, J. 837 8th av.... D. O'Farrell and ano. 126

MISCELLANEOUS.

Abbott, C. B.... G. Dessecker. Carriage. 214
Buckley, J. 338 E. 23d.... Hincks & Johnson. (R) 450



Table listing various items for sale, including machinery, fixtures, and stock, with descriptions and prices.

Table titled 'BILLS OF SALE' listing items like florist's fixtures, furniture, and stock with their respective owners and prices.

Table listing shares of Evening Stock Report, Type Fixtures, and other items with descriptions and prices.

N. Y. ASSIGNMENTS CHATEL MORTGAGES.

Table listing assignments of chattel mortgages, including names like Ahrens, Jacob, and Frankl, Annie, with dates and amounts.

KINGS COUNTY. SALOON FIXTURES.

Table listing saloon fixtures for sale in Kings County, including items like Taube, Boysen, and Fitzgerald.

HOUSEHOLD FURNITURE.

Table listing household furniture for sale, including items like Bailey Rhoda, Ball Josephine, and Barnes G.

MISCELLANEOUS.

Table listing miscellaneous items for sale, including machinery, fixtures, and stock, with descriptions and prices.

Table listing various items for sale, including machinery, fixtures, and stock, with descriptions and prices.

JUDGMENTS.

NEW YORK CITY.

Table listing judgments in New York City, including names like Appleton, Walter S., and Austin, John G., with amounts and dates.



Table of legal proceedings with columns for case number, description, and amount. Includes entries like 'the same—the same', 'Sexton, Carrie—Augustus Comstock', 'Sully, Alfred, ptiff.—A. H. Johnson', etc.

Table of legal proceedings with columns for case number, description, and amount. Includes entries like 'the same—Mary S. Stockwell', 'the same—P. D. Sturges', 'the same—J. T. Brooks', etc.

KINGS COUNTY

Table of legal proceedings for Kings County with columns for case number, description, and amount. Includes entries like 'Allen, Henry A.—M. Glover', 'Byxbee, James A.—J. S. Loomis', 'Ballou, George F.—G. A. Williams', etc.

Table of legal proceedings with columns for case number, description, and amount. Includes entries like 'Newman, Jr., Franklin—E. Nearpass', 'the same—E. Sprout', 'Noden, Abraham—H. Glassey', etc.

SATISFIED JUDGMENTS.

NEW YORK

June 14 to 20—inclusive.

Table of satisfied judgments with columns for name, date, and amount. Includes entries like 'Adler, Henry—George Courvoisier. (1874)', 'Burrell, Charles F. and Samuel—S. W. Alerton. (1881)', etc.

Table listing real estate transactions in Kings County, including names like Sawyer, Fred. A., Swenarton, John, and various addresses and amounts.

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

KINGS COUNTY.

June 14 to 20—inclusive.

Table listing real estate transactions in Kings County for June 14 to 20, including names like Abbott, Thomas C., Briggs, Henry C., and various amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City for June, including names like James T. Fitzpatrick, Woodruff, Conklin & Bayer, and various amounts.

Table listing real estate transactions in Kings County, including names like John H. Deane, Ward B. Chamberlin, and various amounts.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including names like Franklin av. n s, 259.7 w Bath pl, and various amounts.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City for June, including names like One Hundred and Ninth st, n s, 80 w 4th av, and various amounts.

\* Discharged by deposit with County Clerk. † Cancelled and discharged by order of Court.

KINGS COUNTY.

June 14 to 20—inclusive.

Table listing real estate transactions in Kings County for June 14 to 20, including names like Van Buren st, n w s, 290 n e Broadway, and various amounts.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

Table listing buildings projected in New York City, including names like Roosevelt st, No. 70, and various descriptions of buildings.

Reade st, No. 139, one five-story brick store, 25 x75.5 and 69.5, tin roof; cost, \$13,000; owner, Samuel W. Perkins, 190 Washington st; builders, same as last. Plan 944.

Mercer st, Nos. 221 and 223, one three-story brick factory, 42x48, tin roof; cost, \$5,000; owners, R. & O. Goelet, 5th av, s e cor 48th st; architect, P. M. McCormack; builder, M. Reid. Plan 936.

South 5th av, Nos. 38 and 49, w s, 125 n Bleecker st, one six-story brick storage, 50x71.4, tin roof; cost, \$22,000; owner, Gerolano Cella, 25 Wooster st; builders, J. V. Close & Bro. Plan 945.

BETWEEN 14TH AND 59TH STS.

26th st, No. 307 E., one five-story brick tenem't, 25x81, tin roof; cost, \$15,000; owner and builder, Joseph Johnston, 475 2d av; architect, J. Boekell. Plan 952.

40th st, No. 153 E., one one-story brick workshop, 22x24.6, tin roof; cost, \$600; lessees and builders, Peter Hughes & Sons, 343 East 52d st. Plan 913.

1st av, s e cor 40th st, one two-story brick office building, 25x25, tin roof; cost, \$4,500; owner, Equitable Gas Light Co., cor 25th st and 3d av; architect, John F. Harrison; builder, Richard Deeves. Plan 924.

Broadway, No. 1448, one seven-story brick and iron hotel, 23x64, tin roof; cost, \$70,000; owner, Louis L. Todd, 130 West 41st st; architect, August Hatfield. Plan 925.

40th st, No. 343 W., one five-story brick tenement, 25x82.6, tin roof; cost, \$18,000; owner, Miss Ellen Fallon, 341 West 40th st; architects, H. Kafka & Co.; builder, Thomas Brennan. Plan 934.

43d st, No. 444 W., one five-story brown stone tenem't, 25x86.10, tin roof; cost, \$15,000; owner, Rosa Jordan, 446 West 43d st; builder, J. Jordan. Plan 938.

50th st, Nos. 520 and 522, s s, 275 w 10th av, two five-story brick and brown stone tenem'ts, 25x82, tin roofs; cost, each, \$17,500; owner, John W. Smith, 1579 Park av; architect, W. R. Smith. Plan 935.

50th st, s s, 300 w 10th av, two five-story brick tenem'ts, 25x80, tin roofs; cost, each, \$17,000; owner, Michael Whelan, 138th st and Southern Boulevard; architect, Chas. Baxter. Plan 950.

9th av, s e cor 48th st, two five-story brick and brown stone stores and tenem'ts, one 29.10 and 27.10x96 and one 20.4 and 19x82.6, tin roofs; cost, corner \$30,000, and other \$15,000; owners, Louis K. and Louis Ungrich, 160 West 33d st; architect, M. L. Ungrich; builder, day's work. Plan 940.

12th av, s e cor 34th st, one one-story brick storage building, 100x100, tin roof; cost, \$15,000; owner, B. Beinecke, 47 East 78th st; architects, Schwarzmann & Buchman; builders, M. Eidlitz & Son. Plan 941.

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

2d av, w s, 50.5 n 103d st, two four-story brick tenem'ts and stores, 25.3x60, tin roofs; cost, each, \$9,000; owner, architect and builder, John Baird, 303 East 109th st. Plan 921.

89th st, s s, 158 e 4th av, two five-story brown stone front flats, 25x60, extension 16x21, tin roofs; cost, each, \$20,000; owners, Hugh McGillivray and Peter G. Arnot, 416 East 86th st; architect, John C. Burne; builder, not selected. Plan 931.

Park av, e s, 26.3 n 78th st, one one-story brick store, 29.8x35, tin roof; cost, \$1,000; lessee, F. Lahey, 101 East 78th st; architect, John Brandt. Plan 932.

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

124th st, n e cor St. Nicholas av, four five-story brick tenem'ts, 23x77, tin roofs; cost, each, \$10,000; owner, Abraham Benson, 51 North Moore st; architects, Bettinger & Lange. Plan 920.

117th st, s s, 111 w 8th av, three one-story frame and glass hothouses, 12 and 14x65, wood and glass roofs; cost, each, \$500; lessee, F. G. Wieck, 218 East 113th st; architect, A. Spence; builder, day's work. Plan 939.

NORTH OF 125TH ST.

Audubon av, s w cor 170th st, one two-story frame dwell'g, 22x32, tin roof; cost, \$2,000; owner, Chas. J. Williams, 152d st, bet 11th and 12th avs; builder, George Sauter. Plan 915.

130th st, No. 122 W., one three-story and basement brown stone front dwell'g, 20x50, extension 18x10, tin roof; cost, \$11,000; owner, Wm. I. Van Dolsen, 149 East 124th st; architect, H. M. Congdon; builders, Jeans & Taylor. Plan 919.

186th st, s s, 125 e 10th av, one two-story frame dwell'g, 21.6x45, extension 12x14, tin roof; cost, \$3,500; owner, Geo. F. Buck, 10th av, bet 99th and 100th st; architect, R. S. Townsend; builder, not selected. Plan 923.

8th av, w s, 50 n 128th st, one one-story brick coal office, 22x25, gravel roof; cost, \$500; owner, John S. Conabeer, 508 West 50th st; builder, J. P. Niblo. Plan 948.

23D AND 24TH WARDS.

125th st, No. 241 W., one four-story brick store and office building, 75x70, tin roof; cost, \$31,150; owner, John Cromwell, Crawford, N. J.; architect, John F. Miller; builder, Thos. Wilson. Plan 922.

125th st, n s, 175 w 1st av, three five-story brown stone front tenem'ts, 25x35, tin roofs; cost, each, \$20,000; owner and architect, Wm. F. Burroughs, 117 East 112th st; builder, Jas. Stewart. Plan 918.

Decatur av, s s, 125 from Suburban av, two



tension, 12x18, tin roof, interior alterations; cost, \$4,000; owner, Chester Griswold, 13 West 47th st; architects, Lamb & Rich; builders, Van Dolsen & Arnott and Jeans & Taylor.

KINGS COUNTY.

Plan 448—De Kalb av, n e cor Nostrand av, new store front; cost, \$800; owners, Fingleton Bros., 611 De Kalb av; builders, J. Kelly and M. McCarty.

449—Bedford av, No. 409, level roof; cost, \$500; owner, Peter Dowdall, 779 Myrtle av; builder, J. McKenna.

450—Nostrand av, e s, 100 n De Kalb av, flat tin roof, two-story brick extension, 21x11; tin roof; cost, \$1,200; owner, F. Knoebel, on premises; builder, F. Stemmler.

451—St. James pl, No. 30, shift pier in cellar; cost, \$—; owner, E. Lamport, on premises; architect and builder, J. Williamson.

452—Devoe st, No. 78, new brick foundation; cost, \$40; owners, John J. McCormick, on premises.

453—Dupont st, No. 76, raise building 4 feet and build a brick foundation; cost, \$400; owner, M. English, on premises; builder, P. Donohoe.

454—Broadway, No. 576, new plate glass store front, new flooring, &c.; cost, \$700; owner, S. Eisenbach, 141 Grand st; builder, J. Conklin.

455—Vanderbilt av, No. 114, substitute a flat roof in place of present peak; cost, \$750; owner, James Kerns, 114 Vanderbilt av; architect and carpenter, J. A. Kelly; mason, Thos. F. McDonald.

456—Clinton av, No. 429, substitute a flat roof in place of present peak; cost, \$200; owner, Martha A. Henry, 431 Clinton av; builder, W. H. Tunison.

457—Adelphi st, No. 97, substitute a flat roof in place of present peak; cost, \$650; owner, Wm. H. Martin, on premises; architect and builder, J. A. Kelly.

458—Lorimer st, No. 8, add one story, also three-story frame extension, 11x42, tin roof, also southerly gable wall of second floor shifted 18 inches north, &c.; cost, \$1,000; owner, A. Levin, on premises; architect, Th. Englehardt; builders, Robt. Bruce and Thos. H. Sutton.

459—Freeman st, No. 68, two-story frame extension, 20x13, cement and gravel roof; cost, \$500; owner, James Clifford, on premises; architect and builder, A. Van Dien.

460—Carroll st, No. 121, second floor altered to dwell'g and general repairs; cost, \$3,000; owner, B. P. Kissam, 73 1st pl; architects and builders, W. H. Hazzard's Son & Co.

461—Bridge st, No. 18, rebuild foundation; cost, \$75 or \$80; owner, M. Casidy, 73 Cumberland st; builder, C. Gillespie.

462—Graham av, s e cor North 2d st, two-story brick extension, 50x16, tin roof; cost, \$1,000; owner, Jacob Schich; architect, John Platte; builder, Jacob Rauth.

463—Myrtle av, No. 536, repair damage by fire; cost, \$250; owner, Jackson estate; builder, Thos. Creanu.

464—Steuben st, e s, 90 s Park av, one-story frame extension, 12x20, tin roof; cost, \$75; owner and architect, Wm. Plath, 374 Park av; builder, John McCauley.

465—Newell st, No. 102, interior alterations, &c.; cost, \$300; owner, Jas. McCafferty, 102 Newell st; architect, Th. Englehardt; builder, John Fallon.

466—Cumberland st, No. 305, substitute a flat roof in place of peak; cost, \$600; owner, Mrs. M. A. Tunison, on premises; architect and builder, John S. McRea.

467—Ten Eyck st, No. 169, one-story brick extension, 25x100; cost, \$125; owner, Ed. Gerslenberger, on premises; builder, Mr. Bean.

468—Withers st, n w cor Leonard st, add one-story, interior alterations, &c.; cost, \$4,000; owner, John L. Witte, 397 Manhattan av; architect, Fred. Weber; builders, Doyle & Brazil.

469—Smith st, No. 190, three-story brick extension, 20x35, tin roof, interior alterations, &c.; cost, \$5,000; owner, M. Louis, 310 Warren st; builders, John Kerney and E. G. Vail.

470—Franklin av, No. 55, reduce height of building, also three-story brick extension, 22x38.4, gravel and felt roof; cost, \$3,500; owner, Gutta Percha Co.; architect, John Murphy, builder, not known.

471—Montague st, No. 155, interior alterations, &c.; cost, \$2,500; owner, Wm. S. Maddock, 120 Broadway, New York; architects and builders, Maclay & Davies.

472—Flushing av, n s, 250 w Harrison av, one-story brick extension, 33.8x44, tin roof; cost, \$1,000; owners and builders, Chas. Phizer & Co., on premises.

473—Grand st, No. 431, add one story, also one-story frame extension, 22.6x19, tin roof; cost, \$300; owner, C. F. Winkemeier, on premises; architect, E. F. Gaylor; builders, Jenkins & Gillies.

474—Herkimer pl, No. 9, enlarge front doorway; cost, \$50; owner, M. T. Richardson; builder, John Gregory.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending June 20:

Table with columns: Name, Liabilities, Assets, Nominal, Real. Includes Ryshpan, Solomon., Schwartz, Jennie., Scott, Walter.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- June 18 Best, Albert, and James A. Smith (firm of Best & Co., bazaar, 58 West 23d st), to...

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- June 19 Arnold, Ira P., and William D. Riggs (firm of W. D. Riggs & Co., skirts), to Samuel Friedberger.

NOTICE TO PROPERTY-OWNERS.

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, June 18, 1884

In pursuance of Section 916 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property affected by the following assessment lists, viz:

PAVING.

- 61st st, from w s 10th av to east side 11th av; Belgian or trap block.

REGULATING, GRADING, ETC.

- 127th st, from 8th to St. Nicholas av.

FLAGGING.

- 2d av, both sides, bet 76th and 77th sts.

SEWERS.

- Madison av, bet 86th and 87th sts.

FENCING VACANT LOTS.

- Boulevard, w s, from 96th to 99th st.

98th st, n s, from Boulevard to Riverside Drive. —which were confirmed by the Board of Revision and Correction of Assessments June 14, 1884, entered on June 16 in the Record of Titles of Assessments kept in the "Bureau for the Collection of Assessments, and of Arrears of Taxes and Assessments, and of Water Rents," that unless payment is made within sixty days from June 16, 1884, interest will be charged at the rate of 7 per cent. per annum from date of entry. Payments to be made to the Collector of Assessments, &c., No. 5 New Court House, between 9 A. M. and 2 P. M.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, June 16, 1884.

LAMP POSTS ERECTED.

- Bainbridge st, bet Reid and Patchen avs.\*

FENCING VACANT LOTS.

- North Portland av, e s, bet Flushing and Park avs.\*

SEWERS.

- Central av, bet Troutman and Myrtle sts.\*

- Ten Eyck st, bet Bushwick av and Waterbury st.\*

GRADING, PAVING, &C.

- Kosciusko st, from Lewis av to Broadway.\*

FLAGGING.

- North Portland av, e s, bet Flushing and Park avs.\*

- Douglass st, s s, bet Washington and Clason avs.\*

ADVERTISED LEGAL SALES.

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

- June 152d st, late Elton, s s, 300.3 e Morris av, 50x116.10, by J. C. De La Mare, referee, on premises.

- 74th st, n s, 100 e 5th av, 50x27.2, four-story brick dwell'g, by R. V. Harnett. (Amt due, abt \$41,350)

KINGS COUNTY.

- June Pacific st, n s, 398 4 e 3d av, 19.1x90, by J. Cole, at 389 Fulton st.

LIS PENDENS, KINGS COUNTY.

- June Clinton av, w s, 225 n Park av, 22.6x100. James Durie agt Joseph and Isabella L. Laing, Samuel T. Cochrane and James Devine; action to vacate deed and recover possession with \$5,000 damages; att'y, Henderson Benedict.

RECORDED LEASES.

- NEW YORK. Broadway, Nos. 69, 71 and 73, space under stairway for cigar stand, Siegmund T. Meyer & Son to Edward Denman; 4 years, from May 1, 1884.

Table listing real estate transactions in Essex County, including property addresses, names of parties, and dates.

Table listing real estate transactions in Hudson County, including property addresses, names of parties, and dates.

Table listing real estate transactions in Hudson County, including property addresses, names of parties, and dates.

MORTGAGES.

Table listing mortgage transactions in Hudson County, including names of parties and amounts.

Table listing mortgage transactions in Hudson County, including names of parties and amounts.

CHATTEL MORTGAGES.

Table listing chattel mortgage transactions in Hudson County, including names of parties and amounts.

Table listing chattel mortgage transactions in Hudson County, including names of parties and amounts.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyance transactions in Hudson County, including names of parties and amounts.

Table listing conveyance transactions in Hudson County, including names of parties and amounts.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyance transactions in Essex County, including names of parties and amounts.

CHATTEL MORTGAGES.

Table listing chattel mortgage transactions in Essex County, including names of parties and amounts.

BILLS OF SALE.

Table listing bills of sale transactions in Essex County, including names of parties and amounts.

JUDGMENTS.

Table listing judgment transactions in Essex County, including names of parties and amounts.

MECHANICS' LIEN.

Table listing mechanics' lien transactions in Essex County, including names of parties and amounts.

**BUILDERS' SUPPLIES.**



**WILSON'S Rolling Venetian Blind,**  
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished. 'English' Venetian Blinds, to pull up with cord. See cut.  
Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.  
**J. G. WILSON,**  
527 and 529 W. 22d St., New York.  
Mention this paper.

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

**PORTLAND CEMENT.**



Unsurpassed in strength, fineness and durability.

**LIMMER ASPHALTE MASTIC**

Of the United Limmer and Vorwohle Rock Asphalte Co  
**BAETJER & MEYERSTEIN,**  
Sole Agents in U. S. 5 Dey Street, N. Y.

**Manhattan House Cleaning Bureau,**

**JAMES E. GARNER, Proprietor.**  
234 SEVENTH AV., N. Y. ESTABLISHED 1880.  
Buildings, Stores & Dwellings Cleaned & Disinfected.  
Woodwork, Furniture and Floors Polished.  
Carpet: Cleaned and Relaid.  
Store Windows and Show Cases Polished.  
Painting, Kalsomining and Whitewashing a specialty

The Oldest Established House in the Business.

**ED. L. GALLON,**  
Manufacturer of

**Butchers' Fixtures, Tools, &c. REFRIGERATORS,**

Wine and Fish Freezers.  
Saloon Ice Houses a Specialty. Contracts made with Brewers for the Trade.

References: Ballentine & Co., Bernheimer & Schmid, H. Clausen & Son Brewing Co., Jno. Kress.

**Nos. 305, 307 and 309 W. 41st St.**  
P. S.—Contracts made with Architects and Builders for supplying French Flats, Apartment Houses, &c.

**JOSEPH MARREN, IRON WORKS,**

Columns, Lintels, Sills, Fire Escapes,  
And Iron Work for Buildings. Stairs, Balconies, Shutters, Doors, Bank Vaults, &c.  
**157 EAST 44th STREET.**

**INLAID FLOORING.**

**L. R. HARTUNG,**

317, 319 and 321 EAST 23d STREET.

**Fine Cabinet Work**

**Hair! Hair!! Hair!!!**

**A. MCNEELY, Wholesale Dealer in PLASTERING HAIR,**  
Nos. 28 and 30 ADELPHI STREET, BROOKLYN.  
Bet Flushing and Park Aves.,  
Fine Goat Hair a Specialty.  
Dealers supplied with Packages to suit the Trade.  
Box 287, Mechanic's & Traders' Exchange.

**G. W. RADER & CO., Manufacturers of SALT-GLAZED SEWER PIPE**  
Office, 611 WEST 51ST STREET, New York City.

**ARCHITECTS.**

**THEOBALD ENGELHARDT, ARCHITECT,**  
No. 16 Fayette Street, Brooklyn, E. D.  
Telephone Call, Williamsburg, 44.

**MACLAY & DAVIES,**  
Civil and Sanitary Engineers,  
CITY AND BUILDING SURVEYORS.  
Equitable Building, 120 BROADWAY.

**Theodore De Lemos,**  
(Chief Assistant of late HENRY FERNBACH)  
**1267 BROADWAY.**

**George W. Da Cunha, Architect,**  
111 BROADWAY, NEW YORK.

**ALFRED ZUCKER,**  
(Successor to HENRY FERNBACH),  
**346 AND 348 BROADWAY.**

**BUILDERS.**

**JOHN JENNINGS,**  
Carpenter and Builder,  
HAS REMOVED TO  
810 and 812 EAST 5th STREET.

**Charles Schwartz, CARPENTER & BUILDER,**  
424 and 426 East 92d Street, New York.  
Store and Office Work, Breweries and Ice Houses a Specialty.

**THOMAS DOBBIN, BUILDER.**

191 Lander Street, | Cor 74th St. & 5th Av.  
NEWBURGH, N. Y. | NEW YORK.  
MASON WORK, BRICK LAYING and PLASTERING in all branches. JOBBING promptly attended to.

**GEO. B. CHRISTMAN, Carpenter & Builder,**  
Shop, 66 FIRST STREET, N. Y.  
Jobbing promptly attended to. Carpenter Work in all its Branches. Estimates furnished.

**S. H. MAPES, BUILDER,**

No. 1777 Broadway,  
Bet. 57th and 58th Streets, New York.

**PETER TOSTEVIN'S SONS, Masons and Builders,**  
204 E. 15th St., New York.

**GEORGE COLLINS, BUILDER,**  
525 West 23d Street.

**HENRY D. POWERS, CARPENTER AND BUILDER,**  
142 EAST 25th STREET.  
Jobbing promptly attended to. Stores and Offices fitted up at the shortest notice.

**JAMES STEWART, CARPENTER AND BUILDER,**  
Southwest Cor. 49th St. and Broadway.  
Jobbing promptly attended to. Estimates furnished.

**E. C. Lynch MASON AND BUILDER,**  
Residence, 440 W. 58th ST. Office, 864 8th AV.

**Wm. Fernschild & Son. MASONS AND BUILDERS,**  
324 EAST 114th STREET.

**L. MILASTER, CARPENTER & BUILDER,**  
508 East 19th Street.

**LUMBER DEALERS.**

**DANNAT & PELL**

Having erected a substantial weather-proof building upon one of our yards, embracing 2 city lots, we are prepared to furnish thoroughly

**Seasoned Lumber and Mahogany,**

at lowest current rates. Black Walnut and other Hard Woods a specialty. MICHIGAN and CANADA PINE, together with every other article in the trade. Yards, foot of BROOME and DELANCEY STS., E. R.

**JOHN R. GRAHAM, MAHOGANY CABINET WOODS.**

Saw Mill and Yard, 30th Street and 11th Avenue, New York. Telephone, 39th st., No. 66.

**REMOVAL.**

**G. L. SCHUYLER & CO.,**  
TIMBER AND LUMBER DEALERS,  
have removed to new Yard, 41st to 42d STREETS AND EAST RIVER, with increased facilities. Telephone call 183 21st Street.

**BELL BROTHERS, SPRUCE TIMBER**

11th AVENUE AND 21st STREET.  
Telephone Call 21st Station. 121.

**JOSEPH W. DURYEE, TIMBER AND LUMBER,**  
Foot of 35th STREET, E. R., Telephone 432, 39th St., and 258 CHERRY ST., Telephone 408, Nassau.  
All kinds of Timber and Lumber cut to order at short notice.

**JOHN F. CARR,**  
Hard Wood, Pine and California  
**RED WOOD LUMBER.**  
543 to 557 West 23d St.

**CRANE & CLARK, Lumber and Timber,**  
Foot of 30th Street, North River.

**A. W. BUDLONG, DEALER IN LUMBER**  
COR. 11TH AV. & 22D ST., NEW YORK.  
Mahogany, Pine, Whitewood, Hickory, Chestnut, Maple, Basswood, Cherry, Beech, Oak, Ash, Birch, Butternut. Black Walnut. Terms. Cash on delivery.

**GEORGE HAGEMEYER, DEALER IN Mahogany and Walnut**  
Ash, Oak, Cherry, Maple, Whitewood, Butternut &c., &c.  
**FOOT EAST ELEVENTH ST., N. Y.**

**STEAM HEATING APPARATUS. H. B. SMITH COMPANY.**

Read's Improved Cast Iron Radiators. The extended use of these Radiators throughout the country demonstrates their superiority over all others. Also Gold's Sectional House Heating Boilers and Pin Indirect Radiators. Mills' Safety Sectional Boilers. **A. MERCER, AGENT AND ENGINEER,** 137 Centre Street, New York

**STEAM HEATING APPARATUS.**

**THOS. J. ALLSOP,**  
Telephone B'klyn, 340. 92 PEARL ST., B'klyn.

**ALFRED BOOTE,**  
11 East 19th Street, - - New York.

**TILES OF ALL DESCRIPTIONS FROM MINTON'S, Maw's and Boote & Co.'s MOSAICS**

In Stock and to Order from Special Designs.  
**Mantels, Grates and Open Fire-Places.**  
Exclusive designs to suit customers, free of charge. Experienced men kept to set Mantels, Grates and Tiles.